



AGENDA

**LOCAL PLANNING AGENCY
TO BE HELD MARCH 10, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

LOCAL PLANNING AGENCY

**Chair - Kelly Laurine
Vice Chair - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Campbell Rich
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Kimberly Everman**

ADMINISTRATIVE

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

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

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

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

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

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approval of November 4, 2021 Minutes
2. Approval of December 9, 2021 Minutes

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

3. Annual Local Planning Agency Board Reorganization
4. INDIAN STREET STORAGE DEVELOPMENT:

ORDINANCE 2482-2022 ; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT

SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 3/10/2022

Prepared by: Jordan Pinkston

Title of Item:

Approval of November 4, 2021 Minutes

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

1. LPA_11042021



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD NOVEMBER 4, 2021 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Kelly Larine
Vice Chair – Margaret Bromfield
Board Member – Campbell Rich
Board Member – Ryan Strom
Board Member – Larry Massing
Board Member – Bill Mathers
Board Member – Jackie Vitale**

ADMINISTRATIVE

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

CALL TO ORDER  **5:30 PM**

ROLL CALL

Present: Kelly Laurine, Margaret Bromfield, Jackie Vitale, Campbell Rich, Bill Mathers, Ryan Strom

Absent: Larry Massing

PLEDGE OF ALLEGIENCE  **5:31 PM**

APPROVAL OF MINUTES:

Approval of October 14, 2021 Minutes

Action: Approve.

Moved by: Jackie Vitale

Second by: Margaret Bromfield
Motion passed unanimously.

Bill Mathers arrived to the meeting.  5:32 PM

APPROVAL OF AGENDA

Action: Approve.

Moved by: Margaret Bromfield

Second by: Jackie Vitale

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 minutes max):

1. **Rosemarie Westling (NE Stuart Street)** – Spoke about natural habitats, affordable housing, and zoning laws. Discussed Brightline contributing to the destruction of quality of life.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Bill Mathers has a potential conflict of interest and will abstain from voting.

ACTION ITEMS:

1. **SILVERTHORN RPUD - FIRST READING (QUASI-JUDICIAL) (RC): ORDINANCE No. 2472-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDE ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

PRESENTATION: Tom Reetz, Senior Planner
Doug Fitzwater, Lucido & Associates
Michael Damelio, Meritage Homes

PUBLIC COMMENT (3-minute max):

1. **Linda K. Richards (SW Cabana Point Circle)** – Voiced her concerns about overgrowth in the City of Stuart.
2. **Robin Cartwright (SE Hibiscus Avenue)** – Spoke about overdevelopment in the city and encouraged the board to not approve the project.

PUBLIC COMMENTS VIA ZOOM: None.

BOARD COMMENT:

Ryan Strom asked for clarification of the location the trees in the swale area.

Melissa Corbett explained that it was dry retention.

Staff addressed the agreement with Martin County on the right turn lane only.

Dante Fraiegari, of Meritage Homes spoke about the median on Commerce.

Ryan Strom addressed not offering more outdoor amenities.

Dante Fraiegari addressed his concerns and explained their market analysis.

Ryan Strom asked about bike racks, addressed trash collection, postal location, gate locations, fencing, and buffers.

Kev Freeman explained some of the concerns that staff has with the proposed project.

Ryan Strom told the applicant the proposal is not where it needs to be at this point to receive approval.

Campbell Rich expressed his concerns with the traffic analysis.

Melissa Corbett explained how the traffic calculations are required to be made.

The board discussed how they do not agree with how traffic calculations are generated.

Mike Mortell explained the roles of the board and staff as it relates to the traffic study provided.

Discussion continued regarding traffic analysis.

Campbell Rich explained his concerns about asking for amendments to the Comprehensive Plan.

Kelly Laurine asked for confirmation of a mixed-use commercial and residential use on this parcel.

Staff confirmed that there can be 30% residential on mixed-use.

Campbell Rich explained that there are 3,095 residential units in the pipeline for 2025. He gave further examples of his concerns regarding the growth rates in the City of Stuart.

Kelly Laurine agrees that the property has good use being commercial and the property layout is missing elements.

Jackie Vitale asked for confirmation from staff regarding the benefits for the community from this proposal.

Kelly Laurine asked for clarification of the roll of the Development Department when looking at project proposals.

Mike Mortell clarified what the law is for staff in the development process.

Kev Freeman further explained staff's role.

Michael DAmelio explained the amenities they will be offering based on staff recommendations.

Margaret Bromfield expressed that she does not think the location of the property feels right for residential units.

Dante Fraiegari explained the reasons why they chose this property to request residential units on.

Action: Deny.

Moved by: Jackie Vitale

Second by: Campbell Rich

Motion passed unanimously.

STAFF UPDATE:

Kev Freeman mentioned that staff is planning to have a workshop on wetlands. He spoke about possible code amendments for development to move forward with more innovative stormwater techniques.

Mike Mortell said that the board can have a zoning in progress and explained what that entailed.

Campbell Rich requested the draft memo that Mike Mortell is working on be sent to the board.

Bill Mathers asked about the ordinance for small lots.

Mike Mortell explained possible options for code changes.

Discussion regarding the Sunshine Law occurred.

ADJOURNMENT:

Action: Approve.

Moved by: Campbell Rich

Second by: Jackie Vitale

Motion passed unanimously.

Kelly Laurine, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 3/10/2022

Prepared by: Jordan Pinkston

Title of Item:

Approval of December 9, 2021 Minutes

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

1. LPA_12092021



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD DECEMBER 9, 2021 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Kelly Larine
Vice Chair – Margaret Bromfield
Board Member – Campbell Rich
Board Member – Ryan Strom
Board Member – Larry Massing
Board Member – Bill Mathers
Board Member – Jackie Vitale**

ADMINISTRATIVE

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

CALL TO ORDER



5:32 PM

ROLL CALL

Present: Kelly Laurine, Jackie Vitale, Campbell Rich, Bill Mathers, Ryan Strom

Absent: Larry Massing, Margaret Bromfield

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Action: Approve.

Moved by: Ryan Strom

Second by: Jackie Vitale
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 minutes max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

ACTION ITEMS:

- 1. CPUD AMENDMENT TO INCORPORATE AUTOMOTIVE REPAIR AS AN ALLOWED USE (RC) (QUASI-JUDICIAL): ORDINANCE 2475-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CENTURY PLAZA COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF U.S. HIGHWAY ONE NORTH OF ITS INTERSECTION WITH CENTRAL PARKWAY TO ALLOW AUTOMOBILE REPAIR SERVICES, MAJOR, ON PARCELS 2 THROUGH 5 OF THE CPUD; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

PRESENTATION: Erin Wohlitka, Senior Planner  5:38 PM
Tyson Waters, Fox McClusky  5:47 PM
Scott Konopka, Mrachek Law  5:58 PM

BOARD COMMENT:

Mike Mortell explained how the code reads and gave examples of the City's position for application submissions. He read the Property Owners Association document that was presented to authorize the application and gave the position of the City of Stuart. He requested the board discuss if the code allows a Property Owners Association to assign authority to sign off on an application. He recommended the board address the request of continuance that was made for lack of notice to the intervener.

Campbell Rich asked for clarification of the City's Attorney suggested recommendation to the board.

Tyson Waters said there are six parcels and three property owners, so there are three votes.

Mike Mortell clarified the code and his recommendation for the board.

Scott Konopka clarified his request for a continuance and his view on the authorized signature for the application.

Tyson Waters said that they oppose granting a continuance and explained why.

Mike Mortell explained what constitutes as notice.

Ryan Strom asked if the property is under contract.

Tyson Waters confirmed that it was under contract and staff confirmed it was a permitted use initially, but found out that was no longer the case.

Ryan Strom said that it is difficult to decipher Property Owners Association voting because of the scale of votes.

Mike Mortell confirmed what the board needs to vote on.

Ryan Strom asked for clarification of the uses allowed in the CPUD.

Mike Mortell confirmed what uses are currently permitted.

Property Owners Association Declaration was submitted into the record from the intervenor.

MOTION:

Action: Grant a continuance.

Moved by: Campbell Rich

Second by: -

Motion died for lack of second.

PUBLIC COMMENT (3-minute max):

1. **Jeremiah V. Hayhurst (SE Central Pkwy)** – Discussed problems that occurred with Goodwill, which is a neighboring property to the proposed project. He made suggestions to staff for this project.

PUBLIC COMMENTS VIA ZOOM: None.

BOARD COMMENT:

Jackie Vitale would like the board to address the issue of the Property Owners Association letter being considered a valid representation signature for the application.

Mike Mortell recommended the applicant provide a witness to the letter being valid.

The board agreed that the application is sufficient.

Campbell Rich asked Scott Konopka what was included in this project that made it not fall into the category of approved uses. It was discussed that there will be no enforcement of the promises made from the applicant.

Kev Freeman spoke about code enforcement that will be monitored if it is a condition on the CPUD.

Bill Mathers asked for confirmation that each property within the PUD would be responsible for violations of the code enforcement violations.

Discussion occurred about the responsibility of code enforcement.

Campbell Rich asked about buffering.

Tyson Waters clarified where landscape buffers would be placed. He explained that the issues that currently happen on the property and this new proposal will enhance the neighborhood. He addressed who will be cited for code enforcement violations.

Campbell Rich recommended landscaping upgrades to the piece that fronts US1.

Carson Baird clarified landscaping plans, buffers, noise, lighting, open gates.

Campbell Rich asked about runoff and pollution.

Carson Baird addressed his concerns.

Sam Baird, CEO of Collison Craft spoke about his application process and the future tenant of the property. He spoke about the state regulations for environmental processes.

Jackie Vitale addressed the chain link fence, noise and light pollution.

Bill Mathers reminded the board that needs to abstain.

Action: Approve with the following conditions:

1. Improved landscape plan
2. Provide a more appropriate fencing
3. Provide confirmation that the Property Owners Association representation's signature is legal and valid for the application
4. Address insulation of garage doors
5. Require a lighting plan
6. Address sound of garage
7. Provide a tree survey of existing preserve area
8. Any violation of this section of the PUD be aimed solely at the owner/operator of this parcel

Moved by: Jackie Vitale

Second by: Ryan Strom

Motion passed unanimously.

2. AMENDMENT TO THE LAND DEVELOPMENT CODE TO INCORPORATE TREE REMOVAL PENALTIES (RC) ORDINANCE No. 2478-2021; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION OF CHAPTER V RESOURCE PROTECTION STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE, ESTABLISHING "PENALTIES FOR VIOLATIONS" FOR THE REMOVAL OF TREES IN VIOLATION OF THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.(RC)

PRESENTATION: Tom Reetz, Senior Planner

PUBLIC COMMENT (3-minute max): None.

PUBLIC COMMENTS VIA ZOOM: None.

BOARD COMMENT:

Ryan Strom asked for confirmation of when these penalties occur.

Tom Reetz verified when this would come into effect and gave examples.

Kelly Laurine asked who this would affect.

Staff confirmed requirements currently in place for residential homes.

Jackie Vitale asked how this penalty compares to other municipalities.

Staff addressed her concerns and questions.

Mike Mortell explained what happened with the Osprey Preserve penalties that occurred.

Discussion occurred regarding tree surveys.

Action: Approve.

Moved by: Jackie Vitale

Second by: Ryan Strom

Motion passed unanimously.

STAFF UPDATE: None.

ADJOURNMENT

Kelly Laurine, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 3/10/2022

Prepared by: Jordan Pinkston

Title of Item:

Annual Local Planning Agency Board Reorganization

Summary Explanation/Background Information on Agenda Request:

At the annual meeting, the Board should appoint a Chairperson and Vice Chair to serve for the next term. The current chairperson should seek a Motion to Appoint a Chairperson. When new Chair has been appointed, he or she should begin serving as Chair and in turn seek a Motion from the Board for the appointment of a Vice Chair.

Funding Source:

N/A.

Recommended Action:

Elect Chair and Vice Chair.

ATTACHMENTS:

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 3/10/2022

Prepared by: Erin Wohlitka

Title of Item:

INDIAN STREET STORAGE DEVELOPMENT:

ORDINANCE 2482-2022 ; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The applicant is requesting an Amendment to a Commercial Planned Urban Development (CPUD) to allow the construction of a three (3)-story, enclosed, 135,000-square-foot storage building and eight (8), one (1)-story storage buildings on a parcel of land located at 1053 SE Indian Street. The subject site is located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart. For additional project details, please refer to the attached staff report.

Funding Source:

N/A

Recommended Action:

City staff recommends a motion to approve Ordinance 2482-2022.

ATTACHMENTS:

1. A2. EXHIBIT D: ALTA NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
2. A3. EXHIBIT D: SITE PLAN
3. A4. EXHIBIT D: LANDSCAPE PLAN
4. A5. EXHIBIT D: FLOOR PLANS
5. A6. EXHIBIT D: EXTERIOR ELEVATIONS
6. A7. EXHIBIT D: PROPOSED SITE LIGHTING
7. A8. EXHIBIT D: CIVIL PLANS
8. A9. EXHIBIT D: TRAFFIC IMPACT ANALYSIS
9. A10. EXHIBIT D: STORMWATER REPORT
10. A11. EXHIBIT D: RULES AND REGULATIONS
11. A12. EXHIBIT D: STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

- 12. B1. BACKUP: PUBLIC NOTIFICATION AFFIDAVIT
- 13. B2. BACKUP: PROJECT NARRATIVE
- 14. B3. BACKUP: TURN LANE WARRANT ANALYSIS
- 15. B4. BACKUP: CPUD AMENDMENT APPLICATION
- 16. B5. BACKUP: OWNER AUTHORIZATION LETTER
- 17. B6. BACKUP: ORDINANCE 1578-97
- 18. B7. BACKUP: ORDINANCE 1579-97
- 19. B8. BACKUP: ORDINANCE 1580-97
- 20. B9. BACKUP: FEBRUARY 2, 2022 STAFF COMMENTS



Ordinance 2482-2022 Staff Report

A. Application

Bee Safe Storage CPUD Amendment Application Number: Z21050004

Applicant	Bee Safe Storage & Wine Cellar Holdings
Property Owner	Michael Novik Trust
Agent for Applicant	Lucido & Associates, Doug Fitzwater
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	February 21, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a CPUD Amendment to allow the construction of a three (3)-story, enclosed, 135,000-square-foot storage building and eight (8), one (1)-story storage buildings located at 1053 SE Indian Street. The subject site is generally located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart.

The Applicant is requesting three waivers. Staff is recommending approval of two of the Applicant's proposed waivers and recommending denial on one waiver.

Staff recommends approval of the project.

Background

The subject property was originally voluntarily annexed by the City of Stuart City Commission via the adoption of Ordinance 1578-97 on May 26, 1998. On August 24, 1998, the City Commission adopted Ordinances 1579-97 and 1580-97 establishing the land use designation of Commercial (C) and the zoning classification of Commercial Planned Unit Development (CPUD) on the subject property. The rezoning ordinance, Ordinance 1580-97, included the exhibits for the PUD Agreement and Master Development Plan.

The uses approved via the PUD Agreement include the following:

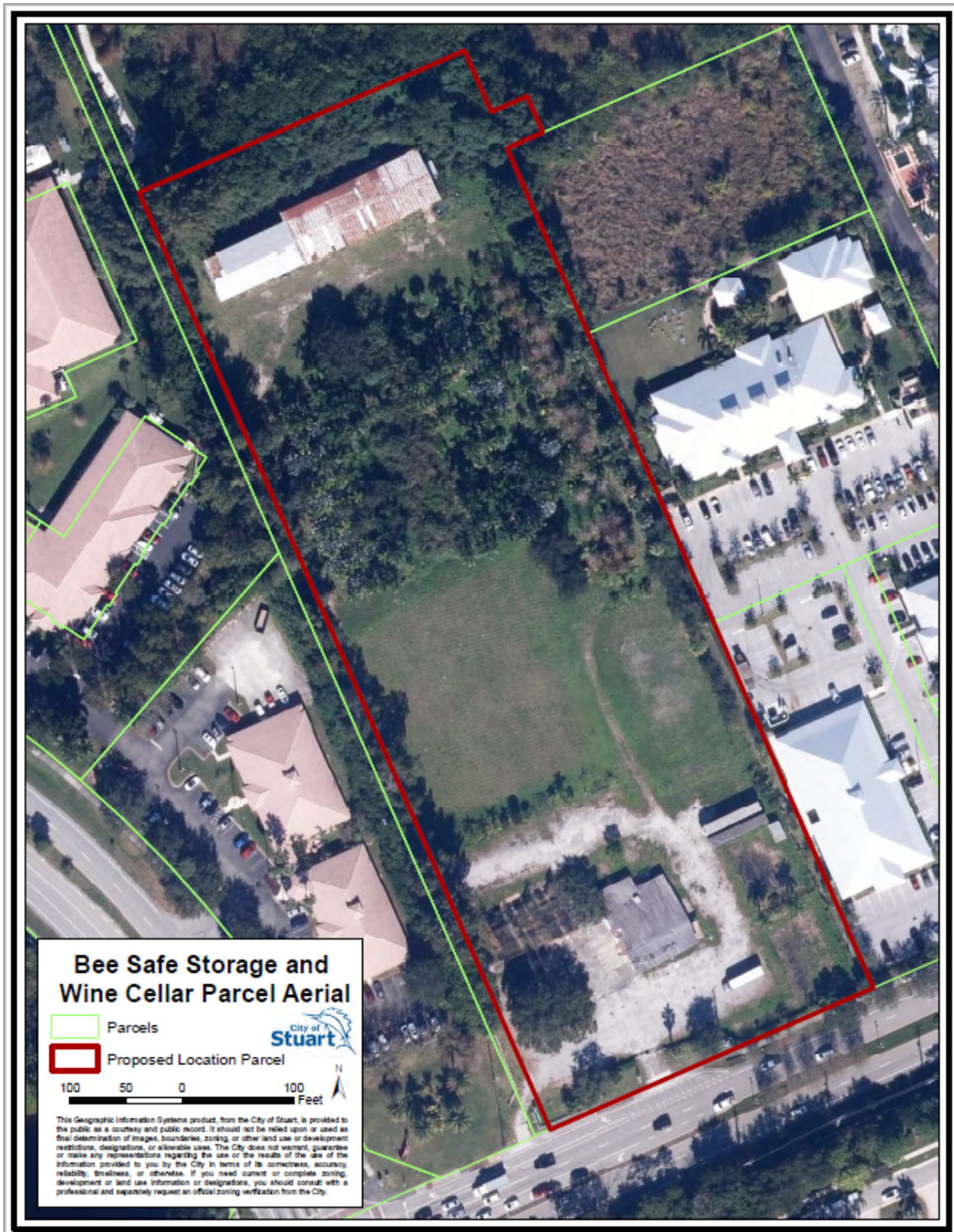
- Retail Business

- Business Professional, Medical and Veterinary Offices (indoor kennel only)
- Banks
- Theatres, Restaurants, Bars, Cocktail Lounges
- Public Buildings
- Hotels, Motels
- Gas Station
- Auto Sales
- Retail Warehouse Sales and Service (no outdoor storage)
- Mini-Warehouse Facilities in conjunction with adjacent commercial
- Barber and Beauty Shops
- Existing commercial nursery/garden center may continue until more than 50% of use is converted.

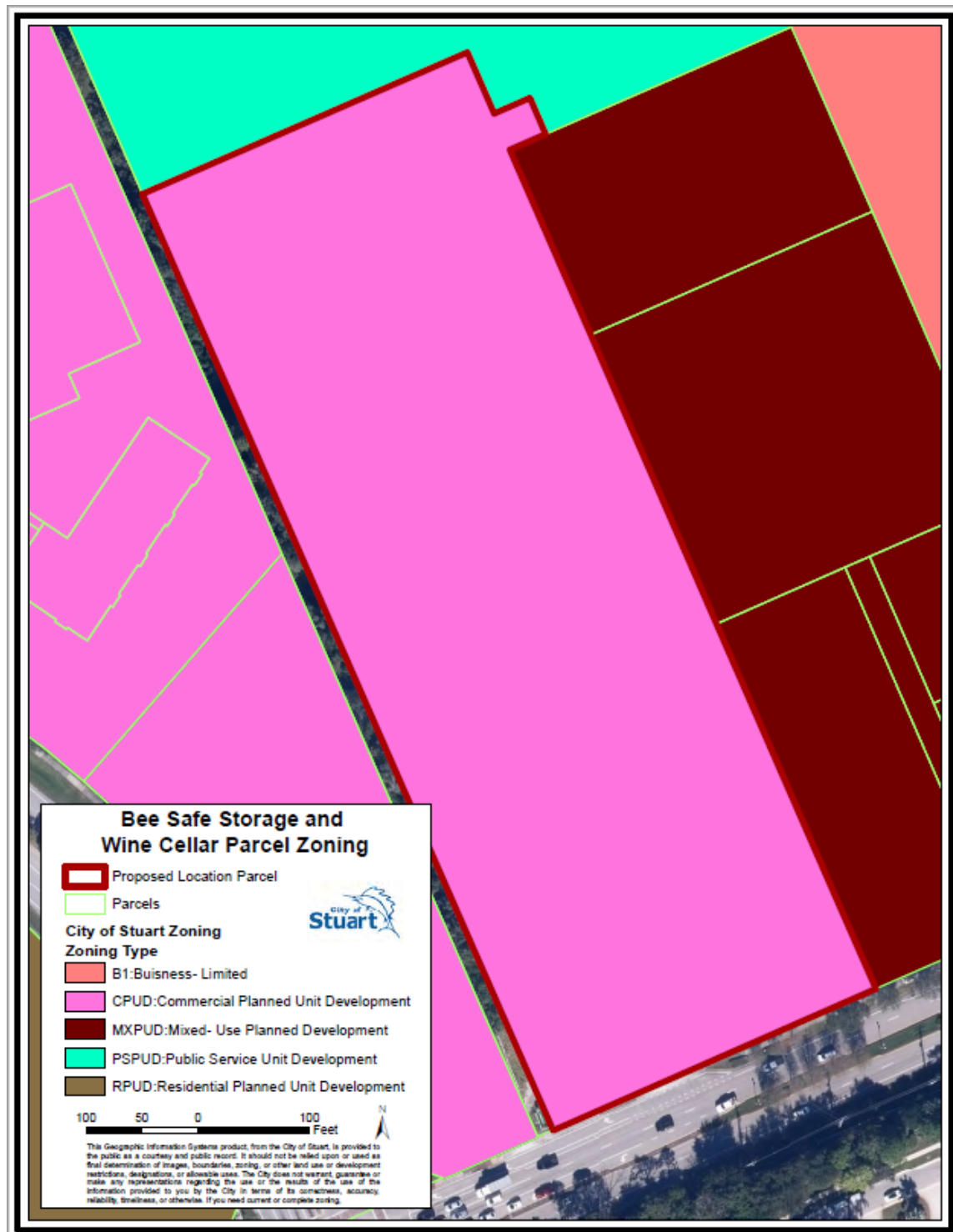
C. Location and Site Information

Address	1053 SE Indian Street, Stuart, FL
Parcel Number(s)	38-38-41-002-039-0010-8
Existing Zoning	Commercial PUD (CPUD)
Future Land Use	Split Commercial (C) and Public (P)
Site Area (acres)	6.59 acres
Present Use	Vacant (Prior use was commercial nursery)
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	N/A
Subject Property Zoning	CPUD
Proposed Zoning District	N/A
Proposed Use	Mini Warehouse Facility
City Approvals	Building Department – Approved. Fire Department – Approved. Public Works – Approved. Police Department – Approved.
Staff Recommendation (if final report)	Complies.

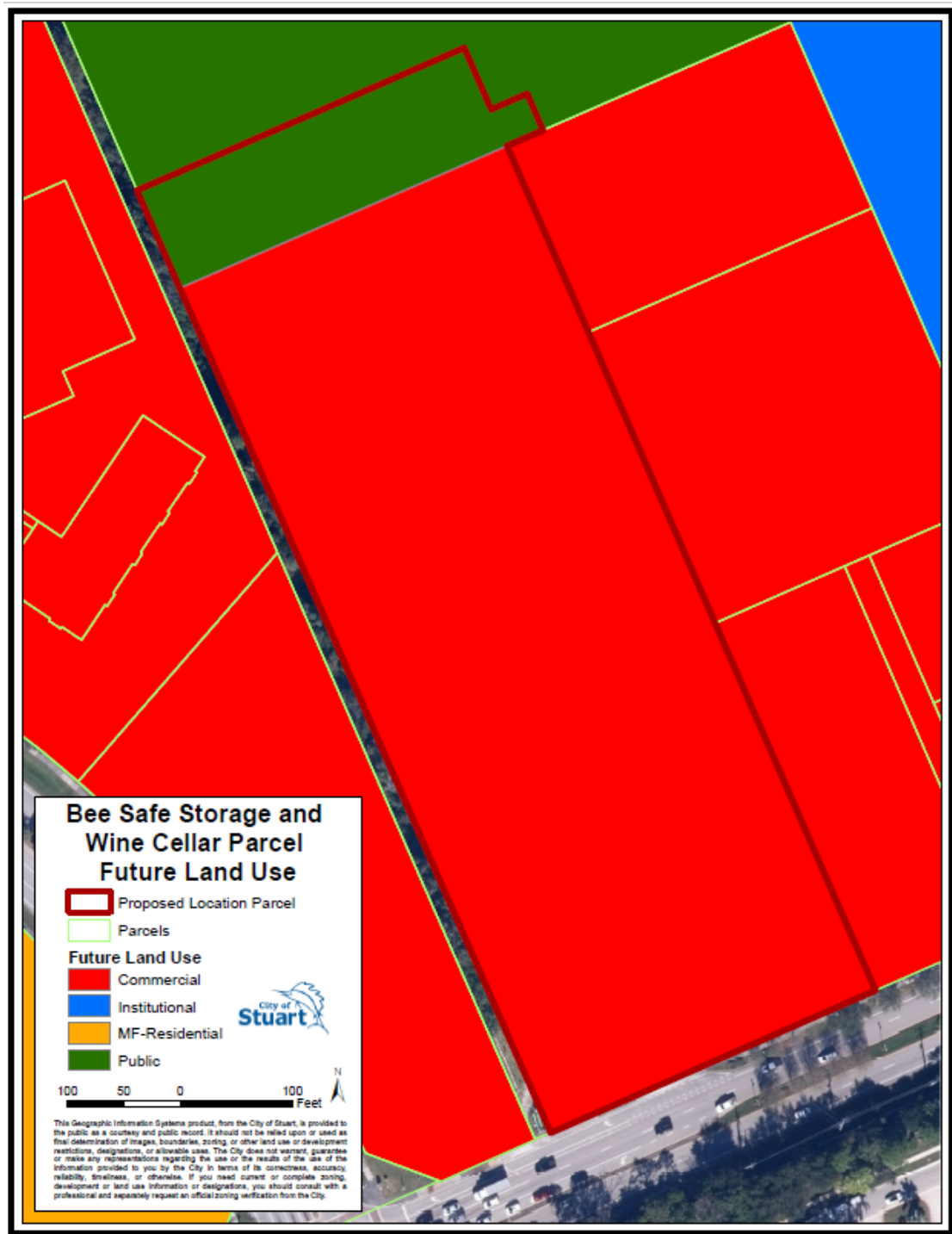
Aerial Map MAP



Existing Zoning MAP



Existing Future Land Use MAP



D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Objective 1.A7: The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. The City of Stuart has designated land use categories and allowed uses for all land within the City of Stuart. The subject property has a Future Land Use of Commercial (C). This Future Land Use allows land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

The majority of industrial uses in the City are along the Dixie Highway corridor. As there are limited amount of industrial uses within the Commercial (C) Future Land Use, the proposed industrial use of Mini Warehouse is consistent with the Future Land Use element of the City's Comprehensive Plan.

Policy 1.B3.10: All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

The Applicant has proposed a building with varying roof elements, a large portion of glass at the project entrance, and scoring to break up the massing of the building. The Applicant should continue to evaluate other ways to break up the massing of the building (i.e. varying roof heights, spandrel windows, additional paint colors, visual projections and recesses, etc.)

Policy 11.A1.1: The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

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

The Applicant is proposing an industrial use on the subject property with a Commercial (C) Future Land Use. Thus, the property is in compliance with the aforementioned policies of the City's Comprehensive Plan.

E. Project Details

Traffic

The City's Traffic Consultant, Captec Engineering, Inc., has completed the review of the Applicant's Traffic Impact Memorandum and confirmed that the proposed development is consistent with the City's Concurrency Requirements. The proposed development is expected to generate a total of 49 trips during the morning peak hour and 51 trips during the evening peak hour. Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network. The Applicant has prepared a turn lane warrant analysis that states the installation of a right turn lane at SE Indian Street is not warranted with this development.

Drainage

The City's Traffic Consultant, Captec Engineering, Inc., has completed the review of the Applicant's Stormwater Report, and has confirmed that the proposed development exceeds the City's requirements for stormwater management. Runoff from the new proposed project will be collected by new drainage basins and pipes before being directed into the two dry-retention basins. All stormwater runoffs will be stored within the onsite retention basins and infiltrated back into the groundwater table. No discharge structures are proposed within the project. The perimeter berms will be set at the 100-year 3-day storm event peak stage elevation, and the finished floors of the structures will be set at least one-foot above that peak stage. The Applicant has prepared a stormwater maintenance plan that will be adhered to for assurance that the stormwater system will continue to perform appropriately as designed.

Existing Site Details

The subject property was used in the past as a commercial nursery. It has since been abandoned. The existing site includes trees left from when the site was in operation as a nursery. The existing site includes a one-story wood frame building fronting Indian Street and a one-story metal building in the rear of the property. Both structures have been abandoned and are proposed to be demolished. Additional existing site conditions include an overhead utility line along a portion of the Indian Street right-of-way, an asphalt parking area, and a pump house. The overhead utility line is proposed to remain, but the asphalt parking area and pump house will be removed.

Proposed Project Details

Access, Security, and Circulation

Access is granted to the site through one point of ingress/egress along Indian Street with a stamped asphalt crosswalk to delineate the change from a public right-of-way to private property. The main access drive into the subject site is ungated. Vertical security gates are proposed to restrict access into the area where the one (1)-story buildings will be located as the design of these buildings allow external access into individual units through the use of overhead garage doors. The gates connect to a security fence that continues around the perimeter of the

site, excluding the rear stormwater retention area. Additional security is provided by the end user of the site through the use of a minimum of 32 high resolution cameras. The main access drive also provides a connection to a loading area for the three (3)-story building. Adequate circulation has been depicted on the submitted plans for full access into the site for the City's fire rescue and garbage vehicles.

The 6-foot-wide concrete sidewalk within the SE Indian Street Right-of-Way will remain as is, and a 6-foot-wide sidewalk connection into the site along the west side of the three (3)-story building is proposed, with 6-foot, 7-foot, and 8-foot pedestrian connections to the building. The City's Code requires 8-foot-wide sidewalks; therefore, the Applicant is requesting a waiver to deviate from the code requirements by providing a 6-foot-wide sidewalk from the existing right-of-way sidewalk into the site.

Building Area and Site Layout

The Applicant is proposing a three (3)-story, enclosed, 135,000-square-foot self-storage building along S.E. Indian Street. A total of eight (8) one (1)-story self-storage buildings with exterior garage bay access are proposed behind the three (3)-story structure and located in the center of the site. Six of the one (1)-story structures located internal to the site range from 7,572 square feet (36 storage units) to 7,987 square feet (38 units). The two one (1)-story structures located on the external portions of the site include 43 storage units and have a footprint of 9,367 square feet. The rear of the site includes a large retention area, and a secondary retention area is proposed along the Indian Street right-of-way on the southwest corner of the site.

The three-story building is setback 31.57 feet from the south property line (S.E. Indian Street frontage). The three-story building is setback 20.97 feet from the east property line and has requested a waiver to deviate from the requirements of City Code section 2.04.04 (E)(5) that requires a 30-foot side yard setback. This waiver is only being requested for the three (3)-story building, as this code requirement only applies for structures over one (1)-story in height.

Pursuant to Section 6.01.05(G) of the City's Code, the Applicant is required to provide a pedestrian amenity on the subject site. Due to the gross floor area of the proposed buildings, the Applicant is required to provide a combination of benches, shade structures, and/or fountains. The Applicant has proposed this amenity along the S.E. Indian Street right-of-way through the provision of two benches over a herringbone paver pattern area that connects to the public sidewalk, a landscape area in between the bench area and the sidewalk, a trash receptacle, and pedestrian trellis structure for shade.

Parking

The City's code requires one (1) parking space per employee plus one (1) parking space per every 50 storage units. The proposed plan shows a total of 778 storage units. Per the City's Code, a total of 22 spaces is required for the number of storage units proposed on the subject site. The Applicant has stated they anticipate that one (1) employee will be on the property at a time; therefore, a total of 23 parking spaces is required onsite. The Applicant has provided a total of

21 spaces and is therefore requesting a waiver as a part of the approval for this minor proposed deviation from the City's code.

Pursuant to the City's parking code requirements, a total of 1 bicycle parking rack and two bicycle parking spaces are required for this development. The Applicant has exceeded this requirement by providing 2 bicycle racks and 4 bicycle parking spaces adjacent to the six-foot-wide pedestrian sidewalk.

Landscape

City staff has reviewed the proposed landscaping and the Applicant's proposal meets and exceeds the requirements set forth in the City's landscape code. The Applicant has proposed a landscape palette consisting of 100% native plant material on the subject property. The Applicant has provided a total of 151 shade trees and 50 palm trees. Additionally, the Applicant has made the effort to relocate and preserve a total of 70 Live Oak and Bald Cypress trees onsite. Foundation planting is provided along the exterior of the three (3)-story building, designed with Eagleston Holly trees, Southern Live Oaks, Sabal Palms, and grasses and groundcovers including Pink Muhly Grass and Dwarf Yaupon Holly.

Additionally, the Applicant has provided a variety of grasses, Red Maple Trees, and Bald Cypress trees within the Retention Area along the S.E. Indian Street right-of-way to aid in the filtration of stormwater. The retention area located in the rear of the property has been planted with sod and live oak trees around the perimeter of the depression.

Architecture

As previously stated within this report, the Applicant is proposing one (1), three (3)-story fully enclosed self-storage facility and eight, one (1)-story storage structures. The three-story building is 37 feet tall to the top of the roof and 44 feet tall to the top of the sign tower parapet wall. The parapets are proposed for vertical articulation as well as to conceal rooftop mechanical equipment. The southwest corner of the building includes a vast portion of glass with metal canopies. This glass façade will be transparent and provide a view into "dummy doors". These doors are not functioning doors, they are part of an architectural style utilized by other self-storage facilities in the City. The remainder of the building incorporates the use of spandrel glass, metal canopies and overhangs, projections and recesses, tower elements, and decorative "V" joints to provide a visually appealing building that meets all elements of the City's architectural requirements. The applicant has provided many of these elements in response to staff's request that the Applicant address the condition of the large massing of the building.

Signage

The Applicant has provided locations for two wall signs on the three-story building: one sign on the south elevation and another on the west elevation. The Applicant has stated that the signage design meets the City's sign code and will be submitted at time of building permit.

The Applicant has provided staff with a location and design for the proposed monument sign. The monument sign meets the setback and dimensional requirements in the City's sign code.

Waivers

#	CODE	REQUIREMENT	PROPOSED	WAIVER REQUESTED
1	<i>Section 2.04.04 (E)(5), Nonresidential Use Common Boundary Setbacks</i>	30-foot side yard setback	20.97 feet	9.03 feet
2	<i>Section 6.01.13, Off-street Parking Schedule</i>	23 parking spaces (22 spaces for units, 1 space for employee)	21 parking spaces	2 parking spaces
3	<i>Section 6.01.04(B), Sidewalks and bikeways</i>	Eight-foot-wide sidewalks	6-foot-wide sidewalks	2 feet

- (1) The Applicant has requested a waiver for the side yard setback adjacent to the three (3)-story storage building. The Applicant has provided a cross section that depicts a dense landscape buffer in this area to offset the 9-foot setback reduction. **Staff recommends approval of this request.**
- (2) The Applicant has requested a waiver for the number of provided parking spaces on the subject property. As the one-story storage units are drive-up facilities with overhead garage doors, it is anticipated that the majority of the parking spaces provided will be utilized by storage unit tenants of the three (3)-story building. The three (3)-story building requires a net of 15 parking spaces out of the 22 required by code. The location of all of the 21 parking spaces provided are adjacent to the three (3)-story building and are appropriate in this location. Additionally, the Applicant has further justified this request by providing double the amount of required bicycle parking. **Staff recommends approval of this request.**
- (3) The Applicant has requested a waiver to deviate from the required sidewalk width. City staff has requested that the Applicant provide an 8-foot-wide sidewalk from the Indian Street right-of-way to the building, and the Applicant has responded that 6-foot-wide sidewalks are sufficient. The Applicant has provided an average of 15 feet of foundation planting in the area between the sidewalk and the building. There is sufficient space in this area for an additional two feet of sidewalk width, which may be helpful to unit tenants transporting sometimes heavy and large items into the building from their vehicles in the event the loading zone is occupied. **Staff recommends denial of this request.**

F. Staff Analysis

Staff has reviewed the subject petition for an amendment to the PUD located at 1053 S.E. Indian Street to allow for the proposed development program. According to the US Census, approximately 29% of the population in Martin County is 65 and older. The trend seen is that as people age, many choose to downsize to smaller homes, multi-family units, and assisted living facilities. Therefore, staff is aware that there is a demand for additional self-storage facilities in the City of Stuart. This development provides a supply of storage units to accompany existing housing developments as well as the many multi-family housing developments approved and currently under construction. The Applicant has exceeded the code requirements in regard to providing a quality stormwater management system. The Applicant has chosen to relocate many of the mature trees located onsite from when the site was utilized as a commercial nursery and provided plantings in the retention areas for filtration of runoff. The project includes an aesthetically pleasing three-story building that fronts the street and has met code requirements by proposing a pedestrian amenity that provides shade and seating.

Staff recommends approval of Ordinance 2482-2022.



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

ORDINANCE NUMBER 2482-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY OWNED BY MICHAEL NOVIK TRUST AT 1053 SOUTHEAST INDIAN STREET; GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SOUTHEAST INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, on May 26th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1578-97, providing for the voluntary annexation of a parcel of land at the northeast corner of S.E. Willoughby Boulevard and S.E. Indian Street in Section 16, Township 38 South, Range 41 East, Martin County, FL, upon the petition of the owner thereof; and

WHEREAS, on August 24th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1579-97, providing a land use designation of “Commercial” on the City Future Land Use Map of the City Comprehensive Plan for Annexation Parcel #F12; and

WHEREAS, on August 24th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1580-97, establishing a zoning classification of Commercial Planned Unit Development (CPUD) for Annexation Parcel #F12; and

WHEREAS, on May 7, 2021, an application was submitted to the City for an amendment to the aforementioned CPUD; and

WHEREAS, the Local Planning Agency board held a properly noticed hearing at a regularly scheduled meeting to consider the applicant’s request to amend the CPUD; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Lucido and Associates representing Bee Safe Storage & Wine Cellar Holdings (contract purchaser) and Michael Novik Trust (property owner), for a 6.59-acre parcel of land located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for a Major Amendment to the CPUD, and has also considered the recommendation of the city staff.

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

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

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

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

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

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

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

- a. **ALTA/NSPS Land Title Boundary and Topographic Survey, Sheets 1-3, prepared by *Bowman Consulting*, dated 03.10.2021.**
- b. **Site Plan, Bee Safe Storage & Wine Cellar CPUD, Sheet 1 of 2, by *Lucido & Associates*, dated 02.22.2022.**
- c. **Landscape Plan, Bee Safe Storage & Wine Cellar CPUD, Sheets L1-L4, by *Lucido & Associates*, dated 02.11.2022.**
- d. **Floor Plans, Bee Safe Storage and Wine Cellar, Sheets A101-A104, by *Carmina Wood Morris*, dated 12.06.2021.**
- e. **Exterior Elevations, Bee Safe Storage and Wine Cellar, Sheets A500-A502, by *Carmina Wood Morris*, dated 10.06.2021.**
- f. **Proposed Site Lighting, Bee Safe Storage, Sheet 1 of 1, by *Visual*, dated 10.11.2021.**
- g. **Civil Plans, Bee Safe Storage and Wine Cellar, Sheets C03, C04, C07, C08, C09, C10, C11, by *Bowman Consulting*, dated February 2022.**

- h. Traffic Impact Analysis, 31 pages, by *Bowman Consulting*, dated July 20, 2021.**
- i. Stormwater Report, Bee Safe Self Storage, 42 pages, by *Bowman Consulting*, dated February 8, 2022.**
- j. Rules and Regulations, Bee Safe Storage and Wine Cellar, 4 pages.**
- k. Stormwater Management System Operation and Maintenance Plan, Bee Safe Self Storage, 1 page.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain split Commercial (C) and Public (P). The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall remain "CPUD" Commercial Planned Unit Development amended by this ordinance to allow for one enclosed, three-story 135,000-square-foot storage building and eight, one-story self-storage structures.

SECTION 3: This ordinance becomes effective upon adoption.

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

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of

this ordinance are declared severable.

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

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

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

(The remainder of this page intentionally left blank)

Passed on first reading the ____ day of _____, 2022.

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:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL MERRITT MATHESON
CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

(The remainder of this page intentionally left blank)

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Steven Epstein, Successor Trustee of
Michael Novik Trust

By: _____

Print Name: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2022, by Steven Epstein, Successor Trustee of the Michael Novik Trust.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGEMENT

STATE OF FLORIDA,

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical
presence or ____ online notarization, this ____ day of _____, 2022, by

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

BEE SAFE STORAGE CPUD

TRACT 45, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

TOGETHER WITH THE WEST 35 FEET OF THE SOUTH 35 FEET OF TRACT 39, AND THE SOUTH 95 FEET OF TRACT 40, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 287,050 SQUARE FEET OR 6.59 ACRES, MORE OR LESS.

EXHIBIT B – LOCATION MAP

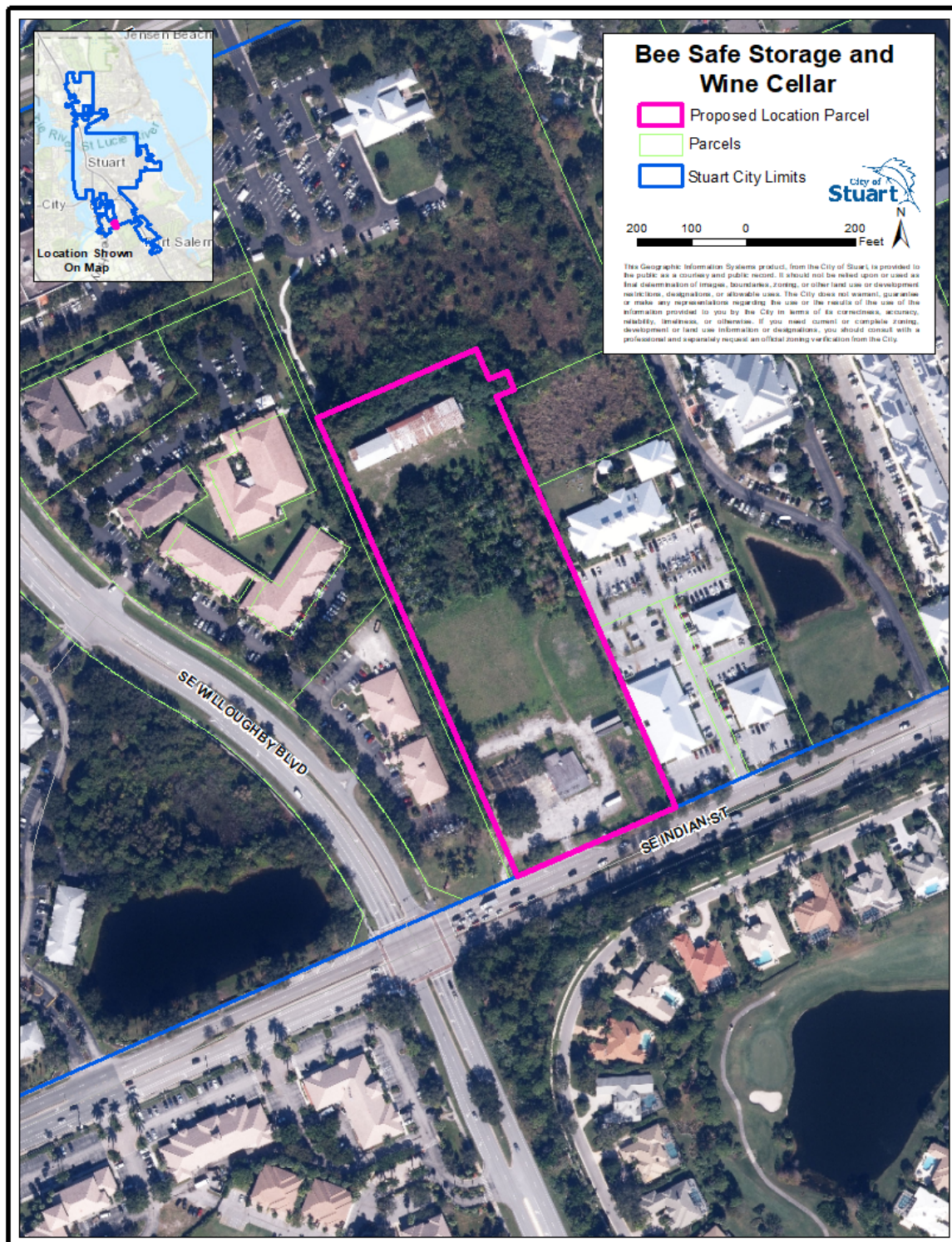


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

2. The Bee Safe CPUD project and use thereof shall comply with the following drawings and documents:
 - a. ALTA/NSPS Land Title Boundary and Topographic Survey, Sheets 1-3, prepared by *Bowman Consulting*, dated 03.10.2021.
 - b. Site Plan, Bee Safe Storage & Wine Cellar CPUD, Sheet 1 of 2, by *Lucido & Associates*, dated 02.22.2022.
 - c. Landscape Plan, Bee Safe Storage & Wine Cellar CPUD, Sheets L1-L4, by *Lucido & Associates*, dated 02.11.2022.
 - d. Floor Plans, Bee Safe Storage and Wine Cellar, Sheets A101-A104, by *Carmina Wood Morris*, dated 12.06.2021.
 - e. Exterior Elevations, Bee Safe Storage and Wine Cellar, Sheets A500-A502, by *Carmina Wood Morris*, dated 10.06.2021.
 - f. Proposed Site Lighting, Bee Safe Storage, Sheet 1 of 1, by *Visual*, dated 10.11.2021.
 - g. Civil Plans, Bee Safe Storage and Wine Cellar, Sheets C03, C04, C07, C08, C09, C10, C11, by *Bowman Consulting*, dated February 2022.
 - h. Traffic Impact Analysis, 31 pages, by *Bowman Consulting*, dated July 20, 2021.
 - i. Stormwater Report, Bee Safe Self Storage, 42 pages, by *Bowman Consulting*, dated February 8, 2022.
 - j. Rules and Regulations, Bee Safe Storage and Wine Cellar, 4 pages.
 - k. Stormwater Management System Operation and Maintenance Plan, Bee Safe Self Storage, 1 page.
3. Any modifications to the CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size,

location and number of parking, location of drainage areas, location of monument and building signage, and location of landscaping may be approved by the City's Development Director; however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

4. The build out date shall be two years from the date that this ordinance is recorded.
5. Photometric plans must be revised to increase foot candle averages near and around storage unit to an average of 2.
6. All on-site lighting shall be cast downward and shielded from adjacent properties.
7. Double dumpster enclosure shall be constructed per City of Stuart specifications.
8. All construction pertinent to this department shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and aforementioned manuals, the most restrictive shall apply.
9. Approval by the Public Works department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction, or violation of City Code. Code Compliance rests with the design engineer.
10. A preliminary radio signal strength survey is required and shall be submitted at time of site permit.
11. The installation of a Knox key switch to operate the gate is required for City of Stuart fire rescue and Martin County Fire Rescue and the gate codes are to be posted with the City's Police Department.

12. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.
13. By acceptance of this development order, the Applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033 pertaining to state and federal agency permits.
14. All work shall conform with the 7th edition of the Florida Fire Prevention Code.
15. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
16. No more than two wall signs and one monument sign shall be permitted on the subject site.
17. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.
18. Outdoor storage of items and vehicles are prohibited on the property.
19. Temporary or freestanding storage units are prohibited on the property once construction is complete.
20. Prior to the issuance of the first Certificate of Occupancy, all landscape buffers shall be installed per the approved landscape plan.
21. The project shall comply with project's tree relocation and mitigation plan, Sht. L2 of L4 by *Lucido and Associates*. The Applicant shall demonstrate compliance with this plan at time of site permit submittal.
22. The developer shall eradicate all invasive vegetation for the entire site to be completed and inspected prior the first building permit being issued.

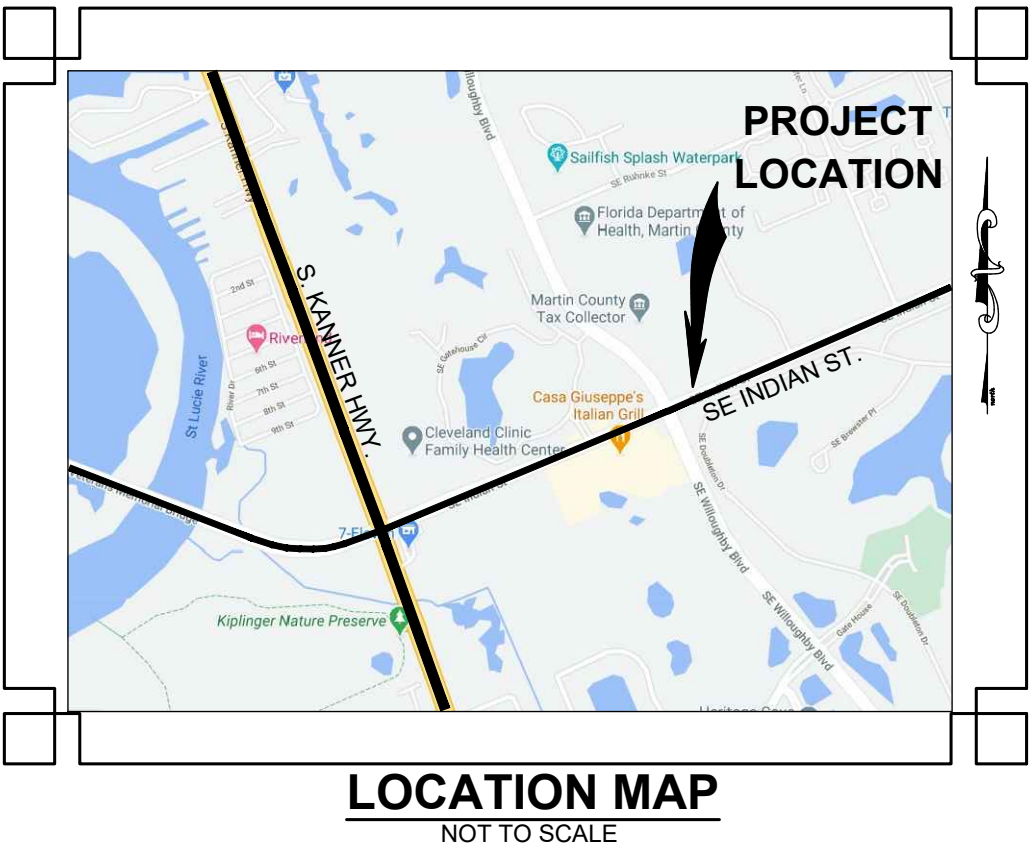
23. Any tree proposed for onsite relocation that does not survive shall be replaced at a 1/1 ratio per caliper inch, or as otherwise approved by the City's Development Director.
24. Prior to the issuance of the Certificate of Occupancy for each building, all new ground-mounted and rooftop mechanical equipment shall be screened from view, unless otherwise exempted by the City Fire Marshal or the Public Works Department.
25. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.
26. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.
27. The Applicant, successors, or assigns shall be responsible for the maintenance of all onsite landscaping, stormwater maintenance, concrete/asphalt/pavers, and all other site elements approved within the Development Documents.
28. Prior to the issuance of the site permit, the Applicant shall submit an updated construction phasing and safety plan for City staff to review. The construction phasing and safety plan shall include all necessary construction zone signage and fencing as required by the City Building Department and will need to be monitored throughout the construction duration and modified as necessary to allow for safe and effective pedestrian and vehicular movement throughout the project. If at any time the contractor wishes to modify the phasing plan, a revised phasing plan shall be submitted to the Building Department for review.
29. The construction, operation, and/or maintenance of any elements of the subject project shall not have any negative impacts on the existing drainage of the surrounding areas. If at any time during the project development it is determined by the City that any of the surrounding areas are experiencing negative drainage impacts caused by the project, it shall be the Applicant's responsibility to resolve said impacts in a period of time and a manner acceptable to the City prior to additional construction activities.

30. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit all required recorded easements and easement modifications to the City Development Department.
31. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
32. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
33. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
34. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
35. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
36. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the CPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.
37. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
38. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed by the City's Public Works department and the city's engineering consultant prior to permitting. Specifically,

- a. Private Road & R.O.W. including pedestrian sidewalk
 - b. Proposed Retention Areas
39. All new fences and gates shall be maintained by the Applicant, successors, and assigns.

(The remainder of this page intentionally left blank)

EXHIBIT D – DEVELOPMENT DOCUMENTS



ALTA/NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN PORT SEWALL (OFFICIAL MAP SEWALL'S POINT LAND CO.)
RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH, NOW MARTIN COUNTY PUBLIC RECORDS
AND SECTION 16, TOWNSHIP 38 SOUTH, RANGE 38EAST
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION
(PER O.R.B. 1427, PG. 1145)

TRACT 45, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

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CONTAINING 287,050 SQUARE FEET OR 6.59 ACRES, MORE OR LESS.

TITLE COMMITMENT:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 10253094, ISSUING OFFICE FILE NUMBER: NO73S01
COMMITMENT DATE: FEBRUARY 12, 2020 @ 1100 P.M.

SCHEDULE B - SECTION II:

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
NOT A SURVEY MATTER.
1. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR **2021** AND SUBSEQUENT YEARS.
NOT A SURVEY MATTER.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
NONE PROVIDED.
- D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
NONE PROVIDED.
- E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: *ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.*
NONE PROVIDED.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER.
5. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 179, PAGE 266, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DOES NOT AFFECT SUBJECT PROPERTY.
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
NOT A SURVEY MATTER.

TREE LEGEND				
Tree #	Common Name	DBH	Mult-trunk	Nursery Stock
1	Live Oak	14.5		
2	Live Oak	15		
3	Live Oak	14		
4	Live Oak	26		
5	Live Oak	31		
6	Live Oak	11.5		
7	Mahogany	5.5		
8	Live Oak	9		YES
9	Bald Cypress	7		YES
10	Bald Cypress	7.5		YES
11	Bald Cypress	6		YES
12	Bald Cypress	9		YES
13	Bald Cypress	11		YES
14	Bald Cypress	8		YES
15	Bald Cypress	8		YES
16	Bald Cypress	6.5		YES
17	Bald Cypress	6.5		YES
18	Bald Cypress	6.5		YES
19	Bald Cypress	7.5		YES
20	Bald Cypress	7.5		YES
21	Bald Cypress	8		YES
22	Bald Cypress	7		YES
23	Bald Cypress	7		YES
24	Bald Cypress	5.5		YES
25	Bald Cypress	8		YES
26	Bald Cypress	9.5		YES
27	Bald Cypress	7		YES
28	Bald Cypress	8.5		YES
29	Bald Cypress	10		YES
30	Bald Cypress	7		YES
31	Bald Cypress	7.5		YES
32	Bald Cypress	7		YES
33	Bald Cypress	9		YES
34	Bald Cypress	10		YES
35	Bald Cypress	8		YES
36	Bald Cypress	8		YES
37	Bald Cypress	8.5		YES
38	Bald Cypress	11		YES
39	Bald Cypress	7.5		YES
40	Live Oak	17.5	YES	YES
41	Live Oak	26	YES	YES
42	Live Oak	11.5	YES	YES
43	Live Oak	11	YES	YES
44	Live Oak	18.5	YES	YES
45	Bald Cypress	8		YES
46	Bald Cypress	8		YES
47	Bald Cypress	10		YES
48	Bald Cypress	10		YES
49	Bald Cypress	8		YES
50	Bald Cypress	9		YES
51	Bald Cypress	9		YES
52	Bald Cypress	6		YES
53	Live Oak	4.5		YES
54	Live Oak	16	YES	YES
55	Live Oak	22	YES	
56	Live Oak	17	YES	
57	Live Oak	4.5		
58	Live Oak	17	YES	
59	Live Oak	6		
60	Live Oak	4.5		
61	Live Oak	12	YES	
62	Live Oak	10	YES	
63	Live Oak	4.5		YES
64	Live Oak	5		YES
65	Live Oak	10		YES
66	Live Oak	15.5	YES	YES
67	Live Oak	5.5		YES
68	Live Oak	18		
69	Live Oak	18		
70	Live Oak	6		YES

LEGEND	
ALTA	= AMERICAN LAND TITLE ASSOCIATION
APU	= APPARENT PHYSICAL USE
BTM	= BOTTOM
CBS	= CONCRETE BLOCK AND STUCCO
CMP	= CORRUGATED METAL PIPE
EL	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
INV.	= INVERT
LB	= LICENSED BUSINESS
N/A	= NON APPLICABLE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
NSPS	
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
RCP	= REINFORCED CONCRETE PIPE
R.T.K.	= REAL TIME KINEMATIC
R/W	= RIGHT-OF-WAY
TYP.	= TYPICAL
U.D.E.	= UTILITY & DRAINAGE EASEMENT
x14.52	= EXISTING ELEVATION
53	= TREE DESIGNATION
●	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
○	= FOUND IRON ROD
□	= FOUND CONCRETE MONUMENT
■	= ASPHALT PAVEMENT
▨	= ASPHALT MILLINGS
⌂	= BACKFLOW PREVENTER
⊕	= BENCHMARK
⊙	= BIKE LANE
⊘	= BOLLARD
⊞	= BRICK PAYER BLOCKS
▩	= BUILDING
▤	= CATCH BASIN
⊙	= CLEANOUT
■	= CONCRETE
⌂	= CONCRETE UTILITY POLE
~10~	= CONTOUR ELEVATION
⊙	= ELECTRIC HAND HOLE
⊙	= FIBER OPTIC MARKER
- X -	= FENCE
⌂	= GATE VALVE
⌂	= GUY WIRE & ANCHOR
⌂	= IRRIGATION VALVE OR BOX
⌂	= LIGHT POLE
⌂	= MAILBOX
- OU -	= OVERHEAD UTILITY LINE
⌂	= RISER
⌂	= SEWER VALVE
⌂	= SIGN
⌂	= STORM MANHOLE
⌂	= WELL
⌂	= WOOD UTILITY POLE

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R-10 AND TRIMBLE R-12 GPS RECEIVERS WITH THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
- THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 66°17'21" WEST FOR THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET.
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARK:
- "WILL-IND"
FOUND MARTIN COUNTY PK DISK AND WASHER #4350 SET IN TOP OF CONCRETE CURBED LANDSCAPE ISLAND BULL NOSE IN THE CENTER OF WILLOUGHBY BOULEVARD ON THE SOUTHLERLY SIDE OF INDIAN STREET.
STAMPED "WILL-IND"
ELEVATION - 14.85' (N.A.V.D. 88)
4. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET;
5. ALL DISTANCE SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED DISTANCES UNLESS OTHERWISE NOTED.
6. THE TREE LOCATIONS SHOWN HEREON WERE LOCATED BY EW CONSULTANTS, INC. BY HAND HELD GPS AND ARE APPROXIMATE.
7. APPARENT PHYSICAL USES:
1) THERE ARE UTILITY POLES, LINES AND ANCHORS ALONG THE SOUTHERLY PROPERTY LINE. NO EASEMENT WAS PROVIDED.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
10. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12085C0161H, DATED FEBRUARY 19, 2020.
11. TABLE "A" ITEM 6: NO ZONING REPORT WAS PROVIDED.
12. TABLE "A" ITEM 9: THERE ARE NO IDENTIFIABLE PARKING SPACES.
13. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.
14. TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES TO RIGHT-OF-WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. TABLE "A" ITEM 18: THERE HAS BEEN NO FIELD DELINEATION OF WELANDS TO LOCATE.

SURVEYOR'S CERTIFICATION:

TO: CIP CONSTRUCTION COMPANY, A NORTH CAROLINA CORPORATION
FOX MCCLUSKEY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 5, 6(B), 7(A), 8, 9, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

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

ALSO

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

STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 6841

MARCH 10, 2021
DATE OF LAST FIELDWORK

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

Bowman
CONSULTING
GROUP, LTD., INC.
PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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CIP CONSTRUCTION - INDIAN STREET
ALTA/NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
FLORIDA
MARTIN COUNTY

PROJECT NO
010823-01-001

PLAN STATUS

DATE DESCRIPTION

FIELD BOOK PAGE
20-203 61-66
20-204 61-63
20-207 2,3,6,7
CREW: CS,ZV,CP,JS,AA

D.A.L. S.N.B.
DRAWN CHKD

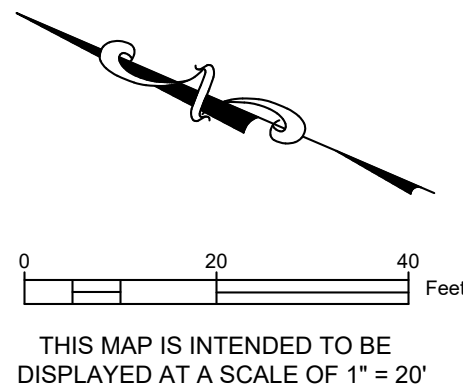
SCALE H: N/A
V: N/A

JOB No. 010823-01-001

DATE MARCH 10, 2021

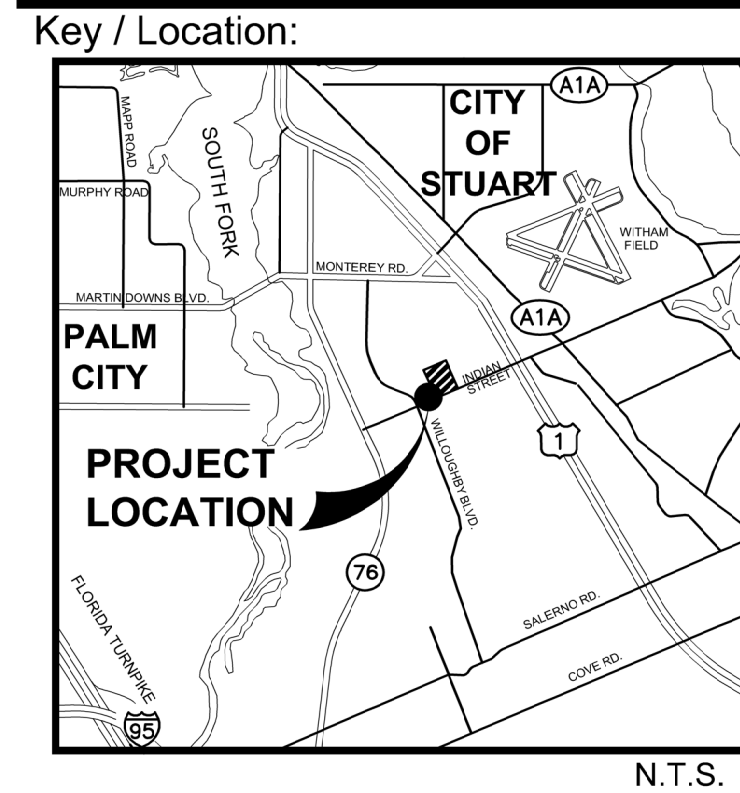
FILE No.
010823 CIP ALTA

SHEET 1 OF 3



Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
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www.bowmanconsulting.com
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PROJECT NO 010823-01-001	
PLAN STATUS	
DATE	DESCRIPTION
FIELD BOOK	PAGE
20-203	61-66
20-204	61-63
20-207	2,3,6,7
CREW: CS,ZV,CP,JS,AA	
D.A.L. DRAWN	S.N.B. CHKD
SCALE: $\frac{H}{V} = \frac{1"}{N/A} = 20'$	
JOB No. 010823-01-001	
DATE MARCH 10, 2021	
FILE No. 010823 CIP ALTA	
SHEET	2 OF 3



Property Owner:	Michael Novik Trust 14900 Telegraph Road Redford, MI 48239
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, LTD., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

Stuart, Florida

Site Plan

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
26OCT21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal
22FEB22	SJS	Re-Submittal

Community Area: 1,066 sf 1% of Gross Floor Area
Community Area Site Furnishings:
(2) Two Community Area Benches
(1) One Relocated Pedestrian Light Fixture
(1) One Trash Receptacle

Parking Required:	21 Spaces
1 space per employee plus 1 space per 50 storage units	
Parking Provided:	21 Spaces
Bicycle Parking Required:	1 Rack / 2 Spaces
Bicycle Parking Provided:	2 Racks / 4 Spaces

 Native Vegetation Area
(25% of Total Site Area)

Project Name:	Bee Safe Storage & Wine Cellar		
Zoning:	CPUD		
Future Land Use:	Commercial (5.9ac) Public (0.69ac)		
Parcel ID Number (PIN):	38-38-41-002-039-00010-8		
Proposed Use:	Warehouse / Mini-Storage		
Proposed FAR:	0.68		
Total Site Area:	287,060 sf	6.59 ac	
Total Building Area:	200,411 sf	4.60 ac	
Total Building Footprint:	110,411 sf	2.53 ac	
Vehicular Use Area:	73,995 sf	1.69 ac	

Buildings:	110,411 sf	2.53 ac
Pavement & Curb:	73,995 sf	1.69 ac
Sidewalks:	2,183 sf	0.05 ac
Impervious Max. Allowed:		65% 4.28 ac
Impervious Area Provided:	186,589 sf	65% 4.28 ac

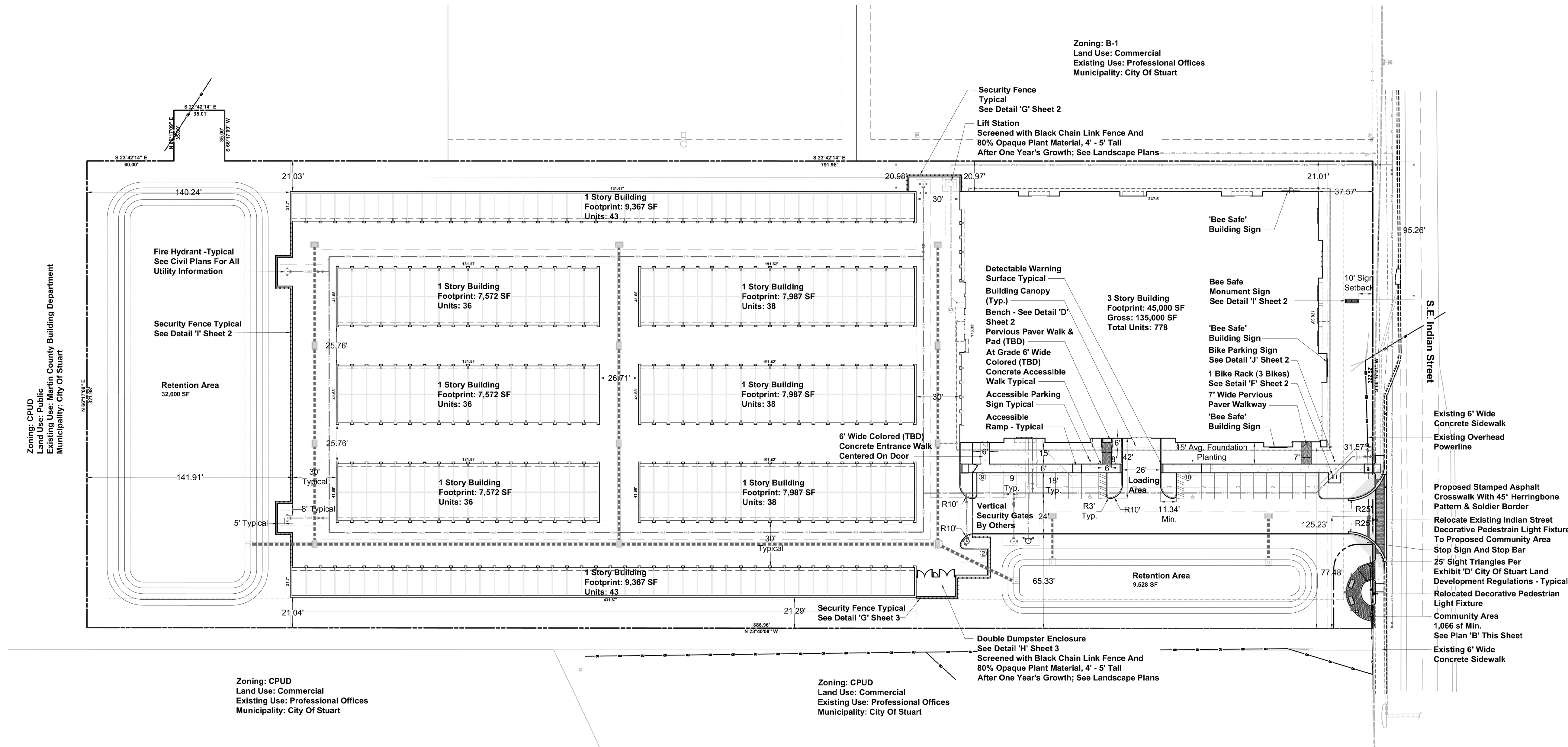
Building	Min. Required Setback	Provided Setback
3 Story Storage	30'	20'

Landscape & Native Vegetation Area: 100,471 sf 2.30 ac
Dry Retention Areas: 41,528 sf 0.96 ac

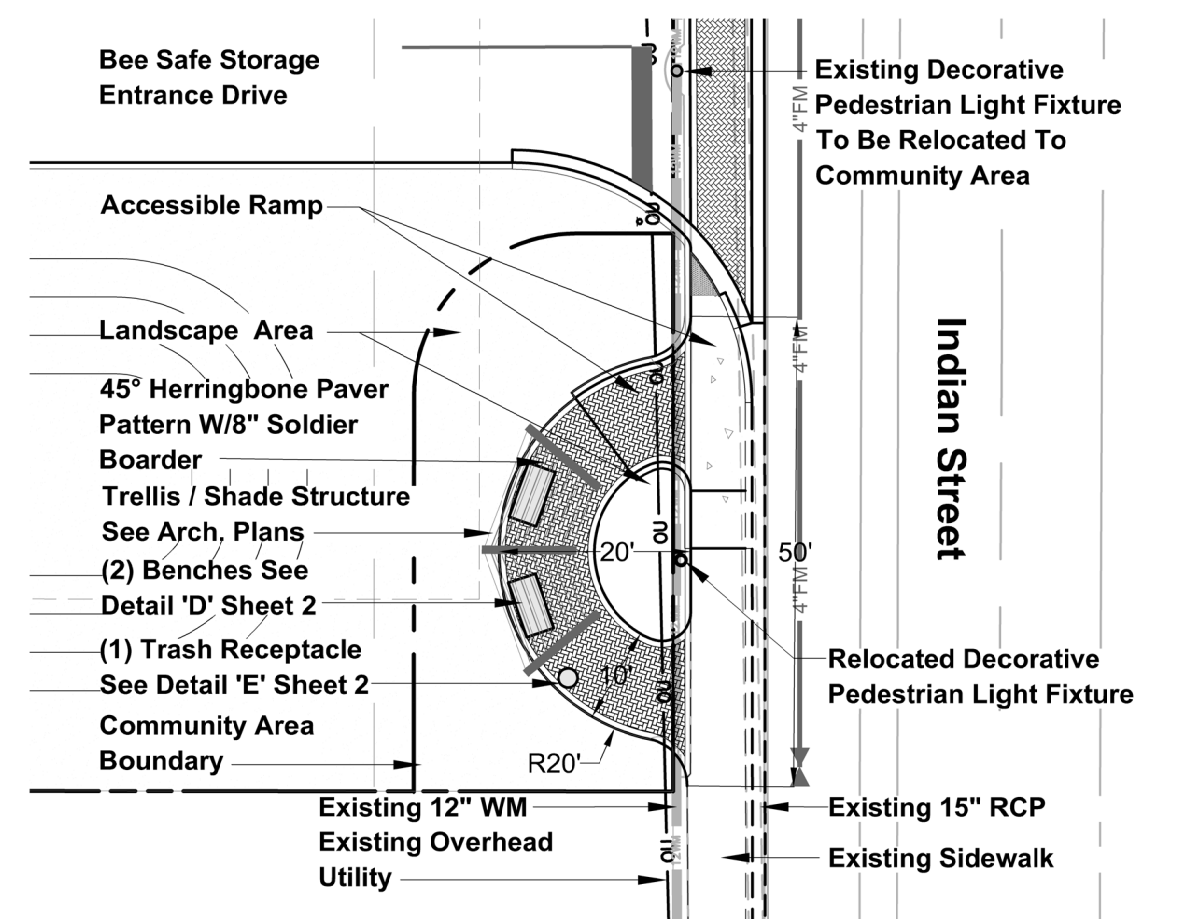
Open Space Required:	71,765 sf	25%	1.65 ac
Open Space Provided*:	71,780 sf	25%	1.65 ac

*Includes: Landscape with Native Vegetation Areas & Dry Retention Areas

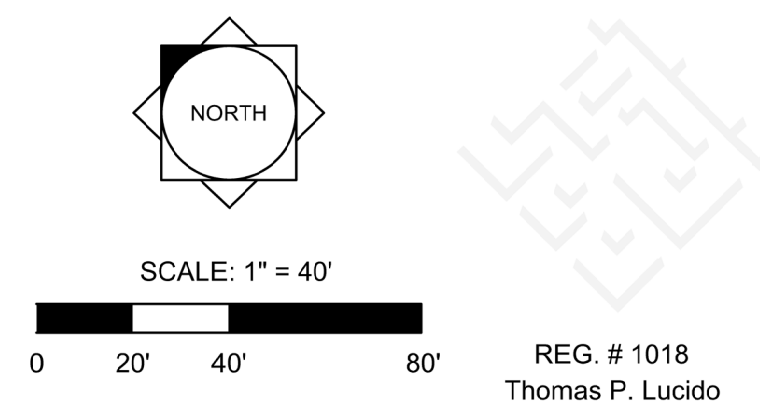
Total Storage Units: 1,124 Units



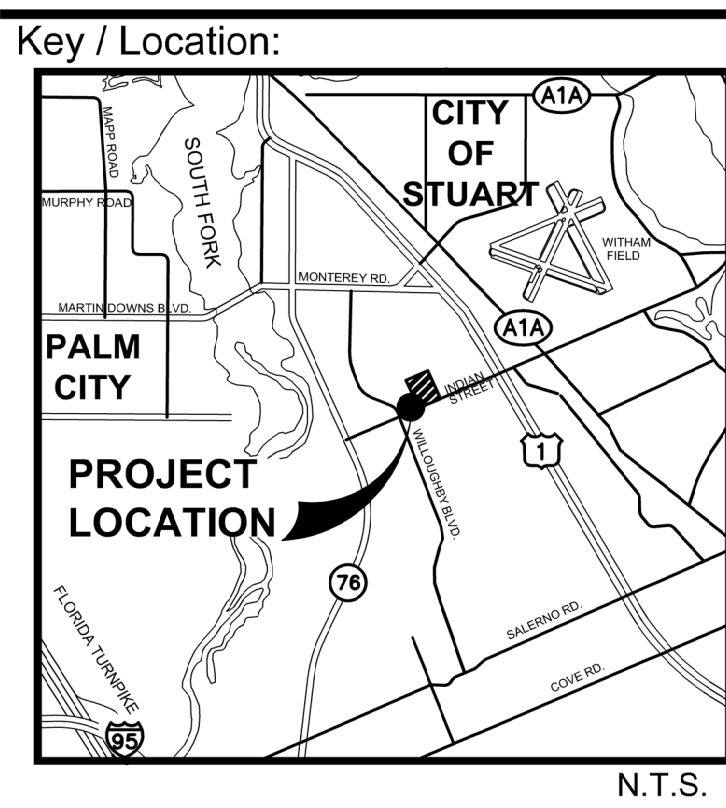
Scale: 1" = 40'



Scale: 1" = 20'



Designer SJS Sheet
 Manager DF **1 of 2**
 Project Number 20-305
 Municipal Number ---
 Computer File 20-305 - Indian Street Be Safe Storage CSP 1.dwg



Project Team:

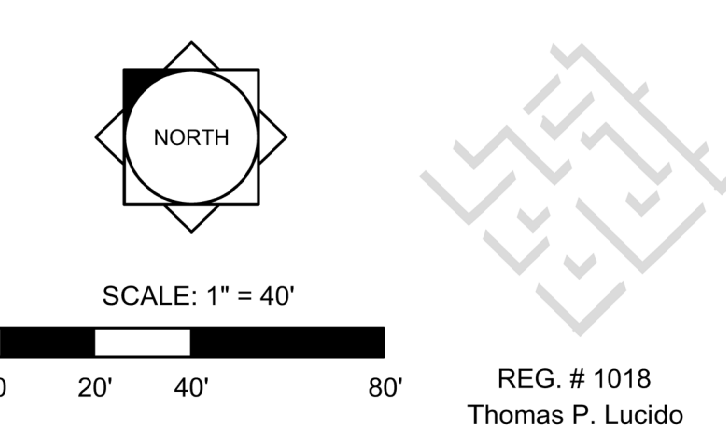
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Bee Safe Storage & Wine Cellar CPUD

Stuart, Florida

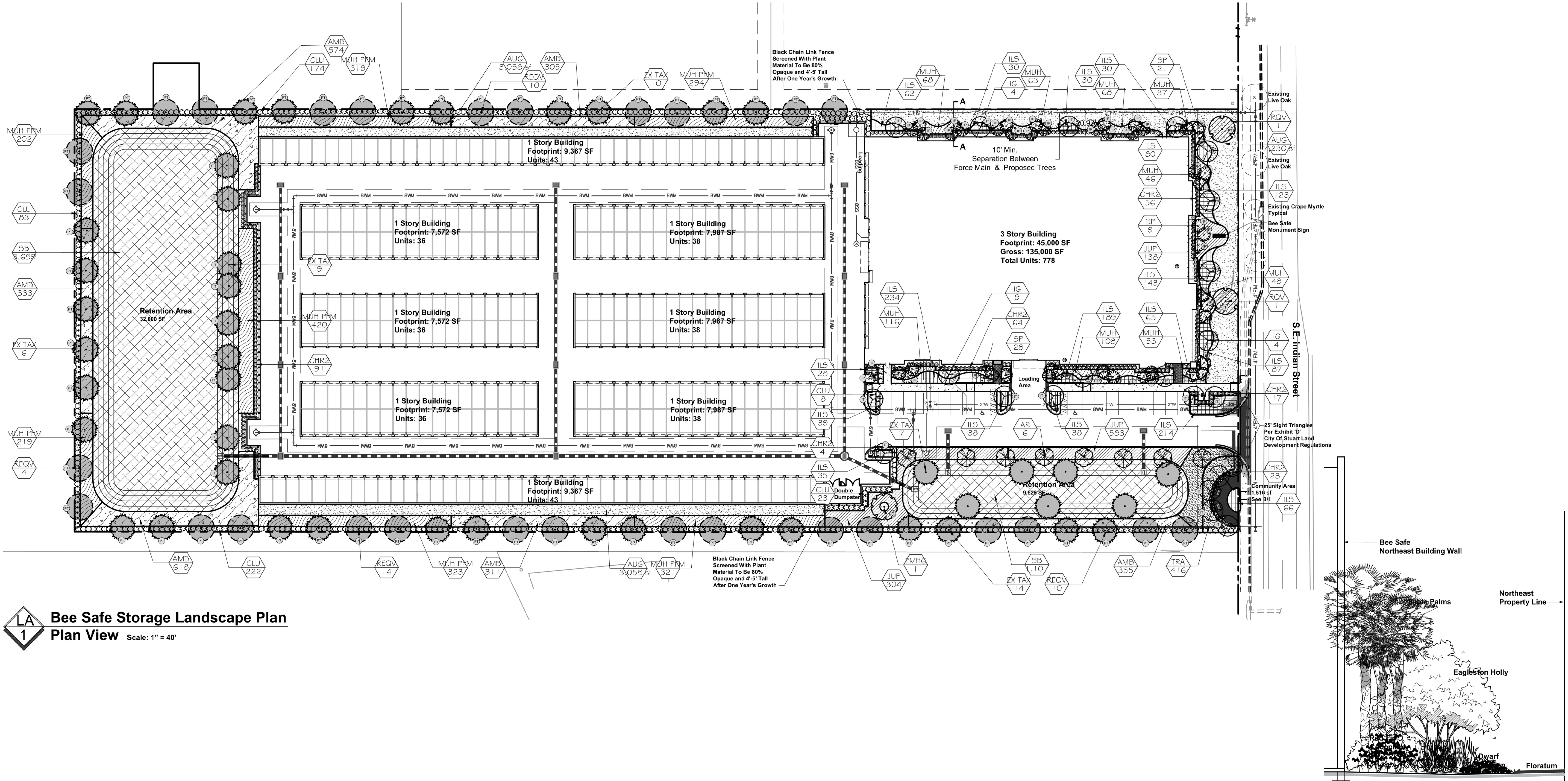
Landscape Plan

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
21OCT21	SJS	Re-Submittal
16DEC21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal



Designer: SJS
Manager: DF
Project Number: 20-305
Municipal Number: ---
Computer File: 20-305 - Indian Street Be Safe Storage Landscape Plan Resub

Sheet
L1 of L4



Bee Safe Storage Landscape Plan

Plan View Scale: 1" = 40'

Landscape Data:

Total Site Area:	287,060 sf. (6.59 Ac.)	(Exceed minimum stalls by 5 x 100sf = 500 sf of additional landscaping)
Total Developed Area:	287,060 sf. (6.59 Ac.)	(For each additional 500sf of impervious area for additional stall one tree shall be provided. 5x100sf= 510 sf 500= 1 tree)
Existing Use:	Vacant	
Proposed Use:	Storage Facility	
Zoning:	CPUD	
Future Land Use Designation:	Commercial	
Minimum Number of Required Trees (287,060 / 2,500)	115 trees	
Trees Provided (25 palms (50 palms/ 2)	117 trees	
Sec. 6.04.02. General Provisions	Required	Provided
A1. At least 50% of all required landscaping shall collectively consist of native vegetation	50%	100%
A1. No one tree shall exceed 25% of the minimum number of trees required	Cannot exceed 29 trees	Maximum of 29 Trees
A2. Not less than 50% of all trees to meet requirements shall be shade trees	Minimum of 58 shade trees	Provided 151 shade trees
Sec. 6.04.02. General Provisions		
B.1 Not less than 20% of the total gross area of a development shall be landscaped	57,412 sf.	99,339 sf.
B.2. Not less than 50 percent of the required landscaping for a major development shall be interior landscaping	28,706 sf	66,772 sf

Required	Provided
500 sf	N/A
1 tree	N/A
N/A	N/A
100%	100%
N/A	N/A
100%	100%
28,706 sf	66,772 sf
9 trees	9 trees
57 Minimum Trees	58 Provided

PLANT SCHEDULE 1											
PLANT TYPE	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	PALEYS	
TREES	AR	8	Acacia saligna	Red Maple	850	14' HT	7' SP	F, SP	Native	4" Caliper	
	IG	22	Ilex x strata "Elegantor"	English Holly	1000	16' HT	8' SP		Native	4.5" Caliper	
	REOV	28	Quercus virginiana	Existing Southern Live Oak				Existing Live Oak Relocated			
	ROV	2	Quercus virginiana	Southern Live Oak				Existing Live Oak To Remain in Place			
SHRUBS	SP	30	Sabal palmetto	Palmetto Palm	FG	20' CT		HVY CAL, SP	Native		
	EMHG	1	Eucalyptus Marginata	Maritima	-			Existing Margerone To Be Relocated			
	EX TAX	48	Taxodium distichum	Bald Cypress	-			Existing Cypress To Be Relocated			
	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	PALEYS	
SHRUBS	CHRS	355	Chrysanthemum leuc. Red Top	Red Top Chrysanth	30	24" HT	24" W	F, SP	Native		
	CLU	500	Clusia pallida	Small-Leaf Clusia	150	5' HT	4' W	FTB			
	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	PALEYS	
	MUH	610	Muhlenbergia capillaris	Pink Muly	30	18" CA		F		Native	24"
GRASSES	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	PALEYS	
	MUH	610	Muhlenbergia capillaris	Pink Muhly	30	18" CA		F		Native	24"
	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	PALEYS	
	AMB	2,450	Andropogon americana	American Bluestem	30	10-12" (Hk)				Native	24"
GROUND COVERS	LS	1,512	Ilex vomitoria "Steaua Deer"	Deer Yaupon	10	12"HT	12" W	Ful	Native	18"	
	JUP	1,007	Juncus chinensis "Flamingo"	Parrot Junper	10	10" HT	10" SP	Ful	Non-native	24"	
	MUH PPM	2,104	Muhlenbergia x Pink Flamingo	Pink Flamingo Muly	30	24"CA			Native	24"	
	SB	4,790	Spartina bakeri	Sand Cordgrass	30	24"CA	36"		Native	36"	
GROUND COVERS	AUG	14,075	Stemonechus acutiflorus "Flamingo"	Flamingo St. Augustine Grass	500						
	TRA	424	Tripsacum dactyloides nana	Deer Fatmacheese Grass	30	10-12" (Hk)	18" SP		Native	24"	



Project Team:

 **Bee Safe Storage Tree Relocation Plan**
Plan View Scale: 1" = 40'

Inches Required: 591"
Trees Relocated: 706.5"
Trees To Remain In Place: 24.5"
Total Trees Relocated / Remain: 731"

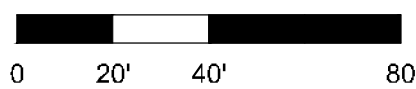


Bee Safe Storage Tree Mitigation

Stuart, Florida

Tree Relocation Plan

SCALE: 1" = 40'



REG. # 1018
Thomas P. Lucido

Designer SJS Sheet
 Manager DF **L2 of L4**
 Project Number 20-305
 Municipal Number ---
 Computer File 20-305 - Indian Street Be Safe Storage Landscape I

Drawing Name: J:\Projects Active\20-305 Indian Street Be Safe Storage Landscape\Feb 09, 2022 - 5:20pm 20-305 - Indian Street Be Safe Storage Landscape Plan Resubmittal.dwg

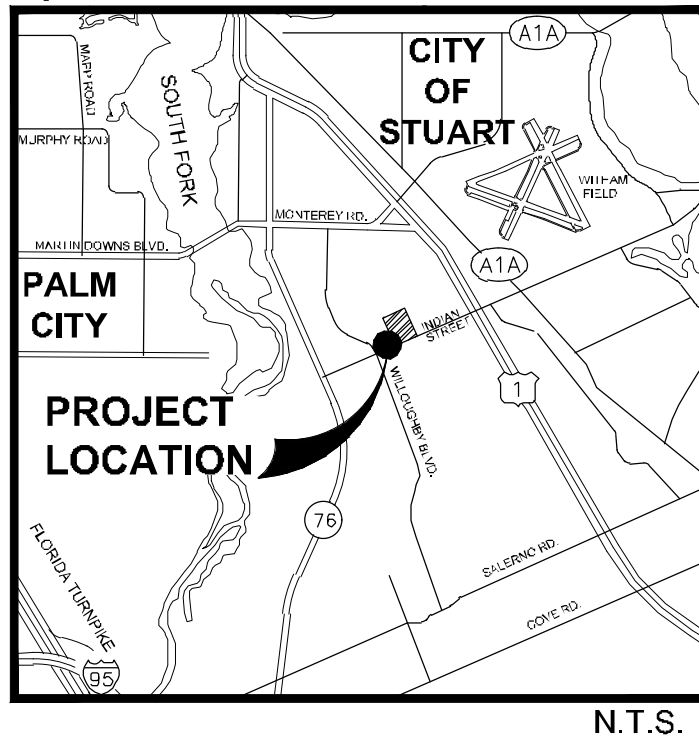
LANDSCAPE SPECIFICATIONS		
PART 1: GENERAL CONDITIONS		
1.01 A.	SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.	
1.02 A.	AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.	
1.03 A.	SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	
1.04 A.	ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.	
B.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.	
1.05 A.	EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	
B.	The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.	
C.	The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.	
1.06 A.	PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	
1.07 A.	CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.	
1.08 A.	GARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.	
B.	At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.	
1.09 A.	CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.	
B.	The Owner agrees to execute the instructions for such care and maintenance.	
1.10 A.	SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.	
B.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).	
1.11 A.	CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: 1. A financial statement showing assets and liabilities of the company current to date. 2. A listing of not less than (3) completed projects of similar scope and nature. 3. Permanent name and address of place of business. 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.	
1.12 A.	INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.	
B.	The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.	
1.13 A.	PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.	
PART 2: MATERIALS		
2.01 A.	PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.	
B.	Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.	
C.	All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.	
D.	All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.	
E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.	
F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.	
2.02	INSPECTION	
A.	The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.	
2.03 A.	PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.	
B.	Plants with broken, damaged or insufficient rootballs will be rejected.	
C.	All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.	
D.	Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.	
2.04 A.	STORAGE All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.	
B.	No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.	
C.	The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.	
D.	All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.	
2.05 A.	PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails	
2.06 A.	TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)	
B.	Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail). In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. East Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.	
	Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.	
2.07 A.	FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.	
B.	Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.	
C.	Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates: 1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon container 5 tablets	
	Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.	
2.08 A.	MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.	
B.	All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.	
PART 3 3.01 A.	EXECUTION DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.	
3.02 A.	GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.	
B.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.	
3.03 A.	PLANTING: Planting shall take place during favorable weather conditions.	
B.	The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.	
C.	Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.	
D.	Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".	
E.	A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.	
F.	Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail: 1 Gallon material (1 gal.): 12" x 12" x 12" min. 3 Gallon material (3 gal.): 20" x 20" x 18" min. Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.	
G.	No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.	
H.	Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.	
I.	All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.	
J.	All flagging ribbon shall be removed from trees and shrubs before planting.	
K.	Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.	
L.	All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.	
3.04 A.	PRUNING: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.	
B.	Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.	
C.	Trees shall not be poled or topped.	
D.	Remove all trimming from site.	
3.05	GUYING:	
A.	All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.	
B.	Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.	
C.	Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.	
D.	Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.	
3.06 A.	WATER: Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.	
B.	Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.	
3.07 A.	SOD: The Landscape Contractor shall sod all areas indicated on the drawings.	
B.	It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.	
C.	The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.	
D.	Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.	
E.	6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.	
F.	Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.	
G.	The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.	
H.	If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.	
3.08 A.	SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.	
B.	Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.	
C.	Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.	
D.	Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.	
3.09 A.	CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.	
3.10 A.	MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.	
B.	Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.	
C.	Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.	
D.	In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.	
E.	Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.	
3.11 A.	COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.	
B.	Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.	
C.	All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.	
D.	After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.	
E.	All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.	



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34984 (772) 228-2100 Fax (772) 223-0220

Key / Location:



Project Team:

Property Owner:	Michael Novik Trust 14900 Telegraph Road Redford, MI 48239
Client & Property Owner:	Southeast Realty Partners 204 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34984
Engineer:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34984
Surveyor:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34984

Bee Safe Storage & Wine Cellar CPUD

Stuart, Florida

Landscape Specifications

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
21OCT21	SJS	Re-Submittal
16DEC21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal



SCALE: 1" = 40'

020'40'80'

REG. # 1018
Thomas P. Lucido

DesignerSJS

ManagerDF

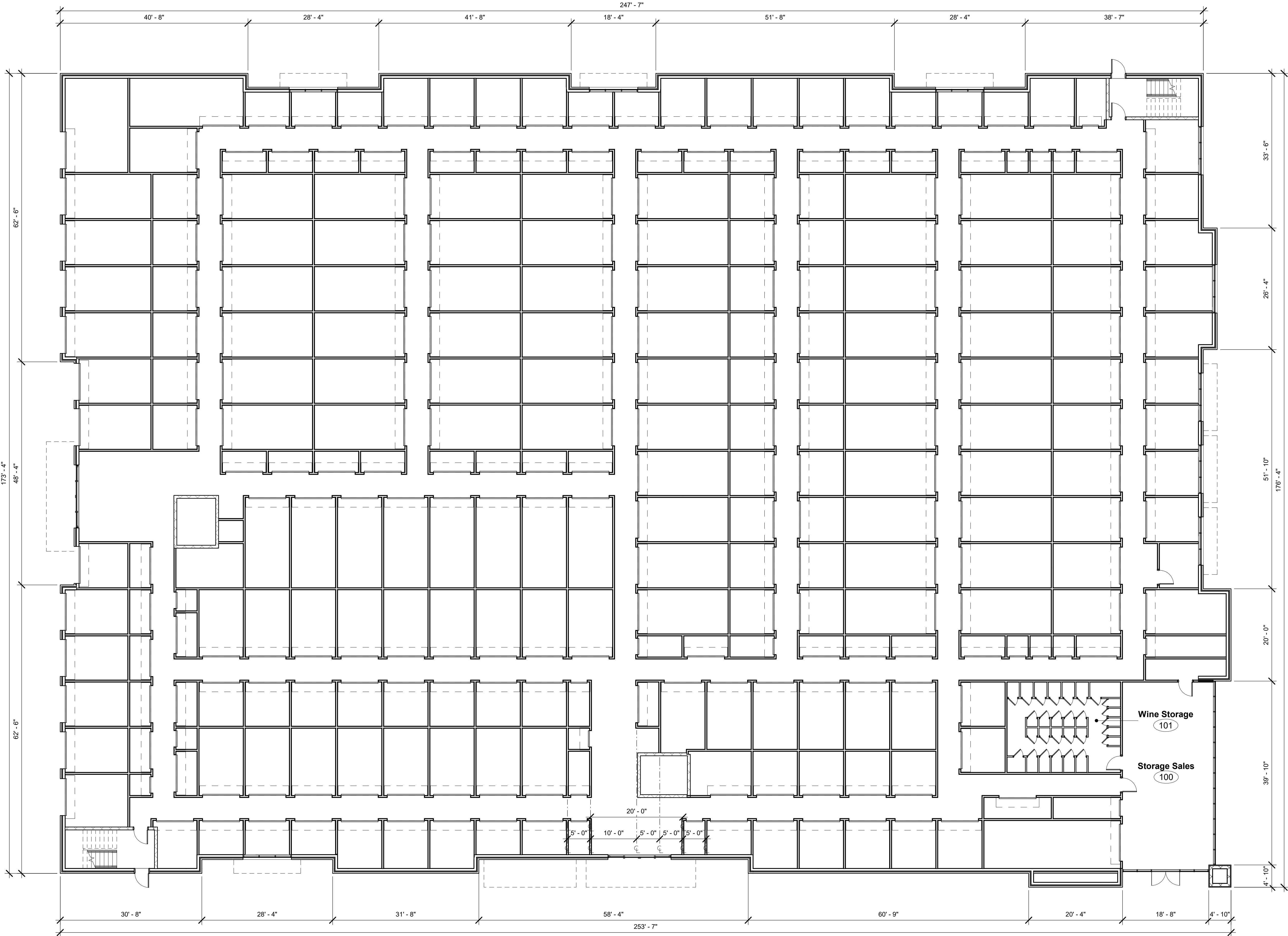
Project Number20-305

Municipal Number---

Computer File20-305 - Indian Street Be Safe Storage Landscape P

Sheet

L4 of L4



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A-101

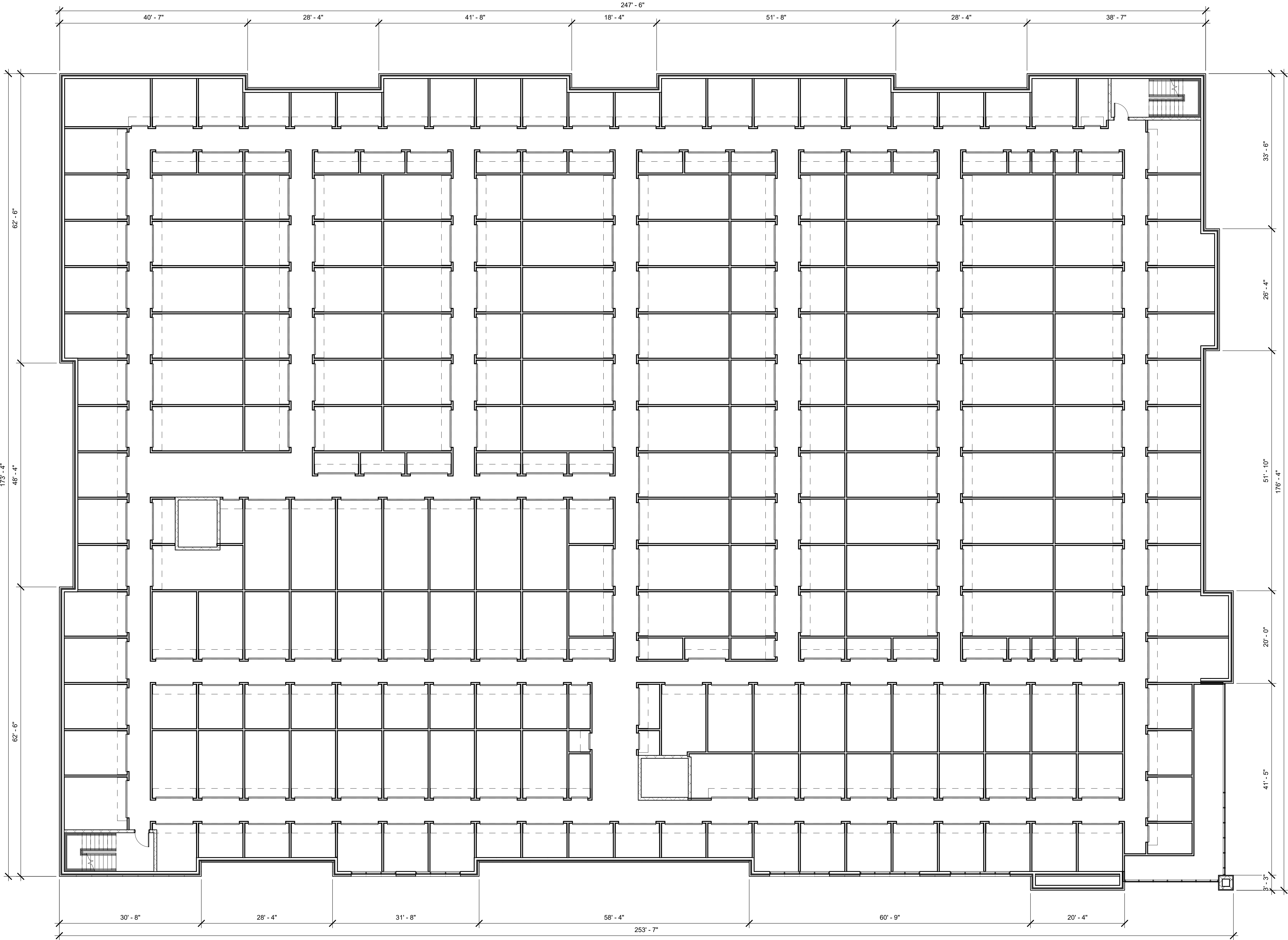
Level 1 - Floor Plan
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- B. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- D. All dimensions are to face of said construction, unless otherwise noted.
- E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- F. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- G. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- H. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- I. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- J. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- New Wall Construction
- New Door to be Installed
Size as Spec'd, Type by Owner
- New Window to be Installed
Size as Spec'd, Type by Owner



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A-102

Level 2 - Floor Plan

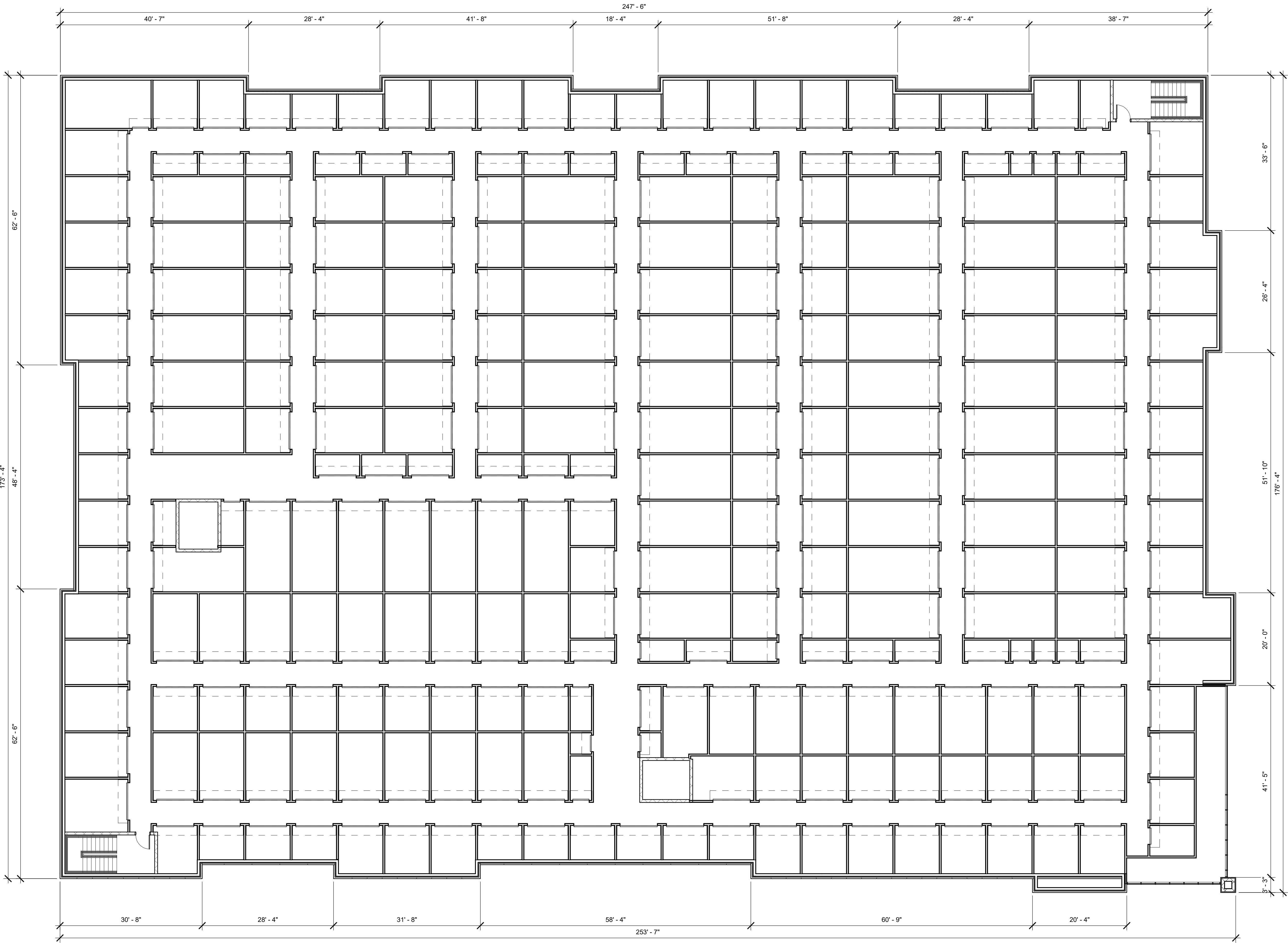
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- All dimensions are to face of said construction, unless otherwise noted.
- All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- New Wall Construction
- New Door to be Installed
Size as Spec'd, Type by Owner
- New Window to be Installed
Size as Spec'd, Type by Owner

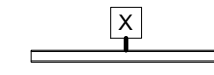


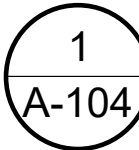
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A-103
Level 3 - Floor Plan
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- B. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- D. All dimensions are to face of said construction, unless otherwise noted.
- E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- F. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- G. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- H. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- I. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- J. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

-  New Wall Construction
-  New Door to be Installed
Size as Spec'd, Type by Owner
-  New Window to be Installed
Size as Spec'd, Type by Owner


$$3/32'' = 1'-0'''$$

DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.

A. The Architect shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.

B. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.

C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.

D. All dimensions are to face of slab construction, unless otherwise noted.

E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.

F. The contractor shall be responsible for the site to areas indicated on the drawings and shall not encumber the site with material and equipment.

G. Failure to show or mention minor details shall not be warrant for omission of necessary appointments for the normal, usual or proper completion of the Work.

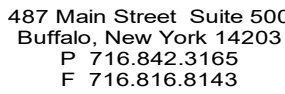
H. The Contractor shall not be responsible for Work shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.

I. Complete all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.

J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be sealed with an approved material to limit the free passage of smoke, such as fire rated spray foam.

K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

The diagram illustrates three types of new construction. The top section shows a wall with a square symbol containing an 'X' above it, labeled 'New Wall Construction'. The middle section shows a door with a square symbol containing an 'X' above it, labeled 'New Door to be Installed Size as Spec'd, Type by Owner'. The bottom section shows a window with a square symbol containing a circled '1' below it, labeled 'New Window to be Installed Size as Spec'd, Type by Owner'.



PROFESSIONAL SEAL

REVISIONS:	
No.	Description Date

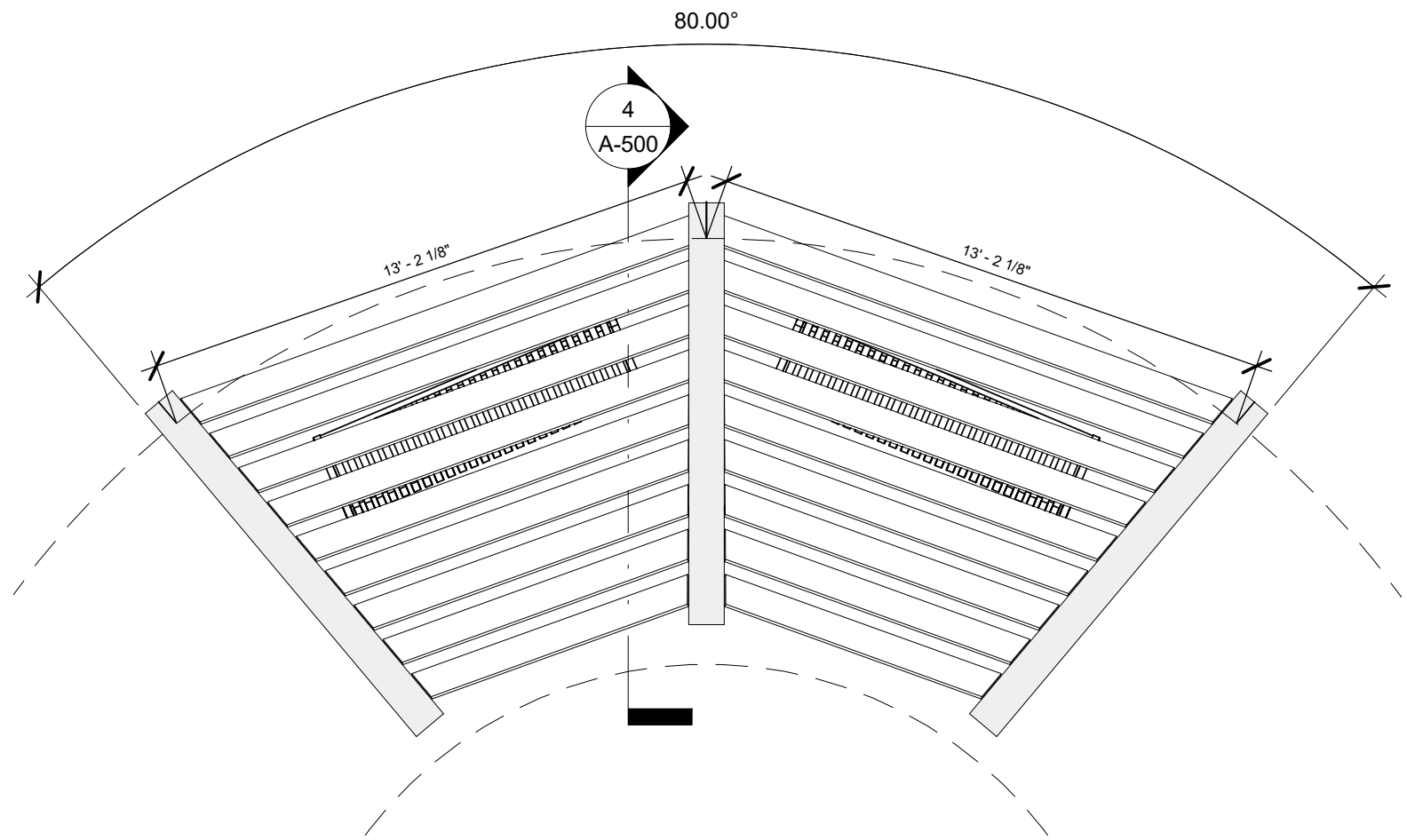
Issued for Construction:	Issue Date
Municipality Submission:	07/19/21
Drawn By:	Author
Checked By:	Checker

Project No: 21.030

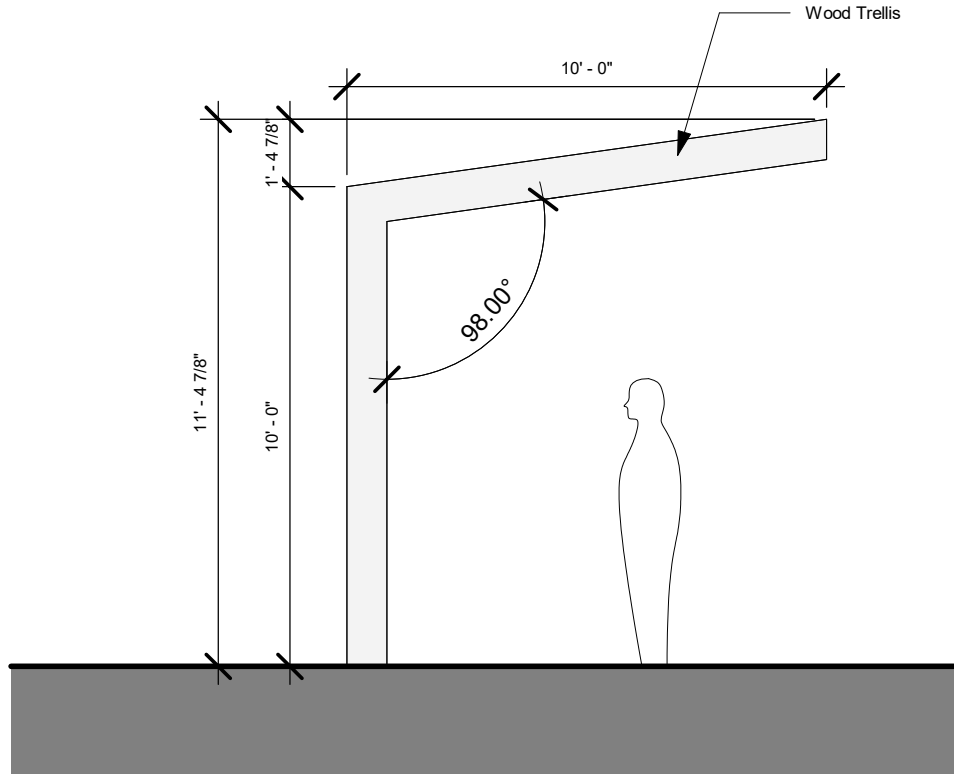
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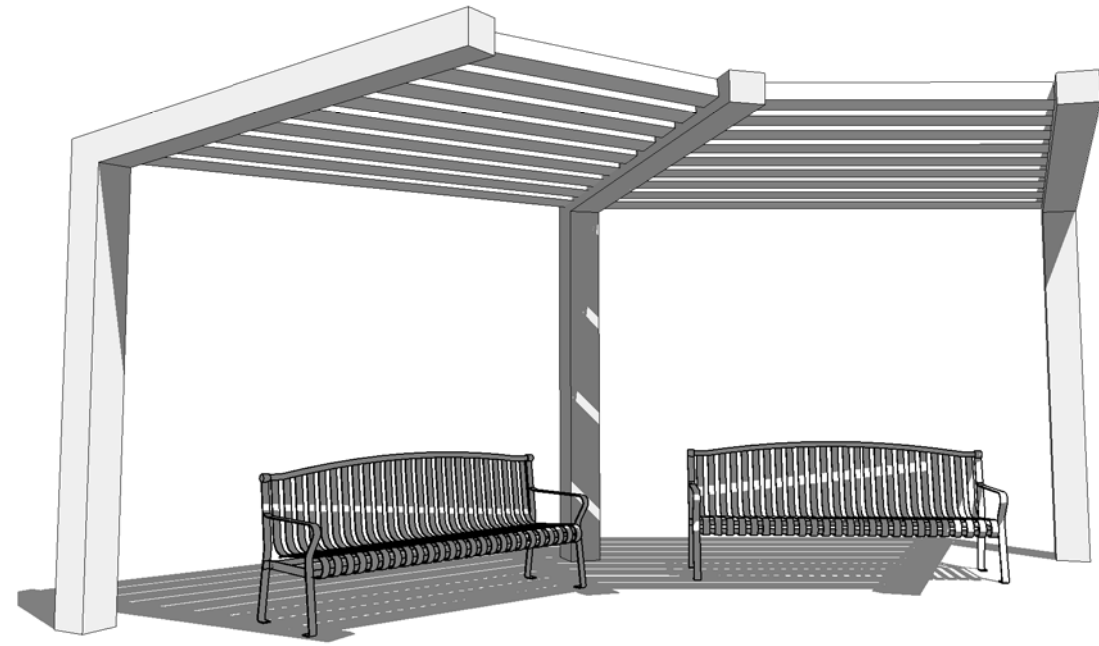
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3 Pedestrian Trellis - Top
1/4" = 1'-0"



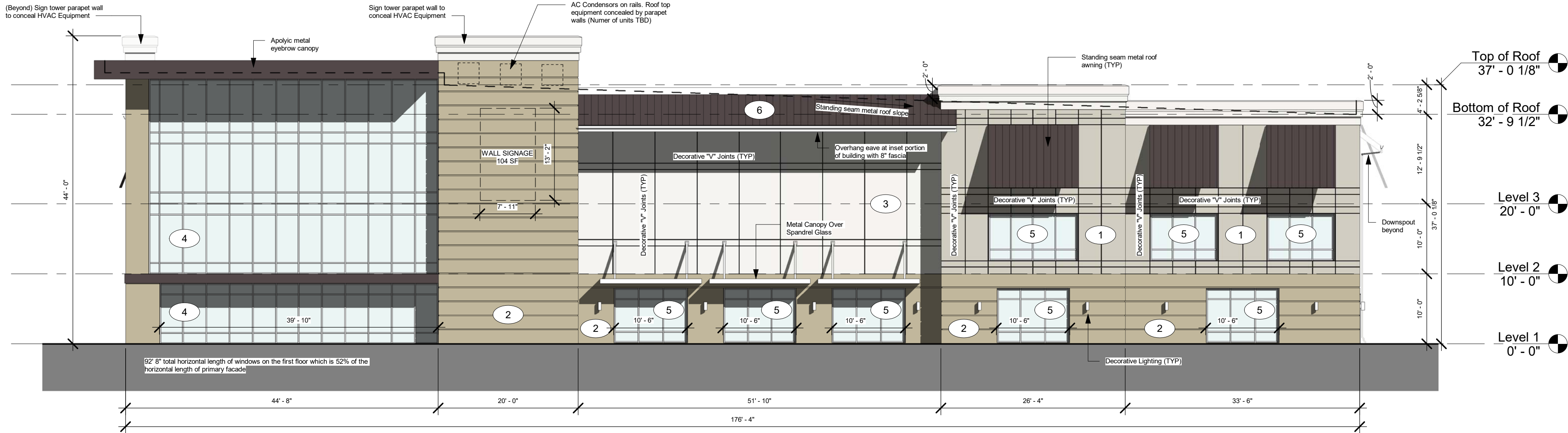
4 Pedestrian Tellis - Post
1/4" = 1'-0"



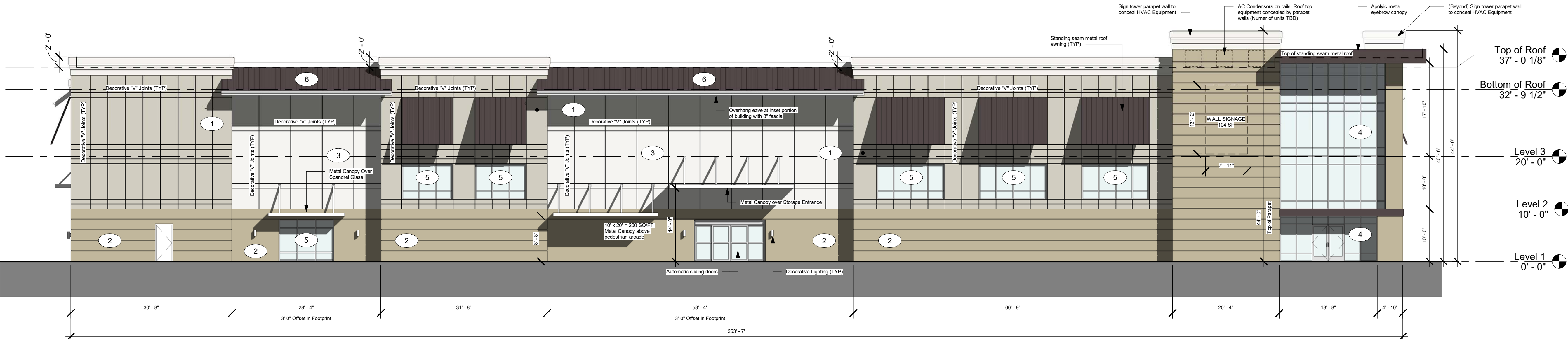
5 Pedestrian Trellis - 3D View

EXTERIOR FINISH SCHEDULE				
CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: 2717T Sugar Cookie	Selected Locations
2		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: 2739T Finch	Selected Locations
3		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: SW6050 White Linen	Selected Locations
4		Glass	Glazing: As Specified Texture: Smooth Color: As Specified	Selected Locations
5		Spandrel Glass	Glazing: As Specified Texture: Smooth Color: As Specified	Selected Locations
6		Metal	Standing Seam Metal Roof Color: Bronze	Selected Locations
7		Metal	Metal Manuf: Janus International Color: Bronze	Selected Locations
8		Metal	Metal Panel Color: Match E.F.I.S Color (1)	Selected Locations
9		Metal	Metal Panel Color: Match E.F.I.S Color (2)	Selected Locations

- NOTES:**
- A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
- C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
- D. ALL materials on exterior finish schedule shall be selected from manufacturer's **FULL** range of colors unless otherwise noted above.
- E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
- F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



2 Elevation - South
3/32" = 1'-0"



1 Elevation - West
3/32" = 1'-0"



Carmina
Wood
Morris INC

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PRELIMINARY
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PROFESSIONAL SEAL	
No.	Description
Date	

PROJECT NAME:

Project Status

BEE SAFE STORAGE AND WINE CELLAR

1053 Indian Street
Stuart, FL 34994

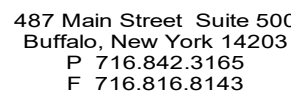
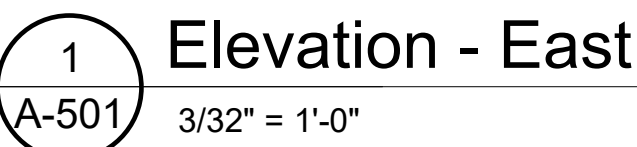
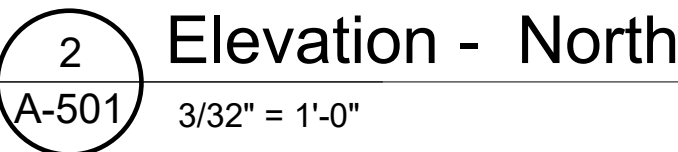
Issued for Construction:	Issue Date
Municipality Submission:	09/22/21
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior
Elevations

DRAWING NO.
A-500
Project No: 21.030

NOTES:

- A. IMPORTANT:** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B.** Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
- C.** ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
- D.** ALL materials on exterior finish schedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
- E.** ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (if stone including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
- F.** ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



PROFESSIONAL SEAL

Project Status

**BEE SAFE STORAGE AND
WINE CELLAR**

1053 Indian Street
Stuart, FL 34994

PROJECT NAME:

Project Status

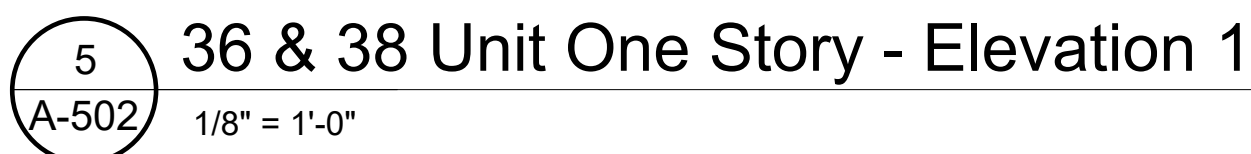
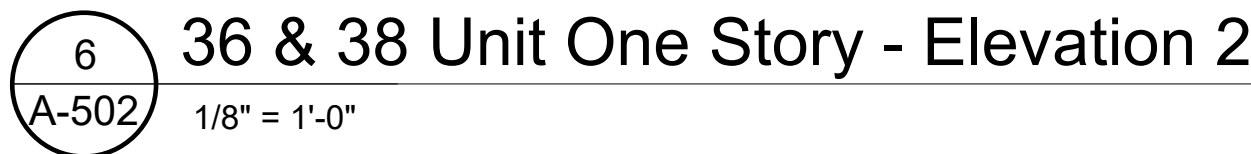
Issued for Construction:	Issue Date
Municipality Submission:	09/22/21
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior
Elevations

DRAWING NO

A-501

Project No: 21.030



NOTES:

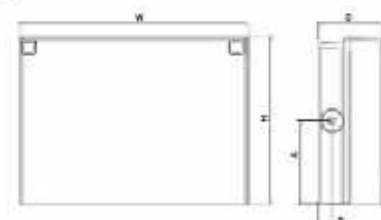
- A. IMPORTANT:** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B.** Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
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WPX LED Wall Packs



Specifications



Luminaire	Height (ft)	Width (ft)	Depth (ft)	Side Config Location	Weight
WPX1	8.17 (2.49m)	11.17 (3.40m)	3.17 (0.97m)	4" (103mm)	6.6 (1.80kg)
WPX2	8.17 (2.49m)	12.17 (3.71m)	4.17 (1.26m)	4.5" (115mm)	8.2 (2.28kg)
WPX3	8.17 (2.49m)	13.17 (4.02m)	5.17 (1.57m)	4.7" (119mm)	11.0 (3.06kg)

Ordering Information						EXAMPLE: WPX2 LED 40K MVOLT DDBXD					
WPX1 LED P2			40K	MVOLT	PE	DDBXD					
Series	Color Temperature	Voltage	Options	Finish	Blank	None	Blank	Dark bronze			
WPX1 LED P1	3500K	120V	3000K	347	347V	EMH	EMH	White			
WPX1 LED P2	4000K	120V	4000K	347	347V	EMH	EMH	White			
WPX2 LED	4000K	120V	4000K	347	347V	EMH	EMH	White			
WPX3 LED	4000K	120V	4000K	347	347V	EMH	EMH	White			

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTENDED USE: The WPX LED wall packs are designed to provide a cost effective, energy efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 200W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION: WPX features a die-cast aluminum main body with optional thermal management that both minimizes LED thermal and electrical components. The luminaires are IP68 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL: Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 90. Electronic drivers deliver system power factor >90% and THD <20%. All luminaires have 8V surge protection. WPX1 LED P1 and WPX2 LED P2 have standard surge protection rating of 2,500V (can be ordered with an optional 6kV surge protection). All physical IP68 rated.

Note: The standard WPX LED wall pack luminaires come with field-adjustable die current output. This feature allows for fine-tuning the output current of the LED drivers to adjust the lumen output to the desired lumens.

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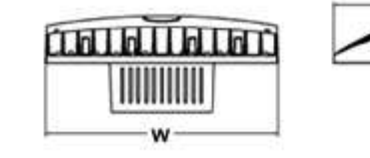


D-Series Size 2 LED Wall Luminaire



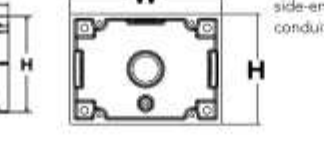
Specifications

Width:	18-1/2" (467mm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (254mm)		
Height:	7-5/8" (194mm)		



Back Box (BBW)

Width:	5-1/2" (140mm)	BBW Weight:	1 lbs (0.45 kg)
Depth:	1-1/2" (38mm)		
Height:	4" (102mm)		



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM* or XPoint** Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#). [Link to DTL DLL](#).

Ordering Information							EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTDL		
DSXW2 LED		30C	1000	40K	T3TM	MVOLT	PE		
Series	LEDs	Driver Current	Color Temperature	Distribution	Voltage	Mounting	Control Options		
DSXW2 LED	20C	201 (57W)	350	150 mA	30K	3000K	T3S	Type II Short	120"
	40C	401 (114W)	700	150 mA	40K	4000K	T3M	Type II Medium	208"
	60C	601 (171W)	1050	150 mA	60K	6000K	T3M	Type II Medium	240"
	80C	801 (228W)	1400	150 mA	80K	8000K	T3M	Type II Medium	240"
	100C	1001 (285W)	1750	150 mA	100K	10000K	T3M	Type II Medium	240"
	120C	1201 (342W)	2100	150 mA	120K	12000K	T3M	Type II Medium	240"
	140C	1401 (400W)	2450	150 mA	140K	14000K	T3M	Type II Medium	240"
	160C	1601 (457W)	2800	150 mA	160K	16000K	T3M	Type II Medium	240"
	180C	1801 (515W)	3150	150 mA	180K	18000K	T3M	Type II Medium	240"
	200C	2001 (572W)	3500	150 mA	200K	20000K	T3M	Type II Medium	240"
	220C	2201 (630W)	3850	150 mA	220K	22000K	T3M	Type II Medium	240"
	240C	2401 (687W)	4200	150 mA	240K	24000K	T3M	Type II Medium	240"
	260C	2601 (745W)	4550	150 mA	260K	26000K	T3M	Type II Medium	240"
	280C	2801 (802W)	4900	150 mA	280K	28000K	T3M	Type II Medium	240"
	300C	3001 (860W)	5250	150 mA	300K	30000K	T3M	Type II Medium	240"
	320C	3201 (917W)	5600	150 mA	320K	32000K	T3M	Type II Medium	240"
	340C	3401 (975W)	5950	150 mA	340K	34000K	T3M	Type II Medium	240"
	360C	3601 (1032W)	6300	150 mA	360K	36000K	T3M	Type II Medium	240"
	380C	3801 (1090W)	6650	150 mA	380K	38000K	T3M	Type II Medium	240"
	400C	4001 (1147W)	7000	150 mA	400K	40000K	T3M	Type II Medium	240"
	420C	4201 (1205W)	7350	150 mA	420K	42000K	T3M	Type II Medium	240"
	440C	4401 (1262W)	7700	150 mA	440K	44000K	T3M	Type II Medium	240"
	460C	4601 (1320W)	8050	150 mA	460K	46000K	T3M	Type II Medium	240"
	480C	4801 (1377W)	8400	150 mA	480K	48000K	T3M	Type II Medium	240"
	500C	5001 (1435W)	8750	150 mA	500K	50000K	T3M	Type II Medium	240"
	520C	5201 (1492W)	9100	150 mA	520K	52000K	T3M	Type II Medium	240"
	540C	5401 (1550W)	9450	150 mA	540K	54000K	T3M	Type II Medium	240"
	560C	5601 (1607W)	9800	150 mA	560K	56000K	T3M	Type II Medium	240"
	580C	5801 (1665W)	10150	150 mA	580K	58000K	T3M	Type II Medium	240"
	600C	6001 (1722W)	10500	150 mA	600K	60000K	T3M	Type II Medium	240"
	620C	6201 (1780W)	10850	150 mA	620K	62000K	T3M	Type II Medium	240"
	640C	6401 (1837W)	11200	150 mA	640K	64000K	T3M	Type II Medium	240"
	660C	6601 (1895W)	11550	150 mA	660K	66000K	T3M	Type II Medium	240"
	680C	6801 (1952W)	11900	150 mA	680K	68000K	T3M	Type II Medium	240"
	700C	7001 (2010W)	12250	150 mA	700K	70000K	T3M	Type II Medium	240"
	720C	7201 (2067W)	12600	150 mA	720K	72000K	T3M	Type II Medium	240"
	740C	7401 (2125W)	12950	150 mA	740K	74000K	T3M	Type II Medium	240"
	760C	7601 (2182W)	13300	150 mA	760K	76000K	T3M	Type II Medium	240"
	780C	7801 (2240W)	13650	150 mA	780K	78000K	T3M	Type II Medium	240"
	800C	8001 (2297W)	14000	150 mA	800K	80000K	T3M	Type II Medium	240"
	820C	8201 (2355W)	14350	150 mA	820K	82000K	T3M	Type II Medium	240"
	840C	8401 (2412W)	14700	150 mA	840K	84000K	T3M	Type II Medium	240"
	860C	8601 (2470W)	15050	150 mA	860K	86000K	T3M	Type II Medium	240"
	880C	8801 (2527W)	15400	150 mA	880K	88000K	T3M	Type II Medium	240"
	900C	9001 (2585W)	15750	150 mA	900K	90000K	T3M	Type II Medium	240"
	920C	9201 (2642W)	16100	150 mA	920K	92000K	T3M	Type II Medium	240"
	940C	9401 (2700W)	16450	150 mA	940K	94000K	T3M	Type II Medium	240"
	960C	9601 (2757W)	16800	150 mA	960K	96000K	T3M	Type II Medium	240"
	980C	9801 (2815W)	17150	150 mA	980K	98000K	T3M	Type II Medium	240"
	1000C	10001 (2872W)	17500	150 mA	1000K	100000K	T3M	Type II Medium	240"
	1020C	10201 (2930W)	17850	150 mA	1020K	102000K	T3M	Type II Medium	240"
	1040C	10401 (2987W)	18200	150 mA	1040K	104000K	T3M	Type II Medium	240"
	1060C	10601 (3045W)	18550	150 mA	1060K	106000K	T3M	Type II Medium	240"
	1080C	10801 (3102W)	18900	150 mA	1080K	108000K	T3M	Type II Medium	240"
	1100C	11001 (3160W)	19250	150 mA	1100K	110000K	T3M	Type II Medium	240"
	1120C	11201 (3217W)	19600	150 mA	1120K	112000K	T3M	Type II Medium	240"
	1140C	11401 (3275W)	19950	150 mA	1140K	114000K	T3M	Type II Medium	240"
	1160C	11601 (3332W)	20300	150 mA	1160K	116000K	T3M	Type II Medium	240"
	1180C	11801 (3390W)	20650	150 mA	1180K	118000K	T3M	Type II Medium	240"
	1200C	12001 (3447W)	21000	150 mA	1200K	120000K	T3M	Type II Medium	240"
	1220C	12201 (3505W)	21350	150 mA	1220K	122000K	T3M	Type II Medium	240"
	1240C	12401 (3562W)	21700	150 mA	1240K	124000K	T3M	Type II Medium	240"
	1260C	12601 (3620W)	22050	150 mA	1260K	126000K	T3M	Type II Medium	240"
	1280C	12801 (3677W)	22400	150 mA	1280K	128000K	T3M	Type II Medium	240"
	1300C	13001 (3735W)	22750	150 mA	1300K	130000K	T3M	Type II Medium	240"
	1320C	13201 (3792W)	23100	150 mA	1320K	132000K	T3M	Type II Medium	240"
	1340C	13401 (3850W)	23450	150 mA	1340K	134000K	T3M	Type II Medium	240"
	1360C	13601 (3907W)	23800	150 mA	1360K	136000K	T3M	Type II Medium	240"
	1380C	13801 (3965W)	24150	150 mA	1380K	138000K	T3M	Type II Medium	240"
	1400C	14001 (4022W)	24500	150 mA	1400K	140000K	T3M	Type II Medium	240"
	1420C	14201 (4080W)	24850	150 mA	1420K	142000K	T3M	Type II Medium	240"
	1440C	14401 (4137W)	25200	150 mA	1440K	144000K	T3M	Type II Medium	240"
	1460C	14601 (4195W)	25550	150 mA	1460K	146000K	T3M	Type II Medium	240"
	1480C	14801 (4252W)	25900	150 mA	1480K	148000K	T3M	Type II Medium	240"
	1500C	15001 (4310W)	26250	150 mA	1500K	150000K	T3M	Type II Medium	240"
	1520C	15201 (4367W)	26600	150 mA	1520K	152000K	T3M	Type II Medium	240"
	1540C	15401 (4425W)	26950	150 mA	1540K	154000K	T3M	Type II Medium	240"
	1560C	15601 (4482W)	27300	150 mA	1560K	156000K	T3M	Type II Medium	240"
	1580C	15801 (4540W)	27650	150 mA	1580K	158000K	T3M	Type II Medium	240"
	1600C	16001 (4597W)	28000	150 mA	1600K	160000K	T3M	Type II Medium	240"
	1620C	16201 (4655W)	28350	150 mA	1620K	162000K	T3M	Type II Medium	240"
	1640C	16401 (4712W)	28700	150 mA	1640K	164000K	T3M	Type II Medium	240"
	1660C	16601 (4770W)	29050	150 mA	1660K	166000K	T3M	Type II Medium	240"
	1680C	16801 (4827W)	29400	150 mA	1680K	168000K	T3M	Type II Medium	240"
	1700C	17001 (4885W)	29750	150 mA	1700K	170000K	T3M	Type II Medium	240"
	1720C	17201 (4942W)	30100	150 mA	1720K	172000K	T3M	Type II Medium	240"
	1740C	17401 (5000W)	30450	150 mA	1740K	174000K	T3M	Type II Medium	240"
	1760C	17601 (5057W)	30800	150 mA	1760K	176000K	T3M	Type II Medium	240"
	1780C	17801 (5115W)	31150	150 mA	1780K	178000K	T3M	Type II Medium	240"
	1800C	18001 (5172W)	31500	150 mA	1800K	180000K	T3M	Type II Medium	240"
	1820C	18201 (5230W)	31850	150 mA	1820K	182000K	T3M	Type II Medium	240"
	1840C	18401 (5287W)	32200	150 mA	1840K	184000K	T3M	Type II Medium	240"
	1860C	18601 (5345W)	32550	150 mA	1860K	186000K	T3M	Type II Medium	240"
	1880C	18801 (5402W)	32900	150 mA	1880K	188000K	T3M	Type II Medium	240"
	1900C	19001 (5460W)	33250	150 mA	1900K	190000K	T3M	Type II Medium	240"
	1920C	19201 (5517W)	33600	150 mA	1920K	192000K	T3M	Type II Medium	240"
	1940C	19401 (5575W)	33950	150 mA	1940K	194000K	T3M	Type II Medium	240"
	1960C	19601 (5632W)	34300	150 mA	1960K	196000K	T3M	Type II Medium	240"
	1980C	19801 (5690W)	34650	150 mA	1980K	198000K	T3M	Type II Medium	240"
	2000C	20001 (5747W)	35000	150 mA	2000K	200000K	T3M	Type II Medium	240"
	2020C	20201 (5805W)	35350	150 mA	2020K	202000K	T3M	Type II Medium	240"
	2040C	20401 (5862W)	35700	150 mA	2040K	204000K	T3M	Type II Medium	240"
	2060C	20601 (5920W)	36050	150 mA	2060K	206000K	T3M	Type II Medium	240"
	2080C	20801 (5977W)	36400	150 mA	2080K	208000K	T3M	Type II Medium	240"
	2100C	21001 (6035W)	36750	150 mA	2100K	210000K	T3M	Type II Medium	240"
	2120C	21201 (6092W)	37100	150 mA	2120K	212000K	T3M	Type II Medium	240"
	2140C	21401 (6150W)	37450	150 mA	2140K	214000K	T3M	Type II Medium	240"
	2160C	21601 (6207W)	37800	150 mA	2160K	216000K	T3M	Type II Medium	240"
	2180C	21801 (6265W)	38150	150 mA	2180K	218000K	T3M	Type II Medium	240"
	2200C	22001 (6322W)	38500	150 mA	2200K	220000K	T3M	Type II Medium	240"
	2220C	22201 (6380W)	38850	150 mA	2220K	222000K	T3M	Type II Medium	240"
	2240C	22401 (6437W)	39200	150 mA	2240K	224000K	T3M	Type II Medium	240"
	2260C	22601 (6495W)	39550	150 mA	2260K	226000K	T3M	Type II Medium	240"
	2280C	22801 (6552W)	39900	150 mA	2280K	228000K	T3M	Type II Medium	240"
	2300C	23001 (6610W)	40250	150 mA	2300K	230000K	T3M	Type II Medium	240"
	2320C	23201 (6667W)	40600	150 mA	2320K	232000K	T3M	Type II Medium	240"
	2340C	23401 (6725W)	40950	150 mA	2340K	234000K	T3M	Type II Medium	240"
	2360C	23601 (6782W)	41300	150 mA	2360K	236000K	T3M	Type II Medium	240"
	2380C	23801 (6840W)	41650	150 mA	2380K	238000K	T3M	Type II Medium	240"
	2400C	24001 (6897W)	42000	150 mA	2400K	240000K	T3M	Type II Medium	240"
	2420C	24201 (6955W)	42350	150 mA	2420K	242000K	T3M	Type II Medium	240"
	2440C	24401 (7012W)	42700	150 mA	2440K	244000K	T3M	Type II Medium	240"
	2460C	24601 (7070W)	43050	150 mA	2460K	246000K	T3M	Type II Medium	240"
	2480C	24801 (7127W)	43400	150 mA	2480K	248000K	T3M	Type II Medium	240"
	2500C	25001 (7185W)	43750	150 mA	2500K	250000K	T3M	Type II Medium	240"
	2520C	25201 (7242W)	44100	150 mA	2520K	252000K	T3M	Type II Medium	240"
	2540C	25401 (7300W)	44450	150 mA	2540K	254000K	T3M	Type II Medium	240"
	2560C	25601 (7357W)	44800	150 mA	2560K	256000K	T3M	Type II Medium	240"
	2580C	25801 (7415W)	45150	150 mA					



FLORIDA

MARTIN COUNTY

Digitally signed
by Michael
Uhazie
Date:
2022.02.22
15:37:19 -05'00'

PLAN STATUS

DATE	DESCRIPTION
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GN	DRAWN	CHK
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No. 010833 01 001

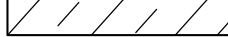
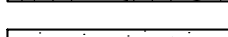
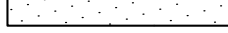
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C03



- | | |
|--|---------------------------|
| | PROPERTY LINE |
| | ADJACENT ROW |
| | CONCRETE SIDEWALK |
| | FENCE |
| | OVERHEAD ELECTRIC SERVICE |
| | SANITARY LINE |
| | WATER VALVE |
| | WATER METER |
| | FIBER OPTIC |
| | MONITOR WELL |
| | FIRE HYDRANT |
| | SANITARY SEWER MANHOLE |
| | DRAINAGE MANHOLE |
| | DRAINAGE INLET |
| | LIGHT POLE |
| | WOOD POWER POLE |
| | ELECTRIC METER |
| | SPOT ELEVATION |
| | TREE |

- | | |
|---|-------------------------------------|
|  | EXISTING ASPHALT TO BE REMOVED |
|  | EXISTING BRICK PAVERS TO BE REMOVED |
|  | EXISTING CONCRETE TO BE REMOVED |
|  | EXISTING STRUCTURE TO BE REMOVED |
|  | LIMITS OF DISTURBANCE |
|  | EXISTING TREE TO BE REMOVED |



30

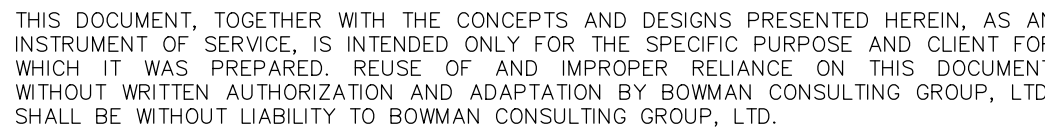
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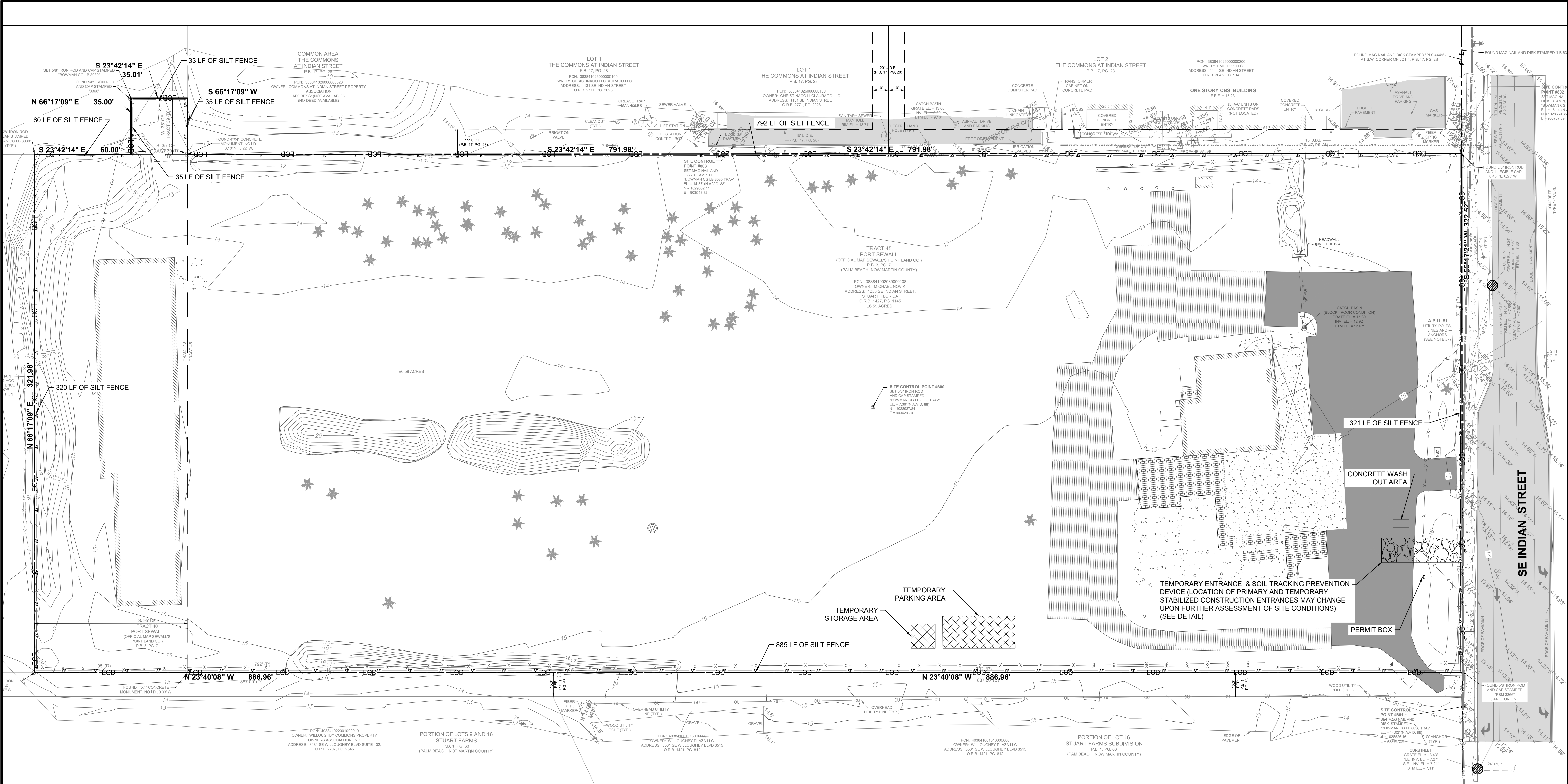
1" = 30'

1 = 50

NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).





LAND CLEARING NOTES

1. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S MEETING FOR SITE DEVELOPMENT.
2. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
3. TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
4. PRESERVE AREAS SHALL HAVE ORANGE FENCE INSTALLED ALONG ENTIRE BOUNDARY PRIOR TO COMMENCEMENT OF ANY CLEARING ACTIVITIES.
5. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
6. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL.

EROSION CONTROL CONSTRUCTION SEQUENCE

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
5. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES PER EROSION CONTROL NOTE 9 AND AS SHOWN ON THE PLAN OR REMOVE FROM SITE, AND DISPOSE OF AT A PERMITTED SITE.
6. SOD AND STABILIZE EMBANKMENTS, CONSTRUCT PARKING BASE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
7. INSTALL STORM DRAINAGE PROTECTION, COMPLETE PARKING LOT CONSTRUCTION.
8. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
9. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENVIRONMENTAL FEATURES AND WATER QUALITY. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
2. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
7. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
8. THE CONTRACTOR SHALL EXCAVATE THE WET RETENTION / DETENTION BASINS FROM OUTSIDE OF THE LIMITS OF THE BASIN TO THE EXTENT POSSIBLE TO MINIMIZE COMPACTION OF THE SOILS. THE BASINS SHALL BE PROTECTED FROM EQUIPMENT FOR THE REMAINDER OF THE CONSTRUCTION PROCESS.
9. ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.

NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

ADDITIONAL NOTES

CONSTRUCTION DEWATERING
CONSTRUCTION DEWATERING, IF REQUIRED, TO BE IN ACCORDANCE WITH THE DEWATERING PERMIT TO BE OBTAINED BY CONTRACTOR.

SILT FENCE PLACEMENT - CLEARING AND GRUBBING

SILT FENCE TO BE IN PLACE BEFORE CONSTRUCTION AND/OR CLEARING AND GRUBBING COMMENCES. CONTRACTOR TO MAINTAIN SILT FENCE FOR THE DURATION OF CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION.

SILT FENCE PLACEMENT - SITE FILL & FINE GRADING

PLACEMENT IS SHOWN IN PERIMETER AREAS TO BE FILLED TO PREVENT OFF-SITE DISCHARGES.

SCOPE OF EROSION CONTROL

THE GENERAL CONTRACTOR (GC) SHALL USE BEST MANAGEMENT PRACTICES TO LIMIT ADVERSE IMPACT BY MEANS OF SILT FENCING, JUTE MATTING, TEMPORARY SEEDING, INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCES, ETC. SEDIMENT CONTROL STRUCTURES DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF FDEP NPDES GENERIC PERMIT. SEDIMENT CONTROL DEVICES MUST BE INSTALLED.

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUED INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET FORTH ON THIS PLAN, AND AS SPECIFIED BY ALL APPLICABLE REGULATORY AGENCIES.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL BMP CONTROLS IN ORDER TO CONTAIN ALL STORMWATER RUNOFF WITHIN THE PARCEL BOUNDARY, UNLESS OTHERWISE NOTED.

THE CONTRACTOR MUST MAINTAIN ALL BMPs AND EROSION AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION FOR THE ENTIRE PARCEL IS ACHIEVED. THE CONTRACTOR MUST REQUEST ANY DEVIATION TO THESE PLANS IN WRITING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE BMP CONTROLS REGULARLY. THE CONTRACTOR IS TO PROVIDE ADDITIONAL EROSION CONTROL AS DEEMED NECESSARY BY THE ENGINEER. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THE BID. ANY AREA WHERE EROSION IS OBSERVED MUST BE ADDRESSED BY THE CONTRACTOR, WHETHER SHOWN ON THE PLANS OR NOT.

PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEANING AND DISPOSAL OF ANY DEBRIS OR WASTE. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES AND FEES FOR IMPROPER PLACEMENT OR MAINTENANCE OF CONTROLS.

UPDATES AND AMENDMENTS

THE GENERAL CONTRACTOR (GC) MUST UPDATE THE JOBSITE DAILY. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL (SEE SCOPE OF EROSION CONTROL).

IMPORTANT:
THE GC MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CIVIL ENGINEERING CONSULTANT (CEC) AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

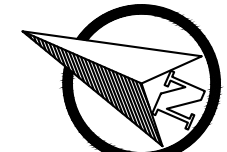
1. MODIFYING EROSION OR SEDIMENT CONTROL BMPs
2. REMOVING EROSION OR SEDIMENT CONTROL BMPs
3. THE CONTRACTOR MAY ADD ADDITIONAL BMPs WITHOUT CEC APPROVAL ONLY IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH ALL AGENCIES AND PROTECTION OF WATER QUALITY.

EXISTING LEGEND

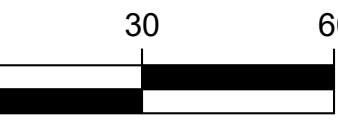
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- ADJACENT ROW
- CONCRETE SIDEWALK
- FENCE
- OVERHEAD ELECTRIC SERVICE
- SANITARY LINE
- WATER VALVE
- WATER METER
- FIBER OPTIC
- MONITOR WELL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE INLET
- LIGHT POLE
- WOOD POWER POLE
- ELECTRIC METER
- SPOT ELEVATION
- TREE

SEDIMENT AND EROSION CONTROL LEGEND

- STABILIZED ENTRANCE
- TEMPORARY PARKING/STORAGE AREA
- LIMITS OF DISTURBANCE
- SILT FENCE
- PERMIT BOX
- INLET PROTECTION



GRAPHIC SCALE



UTILITY CONFLICT NOTE:

CONTRACTOR TO VERIFY THE LOCATION AND DEPTH(S) OF EXISTING UTILITIES PRIOR TO ORDERING MATERIAL.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bee Safe Storage and Wine Cellar
Sediment and Erosion Control Plan I

Martin County
Florida

PROJECT NO
010823-01-001

PLAN STATUS

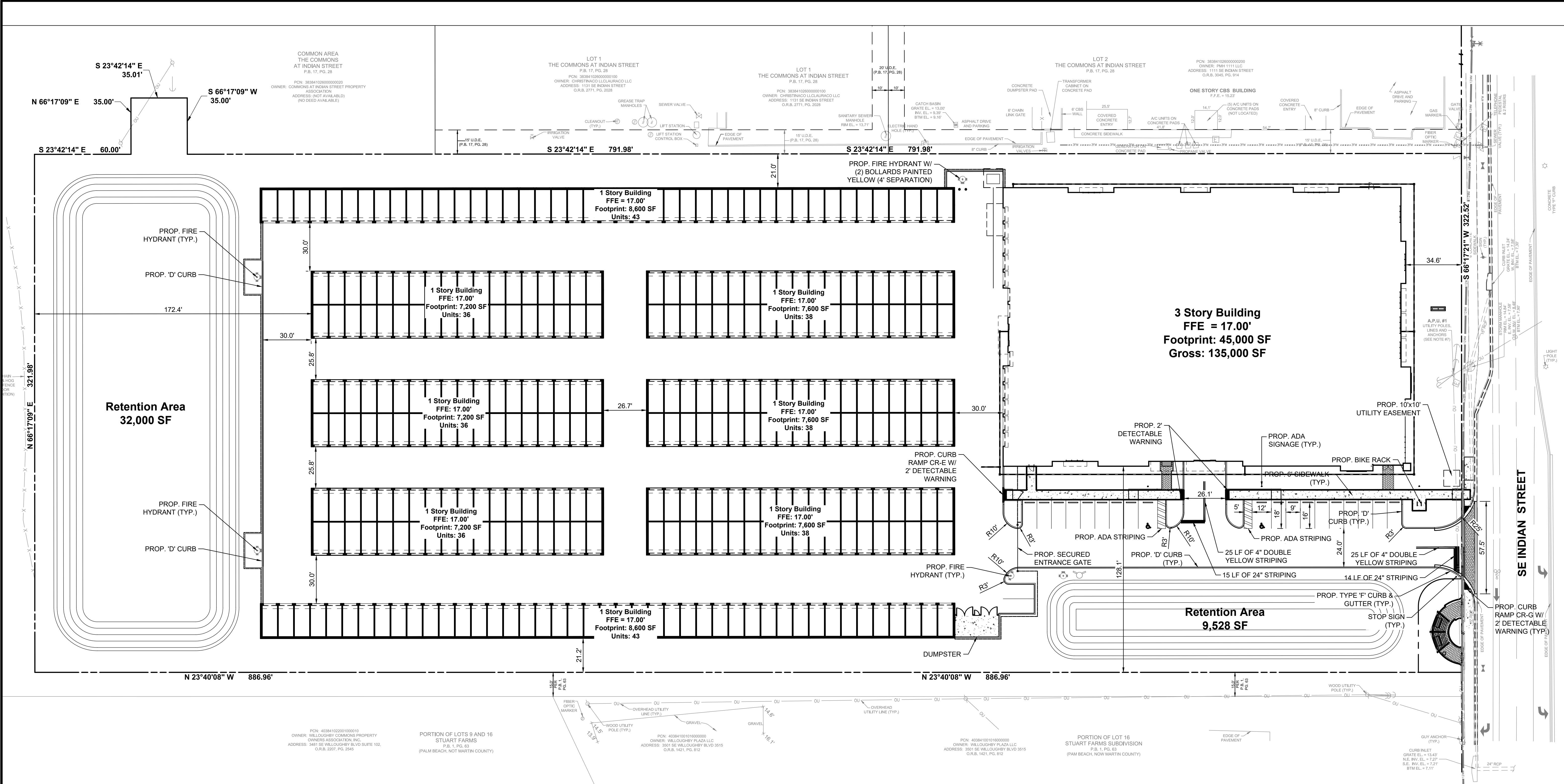
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SCALE:	
JOB No. 010823-01-001	
DATE FEBRUARY 2022	
FILE No. 010823-01-001-C004-EC1	
C04	
SHEET	

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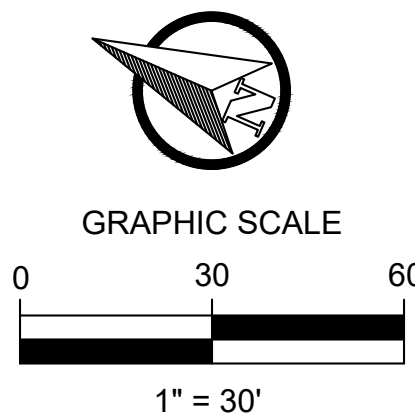
MICHAEL UZHAZIE, P.E.
FL LICENSE NO. 88667

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7887
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NOTE:
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BEE SAFE STORAGE AND
WINE CELLAR
HORIZONTAL CONTROL PLAN

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Stuart, Florida 34994
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PROJECT NO
010823-01-001

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by Michael
Uzhazie
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2022.02.22
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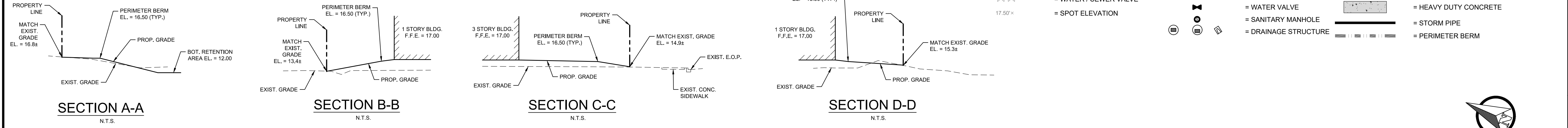
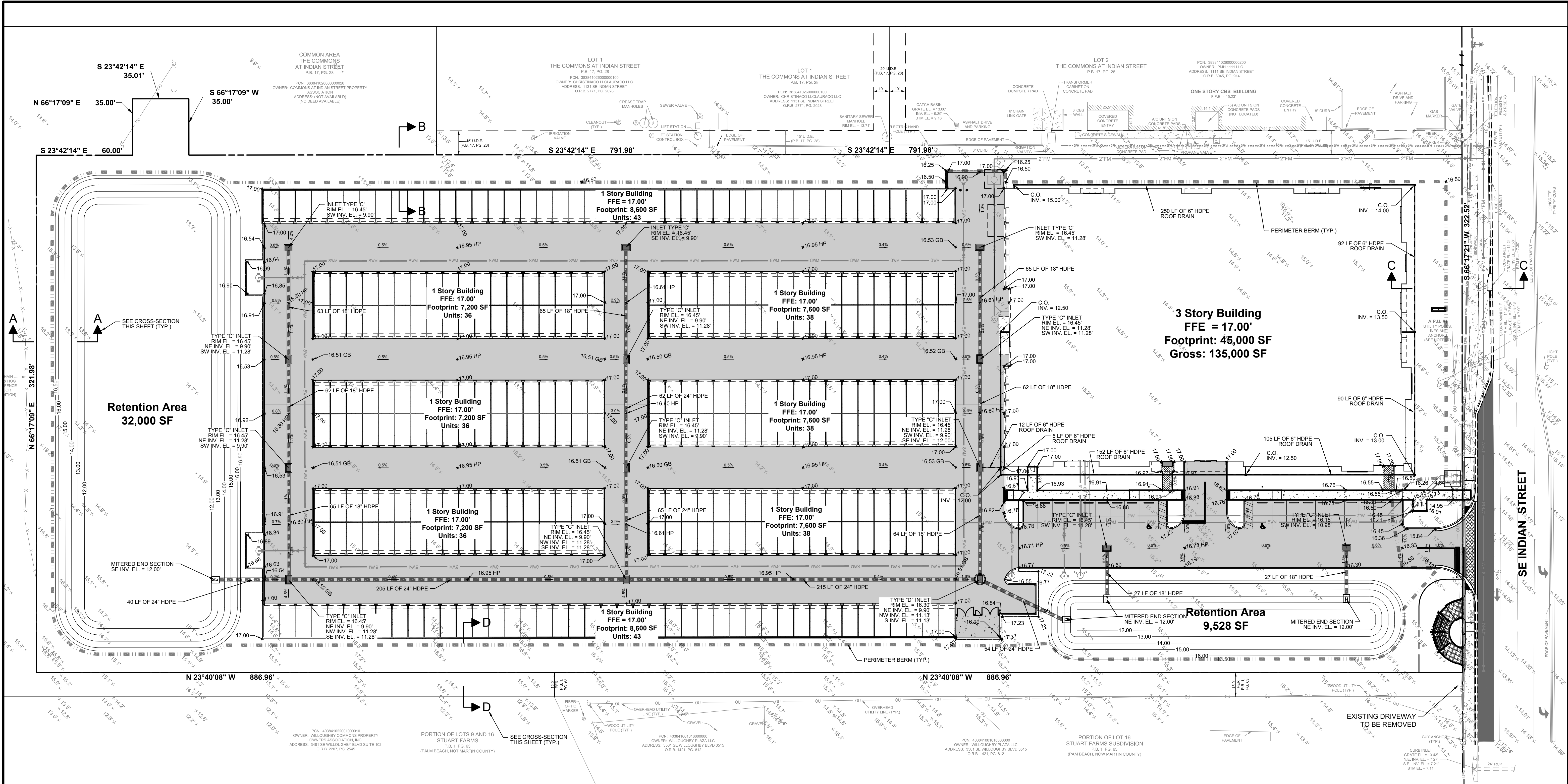
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FL LICENSE NO. 88667

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DATE	FEBRUARY 2022
FILE No.	010823-01-001-C007-SIT
SHEET	C07

MARTIN COUNTY
FLORIDA

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 30462



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

NOTE:
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LEGEND

(EXISTING)

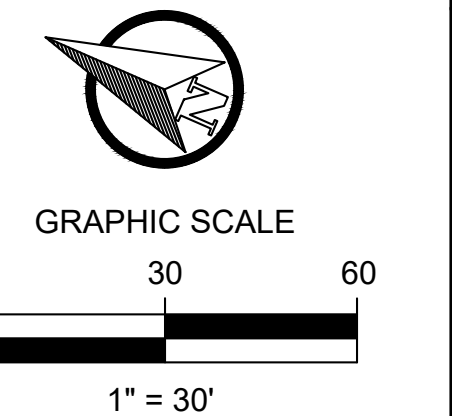
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- 8" SS = SANITARY SEWER
- = DRAINAGE STRUCTURE
- = DRAINAGE PIPE
- ⊗ = WATER / SEWER VALVE
- 17.50'± = SPOT ELEVATION

(PROPOSED)

- = PROPERTY LINE
- = WATER MAIN
- = FIRE LINE
- = SANITARY SEWER
- = FIRE HYDRANT
- = WATER VALVE
- = SANITARY MANHOLE
- = DRAINAGE STRUCTURE

SPOT ELEVATION

- X 15.25 = SPOT ELEVATION
- = CONCRETE SIDEWALK
- = STANDARD DUTY ASPHALT PAVEMENT
- = OFF-SITE ASPHALT PAVEMENT
- = HEAVY DUTY CONCRETE
- = STORM PIPE
- = PERIMETER BERM



Bowman

PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 30482

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BEE SAFE STORAGE AND WINE CELLAR PAVING AND GRADING PLAN

FLORIDA
MARTIN COUNTY

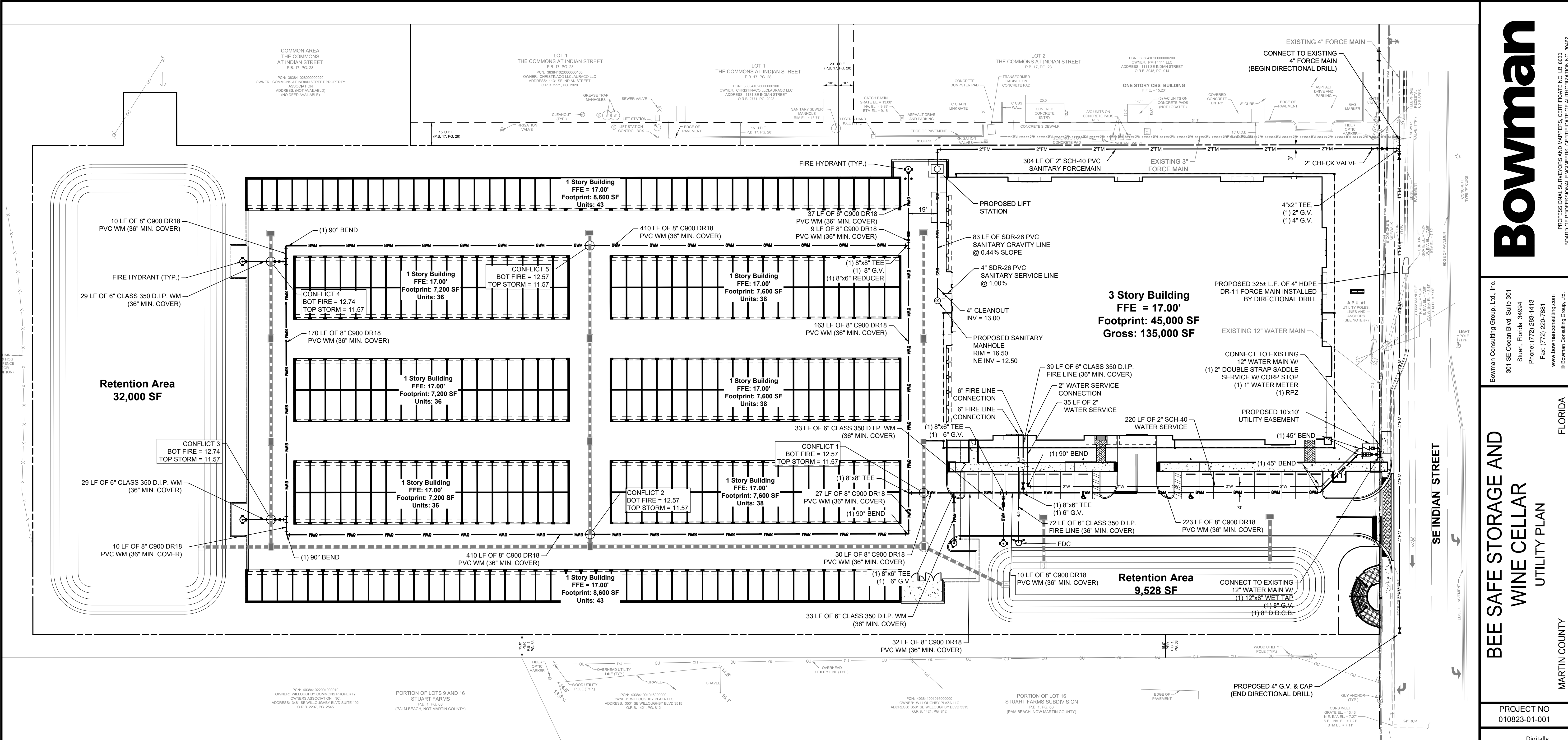
PROJECT NO
010823-01-001

Digitally signed by Michael Uzhazie
Date: 2023.02.22 15:38:20 -05'00'

MICHAEL UZHAZIE, P.E.
FL LICENSE NO. 88667

PLAN STATUS

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GMB CHKD	
SCALE:	
JOB No.	010823-01-001
DATE	FEBRUARY 2022
FILE No.	010823-01-001-C010-PGD
SHEET	C08



811

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NOTE:

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AMERICAN VERTICAL DATUM OF 1988 (NAVD).

NOTES:

1) ALL PROPOSED INFRASTRUCTURE AND FIRE HYDRANTS BEYOND THE DOUBLE
DETECTOR CHECK BACKFLOW DEVICE AT THE R-O-W WILL REMAIN PRIVATELY
OWNED AND MAINTAINED.

2) PROPOSED LIFT STATION AND ANCILLARY PIPING ON-SITE WILL REMAIN PRIVATELY
OWNED AND MAINTAINED.

3) ALL PROPOSED CONSTRUCTION MUST MEET CITY OF STUART (COS), AWWA, AND
FDEP MINIMUM CONSTRUCTION STANDARDS.

GRAPHIC SCALE

0 30 60

1" = 30'

DATE

DESCRIPTION

MCU DESIGN RO GMB

SCALE: DRAWN CHKD

JOB No. 010823-01-001

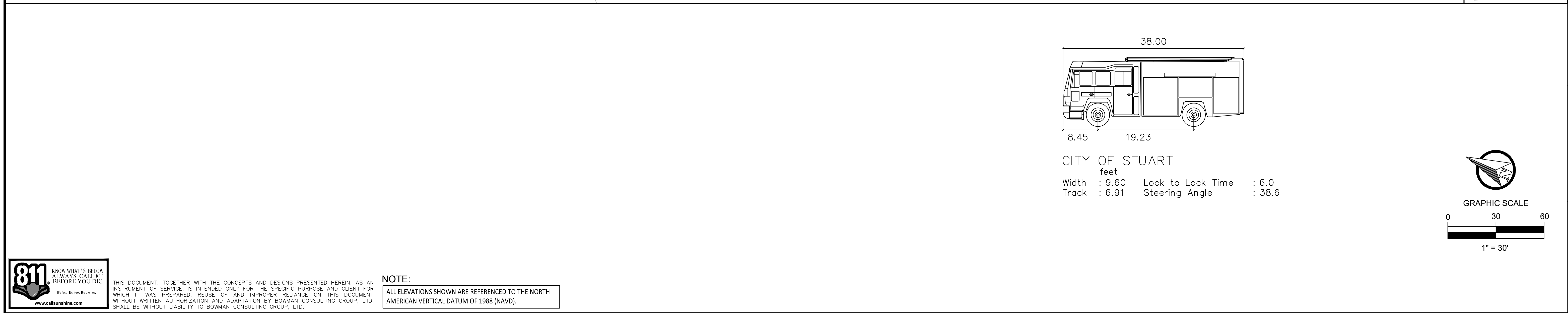
DATE FEBRUARY 2022

FILE No. 010823-01-001-C011-UTP

SHEET

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Page 66 of 223



Memorandum

To: Michael Uhazie, PE
Project Manager / Bowman Consulting

From: Andrew Petersen, PE

Andrew J. Petersen, P.E.
State of Florida, License # 75493

Date: 07/20/2021

07/22/2021

Re: Bee Safe Storage & Wine Cellar @ SE Indian St. Stuart, FL – Turn Lane Warrant Analysis

Digitally signed by Andrew Petersen
Reason: This item has been digitally signed & sealed by Andrew J. Petersen, P.E. on the date indicated here. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.
Contact Info:
apetersen@bowmanconsulting.com
Date: 2021.07.22 22:52:40-04'00'

Bowman Consulting Group (Bowman) has been retained to perform a Traffic Impact Memorandum for the proposed Bee Safe Storage & Wine Cellar to be located at 1137 SE Indian St. Stuart, Florida, see **Attachment A**. The purpose for this memorandum is to provide a summary of the anticipated trip generation and trip distribution, and to conduct a turn lane warrant analysis for the proposed Bee Safe Storage.

The scope of the Traffic Impact Assessment was coordinated with Martin County Traffic Review Staff, see **Attachment B**. This scope was also coordinated and the City of Stuart Traffic Review Staff (Captec Engineering, Inc.) via conference call.

Proposed Development

The applicant is proposing to develop the site with a 135,000 square feet Warehouse, and an additional 61,600 square feet of storage building. The Site is proposed to be developed on SE Indian St, northeast of the intersection with SE Willoughby Blvd. **Figure 1** depicts the location of the proposed development.



Figure 1 Location of site

Access to the site is proposed to be provided by one right-in/right-out driveway along SE Indian St, as depicted in **Figure 1**.

Roadway system

SE Indian St.: within the identified study area SE Indian St. is a four-lane divided urban major arterial according to the Florida Department of Transportation, Martin County Functional Classification Map. SE Indian St has a Northeast-Southwest alignment and a posted speed limit of 45 MPH.

Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition was used to determine the number of trips generated by the land use Warehousing (Land Use 150). **Table 1** outlines the trip generation calculations for the proposed development.

Table 1 Site Trip Generation

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	196,600	178	179	357	38	11	49	13	38	51

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

Based on **Table 1**, the proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.

The anticipated trip distribution for the proposed site was developed based on review of the 2019 Traffic Volume information extracted from the Martin County *2019 Roadway Level of Service Inventory Report*.



Figure 2 Trip Distribution

Martin County *Adopted LOS D*, city of Stuart *Adopted LOS E*. As defined on Chapter 5, Section 5.2 of the Martin County Code of Ordinances, and Element II (*Transportation Element*) Objective 1 Policy 1.4 of the city of Stuart Code of Ordinances.

Table 2 presents the projected impact of the proposed development site trips in the surrounding roadway network according to the Trip Distribution presented in **Figure 2**.

Table 2 Site Trip Distribution

Roadway	Segment	Generalized Service ⁽¹⁾	Generalized Service Capacity ⁽¹⁾	Project Traffic Trip Dist %	Projected Daily Development Trips ^(2,3)	Project Traffic Impact (%)
SE Indian St	From Wiloughby Blvd to US -1	C	2,000	50%	26	1.3%
SE Indian St	From SR-76 to Wiloughby Blvd	C	2,000	29%	15	0.8%
SE Indian St	From US - 1 to SR-5	C	2,000	10%	5	0.3%
Wiloughby Blvd	North of SE Indian St.	C	2,000	11%	6	0.3%
Wiloughby Blvd	South of SE Indian St.	C	2,000	10%	5	0.3%
US-1	North of SE Indian St.	C	3,020	22%	11	0.4%
US-1	South of SE Indian St.	C	3,020	18%	9	0.3%

(1) Generalized LOS Capacity and 2019 Peak Hour Directional Volume extracted from Martin County 2019 Roadway Level of Service Inventory Report

(2) Projected Daily Development Trips were calculated using LU 150 from the ITE Trip Generation Manual. The assumed trip distribution along the roadways based on the projected site trip distribution pattern.

(3) Trip Generation Rates calculated for the PM Peak Hour

Based on **Table 2** and considering the evening peak hour was determined to be the peak hour of the proposed development, the development is not expected to significantly impact the surrounding roadway network. The proposed trips would fit in the existing traffic conditions without disrupting the current level of service. Justifying that the proposed traffic created by the proposed development should be considered acceptable without the need for any additional improvements.

Capacity Analysis

The intersection of SE Indian St & the Warehouse Driveway was analyzed for the Build Out Conditions following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the intersection.

Per the city of Stuart request, the Build Out year was revised to be two years after the anticipated construction/issuance of certificate of occupancy year (2022), therefore for the purposes of this memorandum, 2024 is considered the Build Out year.

Capacity Analyses were conducted for the Build conditions (year 2024). The primary purpose for this approach was to evaluate the results in order to identify the impact of the proposed development. The capacity results are included in **Appendix C**.

The intersection is expected to operate at LOS A under No Build and Build conditions. No increases in delays are expected on the eastbound and westbound approaches with the inclusion of the proposed development. A 11.9-second delay is expected on the southbound approach (site driveway) for the morning peak hour and a 17-second delay is anticipated for the evening peak hour. Therefore, under Build

conditions, the site driveway is expected to operate at acceptable LOS C or better during the morning and evening peak hours.

The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.

Turn Lane Warrant Analysis

The forecasted right turn volumes at the site driveways were evaluated to determine the need for the installation of auxiliary right turn lanes to access the proposed site. The analyses were completed per the criteria set forth in the Driveway Information Guide (Chapter 7) published by the Florida Department of Transportation.

The proposed site driveway is projected to generate the following number of right turns:

- AM Peak Hour – 38
- PM Peak Hour – 13

Table 3 outlines the criteria required to meet the installation of an auxiliary right turning lane.

Table 3 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
45 MPH or Less - more than 80 -125 turns per hour ⁽²⁾ .	No
Over 45 MPH More than 35-55 right turns per hour ⁽²⁾ .	N/A
⁽¹⁾ FDOT Driveway Information Guide ⁽²⁾ The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	

As shown in **Table 3**, the proposed site driveway 1 does not meet the conditions for a right turn lane along SE Indian St.

Table 4 presents the additional criteria provided by the FDOT Driveway information guide for the installation of a right turn lanes.

Table 4 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
Facilities having a high volume of buses, trucks or trailers (2 or 3 per hour).	No
Poor internal design of a driveway facility causing potential backups in the through lanes.	No
Heavier than normal peak flows on the main roadway.	No
Very high operating speeds (such as 55 MPH or above) and in rural areas where turns are not expected by through drivers.	No
Highways with curves or hills where sight distance is impacted.	No
Gated entrances.	Yes
Crash experience, especially Rear-End Collisions.	No
Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right turn lane desirable, (this would also be the case downstream soon after a dual left turn lane onto a four-lane road)	No
Severe skewed angle of intersection requiring right turn vehicle to stop greatly.	No
⁽¹⁾ FDOT Driveway Information Guide	

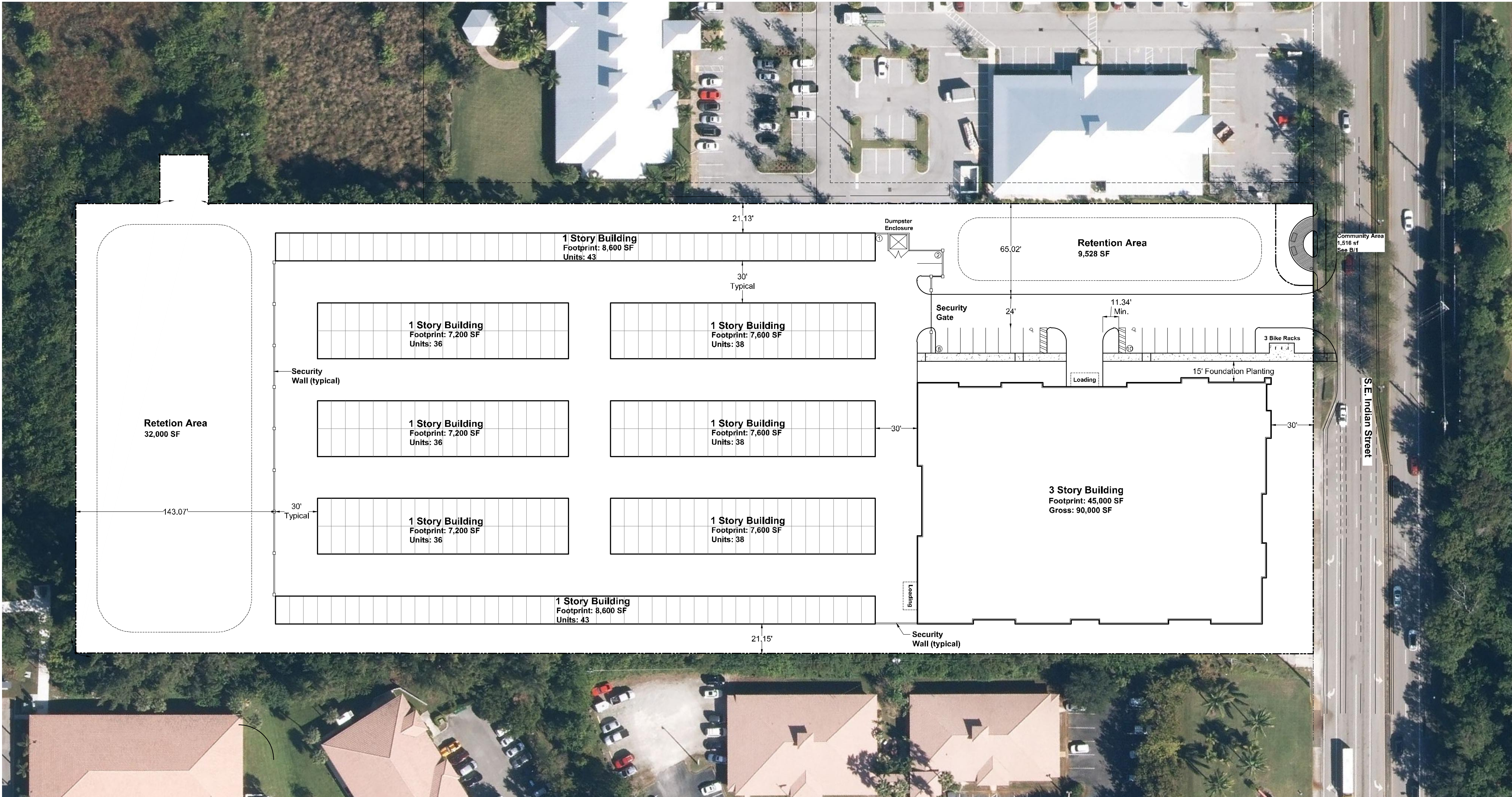
The criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Summary of findings and Conclusions

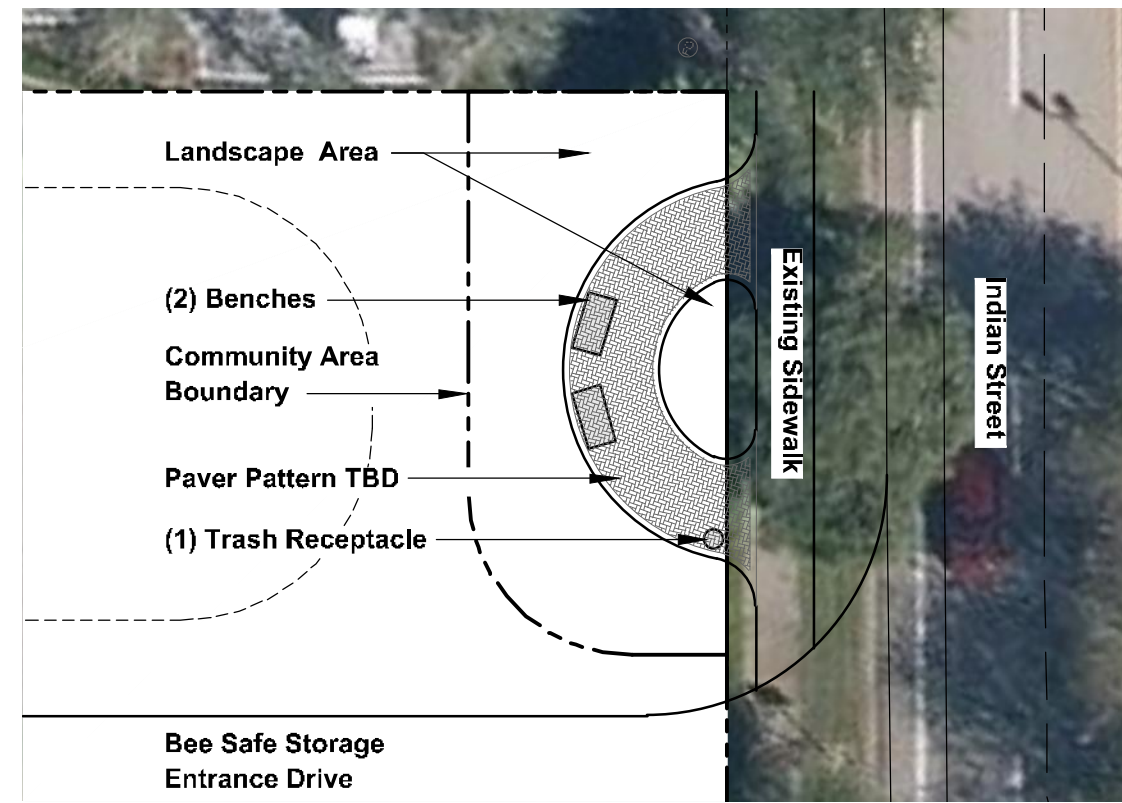
- The proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.
- It is anticipated that 50% of the site trips travel to/from West of SE Indian St.; of these, 29% are expected to/from SE Indian St., 11% are expected from/to north of SE Willoughby Blvd and 10% are expected to travel from/to north of SE Willoughby Blvd. It is anticipated that the remaining 50% of the site trips travel to/from East of SE Indian St.; of these, 10% are expected to/from SE Indian St., 22% are expected from/to north of U.S. Rte. 1 and 18% are expected to travel from/to south of U.S. Rte. 1.
- The proposed site driveway is projected to generate the following number of right turns:
 - AM Peak Hour – 38
 - PM Peak Hour – 13
- Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network.
- The results of the turn lane warrant analysis are as follows:
 - The intersection is expected to operate at LOS A under No Build and Build conditions. The eastbound and westbound approach are not expected to be impact by the inclusion of the proposed development. The southbound approach is expected to operate at an acceptable LOS C or better.
 - The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.
- The results of the turn lane warrant analysis are as follows:
 - The proposed site driveway does not meet the conditions set by the FDOT Driveway Information Guide, not warranting a right turn lane along SE Indian St.
 - Based on the additional criteria set by the FDOT Driveway Information Guide, the criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Appendix A

Drawing Name: J:\Projects Active\20-305 Indian Street Storage-Bee Safe Site Plan\ Apr. 27, 2021 - 5:27pm 20-305 - Indian Street Bee Safe Storage CSP 1.dwg



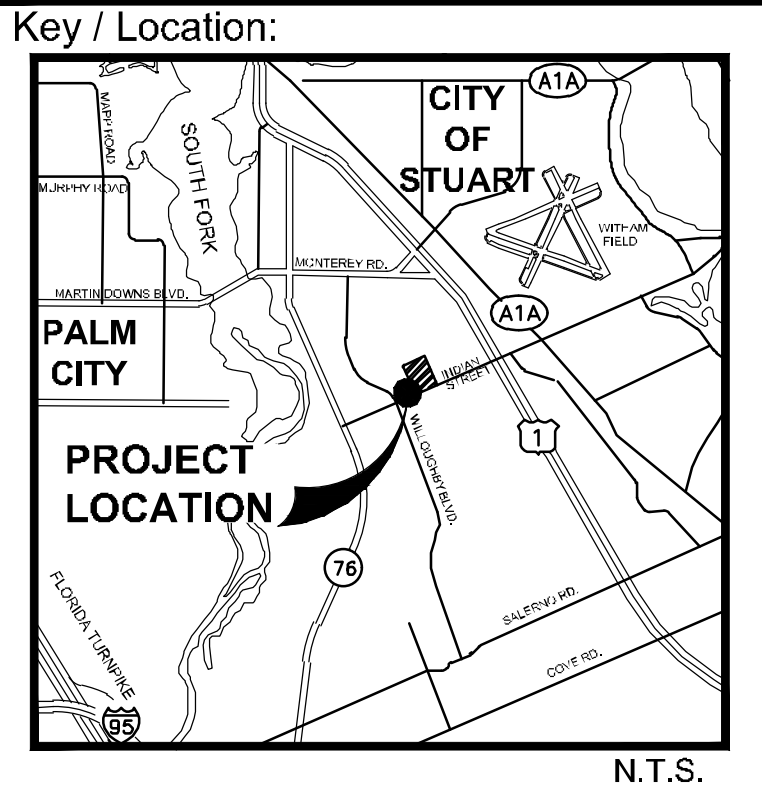
A
1 Bee Safe Storage Conceptual Site Plan
Plan View Scale: 1" = 40'



B
1 Community Area Site Plan
Plan View Scale: 1" = 20'

Site Data			
Total Site Area:	287,060 sf	6.59 ac	
Total Building Area:	151,600 sf	3.48 ac	
Building Footprint:	106,600 sf	2.45 ac	
Vehicular Use Area:	79,605 sf	1.83 ac	
Impervious Max. Allowed:	65%	4.28 ac	
Impervious Area Provided:	186,205 sf	65%	4.28 ac
Open Space Required:	25%	1.65 ac	
Open Space Provided:	99,339 sf	35%	2.30 ac
Community Area:	1,516 sf	1% of Gross Floor Area	
Total Units:	908 Units		

Parking Requirements	
Parking Required:	21 Spaces
1 space per employee plus 1 space per 50 storage units	
Parking Provided:	21 Spaces



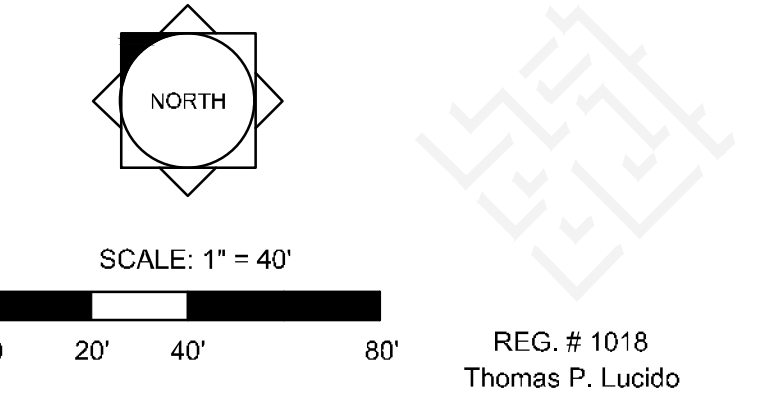
Project Team:	
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD. Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

Indian Street Storage

Indian Street, Stuart, Florida

Conceptual Site Plan

Date	By	Description
08APR21	SJS	Conceptual Site Plan
26APR21	SJS	Revised Per New Building Footprint



Designer	SJS	Sheet
Manager	DF	1 of 1
Project Number	20-305	
Municipal Number	---	
Computer File	20-305 - Indian Street Be Safe Storage CSP 1.dwg	

Appendix B

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, February 16, 2021 2:50 PM
To: Daniela Jurado
Cc: Lisa Wichser; Damian Bono
Subject: [EXTERNAL] RE: Warehouse Stuart, FL-Traffic Impact Assessment Scope

Good afternoon Daniela,

The proposed development is within the municipal boundaries of the City of Stuart, and will need to be submitted for their review. <https://cityofstuart.us/264/Planning-Zoning-Department>

City of Stuart Development Web Map

<https://stuartfl.maps.arcgis.com/apps/webappviewer/index.html?id=0af302238bf542deaeb499ca6efcb2e>

Martin County would review and issue a right-of-way use permit should any access changes be proposed.

Luke Lambert
Traffic Engineering Manager
Public Works Department
[Martin County Board of County Commissioners](#)
772-221-2300

From: Daniela Jurado <djurado@bowmanconsulting.com>
Sent: Tuesday, February 16, 2021 2:28 PM
To: Damian Bono <dbono@martin.fl.us>
Cc: Andrew Petersen <apetersen@bowmanconsulting.com>
Subject: Warehouse Stuart, FL-Traffic Impact Assessment Scope

**Think Before You Click: This Email Originated
Outside of your organization.**

Good afternoon Mr. Bono,

My is Daniela Jurado I am an engineer working with Bowman Consulting. I am sending this email to discuss the scope of the traffic study for a proposed project near the intersection of SE Indian Street and SE Willoughby Road in the city of Stuart, Martin County.

The development in question is a proposed Warehouse with a 135,000 SF 3 story Main Building (45,000 SF per floor) and 62,400 SF of additional storage space outside the main building. Therefore based on the ITE the expected number of trips is 357 daily trips, 49 during the morning peak and 56 during the evening peak hour.

Our proposed scope is as follows:

1. Trip generation calculations for the proposed development utilizing the ITE *Trip Generation Manual, 10th Edition*

2. Traffic assignment (trip distribution) for the proposed development
3. Turn lane warrant analysis.

I have attached the proposed scope to this email. Would this be an acceptable approach for the County?

Please let me know if you have any questions, or would like to discuss these items further.

Thank you in advance,

DANIELA JURADO

Engineer I | **BOWMAN**

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TRAFFIC IMPACT STUDY WAREHOUSING, STUART FL SCOPING/METHODOLOGY STATEMENT

Scoping Meeting Date: Electronic Coordination

Applicant's Consultant: Bowman Consulting Group

Applicant's Contact information: Andrew J Petersen (321 -270 - 8983 / apetersen@bowmanconsulting.com)
Daniela Jurado (321 -270 - 8977 / djurado@bowmanconsulting.com)

(1) LOCATION OF PROPOSED PROJECT: **See Figure 1**

Municipality: City of Stuart, FL

Roadway SE Indian Street

(2) DESCRIPTION OF PROPOSED PROJECT:

The proposed project consists on the development of a currently abandoned parcel located on the Northwest side of SE Indian St, northeast of the intersection with SE Willoughby Blvd, in the city of Stuart, Florida. The proposed development comprises a 135,000 square feet warehouse and 32,400 SF of additional storage building. Access to the development will be provided by one Right-in/Right-out driveway along SE Indian Street.

Trip generation rates were extracted from the Institute of Transportation Engineers 10th Edition. The trip generation is presented in **Table 1**. The proposed Trip Distribution is presented in **Figure 2**.

(3) PURPOSE OF THE ASSESSMENT:

The purpose for the study is to determine the number of trips generated by the proposed site; to evaluate the need of turn lanes into the site.

Turn lane warrant analyses will be completed at the proposed driveway access points along SE Indian Street. The results of the study will be summarized in a report document with graphics and back up data.

(4) DEVELOPMENT SCHEDULE:

Anticipated Opening Date: 2022

Analysis Date: 2022

(5) STUDY INTERSECTIONS (See Figure 2):

-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(6) STUDY AREA TYPE: Urban: x Rural:

(7) ANALYSIS PERIODS AND TIMES:

AM Peak hour	7:00 AM - 09:00 AM
PM Peak hour	4:00 PM - 06:00 PM

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: N/A

(b) Annual Base Traffic Growth: N/A Source: N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

No

(10) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

<u>Proposed Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
- SE Indian St, NE of int w/ Willoughby Blvd	AM/PM	Turning Movement Counts

(11) CAPACITY/LOS ANALYSIS

<u>Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
N/A		

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

TBD

(13) OTHER NEEDED ANALYSES:

(a) Signal Warrant Analysis:
No

(b) Required Signal Phasing/Timing Modifications:
N/A

(c) Analysis of the Need for Turning Lanes:
-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(d) Turning Lane Lengths:
N/A

(e) Queuing Analysis:
N/A

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THIS PROJECT:

TRAFFIC IMPACT STUDY **SCOPING/METHODOLOGY STATEMENT**

FIGURE 1



TABLE 1

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	197,400	178	179	357	38	11	49	18	38	56

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

(2) Pass-by Rates of 76% for LU-960 were extracted from the ITE Trip Generation Errata.

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Saifish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,236	249	C	0.5%
Mapp Rd	CR-714	SR-714	Class II: 2-Ln Undivided	750	11,668	557	D	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	5,278	301	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,320	314	C	0.7%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Divided	790	4,589	254	C	0.6%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	5,845	324	C	0.5%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	1,874	161	C	3.0%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	6,712	375	D	4.5%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	9,721	908	F	3.3%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	10,107	565	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	12,415	652	C	0.5%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	5,203	216	C	2.3%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	1,926	118	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	8,894	426	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	7,832	419	D	3.8%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,111	213	C	3.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,820	614	D	3.9%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	8,781	479	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,687	466	D	2.3%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,831	429	C	1.5%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,509	524	D	1.1%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

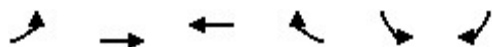
Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,007	544	C	5.4%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	11,709	597	C	8.0%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	11,100	666	C	3.7%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,460	555	D	4.3%

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Appendix C

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-AM
07/20/2021

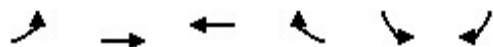


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1409	849	0	0	0
Future Volume (vph)	0	1409	849	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	1532	923	0	0	0
Lane Group Flow (vph)	0	1532	923	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1409	849	0	0	0
Future Vol, veh/h	0	1409	849	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1532	923	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	462
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	547
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-PM
07/20/2021

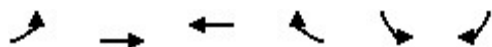


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	849	1409	0	0	0
Future Volume (vph)	0	849	1409	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	923	1532	0	0	0
Lane Group Flow (vph)	0	923	1532	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	849	1409	0	0	0
Future Vol, veh/h	0	849	1409	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	923	1532	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	766
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	345
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	345
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-AM
07/20/2021

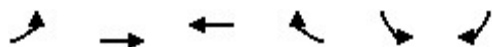


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1414	849	38	0	11
Future Volume (vph)	0	1414	849	38	0	11
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.994			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3401	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3401	0	0	1611
Adj. Flow (vph)	0	1537	923	41	0	12
Lane Group Flow (vph)	0	1537	964	0	0	12
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1414	849	38	0	11
Future Vol, veh/h	0	1414	849	38	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1537	923	41	0	12
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	482
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	530
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	530
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		11.9		
HCM LOS	B					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	530		
HCM Lane V/C Ratio	-	-	-	0.023		
HCM Control Delay (s)	-	-	-	11.9		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-PM
07/20/2021



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	868	1409	13	0	38
Future Volume (vph)	0	868	1409	13	0	38
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3418	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3418	0	0	1611
Adj. Flow (vph)	0	943	1532	14	0	41
Lane Group Flow (vph)	0	943	1546	0	0	41
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 49.4%				ICU Level of Service A		
Analysis Period (min) 15						

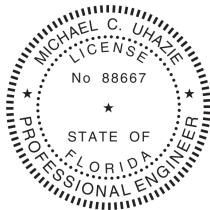
Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	868	1409	13	0	38
Future Vol, veh/h	0	868	1409	13	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	943	1532	14	0	41
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	773
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	342
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	342
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		17		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	342		
HCM Lane V/C Ratio	-	-	-	0.121		
HCM Control Delay (s)	-	-	-	17		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q(veh)	-	-	-	0.4		

Bee Safe Self Storage Stormwater Report

Date: February 8, 2022

Revised:

Prepared by:



Digitally signed
by Michael
Uhazie
Date: 2022.02.08
18:02:27 -05'00'

Michael Uhazie, P.E.
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Bowman Consulting Group

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772-283-1413

INTRODUCTION

Site Description

The Bee Safe Self-Storage and Wine Cellar project site is approximately 6.59 acres in size and is located on the north side of SE Indian Street, east of the intersection of SW Willoughby Boulevard. The site was previously developed and used as a plant/tree nursery starting in the late 1990's. The existing improvements will be removed and replaced with a proposed self-storage facility. The project will consist of a three-story self-storage building, eight single-story self-storage buildings, parking facilities, utilities, drainage pipes/inlets, and two dry retention ponds. The project falls under the jurisdiction of the City of Stuart, Martin County, and South Florida Water Management District (SFWMD's) for stormwater regulatory approval.

Adjacent Parcels

The project site is bordered by the Martin County Building Department / Health Department to the north, Parks-Indian Dream Center to the east, SE Indian Street to the south, and Willoughby Commons / Willoughby Plaza to the west. Based on the existing elevations shown on the topographic survey, the proposed project site does not appear to receive any off-site flows from adjacent parcels.

Soils

The existing property is relatively flat, with only about 1-2 feet variation throughout. The elevations range from elevation 13' NAVD to 15' NAVD. The NRCS Soil Survey of the site indicates that most of the site constitutes of a Waveland/Immokalee and Hobe fine sands, which are common in the area. This soil profile consists mainly of sandy and loamy marine deposits originating from flatwoods within historic marine terraces.

The NRCS Soil Survey of the site indicates the estimated saturated hydraulic conductivity rate to be roughly 60.31 micrometers/second (17.09 feet/day) for the Waveland/Immokalee sands, and 160 micrometers/second (45.35 feet/day) for the Hobe fine sands.

Water Table Elevation

The estimated wet season water table was derived based on existing permits and field observations. To the west of our project site, the Willoughby Plaza project (Permit 43-01727-P) indicated a wet season water table elevation of 11.5' NAVD. To the north of our site, the Martin County Health Department project (Permit 43-01347-P) indicated a wet season water table elevation of 9.25' NAVD. To the east, the Treasure Coast Hospice (Permit 43-01212-P) indicated a wet season water table of 10.8' NAVD. Based on the combination of these three permits, it is estimated that the wet season water table for our project site is at 11.00' NAVD.

Outfall and Allowable Discharge Rate

The existing project site currently discharges into the Martin County Health Department dry detention pond. Previous SFWMD permits include references to this discharge from our property, however no official permits have been issued. Based on conversations with Martin County Public Works, it appears that discharge into the Martin County pond will not be permitted. Additionally, due to existing flooding conditions within SE Indian Street, Martin County Public Works also indicated that discharge into the roadway will not be permitted either. This results in zero allowable discharge for the project site. Therefore, the proposed project will contain the 100-year 3-day storm on-site in a full retention scenario. The proposed discharge rate for the project is 0.00 cfs.

Stormwater System

Runoff from the new proposed project will be collected by new drainage basins and pipes before being directed into the two dry-retention basins. All stormwater runoff will be stored within the retention basins and infiltrated back into the groundwater table. No discharge structures are proposed with the project. The perimeter berms will be set at the 100-year 3-day storm event peak stage elevation, and the finished floors of the structures will be set at least one-foot above that peak stage.

Level of Service

The minimum required level of service elevations will be met. Specifically:

1. The parking lot will be designed at or above the projected 10-year, 1-day storm event.
2. The perimeter berm elevations will be designed at or above the projected zero discharge 100-year, 3-day storm event.
3. The finished floor elevations will be designed above the projected zero discharge 100-year, 3-day storm event.

DESIGN CRITERIA

Water Quality

The South Florida Water Management District Criteria for Water Quality is typically given as:

The larger of:

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

In addition, since the project site falls within a basin with an impaired water body, the following also apply:

- 150% Additional Water Quality Treatment

A water quality credit of 200% is given for using dry-retention treatment.

The required water quality volume, included the 150% additional treatment, and the 200% credit for retention is 0.41 ac-ft. The provided water quality volume is 0.41 ac-ft at elevation 12.83' NAVD.

Stormwater Runoff Attenuation

We propose to limit our post-development discharge rate to 0.00 cfs for the 100yr-3day storm. Therefore the site is designed for full on-site retention.

The following accumulated rainfall data was used for the design storms.

10 year 1 day Rainfall	7.0 inches	Minimum Pavement EL
100 year 3 day Rainfall	14.0 inches	Minimum Berm EL

BASIN HYDROLOGY

Pre-Development

Site	Areas (acres)	TC (mins)	CN
Open Space	5.33	10	75
Total Pervious (81%)	5.33		
Pavement / Sidewalk	0.95	10	98
Buildings	0.32	10	98
Total Impervious (19%)	1.27		
Site Total (100%)	6.59		80

Post-Development

Site	Areas (acres)	TC (mins)	CN
Open Space	2.31	10	75
Dry Retention Ponds	0.95	10	75
Total Pervious (49%)	3.26		
Pavement / Sidewalk	1.83	10	98
Buildings	1.50	10	98
Total Impervious (51%)	3.33		
Site Total (100%)	6.59		87

RECOVERY ANALYSIS

Recovery Criteria

The South Florida Water Management District Criteria for pond recovery is typically given as:

- Recover a maximum of 50% of the water quality volume within 24-hours.
- Recover 100% of the design storm volume within 12-days.

The proposed project is designed for full on-site retention; therefore, the water quality recovery calculation can be disregarded.

The design storm for system recovery is the 100-year 3-day storm. An ICPR model has been created to simulate the system's recovery.

The starting stage for the model is set at the maximum stage of the 100-year 3-day storm, or 16.39' NAVD.

The model includes two percolation links which simulate infiltration from the ponds into the groundwater table.

The soil beneath the northern pond is Waveland/Immokalee; therefore the horizontal and vertical hydraulic conductivities are 17.09 ft/day 11.39 ft/day respectively. The soil beneath the southern pond is Hobe fine sand; therefore horizontal and vertical hydraulic conductivities are 45.35 ft/day 30.23 ft/day respectively.

The model indicates that the system will recover 5.07 ac-ft of volume at hour 288 (12 days), and results in a final elevation of 12.94' NAVD, or 92% of the total storm volume.

Because the system does not fully recover after 12 days, a second 100-year 3-day storm was simulated. The second storm has a total runoff volume of 6.01 ac-ft, which is derived from 0.46 ac-ft of remaining volume from the initial storm plus 5.54 ac-ft from the second storm.

The resulting maximum stage of the second 100-year 3-day storm is 16.51' NAVD. This is lower than the proposed finished floors at 17.00' NAVD, and equal to the perimeter berm at 16.50' NAVD.

The ICPR inputs, results, and subsequent calculations can be found in the back of the report.

RESULTS

Pavement Elevation

The minimum pavement elevation was designed based on the maximum stage of the 10-year 1-day storm event. The rainfall amount for this storm event was 7.0-inches. The average site soil storage

volume is calculated to be 4.05", based on the depth to water table and estimated compaction. The resulting runoff volume for the 10-year 1-day storm is 2.31 ac-ft.

Based on storage volumes within the two retention ponds, this results in a maximum stage of 15.00' NAVD. The proposed minimum pavement elevation is 16.00' NAVD.

Perimeter Berm Elevation

The minimum perimeter berm elevation was designed based on the maximum stage of the 100-year 3-day storm event. The rainfall amount for this storm event was 14.0-inches. The average site soil storage volume is calculated to be 4.05". The resulting runoff volume for the 100-year 3-day storm is 5.54 ac-ft.

Based on storage volumes within the two retention ponds, as well as storage volume within the pavement and open space, this results in a maximum stage of 16.39' NAVD. The proposed minimum perimeter berm elevation is 16.50' NAVD.

Finished Floor Elevation

The minimum finished floor elevation was designed based on the maximum stage of the 100-year 3-day storm event. The maximum resulting stage is 16.39' NAVD. The proposed minimum finished floor elevation is 17.00' NAVD.

CONCLUSION

The proposed development has been designed to meet all stormwater codes and regulations. The proposed project will not cause any adverse impacts to the surrounding properties. The stormwater management system has sufficient capacity to provide water quality treatment and stormwater attenuation for the proposed improvements.

SITE DATA

Bee Safe Self Storage

Area Calculations Pre-Development Basin

Pre Development

Description	Square Feet	Acres
<u>Impervious</u>		
Building (Total Footprint)	13812	0.32
Pavement/Conc	41209	0.95
Total Impervious	55,021	1.27
<u>Pervious</u>		
Open Space	232,029	5.33
Total Pervious	232,029	5.33
Total	287,050	6.59
Percent Impervious		19%
Percent Pervious		81%

Bee Safe Self Storage

Area Calculations Post-Development Basin

Post Development

Description	Square Feet	Acres
<u>Impervious</u>		
Building (Total Footprint)	65256	1.50
Pavement/Conc	79867	1.83
Total Impervious	145,123	3.33
<u>Pervious</u>		
Open Space	100,500	2.31
Retention Ponds	41,427	0.95
Total Pervious	141,927	3.26
Total	287,050	6.59
Percent Impervious		51%
Percent Pervious		49%

CURVE NUMBER

Bee Safe Self Storage

Curve Number

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Pre-Site Basin	6.59	5.33	75	1.27	98	80
Total	6.59					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Post-Site Basin	5.64	2.31	75	3.33	98	89
Dry Ret North	0.73	0.73	75	0.00	98	75
Dry Ret South	0.22	0.22	75	0.00	98	75
Total	6.59					

STAGE STORAGE

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Site Storage

	Pavement	Open Space	
Area (ac)	Linear	Linear	
	1.83	2.31	
	L	L	
Starting Elev (ft)	16.00	15.00	
Ending Elev (ft)	17.00	16.00	
Stage	Linear	Linear	Total
NAVD	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.000	0.000	0.000
13.00	0.000	0.000	0.000
13.50	0.000	0.000	0.000
14.00	0.000	0.000	0.000
14.50	0.000	0.000	0.000
15.00	0.000	0.000	0.000
15.50	0.000	0.289	0.289
16.00	0.000	1.155	1.155
16.50	0.229	2.310	2.539
17.00	0.915	3.465	4.380
17.50	1.830	4.620	6.450
18.00	2.745	5.775	8.520

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Dry Retention North Storage

	Pond Bottom	Pond Banks	
	Vertical	Linear	
Area (ac)	0.47	0.26	
	V	L	
Starting Elev (ft)	12.00	12.00	
Ending Elev (ft)	16.00	16.00	
	Vertical	Linear	Total
Stage	Storage	Storage	Storage
NAVD	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.235	0.008	0.243
13.00	0.470	0.033	0.503
13.50	0.705	0.073	0.778
14.00	0.940	0.130	1.070
14.50	1.175	0.203	1.378
15.00	1.410	0.293	1.703
15.50	1.645	0.398	2.043
16.00	1.880	0.520	2.400
16.50	2.115	0.650	2.765
17.00	2.350	0.780	3.130
17.50	2.585	0.910	3.495
18.00	2.820	1.040	3.860
18.50	3.055	1.170	4.225

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Dry Retention South Storage

	Pond Bottom	Pond Banks	
Area (ac)	Vertical	Linear	
	0.06	0.16	
	V	L	
Starting Elev (ft)	12.00	12.00	
Ending Elev (ft)	16.00	16.00	
Stage	Vertical	Linear	Total
NAVD	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.028	0.005	0.033
13.00	0.055	0.020	0.075
13.50	0.083	0.046	0.128
14.00	0.110	0.082	0.192
14.50	0.138	0.127	0.265
15.00	0.165	0.183	0.348
15.50	0.193	0.250	0.442
16.00	0.220	0.326	0.546
16.50	0.248	0.408	0.655
17.00	0.275	0.489	0.764
17.50	0.303	0.571	0.873
18.00	0.330	0.652	0.982
18.50	0.358	0.734	1.091

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Total Site Storage

	Site		North Pond		South Pond		
	Pavement	Open Space	Pond Bottom	Pond Banks	Pond Bottom	Pond Banks	
Area (ac)	Linear 1.83	Linear 2.31	Vertical 0.47	Linear 0.26	Vertical 0.055	Linear 0.163	
	L	L	V	L	V	L	
Starting Elev (ft)	16	15	12	12	12	12	
Ending Elev (ft)	17	16	16	16	16	16	
Stage	Linear Storage	Linear Storage	Vertical Storage	Linear Storage	Vertical Storage	Linear Storage	Total Storage
NAVD	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
10.50	0.000	0.000	0.000	0.000	0.000	0.000	0.00
11.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
11.50	0.000	0.000	0.000	0.000	0.000	0.000	0.00
12.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
12.50	0.000	0.000	0.235	0.008	0.028	0.005	0.28
13.00	0.000	0.000	0.470	0.033	0.055	0.020	0.58
13.50	0.000	0.000	0.705	0.073	0.083	0.046	0.91
14.00	0.000	0.000	0.940	0.130	0.110	0.082	1.26
14.50	0.000	0.000	1.175	0.203	0.138	0.127	1.64
15.00	0.000	0.000	1.410	0.293	0.165	0.183	2.05
15.50	0.000	0.289	1.645	0.398	0.193	0.250	2.77
16.00	0.000	1.155	1.880	0.520	0.220	0.326	4.10
16.50	0.229	2.310	2.115	0.650	0.248	0.408	5.96
17.00	0.915	3.465	2.350	0.780	0.275	0.489	8.27
17.50	1.830	4.620	2.585	0.910	0.303	0.571	10.82

WATER QUALITY REQUIRED

Bee Safe Self Storage

Water Quality Requirements

Post Development

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

Criteria 1: 1 inch of runoff x total drainage area

$$\text{Calculated Runoff Volume} \Rightarrow (1.0/12) * (6.59) = 0.55 \text{ ac-ft}$$

Criteria 2: 2.5 inches times imperviousness

Site area, for water quality pervious/impervious calculation only

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

$$= 6.59 - (1.50 + 0.00) = 5.09 \text{ ac}$$

Impervious area for water quality pervious/impervious calculations

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

$$= 5.09 - 3.26 = 1.83 \text{ ac}$$

Percentage of impervious area for water quality

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

$$= (1.83 / 5.09) * 100\% = 35.95\%$$

For 2.5 in times the percentage impervious

$$2.5 * 0.3595 = 0.90 \text{ in}$$

Calculated Runoff Volume:

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

$$= 0.90 * (6.59 - 1.50) * (1/12) = 0.38 \text{ ac-ft}$$

Controlling SFWMD Required Water Quality Volume for Site	0.55 ac-ft
--	------------

x150% for Discharge into Impaired Water Body for Site	0.82 ac-ft
---	------------

WATER QUALITY PROVIDED

Bee Safe Self Storage

Site Water Quality Treatment Provided

	Dry Ret N Bottom	Dry Ret N Bank	Dry Ret S Bottom	Dry Ret S Bank	
Area (ac)	0.47	0.26	0.06	0.16	
	V	L	V	L	
Starting Elev (ft)	12.00	12.00	12.00	12.00	
Ending Elev (ft)	16.00	16.00	16.00	16.00	
Stage NAVD					Total Storage ac-ft
10.00	0.000	0.000	0.000	0.000	0.000
10.50	0.000	0.000	0.000	0.000	0.000
11.00	0.000	0.000	0.000	0.000	0.000
11.50	0.000	0.000	0.000	0.000	0.000
12.00	0.000	0.000	0.000	0.000	0.000
12.50	0.235	0.008	0.000	0.000	0.243
13.00	0.470	0.033	0.000	0.000	0.503
13.50	0.705	0.073	0.028	0.005	0.811
14.00	0.940	0.130	0.055	0.020	1.145
14.50	1.175	0.203	0.083	0.046	1.506
15.00	1.410	0.293	0.110	0.082	1.894
15.50	1.645	0.398	0.138	0.127	2.308
16.00	1.880	0.520	0.165	0.183	2.748

WQ Required 0.82 Ac-ft
 WQ Credit: 200% Due to Dry Retention
 New WQ Required 0.41 Ac-ft

 WQ Provided: 0.41 Ac-ft Provided at elev 12.83

Interpolation Table

<u>Storage</u>	<u>Stage</u>
0.24	12.50
0.41	12.83
0.50	13.00

10-YEAR 1-DAY STORM

Bee Safe Self Storage

10-Year 1-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet
Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres
Total Developed Area = 6.59 acres
Soil Storage = 8.18 inches
Average Site Soil Storage (S) = $3.26 / 6.59 * 8.18$
S = 4.05 inches

For the 10 year - 1 day storm event, with zero discharge:

P = 7.00 inches

Interpolation Table

Vol =	$\frac{(7.0 - (0.2 \times 4.05))^2}{(7.0 + (0.8 \times 4.05))}$	in ²	6.59 acres	1 foot	Storage	Stage
		in		12 inches	2.05	15.00
					2.06	15.00
					2.77	15.50

= 2.06 ac-ft

From Total Stage - Storage Table, elevation = 15.00 ft, NAVD

100-YEAR 3-DAY STORM

Bee Safe Self Storage

100-Year 3-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet
Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres
Total Developed Area = 6.59 acres
Soil Storage = 8.18 inches
Average Site Soil Storage (S) = $3.26 / 6.59 * 8.18$
S = 4.05 inches

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

P = 14.00 inches

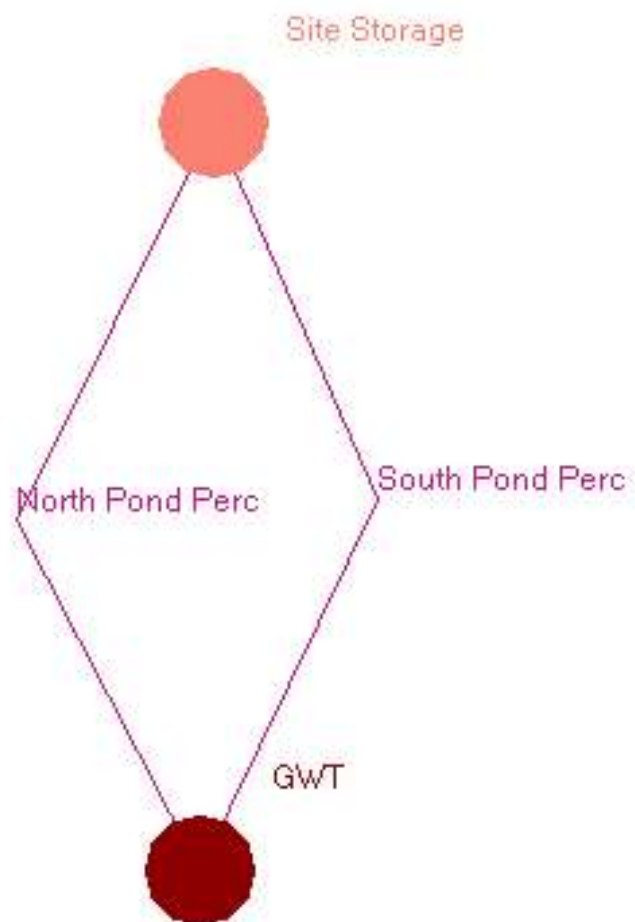
Interpolation Table

Vol = $\frac{(14.0 - (0.2 \times 4.05))^2}{(14.0 + (0.8 \times 4.05))}$	in ²	6.59 acres	1 foot	Storage	Stage
	in		12 inches	4.10	16.00
				5.54	16.39
= 5.54 ac-ft				5.96	16.50

From Total Stage - Storage Table, elevation = 16.39 ft, NAVD

STORMWATER RECOVERY

ICPR Recovery Nodal Map



Node: GWT

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 11.00 ft
 Warning Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.00
0	0	0	72.0000	11.00
0	0	0	300.0000	11.00

Comment:

Node: Site Storage

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 16.39 ft
 Warning Stage: 0.00 ft

Starting stage
is 100y 3d
max stage

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.00	0.00	0
12.50	0.28	12197
13.00	0.58	25265
13.50	0.91	39640
14.00	1.26	54886
14.50	1.64	71438
15.00	2.05	89298
15.50	2.77	120661
16.00	4.10	178596
16.50	5.96	259618
17.00	8.27	360241
17.50	10.82	471319

Comment:

Percolation Link: North Pond Perc

Scenario: Scenario1
 From Node: Site Storage
 To Node: GWT
 Link Count: 1
 Flow Direction: Both
 Aquifer Base Elevation: 0.00 ft
 Water Table Elevation: 11.00 ft
 Annual Recharge Rate: 0 ipy
 Horizontal Conductivity: 17.090 fpd
 Vertical Conductivity: 11.390 fpd
 Fillable Porosity: 0.250
 Layer Thickness: 0.00 ft

Waveland/
Immokalee
Sands

Surface Area Option: Vary Based on Stage/Area Table
 Vertical Flow Termination: Horizontal Flow Algorithm
 Perimeter 1: 662.00 ft
 Perimeter 2: 976.00 ft
 Perimeter 3: 1605.00 ft
 Distance P1 to P2: 50.00 ft
 Distance P2 to P3: 100.00 ft
 # of Cells P1 to P2: 5
 # of Cells P2 to P3: 10

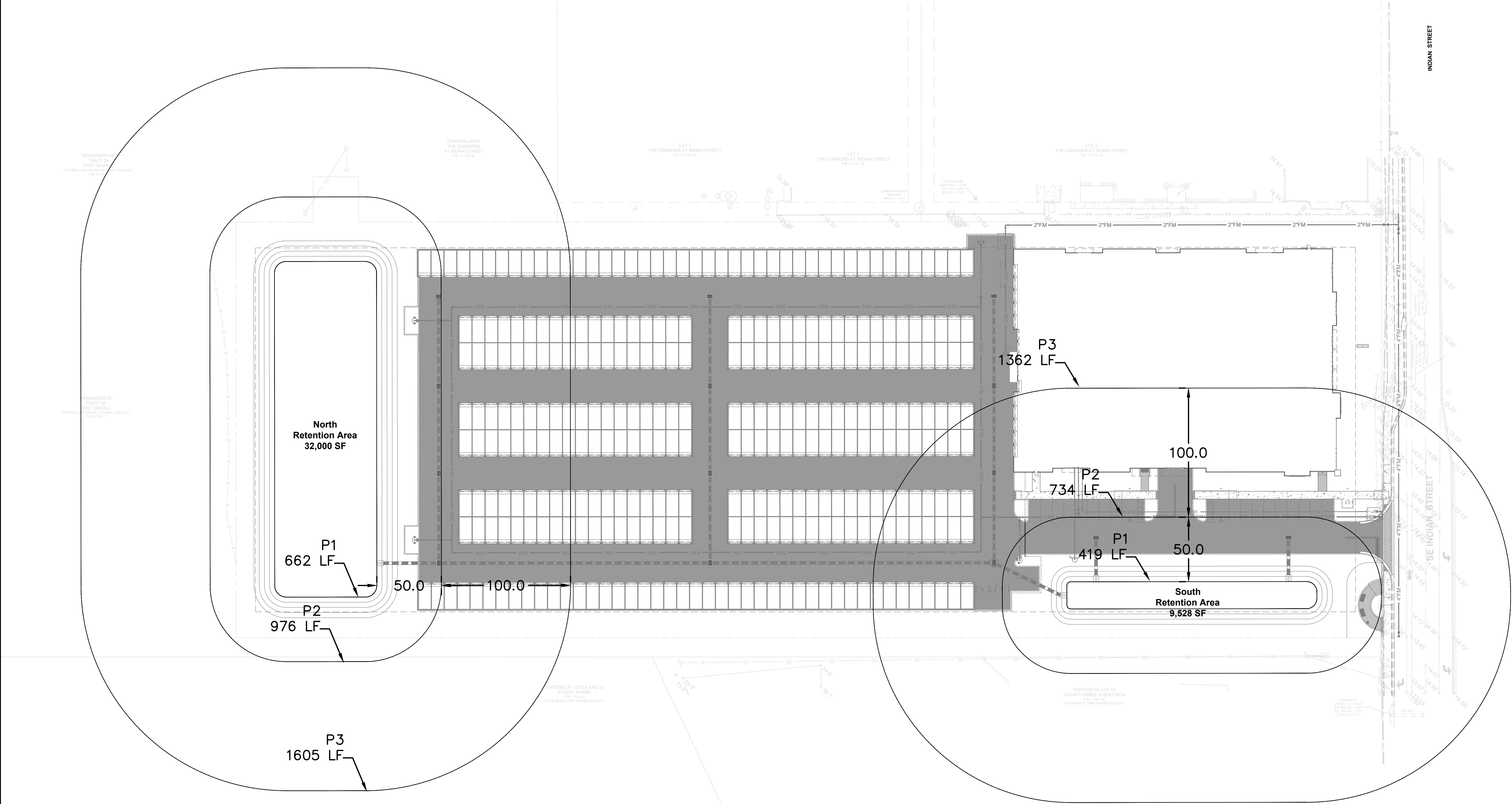
Comment:

Percolation Link: South Pond Perc

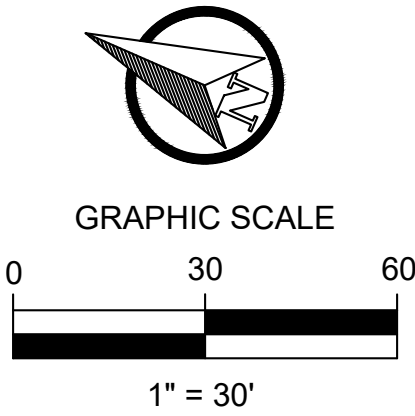
Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Site Storage	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	GWT	Perimeter 1:	419.00 ft
Link Count:	1	Perimeter 2:	734.00 ft
Flow Direction:	Both	Perimeter 3:	1362.00 ft
Aquifer Base Elevation:	0.00 ft	Distance P1 to P2:	50.00 ft
Water Table Elevation:	11.00 ft	Distance P2 to P3:	100.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	5
Horizontal Conductivity:	45.350 fpd	# of Cells P2 to P3:	10
Vertical Conductivity:	30.233 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Hobe Fine
Sands

Comment:



NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD).



BEE SAFE STORAGE AND
WINE CELLAR
POND RECOVERY

PROJECT NO
010823-01-001

MICHAEL UHAZIE, P.E.
FL LICENSE NO. 88667

PLAN STATUS

DATE	DESCRIPTION
MCU DESIGN	RO GMB DRAWN CHKD

SCALE:

JOB No. 010823-01-001

DATE FEBRUARY 2022

FILE No. RECOVERY EXHIBIT

EX-1
SHEET

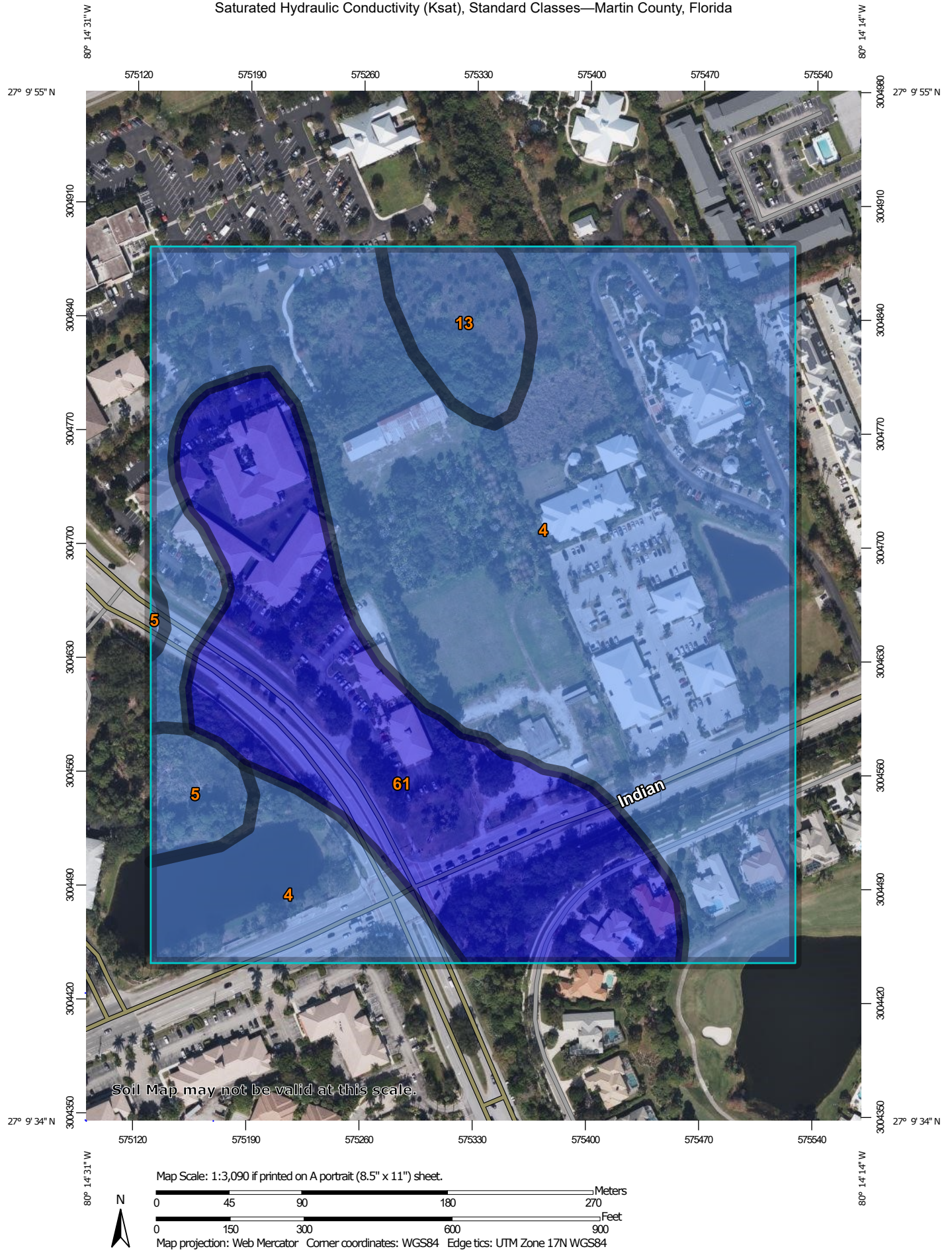
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FLORIDA

MARTIN COUNTY

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 30462

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Martin County, Florida



MAP LEGEND

Area of Interest (AOI)	 Not rated or not available
 Area of Interest (AOI)	
Soils	Water Features
Soil Rating Polygons	 Streams and Canals
 Very Low (0.0 - 0.01)	Transportation
 Low (0.01 - 0.1)	 Rails
 Moderately Low (0.1 - 1)	 Interstate Highways
 Moderately High (1 - 10)	 US Routes
 High (10 - 100)	 Major Roads
 Very High (100 - 705)	 Local Roads
 Not rated or not available	Background
Soil Rating Lines	 Aerial Photography
 Very Low (0.0 - 0.01)	
 Low (0.01 - 0.1)	
 Moderately Low (0.1 - 1)	
 Moderately High (1 - 10)	
 High (10 - 100)	
 Very High (100 - 705)	
 Not rated or not available	
Soil Rating Points	
 Very Low (0.0 - 0.01)	
 Low (0.01 - 0.1)	
 Moderately Low (0.1 - 1)	
 Moderately High (1 - 10)	
 High (10 - 100)	
 Very High (100 - 705)	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 20, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat), Standard Classes

North Pond

South Pond

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	60.3128	29.8	68.4%
5	Waveland and Lawnwood fine sands, depressional	45.2364	1.1	2.5%
13	Placid and Basinger fine sands, depressional	87.2913	1.8	4.2%
61	Hobe fine sand, 0 to 5 percent slopes	160.5685	10.9	24.9%
Totals for Area of Interest			43.6	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	0.0027	16.39	0
Site Storage	1.0027	16.32	12503
Site Storage	2.0027	16.28	18850
Site Storage	3.0027	16.25	23590
Site Storage	4.0027	16.22	27560
Site Storage	5.0027	16.20	31059
Site Storage	6.0027	16.18	34232
Site Storage	7.0027	16.16	37160
Site Storage	8.0027	16.14	39895
Site Storage	9.0027	16.13	42473
Site Storage	10.0027	16.11	44920
Site Storage	11.0027	16.09	47255
Site Storage	12.0027	16.08	49493
Site Storage	13.0027	16.06	51645
Site Storage	14.0027	16.05	53721
Site Storage	15.0027	16.04	55730
Site Storage	16.0027	16.02	57677
Site Storage	17.0027	16.01	59568
Site Storage	18.0027	15.99	61407
Site Storage	19.0027	15.98	63200
Site Storage	20.0027	15.97	64949
Site Storage	21.0027	15.96	66657
Site Storage	22.0027	15.94	68327
Site Storage	23.0027	15.93	69962
Site Storage	24.0027	15.92	71563
Site Storage	25.0027	15.91	73133
Site Storage	26.0027	15.90	74673
Site Storage	27.0027	15.88	76185
Site Storage	28.0027	15.87	77670
Site Storage	29.0027	15.86	79130
Site Storage	30.0027	15.85	80566
Site Storage	31.0027	15.84	81978
Site Storage	32.0027	15.83	83368
Site Storage	33.0027	15.81	84738
Site Storage	34.0027	15.80	86086
Site Storage	35.0027	15.79	87415
Site Storage	36.0027	15.78	88726
Site Storage	37.0027	15.77	90018
Site Storage	38.0027	15.76	91293
Site Storage	39.0027	15.75	92551
Site Storage	40.0027	15.74	93793
Site Storage	41.0027	15.73	95019
Site Storage	42.0027	15.72	96230
Site Storage	43.0027	15.70	97426
Site Storage	44.0027	15.69	98608
Site Storage	45.0027	15.68	99776
Site Storage	46.0027	15.67	100930
Site Storage	47.0027	15.66	102071

Starting stage
is 100y 3d
max stage

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	48.0027	15.65	103200
Site Storage	49.0027	15.64	104316
Site Storage	50.0027	15.63	105421
Site Storage	51.0027	15.62	106513
Site Storage	52.0027	15.61	107595
Site Storage	53.0027	15.60	108664
Site Storage	54.0027	15.59	109724
Site Storage	55.0027	15.58	110772
Site Storage	56.0027	15.56	111810
Site Storage	57.0027	15.55	112838
Site Storage	58.0027	15.54	113856
Site Storage	59.0027	15.53	114864
Site Storage	60.0027	15.52	115863
Site Storage	61.0027	15.51	116852
Site Storage	62.0027	15.50	117832
Site Storage	63.0027	15.49	118803
Site Storage	64.0027	15.48	119766
Site Storage	65.0027	15.47	120719
Site Storage	66.0027	15.46	121665
Site Storage	67.0027	15.44	122602
Site Storage	68.0027	15.43	123531
Site Storage	69.0027	15.42	124451
Site Storage	70.0027	15.41	125364
Site Storage	71.0027	15.40	126270
Site Storage	72.0027	15.39	127168
Site Storage	73.0027	15.38	128058
Site Storage	74.0027	15.37	128941
Site Storage	75.0027	15.36	129816
Site Storage	76.0027	15.34	130685
Site Storage	77.0027	15.33	131546
Site Storage	78.0027	15.32	132400
Site Storage	79.0027	15.31	133248
Site Storage	80.0027	15.30	134089
Site Storage	81.0027	15.29	134922
Site Storage	82.0027	15.28	135750
Site Storage	83.0027	15.26	136570
Site Storage	84.0027	15.25	137384
Site Storage	85.0027	15.24	138191
Site Storage	86.0027	15.23	138992
Site Storage	87.0027	15.22	139787
Site Storage	88.0027	15.21	140575
Site Storage	89.0027	15.19	141357
Site Storage	90.0027	15.18	142132
Site Storage	91.0027	15.17	142901
Site Storage	92.0027	15.16	143664
Site Storage	93.0027	15.14	144421
Site Storage	94.0027	15.13	145171
Site Storage	95.0027	15.12	145915

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	96.0027	15.11	146653
Site Storage	97.0027	15.09	147385
Site Storage	98.0027	15.08	148110
Site Storage	99.0027	15.07	148829
Site Storage	100.0027	15.06	149542
Site Storage	101.0027	15.04	150248
Site Storage	102.0027	15.03	150948
Site Storage	103.0027	15.01	151642
Site Storage	104.0027	15.00	152329
Site Storage	105.0027	14.99	153010
Site Storage	106.0027	14.97	153685
Site Storage	107.0027	14.96	154354
Site Storage	108.0027	14.95	155016
Site Storage	109.0027	14.93	155674
Site Storage	110.0027	14.92	156325
Site Storage	111.0027	14.90	156971
Site Storage	112.0027	14.89	157612
Site Storage	113.0027	14.88	158247
Site Storage	114.0027	14.86	158877
Site Storage	115.0027	14.85	159501
Site Storage	116.0027	14.83	160120
Site Storage	117.0027	14.82	160735
Site Storage	118.0027	14.81	161344
Site Storage	119.0027	14.79	161947
Site Storage	120.0027	14.78	162546
Site Storage	121.0027	14.76	163140
Site Storage	122.0027	14.75	163729
Site Storage	123.0027	14.74	164313
Site Storage	124.0027	14.72	164892
Site Storage	125.0027	14.71	165466
Site Storage	126.0027	14.69	166035
Site Storage	127.0027	14.68	166599
Site Storage	128.0027	14.67	167159
Site Storage	129.0027	14.65	167713
Site Storage	130.0027	14.64	168263
Site Storage	131.0027	14.62	168808
Site Storage	132.0027	14.61	169349
Site Storage	133.0027	14.59	169884
Site Storage	134.0027	14.58	170415
Site Storage	135.0027	14.57	170942
Site Storage	136.0027	14.55	171463
Site Storage	137.0027	14.54	171980
Site Storage	138.0027	14.52	172492
Site Storage	139.0027	14.51	173000
Site Storage	140.0027	14.49	173502
Site Storage	141.0027	14.48	174001
Site Storage	142.0027	14.46	174495
Site Storage	143.0027	14.45	174985

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	144.0027	14.44	175471
Site Storage	145.0027	14.42	175953
Site Storage	146.0027	14.41	176431
Site Storage	147.0027	14.39	176905
Site Storage	148.0027	14.38	177376
Site Storage	149.0027	14.37	177843
Site Storage	150.0027	14.35	178307
Site Storage	151.0027	14.34	178767
Site Storage	152.0027	14.33	179224
Site Storage	153.0027	14.31	179677
Site Storage	154.0027	14.30	180127
Site Storage	155.0027	14.28	180574
Site Storage	156.0027	14.27	181017
Site Storage	157.0027	14.26	181458
Site Storage	158.0027	14.24	181895
Site Storage	159.0027	14.23	182329
Site Storage	160.0027	14.22	182760
Site Storage	161.0027	14.21	183188
Site Storage	162.0027	14.19	183614
Site Storage	163.0027	14.18	184036
Site Storage	164.0027	14.17	184455
Site Storage	165.0027	14.15	184872
Site Storage	166.0027	14.14	185286
Site Storage	167.0027	14.13	185696
Site Storage	168.0027	14.12	186105
Site Storage	169.0027	14.10	186510
Site Storage	170.0027	14.09	186913
Site Storage	171.0027	14.08	187313
Site Storage	172.0027	14.07	187710
Site Storage	173.0027	14.05	188105
Site Storage	174.0027	14.04	188498
Site Storage	175.0027	14.03	188887
Site Storage	176.0027	14.02	189275
Site Storage	177.0027	14.01	189659
Site Storage	178.0027	13.99	190042
Site Storage	179.0027	13.98	190422
Site Storage	180.0027	13.97	190799
Site Storage	181.0027	13.96	191174
Site Storage	182.0027	13.95	191547
Site Storage	183.0027	13.93	191917
Site Storage	184.0027	13.92	192286
Site Storage	185.0027	13.91	192651
Site Storage	186.0027	13.90	193015
Site Storage	187.0027	13.89	193376
Site Storage	188.0027	13.88	193736
Site Storage	189.0027	13.86	194093
Site Storage	190.0027	13.85	194447
Site Storage	191.0027	13.84	194800

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	192.0027	13.83	195151
Site Storage	193.0027	13.82	195499
Site Storage	194.0027	13.81	195846
Site Storage	195.0027	13.80	196190
Site Storage	196.0027	13.79	196532
Site Storage	197.0027	13.78	196872
Site Storage	198.0027	13.76	197211
Site Storage	199.0027	13.75	197547
Site Storage	200.0027	13.74	197881
Site Storage	201.0027	13.73	198214
Site Storage	202.0027	13.72	198544
Site Storage	203.0027	13.71	198873
Site Storage	204.0027	13.70	199199
Site Storage	205.0027	13.69	199524
Site Storage	206.0027	13.68	199847
Site Storage	207.0027	13.67	200168
Site Storage	208.0027	13.66	200487
Site Storage	209.0027	13.65	200804
Site Storage	210.0027	13.64	201120
Site Storage	211.0027	13.63	201434
Site Storage	212.0027	13.62	201746
Site Storage	213.0027	13.60	202056
Site Storage	214.0027	13.59	202364
Site Storage	215.0027	13.58	202671
Site Storage	216.0027	13.57	202976
Site Storage	217.0027	13.56	203279
Site Storage	218.0027	13.55	203581
Site Storage	219.0027	13.54	203881
Site Storage	220.0027	13.53	204179
Site Storage	221.0027	13.52	204476
Site Storage	222.0027	13.51	204771
Site Storage	223.0027	13.50	205064
Site Storage	224.0027	13.49	205356
Site Storage	225.0027	13.48	205646
Site Storage	226.0027	13.47	205934
Site Storage	227.0027	13.47	206221
Site Storage	228.0027	13.46	206506
Site Storage	229.0027	13.45	206790
Site Storage	230.0027	13.44	207073
Site Storage	231.0027	13.43	207353
Site Storage	232.0027	13.42	207632
Site Storage	233.0027	13.41	207910
Site Storage	234.0027	13.40	208186
Site Storage	235.0027	13.39	208461
Site Storage	236.0027	13.38	208734
Site Storage	237.0027	13.37	209006
Site Storage	238.0027	13.36	209276
Site Storage	239.0027	13.35	209545

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	240.0027	13.34	209813
Site Storage	241.0027	13.33	210079
Site Storage	242.0027	13.32	210343
Site Storage	243.0027	13.31	210606
Site Storage	244.0027	13.31	210868
Site Storage	245.0027	13.30	211128
Site Storage	246.0027	13.29	211387
Site Storage	247.0027	13.28	211645
Site Storage	248.0027	13.27	211901
Site Storage	249.0027	13.26	212156
Site Storage	250.0027	13.25	212410
Site Storage	251.0027	13.24	212662
Site Storage	252.0027	13.23	212913
Site Storage	253.0027	13.23	213162
Site Storage	254.0027	13.22	213411
Site Storage	255.0027	13.21	213658
Site Storage	256.0027	13.20	213903
Site Storage	257.0027	13.19	214148
Site Storage	258.0027	13.18	214391
Site Storage	259.0027	13.17	214633
Site Storage	260.0027	13.16	214873
Site Storage	261.0027	13.16	215113
Site Storage	262.0027	13.15	215351
Site Storage	263.0027	13.14	215588
Site Storage	264.0027	13.13	215823
Site Storage	265.0027	13.12	216058
Site Storage	266.0027	13.11	216291
Site Storage	267.0027	13.11	216523
Site Storage	268.0027	13.10	216754
Site Storage	269.0027	13.09	216983
Site Storage	270.0027	13.08	217212
Site Storage	271.0027	13.07	217439
Site Storage	272.0027	13.06	217665
Site Storage	273.0027	13.06	217890
Site Storage	274.0027	13.05	218114
Site Storage	275.0027	13.04	218337
Site Storage	276.0027	13.03	218558
Site Storage	277.0027	13.02	218779
Site Storage	278.0027	13.02	218998
Site Storage	279.0027	13.01	219216
Site Storage	280.0027	13.00	219433
Site Storage	281.0027	12.99	219649
Site Storage	282.0027	12.99	219864
Site Storage	283.0027	12.98	220078
Site Storage	284.0027	12.97	220291
Site Storage	285.0027	12.96	220502
Site Storage	286.0027	12.95	220713
Site Storage	287.0027	12.95	220923

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	288.0027	12.94	221131

Total volume infiltrated = 5.07 ac-ft

Final stage at day 12

BACK-TO-BACK STORMS

Bee Safe Self Storage

Back to Back 100-Year 3-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet

Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres

Total Developed Area = 6.59 acres

Soil Storage = 8.18 inches

Average Site Soil Storage (S) = $3.26 / 6.59 \times 8.18$

S = 4.05 inches

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

P = 14.00 inches

$$\text{Vol} = \frac{(14.0 - (0.2 \times 4.05))^2}{(14.0 + (0.8 \times 4.05))} \frac{\text{in}^2}{\text{in}} \left| \begin{array}{c} 6.59 \text{ acres} \\ 1 \text{ foot} \\ 12 \text{ inches} \end{array} \right|$$

= 5.54 ac-ft

Leftover volume from first storm

= 0.46 ac-ft

Total volume from back-to-back storms

= 6.01 ac-ft

Interpolation Table

<u>Storage</u>	<u>Stage</u>
5.96	16.50
6.01	16.51
8.27	17.00

From Total Stage - Storage Table, elevation = 16.51 ft, NAVD

Bee Safe Storage and Wine Cellar Rules and Regulations

These Rules and Regulations (called “Rules”) are incorporated into and made a part of the Agreement between the Customer and the Owner. Defined terms in these Rules have the same meanings given to those terms in the Agreement. If there is a conflict between these Rules and the Agreement, the Agreement will control. Owner may change these Rules at any time by posting 30 days advance notice of the change on this website. Customers are encouraged to view this website often.

A. Prohibited Uses. Customer may only use the Cube for storing Customer’s personal property. Customer may NOT:

- Modify or alter the Cube
- Allow anyone else to use the Cube.
- Conduct a business or hobby, or manufacture, exhibit, or sell items from the Cube.
- Use the Cube for any illegal purposes.
- Store guns, ammunition, weapons and/or illegal drugs in the Cube. Marijuana is considered illegal even if it is legal in the state where the Store is located.
- Store or abandon hazardous materials in the Cube including, without limitation, substances that are toxic, reactive, volatile, flammable, explosive, hazardous, or corrosive, or that are, at any time, regulated by state, Federal or local authorities.
- Store items with an aggregate value of more than \$5,000 unless Owner has expressly consented in writing to a higher value. Customer’s purchase of insurance from any provider in an amount greater than \$5,000 will not be considered Owner’s consent to the storage of Cube Contents in excess of \$5,000.
- Store animals, food or other perishable items in the Cube.
- Store items that, in Owner’s determination, attract vermin, create a nuisance, have a noxious odor or stench, or endanger the safety or health of people or the environment including, without limitation, mothballs.
- Store any documents, film, or electronic data containing any personal information relating to Customer, Customer’s clients, customers, patients, or others, such as social security numbers; credit card, debit card, bank account or passport information; or tax, employment, medical, or legal records. If Customer is in default and Owner finds any documents, film or electronic data in the Cube, Owner may, at Owner’s option, immediately destroy these items and charge Customer for the destruction costs.
- Store items with special or sentimental value, or with unknown immediate resale or market value.
- Connect to any electricity, cable, internet or any other utilities serving the Store.
- Bring pets to the Store or Cube other than trained service dogs.
- Use any dumpsters or garbage depositories at the Store. Customer will be charged fees for violating this prohibition.

- Cube Contents shall not be stored at a height higher than a plane which is eighteen (18") inches below the fire sprinkler head(s) within a cube. Further, no Cube Contents shall be hung from and/or affixed to any sprinkler heads and/or other fire suppressions systems. Owner reserves the right to inspect Cubes for compliance with these requirements.

B. Cube Access.

- Unless otherwise consented to in writing by Owner (which consent may be withdrawn at any time), Customers may access their Cubes only during the Store's access hours, and Customers found at the Store during times other than the Store's access hours will be deemed to be trespassers.
- A Customer's Cube door must remain open at all times while the Customer is accessing their Cube.

C. Unsecured Cubes & Overlocks.

- Owner may place a new lock on any Cube that is not secured by a lock. Customer will pay for the costs of the new lock and any other costs incurred by Owner in connection with the new lock.
- If an unsecured Cube is vacant, or if there are only items that appear to be trash, Owner may dispose of the trash, at Customer's cost, and consider the Agreement terminated.
- If Rent is 30 days or more past due, Owner will remove Customer's lock from the Cube to prepare for the sale of the Cube Contents.

D. Store Gates, Driveways & Security.

- If there is a gate at the Store, Customers must follow all procedures to enter the gate. If no procedures are posted, then the following procedures apply:
 - Customer must pull up to and enter Customer's gate code into the key pad.
 - Customer must wait for the gate to open completely before driving through the gate area.
 - After the gate has fully opened, only 1 vehicle may drive through the gate area. Each vehicle must enter a gate code into the key pad to access the property. Customers are warned that when a gate code is entered into the key pad, the gate opens only for enough time to allow 1 vehicle to drive through the gate area. The gate may close on, and damage, a vehicle if more than 1 vehicle enters though the gate when a gate code is entered into the key pad. Owner is not liable for this damage.
- Customers will be responsible to pay to Owner all costs incurred by Owner to repair any damage to the gate or fence due to Customer's or Customer's guests improper use or negligence.

- All driveways at the Store are for vehicular use only. Pedestrians are not permitted to walk through the driveways.
- Any security systems at the Store such as fences, gates, or video cameras are for Owner's protection only. Customer may not rely on these security systems to protect the Cube or the Cube Contents.

E. Vehicle Storage.

- If a motorized vehicle including, without limitation, a car, boat, motorcycle, snow mobile, or wave runner (called "Vehicle"), is stored in a Cube, the following requirements must be complied with:
 - The Vehicle must be stored over drip trays or cardboard to prevent fluids from leaking into the Cube. If fluids from the Vehicle leak into the Cube or Store, Customer will remediate the Cube or Store at Customer's expense in accordance with applicable laws.
 - The gas tank must be drained.
- If a Vehicle is stored in an outside parking lot at the Store, the following requirements must be complied with:
 - The Vehicle must be insured.
 - At Owner's request, identification stickers, decals, or tags must be placed in the Vehicle so that they are visible from the outside of the Vehicle.
 - In the event of an emergency, Owner may relocate the Vehicle to different areas of the Store without notice.
 - The Vehicle must be in good, operational condition.
 - Only 1 Vehicle may be stored in a Space.
- If a Customer is in default of the Agreement, Owner may, without incurring any liability, have any Vehicle being stored by the Customer towed at the Customer's expense.

F. Special Equipment & Keys.

- If any special equipment such as remote controls, keys, or portable electronic devices is provided to a Customer, it is the Customer's responsibility to protect and safeguard the equipment. If the equipment is damaged or lost, Customer will pay to Owner the cost to replace or repair the equipment.
- Customer must protect and safeguard Customer's keys to the Cube. If Customer loses a key, it is recommended that Customer replace Customer's lock immediately to avoid unauthorized access. Owner does not verify the authority of those entering Cubes with keys.

G. Law Enforcement Directives.

- Owner cooperates with law enforcement officials in all reasonable respects including, without limitation, allowing law enforcement officials to comply with and enforce

search warrants, and providing business records (excluding financial information), video footage, and subpoenaed documents to law enforcement officials.

H. Fees.

- Customers will not receive an invoice for the Monthly Rent unless Customers pay a monthly invoice fee in the amount determined by Owner.
- The Agreement does not include all fees, expenses, or charges that Customers may be required to pay under the Agreement, and Owner reserves the right to charge additional fees.
- Owner reserves the right to increase, decrease, supplement, or otherwise modify any fees or charges in the Agreement by either sending advance notice directly to the Customer, or posting advance notice of any such change on this website or in the office.
- The list of fees set forth in this Agreement is not all inclusive and additional fees may apply.

I. Temperature.

- The temperature in a Cube is not controlled unless a Cube is designated as a “temperature controlled” Cube.
- When a Cube is designated as a “temperature controlled” Cube, it means that we use reasonable efforts to maintain a temperature in the building where the Cube is located of between 55 and 80 degrees Fahrenheit. The temperature control may be accomplished through any type of system including, without limitation, “swamp coolers.” You will regularly inspect the Cube and protect the Cube Contents from the growth of mold and mildew. Owner is not liable for the growth of mold or mildew on the Cube Contents.

J. Accepted Payment Method.

- Customer’s payments may be made in cash, credit card, debit card or ACH. Owner may accept other forms of payment at Owner’s sole discretion.
- Owner may refuse any form of payment other than Cash when a Customer is in default.

K. Customer Conduct While on Premises.

- Customers shall conduct themselves appropriately while on Owner’s premises. Any type of harassment toward Owner’s employees, foul language, boisterous behavior or other behavior that interferes with Owner’s business or negatively affects Owner’s employees or Customers will not be tolerated.

Stormwater Management System Operation and Maintenance Plan

Bee Safe Self-Storage
Stuart, Florida

The Bee Safe Self Storage development utilizes a series of dry retention ponds to manage stormwater runoff and provide water quality treatment. Proper maintenance of the dry retention ponds is essential to the maintain the performance and treatment capacity of the overall stormwater system.

General Maintenance

1. All stormwater pipes, catch basins, manholes, and pond inflow pipes should be inspected on a yearly basis. They should be maintained by removing built-up debris, vegetation, and repairing deteriorating structures.
2. Chemicals, oils, greases or similar wastes are NOT to be disposed of directly to the stormwater facility or through storm sewers. Dispose of these potentially dangerous materials properly by taking them to recycling facilities or to collection locations. Do not dispose of grass clippings in a storm water management system (SWMS).
3. Accumulated pond sediments may contain heavy metals such as lead, cadmium, and mercury, as well as other potentially hazardous materials. Sediments removed from storm sewers, inlets, pipes, and ponds should be disposed of at an approved facility (check with the City of Stuart Solid Waste Department or the Florida Department of Environmental Protection for disposal facilities approved to accept treatment pond sediment).
4. During any repair or maintenance activity, use care to avoid causing erosion or siltation to adjacent or off-site areas.
5. Alterations (filling, enlarging, etc.) of any part of the stormwater facility is not permitted under this maintenance plan.
6. Mosquito growth can be minimized in a SWMS by the following measures:
 - a. Do not dump grass clippings or other organic debris into a SWMS — decaying grass clippings and other decomposing vegetation create ideal conditions for breeding mosquitoes.
 - b. Clean out any obstructions that get into the system. Debris can obstruct flow and harbor mosquito eggs and larvae.
 - c. Remove water lettuce and water hyacinth, which nourish and shelter mosquito larvae.

Dry Retention Ponds

1. On a regular basis (yearly), an inspection of the pond should be made to ensure the system is working properly. Repairs may include scarifying or raking the pond bottom, or the removal of the bottom foot of soil and replacement with clean sand.
2. Mow dry detention pond frequently to prevent vegetative buildup. Pick up grass clippings after cutting.
3. Do not fertilize grass within the pond, and limit fertilization around the pond area.
4. Resod any areas where grass or sod has been removed or eroded.

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

I/We, (Doug Fitzwater), being first duly sworn, depose(s) and say(s):

That (I am ☒ / we are ☐) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

10/20/2021

That a copy of the notice was sent by regular U.S. Mail on () to the property owners within 300 feet of the subject property.

That a list of the property owners and their addresses is on file with the City of Stuart;
and

That a photograph showing the placement of the notification sign be made a part of this Affidavit.

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

N/A
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Martin

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

this 24 day of February, 2022 By Doug Fitzwater

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:

11/31/2026

Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
Local Planning Agency

Petitioner: **Bee Safe Storage and Wine Cellar**

Parcel ID #: **38-38-41-002-039-00010-8**

Address of Property: **1053 SE Indian Street, Stuart, FL**

Proposed Request: Request to consider an amendment to the Commercial Planned Unit Development (CPUD) and site plan approval to allow the construction of a self-storage facility.

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the Local Planning Agency on **Thursday, March 10, 2022 at 5:30p.m.** to consider the above request.

The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart and via a Zoom link available prior to the meetings.

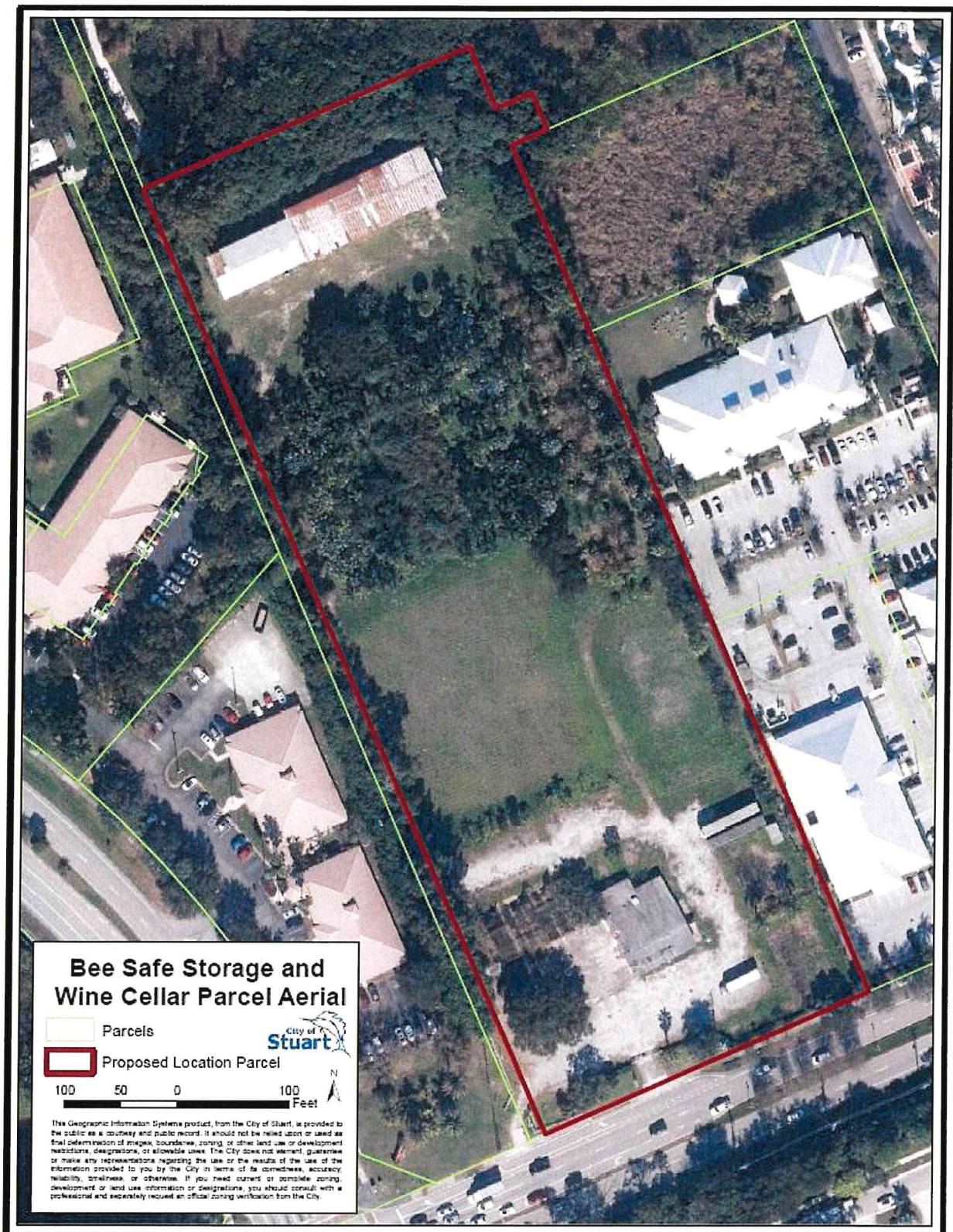
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Erin Wohlitka, at (772) 600-1255, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Erin Wohlitka

Erin Wohlitka
Senior Planner
ewohlitka@ci.stuart.fl.us

Location Map



AVERY WILLIAM W
3127 SE DOUBLETON DR
STUART FL 34997

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

TWIN RIVERS LLC
2687 NW SOUTH SHORE RD
STUART FL 34994

BLUE SKY LLC
3537 SW CORPORATE PKY
PALM CITY FL 34990

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

WILLOUGHBY COMMONS PROPERTY OWNERS
ASSOCIATION INC
3481 SE WILLOUGHBY BLVD SUITE 102
STUART FL 34994

BONEY EXPRESS LLC
9077 S FEDERAL HWY
PORT SAINT LUCIE FL 34952

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

WILLOUGHBY GOLF CLUB INC
3001 SE DOUBLETON DR
STUART FL 34997

CAROLYN KOHN REVOCABLE LIVING TRUST
CAROLYN R KOHN TTEE
STUART FL 34997

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

WILLOUGHBY GOLF CLUB INC
3001 SE DOUBLETON DR
STUART FL 34997

CHRISTINACO LLC LAURACO LLC
1131 SE INDIAN ST
STUART FL 34997

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

WILLOUGHBY PLAZA, LLC
3509 SE WILLOUGHBY BLVD
STUART FL 34997

CICCONE PETER M
3103 SE DOUBLETON DR
STUART FL 34997

MENDINHALL CHARLES E
3097 SE DOUBLETON DR
STUART FL 34997

COMMONS AT INDIAN STREET PROPERTY
OWNERS ASSOCIATION
1141 SE INDIAN ST
STUART FL 34997

MICHAEL NOVIK TRUST NOVIK MICHAEL
TTEE
1400 TELEGRAPH RD
REDFORD MI 48239

EMERY MICHAEL J & ROBIN L TR
EMERY LIVING TRUST
STUART FL 34997

NELSON EVELYN LEE HEAP DONALD K
3340 SE FEDERAL HWY #240
STUART FL 34997

HOSPICE FOUNDATION OF MARTIN & ST
LUCIE INC THE
1201 SE INDIAN ST
STUART FL 34997

PMH 1111 LLC
3107 STIRLING RD STE 102
FORT LAUDERDALE FL 33312

INDIAN STREET MEDICAL COMMONS LLC
1141 SE INDIAN ST #101
STUART FL 34997

SP CROSSINGS LLC
5403 W GRAY ST
TAMPA FL 33609



Sign 1– East Side



Sign 1– West Side



Narrative – Bee Safe Storage & Wine Cellar
February 22, 2022

The applicant has submitted a CPUD application for a proposed storage facility on a 6.59-acre parcel on SE Indian Street. The property was used as a tree nursery and farmer's market, but the property is currently vacant. Regarding the two adjacent properties along Indian Street, to the east of the property is the Commons at Indian Street, a professional office complex. To the west of the property is a professional office complex. The proposed storage facility is compatible with each of the adjacent uses.

The Bee Safe Storage is requesting approval of a three-story air-conditioned storage building along SE Indian Street and eight one-story garage access storage buildings to the rear of the property. The total floor area proposed is 195,400 sf., which includes all proposed buildings on site. Along with the storage uses, Bee Safe will sell moving and storage supplies to their customer base.

In 1997, the property was annexed into the City of Stuart and assigned a zoning category of CPUD and a land use of Commercial (5.9 acres) and Public (0.69 acres). The approved CPUD Zoning Ordinance 1580-97 allows for mini-storage facilities, and the proposed Bee Safe Storage & Wine Cellar Storage Facility is consistent with the approved use. The commercial land use is consistent with the CPUD zoning district and proposed use. The small portion of the property, approximately 95-feet from the rear property line, has a public land use which appears to be a scrivener's error and does not affect the proposed storage facility development plan.

The proposed project is consistent with the approved CPUD and is asking for a waiver for the following items:

- A reduction in the sideyard setback as required in Section 2.04.04 (E)(5) from 30-feet to 20-feet. Please note that this section is only applicable to the 3-story building only.
- A reduction in the internal sidewalk width from eight feet to six feet as required in Section 6.01.04(B). A six foot side walk is sufficient for the proposed use
- The standard parking requirement for a mini-storage facility is as follows: 1 space per employee and 1 space per 50 storage units. Bee Safe Storage anticipates having one employee and will provide 1086 storage units, therefore the parking requirements would be 23 spaces. Bee Safe is providing 21 parking spaces, which based on their knowledge of their operations is more than sufficient for the project.

Below is how the Applicant intends to further secure the proposed site.

- The facility will include a minimum of 32 high resolution cameras that will record all movement and could be remotely viewed.

- There is a proposed security gate in the drive lane separating the single-story units from the multi-story facility. This gate can only be accessed by customers who have a security code provided by staff.
- The facility will have limited hours of access. 6:00am-10:00pm every day. There will be staff on site as well Monday-Friday 9:30am-6:00pm, Saturday 8:30am-5:00pm, Sunday 11:00am-3:00pm.
- The staff will NOT be living on the property, there are no living facilities provided.

Memorandum

To: Michael Uhazie, PE
Project Manager / Bowman Consulting

From: Andrew Petersen, PE

Andrew J. Petersen, P.E.
State of Florida, License # 75493

Date: 07/20/2021

07/22/2021

Re: Bee Safe Storage & Wine Cellar @ SE Indian St. Stuart, FL – Turn Lane Warrant Analysis

Digitally signed by Andrew Petersen
Reason: This item has been digitally signed & sealed by Andrew J. Petersen, P.E. on the date indicated here. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.
Contact Info:
apetersen@bowmanconsulting.com
Date: 2021.07.22 22:52:40-04'00'

Bowman Consulting Group (Bowman) has been retained to perform a Traffic Impact Memorandum for the proposed Bee Safe Storage & Wine Cellar to be located at 1137 SE Indian St. Stuart, Florida, see **Attachment A**. The purpose for this memorandum is to provide a summary of the anticipated trip generation and trip distribution, and to conduct a turn lane warrant analysis for the proposed Bee Safe Storage.

The scope of the Traffic Impact Assessment was coordinated with Martin County Traffic Review Staff, see **Attachment B**. This scope was also coordinated and the City of Stuart Traffic Review Staff (Captec Engineering, Inc.) via conference call.

Proposed Development

The applicant is proposing to develop the site with a 135,000 square feet Warehouse, and an additional 61,600 square feet of storage building. The Site is proposed to be developed on SE Indian St, northeast of the intersection with SE Willoughby Blvd. **Figure 1** depicts the location of the proposed development.



Figure 1 Location of site

Access to the site is proposed to be provided by one right-in/right-out driveway along SE Indian St, as depicted in **Figure 1**.

Roadway system

SE Indian St.: within the identified study area SE Indian St. is a four-lane divided urban major arterial according to the Florida Department of Transportation, Martin County Functional Classification Map. SE Indian St has a Northeast-Southwest alignment and a posted speed limit of 45 MPH.

Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition was used to determine the number of trips generated by the land use Warehousing (Land Use 150). **Table 1** outlines the trip generation calculations for the proposed development.

Table 1 Site Trip Generation

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	196,600	178	179	357	38	11	49	13	38	51

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

Based on **Table 1**, the proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.

The anticipated trip distribution for the proposed site was developed based on review of the 2019 Traffic Volume information extracted from the Martin County *2019 Roadway Level of Service Inventory Report*.



Figure 2 Trip Distribution

Martin County *Adopted LOS D*, city of Stuart *Adopted LOS E*. As defined on Chapter 5, Section 5.2 of the Martin County Code of Ordinances, and Element II (*Transportation Element*) Objective 1 Policy 1.4 of the city of Stuart Code of Ordinances.

Table 2 presents the projected impact of the proposed development site trips in the surrounding roadway network according to the Trip Distribution presented in **Figure 2**.

Table 2 Site Trip Distribution

Roadway	Segment	Generalized Service ⁽¹⁾	Generalized Service Capacity ⁽¹⁾	Project Traffic Trip Dist %	Projected Daily Development Trips ^(2,3)	Project Traffic Impact (%)
SE Indian St	From Wiloughby Blvd to US -1	C	2,000	50%	26	1.3%
SE Indian St	From SR-76 to Wiloughby Blvd	C	2,000	29%	15	0.8%
SE Indian St	From US - 1 to SR-5	C	2,000	10%	5	0.3%
Wiloughby Blvd	North of SE Indian St.	C	2,000	11%	6	0.3%
Wiloughby Blvd	South of SE Indian St.	C	2,000	10%	5	0.3%
US-1	North of SE Indian St.	C	3,020	22%	11	0.4%
US-1	South of SE Indian St.	C	3,020	18%	9	0.3%

(1) Generalized LOS Capacity and 2019 Peak Hour Directional Volume extracted from Martin County 2019 Roadway Level of Service Inventory Report

(2) Projected Daily Development Trips were calculated using LU 150 from the ITE Trip Generation Manual. The assumed trip distribution along the roadways based on the projected site trip distribution pattern.

(3) Trip Generation Rates calculated for the PM Peak Hour

Based on **Table 2** and considering the evening peak hour was determined to be the peak hour of the proposed development, the development is not expected to significantly impact the surrounding roadway network. The proposed trips would fit in the existing traffic conditions without disrupting the current level of service. Justifying that the proposed traffic created by the proposed development should be considered acceptable without the need for any additional improvements.

Capacity Analysis

The intersection of SE Indian St & the Warehouse Driveway was analyzed for the Build Out Conditions following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the intersection.

Per the city of Stuart request, the Build Out year was revised to be two years after the anticipated construction/issuance of certificate of occupancy year (2022), therefore for the purposes of this memorandum, 2024 is considered the Build Out year.

Capacity Analyses were conducted for the Build conditions (year 2024). The primary purpose for this approach was to evaluate the results in order to identify the impact of the proposed development. The capacity results are included in **Appendix C**.

The intersection is expected to operate at LOS A under No Build and Build conditions. No increases in delays are expected on the eastbound and westbound approaches with the inclusion of the proposed development. A 11.9-second delay is expected on the southbound approach (site driveway) for the morning peak hour and a 17-second delay is anticipated for the evening peak hour. Therefore, under Build

conditions, the site driveway is expected to operate at acceptable LOS C or better during the morning and evening peak hours.

The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.

Turn Lane Warrant Analysis

The forecasted right turn volumes at the site driveways were evaluated to determine the need for the installation of auxiliary right turn lanes to access the proposed site. The analyses were completed per the criteria set forth in the Driveway Information Guide (Chapter 7) published by the Florida Department of Transportation.

The proposed site driveway is projected to generate the following number of right turns:

- AM Peak Hour – 38
- PM Peak Hour – 13

Table 3 outlines the criteria required to meet the installation of an auxiliary right turning lane.

Table 3 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
45 MPH or Less - more than 80 -125 turns per hour ⁽²⁾ .	No
Over 45 MPH More than 35-55 right turns per hour ⁽²⁾ .	N/A
⁽¹⁾ FDOT Driveway Information Guide ⁽²⁾ The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	

As shown in **Table 3**, the proposed site driveway 1 does not meet the conditions for a right turn lane along SE Indian St.

Table 4 presents the additional criteria provided by the FDOT Driveway information guide for the installation of a right turn lanes.

Table 4 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
Facilities having a high volume of buses, trucks or trailers (2 or 3 per hour).	No
Poor internal design of a driveway facility causing potential backups in the through lanes.	No
Heavier than normal peak flows on the main roadway.	No
Very high operating speeds (such as 55 MPH or above) and in rural areas where turns are not expected by through drivers.	No
Highways with curves or hills where sight distance is impacted.	No
Gated entrances.	Yes
Crash experience, especially Rear-End Collisions.	No
Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right turn lane desirable, (this would also be the case downstream soon after a dual left turn lane onto a four-lane road)	No
Severe skewed angle of intersection requiring right turn vehicle to stop greatly.	No
⁽¹⁾ FDOT Driveway Information Guide	

The criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

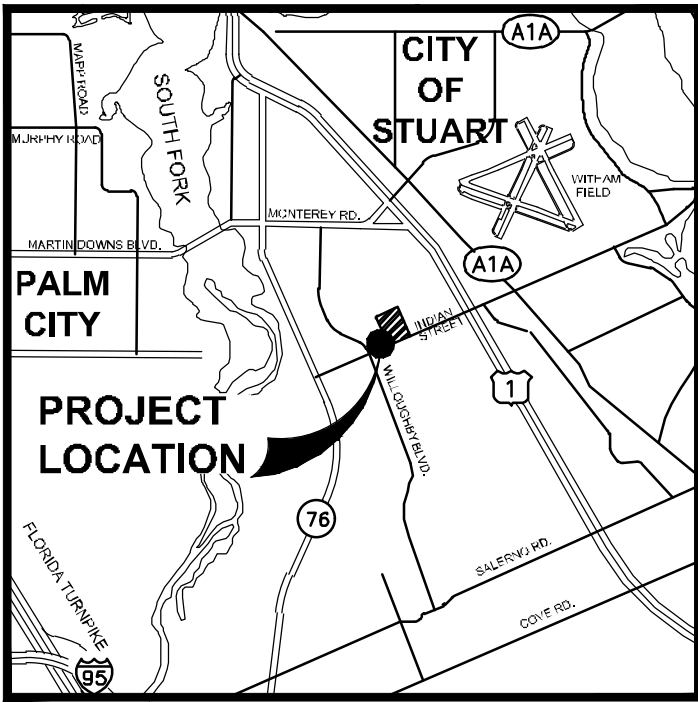
Summary of findings and Conclusions

- The proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.
- It is anticipated that 50% of the site trips travel to/from West of SE Indian St.; of these, 29% are expected to/from SE Indian St., 11% are expected from/to north of SE Willoughby Blvd and 10% are expected to travel from/to north of SE Willoughby Blvd. It is anticipated that the remaining 50% of the site trips travel to/from East of SE Indian St.; of these, 10% are expected to/from SE Indian St., 22% are expected from/to north of U.S. Rte. 1 and 18% are expected to travel from/to south of U.S. Rte. 1.
- The proposed site driveway is projected to generate the following number of right turns:
 - AM Peak Hour – 38
 - PM Peak Hour – 13
- Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network.
- The results of the turn lane warrant analysis are as follows:
 - The intersection is expected to operate at LOS A under No Build and Build conditions. The eastbound and westbound approach are not expected to be impact by the inclusion of the proposed development. The southbound approach is expected to operate at an acceptable LOS C or better.
 - The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.
- The results of the turn lane warrant analysis are as follows:
 - The proposed site driveway does not meet the conditions set by the FDOT Driveway Information Guide, not warranting a right turn lane along SE Indian St.
 - Based on the additional criteria set by the FDOT Driveway Information Guide, the criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Appendix A

Drawing Name: J:\Projects Active\20-305 Indian Street Storage-Bee Safe\Site Plan-1.dwg
Apr. 27, 2021 - 5:27pm 20-305 - Indian Street Bee Safe Storage CSP 1.dwg
J:\Projects Active\20-305 Indian Street Storage-Bee Safe\Site Plan-1.dwg

Key / Location:



N.T.S.

Project Team:

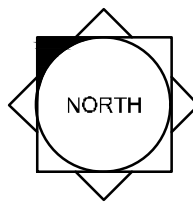
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD. Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

Indian Street Storage

Indian Street, Stuart, Florida

Conceptual Site Plan

Date	By	Description
08APR21	SJS	Conceptual Site Plan
26APR21	SJS	Revised Per New Building Footprint

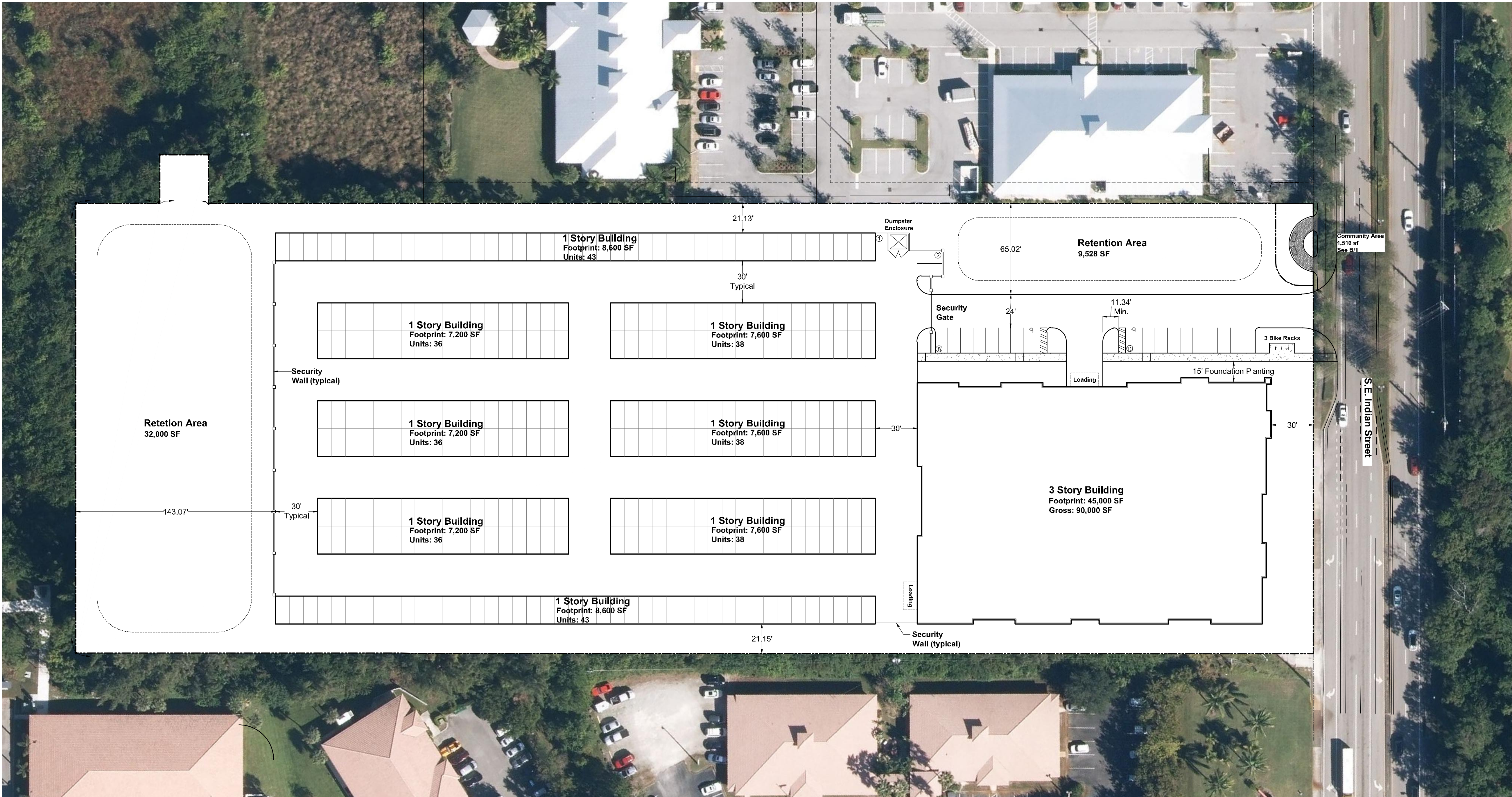


SCALE: 1" = 40'

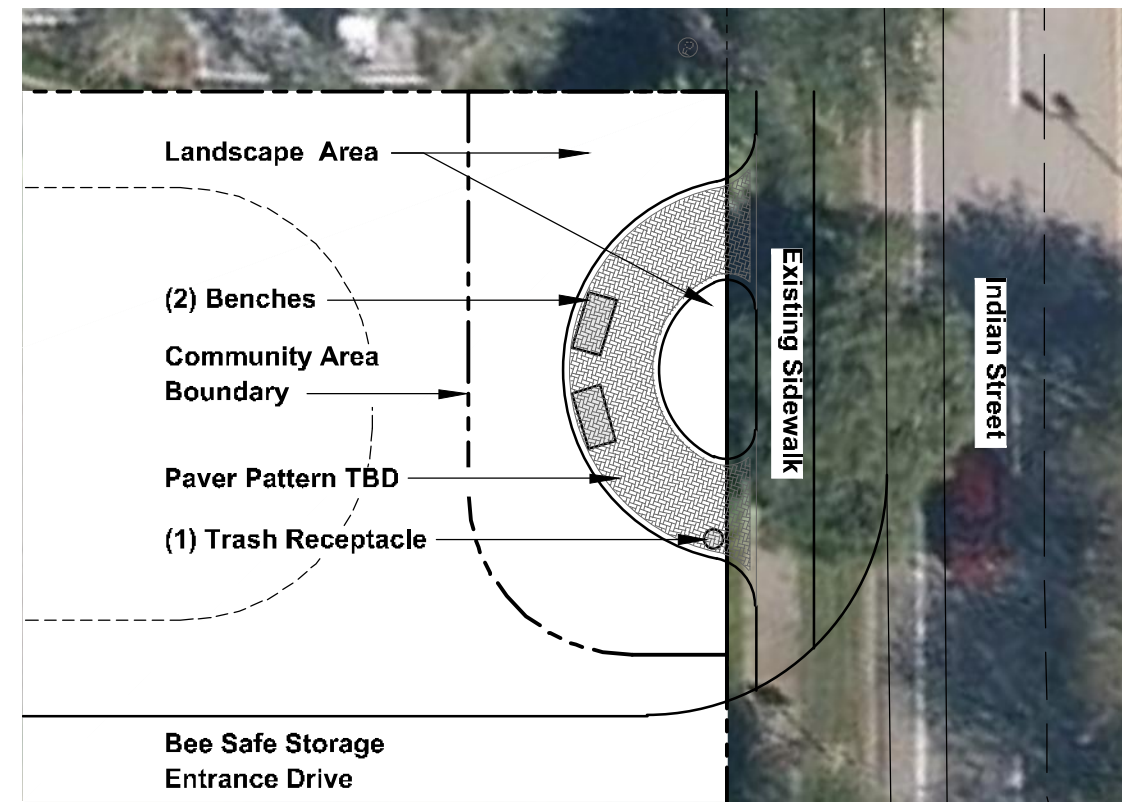
0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	DF	1 of 1
Project Number	20-305	
Municipal Number	---	
Computer File	20-305 - Indian Street Bee Safe Storage CSP 1.dwg	



A
1
Bee Safe Storage Conceptual Site Plan
Plan View Scale: 1" = 40'



B
1
Community Area Site Plan
Plan View Scale: 1" = 20'

Site Data

Total Site Area:	287,060 sf	6.59 ac
Total Building Area:	151,600 sf	3.48 ac
Building Footprint:	106,600 sf	2.45 ac
Vehicular Use Area:	79,605 sf	1.83 ac

Impervious Max. Allowed:	65%	4.28 ac
Impervious Area Provided:	186,205 sf	65% 4.28 ac

Open Space Required:	25%	1.65 ac
Open Space Provided:	99,339 sf	35% 2.30 ac

Community Area: 1,516 sf 1% of Gross Floor Area

Total Units: 908 Units

Parking Requirements

Parking Required:	21 Spaces
1 space per employee plus 1 space per 50 storage units	
Parking Provided:	21 Spaces

Appendix B

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, February 16, 2021 2:50 PM
To: Daniela Jurado
Cc: Lisa Wichser; Damian Bono
Subject: [EXTERNAL] RE: Warehouse Stuart, FL-Traffic Impact Assessment Scope

Good afternoon Daniela,

The proposed development is within the municipal boundaries of the City of Stuart, and will need to be submitted for their review. <https://cityofstuart.us/264/Planning-Zoning-Department>

City of Stuart Development Web Map

<https://stuartfl.maps.arcgis.com/apps/webappviewer/index.html?id=0af302238bf542deaeb499ca6efcb2e>

Martin County would review and issue a right-of-way use permit should any access changes be proposed.

Luke Lambert
Traffic Engineering Manager
Public Works Department
[Martin County Board of County Commissioners](#)
772-221-2300

From: Daniela Jurado <djurado@bowmanconsulting.com>
Sent: Tuesday, February 16, 2021 2:28 PM
To: Damian Bono <dbono@martin.fl.us>
Cc: Andrew Petersen <apetersen@bowmanconsulting.com>
Subject: Warehouse Stuart, FL-Traffic Impact Assessment Scope

**Think Before You Click: This Email Originated
Outside of your organization.**

Good afternoon Mr. Bono,

My is Daniela Jurado I am an engineer working with Bowman Consulting. I am sending this email to discuss the scope of the traffic study for a proposed project near the intersection of SE Indian Street and SE Willoughby Road in the city of Stuart, Martin County.

The development in question is a proposed Warehouse with a 135,000 SF 3 story Main Building (45,000 SF per floor) and 62,400 SF of additional storage space outside the main building. Therefore based on the ITE the expected number of trips is 357 daily trips, 49 during the morning peak and 56 during the evening peak hour.

Our proposed scope is as follows:

1. Trip generation calculations for the proposed development utilizing the ITE *Trip Generation Manual, 10th Edition*

2. Traffic assignment (trip distribution) for the proposed development
3. Turn lane warrant analysis.

I have attached the proposed scope to this email. Would this be an acceptable approach for the County?

Please let me know if you have any questions, or would like to discuss these items further.

Thank you in advance,

DANIELA JURADO

Engineer I | **BOWMAN**

4450 W Eau Gallie Boulevard, Suite 144, Melbourne, FL 32934

O: (321) 255-5434 | D: (321) 270-8977 | M: (786) 370-2762

djurado@bowmanconsulting.com | bowmanconsulting.com



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TRAFFIC IMPACT STUDY WAREHOUSING, STUART FL SCOPING/METHODOLOGY STATEMENT

Scoping Meeting Date: Electronic Coordination

Applicant's Consultant: Bowman Consulting Group

Applicant's Contact information: Andrew J Petersen (321 -270 - 8983 / apetersen@bowmanconsulting.com)
Daniela Jurado (321 -270 - 8977 / djurado@bowmanconsulting.com)

(1) LOCATION OF PROPOSED PROJECT: **See Figure 1**

Municipality: City of Stuart, FL

Roadway: SE Indian Street

(2) DESCRIPTION OF PROPOSED PROJECT:

The proposed project consists on the development of a currently abandoned parcel located on the Northwest side of SE Indian St, northeast of the intersection with SE Willoughby Blvd, in the city of Stuart, Florida. The proposed development comprises a 135,000 square feet warehouse and 32,400 SF of additional storage building. Access to the development will be provided by one Right-in/Right-out driveway along SE Indian Street.

Trip generation rates were extracted from the Institute of Transportation Engineers 10th Edition. The trip generation is presented in **Table 1**. The proposed Trip Distribution is presented in **Figure 2**.

(3) PURPOSE OF THE ASSESSMENT:

The purpose for the study is to determine the number of trips generated by the proposed site; to evaluate the need of turn lanes into the site.

Turn lane warrant analyses will be completed at the proposed driveway access points along SE Indian Street. The results of the study will be summarized in a report document with graphics and back up data.

(4) DEVELOPMENT SCHEDULE:

Anticipated Opening Date: 2022

Analysis Date: 2022

(5) STUDY INTERSECTIONS (See Figure 2):

-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(6) STUDY AREA TYPE: Urban: x Rural:

(7) ANALYSIS PERIODS AND TIMES:

AM Peak hour	7:00 AM - 09:00 AM
PM Peak hour	4:00 PM - 06:00 PM

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: N/A

(b) Annual Base Traffic Growth: N/A Source: N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

No

(10) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

<u>Proposed Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
- SE Indian St, NE of int w/ Willoughby Blvd	AM/PM	Turning Movement Counts

(11) CAPACITY/LOS ANALYSIS

<u>Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
N/A		

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

TBD

(13) OTHER NEEDED ANALYSES:

(a) Signal Warrant Analysis:
No

(b) Required Signal Phasing/Timing Modifications:
N/A

(c) Analysis of the Need for Turning Lanes:
-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(d) Turning Lane Lengths:
N/A

(e) Queuing Analysis:
N/A

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THIS PROJECT:

TRAFFIC IMPACT STUDY **SCOPING/METHODOLOGY STATEMENT**

FIGURE 1

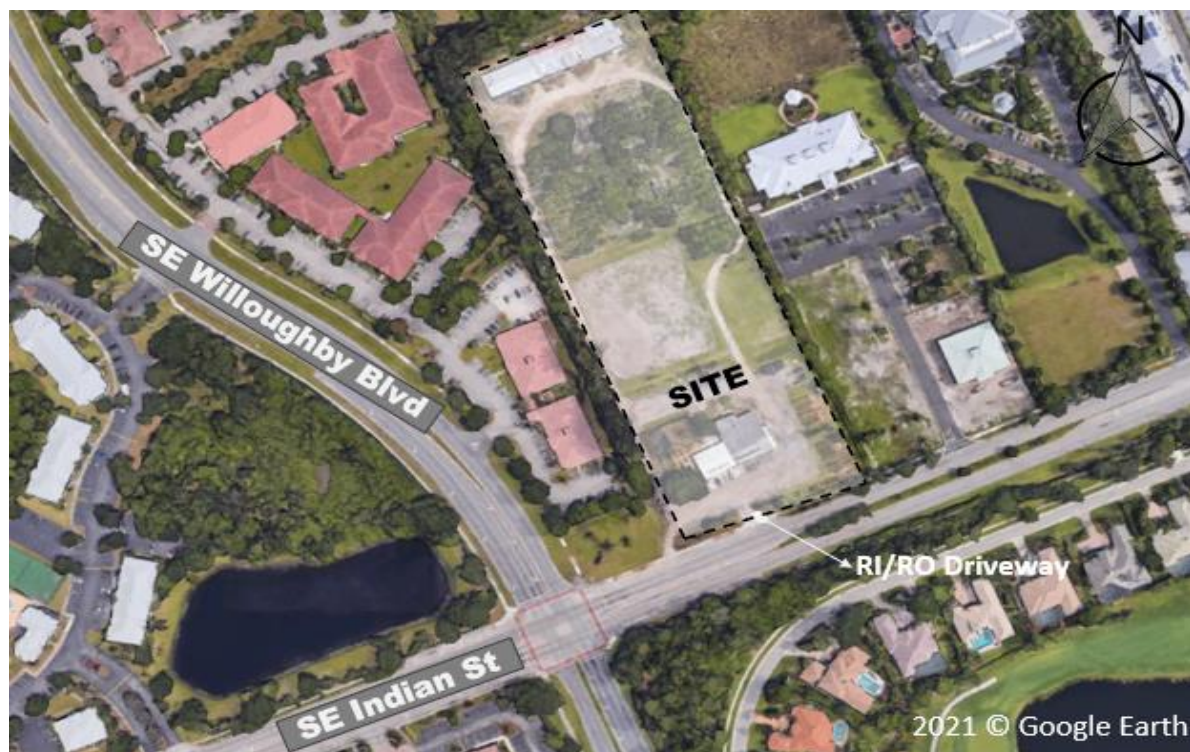


TABLE 1

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	197,400	178	179	357	38	11	49	18	38	56

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

(2) Pass-by Rates of 76% for LU-960 were extracted from the ITE Trip Generation Errata.

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Saifish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,236	249	C	0.5%
Mapp Rd	CR-714	SR-714	Class II: 2-Ln Undivided	750	11,668	557	D	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	5,278	301	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,320	314	C	0.7%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Divided	790	4,589	254	C	0.6%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	5,845	324	C	0.5%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	1,874	161	C	3.0%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	6,712	375	D	4.5%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	9,721	908	F	3.3%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	10,107	565	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	12,415	652	C	0.5%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	5,203	216	C	2.3%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	1,926	118	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	8,894	426	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	7,832	419	D	3.8%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,111	213	C	3.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,820	614	D	3.9%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	8,781	479	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,687	466	D	2.3%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,831	429	C	1.5%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,509	524	D	1.1%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

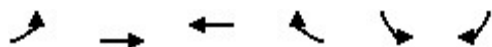
Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,007	544	C	5.4%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	11,709	597	C	8.0%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	11,100	666	C	3.7%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,460	555	D	4.3%

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Appendix C

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-AM
07/20/2021

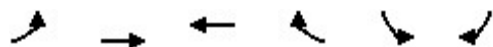


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1409	849	0	0	0
Future Volume (vph)	0	1409	849	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	1532	923	0	0	0
Lane Group Flow (vph)	0	1532	923	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1409	849	0	0	0
Future Vol, veh/h	0	1409	849	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1532	923	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	462
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	547
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-PM
07/20/2021

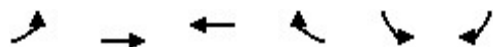


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	849	1409	0	0	0
Future Volume (vph)	0	849	1409	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	923	1532	0	0	0
Lane Group Flow (vph)	0	923	1532	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	849	1409	0	0	0
Future Vol, veh/h	0	849	1409	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	923	1532	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	766
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	345
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	345
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-AM
07/20/2021

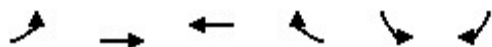


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1414	849	38	0	11
Future Volume (vph)	0	1414	849	38	0	11
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.994			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3401	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3401	0	0	1611
Adj. Flow (vph)	0	1537	923	41	0	12
Lane Group Flow (vph)	0	1537	964	0	0	12
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1414	849	38	0	11
Future Vol, veh/h	0	1414	849	38	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1537	923	41	0	12
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	482
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	530
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	530
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		11.9		
HCM LOS	B					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	530		
HCM Lane V/C Ratio	-	-	-	0.023		
HCM Control Delay (s)	-	-	-	11.9		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-PM
07/20/2021



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	868	1409	13	0	38
Future Volume (vph)	0	868	1409	13	0	38
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3418	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3418	0	0	1611
Adj. Flow (vph)	0	943	1532	14	0	41
Lane Group Flow (vph)	0	943	1546	0	0	41
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 49.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	868	1409	13	0	38
Future Vol, veh/h	0	868	1409	13	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	943	1532	14	0	41
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	773
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	342
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	342
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		17		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	342		
HCM Lane V/C Ratio	-	-	-	0.121		
HCM Control Delay (s)	-	-	-	17		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q(veh)	-	-	-	0.4		



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date: On-File	Application Date: May 7, 2021
Project Name: Bee Safe Storage and Wine Cellar CPUD	
Parcel ID# 38-38-41-002-039-00010-8	Project Address: 1053 SE Indian St, Stuart, FL
Zoning/CRA Sub-district: CPUD	
Subdivision: Not applicable	Lot(s): Not applicable
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information

(Please Print or Type)

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

Name: Michael Novik
Title: _
Company: _
Company Address: 14900 Telegraph Road

City/State/Zip Code: Redford, MI 48239
Telephone Number: _
Facsimile Number: _
Email Address (optional): _

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

Name: Doug Fitzwater
Title: Landscape Architect
Company: Lucido & Associates
Company Address: 701 SE Ocean Boulevard

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-220-2100
Facsimile Number: _
Email Address (optional): dfitzwater@lucidodesign.com

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

Name: Lance Appelberg
Title: Vice President
Company: Bee Safe Storage and Wine Cellar
Company Address: 201 North Elm Street

City/State/Zip Code: Greensboro/NC/27401
Telephone Number: 336-471-8487
Facsimile Number:
Email Address (optional): lappelberg@cipconst.com

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

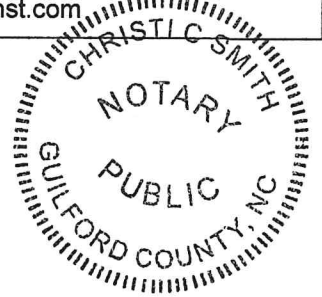
4. Signed this 3 day of May, 2021.

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

NC Guilford
 State of ~~Florida~~, Martin County The foregoing instrument was acknowledged before me on this 3 day of May 2021

_____ by Lance Appelberg who is personally known to me, or who has produced
personally known to me as identification and who did/did not take an oath.

Christi Curlee Smith
 Notary Signature Christi Curlee Smith

Commission expires: 4/10/2023

*Michael Novik Trust Dated June 1, 1992 as Amended
14900 Telegraph Road
Redford, MI 48239*

May 11, 2021

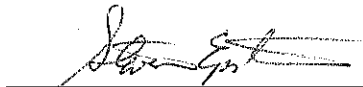
City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Re: Bee Safe Storage CPUD
PCN: 38-38-41-002-039-00010-8

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Michael Novik** during the governmental review process of the applications.

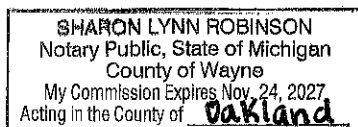
Sincerely,



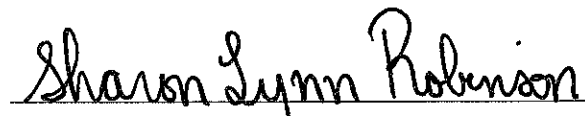
Steven Epstein, Successor Trustee of the Michael Novik Trust Dated June 1, 1992 as amended.

STATE OF MI
COUNTY OF Oakland

The foregoing was acknowledged before me this 11th day of May, 2021, by Steven Epstein, Successor Trustee of the Michael Novik Trust Dated June 1, 1992 as amended. He [] is personally known to me or [] has produced _____ as identification.



(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date: On-File	Application Date: May 7, 2021
Project Name: Bee Safe Storage and Wine Cellar CPUD	
Parcel ID# 38-38-41-002-039-00010-8	Project Address: 1053 SE Indian St, Stuart, FL
Zoning/CRA Sub-district: CPUD	
Subdivision: Not applicable	Lot(s): Not applicable
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

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

Name: Michael Novik Trust Dated June 1, 1992 as Amended.
Title: Steven Epstein Successor Trustee-
Company: _
Company Address: 14900 Telegraph Road

City/State/Zip Code: Redford, MI 48239
Telephone Number: 248-557-7466
Facsimile Number: _
Email Address (optional): _

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

Name: Doug Fitzwater
Title: Landscape Architect
Company: Lucido & Associates
Company Address: 701 SE Ocean Boulevard

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-220-2100
Facsimile Number: _
Email Address (optional): dfitzwater@lucidodesign.com

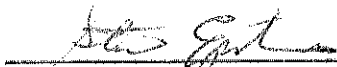
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Lance Appleberg
Title:
Company:
Company Address:

City/State/Zip Code:
Telephone Number:
Facsimile Number:
Email Address (optional): lappelberg@cipconst.com

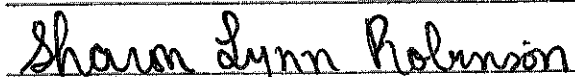
I hereby certify that all information contained herein is true and correct.

4. Signed this 11 day of MAY, 2021.


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

MICHIGAN
State of ~~Florida~~, Martin County The foregoing instrument was acknowledged before me on this 11 day of

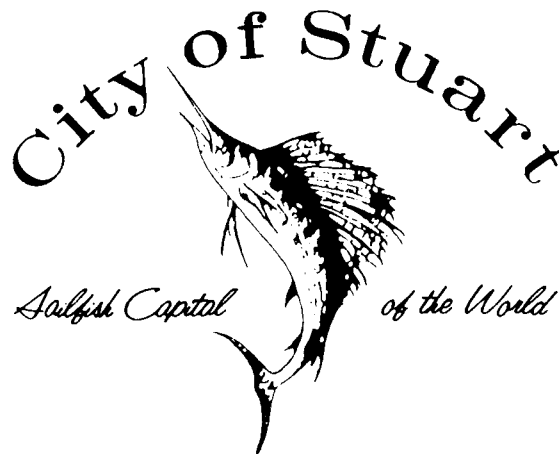
_____ by _____ who is personally known to me, or who has produced
_____ as Identification and who did/did not take an oath.


Notary Signature

Commission expires:

SHARON LYNN ROBINSON Notary Public, State of Michigan County of Wayne My Commission Expires Nov. 24, 2027 Acting in the County of <u>Oakland</u>
--

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1578 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR THE VOLUNTARY ANNEXATION BY THE CITY OF STUART OF ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, UPON THE PETITION OF THE OWNER THEREOF; DECLARING THAT THE VOLUNTARY PETITION FOR ANNEXATION FILED PURSUANT TO FLORIDA STATUTES 171.044 BEARS THE SIGNATURE OF THE OWNER OF THE PROPERTY TO BE ANNEXED AND THAT SUCH APPLICATION COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida has received a petition from the owner of the real property hereinafter described, that said real property be annexed into the City of Stuart, Florida pursuant to the provisions of s. 171.044, Florida Statutes; and

WHEREAS, it is the opinion of the City Commission that it is in the best interest of the City that said real property be annexed into the City.

RECORDED & VERIFIED
BY *RO*
D.C.

98 MAY 29 PM 2:16

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

01300258

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

SECTION 1: The real property described in "Exhibit A," attached hereto and made a part hereof by reference, being the real property for which the voluntary annexation petition was filed for annexation pursuant to s. 171.044, Florida Statutes, be and the same is hereby annexed into the City of Stuart, Florida. A map depicting the real property annexed hereby is attached hereto and incorporated herein by reference as "Exhibit B."

SECTION 2: The City Commission hereby finds that the written petition for voluntary annexation filed with the City bears the signature of all owner of the real property to be annexed into the City of Stuart, Florida and that all requirements of Chapter 171, Florida Statutes regarding such annexation have been met.

SECTION 3: The City Clerk shall:

1. within seven (7) days after the adoption of this ordinance, file a copy of this ordinance with the Clerk of the Circuit Court in and for Martin County, Florida and with the County Administrator of Martin County, Florida; and

2. within thirty (30) days of the adoption of this this ordinance, cause the "Boundary Article" of the City Charter of the City of Stuart, Florida, being "Appendix A" to said City Charter, to be revised in accordance with the aforesaid annexation, and to cause a copy of such revision to be filed with the State of Florida Department of State.

SECTION 4: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 5: If any provision of this ordinance or the application thereof to any person or circumstances is held to be

invalid, the invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6: This ordinance shall take effect immediately upon its passage at second reading.

PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 26 day of May, 1998.

ATTEST

STATE OF FLORIDA
COUNTY OF DADE
CITY OF MIAMI
CLERK

APPROVED AS TO CORRECTNESS
AND TO FORM.

CARL V.M. COFFIN
CITY ATTORNEY

JEFFREY A. KRAUSKOPF
MAYOR

LEGAL DESCRIPTION: MADYDA - F12

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and [REDACTED] PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

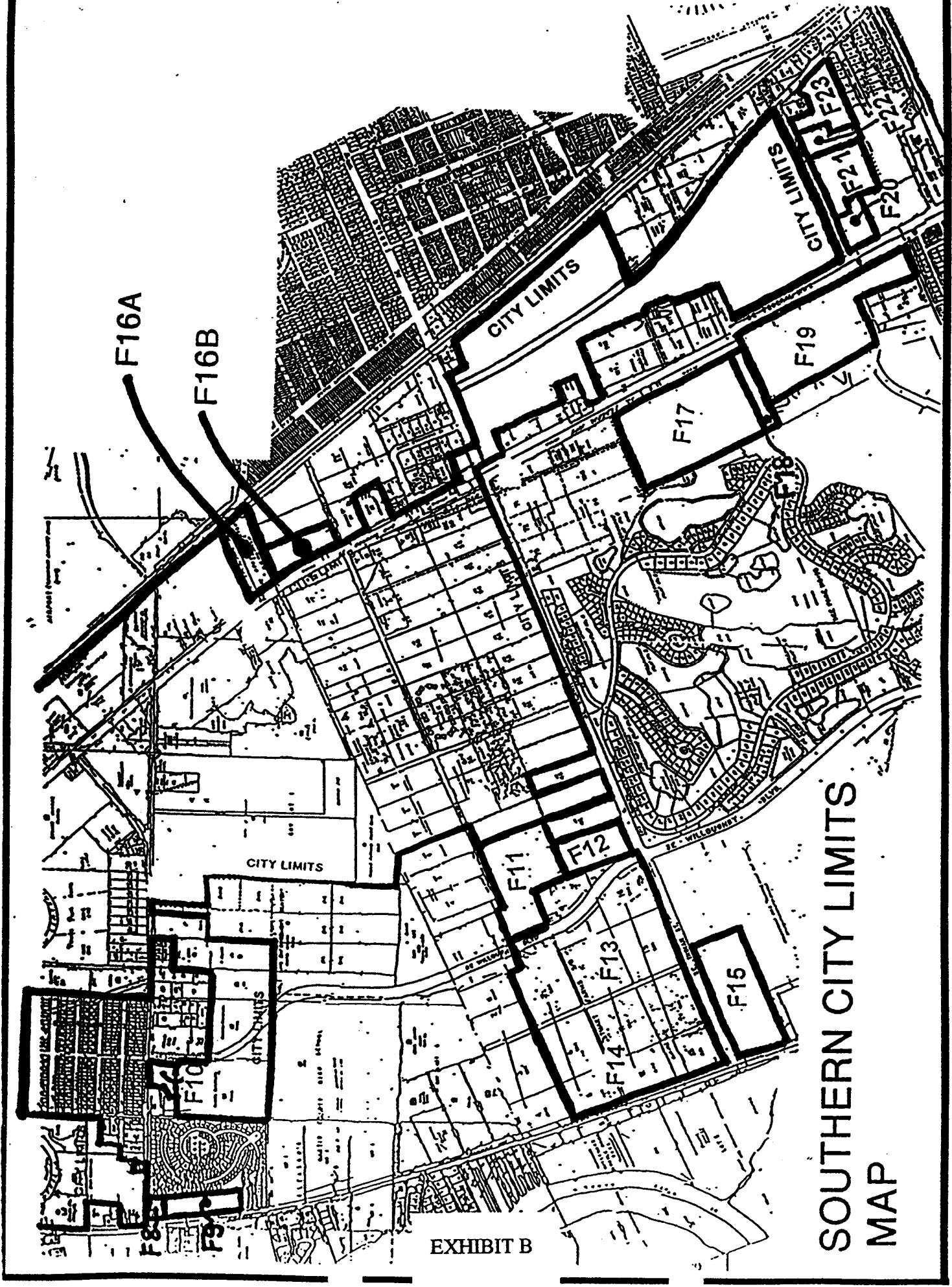


EXHIBIT B

SOUTHERN CITY LIMITS
MAP

Page 195 of 223

City of Stuart

Sailfish Capital of the World



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1579 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE CITY FUTURE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN FOR ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart, Florida annexed the real property described in "Exhibit A" attached hereto and made a part hereof by reference; and

WHEREAS, the City is authorized by law to provide a land use designation to be indicated on the Future Land Use Map being a part of the Future Land Use Element of the City of Stuart Comprehensive Plan; and

WHEREAS, the intended use of the property is consistent with land use designation set forth below as contained in the City Comprehensive Plan.

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

01325489
MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

98 OCT -8 PM 3:56
RECORDED & VERIFIED
BY D.C.

SECTION 1: The real property described in "Exhibit A" attached hereto and made a part hereof by reference is hereby designated as "Commercial" on the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, Florida. This amendment to the Future Land Use Map is consistent with all other provisions of the City Comprehensive Plan and with the Florida Growth Management Act.

SECTION 2: The Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, Florida shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto as "Exhibit B."

SECTION 3: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

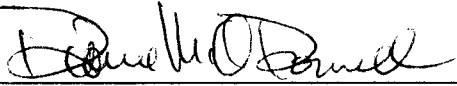
SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect the other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance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

SECTION 5: The effective date of this Plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(9) F.S.

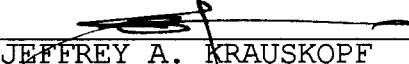
PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 24th day of August, 1998.

ATTEST:

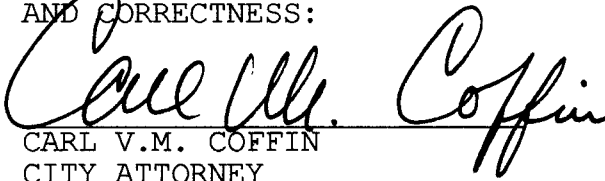


DIANNE M. O'DONNELL
CITY CLERK



JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:



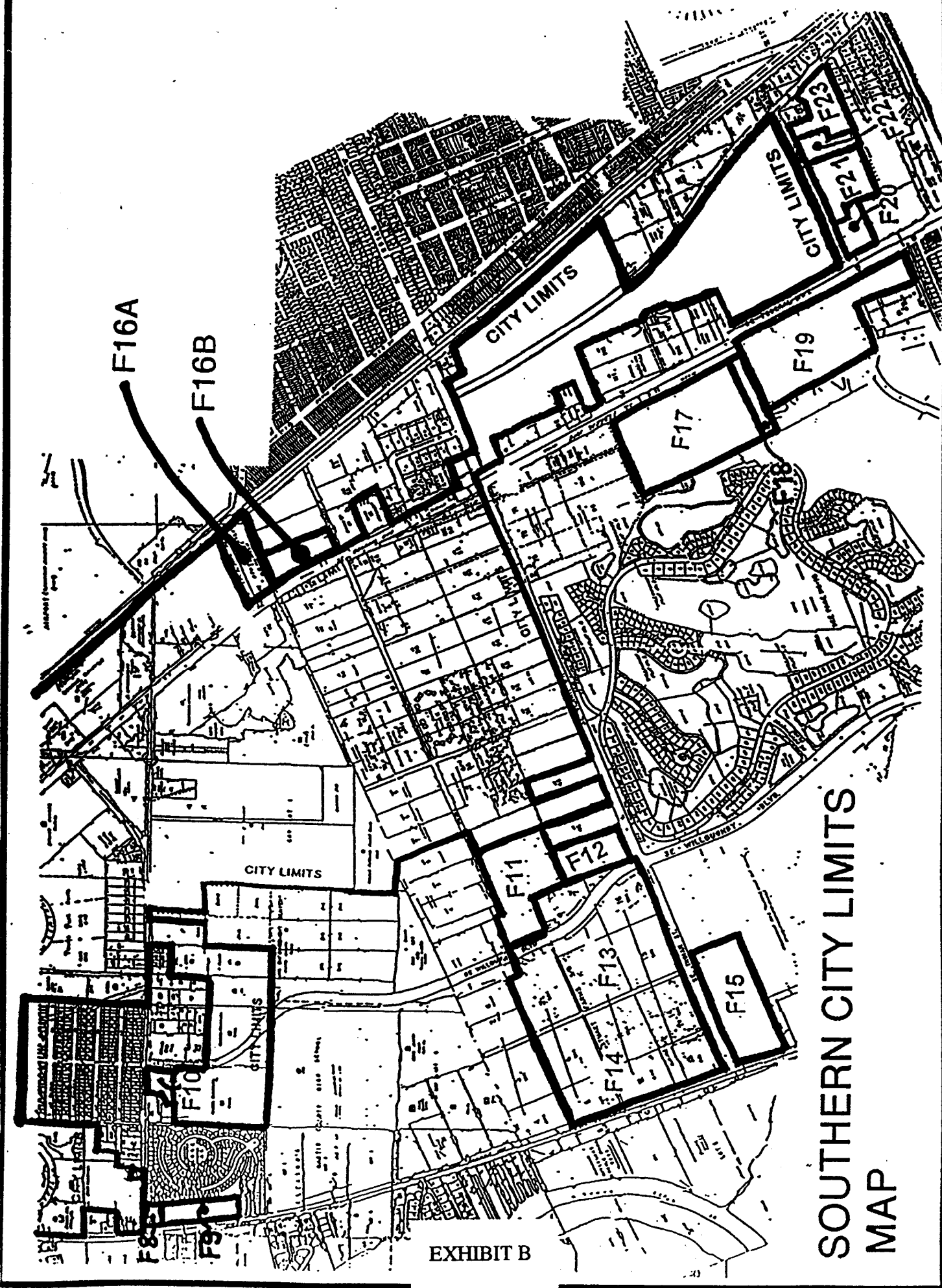
CARL V.M. COFFIN
CITY ATTORNEY

LAND USE LEGAL DESCRIPTION: MADYDA - F12

(COMMERCIAL)

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and all of Tract 45, PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

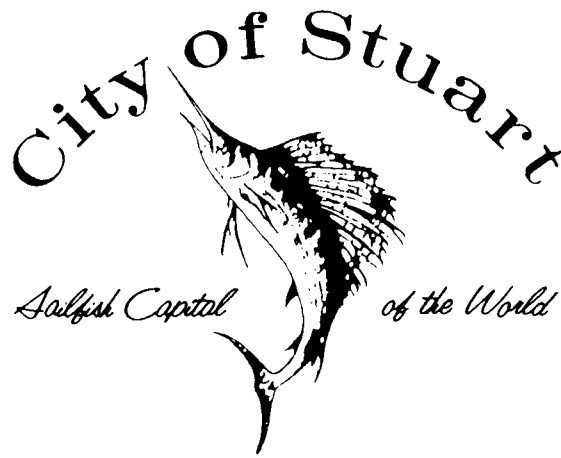
EXHIBIT "A"



SOUTHERN CITY LIMITS
MAP

EXHIBIT B

LAST
PAGE



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1580 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO ESTABLISH THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; PROVIDING THAT THE ZONING MAP OF THE CITY SHALL BE AMENDED ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the real property described in "Exhibit A" attached hereto and made a part hereof by reference, hereinafter the "Property," has been annexed into the City by voluntary annexation pursuant to s. 171.044, Florida Statutes; and

WHEREAS, an application for the rezoning of the Property was properly filed by the owner of the Property; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application for rezoning; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL.

01325490

RECORDED & VERIFIED
BY
D.C.

98OCT-8 PM 3:56

with the Comprehensive Plan of the City and with the procedural requirements of law; and

WHEREAS, the City Commission has determined that a denial of the application to rezone the Property would serve no legitimate public purpose.

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: A legal description of the Property is set forth in "Exhibit A" attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as "Exhibit B."

SECTION 3: The "CPUD" Commercial Planned Unit Development District zoning classification is consistent with the Comprehensive Plan of the City of Stuart, Florida.

SECTION 4: The Property is hereby zoned "CPUD" Commercial Planned Unit Development District. The zoning map of the City shall be amended in proper part to reflect this amendment.

SECTION 5: DEVELOPMENT DOCUMENTS. The following documents file in the office of the City Development Department, shall be deemed a part of the development regulations applicable to the Property:

1. The legal documents demonstrating unified control of the CPUD which are on file in the office of the City Development Department.
2. The proposed PUD agreement, a copy of which is attached hereto as "Exhibit C." The mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.
3. The Master Development Plan, a copy of which on file in

the office of the City Development Department.

SECTION 6: DEVELOPMENT CONDITIONS. No building permits or other development orders or approvals will be issued by the City for any portion of the development until:

- a. A rezoning ordinance, hereinafter "Rezoning Ordinance," approving the final development plan has been adopted by the City Commission as required by the Stuart Land Development Regulations (LDR).
- b. All conditions to issuance of building permits as provided in the Rezoning Ordinance are satisfied.
- c. Payment of the reimbursement of all City expenses as required by the LDR.
- d. Payment of all permit, rezoning and other fees and charges due the City as required by the LDR.

SECTION 7: DEVELOPMENT STANDARDS. Review of the final development plan prior to adoption of the Rezoning Ordinance shall be governed by the following standards:

- a. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR except as may be modified as provided in the Rezoning Ordinance.
- b. Not less than 25% of the CPUD shall be open space as defined in the LDR. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
- c. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the open space

requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof be and the same are hereby repealed to the extent of such conflict.

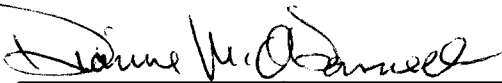
SECTION 9: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications

SECTION 10: This ordinance shall take effect immediately upon adoption at second reading.

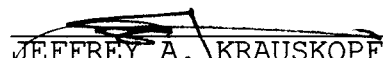
PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 24 day of August, 1998.

ATTEST:

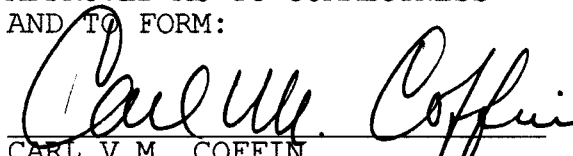


DIANNE M. O'DONNELL
CITY CLERK



JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO CORRECTNESS
AND TO FORM:



CARL V.M. COFFIN
CITY ATTORNEY

ZONING LEGAL DESCRIPTION: MADYDA - F12

(CPUD)

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and all of Tract 45, PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

EXHIBIT "A"

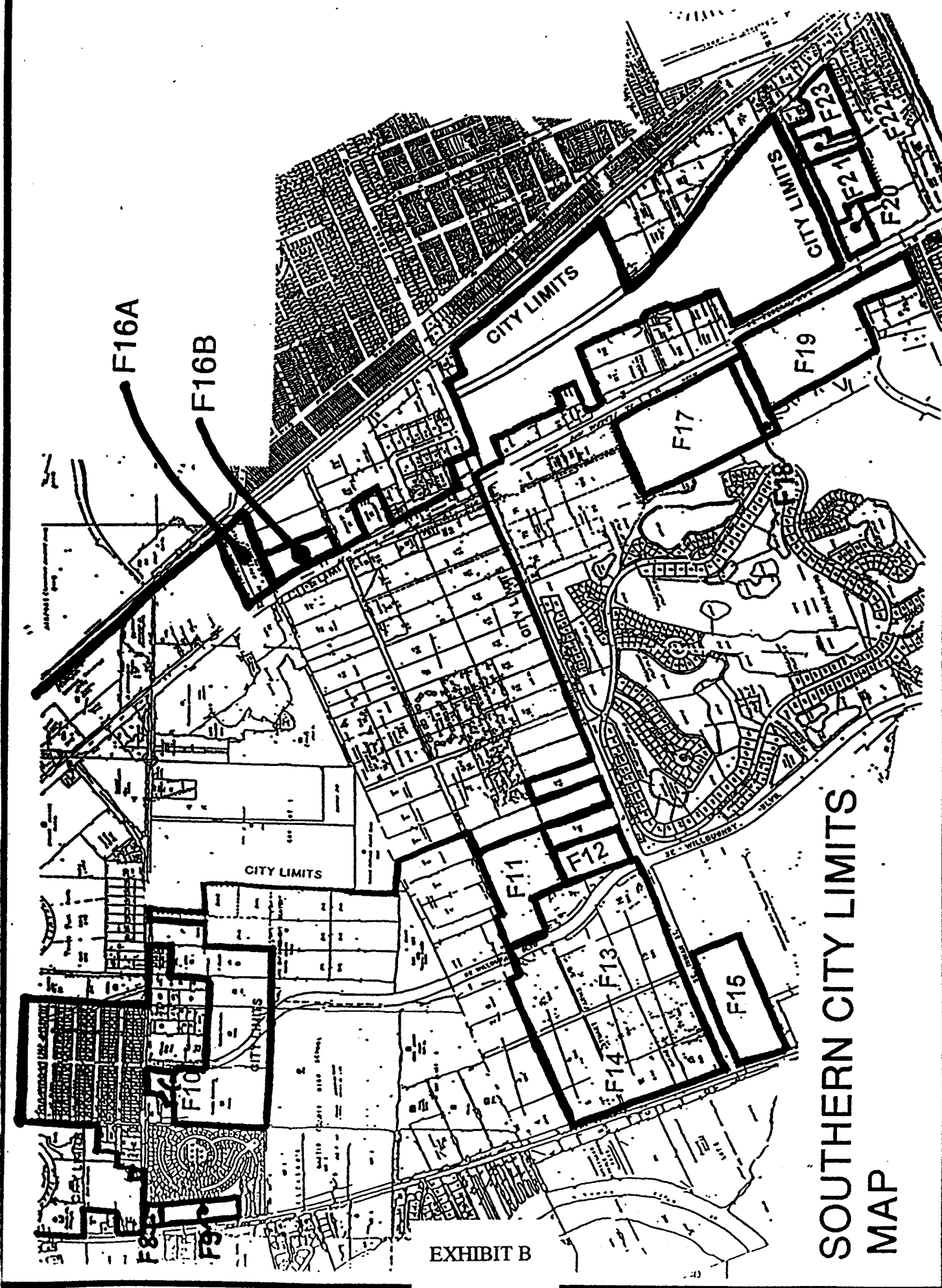


EXHIBIT B

6m
9/12/97

F12

MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT AGREEMENT

This Master Commercial Planned Unit Development Agreement, hereinafter "Agreement," is entered into this 28th day of AUG, 1998 by and between BERNARD MADYDT

_____, hereinafter referred to as "Developer," and the City of Stuart, a municipal corporation of the State of Florida, hereinafter the "City."

1. DEVELOPMENT SITE. The Developer is the sole and exclusive owner of the real property described as:

SEE ATTACHED

[insert legal description or attach]

The real property described above is hereinafter referred to as the "Subject Property." A survey of the Subject Property is attached hereto as "Attachment A."

2. DESIRE OF DEVELOPER. The Developer desires to develop the Subject Property as a Commercial Planned Unit Development, hereinafter "CPUD," as described in the Stuart Land Development Regulations, hereinafter the "LDR," and that the Subject Property be zoned CPUD District.

3. INTENT OF DEVELOPER. As required by the LDR, it is the intention of the Developer that this Agreement constitute a "Master PUD Agreement" as that term is used in the LDR. The developer will submit to the City any and all documents requested by the City Development Director, the City Planning Board and the City Commission in the course of the PUD review by the City. The Developer will follow the PUD zoning procedures set forth in the LDR.

4. USES. The uses to be located on the Subject Property within the CPUD shall be limited to the following:

- a)
- b)
- c)
- d)
- e)
- f)
- g)
- h)
- i)
- j)
- k)
- l)
- m)
- n)
- o)

SEE ATTACHED

5. IMPERVIOUS AREA. Development of the Subject Property as a CPUD shall include an impervious area of not more than sixty-five percent (65%) of the total development site within the CPUD.

6. BUILDING HEIGHT. The maximum building height within the CPUD shall be 45 feet above existing grade. Height shall be measured from the mean high roof line.

EXHIBIT C

Bm
9/12/97

7. **OPEN SPACE.** Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event that less than 25% of the CPUD is comprised of native vegetation area, than all existing native vegetation area shall be maintained as part of the required open space.
8. **NATIVE VEGETATION.** Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.
9. **TREE SURVEY.** The Developer shall provide a certified tree survey prior to or with the submittal of the final site plan to determine the existence on the Subject Property of any of the protected species listed in the LDR. The survey shall identify the type and size of protected and specimen trees.
10. **LANDSCAPE REQUIREMENTS.** The landscaping within the CPUD shall meet the requirements of the City Land Development Regulations; however, additional landscaping may be required by the City in the event the Developer proposes to vary from the minimum requirements of the Land Development Regulations for any portion of the CPUD.
11. **PARKING.** Parking within the CPUD shall comply with the LDR. Parking areas shall be interconnected throughout the CPUD and, where feasible, with adjacent properties.
12. **PEDESTRIAN ACCESS ROUTES.** All buildings and structures shall have a walkway connection with the off-site sidewalk system.
13. **SIGNAGE.** All signs to be located within the CPUD shall comply with the LDR.
14. **INGRESS/EGRESS.** The CPUD shall be designed to limit the number of curb-cuts required for ingress and egress to and from the CPUD.
15. **BUILDING SPECIFICATIONS.** No trailers, pre-fabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the CPUD. Such trailers or structures shall be removed within thirty days of a direction to do so issued by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code.
16. **ARCHITECTURAL CHARACTERISTICS.** The architectural theme and materials of the development within the CPUD may be submitted and reviewed in conjunction with the final site plan.
17. **STATEMENT OF COMMITMENT TO COMPLY WITH CITY COMPREHENSIVE PLAN AND LDR.** Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, landscaping, parking, stormwater management, resource protection, fire regulations, and planned unit development regulations applicable to the Property at time of permitting.
18. **BUILDING PERMITS.** No building permits shall be issued by the City for any development within the CPUD District until a final development plan has been submitted and approved by the City in accordance with the LDR.
19. **ADDITIONAL TERMS AND CONDITIONS.**
 - a) To promote harmonious and compatible development within the City, site plan review for the property shall incorporate the Site Design Qualitative Development Standards pursuant to Section 11.02.08 of the City Land Development Regulations.

bm
9/12/97

- b) This agreement does not in any way indicate sufficient infrastructure capacity or adequate public facilities for the development of the Subject Property or any portion thereof.
- c) All utilities, including but not limited to electricity, cable television, telephone, water and sanitary sewer, shall be located underground.
- d) This Agreement is not intended to be an all-inclusive list of development restrictions and conditions or in any way preclude the City from imposing any additional development restrictions or conditions at the time of zoning and final site plan review and approval.
- e) The terms and conditions of this Agreement shall inure to the benefit of and be binding upon Developer, its successors and assigns.
- f) Nothing in this Agreement shall be deemed to constitute CPUD zoning or to commit the City to approve CPUD zoning or the final site plan.
- g) Nothing in this Agreement shall constitute a vesting of development rights. This Agreement is simply a statement of present intentions and understanding of the Developer.

Signed, sealed and delivered
in the presence of:

Trish Perron
Signature

Donna O'Snell
Signature

Print Name

ATTEST:
Donna O'Snell
CITY CLERK

APPROVED AS TO FORM
AND CORRECTNESS:
Carl V.M. Coffin
CARL V.M. COFFIN
CITY ATTORNEY

DEVELOPER

By: Bernard Madyda
Print Name
BERNARD MADYDA

CITY OF STUART

[Signature]
MAYOR

pm
9/12/97

- A: Retail Businesses
- B: Business Professional , Medical and veterinary offices (indoor kennel only)
- C: Banks
- D: Theatres, Restuarants, Bars, Cocktail Lounges
- E: Public Buildings
- F: Hotels, Motels
- G: Gas Station
- H: Auto Sales
- I: Retail Warehouse Sales and Service (no outdoor storage)
- J: Mini-Warehouse facilities in conjunction with adjacent commercial
- K: Barber and Beauty Shops
- L: Existing commercial nursery/garden center may continue until more than 50% of use is converted.



Staff Review

A. Application

Bee Safe Storage CPUD Amendment Application Number: Z21050004

Applicant	Bee Safe Storage & Wine Cellar Holdings
Property Owner	Michael Novik Trust
Agent for Applicant	Lucido & Associates, Doug Fitzwater
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	February 4, 2022

B. Project Description

The intent of this application is to request a CPUD Amendment to allow the construction of a three (3)-story enclosed storage building and eight (8), one (1)-story storage buildings located at 1053 SE Indian Street. The subject site is generally located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart.

The subject property was originally voluntarily annexed by the City of Stuart City Commission via the adoption of Ordinance 1578-97 on May 26, 1998. On August 24, 1998, the City Commission adopted Ordinances 1579-97 and 1580-97 establishing the land use designation of Commercial (C) and the zoning classification of Commercial Planned Unit Development (CPUD) on the subject property. The rezoning ordinance, Ordinance 1580-97, included the exhibits for the PUD Agreement and Master Development Plan.

The uses approved via the PUD Agreement include the following:

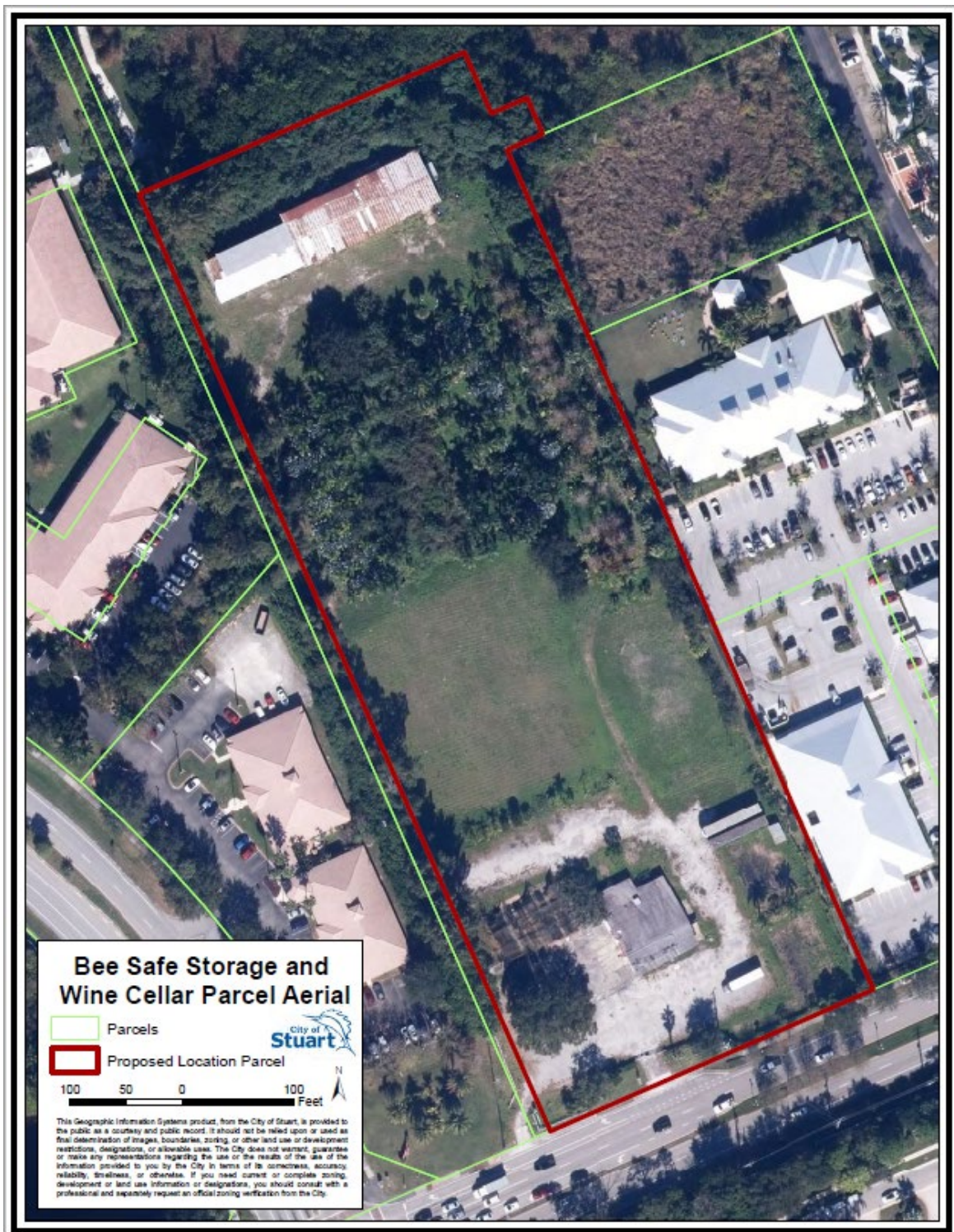
- Retail Business
- Business Professional, Medical and Veterinary Offices (indoor kennel only)
- Banks
- Theatres, Restaurants, Bars, Cocktail Lounges
- Public Buildings
- Hotels, Motels
- Gas Station
- Auto Sales

- Retail Warehouse Sales and Service (no outdoor storage)
- Mini-Warehouse Facilities in conjunction with adjacent commercial
- Barber and Beauty Shops
- Existing commercial nursery/garden center may continue until more than 50% of use is converted.

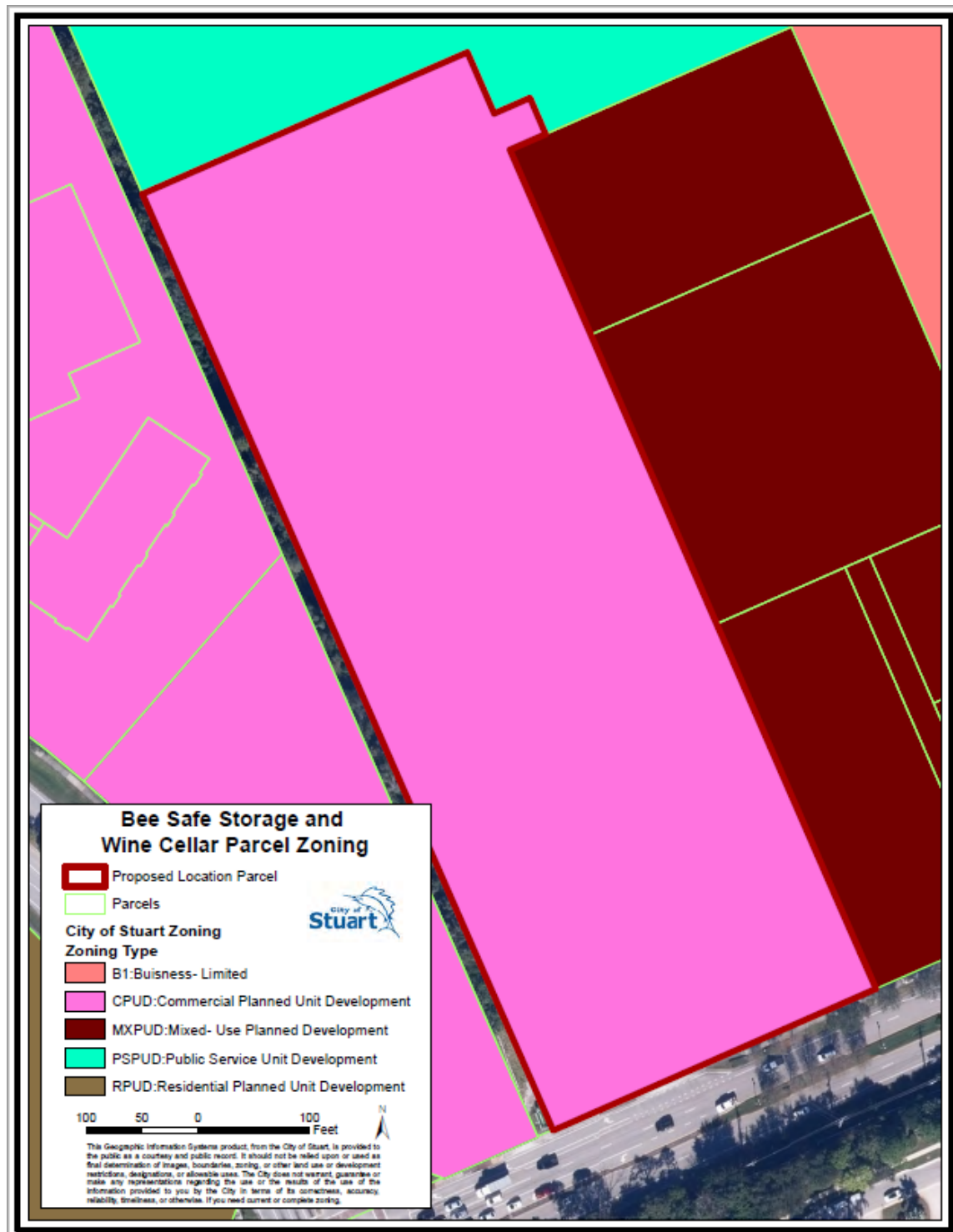
C. Location and Site Information

Address	1053 SE Indian Street, Stuart, FL
Parcel Number(s)	38-38-41-002-039-0010-8
Existing Zoning	Commercial PUD (CPUD)
Future Land Use	Split Commercial (C) and Public (P)
Site Area (acres)	6.59 acres
Present Use	Vacant (Prior use was commercial nursery)
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	N/A
Subject Property Zoning	CPUD
Proposed Zoning District	N/A
Proposed Use	Mini Warehouse Facility
City Approvals	Building Department – Approved. Fire Department – Failed. Public Works – Failed. Police Department – Failed.
Staff Recommendation (if final report)	N/A

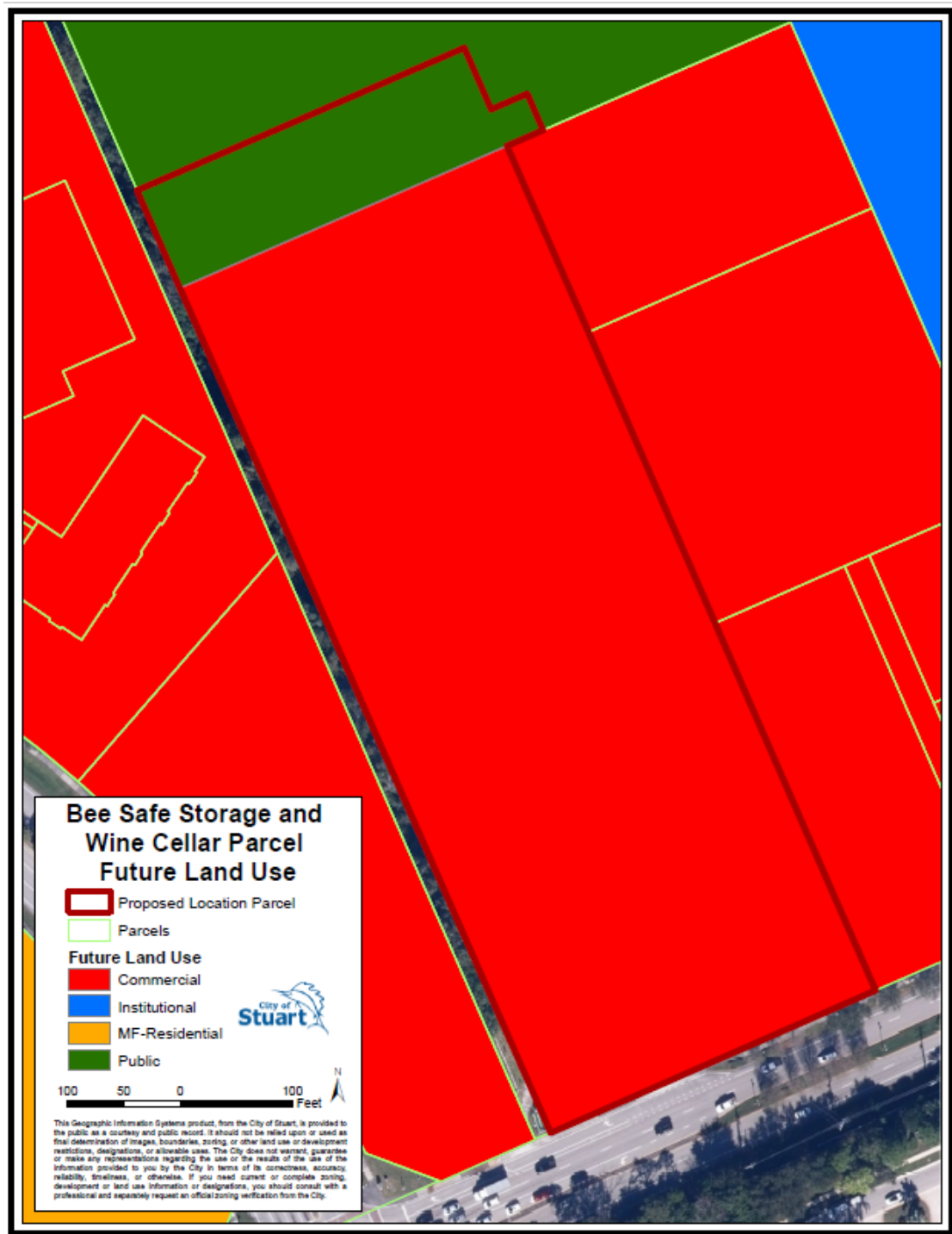
Aerial Map MAP



Existing Zoning MAP



Existing Future Land Use MAP



D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Objective 1.A7: The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. The City of Stuart has designated land use categories and allowed uses for all land within the City of Stuart. The subject property has a Future Land Use of Commercial (C). This Future Land Use allows land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

The majority of industrial uses in the City are along the Dixie Highway corridor. As there are limited amount of industrial uses within the Commercial (C) Future Land Use, the proposed industrial use of Mini Warehouse is consistent with the Future Land Use element of the City's Comprehensive Plan.

Policy 1.B3.10: All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

The Applicant has proposed a building with varying roof elements, a large portion of glass at the project entrance, and scoring to break up the massing of the building. The Applicant should continue to evaluate other ways to break up the massing of the building (i.e. varying roof heights, spandrel windows, additional paint colors, visual projections and recesses, etc.)

Policy 11.A1.1: The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

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

The Applicant is proposing an industrial use on the subject property with a Commercial (C) Future Land Use. Thus, the property is in compliance with the aforementioned policies of the City's Comprehensive Plan.

E. Review Comments

Zoning and Site Design

1. **SATISFIED.** Please include in the resubmittal a project narrative including how the proposed use complies with the LDC, Comprehensive plan, and the PUD agreement.
2. **SATISFIED. Please note that the City's noise ordinance requires that projects do not exceed 80 decibels from 8:00 a.m. until 10:00 p.m., and 60 decibels from 10:00 p.m. until 8:00 a.m. at all times throughout the city.** Please include within the narrative how the Applicant intends to further secure the site, (i.e. security cameras, on-site security staff, etc.), the proposed hours of operation, the anticipated number of employees onsite, and whether an accessory dwelling unit is proposed for security staff.
3. **SATISFIED.** Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material, and dimensions for the proposed bicycle racks, benches, trash receptacles, wall sconces, site lighting, dumpster enclosure, and security wall.
4. **SATISFIED.** Please include the lighting values (foot candles) for the site on the photometrics plan. Please include in the resubmittal a site lighting and photometrics plan that shows any proposed pole mounted lights and wall sconces to ensure the lighting values are consistent with the LDC and adequate for purposes of crime prevention (Development & Police Department).
5. **SATISFIED.** Please include in the site data the project name, Zoning and Future Land Use designations, the Parcel Identification Number (PIN), the Proposed Use of *Warehouse, Mini Storage*, and the proposed Floor Area Ratio (FAR) on the subject property.
6. **SATISFIED.** Please relocate the data to the parking requirements section of the site data. Please indicate on the site data the number of bicycle parking spaces required and proposed.
7. **SATISFIED.** Pursuant to Sec.6.01.05(G), please provide a shaded gazebo or similar structure over the benches within the community area. Please also include the number of benches proposed within the site data of the proposed site plan as the architectural elevations show two (2) benches adjacent to the building and the site plan depicts two (2) benches within the community area.
8. **SATISFIED.** Please dimension the width of the paved area depicted on the Community Area Site Plan (B-1).

9. **SATISFIED.** Please provide two bicycle racks so that three bicycles can be parked and reorient the racks in their current location to be parallel to Indian Street for sufficient space. Please depict the three (3) proposed bicycle racks on the site plan per the standards set forth in Sec.6.01.20(H) of the LDC.
10. **SATISFIED.** Please indicate how the lift station is proposed to be screened.
11. **SATISFIED.** Please indicate if any monument signs are proposed for this property, and if so, depict the locations on the proposed plans and submit a monument sign detail for staff review.
12. **SATISFIED.** Please continue the pattern of Eagleston Holly trees and Live Oak trees along the north property line to SE Indian Street. Please evaluate the opportunity to reduce the amount of proposed impervious area to reduce the potential heat island effect.
13. **SATISFIED.** Please include pavers at the entrance drive of the site to increase visual interest, with a different pattern of pavers proposed to delineate the pedestrian crossing in front of the entrance drive per Sec. 6.01.05(E).
14. **SATISFIED.** Pursuant to Sec.6.01.05(B) of the LDC, please provide pavers, stamped concrete, colored concrete, or similar materials.
15. **SATISFIED.** Pursuant to Sec.6.01.18(B), please depict that the loading area for the three (3)-story building may accommodate four (4) vehicles at one time without requiring any of the vehicles to be blocked in.
16. **ONGOING – Please see new landscape comment #11.** Per Sec.2.04.04(E)(5), please revise your setbacks to reflect a minimum 30-foot side setback and 15-foot rear setback.
17. **SATISFIED.** Please depict all existing and proposed underground and overhead utilities on the site plan to ensure there are no conflicts with the Applicant’s proposal.
18. **ACKNOWLEDGED.** Please revise the existing sidewalk to a required 8-foot-wide sidewalk.

9/1/21 COMMENTS

19. **SATISFIED.** Please provide a walkway from the benches located at the front of the building to the sidewalk and bicycle parking racks.
20. **SATISFIED.** Please show the location of the benches located at the front of the building on the site plan.
21. **SATISFIED.** Please clarify the three-dimensional relief provided by the metal canopy over the pedestrian benches.
22. **SATISFIED.** Please provide the CPUD Agreement that, “includes the uses allowed in the CPUD Agreement” for Staff review as noted on the site plan.
23. **SATISFIED.** The Existing Live Oaks to remain along SE Indian Street appear to be in poor shape. Please consider removing and replanting with new healthy shade trees.
24. **SATISFIED.** The property is located within the 1,500 foot wellfield protection zone. Please include in the resubmittal how you have addressed those requirements with the project proposal.

25. **SATISFIED.** Please describe the retail use on the project narrative, and include the square footage, required parking, and traffic associated with the retail use on the site plan and other applicable plans and studies.

NEW COMMENTS:

26. **The Applicant is requested to consider using low impact development options such as permeable surfaces for the parking areas, or other appropriate low impact development strategies.**
27. **The Applicant is requested to provide an updated site plan, as it still shows the northern pond discharging to the north.**

Architectural Design

1. **SATISFIED.** Label the canopy on the site plan, and depict the dimensional relief provided by the metal canopy on the exterior elevations. Please identify on the elevations the visual projection provided by the metal canopies.
2. **PROVIDED.** Prior to public hearing, please remove the bench from the first-floor plan as it was previously stated it has been removed. Please also call staff to discuss the “retail” space shown on the floor plan as this may require a revision of site plan data if it remains on the floor plan and as a part of this proposal. Please provide in the resubmittal a preliminary floor plan of the main three (3)-story building.
3. **COMPLIED.** Please evaluate the opportunity to provide an architectural element (e.g. sloped roof elements) for the one-story storage buildings compatible with the design to the main building. Please provide in the resubmittal typical four (4)-sided elevations for the one (1)-story storage buildings.
4. **PROVIDED.** Prior to scheduling a public hearing, staff will require a revised elevation and 3-dimensional rendering that includes a view of the building depicting the false doors as they will be visible from the street. The elevations are not an accurate depiction of what the building will look like with the clear glass and the false doors being visible from view. Staff has reviewed the response and understands the intent for this area. Please revise the exterior elevations to depict what the public will see when looking at this building. Please indicate whether the clear glass depicted on the elevations for the three (3)-story building allow visibility into the hallways of the building, and when storage units are opened, whether the contents of the storage units are visible from exterior view.
5. **SATISFIED.** The project is permitted a maximum of 209 square feet of building signage. The exterior elevations are depicting two signage locations with a total of 376 square feet of signage area. Please revise. Please remove the wall sign designs and replace with a dashed line area for proposed sign locations if these are intended to meet code and be reviewed at time of signage permit.
6. **SATISFIED.** Prior to scheduling a public hearing, staff will require a 3-dimensional rendering to review for consistency with the plans. Staff requests a provision of three-dimensional rendering to ensure compliance with staff comments in order to complete

staff's review. Please provide a three (3)-dimensional rendering and 3-dimensional CAD model of the proposed architecture to depict proposed visual projections, recesses, awnings, and prominent windowsills.

7. **SATISFIED.** Staff awaiting clarification on elevation directions per new comment #16. Please ensure that the primary façade on the ground floor has architectural features along 50% of horizontal length by providing dimensions of glass windows and other architectural features and by providing a note on the plans.
8. **SATISFIED.** Pursuant to Appendix C of the LDC, please indicate the minimum percentage of glass required and provided on the plans.
9. **SATISFIED.** Please clarify if any wall-mounted equipment is proposed as it is not depicted on the elevations. Please depict the gutters and downspouts as painted to match the surface to which they are attached. Please depict any proposed gutters and wall mounted equipment (color and material) on the architectural elevations.
10. **SATISFIED.** Please consider providing an additional paint color to further break up the vertical massing of the three (3)-story building.
11. **SATISFIED.** Please modify the architectural elevations in accordance with Sec.2.04.07(A)(2), that the parapet wall shall not exceed 24 inches in height.
12. **SATISFIED.** Please remove the stray "EXTERIOR STORAGE UNIT OH DOOR" label on the South West Elevation.
13. **SATISFIED.** The wall pack lighting depicted on the site details sheet does not match the decorative lighting depicted on the exterior elevations. Please clarify and add the decorative vertical lighting fixtures on the site details sheet.
14. **SATISFIED.** Please clarify further to Staff the South East Elevation with specific regard to where the loading area and doors are located.
15. **SATISFIED.** The building footprint depicted on the site plan and the elevations do not match in regard to the locations and number of projections and recesses on the building. Please revise.
16. **SATISFIED.** Please revise the directions on the elevations to be "North, East, South, and West" only, and match the orientation of the elevations to the footprint on the site plan.

Engineering – Drainage/Stormwater

1. **ACKNOWLEDGED.** The Applicant is responsible for obtaining all state, federal and local permits that may be required as part of this project such as South Florida Water Management District (ERP/Dewatering) and Martin County Public Works for roadway and driveway connections.
2. **APPLICANT HAS NOTED CODE SECTION FOR COMPLIANCE.** Pursuant to Section 6.00.04 of the City's LDC, "Stormwater drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate stormwater retention, percolation and drainage, and to prevent erosion and the formation of silt."

The Applicant is requested to provide paving, grading, and drainage (plans, sections, details, etc.) not included with the conceptual plans will be necessary for further review.

3. **ACKNOWLEDGED.** The Applicant is responsible for obtaining any required South Florida Water Management District permits prior to final review / conditional approval. The drainage design should include nutrient load reductions (water quality treatment volume / recovery calculations) as part of the ERP / Dewatering permitting requirements.
4. **ONGOING. See new site plan comment.** Due to the shared retention area with Martin County, the Applicant must schedule a time to discuss legal positive outfall of this area with the Martin County Public Works Department (contact Lisa A. Wichser, P.E., CFM, County Engineer; P: (772)223-7945; e: lwichser@martin.fl.us . The Applicant should note that legal-positive outfall and the allowable discharge mentioned in the preliminary drainage report will require further information for review.
5. **APPLICANT HAS NOTED CODE SECTION TO ENSURE COMPLIANCE.** Pursuant to Section 6.00.04 of the City's LDC, "Stormwater drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate stormwater retention, percolation and drainage, and to prevent erosion and the formation of silt." City of Stuart Public Works Department may require off-site / downstream improvements if the proposed design creates any adverse effects on the adjacent drainage system.

NEW COMMENTS:

6. **The Applicant is being requested to provide a more complete Paving and Grading Plan. Include proposed site grades, perimeter berm, Finished Floor elevations of proposed and offsite adjacent buildings, drainage inlet details (type, top elevation, inverts), proposed pipe sizes and type, driveway cross sections meeting minimum pavement requirements, pond sections, and add callouts for clarity.**
7. **The Applicant is requested to address if there will be roof drains, and if so, where they will drain. Roof drains will not be permitted to discharge to the rear of buildings where there is potential to affect adjacent properties.**
8. **The applicant is requested to address conflicts between drainage and the fire line.**
9. **The Applicant is requested to show typical cross sections for perimeter grading to ensure that drainage is not discharging to offsite properties.**
10. **The Applicant is requested to review the narrative on Pages 4 & 5 states that the 100-year/3-day rainfall is 14.0 inches. The calculations on Page 20 use 14.5 inches.**
11. **The Applicant will be required to provide a pond recovery analysis for the dry retention ponds.**
12. **The Applicant is requested to provide a Maintenance Plan for the stormwater management system.**

13. **The Applicant is requested to address erosion control. Provide a SWPPP plan, including a construction entrance detail.**
14. **If dewatering will be required, address where the effluent water will discharge.**
15. **Martin County Public Works has reviewed this project and their comments should be addressed prior to approval.**

Building Department

- A. **SATISFIED.** Provide Plan of additional buildings pursuant to the Florida Building Code 107.

Environmental and Landscaping

1. **SATISFIED.** Pursuant to Sec.5.05.01(A)(1) of the LDC, please indicate on the tree inventory if any existing specimen or historic trees exist.
2. **SATISFIED.** Pursuant to Sec. 5.05.02(c) of the LDC, please evaluate the opportunity to relocate onsite the existing mature oak, bald cypress, and palm trees from the center of the site to the perimeter buffers for enhanced screening of the site from adjacent properties.
3. **SATISFIED.** Pursuant to Sec.6.04.10 of the LDC, please include screening for relevant service function areas (e.g. the loading area, dumpster, lift station, etc.)
4. **SATISFIED.** Please provide shading/hatching on all proposed groundcover on the subject property, specifically within the perimeter buffers and around the proposed retention areas to differentiate from internal vehicular use areas.
5. **SATISFIED.** In accordance with Section 6.03.04, *Stormwater management for all commercial development*, of the LDC, modify the southernmost retention area from dry retention to a wet retention area with a more natural shape, a fountain, and littoral plantings.
6. **SATISFIED.** Please delineate both required and provided square feet and acreage for Master CPUD Agreement Item # 5: Impervious Area and Pervious Area on the site plan data.
7. **SATISFIED.** Please ensure that the community area landscaping has adequate distancing from the adjacent 3-foot force main.
8. **SATISFIED.** Please depict all utilities, specifically the sanitary sewer line, and the overhead power lines on the landscape plans to ensure there will be no conflicts with proposed landscaping.
9. **SATISFIED.** Please include a note on the landscape plan that the proposed Clusia hedge shall be 80% opaque within one (1) year of planting.
10. **SATISFIED.** A Condition of Approval will be added that irrigation plans must be provided prior to issuance of the site permit. Please include an irrigation plan with the resubmittal in accordance with Sec.6.04.C (1) of the LDC.
11. **PROVIDED.** Prior to public hearing, please provide a cross section along the northeast property line between the building and the property where the applicant is proposing a reduced setback, showing the proposed landscaping to ensure that the variance for a

reduced setback is properly mitigated by providing a dense buffer with multi-level plantings (i.e., groundcover, mid-level plantings, and trees.)

- 28. ONGOING.** The Applicant is requested to label the southern dry retention area to “Dry Retention / Bioretention” and a cross section of the pond shall be provided detailing the bioretention plantings, as requested by the City. The Applicant is requested to verify that the proposed plantings along the eastern property line will not impact the 2” force main. The City satisfied the comment regarding wet detention in the southernmost proposed dry retention area due to the width of the area; however, staff requests the applicant utilize bioretention in this location that include grasses, flowering perennials, and other appropriate landscaping to create a well-designed rain garden that is aesthetically pleasing, aids in filtering out pollutants in runoff, and provides habitat for wildlife.

- 12. PROVIDED.** Please include stormwater flows on the preliminary engineering plan.

Traffic and Transportation

1. **SATISFIED.** The Applicant is recommended to request from Martin County Public Works the latest available Martin County Level of Service Report for traffic impacts upon County Roads: Indian Street and Willoughby Boulevard.
2. **SATISFIED.** The Applicant should correct the following:
 - a. Build-out year should be revised to be two (2) years after the expected construction year/ issuance of the Certificate of Occupancy (CO).
 - b. The peak hour peak direction should be identified in the Trip Generation results and used to calculate a revised Percent Impact upon LOS.
 - c. The driveway queue length and level of service analysis should be included in the revised final report.
 - d. Driveway layout and design should consider the minimum requirements set forth in the latest FDOT Design Manual sections for Design Controls and Driveways.
3. **ONGOING.** Martin County Public Works has verified that the second driveway cut to the west of the proposed access is within the Martin County right-of-way, not on the neighbor’s property. Martin County Public Works Department acknowledges the applicant’s efforts to remove the proposed new entrance location and requests the second driveway cut to the west of the proposed access be removed as well. The Applicant has proposed a new entrance to the subject site where a curb inlet and crepe myrtle trees currently exist. Martin County Public Works has reviewed this proposal and has determined that the proposed new entrance location will not be permitted and that the existing driveway must be used.

City of Stuart Public Works – COMPLY

Fire Department - COMPLY