



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

OCTOBER 10, 2022

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald

Commissioner Becky Bruner

Commissioner Eula R. Clarke

Commissioner Christopher Collins

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

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.

ROLL CALL

1. ARTS MOMENT - THE ROYAL HEARTS STUDENT DANCE TEAM, 10TH STREET COMMUNITY CENTER'S ESYI AFTERSCHOOL PROGRAM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

2. "CHARACTER COUNTS!" WEEK - OCTOBER 16-22, 2022
3. FLORIDA CITY GOVERNMENT WEEK - OCTOBER 17-23, 2022
4. DOMESTIC VIOLENCE AWARENESS MONTH - OCTOBER 2022

PRESENTATIONS

5. SERVICE AWARDS - OCTOBER 2022
6. CDBG HOUSING REHABILITATION PROGRAM UPDATE
7. NEW LAW ON MULTI-STORY RESIDENTIAL INSPECTIONS

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

8. APPROVAL OF 09/26/2022 SCM FINAL BUDGET MINUTES AND 09/26/2022 CCM MINUTES (RC)

9. INVESTMENT POLICY UPDATE (RC):

RESOLUTION No. 85-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART INVESTMENT POLICY FOR PUBLIC FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. RATIFY COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL #2411 (RC):

RESOLUTION No. 90-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL 2411 (IAFF), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. RATIFY COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (RC):

RESOLUTION No. 91-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (PBA), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

12. TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT - IRL COUNCIL COST-SHARE AGREEMENT CHANGE ORDER 2 (RC):

RESOLUTION No. 92-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER 2 TO THE COST-SHARE AGREEMENT FOR THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT WITH THE INDIAN RIVER LAGOON (IRL) COUNCIL; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

13. GRANT AGREEMENT AMENDMENT 4 - ALTERNATIVE WATER SUPPLY STATE APPROPRIATION (RC):

RESOLUTION No. 94-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING AMENDMENT 4 TO AGREEMENT NO. LPA0046 FOR THE ALTERNATIVE WATER SUPPLY PROJECT; AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT 4; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

14. ZONING IN PROGRESS (RC):

RESOLUTION No. 93-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION No. 95-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ADDRESSING SECTION 2.03.03 ADDRESSING THE DENSITY ALLOWED BY RIGHT WITHOUT COMMISSION APPROVAL, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

15. HOUSING SOLUTIONS COUNCIL LAND LEASE (RC):

RESOLUTION No. 96-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE A LAND LEASE BETWEEN THE CITY OF STUART, FLORIDA AND HOUSING SOLUTIONS COUNCIL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

16. ACCEPT DONATED PROPERTY FROM MARTIN COUNTY (RC):

RESOLUTION No. 97-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AND ACCEPTING THE DONATION OF .25 ACRES OF LAND LOCATED IN EAST STUART BEING CONVEYED BY MARTIN COUNTY TO THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

17. 751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FROM COMMERCIAL (C) TO MULTI-FAMILY RESIDENTIAL (MF-RES) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2486-2022; 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 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; 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.

- 18. 751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) (QUASI-JUDICIAL)(RC):**

ORDINANCE No. 2487-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; 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.

- 19. REQUEST TO CONTINUE TO DATE UNCERTAIN - DOGSWORLD URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL):**

RESOLUTION No. 73-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO JUSTIN PHILLIPS, (CONTRACT PURCHASER) FOR THE PROPERTY LOCATED AT 400 SW 7TH STREET, CONSISTING OF APPROXIMATELY 1.62 ACRES; TO ALLOW THE USE OF KENNELS FOR DOGSWORLD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

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

Meeting Date: 10/10/2022

Prepared by: Mary Kindel

Title of Item:

ARTS MOMENT - THE ROYAL HEARTS STUDENT DANCE TEAM, 10TH STREET COMMUNITY CENTER'S ESYI AFTERSCHOOL PROGRAM

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Enjoy!

ATTACHMENTS:

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

Meeting Date: 10/10/2022

Prepared by: RYANNE CAVO

Title of Item:

"CHARACTER COUNTS!" WEEK - OCTOBER 16-22, 2022

Summary Explanation/Background Information on Agenda Request:

Character development is, first and foremost, an obligation of families, though efforts by faith communities, schools and youth, civic and human service organizations also play a very important role in supporting family efforts by fostering and promoting good character.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. Character Counts Week October 16-22, 2022

PROCLAMATION
“CHARACTER COUNTS!” WEEK
OCTOBER 16 – 22, 2022

WHEREAS, young people will be the stewards of our communities, nation and world in critical times, and the present and future well-being of our society requires an involved, caring citizenry with good character; and

WHEREAS, children need strong and constructive guidance from their families and communities, including schools, youth organizations, religious institutions, and civic groups; and

WHEREAS, the character of a nation is only as strong as the character of its individual citizens and the public good benefits when young people learn that good character counts in personal relationships, school, and the workplace; and

WHEREAS, scholars and educators agree that people do not automatically develop character and therefore conscientious efforts must be made by youth-influencing institutions and individuals to help young people develop essential traits and characteristics that comprise good character; and

WHEREAS, character development is, first and foremost, an obligation of families, though efforts by faith communities, schools and youth, civic and human service organizations also play a very important role in supporting family efforts by fostering and promoting good character.

NOW, THEREFORE, I, _____, Mayor of the City of Stuart, Florida do hereby proclaim that the week of October 16-22, 2022, is “Character Counts!” Week in the City of Stuart, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 10th day of October, 2022.

ATTEST:

MAYOR

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

Meeting Date: 10/10/2022

Prepared by: RYANNE CAVO

Title of Item:

FLORIDA CITY GOVERNMENT WEEK - OCTOBER 17-23, 2022

Summary Explanation/Background Information on Agenda Request:

Florida City Government Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. Florida City Government Week 10.17-10.23.22

**PROCLAMATION
FLORIDA CITY GOVERNMENT WEEK
OCTOBER 17-23, 2022**

- WHEREAS,** city government is the government closest to most citizens and the one with the most direct daily impact upon its residents. Municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and
- WHEREAS,** city government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and
- WHEREAS,** city government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and
- WHEREAS,** Florida City Government Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and
- WHEREAS,** the Florida League of Cities and its member cities, of which Stuart is a member, have joined together to teach citizens about municipal government through a variety of activities.

NOW THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida, do hereby proclaim October 17th through October 23rd, 2022 as:

FLORIDA CITY GOVERNMENT WEEK

in the City of Stuart, Florida and encourages all citizens, city government officials and employees to participate in events that recognize and celebrate Florida City Government Week, as well as encourage educational partnerships between city government and schools, civic groups and other organizations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 10th day of October, 2022.

ATTEST:

TROY MCDONALD
MAYOR

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

Meeting Date: 10/10/2022

Prepared by: RYANNE CAVO

Title of Item:

DOMESTIC VIOLENCE AWARENESS MONTH - OCTOBER 2022

Summary Explanation/Background Information on Agenda Request:

During the month of October, Americans should contemplate the scars that domestic violence leaves on our society and what each of us can do to prevent it.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. Domestic Violence Awareness Month - October 2022

**PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH
OCTOBER 2022**

- WHEREAS,** domestic violence transcends all ethnic, racial, and socioeconomic boundaries. Its perpetrators abuse their victims physically, mentally, emotionally, and economically and the effects of their attacks are far-reaching; and
- WHEREAS,** domestic violence is particularly devastating because it so often occurs in the privacy of the home, a place meant to represent shelter and security. For that reason, Americans may not realize how widespread it is right here in our own county; and
- WHEREAS,** during the month of October, Americans should contemplate the scars that domestic violence leaves on our society and what each of us can do to prevent it; and
- WHEREAS,** each year in the United States, more than 10 million women and men experience physical abuse by their intimate partners, with many experiencing repeated abuse over the course of a year. 90% of children of domestic violence victims are eyewitnesses to these attacks, which may be a major precursor to fatalities from child abuse and neglect in the U.S.; and
- WHEREAS,** our prosecutors, law enforcement officers and victim advocates have worked together with SafeSpace to provide awareness and education, reduce domestic violence in our county and assist victims and their families. Public action awareness creates a society that promotes strong values, fosters a safe loving home environment for every family and a society that refuses to tolerate domestic violence in any form.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida do hereby proclaim the month of October, 2022, as

DOMESTIC VIOLENCE AWARENESS MONTH

in the City of Stuart, Florida and furthermore, expresses our sincere appreciation for those committed to promoting peace and preventing domestic violence in our community.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Stuart, Florida to be affixed this 10th day of October, 2022.

TROY MCDONALD
MAYOR

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

Meeting Date: 10/10/2022

Prepared by: Karen Chambers-Cuffy

Title of Item:

SERVICE AWARDS - OCTOBER 2022

Summary Explanation/Background Information on Agenda Request:

Lisa Scott	Police	35 years
Richard Shine	Police	20 years
Michael Cenk	Fire Rescue	5 years
Mechelle Arbuzow	Community Services	5 years

Funding Source:

General Fund

Recommended Action:

Present Awards

ATTACHMENTS:

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

Meeting Date: 10/10/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CDBG HOUSING REHABILITATION PROGRAM UPDATE

Summary Explanation/Background Information on Agenda Request:

The Department of Economic Opportunity (DEO) reviewed the City's request for a Conflict of Interest for an applicant perceived to have a conflict of interest regarding a family relationship with a City elected official. The DEO agreed with the opinion of the City's attorney that no conflict exists and a waiver is not needed in this instance. Based on the final determination by the DEO, the applicant may participate in the procurement process.

The process of checking application completeness, compliance with the CDBG eligibility requirements, and ranking of applications based on criteria established in the adopted Housing Action Plan has been completed (see attached ranking sheet).

The next step will be to do an inspection of all the properties selected to determine the feasibility of rehabilitation.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

1. Background - Agenda City Commission 05-23-22
2. Letter from DEO - Conflict of Interest Waiver
3. Application Ranking Sheet
4. City of Stuart CDBG 2022 - Income Limits Used for Ranking
5. City of Stuart Housing Action Plan (HAP) Adopted for the CDBG Program

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/23/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CITY OF STUART COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM POTENTIAL CONFLICT DISCLOSURE (RC)

Summary Explanation/Background Information on Agenda Request:

The Community Development Block Grant (CDBG) requires each applicant provide information pertaining to any real or perceived conflicts of interest regarding City employment status, family relationships with City elected officials, City employees or Citizen Advisory Task Force members. When a relationship such as this exists, a conflict-of-interest waiver from the Florida Department of Economic Opportunity (FDEO) and/or the United States Department of Housing and Urban Development (HUD) is required prior to obligating and expending any grant funds on a project where a conflict may exist. In this particular instance, the conflict only applies to the applicant because of rules set forth by the Community Development Block Grant program.

As required by 24 CFR 570.611, 24 CFR 85.36, 24 CFR 583.330(e), and Page 8-Section E (3) of the approved City of Stuart Housing Assistance Plan, the name(s) of any person who is an employee, agent, consultant, officer, elected or appointed official of a recipient or subrecipient the following actions must take place:

1. Upon discovery, and prior to final application approval, the City Attorney should review the conflict, and render a written legal opinion regarding the validity of said conflict (letter attached).
2. Upon discovery, and prior to final application approval, any beneficiary with a potential or real conflict must have their name(s) disclosed at a regular meeting of the City of Stuart Council meeting. Any and all such names must be included in the minutes of the applicable Council meeting(s).
3. Post legal opinion, and before an applicant with a potential or real conflict is given final approval for program participation, the FDEO must be petitioned (letter attached), in writing, to grant a conflict waiver for each applicant/beneficiary deemed to have a potential or real conflict.
4. Prior to the official award of any rehabilitation contract where a conflict may exist, the City must receive written notification of FDEO's approval of the application, in accordance with 24 CFR Section 570.489(h). If this process is not followed, the local government and/or the applicant may be liable for returning the funds to FDEO.

The following applicant has currently been identified via the CDBG housing application and vetting process as having a potential and/or real conflict of interest and, as such, will require a conflict-of-interest waiver from DEO:

Applicant: Margaret Bromfield, 1201 SE Sand Dollar Lane, Stuart FL 34996

Potential Conflict: Cousin – Eula Clarke – City Commissioner

The City Attorney reviewed the Conflict of Interest Form and determined that a conflict of interest does

not exist and a conflict waiver is not required (letter attached). However, the FDEO will review the City Attorney's letter of opinion regarding the conflict of interest and the official award for any rehabilitation contract will be contingent upon written notification of FDEO's approval of the application.

Funding Source:

N/A

Recommended Action:

Discuss and disclose the applicant name listed above for a perceived conflict-of-interest.

ATTACHMENTS:

1. Conflict of Interest Form (signed)
2. Stuart CDBG- Conflict of Interest Memorandum - Margaret Bromfield
3. 2022.04.28 Ltr. to Eula Clarke re Conflict of Interest_

**CITY OF STUART
HOUSING REHABILITATION PROGRAM
CONFLICT OF INTEREST STATEMENT**

CHECK ALL OF THE FOLLOWING THAT APPLY:

____ I hereby certify that I am a City employee: Department _____ Position _____

____ I hereby certify that I am **not** a City employee, nor am I related to, nor do I have a business relationship with any City employee(s).

____ I am related to and/or have a business relationship with the following City employee(s):

Detail Relationship (Print Name, Department and Position)

Name _____ Department _____ Position _____

Name _____ Department _____ Position _____

Name _____ Department _____ Position _____

☒ I am related to and/or have a business relationship with one or more of the Commissioner(s) listed below:
Print all names that apply

1. Eula R Clarke - City of Stuart Commissioner - My Cousin

2. _____

3. _____

4. _____

Detail relationship Eula Clarke is my cousin

____ I hereby certify that I am **not** related to, nor do I have a business relationship with any of the current elected City officials, especially members of the Board of County Commissioners as identified in the above listing:

____ I am related to the following member(s) of the Citizens Advisory Taskforce and/or Affordable Housing Action Committee: CATF/AHAC Member list attached

Please list name and position of CATF/AHAC Member.

Name _____

Name _____

Name _____

☒ I certify that I am **not** related to, nor do I have a business relationship with any member of the Citizen's Advisory Task Force and/or Affordable Housing Action Committee.

<u>M. Brangley</u> Applicant Signature <u>MARGARET A Brangley</u> Print Name <u>1201 SE Sanddollar Ln</u> Address <u>STUART FL 34996</u>	_____ Co-Applicant Signature _____ Print Name _____ Phone Number/email
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MEMORANDUM

TO: City of Stuart City Council

FROM: Guardian Community Resource Management, Inc.

SUBJECT: City of Stuart Community Development Block Grant Housing Rehabilitation Program - Conflict Disclosure

DATE: 4/25/2022

The Community Development Block Grant (CDBG) requires that each applicant provide information pertaining to any real or perceived conflicts of interest regarding City employment status, family relationships with City elected officials, City employees or Citizen Advisory Task Force Members. When a relationship such as this exists, it is required to obtain a conflict-of-interest waiver from the Florida Department of Economic Opportunity (FDEO) and/or the United States Department of Housing and Urban Development (HUD) prior to obligating and expending any grant funds on a project where a conflict may exist.

As required by 24 CFR 570.611, 24 CFR 85.36, 24 CFR 583.330(e), and Page 8-Section E (3) of the approved City of Stuart Housing Assistance Plan, the name(s) of any person who is an employee, agent, consultant, officer, elected or appointed official of a recipient or subrecipient the following actions must take place:

- (1) Upon discovery, and prior to final application approval, the City Attorney should review the conflict, and render a written legal opinion regarding the validity of said conflict (sample attached).
- (2) Upon discovery, and prior to final application approval, any beneficiary with a potential or real conflict must have their name(s) disclosed at a regular meeting of the City of Stuart Council meeting. Any and all such names must be included in the minutes of the applicable Council meeting(s).
- (3) Post legal opinion, and before an applicant with a potential or real conflict is given final approval for program participation, the FDEO must be petitioned (sample attached), in writing, to grant a conflict waiver for each applicant/beneficiary deemed to have a potential or real conflict.
- (4) Prior to the official award of any rehabilitation contract, where a conflict may exist, the City must receive written notification of FDEO's approval of the application, in accordance with 24 CFR Section 570.489(h). If this process is not

followed, the local government and/or the applicant may be liable for returning the funds to FDEO.

Please provide the City Attorney with a copy of the attached documents for review so that the waiver process may move forward for clearance.

The following applicant has currently been identified via the CDBG housing application and vetting process as having a potential and/or real conflict of interest and as such will require a conflict-of-interest waiver from DEO:

Applicant: Margaret Bromfield, 1201 SE Sand Dollar Lane, Stuart FL 34996

Potential Conflict: Cousin – Eula Clarke – City Commissioner

Projected Outcome: Given that the City's Elected Official in question has direct review, approval, and funding authority, the City Elected Official would be required to abstain from any decision attaining to the application of the family member's application.

Recommended Action: Motion to apply for a conflict-of-interest waiver for the applicant listed above.

Regards,

Antonio Jenkins, Project Manager
Guardian Community Resource Management, Inc
15000 Citrus Country Drive, Suite 331
Dade City, Florida 33523
(352) 437-3902



MICHAEL J. MORTELL | CITY ATTORNEY
121 SW Flagler Avenue
Stuart, Florida 34994

Telephone: (772) 288-5386
Email: mmortell@ci.stuart.fl.us

April 28, 2022

Community Redevelopment Board
City of Stuart, Florida
121 S.W. Flagler Avenue
Stuart, Florida 34994

RE: City of Stuart Housing Rehabilitation Program – Conflict of Interest

Dear Board Member:

A condition of the Community Development Block Grant (CDBG) Program requires the disclosure of any potential conflicts. Conflicts do not always prohibit an applicant from receiving the grant funds. It is a transparency requirement to ensure that the public is aware of any relationships that qualify as a conflict under the definitions of the program. As requested by the CRA staff and pursuant to the Memorandum of Conflict dated April 25, 2022 and provided by Antonio Jenkins, listed as the Project Manager, this legal opinion is being submitted to the City of Stuart Community Redevelopment Board. The issue presented is based upon a disclosure by Ms. Bromfield (applicant) disclosed that she was first cousins with Commissioner Clarke. Because the City Commissioners vote on and award the grant benefits, there are specific policies describing conflicts of interest and other restrictions when an applicant is related to the Commissioner as described in the Code of Federal Regulations, State Statutes or City regulations and policies.

Pursuant to the Conflict-of-Interest Memorandum attached to the agenda item, I have been asked to render this letter. The letter identifies several Federal Regulations which I will address in order. In addition, I will address the State Statute pertaining to voting conflicts as well.

1. 24 CFR 570.611 – this CDBG regulation governs conflicts of interest that arise when a representative of the City has a financial interest in a contract awarded by the City. *In the present matter, the representative of the City (Commissioner Clarke) does not have a financial interest and therefore there is no conflict based upon this regulation.*
2. 24 CFR 85.36– this CDBG regulation states that when procuring property or services, the City will follow the same procedures that it uses for procurement from non-Federal funds. *In the present matter, the City is not seeking services or property and the procurement policies of the City are in compliance and therefore there is no conflict based upon this regulation.*

3. 24 CFR 583.330(e)– this CDBG regulation states that no employee or elected official may obtain a personal or financial interest or benefit from the activity for herself or for those with whom she has family ties. It further states that upon request of the applicant, HUD may grant an exception on a case-by-case basis when it determines that the exception will serve to further the purposes of the program. *According to 24 CFR 93.353, “family ties” is defined to include the spouse, parent (including stepparent), child (including a stepchild), brother or sister (including step-sister), grandparent, grandchild, and in-laws. Because the applicant is the first cousin of Commissioner Clarke, it is the opinion of the City Attorney that this definition does not apply and therefore there is no conflict based upon this regulation.*

4. Page 8, Section E (3) of the approved City of Stuart Housing Assistance Plan– this policy states all applicants that may have a familial relationship with a member of the City Commission must fully disclose this relationship on the Application. Further, Paragraph E(3) includes reference to 24 CFR 570.89(H)(2) which prohibits the award of a construction contract to a relative unless it was done by sealed bid which provided for competitive bidding to occur. *The express language of Page 8, Section E of the City of Stuart Housing Assistance Plan requires all applicants that have a familial relationship with a member of the City Commission to disclose the relationship. The applicant has disclosed that she is the first cousin of Commissioner Clarke and has therefore completely complied with this policy. 24 CFR 570.89 applies to awarding construction contracts but subsection (H)(2) limits the conflict for those whom they have “family ties”. Family ties is defined in paragraph 3 above and does not include first cousins.*

5. Florida Statute, Section 112.3143 states that no City Commissioner shall vote in an official capacity upon any measure which the Commissioner knows would inure to the special private gain or loss of a relative. Section 112.3143(c) defines relative as: *Relative” means any father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law. There are other times such as when hiring employees where the statute includes first cousin in the definition and therefore, the fact that it is not included means that a conflict does not exist based upon the relationship as first cousin. In the present matter, the applicant does not meet the definition of “relative” and it is the opinion of the City Attorney that Section 112.3143 requires the Commissioner to vote on the item and prohibits abstaining.*

A response to the question of whether these conflicts may be waived requires review of both Florida and Federal laws. But, before evaluating if a conflict qualifies for waiver, it must first be deemed a conflict. Under 24 CFR 85.36 and 24 CFR § 583.330, an exception may be granted by FDEO and/or HUD for a conflict if it would serve to further the purpose of the grant and the effective and efficient administration of the program. Factors to be considered in making this decision are listed in the aforesaid CFRs. The issue of “Waiver” only arises in the event that a conflict exists. In the absence of a conflict, there is no requirement for a formal procedure,

disclosure and/or waiver. There are also conflicts related to the CRA members seeking grant funds for themselves but that is not being addressed because Commissioner Clarke is not seeing grant funds. Prior to being notified that the application included this description of the relationship, Commissioner Clarke was not even aware that Ms. Brumfield had even submitted an application for grant funds.

It is important to note that the nature of the perceived conflict is the applicant and not Commissioner Clarke. It is the City Attorney's recommendation that the disclosure be made at a public meeting. Further, the disclosure should include the individuals involved (Commissioner Clarke and Ms. Brumfield); their relationship as first cousins; the fact that Commissioner Clarke is a City Commissioner and CRA Board Member, and the authority (if any) of the City Elected Official over the administration of the CDBG grant. I mention the authority because I believe Grant has already been voted on by the Commission and grant benefits are awarded to everyone that qualifies.

The aforementioned applicable federal regulations state that "no person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter."

As presented, Commissioner Clarke (first cousin of the applicant), does hold a position that has authority to exercise functions and responsibilities with respect to CDBG activities. Further, Commissioner Clarke is in a position to participate in any decision-making process or gain inside information with regard to CDBG activities. Given that the City Elected Official in question has direct review, approval, and funding authority, the City Elected Official would be required to abstain from any decision pertaining to a "relative's" application as described in the regulations. Because "first cousin" does not qualify as a conflicting familial tie, it remains the City Attorney's position that no conflict exists. However, in the event that the CRA staff or Board interprets the regulations as creating a conflict, this type of conflict still qualifies for waiver.

As such, it is possible that this federally defined conflict may be waived because it would serve to further the purpose of the grant and the effective and efficient administration of the program. Further, Commissioner Clarke in no way stands to receive any benefit from the award of the grant and the applicant has not received any special information or advantage as a result of being cousins with Commissioner Clarke.

This opinion is rendered in response to the specific facts as described herein and the advice is given to the CRA Board and Staff as well as the City Commission. This document does not make any factual determinations, nor should any such determinations be implied here from. This opinion is limited to what is actually set forth in writing and nothing should be, or is intended to

be, implied here from other than that which is unequivocally set forth herein. As stated previously, if the Board discovers additional factual information that does in fact meet the threshold of “family ties”, then it would be the opinion of the City Attorney that a Waiver should be sought after confirmation from the CRA staff that the applicant was otherwise qualified to receive the grant funds pursuant to the program and her application.

Sincerely,



Michael J. Mortell

City Attorney – City of Stuart

Phone (772) 288-5386

Email: mmortell@ci.stuart.fl.us

September 9, 2022

The Honorable Merritt Matheson
Mayor, City of Stuart
121 Southwest Flagler Ave.
Stuart, Florida 34994

RE: Reply to Request for Conflict of Interest Waiver
Small Cities Community Development Block Grant (CDBG) Program
Contract Number: 22DB-OP-10-53-02-H01

Dear Mayor Matheson:

The Department of Economic Opportunity (DEO) has reviewed the City of Stuart's request for a Conflict of Interest Waiver for Ms. Margaret Bromfield to participate in the housing rehabilitation project funded by the above referenced CDBG subgrant. The documentation submitted with the request shows that the proper public disclosures were made in accordance with program requirements and that the individual for whom a waiver is being requested is not a relative (as defined in Section 112.3143 Florida Statutes and 24 CFR 93.353.) of City Commissioner, Eula Clark. DEO agrees with the opinion of the City's attorney that no conflict exists. A waiver is not needed in this instance.

If there are any questions related to this letter, please contact Andrea Pelton, Government Operations Consultant II, by telephone at (850) 717-8401 or by email at Andrea.Pelton@deo.myflorida.com.

Sincerely,



Pam Portwood, Bureau Chief
Bureau of Small Cities and Rural Communities

PP/ap

cc: Mr. Michael J. Mortell, City Attorney, City of Stuart
Ms. Pinal Gandhi-Savdas, CRA Administrator, City of Stuart
Mr. J Corbett Alday, Vice President, Guardian CRM, Inc.

File No	Date Submitted	Time Submitted	Ranking	Ranking	Applicant	Address	Phone number	email	HH	Income	Age	Disabled	Vet	Ranking Points
2019-15	4/22/2022	10:20am	12	1	Albert Brinkley	815 Central Ave Stuart FL 34994	772-288-3775	NA	1	30%	62+	Y	N	30
2019-002	3/8/2022	3:09pm	2	2	Bruce Davis	724 SE Bahama Ave Stuart FL 34994	772-341-6022	jdee53.dn@gmail.com	2	30%	62+	N	N	20
2019-007	3/22/2022	4:31pm	8	3	Robert Hamilton	311 SW 3RD St. Stuart FL 34994	863-697-2245	roberthamilton@aol.com	2	30%	62+	N	N	20
2019-009	3/14/2022	11:46am	5	4	Margart Bromfield	1201 SE Sand Dollar Ln. Stuart FL 34996	772-307-2303	bromfield60@gmail.com	1	30%	53	N	N	10
2019-004	3/9/2022	10:49am	3	5	Vernon Davis	902 SE Hall St. Stuart FL 34994	772-283-2423/772-453-6657	jadavis772@yahoo.com	1	50%	62+	Y	N	30
2019-005	3/10/2022	2:24pm	4	6	Eva Wiley	1616 SE Apache Ave Stuart FL 34994	772-634-3799	sunshinez1975@yahoo.com	2	50%	62+	Y	N	30
2019-011	3/28/2022	12pm	9	7	Brenda Langston	716 SE East Avenue, Stuart 34994	772-291-2133/772-634-6767	langstonbrenda62@yahoo.com	2	50%	62+	Y	N	30
2019-006	3/16/2022	9:45am	6	8	Helen McBride	921 SE Flamingo Ave Stuart FL 34996	305-331-8299	helenbmcb@icloud.com	1	50%	62+	N	N	20
2019-13	4/20/2022	1:09pm	11	9	Janice Delancey*	918 SE Tarpon Ave. Stuart FL 34994	772-324-8461/772-621-0210	jdjdelancy23@gmail.com	3	50%	59	Y	N	20
2019-12	4/20/2022	11:13am	10	10	Willie Dickens	907 SE Hall St Stuart FL 34994	772-283-1216/772-521-2471	ibd907@yahoo.com	1	80%	62+	Y	N	25
2019-010	3/17/2022	9:31am	7	11	Deborah Langston	911 E 9TH St Stuart FL 34994	772-283-6543/772-240-2087	deborahlangston@bellsouth.net	1	80%	62+	N	N	15
2019-003	3/8/2022	9:40am	1	12	Cleo Cooksey	709 SE Bahama Ave Stuart FL 34994	904-400-3555	cleocooksey99@gamil.com	1	80%	26	N	N	5

Alternates subject to completion of application and supporting documents

2019-17	4/29/2022	2:57pm			Arlee Coleman	1612 palm beach rd stuart fl 34994	772-324-0834/772-634-7733	arlee1965@yahoo.com						
2019-18	4/29/2022	4:18pm			Raleigh Johnson	847 se 16th st stuart fl 34994	772-341-2912	nana34994@bellsouth.net						

2019-001	Wthdrew from Program				Olga Rockwell	3296 SE Aster in apt.C161 Stuart fl 34994	772-342-1032	orockwell63@gmail.com						
2019-008	Wthdrew from Program				Gregory Holloway	928 SE Spruce ave stuart fl 34994	772-221-7384/772-285-3518							
2019-14	Wthdrew from Program				Betty Carter	901 se Bahama ave Stuart fl 34994	772-634-0161	NA						
2019-16	Doesn't own the home				Fredia Harris	908 se 9th st Stuart fl 34994	772-210-5931	ddtwins908@gmail.com						

*Subject to getting Homeowners insurance

2022 CDBG Income Limits

Number of Persons in Household	Income Range (Moderate)	Income Range (Low)	Income Range (Very Low)
1	\$0 - \$44,800	\$0 - \$28,000	\$0 - \$16,800
2	\$0 - \$51,200	\$0 - \$32,000	\$0 - \$19,200
3	\$0 - \$57,600	\$0 - \$36,000	\$0 - \$23,030
4	\$0 - \$64,000	\$0 - \$40,000	\$0 - \$27,750
5	\$0 - \$69,150	\$0 - \$43,200	\$0 - \$32,470
6	\$0 - \$74,250	\$0 - \$46,400	\$0 - \$37,190
7	\$0 - \$79,400	\$0 - \$49,600	\$0 - \$41,910
8	\$0 - \$84,500	\$0 - \$52,800	\$0 - \$46,630



**Community Development Block Grant
(CDBG)**

Housing Assistance Plan & Procedures

For

**CITY OF STUART, FLORIDA
FFY
2020 - 2025**

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I. INTRODUCTION

This manual is a guide for implementing the housing strategies and related aspects of the City's Community Development Block Grant (CDBG) Housing Programs, including the Regular CDBG categories (henceforth "CDBG"), and the CDBG Disaster Recovery Initiative (henceforth "DRI"). The responsibilities of the City, the Applicant homeowner, construction contractor, the Program Administrator (PA) and the Housing Rehabilitation Specialists (HRS) are specifically addressed in this manual.

The Program Administrator (PA) shall be the City Designee for oversight of this Housing Assistance Plan (HAP) and Procedures, and his/her duties are addressed herein. The PA shall approve all HRS work, including any Consultant or contract work, such as grants administration or project delivery services. The PA makes all final recommendations and decisions as to awards, monitoring reports, policies or other work generated by contractors or consultants. The major focus of this manual is on housing finance, housing rehabilitation, demolition/clearance, procurement and replacement of eligible, HRS-approved dwellings. Relocation of households is also covered to a limited extent, as described herein. The Anti-Displacement Policy should be consulted if displacement or permanent relocation becomes a concern. Except under Federally Declared Disasters and similar extenuating circumstances, and by waiver of the City Commission and approval by the Florida Department of Economic Opportunity (FDEO), no CDBG housing activity shall be undertaken that causes displacement of legal residents from a dwelling unit. Permanent relocation shall only be considered for replacement units where the existing lot is not suitable for the replacement unit or is unsafe for the residents. Eminent domain shall not be addressed using City CDBG Housing funds.

The goal of the CDBG program(s) is to meet the U.S. Department of Housing and Urban Development (HUD) CDBG (DRI where applicable) National Objectives including but not limited to the rehabilitation of substandard units, and the rehabilitation of units affected by natural disasters, located within the unincorporated limits of the City and to bring them up to a minimum acceptable living standard. This standard shall include the HUD Section 8 Minimum Housing Quality Standards (Section 8 HQS), the current Florida Residential Building Code and other relevant local codes (whichever is most stringent for each code-related item). This goal will be achieved through the use of CDBG funds to contract for the required rehabilitation construction. The rehabilitation units under the CDBG regular category and DRI categories to be assisted shall be owner-occupied.

DISCLAIMER: Not all provisions apply to all programs herein. City staff, or designee, reserves the right to make final interpretation of this plan. Further, in the event of any conflict between or among any provision(s) herein applicable Florida Administrative Rules, statutes, or HUD regulations the more stringent may be applied by City staff or designee.

II COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS OPERATIONAL POLICES AND PROCEDURES

All procedures outlined in this section are applicable to all CDBG categories including Regular Category Housing Rehabilitation, and the Disaster Recovery Initiative Housing Rehabilitation and Assistance Category. The operational procedures in this section govern all categories and may be amended or expanded by any requirements set forth in the individual strategies and the different programs and categories may require.

A. Housing Program Objectives

Maximizing community improvement and benefit should be the goal of any housing program on its way to meeting national and/or State funding objectives. The objectives of the City's Housing Rehabilitation Programs include but are not limited to:

1. For all CDBG Programs, to assist and encourage the revitalization of very low, low to moderate income neighborhoods through a Housing Rehabilitation and Deferred Payment Loan (DPL) Program.
 - a. AMI means Area Median Income
 - b. VLI shall mean very low income or thirty percent (30%) AMI
 - c. LI shall mean low income or fifty percent (50%) AMI
 - d. LMI shall mean low-to-moderate income or not to exceed eighty percent (80%) AMI
 - e. OI shall mean over income for the particular income for which an Applicant is applying for benefit under the list above. OI households cannot benefit from CDBG direct assistance (in this case housing).
2. For DRI Only, to encourage the revitalization of very low, low to moderate income neighborhoods affected by declared natural disasters through a DRI Housing Rehabilitation and Deferred Payment Loan (DPL) Program.
3. For CDBG and DRI programs, to remove unhealthy or hazardous conditions (slum and blight) in VLI and LMI households.
4. To use Community Development Block Grant rehabilitation grant funds as a catalyst to encourage residents of VLI and LMI neighborhoods to improve their community.
5. For CDBG and DRI programs, to address urgent community needs.
6. For all CDBG programs, to preserve existing housing stock, or replacement of substandard housing.

7. For all CDBG programs, to enable VLI and LMI families to rehabilitate their homes by providing financial and technical assistance to those unable to obtain private financing.
8. For all CDBG programs, to reduce utility costs and to improve the comfort of VLI and LMI families through green construction standards and weatherization activities related to rehabilitation.
9. For all CDBG programs, to improve the property tax base in VLI and LMI neighborhoods.
10. For all CDBG programs, to increase employment and training opportunities for local residents and minority persons through the hiring of individuals and small businesses owned and operated by Section 3 persons and businesses or persons residing in the vicinity of local projects.
11. For all CDBG programs, to make homes accessible to elderly/handicapped occupants as may be required by code, accessibility requirements or as determined at the City's discretion.
12. For all CDBG programs, to minimize impact of program participation on Applicants and to limit direct costs encountered because of program participation.
13. For all CDBG programs, to adopt modern, green building and energy-efficient improvements for building rehabilitation and construction.
14. For CDBG and DRI programs, treat all participating Applicant homeowners, residents, and contractors fairly, with sensitivity and respect for their needs, and in accordance with program rules.
15. For CDBG and DRI programs, to provide all program Applicants any reasonable assistance necessary to carry out the objectives of the program, bearing in mind:
 - a. that Applicant homeowners hold the primary responsibility for maintaining their property and personal finances,
 - b. that contractors are primarily responsible for the quality of their work and their obligations to suppliers, creditors, subcontractors and employees; and
 - c. that any assistance provided must be authorized at the proper level.
16. For CDBG and DRI programs, to prepare and harden homes against high velocity winds and wind-borne debris in the event of hurricanes and other such natural disasters.

17. For all CDBG programs, to allow some flexibility in administering the CDBG programs in order to meet the overall CDBG goals and objectives of rehabilitating each addressed dwelling, and to comply with HUD Section 8 HQS, the current Florida Residential Building Code and any local codes that may apply. The City Commission may waive program rules to achieve CDBG objectives and benefits only when the result will be consistent with established goals and objectives, and applicable federal, state or local regulations and requirements.
18. For all CDBG programs, to adopt Complementary activities which are eligible activities, as provided in Section 290.042, F.S., which are necessitated by the primary activity or project scored in the CDBG Application for which grant funds are requested.
19. For all CDBG programs, to allow Complementary activities in the Housing category, which include water and sewer hookups to provide service to units being rehabilitated or providing rehabilitation to the kitchen and/or bathroom plumbing of houses so that they can access water and/or sewer hookups. Water and sewer hookups are not complementary if they are the primary activity because the home is not being rehabilitated except as needed to allow the hookup.
 - a. For the purpose of this HAP the per- housing unit cost of providing service shall not exceed \$5,000. The use of CDBG funds for complementary activities may not exceed thirty five percent (35%) of the total CDBG funds requested for the primary activity.

B. Key Terms

Program Implementation:

HAP: Housing Assistance Plan

PA: Program Administrator

HRS: Housing Rehabilitation Specialist

DPL: Deferred Payment Loan

SOW: Scope of Work

Governing bodies:

CATF: Citizens Advisory Task Force

AHAC: Affordable Housing Advisory Committee

HRS: Housing Rehabilitation Specialist

FDEO: Florida Department of Economic Opportunity

SHPO: State Historic Preservation Office

THPO: Tribal Historic Preservation Office

EPA: Environmental Protection Agency

Local Government: Local elected body

Recipient: Local governing body

Income Status:

AMI- Area median Income

VLI: Very Low Income: 30% of AMI

LI: Low Income: 50% of AMI

LMI: Low-to-Moderate Income: 80% of AMI

Other terms:

Section 3: a person or business that meets the Federal Section 3 definition

LBP: Lead Based Paint

ACM: Asbestos Containing Material

DRI: Disaster Recovery Initiative

C. Common Housing Program Types

Common Housing Program Types: Community Development Block Grants: *The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. CDBG Grants consist of the following Categories:*

1. Entitlement Communities:

The CDBG entitlement program allocates annual grants to larger cities and urban counties (200,000 or greater in population) to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, primarily for low- and moderate-income persons.

2. State Administered CDBG:

Also known as the Small Cities CDBG program, the State award grants to smaller units of general local government (less than 200,000 population) that carry out community development activities. Annually, each State develops funding priorities and criteria for selecting projects.

3. Disaster Recovery Assistance:

HUD provides flexible grants to help cities, counties, and States recover from federally declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

D. Purpose of Policies and Procedures

It is the policy of the City's Housing Rehabilitation Programs to document program policy guidelines and procedures to be used by City staff in the everyday operations and practices utilized in reaching the goals of the Housing Assistance Programs. Further it is the City's policy to:

1. Assure that all programs are administered in strict conformance with the community development and rehabilitation rules and all applicable local,

state and federal requirements (including equal opportunity, conflict of interest, etc.).

2. Assure that no member of the Congress of the United States, the Citizen's Advisory Task Force (CATF), City Commission, or any other elected official shall serve on the CATF or share in proceeds or benefits of CDBG funded rehabilitation work. This monetary benefit would constitute a conflict of interest.
3. With regard to regular category CDBG and DRI categories, housing rehabilitation will be the first priority, with housing replacement units being addressed when program funds are available.

E. Administrative Program Policies and Procedures

1. Housing Assistance Plan (HAP)

A Housing Assistance Plan and Procedures guide shall be drafted and approved by the local governing body to be used as a written guide for implementing program specific housing strategies. Including but not limited to Applicant intake procedures, maximum funding amounts, and specific program inclusions and exclusions.

2. Citizen Participation (See the City's Citizens Participation Plan)

As required by specific program rules and requirements, public hearings will be held to provide information and discuss proposed activities to be undertaken, as well as address questions or concerns from the public. All public hearings and workshops shall be advertised in accordance with the appropriate funding agency (HUD, FDEO) requirements.

3. Conflict of Interest

The adherence to the rules and regulations in regard to Conflict of Interest is mandatory. All Applicants that may have a business or familial relationship with a member of the City Commission, CATF, HRS, PA, or participating construction contractors must fully disclose this relationship on the Application and defiantly before a construction contract is executed. In addition, all Applicant names must be disclosed at the regular meeting of the City Commission Meme and the CATF as the application process proceeds and these names must be included in the minutes of both the City Commission and the CATF meetings. The City Commission and CATF members must disclose any relationship with an Applicant and must abstain from any vote related to that Applicant. Any cases of conflict of interests must be made known at a meeting of the City Commission. Before an Applicant with a potential or real conflict as described in 24 C.F.R.570.489 (h)(2), is given final approval for participation the City must notify FDEO in writing. Prior to the expenditure of housing grant funds, the City must receive written notification of FDEO's approval of the waiver of conflict of interest, in accordance with

C.F.R. Section 570.489 (h)(4). If this process is not followed the City and/or the Applicant may be liable for returning the funds expended to the program.

City employees that submit an application for rehabilitation assistance and who are involved in the decision-making process related to the CDBG program or are involved in the financial approvals of this program must identify their conflict of interest at the time of application.

The Federal requirements are found in 24 CFR 85.36 (b) (3) and 24 CFR 570.489(h). The State of Florida requirements are found in Chapter 112.311 – 112.3143 of the Florida Statutes. A Conflict of Interest is defined as a relationship or circumstances whereby a person or organization exercises functions or responsibilities for funded activities through which they, their relatives, or know associates obtain or appear to obtain a financial benefit.

Two types of conflicts are noted, those being beneficiary and procurement.

1. A beneficiary conflict of interest would involve any direct benefit, such as housing rehab, utility hook-up or façade renovation. The conflict would occur when benefits are awarded to anyone with a role in the CDBG and or DRI program approval process, to include but not limited to, a member of a CATF, PA, City officials and Commission members. There are however exceptions to this rule which are explained in 24 CFR 570.611 (d). To request a waiver, the Applicant through the HRS and PA must be submitted in writing to the City for approval, who must then submit the request to FDEO for final approval. Any costs incurred prior to FDEO approval are unallowable. There are no retroactive waivers.
 2. A procurement conflict of interest exists if there appears to be a relationship between a funded activity and City officers, their employees or agents, any member of their immediate family or any organization that employs or is about to employ, any of the afore-mentioned individuals. This conflict covers all aspects of the procurement, from solicitation, to award, to administration to include the writing of the Applicant Selection Criteria and in the Priority of Assistance, evaluating proposals and negotiating terms. The affected person must not participate in the procurement process in any manner; the level of conflict is irrelevant. Any conflict or appearance of a conflict requires non-participation. A procurement conflict cannot be waived.
4. Fair Housing (See the City's Fair Housing Policy)
The City and all its Contractors, Consultants and vendors receiving CDBG and/or DRI grant funds shall comply with Title VIII of the Civil Rights Act of 1968, Restoration Act of 1987, Sec. 800 [42 U.S.C. 3601 note] (Fair Housing Act), as amended, 24 CFR Part 92.252, Fair Housing Rents, Title VI of the Civil Rights Act of 1964, Housing for Older Persons Act of 1995 (HOPA), Fair Housing Amendment Act of 1988, Age Discrimination Act of 1975, HCD Act of 1987, as amended, Section 109 of Title 1 of the Housing and Community

Development Act of 1974 (570.487 and 570.495(b)), Section 504 of the Rehabilitation Act of 1973, Americans with Disabilities Act of 1990 (ADA), Executive Order 11063, Executive Order 11259. The City of Stuart also will comply with 42 U.S.C. § 3604(f) (3), to ensure that the design and construction of covered multifamily dwellings include features of accessible design for disabled persons.

It is important to ensure that the housing program does not discriminate against any class of potential Applicants. All persons must be treated equally and not discriminated against on the basis of race, color, religion, sex, national origin, familial status, and disability, when serving housing needs.

The Fair Housing Act is the term commonly used to describe the provisions of Title VIII of the Civil Rights Act of 1968, as amended in 1988. The Act states that it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, familial status, and disability. In addition to what is covered under the Federal act, Florida law also prohibits discrimination on the basis of material status.

This language should be included in all program information announcements and advertisements relating to the housing program. It is important for housing administrators to be familiar with Fair Housing Laws, as well as the more subtle forms of discrimination. Where possible, application materials and handouts for Applicant meetings should be in Spanish, and/or a multi-lingual representative of the organization receiving applications is present to assist Spanish speaking Applicants.

It is the policy of the City to ensure that all state and federally funded projects and activities prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, on the basis of race, color, religion, sex, national origin, familial status, and disability (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18).

5. Equal Opportunity Employment: (See the City's EEO Policy)

It is the policy of The City of Stuart to use state and federal grant funded programs to provide services to very low, low to moderate income Applicants. At no time will employment opportunities provided through the expenditure of state or federal funds or otherwise be denied on the basis of race, color, religion, sex, national origin, familial status, and disability. Notice of the policy will be placed in plain sight on the job location for the benefit of interested parties and all Contractors, Consultants, vendors will be notified. All Equal Employment Opportunity Posters will be displayed as required by state and federal guidelines.

Equal Employment Opportunity protects all employees and the potential employment of all Applicants of the City and any Contractors, Consultants,

and vendors receiving grant funds. These requirements apply at all times for the City or Contractors receiving state or federal grant funds.

6. Section 3 Employment Opportunities: (See the City's Section 3 Policy)

The City and/or Contractors, Consultants, and vendors receiving grant funds shall comply with the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (as amended), Section 3 Statute—12 U.S.C. 1701u, Section 3 Regulation—24 CFR Part 135, 24 CFR 85.36(B)(8).

It is the policy of the City to use its best efforts to afford Section 3 residents and Section 3 business concerns the maximum practicable opportunity to participate in the performance of all grant funded contracts. The City may rely on written representations by businesses and residents regarding their status as Section 3 in lieu of an independent investigation.

Every effort shall be made to notify Section 3 residents and businesses residing or maintaining offices in the local area through public notices, as part of complying with Section 3. Documentation of such efforts is required.

7. W/MBE Employment Opportunities: (See the City's W/MBE Policy)

The City and/or Contractors, Consultants, and vendors shall comply with: Public Law 95-507, The Small Business Act, and Executive Order 11625 of 1971. It is the policy of the City to use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of all grant funded contracts.

8. Permanent Relocation / Displacement:

General:

This activity involves replacement of an eligible owner-occupied unit. The City Commission or its PA will decide with the HRS on a case-by-case basis whether to utilize a slab "site built" replacement unit, a prefabricated unit, or a modular home. Decision items will include budget, zoning, replacement requirements, cost estimates, and a number of other items that may vary on a case-by-case basis.

Once the decision is made, the HRS prepares bid specifications based on Applicant homeowner input from review of available plans from the Contractor. Bidding contracting and inspections then proceed as in the rehabilitation process.

For all CDBG categories, permanent relocation (due to flood plain, non-conforming lot, hazards, etc.) and/or demolition-relocation are synonymous terms used in the rehabilitation program when a home is unsound and not suitable for rehabilitation based on the structural integrity criteria. The units must be redeveloped (replaced) on site or elsewhere due to problems with the site. Homeowner eligibility requirements are the same as for

rehabilitation. Further policies are included in the local Anti-displacement and Relocation Policy. In this HAP, demolition-relocation shall refer to replacement housing to build a new unit in place of one that must be demolished for reasons outlined in this HAP and as recommended by the HRS.

The Housing Program will comply with the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act of 1970. Except as provided for herein under a Federally Declared Disaster (and then only by City Commission Waiver and FDEO approval), the City will not engage in any project under this HAP that displaces any legal, URA-covered occupants. When provided for in the program budget, for homeowner occupied housing assistance, temporary relocation services can be made available to qualified persons who need to relocate while rehabilitation work is completed. The maximum assistance amount and documentation required to show proof of use of funds shall be determined by the City Anti-Displacement and Relocation Policy that covers those situations in great detail.

Applicant homeowners previously approved for proposed housing assistance may voluntarily withdraw their application for assistance, which must be confirmed in writing. If the PA determines the Applicant to be ineligible for assistance, the HRS shall recommend, and the City will send written notification to the Applicant stating that the application has been rejected and the reason for the rejection.

9. Property Acquisition: (See the City's URA Policy)

In the event the housing program needs or seeks to acquire property to address a specific community need, some fundamentally required steps will need to occur in order to ensure compliance and the success. Each purchase, or acquisition, may vary case by case.

However, in general terms, the following should take place:

1. Confirm source of funds and authority to acquire,
2. Identify the property/site and determine its suitability,
3. Perform legal description/boundary survey/preliminary title search (services procured as necessary),
4. Send notice of intent to acquire to Owner,
5. Solicit appraisal services and retain Appraiser,
6. Where recommended by the HRS or program required, solicit review appraisal services and retain review appraiser,
7. Receive appraisal review (when required), then solicit and retain Title Company (ies) (title insurance amount and necessity determined in advance),
8. Send offer to purchase and notice of just compensation to Owner of no less than the appraised fair market value,
9. Obtain Homeowner(s) acceptance of offer in writing

10. Finalize contract for purchase with Owner after City legal reviews and approves,
11. Company calculates settlement costs and closing date is set,
12. Closing conducted with funds changing hands and,
13. Records of proceedings retained.

10. Voluntary Acquisition:

The City may purchase property with CDBG/DRI funds for use on eligible activities. While property acquisition must follow the procedures outlined in the Uniform Relocation and Real Property Acquisition Act, residential property to be used for relocation purposes shall be purchased only on a voluntary basis.

The City shall determine the features needed and the funds available for land purchases in the State Sub-recipient agreement(s). When property is needed or required for CDBG/DRI activities, solicitation procedures of the City shall be followed. The request will state the specifications and budget and indicate that the purchase is voluntary. All property acquired by any CDBG/DRI funds shall meet all the requirements of the Florida CDBG program and shall be used only for eligible CDBG/DRI activities.

No displacement of tenants (or other legal occupants) will occur as a result of any of the City CDBG Housing programs. For lease property, owners do not receive any relocation assistance. Owner-occupants under rehabilitation must voluntarily participate.

A voluntary acquisition occurs when real property is acquired from an owner who has submitted a proposal to the City for purchase of their property in response to a public invitation or solicitation of offers. The City Commission is committed to this mode of acquisition to the maximum practicable extent.

Voluntary acquisition shall be permitted only if the property being acquired is not site-specific and at least two (2) properties in the community meet the criteria established by the City for usage, location and/or interest to be acquired. The City Commission, prior to publication of a public notice or attendance of any local government representative at a property auction, must approve all voluntary acquisitions in principle.

A public notice must be published inviting offers from property owners. This notice must:

1. Accurately describe the type, size and approximate location of the property it wishes to acquire;
2. Describe the purpose of the purchase;
3. Specify all terms and conditions of sale, including maximum price;

4. Indicate whether or not an owner-occupant must waive relocation benefits as a condition of sale;
5. Announce a time and place for offers to be accepted; and
6. Announce that local powers of condemnation shall not be invoked to acquire any property offered for which a mutually agreed to sale price cannot be reached.

Property may also be acquired at auction. The Uniform Relocation Act will be followed, but all acquisitions shall be voluntary and without displacing legal, URA eligible occupants.

In each voluntary acquisition, a public solicitation shall occur. Offers shall be sealed and opened at the same time, in the same place, by a City official. Records of offers shall be kept. Appraisals are not required for purchases less than two thousand five hundred dollars (\$2,500) if a mutually agreed-to sales price can be reached. Clear title must be present in every transaction. The PA must decide at the time of approving the acquisition whether or not appraisals and review appraisals will be necessary and what the maximum permissible sales price will be. The decision to acquire will rest with the City Commission that can reject or accept any and all offers. Written records shall be maintained documenting decisions and rationale for selected courses of action.

11. Non-Voluntary Acquisition Plan: (when applicable under DRI for emergency purposes) (not applicable under CDBG regular housing categories)

Acquisition of property (including easements and right-of-way) using federal funds shall occur in accordance with the Uniform Relocation Act of 1970 (as amended) and with any State and Federal regulations that may apply.

Fundamental steps that occur in each purchase may vary case by case. However, in general terms, the following should take place: (1) source of funds and authority to acquire confirmed, (2) property/site identified and suitable, (3) legal description/survey/preliminary title search performed (services procured as necessary), (4) notice of intent to acquire sent to owner, (5) appraisal services solicited and appraiser retained, (6) where recommend by the HRS or program required, review appraisal services solicited and appraiser retained (7) appraisal received and sent for review, (8) title companies solicited and retained after review received (title insurance amount and necessity determined in advance), (9) offer to purchase and notice of just compensation sent to owner, (10) owner contacted by attorney or other representative and contract formalized, (11) settlement costs calculated and closing date set, (12) closing conducted with funds changing hands and, (13) records of proceedings retained.

The Uniform Relocation Act requires certain specific procedures such as some letters being sent via certified mail. The CDBG implementation manual

provides a checklist that may be utilized in following each transaction to successful conclusion. City CDBG/DRI housing funds cannot be used in any way that would cause involuntary displacement. (Refer to the City's separate Anti-Displacement Policy on this subject.)

12. Timing and Planning

Properties necessary for easements or acquisition shall be identified as early in the planning stage as is practicable. Every attempt shall be made to affect a design that is not wholly site-dependent that is where two or more sites are suitable for the project. It is recognized this may not always be possible; however, a policy of minimizing single-site alternatives is emphasized.

In general terms, the voluntary acquisition process shall be utilized to identify possible sites early in the project. Sites shall be evaluated for suitability prior to the final design phase to the maximum practicable extent. As soon as alternative sites are identified and evaluated, applicable acquisition procedures should commence.

Projects shall not normally be sent out for bids unless properties to be acquired or utilized for easements have been formally acquired or a commitment exists which is sufficiently firm and binding to be considered safe for the project to proceed with start up. The PA shall make the determination as to whether or not bidding, award and start-up may proceed to closing on the property.

In those cases where needed for easements and/or acquisition is not identified until after the project is underway, procedures shall be expedited to the maximum practicable extent and utilization of funds, the value of which would be unrecoverable if the transaction did not occur, minimized.

The City's Anti-displacement and Citizen Complaint Policies shall be followed in these cases.

13. Appeals / Complaints: (See the City's Grievance Policy)

The HRS and the PA are authorized by the City to make all determinations of eligibility for assistance and level of assistance, scheduling of rehabilitation, demolition and relocation, and contract management. Citizens and/or contractors should issue complaints to the HRS or the PA. For a complaint to be considered valid, it must be issued in writing within a period of ten (10) calendar days of its occurrence. Responses also shall be issued in writing. The City's Citizen Complaint and Grievance Policy, Citizen Participation Plan and Fair Housing Ordinance shall be adhered to in addressing any complaints.

If the complainant is not satisfied with the PA's response, the issue must be presented in writing to the City Mayor and/or City Manager) in accordance

with the Complaint Procedures set forth in the City's CDBG policies and procedures. Further action on any complaints shall be governed by City CDBG policies, including Citizen's Participation and Grievance Procedures. Any appeals will be made according to the City CDBG policies and procedures. Further appeals, if necessary, must be addressed to the Florida Department Economic Opportunity (FDEO).

14. Fraud

All levels of housing program management are responsible for the detection and prevention of fraud, misappropriations, waste, and other inappropriate conduct as it pertains to the use of specific program funding.

Fraud is defined in this document as a willful or deliberate act or failure to act with the intention of obtaining an unauthorized benefit. Any fraud that is detected or suspected will be reported immediately to the PA, who will conduct or employ on his/her behalf to conduct an objective and impartial investigation into the fraudulent activity, along with other applicable departments and/or law enforcement agencies, as deemed necessary or appropriate. Any individual found to have engaged in fraudulent activity, as defined by this policy, is subject to disciplinary action as program regulation and the law will allow, which may include program, service, and/or employment dismissal, as well as prosecution by appropriate law enforcement authorities, when appropriate.

15. Actions Constituting Fraud:

As used in this policy, the term "fraud" includes, but is not limited to, the following:

1. Any dishonest or fraudulent act.
2. Forgery or alteration of any financial document used for the purpose of program eligibility.
3. Deliberately including and/or providing false information from the program assistance application.
4. Deliberately withholding any required information requested to properly determine eligibility status, including all assets, liabilities, incomes.
5. Destruction or concealment of records, income and/or assets.
6. Failure to disclose and/or an attempt to conceal any conflicts of interest relationships.
7. Failure to disclose and/or an attempt to conceal any required information on employment.
8. Any similar or related inappropriate conduct.

16. Non-Fraud Irregularities and Conduct:

This Section covers allegations of personal improprieties or other irregularities not constituting fraud, such as drug abuse or distribution of, vandalism, assault, murder, sex offense or other such public nuisances, or criminal

activity. Suspected improprieties concerning employees, managers, committee members, elected officials, or constituents seeking assistance from the various programs administered by the City, as it pertains to moral, ethical, or behavioral conduct should be resolved by the appropriate Local Government Department Director and Administration whenever possible. This section uses 24 CFR part 5 subpart I; [PREVENTING CRIME IN FEDERALLY ASSISTED HOUSING--DENYING ADMISSION AND TERMINATING TENANCY FOR CRIMINAL ACTIVITY OR ALCOHOL ABUSE \(5.851-5.861\)](#) and 24 CFR part 5 subpart J; [ACCESS TO CRIMINAL RECORDS AND INFORMATION \(5.901-5.905\)](#), as a guide when referencing non fraud irregularities and conduct.

17. Local Government Status Reports:

The housing program may as applicable to funding requirements, create and maintain or require any of its Sub-Recipients, Contractors, Consultants and/or vendors to create and maintain a quarterly status report. This report is to be presented to the PA/HRS on a regular pre-designated date and time each month. It is important that the PA and local governing body be kept informed as to the project scheduling (i.e. bidding, work write-ups, contracting, construction, and completion) and budget to ensure that program compliance is being maintained. Every status report should be prepared in a format approved by the PA/HRS and have an attached budget summary. The budget summary shall contain all relevant construction cost, and demographic data relevant to budget and administrative closeout audits and/or compliance reviews. Likewise, the HRS and PA will submit periodic reports to the local elected officials and submit all required quarterly and annual required reporting to the funding agency on time and as required.

The follow reports include but are not limited to and will be required by the funding agency:

1. Quarterly Status Report (QSR)
2. W/MBE Report (bi-yearly)
3. Section 3 Report (annual)

18. Subordination: (See the City's Subordination Policy)

Approved Applicant homeowners who have received financial assistance from the various housing programs frequently request the local government to subordinate its interest in their property to a new loan mortgage/deed of trust for the purposes of; refinancing an existing first mortgage, obtaining a new line of credit, home improvement, or debt consolidation.

The allowance of the subordination of the DPL shall be in accordance with the local policy as approved by the City and/or the policy approved by the funding agency. An active subordination policy is critical and is intended to protect the local government's financial interest in the homeowner's property without unduly restricting the homeowner's access to the equity in their property.

The language of the documents (grants, mortgages, deeds of trust) filed as liens against a property to secure the City's interest prohibit the transfer of title, or portion thereof, without prior consent by the City. Executing an additional lien, subsequent to the execution of the City's security instruments, constitutes a transfer of title that would make the City's loan/grant immediately due and payable.

19. Consent to Place Subordinate Lien

The City will generally consent to the placement of a Subordinate Lien upon written request from the homeowner(s) under the following conditions:

1. Requests for Subordination of Lien must be approved by the PA, or his/her designee.
2. The following documentation at a minimum should be provided to the PA for consideration of Subordination requests:
 - a. Proof of licensure of refinancing lender to do business in the State of Florida.
 - b. Authorization for Release of Information signed by the homeowner(s). Signatures will be verified.
 - c. Written statement from the Homeowner(s) stating reason for the subordination request.
 - d. Supporting documentation as to the validity of the reason.
 - e. Lender's Good Faith Estimate.
 - f. Complete terms and conditions of the existing loan and the new loan.
 - g. Documentation about payment of taxes and insurance and their status.
 - h. Copy of appraisal or property valuation information with method of determining same.

Note: Consideration should not be given to any request for Subordination of Lien without this information. Additional information may be required.

3. Requests for Subordination of Lien will be reviewed, and a decision made on a case by case basis on such merits as the following:
 - a. Emergency needs arising from a natural disaster.
 - b. Emergency housing repairs which eliminate a threat to the health or safety of the occupants or that eliminate an immediate or imminent danger to the dwelling itself.
 - c. Refinancing to lower the interest rate on the first mortgage if the closing costs and/or fees can be recovered within four (4) years.
 - d. There is sufficient property value to support all outstanding mortgages.
 - e. Refinancing for educational purposes.
 - f. Refinancing for medical emergencies.
4. Request for Subordination of Lien should not be considered under the following circumstances:
 - a. The interest rate on the new mortgage exceeds the interest rate of the existing mortgage.

- b. The cumulative loan-to-value ratio exceeds 100%.
- c. The housing debt-to-income exceeds 30%.
- d. The total debt-to-income ratio exceeds 40%.
- e. There is cash paid out to the borrower(s).
- f. The mortgage lender and applicant fail to provide all required documentation.

5. Additionally, no subordination request should be approved if it contains any of the following provisions:

- a. Adjustable rate mortgage (ARM)
- b. Balloon payment(s)
- c. Open line of credit
- d. Reverse mortgage
- e. Prepayment penalty
- f. Interest only mortgage
- g. Negative amortization

6. In the event the City agrees to subordinate its affordable housing liens or mortgages:

Usually such consideration is given only for proven hardship. Payment of credit card debt is not a basis for approval in accordance with the City's Subordination Policy. It is the intent that granting of subordination shall be one time only and shall not include any liens/mortgages recorded subsequent to the City's lien interest.

20. Refinancing Existing Superior Liens:

The City will generally agree to subordinate its interest in a rehabilitated or newly constructed owner-occupied residential property assisted under the CDBG or DRI programs if the proposed new loan is in an amount that does not exceed the current aggregate balance of existing superior lien(s) plus reasonable closing costs. This policy applies to both repayable and deferred payment loans. Requests for a Subordination Lien due to hardship will be considered on a case-by-case basis and are contingent upon state and federal funder guidelines and rules.

21. Program Income

No program income is planned to result from the CDBG program. Program income should only result in the case of DPL repayment where the title is transferred, or the unit is no longer the primary residence of the Applicant homeowner. All Deferred Payment Loans (DPLs) shall be zero-interest and deferred payment with repayment of CDBG/DRI funds only in the event of transfer of title or where the eligible Applicant homeowners no longer occupy the unit as a primary residence within the DPL period. After the expiration of the FDEO CDBG Award Agreement between the City and the State, the monitoring will be performed by the PA annually through site visits and title verification through the Clerk of Courts and City Appraiser offices. The City's

DPL mortgage documents and liens shall always include a notice to the City as soon as the title changes ownership.

If repayment of CDBG/DRI funds is received during the DPL period, it will be relegated back to the Florida Department of Economic Opportunity (FDEO) or used for additional eligible CDBG/DRI activities as may be authorized by FDEO. Program income or DPL payments received subsequent to closeout will be returned to FDEO (within ten (10) days or the time frame allowed by FDEO at the time of program income receipt if longer than ten (10) days) unless the state's program income regulations are changed.

F. General Program Policies

1. Objectives/Goals of Assistance: The Housing program is designed to provide the following community opportunities:

- a. To allow for public and community participation.
- b. Provide safe and affordable housing solutions to very low (VLI) and low income (LI) families and individuals.
- c. To eliminate deficient code and housing quality standards (HQS) within the housing stock of the community.
- d. Eliminate housing units that can be considered to be a blighted influence on the community.
- e. Eliminate emergency housing conditions that pose an immediate health and safety concern to residents/inhabitants.
- f. Provide energy efficient and affordable green housing features to very low (VLI) and low income (LI) families and individuals.
- g. Address other housing issues that meet program funding criteria within the intent and policy of the specific housing program.

2. Funding Sources

The funding sources listed below will be used to conduct all approved activities associated with the CDBG/DRI Program. The specific rules and regulation requirements approved for each program shall govern the specific use of the associated funds.

- a. Community Development Block Grant (CDBG):
- b. Community Development Block Grant Disaster Recovery Initiative (CDBG/DRI):
- c. Matched or leveraged State Housing Initiative Partnership (SHIP) funds

The above funding sources may be used to supplement all approved activities associated with the CDBG/DRI Program. The specific rules and regulation requirements approved for each program shall govern the specific use of the associated funds.

G. Priority of Assistance:

Priority of assistance is determined based on local need and specific program requirements. When awarding funds for assistance to Applicants of housing-related services, it is important for the City to establish a fair and equitable underwriting process for selection. For awards to individual Applicants, criteria are established by the program requirements, the current established HUD Area Median Income (AMI) limits, those affected by documented federal disasters, and other non-demographic preferences, such as targeting to special needs populations, elderly and disabled. Eligibility for individuals is based upon annual household income and on a first come, first qualified, and first serve system.

Applicants must complete and submit all required information on all household members for a determination of income eligibility and must be willing to execute all necessary documents on a timely basis.

Applicant Qualification Criteria and Requirements

Applicants will not be served until they have submitted a complete Application with all documentation required and have been found by the HRS to be income-eligible and can document clear and/or unencumbered title.

Income-eligible Applicants are those Applicants with household incomes that fall between Very Low Income (VLI or 30% AMI) to Low-to-Moderate (LMI or 80% AMI). Income eligibility is determined by using the total household gross income and shall be determined upon completion of the application process.

Applicant Selection Criteria and Requirements

Applicants will be selected on a first-come, first-qualified, first-served basis and will be documented by the individual(s) receiving the Applications by date and time stamp. Program rules require that a minimum number of VLI and LI Applicants be served. Therefore, priority will be given to VLI Applicants (minimum of two {2}) and LI Applicants (minimum of five {5}) until the required number of VLI and LI units has been satisfactorily addressed in accordance with and as outlined in the Agency Award Agreement with (HUD, FDEO). Assistance is subject to funding availability. No other ranking or scoring process will be used.

Applicant Priority

While the City will be using a first-come, first-qualified, first-served basis for selecting Applicants for program funding, the housing program recognizes there are times when priority must be given to certain underserved groups or to meet funding agency requirements.

Other Applicant priority consideration factors are:

1. Applicants who are elderly (Greater than 62 years of age)

2. Applicants who are handicapped/disabled (with acceptable proof of handicap/disability)
3. Applicants who are veterans of any war as declared by the Congress of the United States of America

These other Applicant priority consideration factors will take effect in the event that Applicants simultaneously submit an Application and it is not discernible by the individual(s) receiving the Application which Applicant entered the facility to submit the Application first, or in the event that the Applicants enter the facility to submit the Application at the same time and there is only one individual to receive the Applications causing one person to have a later date and time stamp on their Application.

In addition, if the HRS, in consultation with the PA and other applicable local government departments (Housing, Building, Fire, Health Department or Code, etc.) determines that one Applicant's housing unit poses a greater hazard to health and safety than another's, the Applicant at greater risk of physical harm may be given priority (i.e. roof replacement would take precedence over a window repair).

H. Applicant Intake

As required by specific program rules, the City will solicit and advertise the appropriate public notification and public hearing(s) notices. A notice of funding availability shall be placed in the appropriate media outlets to provide information and discuss specific program housing activities to be undertaken with the available program funding. Subsequent to the public hearing and advertising periods a minimum of:

1. One (1) Applicant workshop should be advertised and held in a public setting to address additional questions or concerns from the participating public.
2. All public hearings, advertisements, and workshops shall be advertised in accordance with the appropriate funding agency (HUD, and FDEO) requirements.

An informed Applicant will help minimize future misunderstandings. To this end, Applicants should be informed early in the process of the program's income limits, benefits, stipulations for assistance; repayment terms (if applicable) and anticipated timeline from application to assistance. This information can be effectively conveyed via a program and/or goal specific fact sheet or program brochure and should be discussed during the initial Applicant workshop and as required during any follow up contact.

The HRS shall review and Program Administrator shall review and rank the applications based on a first come, first qualified, and first serve process. The DRI category will be based on the same criteria.

The application process will have a noticed cutoff date for the receipt of applications. Applications received after that date shall only be considered on a 'first come, first qualified, first served' basis as alternates after the primary list of Applicants has been considered and exhausted and where sufficient funds still remain to address more units. Primary consideration of 'first come, first qualified, first served' status shall be when the Applicant complies with all program criteria and has furnished all required documentation and can therefore be qualified by the HRS, rather than time of receipt of the initial application. This is contingent upon funds remaining available at the time of approval and the unit in question also qualifying. Income qualification and unit qualification both apply (e.g. an Applicant completes their file and is qualified, but the unit is in the flood plain or historic and insufficient funds remain to address those issues. However, the next Applicant in the first come, first qualified, first served line qualifies and only needs roof and window repairs within the remaining budget.

The HRS or the City's PA may remove an Applicant from any CDBG program for a change in household income, approved in the Applicant Selection Criteria, not complying with the minimum qualification procedures, refusing to comply with the program requirements or HRS directions (such as temporary relocation from an unsafe dwelling or work area), not accepting the program standards or HRS recommendations for eligible repairs or other just cause that would expose the City to unacceptable risk. If it is determined that it is necessary to remove an Applicant from the program, a certified letter will be drafted and recommended by the HRS and sent by the City to the Applicant stating the reasons for the removal. The Applicant will have the right to appeal the decision as identified in the Citizen Participation Plan. The HRS's best judgment shall be the guide in determining whether it is in the best interest of the program or the City to reject a unit or application. The practical housing rehabilitation experience of the HRS is critical in dealing with potential risk to the City or program, or the safety of the occupant in cases where Applicants refuse to cooperate with program guidelines or HRS directions.

Note:

It is important to ensure that the housing program does not discriminate against any class of potential Applicants. All persons must be treated equally when serving housing needs. The Fair Housing Act is the term commonly used to describe the provisions of Title VIII of the Civil Rights Act of 1968, as amended in 1988. The Act states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex/gender, familial status, national origin, or disability. In addition to what is covered under the federal act, Florida law also prohibits discrimination on the basis of marital status. This language should be included in all program information announcements and advertisements relating to the housing program. It is important for housing administrators to be familiar with fair housing laws, as well as the more subtle forms of discrimination.

I. Application Process and Applicant Eligibility

Listed below are the minimum functions to be performed in processing an Application for Assistance. The City should make every good faith effort to notify the Applicant of eligibility within thirty (30) days of the application date.

1. Review with the Applicant the objectives of the rehabilitation activities.
2. Advise the Applicant on the specifics of the grant program and other funding sources that may be available.
3. Advise Applicant concerning the conditions under which a loan/grant is made.
4. Assign an application number and set up a separate file for each Applicant.
5. Check all local tax records to determine that property taxes are current.
6. Verify Applicant's household income. Retain documentation in program files. (Also housing expenses and assets if they are used.)
7. Determine eligibility of the Applicant for assistance. Evidence that ownership of the property has been verified through the Property Appraisers Office shall be retained in the office files.

The application for assistance should contain all the necessary information to determine whether an Applicant is eligible for program assistance, including but not limited to:

1. The number of people residing in the household including name, age, relationship to head of household, Social Security number, present address and home phone number and employment status;
2. Name and address of employer(s), work phone number(s), position title and number of years on job with employer;
3. Sources of annual income, including earned, unearned and asset income (this subject will be described in detail below);
4. A statement signed by the adults who reside in the household consenting to the disclosure of information for the purpose of verifying income and assets for determining income eligibility for program assistance.
5. A signed statement indicating that the Applicant understands that all information provided is subject to Florida's public records laws.
6. An authorization for release of information sheet.
7. A statement that it is a first-degree misdemeanor to falsify information for the purpose of obtaining assistance.

To ensure proper Applicant qualification, each Applicant shall also be required to provide, at a minimum, the following documentation, as applicable, on a case-by-case basis.

1. Completed Application for Assistance and disclosures with signatures and date. *(including duplication of benefits documentation from FEMA, Insurance, SBA, family assistance, faith, or community assistance documentation, and duplication affidavits)*
2. Government Photo Identification for Applicant and any co-Applicants.
3. Proof of Ownership, e.g. recorded copy of Property Deed.

4. Current Property Tax Receipt.
5. Most current year's Tax Returns or current year's Tax Transcripts from IRS.
6. Paycheck Stubs (last 3 pay stubs for each working member, with additional and updated stubs required at the City's discretion).
7. Most current Social Security Statement of Benefits for each household member.
8. Most current documentation for other assets - 401(k), retirement/pension, IRA, CDs, annuities, etc.
9. Most current self-employment income statement with schedule C, E, or F.
10. Documentation on dependents claimed (including birth certificate, school records, court-ordered letter of guardianship, divorce decree and/or letter of adoption).
11. Three most current bank statements for all open checking, savings or other interest-bearing accounts at the time of application and at contract signing.
12. Property Appraiser documentation showing what year the unit was built.
13. Third party contact information and release to obtain third party verification of employment signed by employer and notarized. This documentation must be received for eligibility determination.

The PA/HRS should review the application carefully to ensure that the Applicant has provided all sources of income, including total household assets and asset income. If an Applicant has trouble completing the program application and providing the required back up documentation necessary needed for final program eligibility. It may be preferable to schedule a meeting between the HRS and Applicant to complete the application for assistance in a scheduled, face-to-face interview where the Applicant can be prompted to provide accurate and comprehensive income and household information. It is common for Applicants to misunderstand what items to count toward annual income.

1. Applicant Responsibility:

Applicant Homeowners and all household members are responsible for working in good faith and in a responsible, reasonable, and timely manner with the HRS. Reasonable deadlines shall be established at each step of the process of submittal of information by the homeowner. Generally, after two written notifications, any refusal or failure to provide information, or any established pattern of untimely submittal of information by the homeowner, at the HRS's discretion and approval by the PA the Applicant's case file may be closed.

J. Applicant Homeowner Eligibility Standards

In order for a homeowner Applicant to be eligible for purchase and/or rehabilitation assistance, the following criteria must be met:

1. Total household income under CDBG and DRI must not exceed the very low income (VLI) to low-to-moderate income (LMI) limits set for the HUD Section

8 program at the time assistance is provided or no greater than eighty percent (80%) of the Area Median Household Income (AMI) limits.

2. For regular category CDBG and DRI. The Applicant homeowner must possess and provide clear title to the property, although it may be jointly owned, and the property may be mortgaged. Ownership through life estate, heir property or other legal satisfactorily documented ownership is considered satisfactory for program participation. Providing proof of title is an owner responsibility and expense.
3. The Applicant homeowner must reside in the dwelling as a primary residence to be rehabilitated for at least one (1) year prior to the time of application (owner occupied assistance). In the case of the DRI category, the Applicant homeowner must have been permanently residing in the dwelling unit as the primary residence at the time of the declared disaster.
4. Property tax, mortgage payments and utility bills must be current, and ownership must not be jeopardized by any other threat of foreclosure, default or clouded title to be eligible for CDBG and DRI owner-occupied rehabilitation.
5. For all CDBG programs, the property must be fully insured for basic hazard/homeownership insurance. Flood Insurance also applies in the one hundred (100) year flood plain and the City must be named as a policy holder if the home is in the one hundred (100) year flood plain. Flood insurance must remain in effect for the entire period of the Deferred Payment Loan Agreement. Any unit to be addressed with CDBG funds must be elevated to at least one foot (1') above base flood elevation (or to local code) whichever is greater or disqualified due to cost infeasibility. This applies to all categories and all activities involving construction.
6. For all CDBG programs, all Applicants that may have a business or familial relationship with a member of the City Commission, the Citizen's Advisory Task Force Committee, HRS, PA and participating construction contractors must fully disclose this relationship at the time of the Application, at the point in time in which the conflict occurs and definitely before a construction contract is executed (see Conflicts of Interest)
7. For regular category CDBG and DRI, if a boundary survey is required, the Applicant homeowner is responsible for providing necessary proof or documentation at the homeowner's expense.
8. Rental or other income generating properties are not eligible to participate in the CDBG or DRI owner-occupied rehabilitation program. Only units occupied by the Applicant(s) with clear title as a primary residence are eligible.

9. In DRI categories, lease units may be addressed if a) the City is seeking lease units to meet DRI VLI or LMMI needs, b) the project is cost feasible, c) the unit(s) are income restricted (either LI or VLI), d) the units comply with all HUD and FDEO eligibility requirements (or will by means of agreement and improvements), e) have CDBG eligible repair needs and f) for VLI rental set aside funds, the property management agency demonstrates capacity and the minimum five (5) years' experience required to participate. Such properties shall be screened and qualified by the selection process and review of the HRS. The property management organization is required to re-verify income annually for all tenants.
10. Applicants may be required to attend a HUD approved eight (8) hour homebuyers' education class prior to closing, this may apply to any new construction units under the DRI program. The HRS will advise the City of any such requirements.
11. For all CDBG and DRI programs, the City shall take all reasonable measures to avoid fraud and abuse. The City shall provide qualified oversight through competent staff of contract program oversight. Any fraud or abuse of Housing funds shall be grounds for disqualification. (See Fraud section of this document)

Each Applicant: to ensure proper homeowner qualification will also be required to provide at a minimum the following documentation, as applicable on a case by case basis:

1. All CDBG programs: Completed application and disclosures with signatures and date.
2. All CDBG programs: Photo Identification for Applicant and any co-Applicants.
3. Regular Category CDBG and DRI: Proof of Ownership Recorded Copy of Property Deed.
4. Regular Category CDBG and DRI: Property Tax Receipt.
5. All CDBG programs: Most current year's Tax Returns or year's Tax Transcripts from IRS.
6. All CDBG programs: Paycheck Stub (Last three (3) pay stubs for each working member of household) OR most current Social Security Verification (Statement of Benefits).
7. All CDBG programs: Most current other assets - 401(k), retirement/pension, Individual Retirement Account (IRA), Certificates of Deposit (CD's), annuities, etc.
8. All CDBG programs (when applicable): Most current Self-employment income statement with schedule C, E, or F.
9. All CDBG programs: Documentation on dependents claimed (including birth certificate, school records, court-ordered letter of guardianship, divorce decree and/or letter of adoption).

10. All CDBG programs: Three (3)) most current bank statements for all open checking, savings, or other interest-bearing accounts at the time of application and contract signing.
11. All CDBG programs: Documentation showing what year the home was built after 1978.
12. DRI only: Documentation showing the Applicant was displaced or received damage from Federally Declared Disaster.
13. All CDBG programs: Third party contact information and release to obtain third party verification of employment signed by employer and notarized. This documentation must be received for legibility.

K. Duplication of Benefits

In regard to Disaster Recovery Initiative (DRI): Applicants who responded to an advertised request for Applications must provide additional documentation as listed below:

1. Proof that the residence was impacted by the applicable federally declared disaster event.
2. All FEMA, Small Business Administration (SBA), and Insurance claim documentation.
3. Written certifications and proof of all benefits received.
4. All receipts and/or invoices for work completed using FEMA, SBA, and/or Insurance monies from a filed claim.

Any and all program required self-certifications as is required by the funding agency, the housing program, and applicable local governments

L. Applicant Household and Income Verification

The household and income verification process may vary slightly from one program to another depending on the funding agency requirements. Generally speaking, an eligible household is comprised of one or more natural persons determined by the eligible municipality to be of very low income, low, low to moderate income according to the current HUD income limits adjusted for family size. The HUD Handbook 4350.3 Chapter 3 Section 3-6 (E) provides guidance on whether or not to count an individual as a household member. Whenever the handbook indicates that an individual is a household member, the individual's full income must be included in the annual income.

M. Household Income

An Applicant homeowner's household income eligibility status shall be determined based on the total family Gross Annual Anticipated Income according to household size and make-up. The income eligibility of each household will be determined in accordance with current HUD "annual income" rules and

regulations as defined in HUD Handbook 4350.3 rev 3 or those adopted through the funding agents Consolidated Plan and approved by HUD.

All household income inclusions and exclusions can be found at HUD 24 CFR part 5: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/definitions/part5

The income of each household assisted with any CDBG or DRI funds will be determined at the time of purchase in accordance with 24 CFR 570.3 using "annual income" as defined by the Section 8 Housing Assistance Payments Program to ensure income requirements are being met.

The following rules are applicable in determining household income:

1. For all CDBG programs, the gross income of all household members occupying the dwelling is included in calculating household income. However, wages earned by dependent minor children (under age 18) are not included in total.
2. For all CDBG programs, all Applicants applying for housing rehabilitation assistance under the CDBG program will be subject to a third-party income verification process to ensure that all Applicants meet the minimum income guidelines set forth by the established HUD minimum income limits.
3. For all CDBG programs, occupants of a dwelling who are not related to or not dependent upon the Applicant homeowner(s) are considered part of the Applicant homeowner's household.
4. For all CDBG programs, rent or other household support contributed by non-household occupants of a dwelling is included in household income.

For all CDBG programs: The Applicant homeowner's assets, with the exception of the home in which he/she resides, unless previously assisted with SHIP funds, and personal property such as an automobile, will be considered in determining eligibility. The actual annual income from the asset will be calculated as part of the total household income. Inclusion of such assets, if any, will be in strict accordance with 24 CFR 813.106 and any current modification thereof.

II. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS – REHABILITATION AND CONSTRUCTION POLICES AND PROCEDURES

A. Identification of Units

Housing Rehabilitation will be performed only on units approved by the City and in accordance with grant requirements established by the State of Florida DEO

and the U.S. Department of Housing and Urban Development (HUD). Alternate units may be provided to replace any primary units that may become ineligible. The City will solicit applications either from other housing assistance providers that have knowledge of need within the City, by placing notices in public areas throughout the City and/or by advertising in publicly circulated publications. The City will review applications received using the following selection criteria as defined in the *Priority of Assistance* section of this document:

1. For all CDBG programs, has the Applicant previously been furnished assistance under any City Housing assistance program including State Housing Initiative Partnership (SHIP) or Disaster Recovery Initiative (DRI), or other such federal/state programs, and if so, when and under what circumstances. A former Applicant that received assistance under the regular CDBG category cannot be assisted for five (5) years and in any event will not be served again until all other eligible Applicants have received assistance.
2. For all CDBG programs, number of persons in the family and the family income. Priority will be given to Applicants that meet the VLI and LI Applicant selection criteria as defined in the *Priority of Assistance* section of this document.
3. For DRI, housing units identified by the City when the City falls under a Federally Declared Disaster Event, having been affected by a disaster.
4. For regular category CDBG and DRI, type of construction (i.e., block, manufactured home, wood frame, etc.), state of deterioration of the residence and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation. Assistance for mobile or manufactured housing will be included in the program but will be restricted to replacement of said structure with a site-built home, unless prohibited by local or state regulations or infeasible due to applicant or site conditions. The HRS shall make the final evaluation and recommendation for addressing any mobile or manufactured units.
5. For all CDBG programs, location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, historic preservation, hazards, etc.
6. For all CDBG programs, compatibility (consistency) of the proposed residence rehabilitation with the local Comprehensive Plan and/or land development regulations.
7. For all CDBG programs, confirm that the Applicant is current on all payments to the local government (i.e., garbage/trash bill, utility bills, taxes, etc.) and mortgage/lien holders.

8. For all CDBG programs, Applicants' willingness to maintain reasonable standard of care (code compliance) and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
9. For regular category CDBG and DRI owner-occupied units, to be eligible, Applicant must be able to show clear title to the property.
10. For all CDBG programs, is the structure is more than fifty (50) years old? The Applicant shall indicate on the Application form whether to his/her knowledge the structure is older than fifty (50) years. If the answer is "yes," or if other evidence suggests the structure is more than fifty (50) years old, the City must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation. Property Appraiser, tax records, or other government agencies' records will be researched to verify the age of the structure.
11. The HRS shall make the final evaluation and recommendation for each Applicant and unit as to whether they are appropriate under any CDBG or DRI program and the HUD and FDEO requirements. The City makes the final determination of acceptance of an Applicant and of award of any units, subject to the guidelines of this HAP as set forth by the City Commission.
12. For regular category CDBG and DRI, for owner-occupied rehabilitation, owner-occupied shall mean a residential unit with the clear title in the personal name of the Applicant(s) used as the primary residence of the Applicant(s). This does not include any non-residential unit or shared space with nonresidential uses or income generating property.
13. For all CDBG and DRI programs, this program will not assist in the rehabilitation or replacement of rental housing structures.

B. Eligible Property Types

Eligible property types will vary based on the specific goals and regulations of a specific program and its funding origination. The most common eligible property types include but are not limited to:

1. Single-Family Homes.
2. Townhomes, Condominiums units and Duplexes.
3. Mobile Homes (replacement only)

All properties must be within the approved program jurisdiction boundaries and the following property eligibility criteria are applicable:

1. Type of construction, (i.e., block, mobile/manufactured home, wood frame, etc.), state of deterioration of the residence and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation. Assistance for mobile or manufactured housing may be included in the program but will be restricted to the specific requirements set forth in the local program guidelines unless otherwise prohibited by federal or state regulations or infeasible due to Applicant or site conditions.
2. Any home eligible for assistance where the cost of rehab will be in excess of fifty percent (50%) of the appraised value of the home as listed with the local Property Appraiser's office will automatically be considered a replacement home.
3. Location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, historic preservation, hazards, etc.
4. Consistency of the proposed residence rehabilitation with the local comprehensive plan and/or land development regulations.
5. Whether or not the Applicant is current on all payments to the local government (i.e., garbage/trash bill, utility bills, code violations, taxes, etc.) and mortgage/lien holders.
6. Applicant's willingness to maintain reasonable standard of care and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
7. Whether or not the Applicant has clear title to the property. The Applicant shall have fifteen (15) calendar days from the date of the City's review, which will include the results of a title search. If fifteen (15) days pass without proper documentation or compliance, the application will become an alternate (falling to the bottom of the list on the sixteenth [16th] day) and shall not be considered until 1) all other applications are exhausted with funds remaining and 2) the Applicant has a completed file with full compliance with this requirement and all others.
8. Whether or not the structure is more than fifty (50) years old. The Applicant shall indicate on the application form whether to his/her knowledge the structure is older than fifty (50) years. If the answer is "yes," or if other evidence suggests the structure is more than fifty (50) years old, the City must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation or demolition/replacement prior to the start of work.
9. The HRS shall make the final evaluation and recommendation for each Applicant and unit as to whether they are appropriate and eligible under specific program rules and in compliance with the funding agency requirements. The PA makes the final determination of acceptance of an Applicant and of the award of any units, subject to the guidelines of the local policies.
10. Where applicable the HRS must complete the proper environmental review process, including but not limited to a site-specific Tier 2 form, and receive

written approval or release of funds from the funding agency prior to the start of rehabilitation.

11. Partner-assisted programs (with “partners” being affordable housing developers, community-based organizations, housing authorities, non-profits and similar affordable housing providers) may be implemented as outlined in local policy guidelines. Partners shall be selected using the Request for Qualifications (RFQ) or Request for Proposals (RFP) competitive selection process. Deed restrictions and Deferred Payment Loans (DPLs) apply. All unit and Applicant qualifications and monitoring by the HRS and PA apply. Partners must agree to comply with all program specific requirements and submit to monitoring and directions of the HRS before any funds are released or payments made.
12. For owner-occupied rehabilitation, owner-occupied shall mean a residential unit with the title in the personal name of the Applicant(s) used as a primary residence of the Applicant(s). This does not include any non-residential unit or shared space with non-residential uses or income generating property.

C. Scope of Rehabilitation Assistance

CDBG financing of housing rehabilitation is available for the following purposes:

1. Addressing local housing code required repairs under current Florida Building Codes requirements for Existing Buildings and local Maintenance Codes and/or Section 8 HQS violations, whichever is most stringent for each code-related repair needs. This will include Florida Energy Efficiency Code for new construction where it applies and Accessibility Requirements (24CFR Part 8, 24 CFR 100.201, 24 CFR 100.205) where they may apply.
2. Providing for cost effective ‘Green Standards and Additional “Green Standards” as described in section J: Rehabilitation and Replace Procedures. The most current Florida Green Building Coalition checklist of green features including those required by FDEO and that are appropriate for the type dwelling shall be used as a list of options for including affordable green features.
3. Providing reasonable repairs and modifications to make the dwelling accessible to handicapped and elderly occupants as necessary and technically feasible. The HRS shall determine the feasibility and eligibility of any such repairs; and
4. Correcting health and/or safety violations that may be present, including replacement of dilapidated or malfunctioning stoves or refrigerators and interim controls or abatement of lead-based paint hazards. The HRS shall determine the feasibility and eligibility of any such repairs.

Except for DRI new construction or redevelopment activities, new construction such as adding a room or closing in a carport is eligible for rehabilitation financing only to eliminate overcrowding or to provide bathroom or laundry hook ups. In all CDBG categories general property improvements are eligible for program funds when necessary to obtain an accurate level of utility, to decrease high maintenance costs, or to eliminate blight. Examples of eligible general

property improvements include installation of cabinets and linen closets, functional changes in room layout, replacement of unapproved or damaged floor coverings, and enclosure of a porch for use as a bathroom where the dwelling does not have adequate interior space.

In the CDBG and DRI categories for owner occupied rehabilitation, some general property improvements that are not required by code, and/or Section 8, HQS, or the work required by the code and/or Section 8 HQS (creating a need for restoration) or other eligible reasons listed above and recommended by the HRS may be provided at the owner's expense. The cost for any such improvements shall be borne by the owner who must deposit the funds with the local government prior to construction otherwise the additional items will not be included in the construction. These items must be included in the Contract for Rehabilitation that is developed and administered by the Program. However, ineligible new construction must be contracted separately. Furthermore, any construction not covered in the construction contract will be inspected by the local building inspector and will not be inspected by the HRS or PA.

D. Contractor/Vendor Listing

The Housing Rehabilitation Program will establish and maintain a current listing of eligible contractors for bidding on all phases of the program. Only those contractors who are so listed will be considered for work on this program. Establishment of this list will include maximum outreach to allow for utilization of qualified local Section 3 and minority contractors.

Programs in which the funding originated from a federal source (CDBG, DRI) prohibit local preference in accordance with 24 CFR 85.36, but require maximum compliance with Section 3, W/MBE, and EEO practices as set forth in HUD and CFR regulations. Every effort shall be made to notify Contractors residing or maintaining offices in the local area through public notices, as part of complying with Federal Section 3 and Minority-Owned Business Enterprise (MBE) requirements. This special effort will be based upon the list of Contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to Contractors, and/or solicitation advertisements, will be placed in the appropriate program file to document compliance. In addition to active efforts to comply with Federal Section 3 and MBE requirements, the City will follow all program requirements in its advertising and will promote fair and open competition, with no restrictions to promote advantages for local firms or businesses.

Contractors residing or maintaining offices in the local area will be recruited through public notice to all such contractors, as part of the City's compliance with Section 3 requirements. This special effort will be based upon the list of contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to contractors, or advertisements placed soliciting them, will be placed in the appropriate City program file.

The contractor listing will include all local contractors who apply and are determined eligible based upon program qualification standards.

If the pool of local contractors is inadequate to provide a sufficient pool of contractors willing and qualified to perform the rehabilitation work at prices that are considered reasonable and comparable to the prepared estimate, other contractors will be solicited. Maintenance of a pool of competitive, qualified, and capable contractors is essential to program completion.

The existing purchasing policy of the City will be used to determine eligibility of the contractors.

E. Contractor/Vendor Eligibility

In order to participate in the Housing Rehabilitation Program, a contractor must be approved as eligible by the HRS, the PA and by the Florida Department of Economic Opportunity (FDEO).

Standard Contractor/Vendor qualifications include but are not limited to:

1. Current license(s) with the appropriate jurisdiction.
2. A satisfactory record regarding complaints filed against the contractor at the State, Federal or local level.
3. Insurance:
 - a. Contractor's Public Liability Insurance in an amount not less than \$1,000,000 aggregate coverage
 - b. A certificate evidencing Worker's Compensation insurance in statutory limits in accordance with Florida law.
 - c. A certificate evidencing Auto Insurance, including bodily injury, in an amount not less than \$1,000,000 per accident and in the aggregate.
 - d. A certificate evidencing General Liability insurance covering bodily injury, including death and property damage, in an amount not less than \$1,000,000 combined single limit per occurrence.
 - e. Copies of certificates shall be provided to the PA. The Contractor shall provide the PA with a certificate of insurance from the insurer guaranteeing thirty (30) day notice to the Housing Rehabilitation Program before discontinuing coverage.
4. A satisfactory credit record, including:
 - a. References from two (2) suppliers who have done business with the contractor involving credit purchases.
 - b. References from three (3) subcontractors who have subcontracted with the contractor.

- c. The ability to finance rehabilitation contract work so all bills are paid before requesting final payment.
5. Satisfactory references from at least three (3) parties for whom the contractor has performed construction work.
6. Absence from any list of debarred contractors issued by the Federal or State DOL, HUD or FDEO.
7. Acceptance of all program requirements, including but not limited to Section 3 goals and reporting. MBE goals and reporting and where applicable prevailing wage requirements.

The HRS will assure that current and past performance of the contractor are satisfactory based upon readily available information and reserves the right to check any reliable source in establishing such determination.

The HRS will explain the contractor's obligations under Federal Equal Opportunity regulations and other contractual obligations at the pre-bid conference. Program procedures, such as bidding, and payment will also be explained to the contractor.

F. Contractor Disqualification

Contractors may be prohibited or removed from program participation for, but not limited to:

1. Poor workmanship or use of inferior materials.
2. Evidence of bidding irregularities such as "low-balling" (submitting an unreasonably low bid in the hopes of increasing the bid amount through change orders once construction has commenced), bid rigging, collusion, kickbacks, and any other unethical practice.
3. Failure to abide by the work write-up, failure to complete work write-up (and bid) accomplishments, and any attempts to avoid specific tasks in attempts to reduce costs.
4. Failure to pay creditors, suppliers, laborers or subcontractors promptly and completely.
5. Disregarding contractual obligations or program procedures.
6. Loss of license(s), insurance or bonding.
7. Lack of reasonable cooperation with homeowners, HRS, PA, rehabilitation staff or the others involved in the work.
8. Abandonment of a job.
9. Failure to complete work in a timely manner.
10. Inability or failure to direct the work in a competent and independent manner.
11. Failure to honor warranties.
12. Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD or FDEO.
13. Other just cause that would expose the Program or homeowner to unacceptable risk.
14. Failure to respond to a minimum of three (3) consecutive requests for bids.

15. At the contractor's request.

G. Eligibility Inspection

Each Applicant who applies for rehabilitation assistance is initially screened to determine whether he/she is eligible for a 100% Deferred Payment Loan. A preliminary inspection of the Applicant's unit is then conducted to determine feasibility of rehabilitation.

If either the owner or the structure does not meet eligibility requirements for program participation, the HRS will reject the unit/Applicant. In the case of owner-occupied rehabilitation and upon PA review and approval, a written rejection notification will be sent to the Applicant via certified mail within ten (10) days stating the reason for rejection.

If both the Applicant and the house structure appear to be eligible for program participation, the application/verification process continues. A work write-up with cost estimate is developed by the HRS and approved by the Applicant and the PA. The cost estimate for the job is considered confidential information until bid opening.

If special financing arrangements (such as the Applicant covering excessive costs or general property improvements) are required or anticipated, arrangements must be made prior to bidding to prevent soliciting bids on a home that cannot be financed. When the unit and Applicant receive preliminary approval, bids are solicited for the job.

Once the HRS has found the Applicant and the dwelling unit to be program eligible, a full property inspection and review will be conducted. The inspection process shall at a minimum consist of the following:

1. The completion of the HUD HQS Inspection Form (optional at the HRS discretion).
2. The completion of the pre-Scope of Work (SOW) and inspection report further detailing all code/HQS deficiencies and listing the areas in which rehabilitation is required.
3. The completion of the final SOW and cost estimate

H. Bidding

Bidding of potential CDBG and DRI units is conducted by the HRS in conjunction with the City Procurement/Purchasing Department. Applicants review the pre-approved list of eligible contractors before their cases are sent out for bids. Applicants have the right to remove any contractor(s) from the list of prospective bidders for their unit, as long as the removal request is based on non-discriminatory, non-bias, or other non-subjective reasoning and at least three (3) eligible contractors are allowed to bid. The Applicant must be willing to justify the removal of contractor(s) from the bidding list. Applicants may also request

additional contractors as bidders. If these Applicant-requested contractors submit the Contractor Application and are approved by the PA and are otherwise eligible, they may be added to the bidders list and bid on the housing rehabilitation work. The HRS will make maximum effort to ensure participation by minority and/or Section 3 owned contracting firms. Under CDBG and DRI, the HRS shall qualify and recommend all contractors and other necessary vendors (lead-based paint, asbestos, title search, mold, appraisal, land survey, environmental, etc.) for work the HRS recommends or the program requires on eligible units. In these cases, the City policies shall govern the qualifying and award process, including this HAP.

No housing unit owner, occupant, or immediate relative of the same, either personally or corporately, shall serve as a contractor or sub-contractor to be paid with CDBG funds for the rehabilitation of said building, nor shall they be paid for their own labor with CDBG funds for the rehabilitation of said building.

A notice is sent via email, fax or U.S. Mail to each eligible bidder to inform them of the job. Bidding notices will be posted at primary governmental buildings to the maximum practical extent. Advertising for individual jobs will be conducted as necessary but will not exempt contractors from the requirement that they must be pre-qualified.

1. Notification to Bidders (NTB): The HRS or assigned Housing Staff will notify previous program approved Contractors of the availability of the work order and establish a date for the pre-bid conference and bid submission deadline. Bids are opened in the public at the designated time and bid tabulation is prepared.
2. Pre-Construction Meeting: An onsite meeting will be arranged between the homeowner, the approved Contractors and the HRS to review the scope of work and site considerations. This meeting will also serve to allow for Contractor and homeowner introductions and questions. Any questions that arise from the onsite meeting must be submitted in writing to the HRS who is required to answer the question in writing and submit it to all approved present Contractors. Questions may not be answered less than seventy-two (72) hours prior to the established bid submission date. Each contractor MUST attend this pre-bid conference held at the approved unit to be rehabilitated or inspect the house under the Applicant's supervision. Failure to do so will result in automatic rejection of his/her bid(s) for the unit(s).
3. Bid Submission and Award Recommendations: Bids will be submitted on the date and time established in the Notification to Bidders advertisement and awarded in compliance with the HAP requirements and the terms set forth in the NTB advertisements. Sealed bids will be opened at a public bid opening. The HRS will generally recommend that the contract be awarded to the lowest responsible bidder within plus or minus fifteen percent (15 %) of the cost estimate. Bidding procedures will adhere to City purchasing policy. Bids

below the fifteen percent (15%) threshold will be reviewed and are not automatically disqualified.

A minus ten percent (10%) contingency will be assessed for all Section 3 and/or W/MBE firms at the bid opening to provide incentive, opportunity and encourage the participation of such established business types in accordance with HUD requirements. All bid awards will be made available to the participating Contractors and homeowners.

The PA reserves the right to reject any and all bids and to award in the best interest of the Applicant and the City. The Applicant must approve the bid award prior to signing contracts.

. No contractor will be allowed to have more than two (2) jobs per bid round, with a maximum award of three (3) jobs under construction at one time without consent of the PA unless:

- a. The anticipated date of commencement is after the scheduled and estimated date of completion of current jobs; or
- b. The contractor has demonstrated, through past performance, his/her ability to satisfactorily complete multiple contracts in a timely manner thereby causing no impact on project and program completions.

This rule may be waived by the City Commission if it is determined that there is an inadequate pool of qualified bidders, if the other bids are excessive, or if other extenuating circumstances arise.

4. Contracts: Preparation of Contract Documents: The HRS or approved staff prepares Applicant homeowner/City and Applicant homeowner/contractor agreements and sets a time to meet with the Applicant homeowner and contractor to execute the documents and mark the start of construction. These agreements at a minimum should consist of the following:

1. Voluntary Participation and Final SOW Approval.
2. Final Income Certification and Affidavit.
3. Truth in Lending Statement.
4. Program Mortgage/DPL and Note.
5. Rehabilitation Agreement/Rehabilitation Contract.
6. Notice to Proceed.
7. Notice of Commencement.
8. Color/Style Selection Sheet.
9. Temporary Relocation Statement (where applicable).
10. Three (3) Day Recession Notification.

I. Deferred Payment Loans (DPLS)

The CDBG/DRI Programs provide financing for eligible activities to income qualified Applicant homeowners in the form of zero-interest Deferred Payment Loans (DPLs) (mortgage), the amount of which shall include the accepted bid

amount for rehabilitation plus a contingency reserve. In the case of DRI, this can also include acquisition or purchase assistance.

1. Deferred Payment Loans (DPL)

- a. Deferred Payment Loans (DPLs) are zero-interest loans with deferred payments that become grants when and if all criteria are met by the Applicant. The DPL is provided to a) homeowners who are unable or unlikely to obtain conventional financing due to their income limits, or b) to assist disaster affected homebuyers in purchasing a home under DRI.
- b. DPL financing is also used in the CDBG and DRI categories to provide assistance with housing rehabilitation and/or replacement of owner occupied, eligible units. The Deferred Payment Loan (DPL) involves a security instrument (lien) requiring repayment of the loan if the homeowner sells or transfers ownership of the rehabilitated home, ceases to use it as his/her primary residence within the date specified in the terms of the DPL, or fails to maintain reasonable required standards of care and maintenance. During the specified lien period the principal is "forgiven" or subtracted from the principal balance in equal annual amounts for CDBG and DRI rehabilitation loans, so that at the end of the specified term of owner occupancy (by at least one of the Applicants if owned jointly), the loan is fully amortized. There is no interest charged during this specified term agreement.
- c. In the event that the sole owner dies or both/all owners die within the specified loan period, repayment of the loan will not be required, and the DPL is forgiven (i.e. it becomes fully amortized upon the death of the final owner).
- d. The assistance provided to each Applicant, at the time of closing, will be in the form of either a primary or secondary mortgage. The mortgage will be recorded in the Public Records of the City. The City will monitor possible triggers of the DPL repayment with annual title verification with online City services through the Clerk of Court and Appraisers offices and through visits to the assisted units.
- e. The primary affordability mechanism is a Deferred Payment Loan (DPL) at zero interest and is forgiven in accordance with the following schedule:

<u>Assistance Amt.</u>	<u>Lien/Affordability Period</u>	<u>CDBG/DRI Forgiven</u>
<u>Annually</u>		
Under \$15,000.00	5 years	100% forgiven only when mature
\$15,001-\$40,000.00	10 years	forgiven 20% annually after 1 st 5 years
Over \$40,001.00	15 years	forgiven 10% annually after 1 st 5 years

Demo/Replacement 20 years

forgiven
20% annually
after 1st 15 years

NOTE: With regard to Demo/Replacement (new construction housing), under the CDBG and DRI Category DPL's must maintain long-term Affordability for the lien periods as described above. In these instances, the CDBG and DRI funded DPL's are not forgiven annually for the first 15 years. After the first full fifteen (15) years the CDBG and DRI funded DPL's are forgiven 20% annually for the next five (5) years until amortized.

- f. If repayment of a DPL becomes due, the (prorated for CDBG and DRI) principal balance will be due in full within thirty (30) days of the sale/transfer of ownership or the owner's cessation of primary residence at the property. If the owner is unable to make such payment, the City Commission may, at their discretion, and with FDEO approval, allow repayment of the DPL over a term not-to-exceed fifteen (15) years, at a yield of not more than one percent (1%) interest per annum, and/or allow transfer or sale of the unit to another income qualified household for the remainder of the lien period.
- g. Homeowners whose household incomes do not exceed the HUD Section 8 low-to-moderate income limit will receive a Deferred Payment Loan for one hundred percent (100%) of the cost of rehabilitation.
- h. The maximum DPL for the regular CDBG and CDBG/DRI categories for an owner-occupied single-family dwelling for repairs or replacement is eighty thousand dollars (\$80,000).
- i. If rehabilitation costs require more than maximum allowed DPL in the aforementioned categories and the owner is unable to finance the additional cost, the dwelling unit may be disqualified by the HRS unless matched, leveraged, or other alternative funding is available. If the HRS considers it appropriate and in the best interest of the program, CDBG funds may be used in lieu of alternative funding only upon 1) availability of CDBG construction funds and 2) the approval of the City Commission of a waiver of the maximum DPL.
- j. As a general policy, a contingency amount of approximately five percent (5%) shall be placed on reserve for change orders. Exceptions may be made to this rule if the owner provides a firm commitment in writing to pay for all required changes exceeding the authorized loan limit, or if the PA determines that the situation does not require a contingency fund.

J. Rehabilitation and Replace Procedures

All rehabilitation and replacement construction work shall include and address Section 8 Minimum Housing Quality Standards (Section 8 HQS), the current Florida Residential Building Code and relevant local codes (whichever is most stringent for each code-related item).

When replacing older obsolete products and appliances the following “green” standards will be implemented for all homes rehabilitated, including new home construction to include:

Green Standards

1. Refrigerators that are replaced or installed shall be Energy Star rated;
2. Gas water heaters that are replaced or installed shall be Energy Star rated;
3. All exterior doors and windows that are replaced or installed shall be Energy Star rated;
4. All lighting fixtures and ceiling fans that are replaced or installed shall be Energy Star rated.

Additional standards for all homes

1. Weatherization of all homes rehabilitated
2. At a minimum, weatherization shall include attic insulation, and if appropriate, floor insulation, as well as sealing all exterior walls.
3. HVAC units that are replaced or installed shall be Energy Star rated and have a SEER rating of at least 14.
4. Where feasible and cost effective as determined by the PA/HRS, all rehabilitation and new construction work, major or otherwise, shall include the installation of water-efficient toilets, showers, and faucets.

K. Structural Requirements

For all CDBG programs, in addition to household eligibility requirements for rehabilitation, the dwelling must:

1. Meet (or through feasible repairs meet) Section 8 Minimum HQS and,
2. Be feasible for rehabilitation. In order for a house to be considered feasible for rehabilitation, proposed construction must:
 - a. Correct all violations of the local housing code, the current Florida Building Code and Section 8 Housing Quality Standards;
 - b. Provide interim controls or abatement for lead-based paint hazards as required by HUD and EPA for structures constructed prior to 1978 that will be assisted by the program. All houses built prior to 1978 will be tested for lead-based paint. If lead-based paint is found, interim control procedures will be used for all houses rehabilitated at or below twenty-five thousand dollars (\$25,000). Houses rehabilitated at a cost above twenty-five thousand (\$25,000) will be rehabilitated using abatement procedures. Any occupants will be notified in writing of the hazards of lead-based paint, the symptoms and treatment of lead poisoning, how to avoid poisoning, lead level screening requirements and appropriate abatement procedures;(also see Lead Base Paint procedures)
 - c. Meet applicable local zoning requirements, as well as local, State and Federal housing code requirements for rehabilitation work;

- d. Leave at least twenty percent (20 %) of the original structure based upon the formula provided in this section;
 - e. Not exceed the program costs noted in this HAP;
 - f. Be made reasonably accessible to handicapped/elderly occupants, when the unit is occupied by such;
 - g. New construction or substantial improvement of any residential building (or manufactured home) located within the one hundred (100) year flood plain shall have the lowest floor, including any basement, elevated no lower than one (1) foot above the base flood elevation (or per local code). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided;
 - h. The HRS will determine if any special surveys or studies are needed and may require any surveys or environmental assessments (with funds available) to determine feasibility of a unit. The City designee and PA shall approve such special studies or surveys before being ordered. If the recommended studies or surveys are cost infeasible, the unit may be denied at the City's discretion, or the Applicant may pay the cost of such studies or surveys the HRS recommends;
 - i. Provide interim controls or abatement for asbestos hazards as required by HUD, the State and EPA that will be assisted by the program.
3. For regular category CDBG and DRI. Be suitable for redevelopment or replacement housing units in cases where rehabilitation is not feasible and sufficient funds (CDBG and DRI) are available for the completion of a new or replacement housing unit that meets all of the above and all other criteria in this HAP. Redevelopment and replacement units must meet all of these requirements to be eligible.

L. Structural Integrity

For all CDBG programs, rehabilitation requires that at least twenty percent (20%) (CDBG and DRI) of the original structure remain after construction, based upon the following formula. Three (3) major components of the house are considered, with each component weighted to total one hundred percent (100%) of the structural value of the house. These components and ratios are: roof – twenty percent (20%), exterior walls – sixty percent (60%), and flooring system – twenty percent (20%).

As an illustration, assume fifty percent (50%) of the roof must be replaced, fifty percent (50%) of the walls must be replaced and twenty-five percent (25 %) of the flooring system (including framing) must be replaced. The factors are then ratioed based on the 20/60/20 formula, so that fifty percent (50%) replacement of the roof is equal to replacing ten percent (10%) of the structure, fifty percent (50%) replacement of the exterior walls equals thirty percent (30%) replacement of the structure, and twenty-five (25 %) replacement of the flooring system equals five percent (5 %) replacement of the structure. Thus, replacement equals ten percent (10%), plus thirty percent (30%), plus five percent (5%), or a total of

forty-five (45%) of the structure. This leaves fifty-five percent (55 %) of the original structure, indicating that the structure is feasible for rehabilitation.

This calculation will be performed by the HRS. Should significant deterioration occur between application approval and the time the unit is scheduled for rehabilitation, the unit will be re-evaluated for continued eligibility and a decision made by the HRS whether to replace it with an alternate unit in accordance with current FDEO contract requirements.

M. Cost Feasibility

Pertaining to the CDBG and DRI categories, as an additional means of guarding against program penalties for substantial reconstruction of a dwelling, the following cost limits are applicable to all rehabilitation areas. *These limits are above the allowable CDBG financing limits and assume requirements for owner contributions or leveraging with other funding sources.* The limits may be exceeded for rehabilitation/replacement costs when alternative funds are available for leveraging but must be specifically approved by the City Commission or PA as exceeding the described limits.

1. \$80,000 per single family detached house (CDBG and DRI)
2. \$50,000 per unit of a duplex, Townhome, or Condominium unit (DRI)
3. \$20,000 per mobile home unit built after Jan. 1, 1997(CDBG and DRI)

In addition, for the CDBG and DRI categories, the cost of rehabilitation and improvements may not exceed the after-rehabilitation value of the dwelling. In the absence of conflicting information, the mobile home CDBG cost limits shall be assumed to meet this requirement. For site-built dwellings, the total cost of rehabilitation (plus other improvements, if any) may not exceed eighty dollars (\$80) per square foot of dwelling space, excluding septic tank, well, or water/sewer hook-ups, which is less than the cost of new construction and will be assumed to meet the cost/value limit.

N. Clearance

Requirements are identified by the HRS and are included in the replacement unit bid package. In this way, the same Contractor is responsible for site cleanup and preparation as for provision of the replacement unit. Disposal of debris and associated activities are also included if this method is utilized. When demolition or clearance is conducted separately, bid packages are prepared with procedures following those identified for rehabilitation in this manual.

O. Rehabilitation / Demolition Differences

A major difference between assistance provided to demolish / replace an entire unit and rehabilitation work is that, with a demo / replace unit, the DPL issued is not for the full value of the replacement unit (owner occupied). (With rehabilitation, the DPL is issued for the full value of the rehab work performed.) The value of the DPL is based on a calculation that takes the difference between

the assessed value of the original unit (real property not included) and the actual cost of the new unit (without real property). The difference is the value of the DPL. This is because the dilapidated unit that was demolished belonged to the Applicant homeowner and is being replaced on a one-for-one basis. Ownership of the replacement unit is vested directly to the homeowner with no interest on the part of the local government (except for the DPL). Generally, the local government will accept interim ownership of mobile homes to save program costs (taxes) with transfer to the homeowner as soon as possible, upon satisfaction of the DPL.

1. No partial payment is provided for modular replacement units, as the time frame to complete the transaction is relatively brief. The Contractor is paid in full upon satisfactory completion of work and providing of warranties. Partial payments are utilized for site-built homes along the same lines as for rehabilitation work.
2. Program disbursements are made from the local CDBG operating account. As a result, attention must be paid to the ordering and receipt of funds, to ensure that disbursements are made in a timely manner and that the CDBG/DRI limitation for cash on hand is not violated.
3. Rehabilitation cost feasibility limits are based on number of bedrooms to be provided for site-built homes. These limits may not be exceeded without approval from the City Commission are:
 - a. four or more bedrooms - \$80,000 CDBG/DRI
 - b. three bedrooms - \$70,000 CDBG/DRI
 - c. two bedrooms - \$60,000

In the case of replacement of existing SF/ mobile/manufactured homes, the limit will be based upon the acceptable bid price of a replacement home of comparable size. If the existing home is inadequately sized, the replacement home will be sized to include the appropriate bedrooms needed to meet Section 8 and/or local housing code requirements for occupancy. In no case will the total assistance be greater than those limits listed above, unless approved by the City Commission or its PA.

Necessary CDBG approved site improvements, including water supply, sewage disposal, and clearance, will also be provided along with the actual dwelling replacement.

P. Temporary Relocation

The CDBG Housing program provides an allowance for temporary relocation assistance to qualified persons who need to relocate while the work is being completed on their primary residence. The City will either;

1. Assist eligible Applicants with up to one thousand dollars (\$1,000.00) of

Assistance (\$500 at move out and \$500 upon return: Award of temporary relocation assistance is based upon the availability of funds.

Q. Contracting and Commencement of Construction

The HRS recommends the contract amount and contractor to the PA before the DPL and contract are signed. The DPL amount, contract amount, contractor, unit and owner eligibility are all approved by the PA.

The rehabilitation contract is then executed between the Applicant homeowner(s) and the Contractor. The contract should contain all federal provisions, including but not limited to EEO, Section 3, W/MBE, drug free workplace, and insurance statements. The DPL is executed by the PA on behalf of the City simultaneously with the construction contract, with the three (3) day rescission period running simultaneously for both legal agreements.

For all units, the DPL and the Notice of Commencement are recorded immediately, no more than three business days of execution. The program pays for recording of the Agreement. The filing of the Notice of Commencement shall be the responsibility of the Contractor.

The Notice to Proceed is issued to the contractor as soon as possible after the rescission period elapses. For the CDBG and DRI categories, when temporary relocation of the occupants is required, the Notice-to-Proceed will be delayed until the unit is vacated. The contract time of performance (generally 30 - 45 days for rehabilitation and 90 - 180 days for replacement or redevelopment) begins with issuance of the Notice to Proceed. The HRS shall recommend the appropriate contract period based on the type, size and complexity of the work.

R. Construction Progress Inspections

Periodic inspections of the rehabilitation construction are performed by the City and the HRS throughout the contract period. These inspections are conducted to assure compliance with the contract standards for workmanship and materials, to detect any unauthorized deviations and to identify necessary changes to the contract work in its early stages.

Inspection and approval of completed work must be conducted by the HRS prior to the contractor receiving partial or final payment. The Applicant homeowner's acceptance of the work is also required before payment is received. No final payments will be issued until the City Building Department issues a Certificate of Completion or Certificate of Occupancy and all lien wavers are collected and cleared.

S. Change Orders

Any additions to, deletions from, or changes in the rehabilitation contract work, time, or price must be approved in a written Change Order before the additional work is started. The Change Order may be executed by the Applicant

homeowner and contractor and is approved by the HRS and the PA. All change orders must be approved by the PA and the HRS. Change orders may also be issued to correct code deficiencies, or to obtain any other desired change in the work. CDBG funds can only be for Change Orders that correct code violations as documented by the local building department, a bonafide code violation report, time, or to meet Section 8 HQS found after rehabilitation begins.

For CDBG and DRI categories, additional non-code-related changes will be at the Applicant homeowner's expense.

T. Payment

Contractor payments are to be consistent with local policy, unless otherwise approved by the City and the funding agency as allowable by all applicable regulations. Specific payment policy depends on the program, and the type and amount of assistance being provided, and the contract awarded.

There will be NO payments shall not be processed without proper signatures from the owner, the contractor, the HRS, and the PA. Also, no payments shall be processed without completed primary and subcontractor lien waivers as applicable to the contract award or as required by the local policy.

Contractor Payment request and submissions should at a minimum follow these general guidelines:

1. Contracts of twenty-five thousand dollars (\$25,000) or less will not be paid until the Contractor has completed the job.
2. Contracts in excess of twenty-five thousand dollars (\$25,000) allow a partial payment upon satisfactory completion of sixty percent (60%) (and 100%, see below) of the rehabilitation work (less punch list items), with a retainage of twenty percent (20%) of the completed contract amount.
3. Depending on extenuating circumstances and contract balance, a second partial payment may be authorized at the recommendation of the HRS or PA.

<u>Construction Completion</u>	<u>Percentage of Funds Paid</u>
Less than 50%	0 %
50 % and all permits pulled	50%
100%	80%
100%	After Certificate of Occupancy is issued and all punch list items are completed.

Approval of a partial payment requires:

1. A determination by the HRS and the PA that the claimed percentage of completion of the work has been satisfactorily completed. Payment will be issued for the amount claimed less retainage depending on the physical

progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the Contractor.

2. Payment will be issued for the amount claimed less retainage depending on the physical progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the contractor.
3. Approval of the work by the Applicant homeowner and/or PA.
4. An affidavit from the Contractor stating that either:
 - a. There are no claims for unpaid goods and/or services connected with the job,
 - a. All laborers, suppliers and subcontractors have received just compensation for their goods,
 - b. Services up to the date of the request (as evidenced by full or partial waiver of lien from subcontractors); or
 - c. A list of all unpaid parties and the amounts owed to each has been submitted with the request.

The final payment approval requires:

1. Acceptance of all work by the Applicant homeowner, the HRS and the PA.
2. Submission of all manufacturers' and other warranties (e.g., appliances, roofing, extermination, contractor's warranty covering the entire job for a minimum one (1) year, etc.).
3. Waivers of liens from all subcontractors, all parties who were not paid when the contractor received partial payment, and from any other party supplying notice.
4. A certificate of occupancy or final approval from the Building Department to show compliance of the rehabilitation work with the locally adopted building (and other applicable) code requirements.
5. Completion of all punch list items and
6. An affidavit from the contractor stating that all bills have been paid and there are no claims for subcontracted jobs or materials, or any outstanding Notice to Owner.

If the Applicant homeowner refuses to authorize payment due to a dispute with the Contractor, the PA may recommend disbursement without the Applicant homeowner's approval if the claim is shown to be without merit or inconsistent with the policies and the goals of the program. Such disbursement shall be issued only after the PA and the HRS have reviewed the facts and circumstances involved in the dispute and have determined that the Applicant homeowner's refusal to issue payment is without just cause. If a person or party feels that his/her complaint has not been sufficiently addressed by the HRS or PA, an appeal may be made to the Citizen's Advisory Task Force (CATF) in accordance with the City's CDBG Citizen Participation Plan. If a response satisfactory to the aggrieved is not issued by the Committee, an appeal may be made to the City Commission. The City Commission has the authority to uphold, rescind or reverse a previous CATF determination. An appeal of the local

determination/decision made by the City Commission should be filed with FDEO, as set forth in the City's CDBG Citizen Participation Plan. Sufficient documentation to this effect shall be placed in the Applicant's file.

U. Disputes and Contract Termination

Regarding disputes, and as authorized and outlined in the construction contract, the Homeowner and/or the City have/has the right to stop work and terminate the contract in accordance with approved program policy.

The Applicant homeowners shall make themselves available to the Contractor to resolve all and any issues that might facilitate completion. The Homeowner is also requested to notify the HRS and the PA of any complaints to the Contractor so assistance in follow-up can be provided. If the Contractor does not respond to any oral or written complaints within a reasonable time frame and in a satisfactory manner, the HRS will verify the complaint and report it to the PA. If the PA judges the complaint to be valid, he/she will send a written request for service to the Contractor and a copy to the Homeowner. The Contractor will then take action as monitored by the HRS and the PA. Upon receiving notice that the complaint has been satisfied, the HRS will inspect the work and make such note in the case file. Failure to resolve complaints shall be justification for removing a Contractor from participation with the program including but not limited to:

1. Inability or failure to direct the work in a competent and independent manner.
2. Failure to honor warranties.
3. Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD, E-Verify or FDEO.
4. Other just cause that would expose the local government, the Program or Homeowner to unacceptable risk.
5. At the Contractor's or Homeowner's request with cause.

V. Project Closeout

The project award work plan and timeline should be monitored on an ongoing basis by the HRS and PA to ensure that the program is on schedule and is in compliance with the executed funding agreement between the local government and the funding agency. All project closeout reports and documents must be completed and submitted to the correct funding agency on time and as required.

W. Program Compliance and Monitoring

When preparing for a compliance monitoring visit, the HRS and Program Administrators and staff should review all Applicant and Program files for completeness of documentation. Special attention should be given to ensure that the income eligibility documentation is mathematically accurate and legible. All files should be orderly and systemically organized. All financial information relevant to each transaction should be easily found, and the files should have copies of invoices and proof of payment. The file should be accessible, and a

comfortable space should be provided for a thorough review. Copies of all advertisement and contracts should also be available.

The following data will be provided by each housing unit as part of the administration documentation for each activity providing direct benefit (for example, housing rehabilitation, temporary relocation, hookups, etc.) and summarized by activity and maintained in the program files:

1. Name of approved Applicant and address of each housing unit rehabilitated with CDBG funds and the date the construction was completed on the housing unit, and the amount of CDBG funds expended on that housing unit.
2. Whether the household is headed by a female, the number of handicapped persons in the household, the number of elderly persons in the household and VLI or LMI status of the household.
3. The number of occupants in the household, categorized by gender.
4. The racial demographics of the household by number (white, black, Hispanic, Asian/Pacific Islander, Hasidic Jew or American Indian/Alaskan native).

III. CDBG DRI CATEGORY HOUSING REHABILITATION PROGRAM

The goal for the City CDBG Disaster Recovery Initiative (DRI) Housing Program is to provide down payment assistance, rehabilitate or replace existing owner-occupied housing units located in the City that sustained damage as a result of federally declared natural disaster(s).

A. Housing Rehab or Demo/Replace Activity – Objective

To provide a Deferred Payment Loan (DPL) to VLI and LMI income residents whose homes were damaged by a Federally Declared Disaster. The purpose of the program is to bring the residences that sustained damage during a federally declared disaster up to Section 8 Minimum Property Standards, Florida Residential Building Codes, and the local codes currently in effect in the City, whichever is most stringent for each housing unit need.

B. Housing Rehab or Demo/Replace Activity – Financing

The type of assistance which will be available to eligible residents is known as a Deferred Payment Loan. A brief description of this program is presented below. The DPL is a zero (0) percent interest loan provided by the City. The funding for the loan will come from the City's CDBG DRI Program. The DPL will be secured by a recorded mortgage on the Applicant's property. A DPL will be available for all approved Applicants contingent upon available funding. VLI and LMI Applicants will qualify for a DPL wherein the DPL Amount will be forgiven in annual increments as described in the CDBG Program Operational Procedures section of this document.

C. Housing Rehab or Demo/Replace Activity – Eligibility

1. Only those mobile home properties that are conventionally built structures and mobile homes built after January 1997, which are owner-occupied and located within the City, will be considered for participation in the rehabilitation program. No mobile homes built prior to December 31, 1996 will be considered for rehabilitation.
2. Applicants' incomes must fall within the HUD Section 8 Income Limit guidelines as published by HUD and/or the State of Florida for the region.
3. Priority will be given to Applicants who sustained damage from a federally declared disaster in the following order:
 - a. Participants who responded to the City's advertised request for Applicants whose residences were impacted by the disaster events and who have been qualified and ranked by the City for inclusion in the Disaster Recovery programs, provided the City solicitation for affected Applicants took place after the declared events covered in a federal declaration.
 - b. If the current list of Applicants does not obligate all of the available funding, then a new solicitation for impacted residents will be published.
 - c. All other Applicant eligibility requirements are described in the CDBG Operational Procedures section of this document.
 - d. Priority will be given to Applicants who sustained damage in a Federally Declared Disaster.
 - e. No geographic distribution of funding shall be considered, except where specified in the State Sub-recipient Agreement.
4. To select Applicants in both the Rehabilitation and Permanent Relocation Activities, the following steps will be taken:
 - a. The City will utilize the list of potential Applicants developed from previous solicitations (SHIP, HHRP, FEMA) when available for the Federally Declared Disaster.
 - b. If sufficient clients are not obtained from the previous solicitations, a display ad will be placed in one or more local newspapers of general circulation advising local citizens of the availability of grant funds and establishing a convenient time and place for interested citizens to obtain information and pick up application forms. Applications will be accepted by the City for a minimum thirty (30) calendar days after the notice is placed.
 - c. Local organizations which normally work with clientele that may qualify for the program shall be contacted.
 - d. Prior Applicants who have applied for but did not receive City CDBG/DRI assistance will be contacted and advised of the funding assistance and requested to submit an Application.

Once a list of potential Applicants is obtained, the HRS shall perform initial inspections on the dwellings to determine which of the following categories they fall into:

D. For conventionally (“site”) built structures and modular homes:

1. Rehabilitation for these structures is not to exceed eighty thousand dollars (\$80,000.00).
2. If the cost of correcting all existing code violations is estimated to exceed eighty thousand dollars (\$80,000.00) or, the unit is deemed structurally unsound and not feasible for rehabilitation, the dwelling will be considered for Demolition Replacement, wherein the Applicant homeowner provides the additional funding needed to complete new construction or where additional funds have been appropriated to the program for the specific purpose of demolition/replacement.

E. For mobile homes built after 1996:

1. Rehabilitation for these structures is not to exceed twenty thousand dollars (\$20,000.00).
2. Replacement housing – if the cost of correcting all existing code violations exceeds twenty thousand dollars (\$20,000.00), or if the mobile home is deemed structurally unsound and not feasible for rehabilitation the dwelling will be considered for demolition replacement, wherein the Applicant homeowner provides the additional funding needed to complete new construction or where additional funds have been appropriated to the program for the specific purpose of demolition/replacement.

F. Temporary Relocation:

The CDBG/DRI Housing program provides an allowance for temporary relocation assistance to qualified Applicants who need to relocate while the work is being completed on their primary residence. The City will: 1) assist eligible Applicants with up to \$1,000.00 of assistance,

G. Applicant Requirements:

1. Applicants must be income eligible in accordance with HUD LMI income requirements.
2. Applicants must be able to produce clear title in order to receive assistance from the CDBG/DRI program. The City is not providing funds for the entire rehabilitation cost of the home. Other funds or match funds could be utilized.
3. The Applicant must complete a Purchase Assistance Application.
4. Applicants must sign the City’s Mortgage and Promissory note. The City’s mortgage (typically a second mortgage) is forgiven after 5, 10, 15, or 20 years – depending on the amount of assistance received.
5. Total household income cannot exceed eighty percent (80%) of the Area Median Income (AMI). Please see HUD income guidelines.
6. Applicants must be able to verify and document all income and assets of household members above eighteen (18) years of age residing in the housing unit.
7. Applicants are processed and served on a ‘first come, first qualified, first served’ basis.

H. Program Benefits:

1. CDBG funds can be used to pay up to \$80,000.00 of the Applicants' required rehabilitation to address code violation corrections.
2. Increase housing stock; remove slum and blight conditions, correct code violations.
3. Address health and safety conditions and concerns.
4. Increase City tax base.
5. Increase homeownership.
6. Assistance with the rehabilitation process.

I. Eligible Properties:

1. Single-Family Homes.
2. Townhomes, Condominiums units and Duplexes.
3. Mobile Home built after Jan. 1, 1997.
4. Limitations on maximum CDBG rehab costs - \$80,000.00.
5. All properties must have an inspection.
6. All properties must have clear title pursuant to HUD definitions.
7. Properties must be appropriately zoned.
8. Not located in flood zones.
9. Life estates are permitted under this program.
10. Property must be owned and not rented or leased.
11. All properties must be located in the unincorporated limits of the City.

J. CDBG, DRI rehab and demo/replacement activity – financing

The type of financing assistance which will be available to eligible Applicant homeowners is known as a Deferred Payment Loan (DPL). A description of this program is outlined in the CDBG Operational Procedures Section, as well as other places throughout this document. We have provided summary information as follows:

1. Terms of Assistance:

A zero (0) percent interest, deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of the term. Maximum DPL is \$80,000. Additional information is defined under Cost Feasibility and Deferred Payment Loans.

There will be a yearly write-down of the loan after the end of each applicable full year. The write-down will be directly correlated to the amount of the mortgage. The mortgage and note shall provide for pro-rated repayment, which shall be due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the Applicant homeowner during the affordability period.

2. Down Payment Assistance Activity – Objective

To provide a Deferred Payment Loan (DPL) to be utilized as down payment assistance for VLI and LMI (up to 80% AMI) Applicants who have been approved

to purchase dwelling unit under the City CDBG/DRI program. The purpose of the program is to provide gap financing to enable very low- and low-income households to purchase affordable standard residential. Priority will be given to a household that lost primary housing residence due to a federally declared disaster or has been unable to obtain decent, safe, standard affordable housing in the area as a result of federally declared disaster.

3. **Down Payment Assistance Activity – Eligibility**

- a. Applicants' income must fall within the HUD Section 8 income limit guidelines as published by HUD and/or the State of Florida for the region.
- b. No member of the governing body, member of the CATF, employee of the City, or relatives of any of these as defined by HUD and Florida Statutes, shall be eligible for program participation unless they are granted a waiver by the Florida Department of Economic Opportunity (FDEO). The prohibition shall continue for one (1) year after an individual's relationship with the City is terminated.
- c. Priority will be given to Applicants who were forced from their homes because of a federally declared disaster event(s) or are being forced to vacate their existing units due to FEMA temporary living unit evacuation requirements.

K. Down Payment Assistance Activity - Construction Process

Once an Applicant has been deemed eligible for the down payment assistance activity, he/she shall close on the loan and proceed with the following steps:

1. The Contractor will apply for and obtain all building permit(s) in the Applicant's name for construction of the residence. Once the building permit is obtained the City will provide the HRS with a copy of the building permit and all subcontractors' permits for the project, a full set of Plans and Specifications for the unit the Applicant is receiving and a recorded "Notice of Commencement" for the dwelling.
2. A Pre-Construction conference will be held between the Applicants, the City and the HRS to review the project in detail.
3. Prior to closing, the City will provide evidence of executed loan agreements with all other agencies that are providing financing for the construction of the dwelling unit.
4. The following documents will be executed simultaneously: An Agreement between the City and the Applicant which allows the City to provide down payment assistance to the Applicant in the form of a zero interest DPL. The DPL will be used to buy down the cost of the primary mortgage and eligible down payment and closing cost. An Agreement executed between the Applicant and the City stating that the Applicant will live in and agree not to sell the relocation property for the duration of the DPL, is required. The DPL process is described in more detail in the Housing Finance section of this document.

L. Down Payment Assistance Activity - Size of Units

Size of units shall be based upon the following criteria concerning the current permanent Applicant of the existing dwelling (per 24CFR:982.401)

1. No more than two (2) person of the same sex may occupy the same bedroom.
2. Two (2) persons of the opposite sex may not occupy the same bedroom (excluding husband and wife and very young children).
3. Only the husband, wife, dependent children (including those who are mentally and/or physically handicapped), and family members sixty-two (62) years of age or older and currently residing in the household will be counted in calculating family size and the minimum number of bedrooms and square footage allowance.

M. Down Payment Assistance Activity - Down Payment Allowances

The approved Applicant of a CDBG/DRI Down Payment Assistance Activity will be eligible for the following Disaster Recovery Initiative Program housing payment assistance maximum amounts, subject to Application review by the HRS and PA, and subject to financial need on a case by case basis to meet down payment needs and keep the primary mortgage reasonable and within current HUD guidelines for maximum monthly rent/mortgage cost for the household income of the Applicant:

Family Size	Up to 80% AMI
1	\$20,000.00
2	\$25,000.00
3	\$30,000.00
4	\$35,000.00
5	\$40,000.00
6	\$40,000.00
7	\$40,000.00
8	\$40,000.00

The HRS and PA will review each Applicant's case and discuss with the primary lender and Applicant the limitations of the program. The HRS will determine the amount of assistance needed for down payment, closing and buy down of the primary note for each Applicant's household size and income range. The HRS will recommend the amount to the PA and City in the best interest of the program. If more funds are needed than allowed to make the Applicant feasible to receive purchase assistance, other housing purchase assistance funds must be obtained to meet HUD mortgage costs limits, or the Applicant will be rejected as infeasible due to income limitations and the inability to keep the primary note within the HUD guidelines (usually no more than thirty percent (30%) of gross income for mortgage, insurance, taxes and other mortgage costs combined, but whatever is current at the time of Application review will be used as a guide).

This Housing Assistance Plan and its Operational Procedures is adopted this
10TH day of AUGUST, 2020



David Dyess, City Manager

APPENDIX A — DEFINITIONS

ADA - Americans with Disabilities Act—Provides federal civil rights protection to individuals who are physically or mentally disabled. The ADA prohibits discrimination against the disabled in employment, public services, public accommodations, and telecommunications. Entities that are covered by the ADA must make reasonable accommodation which involves adapting programs, facilities, or workplaces to allow disabled individuals to participate in the program of services. (HUD's Access to Housing for Persons with Disabilities, (202) 708-3287).

Affordability Period - The time period for which rent restrictions or resale restrictions apply to housing that has been assisted by government funding.

Affordable Housing - Housing is considered to be affordable if monthly housing cost does not exceed a certain percentage of a family's monthly income. The acceptable percentage is thirty (30) percent of a family's adjusted gross monthly income.

Annual (Gross) Income - Total income (earned, unearned and asset income) anticipated to be received by all persons who currently reside or intend to reside in a program assisted-unit for the coming twelve (12) month period. When determining whether a household is income eligible, local governments, participating jurisdictions and project owners must use one of the following three (3) definitions of annual income: (1) annual income as defined at 24 CFR section 5.609 (except when determining the income of a homeowner for an owner-occupied rehabilitation project, the value of the homeowner's primary residence may be excluded from the calculation of net family assets); or (2) annual income as reported under the Census long-form for the most recent available decennial Census; or (3) adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

Assets - Cash or non-cash item that can be converted to cash. Under most federally and state funded housing programs, the income from an asset, either actual or imputed, is included in a family's total household income.

Blighted structure: a structure that has substantial deterioration in which conditions are leading to economic distress or endangerment of life, the sub-recipient jurisdiction agrees by ordinance that the structure is blighted, and one or more of the following factors are present:

1. Unsanitary or unsafe conditions.
2. Deterioration of site or other improvement; or
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

CATF: The Citizen's Advisory Task Force which the State's sub-recipient must create in order to provide public participation and comply with citizen participation requirements.

CDBG - Community Development Block Grant - The U.S. Department of Housing and Urban Development (HUD) administers two CDBG programs. Under the CDBG Entitlement Program, HUD provides funds directly to urban counties and metropolitan cities based on a population- based formula. The CDBG Small Cities Program, administered by FDEO, Bureau of Community Development, awards grants on a competitive basis to non-entitlement counties, cities, and towns in Florida.

Closing - The final procedure in a real estate sale, in which property ownership is transferred in exchange for an agreed upon payment.

FDEO – Florida Department of Economic Opportunity –DEO fulfills three major roles in developing and implementing policy in the State of Florida which are: housing and community development, emergency management, and resource planning and management. DEO's activities are accomplished through the following: providing technical assistance; planning projects; administering grant programs; reviewing plans, programs and developments; intergovernmental coordination; and, fostering public/private partnerships.

Deed - A legal instrument that transfers property ownership from one party to another.

Deferred Payment Loan - Funds provided to a borrower under terms that calls for repayment to be delayed for a certain length of time, until certain circumstances change, or a certain threshold is met. In housing programs, deferred payment loans are often used as an affordability mechanism. In home ownership programs the loans often become due when the assisted family sells the home. Under rental programs the loans often become due if the affordability requirements are breached. In most housing programs these loans have an interest rate of zero percent; in some communities interest does accrue.

Demographic Data - Information about the characteristics of human populations, including size, income, age, wealth, race, ethnicity, gender, housing conditions, etc.

Eligible Household - An individual, family or group of individuals living together as a unit, determined to be of very low income (30%-50% of AMI), low-income (50%-not to exceed 80% of AMI) for participation in the Small Cities CDBG and DRI programs.

Fair Housing Act - The Fair Housing Act makes it illegal to deny housing, refuse to rent, sell, or negotiate, or offer different terms and considerations because of race, color, religion, sex, national origin, handicap, or familial status. If you suspect violation of the Fair Housing Act or want more information, you may contact the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, 451 7th Street, SW, Washington, D.C. 20410-2000, 1-800-669-9777.

Household - Individual, family, or group of individuals living together in a unit.

HUD - U.S. Department of Housing and Urban Development - The department within the federal government that is mandated by Congress to create conditions for every family to have decent and affordable housing, to ensure equal housing opportunities for all, and to strengthen and enrich the nation's communities. Offices are located at the national and state levels. HUD Locator for general information: (202) 708-1422; Affordable housing information center: (800) 998-9999. The State Coordinators' Office (serves South Florida): Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, Florida 33131-3028; phone: (305) 536-5678; fax: (305) 536:5765; website: <http://www.hud.gov/local/fl/working/miamioffice.cfm>. The Jacksonville office (serves North and Central Florida: 401 West Bay Street, Suite 1015, Jacksonville, Florida 32202; (904) 232-2627; fax: (904) 232-3759; web site: [fl/working/jksoffice.cfm](http://www.hud.gov/local/fl/working/jksoffice.cfm).

Lien - Recorded claim against a property whereby the property is security for a debt. Under certain circumstances, the holder of the lien is entitled to have the property sold to satisfy the debt. A lien is an encumbrance against the property.

Low-Income Person or Household - A person or household who's annual (gross) income does not exceed eighty percent (80%) of the Area Median Income, as determined by HUD, with adjustments for smaller and larger families.

Median Income - A determination made through statistical methods establishing a middle point for determining income limits. Median is the amount that divides the distribution into two equal groups: one group having income above the median and the other group having income below the median.

Mortgage - A temporary and conditional pledge of property to a creditor as security for the repayment of a debt. The borrower (mortgagor) retains possession and use of the property.

Reconstruction - Rebuilding of a structure, usually on the same foundation as the existing housing which will be demolished.

Rehabilitation - The alteration, improvement or modification of an existing structure.

Section 504 - Section of the Handicapped Accessibility/Architectural Barriers Act that Requires all public buildings to be designed, constructed, or renovated to provide access for physically handicapped persons.

Very Low-Low-Income Person or Household - A person or household who's annual (gross) income does not exceed fifty percent (50%) of the area median income, as determined by HUD, with adjustments for smaller and larger families.

APPENDIX A — RESOURCES

Income Verification Resources:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/requirements/verifying

Link to HUD and HOME Sample Income Verification and Contract documents:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/library/forms

HUD income limits; (Listed from 2000 to 2013)

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/>

Section 3 and W/MBE Resources:

[www.hud.gov/section3.-Contains:](http://www.hud.gov/section3.-Contains)

Section 3 Statute—12 U.S.C. 1701u

Section 3 Regulation—24 CFR Part 135

Frequently Asked Questions

Section 3 Model Programs

Downloadable Forms

State of Florida W/MBE directory:

<https://vendorstrator.dms.myflorida.com/directory>

Davis Bacon Resources:

[HUD Handbook 1344.1, Federal Labor Standards Compliance in Housing and Community Development Programs](#)

[Making Davis-Bacon Work: A Practical Guide for States, Indian Tribes and Local Agencies](#)

[A Contractor's Guide to Prevailing Wage Requirements](#)

Fair Housing Link:

www.hud.gov/fairhousing

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

Meeting Date: 10/10/2022

Prepared by: David Dyess

Title of Item:

NEW LAW ON MULTI-STORY RESIDENTIAL INSPECTIONS

Summary Explanation/Background Information on Agenda Request:

The building official will present the new law pertaining to inspections required for buildings of three stories or more occupied for residential purposes. The law applies to buildings that are more than 25 years old if within 3 miles of the ocean and 30 years or older if more than 3 miles from the ocean.

Funding Source:

N/A

Recommended Action:

No Action

ATTACHMENTS:

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

Meeting Date: 10/10/2022

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 09/26/2022 SCM FINAL BUDGET MINUTES AND 09/26/2022 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 09/26/2022 SCM FINAL BUDGET MINUTES AND 09/26/2022 CCM MINUTES (RC)

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 09262022 SCM Final Budget Minutes
2. 09262022 CCM Minutes

**MINUTES
SPECIAL COMMISSION MEETING
OF THE STUART CITY COMMISSION - FINAL BUDGET
SEPTEMBER 26, 2022
AT 5:15 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

ROLL CALL

5:15 PM

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

**5:15 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.**

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMISSION ACTION

1. FINAL MILLAGE FOR FISCAL YEAR 2023 (RC):

RESOLUTION No. 88-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, OF MARTIN COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE CITY OF STUART IN MARTIN COUNTY FOR FISCAL YEAR 2023; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager David Dyess went over the regulation of budget hearings and stated that the proposed millage rate is 5.000.

5:17 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

2. FINAL BUDGET FOR FISCAL YEAR 2023 (RC):

RESOLUTION No. 89-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, OF MARTIN COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2023, BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PUBLIC COMMENT:

1.) Cheryl White - Thanked the Commission as a newly appointed Board Member for Stuart Main Street for the Commissions continued support for the organization.

5:19 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

ADJOURNMENT

5:20 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of October, 2022.**

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
SEPTEMBER 26, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

ROLL CALL

5:30 PM

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Announced his attendance at a meeting for the Florida League of Cities and heard Dr. Tim Moore, who spoke highly of Commissioner Meier and received a certificate on behalf of Commissioner Meier; Commissioner Rich congratulated Mike Meier.
- Commented that he would like to add an item to the agenda to discuss the motion made during the Utility Rate Meeting, the decision to preclude the possibility of considering the 3.24 acres of land for workforce housing.

5:33 PM MOTION: Add Utility Rate Motion discussion to the Discussion & Deliberation of this agenda.

MOVED BY: Campbell Rich

SECONDED BY: Becky Bruner

Motion approved unanimously.

Commissioner Clarke

- Asked Pinal Gandhi Savdas, CRA Executive Director, when the residents would know about the funding for the housing improvement projects and when it would be available for the residents who applied.
- Stated she was appointed to the Treasure Coast Regional Council, and commented that she has been to several presentations about the different aspects of how to have affordable housing and encouraged residents and the Commission to go to the presentation of the Regional Planning Council on September 23, 2022.
- Commented that she had a meeting with a resident who is interested in the river and would like to have a discussion with the City Manager to see if this needs to become an item of discussion at some point to see if someone will volunteer and move something forward with the Indian River Lagoon.
- Stated that 2 organizations (Greek Organization and a Traditional African American Organization) have asked for Proclamations and asked that the City Manager work with our Mayor to facilitate a short Proclamation welcoming them to our City.
- Praised the Treasure Coast Regional Council and encouraged the public to get involved.

Mayor McDonald

- Thanked all City employees who worked during the weekend to get us ready for the storm. Explained to Commissioner Collins and Commissioner Rich Declaration of Local Emergency procedures when there is a hurricane.
- Commented about the legislative agenda and stated that he spoke to many residents who have been having a lot of issues with their home owners insurance and would like to add that to their legislative agenda.
- Commented that he is looking forward to the swearing in of a new police officer tomorrow.

COMMENTS BY CITY MANAGER

City Manager David Dyess

- Reported that the City received the \$125,000.00 FIND Grant for the docks design and permitting process. The grant is to take the current floating docks and convert them into fixed docks.

APPROVAL OF AGENDA

5:44 PM MOTION: Approval of the agenda adding the D&D to the agenda.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1.) Cher Fisher - SE Bridgetown Ct.; Spoke about homelessness and asked the Commission to recognize the middle and working class as work force.

- 2.) Cheree Ramirez - SW Cornell Ave.; Stated that she is a working professional and gave a brief story of her life and how there is no affordable housing in Stuart.
- 3.) Laura Giobbi - SE Ocean Blvd.; Spoke about growth vs infrastructure housing and stated she believes the city should promote small business...
- 4.) Niki Hawkins - SE Arapaho Ave.; Encouraged the Commission to hire a facilitator to look into affordable housing.
- 5.) Rob Raneri - NW Flagler.; Stated that residents can not afford to live here and stated we are losing people within the workforce and asked that they reconsider the property on MLK and Georgia Ave.
- 6.) Jimmy Smith - SE Apache Ave.; Thanked the Commission for participating in the BBQ cook off. Provided history of the building on the corner of MLK and Georgia Ave.
- 7.) Suzie Hutchinson - NE Braille Place.; Stated that her organization is having trouble finding jobs because there is no affordable place to live. Stated she would love to see the City of Stuart take the lead in affordable housing.
- 8.) Valerie Slack - Palmetto Ave. Fort Pierce.; Stated that there is a deep need for affordable housing and is in favor of the property on MLK and Georgia Ave.
- 9.) Tony Anderson - SE Geraldine St.; Thanked the Commission for their service and spoke on the issue of affordability. Stated he believes the Commission should think of the common good and use this building for affordable housing.
- 10.) Nick Blount - Sandpiper Ln.; Encouraged the Commissioners to look at what surrounding cities are doing for affordable housing and spoke about the property on MLK and Georgia Ave.
- 11.) Gail Goldy - NW 12th Terrace.; Agreed with affordable housing and questioned the Commission if they have seen the prices the developers are charging. Apartments are not affordable housing and states the City does not belong in the landlord business.
- 12.) Nick Gulota - Kanner Hwy.; Not in favor of affordable housing in Martin County and stated the irony of Commissioners campaigning against development but are in favor of affordable housing.
- 13.) Caitlynnne Palmier - SE Bonita St.; Commented that she believes that we are getting in the way of the market and would like the Commissioners to be pro people and not just pro environment.
- 14.) Madeline Greenwood - SE Letha Cir.; Stated that there are people in our community who are in the workforce and are facing homelessness and believes the site of MLK and Georgia Ave is a great property for affordable housing.
- 15.) Aron Hawkins - SE Arapaho Ave.; In favor of affordable housing.
- 16.) Amy Prichett - SE Horseshoe Pt Rd.; Questioned Impact fees and how they are calculated.
- 17.) Mark Brechbill - SE Osceola St.; Stated we have to create better jobs for the people in the City. Spoke on commercial housing vs residential housing.
- 18.) Joe Scooper - SE 9th St.; Stated we should balance the cost of living vs wages. stated we should address the need with a balanced approach.
- 19.) Rudy Jamison - SE Garden.; Stated we need to consider each other and does not want the people of Stuart to be pushed out of their homes.
- 20.) Joe Flannagan - SW Indian Grove Dr.; Stated there is no starter home in Martin County and asked the Commission to move things forward.
- 21.) Will Laughlin - S. Kanner Hwy.; Spoke on the crisis we face and stated the government is the reason for inflation.

PRESENTATIONS

1. PROPOSED FORM BASED CODE FOR THE EAST STUART NEIGHBORHOOD

AND THE CREEK DISTRICT, PRESENTED BY THE TREASURE COAST
REGIONAL PLANNING COUNCIL

6:33 PM

Pinal Gandhi Savdas, CRA Director, gave a history on Form Based Code.

Jessica Seymore of the Treasure Coast Regional Planning Council presented the East Stuart Neighborhood and provided the Commission with details on the process, proposed future land use map, proposed thoroughfare plan & types, proposed zoning, frontage types, public comments, different layouts of the homes.

Discussion between the Commissioners, Attorney Mortell, and Ms. Seymore took place.

7:32 PM

Ms. Seymore presented The Creek District and provided the Commission with details on the process, existing future land use, existing zoning map, proposed creek industrial, thoroughfare plan & types, development standards proposed, LPA comments, proposed frontage types, parking standards, stormwater, and the next steps.

Discussion between the Commissioners and Ms. Seymore took place.

CONSENT CALENDAR

2. APPROVAL OF 09/12/2022 CCM AND 09/14/2022 SCM - UTILITY RATE HEARING MEETING MINUTES (RC)

3. AUTHORIZATION TO NEGOTIATE RFP# 2022-207: DOWNTOWN VALET PARKING SERVICES (RC):

RESOLUTION No. 78-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA REQUESTS AUTHORIZATION TO NEGOTIATE FOR RFP #2022-207, DOWNTOWN VALET PARKING SERVICES PROGRAM TO THE ONLY SUBMITTING FIRM, THE PARKING SOLUTION OF BOYNTON BEACH, FLORIDA PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

4. AUTHORIZATION TO PARTIALLY RELEASE MURPHY DEED NO. 651 (E. OCEAN BLVD.) (RC):

RESOLUTION No. 82-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE PARTIAL RELEASE OF MURPHY ACT ROADWAY RESERVATION, DEED NO. 651 ON STATE ROAD #222, ALSO KNOWN AS EAST OCEAN BOULEVARD; AUTHORIZATION FOR THE PUBLIC WORKS DIRECTOR TO EXECUTE THE APPLICATION FOR RELEASE OF RESERVATIONS TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA;

PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. AWARD OF ITB# 2022-112: DIXIE HWY (COUNTY ROAD A1A) UTILITY RELOCATION PROJECT (RC):

RESOLUTION No. 83-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2022-112, CITY OF STUART SE DIXIE HWY (COUNTY ROAD A1A) UTILITY RELOCATION PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$320,000.00 TO UNDERGROUND CONSTRUCTION MANAGEMENT OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6. FACSIMILE SIGNATURE BANK (RC):

RESOLUTION No. 87-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE USE OF FACSIMILE SIGNATURES ON CHECKS ISSUED BY THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

8:06 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

COMMISSION ACTION

7. LICENSE AGREEMENT WITH THE CREEK DISTRICT OF ARTS AND ENTERTAINMENT (RC):

RESOLUTION No. 84-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A LICENSE AGREEMENT WITH "THE CREEK" DISTRICT OF ARTS AND ENTERTAINMENT INC. FOR THE PURPOSE OF PROVIDING A MONTHLY "FIRST FRIDAY ART WALK" TO PROMOTE THE ARTS AND FOR THE ENJOYMENT OF THE PUBLIC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Dyess explained the new language change and provided details about the license agreement.

PUBLIC COMMENT:

- 1.) Duncan Herd - President of the Creek District of Arts and Entertainment spoke about a

concern he has in regards to the license agreement. He also stated that he is thrilled that the Commission will get to vote on this.

City Attorney Mortell noted concern from an insurance perspective, about knowing where the first Friday event is to be held.

City Manager Dyess stated that we could strike the address part in the agreement and continue with receiving the site plan.

8:09 PM MOTION: Approve with City Managers comment.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

8. APPENDIX A RATE UPDATES INCLUDING UTILITIES (RC):

RESOLUTION 86-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX "A" BY AMENDING CHAPTER 36, CHAPTER 34, AND CHAPTER 42 OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.

City Manager Dyess provided the Commission with what updates were made in Appendix A.

8:13 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Campbell Rich

Motion approved unanimously.

ORDINANCE SECOND READING

9. REQUEST TO CONTINUE TO A DATE CERTAIN OF OCTOBER 10, 2022 CCM:

DOGSWORLD URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL):

RESOLUTION No. 73-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO JUSTIN PHILLIPS, (CONTRACT PURCHASER) FOR THE PROPERTY LOCATED AT 400 SW 7TH STREET, CONSISTING OF APPROXIMATELY 1.62 ACRES; TO ALLOW THE USE OF KENNELS FOR DOGSWORLD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

8:14 PM MOTION: Approve (continue to date certain of Oct. 10, 2022)

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

Attorney Mortell clarified that Commissioner Rich wanted to revisit the motion that was made in the previous meeting as it pertained to the site on MLK Blvd & Georgia Ave. He stated this motion is not to approve any projects, it is just simply to have staff reschedule for the next meeting, the issue of the motion. Attorney Mortell stated that the motion was not only to approve the utility rate but also included language stating the Commissioners did not want to consider that site for housing.

City Manager Dyess clarified the motion during the rate study was to approve the rate study with keeping the garage facility at Georgia Ave and MLK Blvd.

Commissioner Rich stated that the parcel on MLK Blvd & Georgia Ave is the best site and would like the Commission to consider the site and what could go there and reconsider the Motion and receive a proposal to see what the City could do.

**8:21 PM MOTION: Reconsider the decision we made regarding the sanitation utility rate.
MOVED BY: Campbell Rich
SECONDED BY: None
DIED FOR A LACK OF SECONDS**

Mayor McDonald stated the reasons why he does not agree and states that he recognizes the need for housing but does not agree with spending 6 million dollars on a property that is worth a fraction of that.

Discussions continued amongst Commissioners.

10. LOCATION SELECTION OF EV CHARGING STATION PARKING SPOTS

8:30 PM

Ben Hogarth, Community Affairs Liaison, provided background on electrical vehicle charging stations, spoke about the different locations to place the charging stations, Sailfish Parking lot and Wells Fargo street parking.

Commissioners discussed the locations, what the pros and cons are of each location, profit share, and the future of electrical vehicles.

PUBLIC COMMENT:

1.) Marc Brechbill - SE Osceola St.; Stated the City has no business in the transportation business and stated that WAWA has the chargers because they profit off of their convenience store. He is not in favor of the chargers.

2.) Valerie Slack - Palmetto Ave. Fort Pierce.; Commented on the electric vehicle parking spaces in Ft Pierce and stated the spots are in demand and never empty. Stated that the Commission should ensure FPL is providing the most adaptable plug for more than 1 vehicle type.

3.) Robert Hamilton - Is not in favor of these parking spaces.

**8:45 PM MOTION: Approve Sailfish Parking lot.
MOVED BY: Becky Bruner**

SECONDED BY: Christopher Collins

VOTE: 4/1

YES: Becky Bruner, Eula Clarke, Troy McDonald, Campbell Rich

NO: Christopher Collins

11. ZONING IN PROGRESS DISCUSSION

8:54 PM

Attorney Mortell discussed the difference between what a Zoning In Progress (ZIP) and a Moratorium is.

Commissioner Bruner stated we are almost built out and would like to know how much vacant land we currently have.

Erin Wohlitka, Acting Development Director, stated that there are 203 vacant acres left in the City. Ms. Wohlitka stated that that number is not the true vacant, it is the vacant without vested entitlements.

Commissioners continued asking questions and discussing the ZIP with Attorney Mortell and City Manager Dyess.

PUBLIC COMMENT

1.) Eric Wickstrom - SE 6th St.; Stated he is a small business owner and does not mind the development and agrees with affordable housing.

ADJOURNMENT

9:41 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of October, 2022.**

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

Meeting Date: 10/10/2022

Prepared by: Louis Boglioli

Title of Item:

INVESTMENT POLICY UPDATE (RC):

RESOLUTION No. 85-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART INVESTMENT POLICY FOR PUBLIC FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Investment Policy is to be amended to incorporate language for defining certain investment instruments and adjusting the City's overall investment strategy to accommodate ongoing conditions in the municipal investment market.

Funding Source:

N/A

Recommended Action:

Adopt Resolution 85-2022

ATTACHMENTS:

1. R85-2022_Investment_Policy_2023
2. Stuart InvestmentPolicy20131209 REDLINE Sep 2022



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

RESOLUTION No. 85-2022

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA, AMENDING THE
CITY OF STUART INVESTMENT POLICY FOR
PUBLIC FUNDS; PROVIDING AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, City Code of Ordinances 2-236(e) governs the investment of municipal funds and this resolution is intended to amend the detailed City investment plan; and

WHEREAS, the City Investment Policy is to be amended to incorporate language for defining certain investment instruments and adjusting the City's overall investment strategy to accommodate ongoing conditions in the municipal investment market; and

WHEREAS, the City Investment Policy may need to change from time to time as warranted by conditions, or legislation, necessitating the flexibility action by resolution.

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

SECTION 1: The "red-lined" version of the proposed changes to the City Investment Policy is attached:

SECTION 2: This resolution will take effect upon adoption.

Resolution No. 85-2022
Investment Policy

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YE S	NO	ABSENT	ABSTAI N

ADOPTED this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Investment Policy



Approved on
~~December 9,~~
~~2013~~MMMM
DD,
YYYOctober 10,
2022

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I. PURPOSE

The purpose of this Investment Policy ("Policy") ~~is to set forth the investment objectives and parameters for the~~ management of public funds of the City of Stuart, Florida (hereinafter ~~the City~~). This ~~Policy is~~ designed to ensure the prudent management of public funds, ~~the availability of operating and capital funds when needed and~~ an investment return competitive with comparable funds and financial market indices.

II. SCOPE

In accordance with Section 218.415, Florida Statutes, this Policy applies to the investment of cash and investment balances of the following funds:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Enterprise Funds
- Internal Service Funds
- Trust and Agency Funds

This Policy does not apply to the investment of principal, interest, reserve, construction, capitalized interest, or escrow accounts created by ordinance or resolution pursuant to the issuance of bonds where the investments are held by an authorized depository. Funds received and held in specific accounts in compliance with Federal or State grant awards are excluded from this Policy. Additionally, this Policy does not apply to funds not under investment control of the City. Cash and investment balances as defined in this Section are entirely known as "Available Funds".

III. INVESTMENT OBJECTIVES

The investment objectives of the City's Policy, in order of priority, are to provide safety of principal, liquidity of funds, and the optimal rate of return on investments at the time of investment.

Safety of Principal

The foremost objective of this investment program is the safety of the principal of the funds of the City. Investment transactions shall seek to keep capital losses to a minimum, whether they are from securities defaults or erosion of market value. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the funds.

- a. Credit Risk – The City will minimize credit risk of loss due to the failure of the security by:
 - i. Limiting investments to the authorized investments in the Policy.
 - ii. Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business.
 - iii. Diversifying the Investment Portfolio to protect against losses on individual securities.
- b. Interest Rate Risk – The City will minimize the risk that the market value of securities in the Investment Portfolio will fall due to changes in general interest rates by:
 - i. Structuring the Investment Portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
 - ii. Investing operating funds (~~non-short~~medium-term and long-term funds) primarily in ~~shorter-term~~ securities with maturities of five years or less, local government investment pools, money market mutual funds, ~~or~~ interest bearing time deposits, ~~or and demand deposit savings~~ accounts.

Liquidity of Funds

The Portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This will be accomplished by structuring the Portfolio so that securities mature concurrent with cash needs so as to meet anticipated demands. Furthermore, since all possible cash demands cannot be anticipated, the Investment Portfolio should consist largely of securities with active secondary markets. A portion of the Portfolio may be placed in investments that offer same-day liquidity for short-term funds, such as money market mutual funds, and local government investment pools. Periodic cash-flow analyses should be completed in order to ensure that the portfolios are positioned to provide sufficient liquidity.

Optimal Rate of Return

While secondary in importance to safety and liquidity, the Investment Portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Investment return is attempted through a complete investment program that includes passive investment management strategies that purchase and hold securities to maturity, ~~and~~ total return strategies, which includes both realized and unrealized gains and losses in the Portfolio. The total return strategy seeks to increase the value of the Investment Portfolio through reinvestment of income and capital gains. Return on investment for the portion of the City's Investment Portfolio that is passively managed is attempted by selecting an authorized investment that provides an optimal yield given the requirements within the Policy, while meeting the City's anticipated liquidity needs. Investments are limited to those relatively low-risk securities as defined within this investment policy statement ~~authorized~~ in the anticipation of earning a fair return relative to the risk being assumed. Securities may be purchased at a premium or discount, or traded for other securities to improve yield, maturity, or credit risk. For these transactions, a loss may be incurred for accounting purposes to achieve relative value based on its potential to enhance the total return of the Investment Portfolio.

In certain circumstances, for passive and actively managed investment portfolios, securities may be purchased at a premium or traded for other securities to improve yield, maturity or credit risk. For these transactions, a loss may be incurred for accounting purposes to achieve optimal investment return, provided any of the following occurs with respect to the replacement security:

- a. The yield has been increased, or
- b. The maturity has been reduced or lengthened, or
- c. The quality of the investment has been improved.

IV. DELEGATION OF AUTHORITY

The management responsibility for all City funds in the investment program and investment transactions is delegated to the Director of Financial Services. The Director of Financial Services shall establish written procedures for the operation of the investment portfolio and a system of internal accounting and administrative controls to regulate the activities of employees. The City may employ investment managers to assist in investing, monitoring, or advising on the City's investments. Such investment managers must be registered under the Investment Advisors Act of 1940.

V. INVESTMENT COMMITTEE

An Investment Committee may be established consisting of the Director of Financial Services, Financial Services Assistant Director and additional members consisting of non-city employees which may include Citizens of the City of Stuart or other professionals. The Investment Committee shall meet at least semi-annually to review the City's investment strategy.

VI. STANDARDS OF PRUDENCE:

The standard of prudence to be used by the City's staff shall be the "Prudent Person" standard and shall be applied in the context of managing the overall investment program. The Director of Financial Services acting in accordance with written procedures and this Policy and exercising due diligence shall be relieved of any personal

responsibility for an individual security's credit risk or market price changes, provided deviations from expectation are reported to the City Administrator and the Investment Committee in a timely fashion and the liquidity and sale of securities are carried out in accordance with the terms of this Policy. The Prudent Person standard is as follows:

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own. Affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived from the investment.

While the standard of prudence to be used by the City's staff is the Prudent Person standard, any person or firm hired or retained to invest, monitor, or advise concerning these assets shall be held to the higher standard of "Prudent Expert". The Prudent Expert standard is as follows:

The standard shall be that in investing and reinvesting moneys and in acquiring, retaining, managing, and disposing of investments of these funds, the contractor shall exercise: the judgment, care, skill, prudence, and diligence under the circumstances then prevailing, which persons of prudence, discretion, and intelligence, acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims by diversifying the investments of the funds, so as to minimize the risk, considering the probable income as well as the probable safety of their capital.

VII. ETHICAL STANDARDS AND CONFLICTS OF INTEREST

The City's staff involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Also, employees involved in the investment process shall disclose to the City any material financial interests in financial institutions that conduct business with the City, and they shall further disclose any material personal financial and investment positions that could be related to the performance of the City's investment program.

VIII. INTERNAL CONTROLS AND INVESTMENT PROCEDURES

The Director of Financial Services shall establish a system of internal controls and operational procedures that are in writing and made a part of the City's operational procedures. The internal controls should be designed to prevent losses of funds, which might arise from fraud, employee error, and misrepresentation by third parties, or imprudent actions by employees. The written procedures should include reference to safekeeping, bonding, repurchase agreements, and separation of transaction authority from accounting and recordkeeping, wire transfer agreements, banking service contracts and collateral/depository agreements. No person may engage in an investment transaction except as authorized under the terms of this Policy.

Independent auditors, as a normal part of the annual financial audit to the City, shall conduct a review of the system of internal controls to ensure compliance with policies and procedures.

IX. CONTINUING EDUCATION

The Director of Financial Services and appropriate staff designated by the Director of Financial Services shall each annually complete 8 hours of continuing education in subjects or courses of study related to investment practices and products. The annual training should be cost effective and reasonable for the City staff.

X. AUTHORIZED INSTITUTIONS AND DEALERS

Authorized City staff and investment managers shall only purchase securities from Financial Institutions, which are qualified as "Public Depositories" by the Treasurer or the Chief Financial Officer of the State of Florida, from direct issuers of commercial paper and Bankers' Acceptances or institutions designated as "Primary Securities Dealers" by the Federal Reserve Bank of New York. Public Depositories may provide the services of a securities dealer through a Section 20 subsidiary of the financial institution.

Authorized City staff and investment managers shall only enter into repurchase agreements with financial institutions that are qualified Public Depositories by the Treasurer or the Chief Financial Officer of the State of Florida and Primary Securities Dealers as designated by the Federal Reserve Bank of New York.

For the investment of debt proceeds, financial institutions shall be selected pursuant to the debt covenants created by ordinance or resolution pursuant to the issuance of bonds.

The Investment Manager shall utilize and maintain its own list of approved primary and non-primary dealers.

XI. MATURITY AND LIQUIDITY REQUIREMENTS

Investments shall be structured in such manner as to provide sufficient liquidity to pay obligations of the City in a timely manner. The Director of Financial Services or Designee, shall determine the approximate maturity date based on cash-flow needs and market conditions, analyze, and select one or more optimal types of investment, -and sufficiently allocate resources to the short- and long-term portfolio(s). The ~~Accounting Manager~~Assistant Finance Director~~Financial Services Assistant Director~~ will be responsible for the cash flow analysis, which will be presented to the Director of Financial Services and the Investment Committee for review.

Operating Funds

To the extent possible, an attempt will be made to match investment maturities with known cash needs and anticipated cash flow requirements. Investments of current operating funds shall have maturities of no longer than 36 months ("Short-Term Portfolio").

Core Funds

Investments of reserves, capital funds, and other non-operating funds ("Long-Term Portfolio") shall have a term appropriate to the need for funds, but in no event shall exceed five (5) years and the average duration of the portfolio as a whole may not exceed ~~two (2)~~three (3) years.

XII. COMPETITIVE SELECTION OF INVESTMENT INSTRUMENTS

After the Director of Financial Services or the investment manager has determined the approximate maturity date based on cash flow needs and market conditions and has ~~analyzed~~ and selected one or more optimal types of investments, a minimum of three (3) authorized investment institutions or dealers must be contacted and asked to provide bids/offers on the securities in question. Bids will be held in confidence until the bid/offer deemed to best meet the investment objectives is determined and selected.

However, if obtaining bids/offers are not feasible and appropriate, securities may be purchased utilizing the comparison to current market price method on an exception basis. Acceptable current market price providers include, but are not limited to the following:

~~a. Telerate Information System~~

~~b.a.~~ Bloomberg Information Systems

~~e.b.~~ Wall Street Journal or a comparable nationally recognized financial publication providing daily market pricing

~~d.c.~~ Daily market pricing provided by the City's custodian or their correspondent institutions

Examples of when this method may be used include the following:

- a. When time constraints due to unusual circumstances preclude the use of the competitive bidding process
- b. When no active market exists for the issue being traded due to the age or depth of the issue
- c. When a security is unique to a single dealer, for example, a private placement
- d. When the transaction involves new issues or issues in the "when issued" market

Overnight sweep repurchase agreements will not be bid, ~~but~~ and may be placed with the City's depository bank relating to the demand account for which the repurchase agreement was purchased.

XIII. AUTHORIZED INVESTMENT INSTRUMENTS AND PORTFOLIO COMPOSITION

Investments should be made subject to the cash flow needs and such cash flows are subject to revisions as market conditions and the City's needs change. However, when the invested funds are needed in whole or in part for the purpose originally intended or for more optimal investments, the Director of Financial Services or the investment manager may sell the investment at the then prevailing market price and place the proceeds into the proper account at the City's custodian.

The following are the investment instrument requirements and allocation limits on security types, issuers, and maturities, as established by the City. For the purpose of complying with allocation limits, the term "Available Funds" is defined in Section II of this Policy and not including balances invested in the overnight sweep investment.

The Director of Financial Services or designee, and the Investment Committee shall have the option to further restrict investment percentages from time to time based on market conditions, risk and diversification investment strategies. The percentage allocation requirements for investment types and issuers are calculated based on the market value of each investment. Investments not listed in this Policy are prohibited.

The allocation limits and security types do not apply to the investment of debt proceeds. These investments shall be governed by the debt covenant created by ordinance or resolution pursuant to the issuance of bonds.

	Security Type	Minimum Rating Requirement	Maturity Limits	Maximum Allocation Limit	Maximum Issuer Limit
(a)	Florida PRIME	AAAm	N/A	50%	N/A
(b)	United States Government Securities	N/A	5 Years	100%	N/A
(c)	United States Government Agencies (full faith and credit of the United States Government)	N/A	5 Years	50%	25%
(d)	Federal Instrumentalities (United States Government Sponsored Enterprises ("GSE") which are non-full faith and credit).*	N/A	5 Years	80%	40%
(e)	Mortgage-Backed Securities (MBS) *	N/A	5 Years	30%	20%
(f)	Non-Negotiable Interest Bearing Time Deposits or Savings Accounts	N/A	1 Years	50%	25%
(g)	Negotiable Certificates of Deposit	A-rated**	5 Years	25%	15%
(hg)	State and/or Local Government Taxable and/or Tax-Exempt Debt	A rated**	3 Years	25%	10%
(ih)	Registered Investment Companies (Money Market Mutual Funds)	AAAm	N/A	75%	25%
(h)	Registered Investment Companies (Mutual Funds)	AAAf	N/A	25%	15%
(ji)	Repurchase Agreements	N/A	90 Days	50%	25%
(lj)	Bankers' Acceptances	Highest rating**	180 Days	25%	5%
(mk)	Commercial Paper***	Highest rating**	270 Days	35%	10%
(nl)	Corporate Notes***	A rated**	5 Years	35%	5%
(om)	Intergovernmental Investment Pool	AAA	N/A	25 75%	N/A
(pn)	Tax Lien Certificates	N/A	N/A	10%	N/A

*The combined maximum amount of available funds invested in Federal Instrumentalities and mortgage-backed securities will not exceed eighty percent (80%).

**National Recognized Statistical Rating Organization (NRSRO).

***The maximum amount of corporate investments will not exceed forty percent (40%). Therefore, the combination of Section (m) Commercial Paper and Section (n) Corporate Notes shall not exceed forty percent (40%). Corporates notes are limited 15% per industry.

(a) Florida PRIME

1. **Purchase Authorization.** The Florida PRIME Fund, as administered by the Florida State Board of Administration (SBA).
2. **Portfolio Composition.** A maximum of 50% of available funds may be invested in the Florida PRIME.
3. **Rating Requirements.** Rating shall be “AAAm” by Standard & Poor’s, or the equivalent by another Nationally Recognized Statistical Rating Organization (NRSRO).
4. **Due Diligence Requirements.** A thorough investigation of the Florida PRIME is required prior to investing and on a continual basis. A current prospectus or equivalent documentation, including an investment policy, financial statements, and portfolio holdings must be obtained. Attachment B is a questionnaire that contains a list of questions, to be answered prior to investing, that cover the major aspects of any investment pool/fund.

(b) United States Government Securities

1. **Purchase Authorization.** Invest in negotiable direct obligations, or obligations, the principal and interest of which are unconditionally guaranteed by the United States government. Such securities will include, but not be limited to the following:

Cash Management Bills
Treasury Securities – State and Local Government Series (SLGS)
Treasury Bills
Treasury Notes
Treasury Bonds
Treasury Strips

2. **Portfolio Composition.** A maximum of 100% of available funds may be invested in the United States Government Securities.
3. **Maturity Limitations.** The maximum length to maturity of any direct investment in the United States Government Securities is five (5) years from the date of purchase.

(c) United States Government Agencies (full faith and credit of the United States government)

1. **Purchase Authorization.** Invest in bonds, debentures, or notes that may be subject to call, issued, or guaranteed as to principal and interest by United States government agencies provided such obligations are backed by the full faith and credit of the United States government. Such securities will include, but are not be limited to the following:

Government National Mortgage Association (GNMA)
United States Export – Import Bank
-Direct obligations or fully guaranteed certificates of beneficial ownership
~~Farmer Home Administration~~
~~-Certificates of beneficial ownership~~
~~Federal Financing Bank~~
~~-Discount notes, notes and bonds~~
~~Federal Housing Administration Debentures~~
~~General Services Administration~~
~~United States Maritime Administration Guaranteed~~
~~-Title XI Financing~~
~~United States Public Housing Notes and Bonds~~
~~-United States government guaranteed public housing notes and bonds~~
United States Department of Housing and Urban Development
-Project notes and local authority bonds
Small Business Administration

2. **Portfolio Composition.** A maximum of 50% of available funds may be invested in United States government agencies.
3. **Limits on Individual Issuers.** A maximum of 25% of available funds may be invested in individual United States government agencies.
4. **Maturity Limitations.** The maximum length to maturity for an investment in any United States government agency security is five (5) years from the date of purchase.

(d) Federal Instrumentalities (United States Government Sponsored Enterprises (GSE))

1. **Purchase Authorization.** Invest in bonds, mortgage-backed securities, debentures, or notes that may be subject to call, issued, or guaranteed as to principal and interest by United States Government Sponsored Enterprises (Federal Instrumentalities) that are non-full faith and credit agencies, limited to the following:
Federal Farm Credit Bank (FFCB)
Federal Home Loan Bank or its district banks (FHLB)
Federal National Mortgage Association (FNMA)
Federal Home Loan Mortgage Corporation (Freddie-Mac), including Federal Home Loan Mortgage Corporation participation certificates
2. **Portfolio Composition.** A maximum of 80% of available funds may be invested in Federal Instrumentalities. The combined total of available funds invested in Federal Instrumentalities and mortgage-backed securities cannot be more than 80%.
3. **Limits on Individual Issuers.** A maximum of 40% of available funds may be invested in individual Federal Instrumentalities.
4. **Maturity Limitations.** The maximum length to maturity for an investment in any Federal Instrumentality security is five (5) years from the date of purchase.

(e) Mortgage-Backed Securities (MBS)

1. **Purchase Authorization.** Investment in mortgage-backed securities (MBS) which are based on mortgages that are guaranteed by a government agency or Federal Instrumentality for payment of principal and a guarantee of timely payment.
2. **Portfolio Composition.** A maximum of 30% of available funds may be invested in MBS. The combined total of available funds invested in Federal Instrumentalities and MBS cannot be more than 80%.
3. **Limits of Individual Issuers.** A maximum of 20% of available funds may be invested with any one issuer. The maximum percentage invested in securities of any one issuer is inclusive of MBS of the same issuer.
4. **Maturity Limitations.** The maximum length to maturity for an investment in any MBS is five 5 years from the date of purchase.

The maturity of MBS shall be considered the date corresponding to its average life. This date reflects the point at which an investor will have received back half of the original principal (face) amount. The average life may be different from the stated legal maturity included in a security's description.

(f) Non-Negotiable Interest Bearing Time Deposit or Saving Accounts

1. **Purchase Authorization.** Invest in non-negotiable interest-bearing time certificates of deposit or savings accounts in banks organized under the laws of this state and/or in national banks organized under the laws of the United States and doing business and situated in the State of Florida, provided that any such deposits are secured by the Florida Security for Public Deposits Act, Chapter 280, Florida Statutes. Additionally, the bank shall not be listed with any recognized credit watch information service.

2. **Portfolio Composition.** A maximum of 50% of available funds may be invested in non-negotiable interest-bearing time certificates of deposit.
3. **Limits on Individual Issuers.** A maximum of 25% of available funds may be deposited with any one issuer.
4. **Maturity Limitations.** The maximum maturity on any certificate shall be no greater than one (1) year from the date of purchase.

~~(g) Negotiable Certificates of Deposit~~

- ~~1. **Purchase Authorization.** Invest in Negotiable Certificates of Deposit.~~
- ~~2. **Portfolio Composition.** A maximum of 25% of available funds may be directly invested in Negotiable Certificates of Deposit.~~
- ~~3. **Limits on Individual Issuers.** A maximum of 15% of available funds may be invested with any one financial institution.~~
- ~~4. **Rating Requirements.** Negotiable Certificates of Deposit are limited to institutions which have long-term debt rated in the single “A” category or higher, or the equivalent by a NRSRO.~~
- ~~5. **Maturity Limitations.** The maximum length to maturity for Negotiable Certificates of Deposit shall be five (5) years from the date of purchase.~~

~~(h)~~(g) State and/or Local Government Taxable and/or Tax-Exempt Debt

1. **Purchase Authorization.** Invest in state and/or local government taxable and/or tax-exempt debt, general obligation, and/or revenue bonds.
2. **Portfolio Composition.** A maximum of 25% of available funds may be invested in taxable and tax-exempt debts.
3. **Limits on Individual Issuers.** A maximum of 10% of available funds may be invested with any one issuer.
4. **Ratings Requirements.** State and/or local government taxable and/or tax-exempt bonds purchased must be rated at the time of purchase at a minimum single “A” category by any two NRSROs, or rated at least “MIG-2” by Moody’s or “SP-2” by Standard & Poor’s for short-term debt.
5. **Maturity Limitations.** A maximum length to maturity for an investment in any state or local government debt security is three (3) years from the date of purchase.

~~(i)~~(h) Registered Investment Companies (Money Market Mutual Funds)

1. **Purchase Authorization.** Invest in shares in open-end or no-load money market mutual funds, provided such funds are registered under the Investment Company Act of 1940 and operate in accordance with 17 C.F.R. § 270.2a-7, which stipulates that money market mutual funds must have an average weighted maturity of 60 days or less and a weighted average life of 120 days or less.
2. **Portfolio Composition.** A maximum of 75% of available funds may be invested in money market mutual funds.
3. **Limits of Individual Issuers.** A maximum of 25% of available funds may be invested with any one money market mutual fund.
4. **Rating Requirements.** Money market mutual funds shall be rated “AAAm” by Standard & Poor’s or the equivalent by another NRSRO.
5. **Due Diligence Requirements.** A thorough investigation of any money market mutual fund is required prior to investing and on a continual basis. Attachment B is a questionnaire that contains a list of questions, to be answered prior to investing, that cover the major aspects of any investment pool/fund. A current prospectus must be obtained.

(j)(i) Registered Investment Companies (“Mutual Funds”)

1. **Purchase Authorization.** Shares of open-end, no-load, institutional class mutual funds with fluctuating net asset values (NAV) provided that such funds are registered under the Investment Company Act of 1940. The prospectus must indicate that the funds average duration is maintained at 3 years or less and the fund invests exclusively in investment instruments as authorized by this policy.
2. **Portfolio Composition.** A maximum of 25% of available funds may be invested in mutual funds.
3. **Limits of Individual Issuers.** A maximum of 15% of available funds may be invested with any one mutual fund.
4. **Rating Requirements.** The mutual funds shall be rated “AAAF” by Standard & Poor’s or the equivalent by another NRSRO.
5. **Due Diligence Requirements.** A thorough investigation of any mutual fund is required prior to investing, and on a continual basis. Attachment B is a questionnaire that contains a list of questions, to be answered prior to investing, that cover the major aspects of any investment pool/fund. A current prospectus must be obtained.

(j)(i) Repurchase Agreements

1. **Purchase Authorization.**
 - a. Invest in repurchase agreements composed of only those investments based on the requirements set forth by the City’s Master Repurchase Agreement. All firms are required to sign the Master Repurchase Agreement prior to the execution of a repurchase agreement transaction.
 - b. A third-party custodian with whom the City has a current custodial agreement shall hold the collateral for all repurchase agreements with a term longer than one (1) business day. A clearly marked receipt that shows evidence of ownership must be supplied to the Division Director and retained.
 - c. Securities authorized for collateral are negotiable direct obligations of the United States government, government agencies, and Federal Instrumentalities with maturities under five (5) years and must have a market value for the principal and accrued interest of 102 percent of the value and for the term of the repurchase agreement. Immaterial short-term deviations from the 102 percent requirement are permissible only upon the approval of the Division Director.
2. **Portfolio Composition.** A maximum of 50% of available funds may be invested in repurchase agreements, excluding one (1) business day agreements and overnight sweep agreements.
3. **Limits on Individual Issuers.** A maximum of 25% of available funds may be invested with any one institution.
4. **Limits on Maturities.** The maximum length to maturity of any repurchase agreement is 90 days from the date of purchase.

(j)(k) Bankers’ Acceptances

1. **Purchase Authorization.** Invest in bankers’ acceptances which are issued by a domestic bank.
2. **Portfolio Composition.** A maximum of 25% of available funds may be directly invested in bankers’ acceptances.
3. **Limits on Individual Issuers.** A maximum of 5% of available funds may be invested with any one issuer.
4. **Ratings Requirements.** Bankers’ acceptances that are rated at the time of purchase in the highest category by at least two NRSROs.

5. **Maturity Limitations.** The maximum length to maturity for bankers' acceptances shall be 180 days from the date of purchase.

(m)(l) Commercial Paper

1. **Purchase Authorization.** Invest in commercial paper of any United States company.
2. **Portfolio Composition.** A maximum of 35% of available funds may be directly invested in prime commercial paper. The maximum amount of corporate investments will not exceed forty percent (40%). Therefore, the combination of Section (m) Commercial Paper and Section (n) Corporate Notes shall not exceed forty percent (40%).
3. **Limits on Individual Issuers.** A maximum of 10% of available funds may be invested with any one issuer.
4. **Ratings Requirements.** Commercial paper that is rated at the time of purchase in the highest category by at least two NRSROs. If the commercial paper is backed by a letter of credit (LOC), the long-term debt of the LOC provider must be rated single "A" category or better by at least two NRSROs at the time of purchase.
5. **Maturity Limitations.** The maximum length to maturity for prime commercial paper shall be 270 days from the date of purchase.

(n)(m) Corporate Notes

1. **Purchase Authorization.** Invest in corporate notes issued by corporations organized and operating within the United States or by depository institutions licensed by the United States.
2. **Portfolio Composition.** A maximum of 35% of available funds may be directly invested in corporate notes. The maximum amount of corporate investments will not exceed forty percent (40%). Therefore, the combination of Section (m) Commercial Paper and Section (n) Corporate Notes shall not exceed forty percent (40%).
3. **Limits on Individual Industry.** A maximum of 20% of available funds may be directly invested in any one industry. Security industry classification will be determined using the Bloomberg Industry Classification Standards (BICS).
4. **Limits on Individual Issuers.** A maximum of 5% of available funds may be invested with any one issuer.
5. **Ratings Requirements.** Corporate notes that have a long-term debt rating, at the time of purchase, at a minimum of a single "A" category by any two NRSROs at the time of purchase.
6. **Maturity Limitations.** The maximum length to maturity for corporate notes shall be five (5) years from the date of purchase.

(n)(n) Intergovernmental Investment Pool

1. **Purchase Authorization.** Invest in intergovernmental investment pools that are authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in s. 163.01, F.S.
2. **Portfolio Composition.** A maximum of ~~25~~75% of available funds may be invested in intergovernmental investment pools.
3. **Rating Requirements.** The intergovernmental investment pool shall be rated "AAA" by Standard & Poor's or the equivalent by another NRSRO.
4. **Due Diligence Requirements.** A thorough review of any investment pool/fund is required prior to investing and on a continual basis. Attachment B is a questionnaire that contains a list of questions, to be answered prior to investing, that cover the major aspects of any investment pool/fund.

(n)(o) Tax Lien Certificates

1. **Purchase Authorization.** Invest in Tax Lien Certificates issued by the City of Stuart (any other entities?)
2. **Portfolio Composition.** A maximum of 10% of available funds may be invested in tax lien certificates issued by the City of Stuart (and others?)

XIV. DERIVATIVES AND REVERSE REPURCHASE AGREEMENTS

The City may not invest in investment products that include the use of derivatives. A “derivative” is defined as a financial instrument the value of which depends on, or is derived from, the value of one or more underlying assets or indices or asset values.

~~Investment in any derivative products or the use of reverse repurchase agreements requires specific City Commission approval prior to their use. If the City Commission approves the use of derivative products, the Director of Financial Services shall develop sufficient understanding of the derivative products and have the expertise to manage them. A "derivative" is defined as a financial instrument the value of which depends on, or is derived from, the value of one or more underlying assets or indices or asset values. If the City Commission approves the use of reverse repurchase agreements or other forms of leverage, the investment shall be limited to transactions in which the proceeds are intended to provide liquidity and for which the Director of Financial Services has sufficient managerial resources and expertise.~~

XV. PERFORMANCE MEASUREMENT

In order to assist in the evaluation of the portfolios' performance, the City will use nationally recognized performance benchmarks for the Short-Term and Long-Term portfolios. The use of benchmarks will allow the City to measure its returns against other investors in the same markets. Performance calculations will not include any balances invested in the overnight sweep accounts.

Short Term Portfolio

A short term index such as a money market fund, the S&P Rated GIP Index Government 30 Day Gross Yield or the 3, 6, or 12 Month U.S. Treasury Bill Index will be used as a benchmark for comparison with the Portfolio's net book value rate of return for current operating funds (short-term portfolio). The duration of the index should be similar to that of the short-term portfolio for performance comparison.

Core Portfolio

Investment performance of funds designated as Core Funds and other non-operating funds that have a longer-term investment horizon and are actively managed with total return strategies (long-term portfolio) will be compared to the an ICE BofA Merrill Lynch 4-3 Year U.S. Treasury/Agency Note Index or similar benchmark. The appropriate index will have a duration and asset mix that approximates that of the Investment Portfolio and will be utilized as a benchmark to be compared to the Investment Portfolio's total rate of return. The City can choose different performance benchmarks if the investment strategy for the Investment Portfolio is passive (buy and hold) or a blended passive/active strategy.

XVI. REPORTING

The Director of Financial Services shall provide the City Manager with a monthly investment report, which includes a listing of the holdings in the portfolio at cost and market value.

The Director of Financial Services and/or investment manager shall provide the Investment Committee with quarterly performance investment reports. Once reviewed by the Investment Committee the reports shall be submitted to the City Commission.

Schedules in the quarterly performance reports should include but not be limited to the following:

- A listing of individual securities held at the end of the reporting period
- Percentage of Available Funds represented by each investment type
- Performance comparisons against benchmarks
- Average life or duration and final maturity of all investments
- Par value, original cost and market value

On an annual basis, the Director of Financial Services or investment manager shall prepare and submit to the City Commission a written report on all Available Funds. The annual report shall provide all, but will not be limited to, the following: a complete list of all invested funds, name or type of security in which the funds are invested, the amount invested, the maturity date, income earned, the book value, the market value and the yield on each investment.

The annual report will show performance on both a book value rate of return and a total rate of return basis and will compare the results to the above-stated performance benchmarks. All investments shall be reported at fair value per GASB standards. Investment reports shall be available to the public.

XVII. THIRD PARTY CUSTODIAL AGREEMENTS

All securities, with the exception of certificates of deposits, shall be held with a third party custodian and all securities purchased by, and all collateral obtained by the City should be properly designated as an asset of the City. The securities must be held in an account separate and apart from the assets of the financial institution. A third party custodian is defined as any bank depository chartered by the Federal Government, the State of Florida, or any other state or territory of the United States which has a branch or principal place of business in the State of Florida as defined in Section 658.12, Florida Statutes, or by a national association organized and existing under the Laws of the United States, which is authorized to accept and execute trusts and which is doing business in the State of Florida. Certificates of deposits will be placed in the provider's safekeeping department for the term of the deposit party.

The Director of Financial Services, upon approval of the City Commission, will execute on behalf of the City, third party-custodial agreement(s) with its bank(s) and depository institution(s). Such agreements may include letters of authority from the City, details as to the responsibilities of each party, method of notification of security purchases, sales, and delivery procedures related to repurchase agreements and wire transfers, safekeeping and transaction costs, procedures in case of wire failure or other unforeseen mishaps and describing the liability of each party.

The custodian shall accept transaction instructions only from those persons who have been duly authorized by the City of Stuart and which authorization has been provided, in writing, to the custodian. No withdrawal of securities, in whole or in part, made from safekeeping, shall be permitted unless by such a duly authorized person.

The custodian shall provide the Director of Financial Services with monthly statements that provide detailed information on the securities held by the custodian. Security transactions between authorized investment institutions and dealers and the custodian, involving the purchase or sale of securities by transfer of money or securities, must be made on a "delivery vs. payment" basis, if applicable, to ensure that the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. Securities held as collateral shall be held free and clear of any liens.

XVIII. PREEMPTION:

Any provision of any special act, municipal charter, or other law which prohibits or restricts the City from complying with Section 218.415, Florida Statutes, or any rules adopted under Section 218.415, Florida Statutes, is void to the extent of the conflict.

XIX. INVESTMENT POLICY ADOPTION:

This Policy shall be adopted by City resolution. The ~~Investment Committee~~[Director of Financial Services](#) shall review the Policy annually and the City Commission shall approve any modification made thereto.

APPROVED AND ADOPTED BY THE CITY COMMISSION ON ~~NOVEMBER 25, 2013~~[MMMM DD](#)[October 10, 2022](#).

DRAFT

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

Meeting Date: 10/10/2022

Prepared by: Roz Johnson

Title of Item:

RATIFY COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL #2411 (RC):

RESOLUTION No. 90-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL 2411 (IAFF), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

THE COLLECTIVE BARGAINING AGREEMENT (CBA) BETWEEN THE CITY OF STUART AND PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL #2411, CONSISTS OF 50 ARTICLES AND APPENDICES. EACH YEAR, THE PARTIES MAY COME FORWARD TO ADDRESS UP TO TWO (2) ECONOMIC PROVISIONS AND UP TO TWO (2) NON-ECONOMIC PROVISIONS. THIS WAS A THIRD-YEAR REOPENER, AND SEVERAL ARTICLES WERE EDITED AS ILLUSTRATED IN EXHIBIT A.

Funding Source:

GENERAL FUND

Recommended Action:

MOTION TO APPROVE RESOLUTION No. 90-2022

ATTACHMENTS:

1. R90-2022 Ratify Collective Bargaining Agreement Between City and IAFF
2. R90-2022 Exhibit A IAFF Negotiations Summary



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

RESOLUTION NUMBER 90-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE PROFESSIONAL FIREFIGHTERS OF STUART, LOCAL 2411 (IAFF), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Collective Bargaining Agreement (CBA) between the City of Stuart and Professional Firefighters of Stuart, Local #2411 (IAFF), consists of 50 Articles and appendices and, each year, the parties may come forward to address up to two (2) economic provisions and up to two (2) non-economic provisions; and

WHEREAS, the City and the IAFF commenced negotiations on Tuesday, February 15, 2022 on this third-year reopener with several Articles addressed; and

WHEREAS, the IAFF membership ratified the CBA on September 19, 2022;

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

SECTION 1: The City Commission hereby ratifies the three-year Collective Bargaining Agreement (CBA) between the City and the Professional Firefighters of Stuart, Local 2411 (IAFF)

effective October 1, 2021 through September 30, 2024 by authorizing the City Manager and City Clerk to execute the Agreement. A one-page summary of the amended Articles is attached hereto as Exhibit A.

SECTION 2: This resolution shall take effect upon adoption.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



ons Summary

ing Agreement, Third Year Reopeners beginning October 1, 2022

RESOLUTION No. 90-2022 / EXHIBIT A

IAFF Collective Bargaining Agreement, Amended Articles Summary

The Collective Bargaining Agreement (CBA) between the City of Stuart and Professional Firefighters of Stuart, Local #2411, consists of 50 Articles and appendices. Each year, the parties may come forward to address up to two (2) economic provisions and up to two (2) non-economic provisions. This was a third-year reopener, and the following Articles were edited as illustrated below:

Article 9 (Duration of Agreement)

- The parties agreed to extend the contract by one (1) year. This results in removal of the first year of the CBA (FY21) and resetting the dates to October 1, 2021 through September 30, 2024.

Article 16 (Rate of Pay)

- Reinstated a 12-step Step Plan for all three (3) ranks, allowing for a 5% increase between each step. Step plan established for both FY23 and FY24;
- Elevation from FY23 to FY24 Step Plan set at 2%, with 5% between each step;
- Established first-year slotting of each employee in their applicable new step in FY23 through Appendix B;
- Approximately $\frac{1}{4}$ of the membership will receive up to 2% with slotting, another $\frac{1}{4}$ will receive up to 5%, another $\frac{1}{4}$ will receive a % in between, and the remaining will receive less than 1% in the process of slotting;
- Merit pay, issued on the member's anniversary date, established for FY23 at 5%, representing movement of one step on the new Step Plan; members who are topped out will receive the 5% as a one-time lump sum;
- Established a Career Service Incentive program to recognize members with a milestone anniversary. These one-time lump sums, ranging from \$500.00 to \$2,500.00, are given in 5-year increments, beginning with year 5, and cease upon the member's 25th anniversary. In FY23 only, members who have passed a recognized milestone, are in between years, and are distanced from the next milestone by one year or more will receive a one-time lump sum on their next anniversary date of the value of their prior milestone. In FY24, only those employees who reach a recognized milestone anniversary will receive the Career Service Incentive.

Article 36 (Promotional Policy)

- Clarified and memorialized promotional exam process;
- Added language regarding the development and source content of the written exam;
- Added language regarding the process of handling discrepancies and how to break a tie;
- Added language to the promotional eligibility list duration, remaining at two (2) years, but adding that it will also expire when there are fewer than three (3) names remaining on the list.

Article 45 (Meetings and Meeting Room Areas)

- Provided for the union to hold meetings in the City's EOC and to schedule with Fire Rescue administrative staff.

Appendix A

- Retained Appendix A from FY21 as a matter of historical reference only.

Appendix B (IAFF Slotting FY23)

- Illustrates each employee's current rate of pay and the correlating step into which they will be placed effective October 3, 2022.

Members of the IAFF ratified the CBA on September 19, 2022.

September 20, 2022

Page 121 of 645

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

Meeting Date: 10/10/2022

Prepared by: Roz Johnson

Title of Item:

RATIFY COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (RC):

RESOLUTION No. 91-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (PBA), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

THE COLLECTIVE BARGAINING AGREEMENT (CBA) BETWEEN THE CITY OF STUART AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (PBA) CONSISTS OF 34 ARTICLES AND A PREAMBLE. EACH YEAR, THE PARTIES MAY COME FORWARD TO ADDRESS WAGES AND ANY TWO (2) ARTICLES. THIS WAS A SECOND-YEAR REOPENER, AND SEVERAL ARTICLES WERE EDITED AS ILLUSTRATED IN EXHIBIT A.

Funding Source:

GENERAL FUND

Recommended Action:

MOTION TO APPROVE RESOLUTION No. 91-2022

ATTACHMENTS:

1. R91-2022 Ratify Collective Bargaining Agreement Between City and PBA
2. R91-2022 PBA Negotiations Summary



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

RESOLUTION NUMBER 91-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (PBA), EFFECTIVE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Collective Bargaining Agreement (CBA) between the City of Stuart and Palm Beach County Police Benevolent Association, Inc. (PBA) consists of 34 Articles and a Preamble and, each year, the parties may come forward to address wages and any two (2) Articles; and

WHEREAS, the City and the PBA commenced negotiations on Thursday, May 12, 2022 on this second-year reopener with several Articles addressed; and

WHEREAS, the PBA membership ratified the CBA on August 30, 2022;

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

SECTION 1: The City Commission hereby ratifies the three-year Collective Bargaining Agreement (CBA) between the City and Palm Beach County Police Benevolent Association, Inc.

(PBA) effective October 1, 2021 through September 30, 2024 by authorizing the City Manager and City Clerk to execute the Agreement. A one-page summary of the amended Articles is attached hereto as Exhibit A.

SECTION 2: This resolution shall take effect upon adoption.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



PBA Negotiations Summary

Collective Bargaining Agreement, Second Year Reopeners beginning October 1, 2022

RESOLUTION No. 91-2022 / EXHIBIT A

PBA Collective Bargaining Agreement, Amended Articles Summary

The Collective Bargaining Agreement (CBA) between the City of Stuart and Palm Beach County Police Benevolent Association, Inc. (PBA) consists of 34 Articles and a Preamble. Each year, the parties may come forward to address wages and any two (2) Articles. This was a second-year reopener, and the following Articles were edited as illustrated below:

Article 1 (Recognition)

- Language cleanup to correct the Public Employees Relations Commission (PERC) certification number and issue date.

Article 28 (Rate of Pay – Career Progression)

- Pay ranges elevated 6.3% to align with comparable market data
- General Wage Increase (GWI) of 7.5% to be applied to base rates of pay effective the first full paycycle in October 2022 (beginning October 3).
- Employees at or above the maximum to receive a one-time lump sum of 7.5%.
- Employees on the approved Field Training Officer (FTO) list will receive 3 hours of straight time for every full shift spent training.
- In consideration of the GWI of 7.5% in October, the PBA waives merit increases for FY23.

Members of the PBA ratified the CBA on August 30, 2022.

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

Meeting Date: 10/10/2022

Prepared by: Timothy Voelker, Janine Wilde

Title of Item:

TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT - IRL COUNCIL COST-SHARE AGREEMENT CHANGE ORDER 2 (RC):

RESOLUTION No. 92-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER 2 TO THE COST-SHARE AGREEMENT FOR THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT WITH THE INDIAN RIVER LAGOON (IRL) COUNCIL; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Commission previously adopted Resolution No. 66-2021 on July 12, 2021, authorizing the Mayor to execute a Cost-Share Agreement for the Tressler Drive Water Quality Improvement Project with the Indian River Lagoon (IRL) Council. Per the agreement, the IRL Council will pay the City approximately 50% of the total cost for satisfactory completion of the project, which amounts to \$80,000.

Resolution No. 73-2021 was adopted on October 11, 2021, authorizing the Utilities & Engineering Department to submit a grant application for the IRL Council License Plate Funding Program through the South Florida Water Management District (SFWMD) to provide additional funding for the project. The Utilities & Engineering Department was notified by SFWMD of the award for an additional \$89,980 in funding on January 11, 2022.

In addition, the City Commission previously approved Resolution No. 27-2022 on February 28, 2022, authorizing a Change Order to extend the deliverable due dates to be consistent with the deliverable schedule of the new IRL License Plate Program grant.

Change Order 2 is needed to extend the contract end date by 60 days from September 30, 2022 to November 29, 2022 to accommodate the delay in manufacturing and delivery of the aluminum access hatches, which are cast into the Eco-Sense Baffle Box top slab. This will allow for completion of the project.

Please note this is a no cost change order.

Funding Source:

Project was included in the Fiscal Year 2021/2022 budget - Stormwater Enterprise Fund, Capital Outlay.

Recommended Action:

Move approval of Resolution No. 92-2022.

ATTACHMENTS:

1. R92-2022 Tressler Drive Water Quality Improvement Project - IRL Council Cost-Share Agreement
Change Order 2
2. Change Order 2 Tressler Drive
3. R66-2021
4. R73-2021
5. R27-2022



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

RESOLUTION NUMBER 92-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER 2 TO THE COST-SHARE AGREEMENT FOR THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT WITH THE INDIAN RIVER LAGOON (IRL) COUNCIL; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Indian River Lagoon (IRL) Council provides cost-share funding to Recipients for the purposes provided for herein which will benefit the management of the water resources of the Indian River Lagoon; and

WHEREAS, the proposed Tressler Drive Water Quality Improvement Project will align with the IRLNEP's "One Lagoon - One Community- One Voice" mission; and

WHEREAS, the City of Stuart continues to implement strategies to improve the quality of runoff entering the St. Lucie River to advance toward BMAP goals and improving the water quality of the St. Lucie River and Estuary; and

WHEREAS, the City of Stuart entered into a cost-share agreement with the IRL Council for the Tressler Drive Water Quality Improvement Project, effective July 16, 2021; and

WHEREAS, the City of Stuart submitted and successfully received additional funding from the South Florida Water Management District through the IRL License Plate Program for this project; and

WHEREAS, the Contract end date extension for 60 days from September 30, 2022 is needed to accommodate manufacturing and delivery of supplies which have been delayed.

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

SECTION 1: The Mayor is hereby authorized and directed to execute change order 2 to the Indian River Lagoon (IRL) Council Cost-Share Agreement for the Tressler Drive Water Quality Improvement Project.

SECTION 2: This resolution shall take effect on adoption.

(The remainder of this page intentionally left blank)

Resolution No. 92-2022

Tressler Drive Water Quality Improvement Project – IRL Council Cost-Share Agreement Change
Order 2

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of October, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



Indian River Lagoon National Estuary Program

CHANGE ORDER

DATE: September 19, 2022

TO: Timothy Voelker
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

FROM: Daniel Kolodny, Chief Operating Officer

RE: CONTRACT/PURCHASE ORDER NUMBER: IRL 2021-16
Change Order Number 2

CHANGE ORDER ENCUMBRANCE NUMBER (IF APPLICABLE):

CONTRACT/PROJECT NAME: The Tressler Drive Water Quality Improvement Project

CHANGE ORDER IMPACTS: This no-cost extension extends the term end date 60 days.

JUSTIFICATION FOR EXTENSION (if applicable): The manufacturing and delivery of the aluminum access hatches which are cast into the Eco-Sense Baffle Box top slab have been delayed. A 60 day extension is requested to allow for completion of the project.

SCHEDULE/WORK ORDER AMOUNT IMPACTS:

The Contract end date is extended 60 days from 9/30/2022 to 11/29/2022

The contract amount is not changed.

Approved:
Duane E. De Freese, Ph.D., Executive Director or Designee

Date: _____

Original Amount	\$ 80,000.00
Total Additions/Deductions to-date	\$ 0.00
Amount of this Change	\$ 0.00
Revised Amount	\$ 80,000.00

Acknowledged:
City of Stuart

Date: _____

ONE LAGOON
ONE COMMUNITY · ONE VOICE



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

RESOLUTION NUMBER 66-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A COST-SHARE AGREEMENT FOR THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT WITH THE INDIAN RIVER LAGOON (IRL) COUNCIL; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Indian River Lagoon (IRL) Council provides cost-share funding to Recipients for the purposes provided for herein which will benefit the management of the water resources of the Indian River Lagoon.

WHEREAS, the proposed Tressler Drive Water Quality Improvement Project will align with the IRLNEP's "One Lagoon - One Community- One Voice" mission.

WHEREAS, the City of Stuart continues to implement strategies to improve the quality of runoff entering the St. Lucie River to advance toward BMAP goals and improving the water quality of the St. Lucie River and Estuary.

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

SECTION 1: The Mayor is hereby authorized and directed to execute an Indian River Lagoon (IRL) Council Cost-Share Agreement for the Tressler Drive Water Quality Improvement Project.

SECTION 2: This resolution shall take effect on adoption.

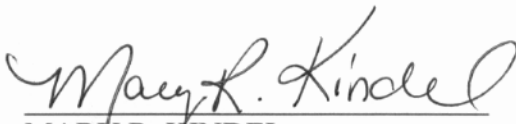
Commissioner MCDONALD offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner MATHESON and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED this 12th day of July, 2021.

ATTEST:


MARY R. KINDEL
CITY CLERK


EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



**AGENCY COST-SHARE AGREEMENT BY AND BETWEEN THE
IRL COUNCIL AND CITY OF STUART, FLORIDA FOR
THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT**

THIS AGREEMENT ("Agreement") is entered into between the IRL COUNCIL ("Council"), whose address is 1235 Main Street, Sebastian, Florida 32958, and the CITY OF STUART, whose address is 121 SW Flagler Avenue, Stuart, Florida 34994 ("Recipient"). All references to the parties hereto include the parties, their officers, employees, agents, successors, and assigns.

RECITALS

The waters of the state of Florida are among its basic resources, and the Council has been authorized by the United States Environmental Protection Agency to be the local sponsor for the Indian River Lagoon National Estuary Program.

Pursuant to the IRL Council Interlocal Agreement, the Council is responsible for managing the Indian River Lagoon National Estuary Program.

The Council has determined that providing cost-share funding to Recipient for the purposes provided for herein will benefit the management of the water resources of the Indian River Lagoon.

The parties have agreed to jointly fund the following project to benefit the water resources in accordance with the funding formula further described in the Statement of Work, Attachment A (hereafter "the Project"):

Project description: This project will redirect stormwater runoff to a treatment train, where a 2nd Generation Baffle Box will provide nutrient and sediment removal. The baffle box will discharge to a Bioswale, which will provide retention with filter media, removing additional nutrients and sediment prior to discharge to Poppleton Creek and ultimately to the St. Lucie River. It is estimated that 40.92 pounds per year of TN and 7.67 pounds per year of TP will be kept from entering the lagoon.

In consideration of the above recitals, and the funding assistance described below, Recipient agrees to perform and complete the activities provided for in the Statement of Work, Attachment A. Recipient shall complete the Project in conformity with the contract documents and all attachments and other items incorporated by reference herein. This Agreement consists of all of the following documents: (1) Agreement, (2) Attachment A- Statement of Work; and (3) other attachments, if any. The parties hereby agree to the following terms and conditions.

1. TERM; WITHDRAWAL OF OFFER

- (a) The term of this Agreement is from the date upon which the last party has dated and executed the same ("Effective Date") until September 30, 2022 ("Completion Date"). Recipient shall not commence the Project until any required submittals are received and approved. Recipient shall commence performance on October 1, 2021 and shall complete performance in accordance with the time for completion stated in the Statement of Work. Time is of the essence for every aspect of this Agreement, including any time extensions. Notwithstanding specific mention that certain provisions survive termination or expiration of this Agreement, all provisions of this Agreement that by their nature extend beyond the Completion Date survive termination or expiration hereof.

- (b) This Agreement constitutes an offer until authorized, signed and returned to the Council by Recipient. This offer terminates forty-five (45) days after receipt by Recipient; provided, however, that Recipient may submit a written request for extension of this time limit to the Council's Project Manager, stating the reason(s) therefor. The Project Manager shall notify Recipient in writing if an extension is granted or denied. If granted, this Agreement shall be deemed modified accordingly without any further action by the parties.
2. **DELIVERABLES.** Recipient shall fully implement the Project, as described in the Statement of Work, Attachment A. Recipient is responsible for the professional quality, technical accuracy, and timely completion of the Project. Both workmanship and materials shall be of good quality. Unless otherwise specifically provided for herein, Recipient shall provide and pay for all materials, labor, and other facilities and equipment necessary to complete the Project. The Council's Project Manager shall make a final acceptance inspection of the Project when completed and finished in all respects. Upon satisfactory completion of the Project, the Council will provide Recipient a written statement indicating that the Project has been completed in accordance with this Agreement. Acceptance of the final payment by Recipient shall constitute a release in full of all claims against the Council arising from or by reason of this Agreement.
3. **OWNERSHIP OF DELIVERABLES.** Unless otherwise provided herein, the Council does not assert an ownership interest in any of the deliverables under this Agreement.
4. **AMOUNT OF FUNDING**
- (a) **Compensation.** For satisfactory completion of the Project, the Council shall pay Recipient approximately fifty percent (50%) of the total cost of the Project, but in no event shall the Council cost-share exceed \$80,000. The Council cost-share is not subject to modification based upon price escalation in implementing the Project during the term of this Agreement. Recipient shall be responsible for payment of all costs necessary to ensure completion of the Project. Recipient shall notify the Council's Project Manager in writing upon receipt of any additional external funding for the Project not disclosed prior to execution of this Agreement.
- (b) **In-Kind Services.** Recipient agrees to provide \$80,000 in the form of cash and/or in-kind services for the Project, as further described in the Statement of Work, which shall count toward Recipient's total cost-share obligation of \$80,000.
5. **PAYMENT OF INVOICES**
- (a) **Submission of Invoices.** Recipient shall submit one invoice upon successful completion of the Project by one of the following two methods: (1) by mail to the IRL Council, 1235 Main Street, Sebastian, Florida 32958, or (2) by e-mail to kolodny@irlcouncil.org. The invoice shall be submitted in detail sufficient for proper pre-audit and post-audit review. It shall include a copy of contractor and supplier invoices to Recipient and proof of payment. For all approved expenses incurred on or after October 1, 2021, Recipient shall be reimbursed for approximately fifty percent (50%) of approved costs or the not-to-exceed sum of \$80,000, whichever is less. The Council shall not withhold any retainage from this reimbursement. If necessary, for audit purposes, Recipient shall provide additional supporting information as required to document invoices.

- (b) **End of Council Fiscal Year Reporting.** The Council's fiscal year ends on September 30. Irrespective of the invoicing frequency, the Council is required to account for all encumbered funds at that time. When authorized under the Agreement, submittal of an invoice as of September 30 satisfies this requirement. The invoice shall be submitted no later than October 30. If the Agreement does not authorize submittal of an invoice as of September 30, Recipient shall submit, prior to October 30, a description of the additional work on the Project completed between the last invoice and September 30, and an estimate of the additional amount due as of September 30 for such Work. If there have been no prior invoices, Recipient shall submit a description of the work completed on the Project through September 30 and a statement estimating the dollar value of that work as of September 30.
- (c) **Final Invoice.** The final invoice must be submitted no later than 45 days after the Completion Date; provided, however, that when the Completion Date corresponds with the end of the Council's fiscal year (September 30), the final invoice must be submitted no later than 30 days after the Completion Date. **Final invoices that are submitted after the requisite date shall be subject to a penalty of 10 percent of the invoice. This penalty may be waived by the Council, in its sole judgment and discretion, upon a showing of special circumstances that prevent the timely submittal of the final invoice. Recipient must request approval for delayed submittal of the final invoice not later than ten (10) days prior to the due date and state the basis for the delay.**
- (d) **Invoice Requirements.** All invoices shall include the following information: (1) Council contract number; (2) Council encumbrance number; (3) Recipient's name and address (include remit address, if necessary); (4) Recipient's invoice number and date of invoice; (5) Council Project Manager; (6) Recipient's Project Manager; (7) supporting documentation as to cost and/or Project completion (as per the cost schedule and other requirements of the Statement of Work); (8) Progress Report (if required). Invoices that do not correspond with this paragraph shall be returned without action within twenty (20) business days of receipt, stating the basis for rejection. Payments shall be made within forty-five (45) days of receipt of an approved invoice.
- (e) **Travel expenses.** If the cost schedule for this Agreement includes a line item for travel expenses, travel expenses shall be drawn from the project budget and are not otherwise compensable. If travel expenses are not included in the cost schedule, they are a cost that is borne by Recipient.
- (f) **Payments withheld.** The Council may withhold or, on account of subsequently discovered evidence, nullify, in whole or in part, any payment to such an extent as may be necessary to protect the Council from loss as a result of: (1) defective work not remedied; (2) failure to maintain adequate progress in the Project; (3) any other material breach of this Agreement. Amounts withheld shall not be considered due and shall not be paid until the ground(s) for withholding payment have been remedied.
- (g) **Annual budgetary limitation.** For multi-fiscal year agreements, the Council must budget the amount of funds that will be expended during each fiscal year as accurately as

possible. The Statement of Work, Attachment A, includes the parties' current schedule for completion of the Work and projection of expenditures on a fiscal year basis (October 1 – September 30) ("Annual Spending Plan"). If Recipient anticipates that expenditures will exceed the budgeted amount during any fiscal year, Recipient shall promptly notify the Council's Project Manager and provide a proposed revised work schedule and Annual Spending Plan that provides for completion of the Work without increasing the Total Compensation. The last date for the Council to receive this request is August 1 of the then-current fiscal year. The Council may in its sole discretion prepare a Supplemental Instruction Form incorporating the revised work schedule and Annual Spending Plan during the then-current fiscal year or subsequent fiscal year(s).

6. **LIABILITY AND INSURANCE.** Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party, its officers and employees. Nothing contained herein shall be construed or interpreted as denying to any party any remedy or defense available under the laws of the State of Florida, nor as a waiver of sovereign immunity of the State of Florida beyond the waiver provided for in Section 768.28, Fla. Stat., as amended. Each party shall acquire and maintain throughout the term of this Agreement such liability, workers' compensation, and automobile insurance as required by their current rules and regulations, which may include participation in a self-insurance program.

7. **FUNDING CONTINGENCY.** This Agreement is at all times contingent upon funding availability, which may include a single source or multiple sources, including, but not limited to: (1) revenues appropriated by the Council's Board of Directors; (2) annual appropriations by the Florida Legislature, or (3) appropriations from other agencies or funding sources. Agreements that extend for a period of more than one Fiscal Year are subject to annual appropriation of funds in the sole discretion and judgment of the Council's Board of Directors for each succeeding Fiscal Year. Should the Project not be funded, in whole or in part, in the current Fiscal Year or succeeding Fiscal Years, the Council shall so notify Recipient and this Agreement shall be deemed terminated for convenience five (5) days after receipt of such notice, or within such additional time as the Council may allow. For the purpose of this Agreement, "Fiscal Year" is defined as the period beginning on October 1 and ending on September 30.

8. **PROJECT MANAGEMENT**

- (a) The Project Managers listed below shall be responsible for overall coordination and management of the Project. Either party may change its Project Manager upon three (3) business days prior written notice to the other party. Written notice of change of address shall be provided within five (5) business days. All notices shall be in writing to the Project Managers at the addresses below and shall be sent by one of the following methods: (1) hand delivery; (2) U.S. certified mail; (3) national overnight courier; (4) e-mail or, (5) fax. Notices via certified mail are deemed delivered upon receipt. Notices via overnight courier are deemed delivered one (1) business day after having been deposited with the courier. Notices via e-mail or fax are deemed delivered on the date transmitted and received.

COUNCIL

Daniel Kolodny, Project Manager
IRL Council
1235 Main Street
Sebastian, FL 32958
(772) 216-7148
E-mail: kolodny@irlcouncil.org

RECIPIENT

Timothy Voelker, P.E., Director, Utilities
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994
(772) 288-5332
E-mail: tvoelker@ci.stuart.fl.us

- (b) The Council's Project Manager shall have sole responsibility for transmitting instructions, receiving information, and communicating Council policies and decisions regarding all matters pertinent to performance of the Project. The Council's Project Manager may also issue a Council Supplemental Instruction (CSI) form, Attachment B, to authorize minor adjustments to the Work that are consistent with the purpose of the Work. Both parties must sign the CSI. A CSI may not be used to change the Total Compensation, quantity, quality, or the Completion Date of the Work, or to change or modify the Agreement.

9. PROGRESS REPORTS AND PERFORMANCE MONITORING

- (a) **Progress Reports.** Recipient shall provide to the Council Project update/status reports as provided in the Statement of Work. Reports will provide detail on progress of the Project and outline any potential issues affecting completion or the overall schedule. Reports may be submitted in any form agreed to by Council's Project Manager and Recipient, and may include emails, memos, and letters.
- (b) **Performance Monitoring.** For as long as the Project is operational, the Council shall have the right to inspect the operation of the Project during normal business hours upon reasonable prior notice. Recipient shall make available to the Council any data that is requested pertaining to performance of the Project.

- 10. TERMINATION.** The IRL Council may terminate this Agreement without cause upon 10 days written notice. In such event Recipient shall be compensated for all Work performed in accordance with this Agreement to the effective date of termination. If Recipient materially fails to fulfill its obligations under this Agreement, including any specific milestones established herein, the Council shall provide Recipient written notice of the deficiency by forwarding a Notice to Cure, citing the specific nature of the breach. Recipient shall have thirty (30) days to cure the breach. If Recipient fails to cure the breach within the thirty (30) day period, the Council shall issue a Termination for Default Notice and this Agreement shall be terminated upon receipt of said notice. In such event, Recipient shall refund to the Council all funds provided to Recipient pursuant to this Agreement within thirty (30) days of such termination. The Council may also terminate this Agreement upon ten (10) days written notice in the event any of material misrepresentations in the Project Proposal.

ADDITIONAL PROVISIONS (Alphabetical)

- 11. ASSIGNMENT.** Recipient shall not assign this Agreement, or any monies due hereunder, without the Council's prior written consent. Recipient is solely responsible for fulfilling all work elements in any contracts awarded by Recipient and payment of all monies due. No provision of this Agreement shall create a contractual relationship between the Council and any of Recipient's contractors or subcontractors.

12. AUDIT; ACCESS TO RECORDS; REPAYMENT OF FUNDS

- (a) **Maintenance of Records.** Recipient shall maintain its books and records such that receipt and expenditure of the funds provided hereunder are shown separately from other expenditures in a format that can be easily reviewed. Recipient shall keep the records of receipts and expenditures, copies of all reports submitted to the Council, and copies of all invoices and supporting documentation for at least five (5) years after expiration of this Agreement. In accordance with generally accepted governmental auditing standards, the Council shall have access to and the right

to examine any directly pertinent books and other records involving transactions related to this Agreement. In the event of an audit, Recipient shall maintain all required records until the audit is completed and all questions are resolved. Recipient will provide proper facilities for access to and inspection of all required records.

- (b) **Repayment of Funds.** Council funding shall be subject to repayment after expiration of this Agreement if, upon audit examination, the Council finds any of the following: (1) Recipient has spent funds for purposes other than as provided for herein; (2) Recipient has failed to perform a continuing obligation of this Agreement; (3) Recipient has received duplicate funds from the Council for the same purpose; and/or (4) Recipient has received more than one hundred percent (100%) contributions through cumulative public agency cost-share funding.
 - (c) **Florida Inspectors General.** It is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section.
- 13. **CIVIL RIGHTS.** Pursuant to Chapter 760, Fla. Stat., Recipient shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, age, handicap, or marital status.
- 14. **COMMUNICATION AND ACKNOWLEDGEMENT OF FUNDING:** As a granting agency, the Council achieves its mission through partnerships with state agencies, local governments, community organizations, and others. The Council requires Recipient to acknowledge the Council when describing this project or program funded in whole or in part with Council funds in any of the following products: (1) press releases, speaking engagements, and other public statements; (2) publications and other documents; (3) websites; (4) visual presentations; (5) resource guides/toolkits; (6) bid solicitations and/or; (7) social media.
- 15. **DISPUTE RESOLUTION.** Recipient is under a duty to seek clarification and resolution of any issue, discrepancy, or dispute involving performance of this Agreement by submitting a written statement to the Council's Project Manager no later than ten (10) business days after the precipitating event. If not resolved by the Project Manager, the Project Manager shall forward the request to the Council's General Counsel, which shall issue a written decision within ten (10) business days of receipt. This determination shall constitute final action of the Council and shall then be subject to judicial review upon completion of the Project.
- 16. **DIVERSITY REPORTING.** The Council is committed to the opportunity for diversity in the performance of all cost-sharing agreements, and encourages Recipient to make a good faith effort to ensure that women and minority-owned business enterprises (W/MBE) are given the opportunity for maximum participation as contractors. The Council will assist Recipient by sharing information on W/MBEs. Recipient shall provide with each invoice a report describing: (1) the company names for all W/MBEs; (2) the type of minority, and (3) the amounts spent with each during the invoicing period. The report will also denote if there were no W/MBE expenditures.
- 17. **ENTIRETY OF CONTRACTUAL AGREEMENT; AMENDMENT.** The Council and the Recipient agree that this Agreement (including all exhibits, attachments, etc.) sets forth the entire contract between the parties, and that there are no promises or understandings other than those stated in these documents. None of the provisions, terms and conditions contained in this

Agreement may be added to, modified or otherwise altered, except by written instrument executed by the parties hereto.

18. **E-VERIFY.** Pursuant to Section 448.095(2), Florida Statutes, beginning on January 1, 2021, the Recipient shall:
- (a) Register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require all subcontractors (providing services or receiving funding under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' newly hired employees;
 - (b) Secure an affidavit from all subcontractors (providing services or receiving funding under this Agreement) stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien;
 - (c) Maintain copies of all subcontractor affidavits for the duration of this Agreement;
 - (d) Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes;
 - (e) Be aware that a violation of Section 448.09, Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and
 - (f) Be aware that if the Council terminates this Agreement under Section 448.095(2)(c), Florida Statutes, the Recipient may not be awarded a public contract for at least 1 year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the Recipient as a result of the termination of the Agreement.
19. **GOVERNING LAW, VENUE, ATTORNEY'S FEES, WAIVER OF RIGHT TO JURY TRIAL; REMEDY.** This Agreement shall be construed according to the laws of Florida and shall not be construed more strictly against one party than against the other because it may have been drafted by one of the parties. As used herein, "shall" is always mandatory. In the event of any legal proceedings arising from or related to this Agreement: (1) venue for any state or federal legal proceedings shall be in Indian River County; (2) each party shall bear its own attorney's fees, including appeals; (3) for civil proceedings, the parties hereby consent to trial by the court and **WAIVE THE RIGHT TO JURY TRIAL**; (4) no remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
20. **INDEPENDENT ENTITIES.** The parties to this Agreement, their employees and agents, are independent entities and not employees or agents of each other. Nothing in this Agreement shall be interpreted to establish any relationship other than that of independent entities during and after the term of this Agreement. Recipient is not a contractor of the Council. The Council is providing cost-share funding as a cooperating governmental entity to assist Recipient in accomplishing the Project. Recipient is solely responsible for accomplishing the Project and directs the means and methods by which the Project is accomplished. Recipient is solely responsible for compliance with all labor, health insurance, and tax laws pertaining to Recipient, its officers, agents, and

employees.

21. **INTEREST OF RECIPIENT.** Recipient certifies that no officer, agent, or employee of the Council has any material interest, as defined in Chapter 112, Fla. Stat., either directly or indirectly, in the business of Recipient to be conducted hereby, and that no such person shall have any such interest at any time during the term of this Agreement.
22. **NON-LOBBYING.** Pursuant to Section 216.347, Fla. Stat., as amended, Recipient agrees that funds received from the Council under this Agreement shall not be used for the purpose of lobbying the Legislature or any other state agency.
23. **PERMITS.** Recipient shall comply with all applicable federal, state and local laws and regulations in implementing the Project and shall include this requirement in all subcontracts pertaining to the Project. Recipient shall obtain any and all governmental permits necessary to implement the Project. Any activity not properly permitted prior to implementation or completed without proper permits does not comply with this Agreement and shall not be approved for cost-share funding.
24. **PUBLIC ENTITY CRIME.** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO (\$35,000) for a period of 36 months following the date of being placed on the convicted vendor list.
25. **PUBLIC RECORDS.**
 - (a) Records of Recipient that are made or received in the course of performance of the Project may be public records that are subject to the requirements of chapter 119, Fla. Stat. If Recipient receives a public records request, Recipient shall promptly notify the Council's Project Manager. Each party reserves the right to cancel this Agreement for refusal by the other party to allow public access to all documents, papers, letters, or other material related hereto and subject to the provisions of chapter 119, Fla. Stat., as amended.
 - (b) **IF RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RECIPIENTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE COUNCIL'S CUSTODIAN OF PUBLIC RECORDS AT (772) 216-7148, KOLODNY@IRLCOUNCIL.ORG, 1235 MAIN STREET, SEBASTIAN, FLORIDA 32958.**
 - (c) Recipient shall keep and maintain public records required by the Council to perform the Project.

- (d) Upon request from the Council's custodian of public records, Recipient shall provide the Council with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Fla. Stat. or as otherwise provided by law.
 - (e) Recipient shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the Council.
 - (f) Upon completion of the contract, Recipient may transfer, at no cost, to the Council all public records in possession of the Recipient or keep and maintain public records required by the Council to perform the service. If the Recipient transfers all public records to the Council upon completion of the contract, the Recipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Recipient keeps and maintains public records upon completion of the contract, the Recipient shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Council, upon request from the Council's custodian of public records, in a format that is compatible with the information technology systems of the Council.
26. **ROYALTIES AND PATENTS.** Recipient certifies that the Project does not, to the best of its information and belief, infringe on any patent rights. Recipient shall pay all royalties and patent and license fees necessary for performance of the Project and shall defend all suits or claims for infringement of any patent rights and save and hold the Council harmless from loss to the extent allowed by Florida law.
27. **SEVERABILITY; SURVIVABILITY; WAIVER**
- (a) If any term or provision of the Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of the Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of the Agreement shall be deemed valid and enforceable to the extent permitted by law.
 - (b) Any provision of the Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of the Agreement shall survive its expiration or earlier termination.
 - (c) Failure of either party to enforce or exercise any right(s) under this Agreement shall not be deemed a waiver of either party's right to enforce or exercise said right(s) at any time thereafter.

IN WITNESS WHEREOF, the Parties have executed on the day and year written below. This Agreement may be executed in separate counterparts, which shall not affect its validity.

IRL COUNCIL

CITY OF STUART

By: _____
Duane E. De Freese, Ph.D., Executive Director

By: *[Signature]*

Date: _____

BULA R. CLARKE
Name, Title and Date

Approved as to form and legal sufficiency

Glen J. Torcivia, IRL Council General Counsel

Attest: *Mary R. Kindel*
Mary R. Kindel, City Clerk
Name and Title



ATTACHMENTS

Attachment A – Statement of Work
Attachment B – Council Supplemental Instruction Form

Cost-share: Agency general
Last updated: 3-16-20

ATTACHMENT A – STATEMENT OF WORK

I. PROJECT TITLE:

Tressler Drive Water Quality Improvement Project

II. INTRODUCTION/BACKGROUND:

The project is in the City of Stuart, Florida in the Poppleton Creek drainage basin. Stormwater runoff from a 13.7-acre urban residential development currently discharges directly to Poppleton Creek. This project proposes to construct a 2nd generation baffle box and bioswale to treat runoff prior to discharge. The project will remove nutrients and sediment and provide stormwater retention and is important for the City to continue progress towards BMAP requirements for the St. Lucie River.

III. PROJECT VALUE PROPOSITION STATEMENT:

The improvements will remove 40.92 pounds per year of TN, 7.67 pounds per year of TP, and 502.72 pounds per year of TSS from untreated stormwater prior to discharge to Poppleton Creek, and ultimately to the St. Lucie River.

IV. LOCATION OF PROJECT:

Located in Stuart, Florida within the Poppleton Creek drainage basin. Latitude 27°11'10.20"N, Longitude 80°15'1.52"W.

V. SCOPE OF WORK (Outputs/Deliverables):

Outputs include:

- Construction of a 2nd generation baffle box and bioswale to treat runoff into Poppleton creek.
- Public Education about the benefits of the project through signage at the project location, website materials, and social media posts.

VI. PROJECT TASK IDENTIFICATION:

Task 1. Bidding. The City of Stuart will bid the permitted design drawings for the bioswale construction, baffle box installation, and associated restoration. A contractor will be selected, and the City will execute a contract with the contractor. A copy of the bid documents, construction drawings, technical specifications, and the notice to proceed will be provided.

Task 2. Construction. The project proposes to construct a 2nd generation baffle box and bioswale to treat runoff prior to discharge. All improvements will be constructed according to the approved construction drawings and technical specifications. As built drawings will be provided at the completion of construction.

Task 3. Education. The City will post signage at the project site showing the project concept plan during construction. The City will also include a new project summary on the City's website and social media sharing the project benefits at the completion of the project.

Task 4. Quarterly Reports. The City will submit quarterly reports updating the Indian River Lagoon Council on the progress for the project.

Task 5. Final Report. The City will submit a final report at the completion of the project. The final report is intended to capture a brief summary of the project, financial summary of the actual grant and match expenditures, and include construction photos

VII. TIME FRAMES and DELIVERABLES:

Task 1: Bid Documents, Construction drawings and technical specs, notice to proceed letter

Due: February 1, 2022

Task 2: As-builts

Due: June 1, 2022

Task 3: Photo of project signage, copy of website literature and social media posts.

Due: July 31, 2022

Task 4: Quarterly Reports that include Council's Quarterly Report Summary Cover Page.

Due: January 31, 2022; April 30, 2022; July 31, 2022.

Task 5: Final Report that includes Council's Final Report Cover Page

Due: September 30, 2022.

VIII. BUDGET:

Task line Item	Deliverable	IRLNEP Funding Amount	Cost Share Funding Amount	Cost Share Funding Source (In-kind or Cash)
1	Bidding	\$0	\$3,000	City (Cash)
2	Construction of Improvements	\$80,000	\$70,000	City (Cash)
3	Education	\$0	\$3,000	City (Cash and In-Kind)
4	Quarterly Reports	\$0	\$0	
5	Final Report	\$0	\$4,000	City (Cash)
	Summary Cost	\$80,000	\$80,000	
	Project total cost	\$160,000		

ATTACHMENT B — COUNCIL'S SUPPLEMENTAL INSTRUCTIONS (sample)
COUNCIL SUPPLEMENTAL INSTRUCTIONS #

DATE:

TO:

FROM: _____, Project Manager

CONTRACT/PURCHASE ORDER NUMBER:

CONTRACT TITLE:

The Work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor changes to the work as consistent with the Contract Documents and return to the Council's Project Manager.

1. CONTRACTOR'S SUPPLEMENTAL INSTRUCTIONS:
2. DESCRIPTION OF WORK TO BE CHANGED:
3. DESCRIPTION OF SUPPLEMENTAL INSTRUCTION REQUIREMENTS:

Contractor's approval: (choose one of the items below):

Approved: _____ Date: _____

(It is agreed that these instructions shall not result in a change in the Total Compensation or the Completion Date.)

Approved: _____ Date: _____

(Contractor agrees to implement the Supplemental Instructions as requested, but reserves the right to seek a Change Order in accordance with the requirements of the Agreement.)

Approved: _____ Date: _____
_____, Council Project Manager

Acknowledged: _____ Date: _____
_____, Council Contracts Administrator

cc: Contract/Purchasing file



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

RESOLUTION NUMBER 73-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE UTILITIES & ENGINEERING DEPARTMENT TO SUBMIT A GRANT APPLICATION FOR THE INDIAN RIVER LAGOON LICENSE PLATE FUNDING PROGRAM TO PROVIDE FUNDING FOR THE TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Florida legislature established the Florida Indian River Lagoon License Plate in 1996 to help restore and protect this unique lagoon system. Funds generated from sales of these license plates are used to support habitat restoration, water quality improvement, and environmental education projects; and

WHEREAS, the South Florida Water Management District is responsible for administering Indian River Lagoon License Plate funds for projects in St. Lucie, Martin, and Palm Beach counties; and

WHEREAS, the City of Stuart continues to implement strategies to improve the quality of stormwater runoff entering the St. Lucie River to advance toward BMAP goals and improving water quality of the St. Lucie River and Estuary; and

WHEREAS, the Tressler Drive Water Quality Improvement project is estimated to reduce the Total Nitrogen (TN) by 40.92 pounds per year and Total Phosphorus (TP) by 7.67 pounds per year from entering the Indian River Lagoon.

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

SECTION 1: The Utilities & Engineering Director is hereby authorized and directed to submit a grant application for the Indian River Lagoon License Plate Funding Program to provide funding for the Tressler Drive Water Quality Improvement project.

SECTION 2: This resolution shall take effect on adoption.

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

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

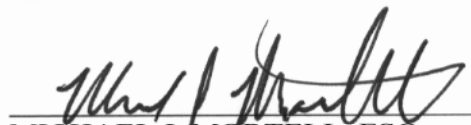
ADOPTED this 11th day of October, 2021

ATTEST:


MARY R. KINDEL
CITY CLERK


EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY





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

RESOLUTION NUMBER 27-2022

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA,
AUTHORIZING THE MAYOR TO EXECUTE A
CHANGE ORDER TO THE COST-SHARE
AGREEMENT FOR THE TRESSLER DRIVE
WATER QUALITY IMPROVEMENT PROJECT
WITH THE INDIAN RIVER LAGOON (IRL)
COUNCIL; PROVIDING AN EFFECTIVE DATE,
AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the Indian River Lagoon (IRL) Council provides cost-share funding to Recipients for the purposes provided for herein which will benefit the management of the water resources of the Indian River Lagoon; and

WHEREAS, the proposed Tressler Drive Water Quality Improvement Project will align with the IRLNEP's "One Lagoon - One Community- One Voice" mission; and

WHEREAS, the City of Stuart continues to implement strategies to improve the quality of runoff entering the St. Lucie River to advance toward BMAP goals and improving the water quality of the St. Lucie River and Estuary; and

WHEREAS, the City of Stuart entered into a cost-share agreement with the IRL Council for the Tressler Drive Water Quality Improvement Project, effective July 16, 2021; and

WHEREAS, the City of Stuart submitted and successfully received additional funding from the South Florida Water Management District through the IRL License Plate Program for this project; and

WHEREAS, the deliverables for Tasks 1, 2, & 3 of the IRL Council grant need to be modified so that they are consistent with the deliverable schedule of the IRL License Plate Program grant.

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

SECTION 1: The Mayor is hereby authorized and directed to execute the change order to the Indian River Lagoon (IRL) Council Cost-Share Agreement for the Tressler Drive Water Quality Improvement Project.

SECTION 2: This resolution shall take effect on adoption.

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

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED this 28th day of February, 2022.

ATTEST:


MARY R. KINDEL
CITY CLERK


MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY





Indian River Lagoon National Estuary Program

CHANGE ORDER

DATE: February 4, 2022

TO: Timothy Voelker
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

FROM: Daniel Kolodny, Chief Operating Officer

RE: CONTRACT/PURCHASE ORDER NUMBER: IRL 2021-16
Change Order Number 1

CHANGE ORDER ENCUMBRANCE NUMBER (IF APPLICABLE):

CONTRACT/PROJECT NAME: The Tressler Drive Water Quality Improvement Project

CHANGE ORDER IMPACTS: This no-cost extension extends Task 1-3 deliverable due dates.

JUSTIFICATION FOR EXTENSION (if applicable): Additional funding was received from the SPWMD Indian River Lagoon License Plate Grant. The city held off advertising the bid for construction until the funding was awarded. This has slightly delayed the project and will push back the first 3 tasks of this project. The final completion date is not anticipated to change.

SCHEDULE/WORK ORDER AMOUNT IMPACTS:

Task 1 is extended from February 1, 2022 to May 1, 2022. Impact 89 days.

Task 2 is extended from June 1, 2022 to September 30, 2022. Impact 121 days.

Task 3 is extended from July 31, 2022 to September 30, 2022. Impact 61 days.

The contract amount is not changed.

Approved:
Duane E. De Freese, Ph.D., Executive Director or Designee

Date: 3/8/2022

Original Amount	\$ 80,000.00
Total Additions/Deductions to-date	\$ 0.00
Amount of this Change	\$ 0.00
Revised Amount	\$ 80,000.00

Acknowledged:
City of Stuart

MAYOR

Date: 3/7/22

ONE LAGOON
ONE COMMUNITY • ONE VOICE

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

Meeting Date: 10/10/2022

Prepared by: Timothy Voelker

Title of Item:

GRANT AGREEMENT AMENDMENT 4 - ALTERNATIVE WATER SUPPLY STATE APPROPRIATION (RC):

RESOLUTION No. 94-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING AMENDMENT 4 TO AGREEMENT NO. LPA0046 FOR THE ALTERNATIVE WATER SUPPLY PROJECT; AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT 4; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City received a \$250,000.00 State of Florida Appropriation (Agreement No. LPA0046) during the 2019 legislative session for the engineering design of the Alternative Water Supply project. Amendment 1 provided a time extension to the task end dates listed in Agreement No. LPA0046. Amendment 2 provided \$1,000,000.00 in additional funding for construction of the Reverse Osmosis (RO) Facility, which was received during the 2020 legislative session. Amendment 3 provided \$500,000 in additional funding for modification of Injection Well 2 (IW-2) and replacement of Deep Monitoring Well 1 (DMW-1), which was received during the 2021 legislative session.

During the 2022 legislative session, the City received an additional \$500,000.00 for construction of the reverse osmosis concentrate (ROC) pipeline. The ROC pipeline will connect the new RO Facility to IW-2. Amendment 4 provides \$500,000.00 in additional funding for Agreement No. LPA0046, which makes the total funding for this Agreement now \$2,250,000.00.

As part of Amendment 4, both the Florida Department of Environmental Protection and the City of Stuart agree to the following:

1. Section 3 of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2025. The Department of Environmental Protection and the City of Stuart shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Attachment 3-4, Revised Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-5, Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3-4 shall hereinafter refer to Attachment 3-5, Revised Grant Work Plan.
3. Attachment 5-2, Revised Special Audit Requirements, is hereby deleted in its entirety and replaced with Attachment 5-3, Revised Special Audit Requirements, attached hereto and made a part of the Agreement. All references in the Agreement to Attachment 5-2, shall hereinafter refer to Attachment 5-3, Revised Special Audit Requirements.

All other terms and conditions of the Agreement remain in effect.

Funding Source:

Construction of the ROC pipeline has been budgeted under Water Treatment Team - Infrastructure for Fiscal Year 2023.

Recommended Action:

Move approval of Resolution No. 94-2022.

ATTACHMENTS:

1. R94-2022 Grant Agreement Amendment 4 - Alternative Water Supply State Appropriation
2. Amendment 4



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

RESOLUTION NUMBER 94-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA ADOPTING AMENDMENT
4 TO AGREEMENT NO. LPA0046 FOR THE
ALTERNATIVE WATER SUPPLY PROJECT;
AUTHORIZING THE MAYOR TO EXECUTE
AMENDMENT 4; DESIGNATING AUTHORIZED
REPRESENTATIVES; PROVIDING AN EFFECTIVE
DATE, AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the Alternative Water Supply project is a large-scale mitigation activity with regional benefit that will alleviate current vulnerabilities and increase the reliable, resilient, and safe supply of drinking water for the City of Stuart; and

WHEREAS, the Department entered into the Agreement with the Grantee for Stuart - Alternative Water Supply Project (Project), effective January 2, 2020; and

WHEREAS, funding in the amount of \$250,000 was provided under Line Item 1657A of the 2019-2020 General Appropriations Act for this Project; and

WHEREAS, funding in the amount of \$1,000,000 was provided under Line Item 1635A of the 2020-2021 General Appropriations Act for this Project; and

WHEREAS, Amendment 3 provides \$500,000 in additional funding for this Project under Line Item 1607A of the 2021-2022 General Appropriations Act; and the total funding for this Agreement is now \$1,750,000; and

WHEREAS, Amendment 4 provides \$500,000 in additional funding for this Project under Line Item 1665A of the 2022-2023 General Appropriations Act; and the total funding for this Agreement is now \$2,250,000; and

WHEREAS, the parties agreed to a twelve (12) month extension of the Agreement.

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

SECTION 1: The City of Stuart, Florida has previously approved and executed the State of Florida Appropriation Agreement No. LPA0046 in the amount of \$250,000 for the design of the Alternative Water Supply project. Amendment 1 provided a time extension to both Task 1 – Design and permitting and Task 2 – Bidding and Contractor Selection.

SECTION 2: The City of Stuart, Florida has previously approved and executed the State of Florida Appropriation Agreement No. LPA0046 Amendment 2 which provided \$1,000,000 in additional funding for construction of the Alternative Water Supply project effective until August 31, 2022. The reimbursement period for Amendment 2 begins on July 1, 2019 and ends at the expiration of Amendment 2.

SECTION 3: Amendment 3 provides \$500,000 in additional funding for this Project under Line Item 1607A of the 2021-2022 General Appropriations Act; and the total funding for this Agreement is now \$1,750,000 and is effective until December 31, 2024. The reimbursement for Amendment 3 begins on July 1, 2019 and ends at the expiration of Amendment 3.

SECTION 4: Amendment 4 provides \$500,000 in additional funding for this Project under Line Item 1665A of the 2022-2023 General Appropriations Act; and the total funding for this Agreement is now \$2,250,000 and is effective until December 31, 2025. The reimbursement for Amendment 4 begins on July 1, 2019 and ends at the expiration of Amendment 4.

SECTION 5: Section 3 of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2025. The Department of Environmental Protection and the City of Stuart shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.

SECTION 6: Attachment 3-4, Revised Grant Work Plan is hereby deleted in its entirety and replaced with Attachment 3-5, Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3-4 shall hereinafter refer to Attachment 3-5, Revised Grant Work Plan.

SECTION 7: Attachment 5-2, Revised Special Audit Requirements, is hereby deleted in its entirety and replaced with Attachment 5-3, Revised Special Audit Requirements, attached hereto and made a part of the Agreement. All references in the Agreement to Attachment 5-2, shall hereinafter refer to Attachment 5-3, Revised Special Audit Requirements.

SECTION 8: All other terms and provisions of the original Agreement shall remain in full force and effect.

SECTION 9: This resolution shall take effect on adoption.

Resolution No. 94-2022
Grant Agreement Amendment 4 - Alternative Water Supply State Appropriation

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of October, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**AMENDMENT NO. 4
TO AGREEMENT NO. LPA0046
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF STUART**

This Amendment to Agreement No. LPA0046 (Agreement), as previously amended, is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and the City of Stuart (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for Stuart - Alternative Water Supply Project (Project), effective January 2, 2020; and,

WHEREAS, \$500,000 in additional funding for this Project was provided under Line Item 1665A of the 2022-2023 General Appropriations Act; and the total funding for this Agreement is now \$2,250,000; and,

WHEREAS, the reimbursement period for the additional funding provided under Line Item 1665A of the 2022-2023 General Appropriations Act begins on July 1, 2022; and,

WHEREAS, the parties have agreed to a twelve (12)-month extension of the Agreement.

NOW THEREFORE, the parties agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2025. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Section 5. of the Standard Grant Agreement is hereby revised to the following:

Total Amount of Funding:	Funding Source?	Award #s or Line Item Appropriations:	Amount per Source(s):
\$2,250,000	☒ State ☐ Federal	LP, GAA LI 1657A, FY 19-20, GR	\$250,000
	☒ State ☐ Federal	LP, GAA LI 1635A, FY 20-21, GR	\$1,000,000
	☒ State ☐ Federal	LP, GAA LI 1607A, FY 21-22, GR	\$500,000
	☒ State ☐ Federal	LP, GAA LI 1665A, FY 22-23, GR	\$500,000
	☐ Grantee Match		
Total Amount of Funding + Grantee Match, if any:			\$2,250,000

3. **Attachment 3-4 Revised Grant Work Plan** is hereby deleted in its entirety and replaced with **Attachment 3-5, Revised Grant Work Plan**, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to **Attachment 3-4** shall hereinafter refer to **Attachment 3-5, Revised Grant Work Plan**.
4. **Attachment 5-2, Revised Special Audit Requirements**, is hereby deleted in its entirety and replaced with **Attachment 5-3, Revised Special Audit Requirements**, attached hereto and made a part of the Agreement. All references in the Agreement to **Attachment 5-2**, shall hereinafter refer to **Attachment 5-3, Revised Special Audit Requirements**.
5. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF STUART

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

By: _____
Troy McDonald, Mayor

By: _____
Angela Knecht, Division Director

Date: _____

Date: _____

Evan Beitsch, DEP Grant Manager

Michael Barr, DEP QC Reviewer

List of attachments/exhibits included as part of this Amendment:

<u>Specify Type</u>	<u>Letter/ Number</u>	<u>Description</u>
Attachment	3-5	Revised Grant Work Plan
Attachment	5-3	Revised Special Audit Requirements

ATTACHMENT 3-5 REVISED GRANT WORK PLAN

PROJECT TITLE: Stuart - Alternative Water Supply Project

PROJECT LOCATION: The Project will be located in the City of Stuart within Martin County; Lat/Long (27.1964, -80.2488). The proposed site for the modifications to the City's existing Deep Injection Well 2, as well as, replacement of the existing Deep Monitoring Well 1 is located at the City of Stuart's Water Reclamation Facility located at 301 SE Stypmann Blvd, Stuart, FL 34994.

PROJECT BACKGROUND: There are certain factors that are threatening the reliability and availability of the surficial aquifer for the City of Stuart (Grantee). These factors include groundwater contamination, potential for saltwater intrusion, and potential impacts on adjacent wetlands and other legal users. Due to the ongoing threats to the existing water supply and potential for more stringent future drinking water regulation, the City of Stuart needs to diversify its supply options by investing in an alternative water supply (AWS) and treatment system.

PROJECT DESCRIPTION: The Grantee will construct the Stuart – Alternative Water Supply Project, which will modify Deep Injection Well 2 (DIW-2) to accept the concentrate from the new Reverse Osmosis (RO) Water Treatment Plant (WTP). The proposed modification will include a fully-cemented fiberglass reinforced plastic (FRP) liner. In addition, the Grantee will replace Deep Monitoring Well 1 (DMW-1) with a new deep monitor well, DMW-1R. Existing well DMW-1 will be plugged and abandoned.

The Grantee will construct an RO WTP. The RO WTP will consist of a pre-treatment system, including one (1) sulfuric acid system, one (1) scale inhibitor system, two (2) cartridge filters, two (2) feed pumps, two (2) reversed osmosis trains, one (1) cleaning system, and one (1) post-treatment system.

The Grantee will construct a reverse osmosis concentrate pipeline that will connect the new RO facility to DIW-2. The pipeline will convey the RO membrane potable water treatment byproduct as well as raw groundwater during plant maintenance, scrubber blowdown and cleaning system drain water, and chemical containment and neutralization waste from the new RO facility to DIW-2.

The Grantee does not anticipate that the funding under this Agreement will result in a fully completed project, so this Agreement will cover a portion of the work.

TASKS: All documentation should be submitted electronically unless otherwise indicated.

Task 1: Design and Permitting

Deliverables: The Grantee will complete the design of Stuart - Alternative Water Supply Project and obtain all necessary permits for construction of the project.

Documentation: The Grantee will submit: 1) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; and 2) a summary of design (or preconstruction) activities to date, indicating the percentage of design completion for the time period covered in the payment request. For the final documentation, the Grantee will also submit a copy of the design completed with the funding provided for this task and a list of all required permits identifying issue dates and issuing authorities.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 2: Bidding and Contractor Selection

Deliverables: The Grantee will prepare a bid package, publish a public notice, solicit bids, conduct pre-bid meetings, and respond to bid questions in accordance with the Grantee's procurement process, to select one or more qualified and licensed contractors to complete construction of the Stuart – Alternative Water Supply Project.

Documentation: The Grantee will submit: 1) the public notice of advertisement for the bid; 2) the bid package; and 3) a written notice of selected contractor(s).

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement following the conclusion of the task.

Task 3: Construction

Deliverables: The Grantee will construct the Stuart – Alternative Water Supply Project in accordance with the construction contract documents.

Documentation: The Grantee will submit 1) a copy of the final design; 2) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; and 3) a signed Engineer's Certification of Payment Request.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

PROJECT TIMELINE & BUDGET DETAIL:

The tasks must be completed by, and all documentation received by, the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below.

Task No.	Task Title	Budget Category	Grant Amount	Task Start Date	Task End Date
1	Design and Permitting	Contractual Services	\$249,502.01	07/01/2019	06/30/2025
2	Bidding and Contractor Selection	Contractual Services	\$497.99	07/01/2019	06/30/2025
3	Construction	Contractual Services	\$2,000,000.00	07/01/2019	06/30/2025
Total:			\$2,250,000.00		

Note that, per Section 8.h. of Attachment 1, authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the Department if the Legislature reduces or eliminates appropriations. Extending the contract end date carries the risk that funds for this project may become unavailable in the future. This should be a consideration for the Grantee with this and future requests for extension.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Revised Special Audit Requirements
(State and Federal Financial Assistance)

Attachment 5-3

The administration of resources awarded by the Department of Environmental Protection (*which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement*) to the recipient (*which may be referred to as the "Recipient", "Grantee" or other name in the agreement*) may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends \$750,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.
3. A recipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other federal entities).
4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at www.cfda.gov

Attachment 5-3

1 of 6

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.
2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than \$750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).
4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at <http://www.leg.state.fl.us/Welcome/index.cfm>, State of Florida's website at <http://www.myflorida.com/>, Department of Financial Services' Website at <http://www.fldfs.com/> and the Auditor General's Website at <http://www.myflorida.com/audgen/>.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512
 - A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at <http://harvester.census.gov/facweb/>

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

- A. The Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

- B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (<http://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

Attachment 5-3

3 of 6

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and the reporting package was delivered to the recipient correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program A	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				\$	
Federal Program B	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				\$	

Note: Of the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program A	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program A	State Awarding Agency	State Fiscal Year ¹	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
Original Agreement	Dept. of Environmental Protection	2019-2020	37.039	Statewide Surface Water Restoration and Wastewater Projects	\$250,000	140047
Amendment 2	Dept. of Environmental Protection	2020-2021	37.039	Statewide Surface Water Restoration and Wastewater Projects	\$1,000,000	140047
Amendment 3	Dept. of Environmental Protection	2021-2022	37.039	Statewide Surface Water Restoration and Wastewater Projects	\$500,000	140047
Amendment 4	Dept. of Environmental Protection	2022-2023	37.039	Statewide Surface Water Restoration and Wastewater Projects	\$500,000	140047
State Program B	State Awarding Agency	State Fiscal Year ²	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

				Total Award	\$2,250,000	
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Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [www.cfda.gov] and/or the Florida Catalog of State Financial Assistance (CSFA) [<https://apps.fldfs.com/fsaa/searchCatalog.aspx>], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]). The services/purposes for which the funds are to be used are included in the Agreement's Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

¹ Subject to change by Change Order.

² Subject to change by Change Order.

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

Meeting Date: 10/10/2022

Prepared by: Michael Mortell

Title of Item:

ZONING IN PROGRESS (RC):

RESOLUTION No. 93-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION No. 95-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ADDRESSING SECTION 2.03.03 ADDRESSING THE DENSITY ALLOWED BY RIGHT WITHOUT COMMISSION APPROVAL, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Commission directed staff to draft a Resolution instituting a Zoning in Progress. The Agenda item has been divided into two Resolutions. Resolution 93-2022 authorizes a zoning in progress for three months while the Commission considers text amendments pertaining to the density and parking calculations which can be considered by the City Commission in the Urban Planned Unit Development Process. Resolution 95-2022 authorizes a zoning in progress for three months while the Commission considers text amendments pertaining to applications seeking an increase in the density allowed by right for a parcel of property. The restriction will remain in place until such time as the 3 months expires or the City Commission adopts an ordinance regarding the respective text amendment. Each resolution will operate independently from the other. The Commission has the discretion to grant both resolutions, grant one resolution or deny both resolutions.

Funding Source:

Not applicable

Recommended Action:

Consider the Resolutions and provide direction to staff.

ATTACHMENTS:

1. R 93-2022 - Zoning in Progress UPUD
2. R 95-2022 - Zoning in Progress above 15 upa



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

RESOLUTION NUMBER 93-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission discussed the need for modification of the Land Development Code and the potential for a zoning in progress during its regularly scheduled City Commission meeting on September 12, 2022; and

WHEREAS, the City Commission scheduled an agenda item to discuss the zoning in progress for the City Commission Meeting on September 26, 2022. During the discussion, the Commission directed staff to follow the Land Development Regulations pertaining to zoning in progress to consider amendments to the density and parking calculations within an urban planned unit development; and

WHEREAS, the City Commission has determined that during the period of time that the Local Planning Agency and the City Commission are considering the potential text amendments, a

Resolution No. -2022
Zoning in Progress regarding density and parking
in Urban Planned Unit Developments

“zoning in progress” is declared and that no plans, permits, licenses, or other development orders of any kind shall be issued for any applications received after the effective date of the zoning in progress, if issuance would result in the nonconforming or unlawful use of the subject property in the event that the text amendment was enacted by the City Commission, and

WHEREAS, the City Commission has determined that the zoning in progress shall remain in effect for three months, with the option of potentially extending that period an additional three months for good cause, and

WHEREAS, the City Commission has determined that the zoning in progress is authorized pursuant to Section 1.04.04 of the Stuart Land Development Regulations and the adoption of same provides benefit to the City by affording the Commission with the opportunity to appropriately review the polices without the fear that an application will be submitted in attempt to avoid compliance with any new language.

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

SECTION 1: The City Commission directs staff to draft text amendments addressing the density and parking calculations within an urban planned unit development as currently described in Section 2.07.00(I) of the Stuart Land Development Regulations.

SECTION 2: A zoning in progress is declared. No plans, permits, licenses, development orders or development applications of any kind shall be processed or issued if they were submitted after the date that the zoning in progress became effective and they would result in the nonconforming use of the property in the event a text amendment was adopted.

SECTION 3: Applications relating to the calculation of zoning and parking as set forth in Table 2.07.00C will continue to be accepted by the City however, the staff shall notify the applicant that no

2Click here to enter text.

Resolution No. -2022
Zoning in Progress regarding density and parking
in Urban Planned Unit Developments

public hearings will be set on the matter and no permits shall be issued until such time as the zoning in progress has expired or the City Commission has adopted the text amendments which will apply to the parcel.

SECTION 4: This Resolution shall take effect upon its adoption. The Zoning in Progress shall take effect at the earliest time allowed by law.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

3Click here to enter text.



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

RESOLUTION NUMBER 95-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF STUART, FLORIDA, DIRECTING STAFF TO PREPARE
AN ORDINANCE TO ADOPT A TEXT AMENDMENT TO THE
LAND DEVELOPMENT REGULATIONS ADDRESSING
SECTION 2.03.03 ADDRESSING THE DENSITY ALLOWED BY
RIGHT WITHOUT COMMISSION APPROVAL, PROVIDING
FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the City Commission discussed the need for modification of the Land Development Code and the potential for a zoning in progress during its regularly scheduled City Commission meeting on September 12, 2022; and

WHEREAS, the City Commission scheduled an agenda item to discuss the zoning in progress for the City Commission Meeting on September 26, 2022. During the discussion, the Commission directed staff to follow the Land Development Regulations pertaining to zoning in progress to consider amendments to the increase in density above the amount allowed by right without commission action; and

WHEREAS, the City Commission has determined that during the period of time that the Local Planning Agency and the City Commission are considering the potential text amendments, a

“zoning in progress” is declared and that no plans, permits, licenses, or other development orders of any kind shall be issued for any applications received after the effective date of the zoning in progress, if issuance would result in the nonconforming or unlawful use of the subject property in the event that the text amendment was enacted by the City Commission, and

WHEREAS, the City Commission has determined that the zoning in progress shall remain in effect for three months, with the option of potentially extending that period an additional three months for good cause, and

WHEREAS, the City Commission has determined that the zoning in progress is authorized pursuant to Section 1.04.04 of the Stuart Land Development Regulations and the adoption of same provides benefit to the City by affording the Commission with the opportunity to appropriately review the policies without the fear that an application will be submitted in attempt to avoid compliance with any new language.

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

SECTION 1: The City Commission directs staff to draft text amendments addressing the increase density allowed through approval by the City Commission in Development Orders, Conditional Use Orders and Planned Urban Developments as currently described in Section 2.03.07, Table 3 of the Stuart Land Development Regulations.

SECTION 2: A zoning in progress is declared. No plans, permits, licenses, development orders, or development applications of any kind shall be processed or issued if they were submitted after the date that the zoning in progress became effective and they would result in the nonconforming use of the property in the event a text amendment was adopted.

SECTION 3: Applications seeking any increase in density that requires Commission Approval will continue to be accepted by the City however, the staff shall notify the applicant that no public

hearings will be set on the matter and no permits shall be issued until such time as the zoning in progress has expired or the City Commission has adopted the text amendments which will apply to the parcel.

SECTION 4: This Resolution shall take effect upon its adoption. The Zoning in Progress shall take effect at the earliest time allowed by law.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

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

Meeting Date: 10/10/2022

Prepared by: David Dyess

Title of Item:

HOUSING SOLUTIONS COUNCIL LAND LEASE (RC):

RESOLUTION No. 96-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE A LAND LEASE BETWEEN THE CITY OF STUART, FLORIDA AND HOUSING SOLUTIONS COUNCIL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On April 27, 2020, the City Commission was presented with an option to provide housing on a City owned parcel north of the Roosevelt Bridge. On September 27, 2021, the Commission adopted Resolution 99-2021 authorizing the City Manager to enter into a letter of Intent with the Housing Solutions Council (HSC) allowing HSC to exercise a due diligence period to inspect the property and determine the project viability. The City agreed to hold the property for one year to allow HSC an opportunity to determine the feasibility of developing the site for workforce housing. The Housing Solutions Council has notified the City that it would like to enter a land lease of the 1.97 acre property.

The initial lease would be for a period of three years at a rate of \$2,500.00 per month. During this time, the tenant would seek grants, tax credits and other approvals. In addition, the tenant would present a development proposal to the City Commission for approval. If the project become viable, the Housing Authority would then enter a 96 year lease and construct the residential housing units. The lease will have a reverter in the event that the project is not completed within the timeline set forth in the development approval. Further, the lease would be a non-subordinated net land lease. The tenant would be 100 percent responsible for all expenses, maintenance, development, taxes or assessments during the lease period. In the event that a long term lease was entered, It is the express intent of the City Commission that the property must be used for work force housing and the failure to develop work force housing or the failure to limit the rents to attainable housing shall cause the property to revert back to the ownership of the City.

Funding Source:

Not applicable

Recommended Action:

Provide any additional lease terms to staff and adopt Resolution authorizing Mayor to execute lease.

ATTACHMENTS:

1. R96-2022 Land Lease 1.97 acres Haney Creek
2. HSC Proposal



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

RESOLUTION NUMBER 96-2022

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA AUTHORIZING
THE MAYOR TO EXECUTE A LAND LEASE
BETWEEN THE CITY OF STUART, FLORIDA AND
HOUSING SOLUTIONS COUNCIL; PROVIDING AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida authorized the City Manager to execute a letter of intent with the Housing Solutions Council (HSC) on September 27, 2021, which provided a due diligence period for HSC to evaluate the 1.97 acres; and

WHEREAS, the Housing Solutions Council has notified the City that the property is acceptable, and it would like to enter a long term land lease for the property; and

WHEREAS, the initial term of the lease would be for 36 months to allow the tenant to seek all approvals and gain entitlement for the land; and

WHEREAS, the City entered the letter of intent because it found that there was public benefit to the City if Housing Solutions developed work force housing on the property; and

WHEREAS, the lease terms were conditioned upon Housing Solutions maintaining the property as residential rental property with rental rates within the attainable housing guidelines during the entire duration of the land lease, and

WHEREAS, HSC desires to enter a long term, non-subordinated, triple net land lease in which it shall be responsible for the property depicted in the lease conditioned upon remaining compliant with all terms of the lease as well as any development conditions.

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

SECTION 1: The CITY COMMISSION authorizes the Mayor to execute a land lease with Housing Solutions.

SECTION 2: The lease shall have an automatic reverter if the property is ever used for anything other than attainable housing as described in the lease.

SECTION 3: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10TH day of October, 2022.
ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

Resolution No.: 96-2022
Land Lease 1.97 acres

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Nick Blount,
FPL Retiree

Madeleine Greenwood
Co-Founder
Housing Solutions Council
Executive Director
Family Promise Martin
County

Joe Catrambone,
President & CEO
Stuart/Martin Chamber of
Commerce

Mari Huff, C.P.A., P.A
Mari Huff C.P.A. Certified
Public Accountants

Iris Jones,
Vice President, CRA Officer
Seacoast Bank

Thomas Lanahan,
Executive Director
Treasure Coast Regional
Planning Council

Amy Moniz, Esq
Partner
Crory Buchanan Attorneys at Law

Christia Li Roberts
Martin County School Board

Roberta Scott
Community Advocate

Harold Tourjee,
Senior Project Manager
Captex Engineering

Pinal Gandhi-Savdas, CRA
Administrator
City of Stuart

Board Advisors

Brent Wood, CEO
Brent A. Wood Architecture

Dear Mr. Dyess,

The members of the Housing Solutions Council (HSC) want to protect City of Stuart and Martin County working families. We believe everyone in our local workforce deserves an opportunity for financially feasible housing.

Our council coined the term “Gap Workforce” to describe the essential services workers in our community that are making too much to qualify for government subsidies but too little to afford the inflated market rents. We were experiencing a drain of our talent pool, our businesses were struggling to recruit and retain top talent due to extreme housing costs, and households of higher than before seen income levels were beginning to reach out for assistance they did not qualify for, only to find themselves facing homelessness or forced to move. All of this was well before the Pandemic. While we have made much headway on bringing these issues to the forefront, there is a new sense of urgency as the Pandemic expedited further drain at a rapid pace. This is mostly due to the mass migration to our area from other states and counties, driving housing costs skyward.

Since 2018, we have educated our city and county staff and officials on the resources to determine the necessary rent rate to household income ratios, we shared our research on the household income levels of our workforce that were struggling to make ends meet on full time wages prior to the Pandemic, and shared potential solutions we gleaned from other communities that had been successful bringing quality housing on-line for members of all income levels of their workforce.

Our HSC team of local community members and leaders have been working to educate ourselves and our community, facilitating crucial partnerships. In our meetings with city and county staff and commissioners, we have achieved much behind the scenes progress. We started the conversation about the need in our community through public speaking opportunities and the media. We began with advocacy and education. We encouraged our local government to create incentives for affordable housing development, educated local decision makers and our community on the needs and potential solutions, and worked with the City and the County to release surplus land for affordable housing solutions.

We are proud of the accomplishments we have achieved and the conversations in our community we have fostered. While all of this is good, to actually get housing built, we began the long process of facilitating a partnership with an experienced developer and property manager willing to collaborate with our local Martin County team of experts (land planner, architect, engineer and real estate attorney) because we know nobody cares more about our community than the people who live, work and play here.

We believe this is the best way to:

- Bring housing on-line that meets the unique needs of our community.
- Provide our community with much needed housing opportunities that are financially feasible to our Gap Workforce
- Ensure high quality multi-family housing that fits the flavor of our community
- Ensure that it remains financially feasible for the target demographic in the gap workforce for a minimum of 50 years.
- Meet our goal of creating housing that will serve a mix of household income levels of low, very low and moderate income.

We have fostered relationships with the Florida Housing Coalition, vetted five affordable housing developers and their developments, traveled to see their housing projects in person, researched their track records to determine which developers would be willing to partner with our local team, and visited other cities to learn what creative solutions they provided to their community. This took some time and the Pandemic set us back, but we continued to moving forward.

We are pleased to be partnering with Rural Neighborhoods and Jason Goldfarb of Odyssey Housing Group (RN/OHG). They became our number one choice because they have over 30 years of experience, have successfully won state RFAs to develop affordable housing numerous times, have a proven track record in managing the properties they develop, provided the necessary services to help the residents of the properties they develop achieve upward mobility, and have won numerous awards on local and state levels for their work.

To this day, their developments are still well maintained and providing housing that is affordable in their respective communities. Unlike other potential development partners, RN has agreed to include our local development team to create our housing. They have also agreed to keep our developments affordable as intended for a much longer term than other developers.

We are grateful to the City of Stuart Commissioners and Staff for making this dream to better serve our community a reality. We look forward to winning awards and setting the example for others in Stuart, the county, other cities around the state and around the country.

Sincerely,

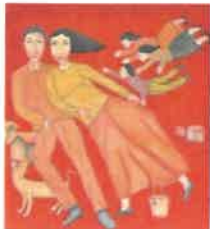
H. Madeleine Greenwood
Housing Solutions Council, Co-Founder

6526 S. Kanner Hwy #301, Stuart, FL 34997
HousingSolutionsCo@gmail.com
772.260.2388



Housing Solutions Council

a Not-For Profit Corporation
6526 S. Kanner Hwy #301, Stuart, FL 34997
Telephone 772.260.2388



Rural Neighborhoods, Inc.

a Not-For-Profit Corporation
Building Livable Places for Working Families
Post Office Box 343529, 19308 SW 380th Street, Florida City, FL 33034
Telephone 305-242-2142

July 14, 2022

City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

City of Stuart Property

Re: PROPOSAL FOR ACQUISITION (GROUND LEASE) AND DEVELOPMENT OF AFFORDABLE HOUSING
ON THE STUART OWNED PROPERTY

To Whom It May Concern:

Thank you for the opportunity to present this proposal to the City of Stuart, Florida to acquire and build a quality, affordable housing development on the city owned site located in Stuart, Florida. We are pleased to create this partnership (The Partnership) with Housing Solutions Council, Rural Neighborhoods Incorporated and Odyssey Housing Group.

The Partnership collectively has the requisite experience, financial capacity and local knowledge to deliver a high-quality development in collaboration with the City of Stuart. The Partnership has an established track record of successfully completing numerous high quality and sustainable housing communities throughout the State of Florida.

Rural Neighborhoods, Incorporated is a national award-winning housing and community development charitable organization providing livable places for more than 2,000 working families from the Florida Keys to Gainesville. As one of the largest not-for-profit providers of affordable rental communities in Florida, Rural Neighborhoods is experienced in Low Income Housing Tax Credits (LIHTC), SAIL, HUD 202, CDBG, HOME, USDA Rural Development and conventional debt financing. It has more than \$100M in current

neighborhood developments in its pipeline. Please refer to Rural Neighborhoods' company profile that is attached to view a list of successful developments completed over its 40-year history.

Rural Neighborhoods, Inc. is a NeighborWorks America Chartered Member. Executive Director, Steven Kirk sits on national boards to advise on redevelopment, stabilization, and community engagement strategies. Rural Neighborhoods, Inc. has participated to bring national initiatives to our local markets, such as Local Initiatives Support Corporation and Enterprise Community Partners.

Housing Solutions Council (HSC) is a citizen-led council of community leaders working to support housing opportunities for members of our workforce (of all income levels) through action, education, advocacy, and facilitating partnerships. One of HSC's primary focuses is creating and advocating for housing solutions that allows current generations in the workforce to have access to quality housing and financial stability that previous generations entering the workforce had.

Odyssey Housing Group's President Jason Goldfarb has been developing affordable housing for communities in need for over 20 years. Its primary focus is on building quality affordable and workforce housing communities throughout the southeast region of the United States. Odyssey Housing Group is noted for its targeted and creative approach to solving housing needs by first focusing on the mission and goals of its partners which include local stakeholders, non-profit organizations and public agencies.

Odyssey Housing Group currently has multiple affordable/workforce housing communities in different stages of development funded by low-income housing tax credits, HOME, SAIL, CDBG, and FHLB funding.

Development Plan

The development plan will include a quality, multi-family affordable housing serving *families and individual* residents. The development will consist of up to 63 residential units in a three-story building with up to 73 parking spaces. The unit mix of the housing development will consist of approximately 50% one-bedroom/ one-bathroom units and 50% two-bedroom/ two-bathroom units. Note: Per the City of Stuart Building Code, the property allows for four stories, potentially 84 units and a lower parking space ratio per unit requirement, however, due to the size and configuration of the property, the number of parking spaces cannot be increased to accommodate an increase in total units.

Planned amenities will include a leasing office and community center containing a library/ computer room and exercise facility. It is important to our team to create common space which allows for greater community engagement, shared identity and a thriving vitality to the neighborhood.

A conceptual site plan and rendering is attached for your review. The Partnership will comply with the City Codes and ordinances. In the event any density bonuses or entitlements need to be addressed prior to submitting funding to accommodate the development plan, the Partnership looks forward to working with the City of Stuart to address these items.

Financing Option #1

The Partnership will initially pursue the first of two funding options to finance the developments through the Florida Housing Finance Corporation by applying for 9% low-income housing tax credits (LIHTC) in the FHFC 2022 RFA - Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties. Applications are tentatively due set to be released in November 2022.

It is the Partnership's understanding that the City of Stuart wishes to address and serve a wider range of income levels, if possible. In previous years, FHFC 9% LIHTC funding program has required 100% of all Set-Aside Units to serve residents at or below 60% of Area Median Income (AMI) and a minimum of 10% of the Set-Aside Units to serve Extremely Low Income (ELI). However, since 2018, FHFC has also offered an option to "Income Average Test" all the units within the proposed development allowing Set-Aside Units to serve residents at or below 80 percent AMI. The average AMI of all the Set-Aside Units cannot exceed 60 percent of AMI, overall. Applicants that select the Average Income Test must set aside a minimum of 15 percent of the total units as ELI Set-Aside Units. To accommodate that need, we can select the "Income Average Test" approach if the City of Stuart prefers.

This FHFC 9% LIHTC RFA will fund approximately ten applications. Of these ten applications, a Goal to fund six (6) Local Government Area of Opportunity (LGAO) Applications. The Partnership's funding application consisting of an LGAO contribution will qualify for two (2) of the six (6) LGAO Application Goals due to FHFC rules giving preference to four competitor LGAO applications submitted in previous years.

To qualify for the LGAO, the Applicant is required to furnish a Local Government Contribution form executed by the local municipality committing a minimum of **\$340,000** in the form of a loan or a grant sourced from a local municipality (City of Stuart and/or Martin County). However, we understand that a total of **\$500,000** is available from the City of Stuart. We would like to request the support of this higher amount as construction costs are increasing and any additional sources of funds would be helpful.

The property is also located in a FHFC designated area called a Geographic Area of Opportunity (GAO). There is a FHFC RFA goal to fund two GAO developments with the Family Demographic selection only.

Financing Option #2

To take advantage of other types of funding opportunities, FHFC also offers SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits" ("SAIL") for Affordable Housing. The Partnership will also submit a SAIL funding application to increase the chance of successfully allocating funding. SAIL applications are anticipated to be due a few weeks after the 9% LIHTC RFA applications are due.

Selection of SAIL applications is based on a Leverage Tie Breaker ranking system. Top ranking will be based on applications requesting the least amount of SAIL funding per Set-Aside Unit. The local government

contribution is also very helpful in the SAIL funding scenario because the more additional funding the applicant has committed to the development, the lower amount of SAIL fund needs to be requested.

Any leveraging advantages through economic tools we can obtain through the City and/or the County including identifying additional sources such as CRA TIFF (or other) as well as lowering the total development costs through such items as reduced soft costs, (i.e. permit fees, utility connection fees and impact fee waivers and/or reductions). Applying these elements will help decrease the total development costs resulting in a lesser SAIL funding request amount per Set-Aside Unit and ultimately increase our chances of success. We hope to work with the City of Stuart to determine if there are any opportunities regarding these items that will help the development to compete.

Management

Everglades Housing Group (EHG) and Mr. Steven Kirk, its qualified principal, are among the most expert and experienced managers of affordable housing. EHG's management team will provide management services to the development. EHG currently manages 15 rental communities with 1,439 units including 12 FHFC-financed properties. Its management experience includes 28+ years of experience managing all types of housing including families, seniors and farmworker housing throughout the State of Florida.

EHG in partnership with Housing Solutions Council, Inc will actively manage the day-to-day operations including leasing agent/manager staff onsite. We feel it is a great advantage to the operation of the property and the overall wellbeing of the residents that a local stakeholder is on location and available to help address any urgent matters as well assist in providing and coordinating community-based services to the property. The range of services to the residents of the property will include but not limited to employment assistance programs and financial management programs.

Contingencies

The subject property presents numerous challenges due to its physical condition and surrounding areas. The Partnership will be required to conduct due diligence tasks that will incur significant upfront cost not typical prior to funding application submission to determine the viability of the property. The due diligence work prior to submission will entail conducting multiple studies and assessments by multiple governmental bodies and technical professionals including updating the survey, FDOT determinations relating to the traffic light, soil condition testing, geotechnical reporting addressing wetland mitigation and potential need for a retaining wall on the east side of the property, percolation tests for drainage, South Florida Water Management District assessments, Departments of Environmental Protection (DEP) reporting, civil engineering assessments and schematics to determine the scope of work and derive land preparation hard costs.

Acquisition Structure

The Partnership employed great care and thoroughness to determine the highest level of monthly lease payments the development will support. The goal is to apply this lease amount to the operating expenses in the development pro forma and maintaining a 1.15 a DSCR (the minimum DSCR acceptable to lenders and the Partnership).

The Partnership proposes to execute a ground lease agreement with the City of Stuart for 99 years. Due to the anticipated increased construction costs, the Partnership will be able to pay \$2,500 per month (\$30,000.00 per year) for the term of the lease which equates to a net present value of \$944,804.13 using the current 30-year treasury bill rate of 3.014%. The ground lease will be in full effect and payment will commence upon Certificate of Occupancy.

As mentioned above, significant upfront due diligence work and costs will be required. The Partnership can justify making a commitment of upfront time and money towards the project through obtaining a minimum 36-month ground lease option with the City of Stuart to allow for multiple FHFC funding application submissions. In the event the initial funding application is not selected for funding, the lease option term would give the Partnership the opportunity to resubmit the application over the next two years, if needed.

In conclusion, the Partnership is sensitive to the City of Stuart's interest and mission to bring more high-quality housing as well as greatly needed services to the area. The Partnership is committed to collaborate with the City of Stuart to build quality and sustainable affordable housing.

The Partnership offers its extensively experienced development team, available resources and local relationships. These relationships include our community-based services network to the overall development to meet the City of Stuart's ambition in delivering quality sustainable affordable housing developments to the local community.

Thank you in advance for your consideration and we look forward to working with the City of Stuart.

Regards,

A handwritten signature in blue ink, appearing to read 'S. Kirk', written over a horizontal line.

Steven C. Kirk
President and Executive Director of Rural Neighborhoods, Inc.

A handwritten signature in black ink, appearing to read 'M. Greenwood', written over a horizontal line.

Madeleine Greenwood
Executive of Housing Solutions Council, Incorporated

A handwritten signature in black ink, appearing to read 'J. Goldfarb', written over a horizontal line.

Jason Goldfarb
President of Odyssey Housing Group



RURAL NEIGHBORHOODS, INCORPORATED

Think for a moment about the image of rural America: close-knit communities where people are hard-working and independent, small towns replete with family and friends, places where hard times are met by resilience and strength. Then think about neighborhoods across our nation where life is a constant struggle to get by, jobs are scarce, schools are marginal and it seems like there's nowhere to turn. That's where we work.

Every day we work hard to change struggling communities into ones closer to the image of rural America in our minds. It takes more than a handful of affordable apartments. It starts with the hard working families who live there. It takes an award-winning vision that considers the strengths and challenges of each neighborhood on every front.

Our mission is providing shelter, a simple decent place to live for working families to eliminate substandard housing, overcrowding and to make rents affordable. But our objective is not just to build houses. We want to develop strong communities in which people can live and grow, be neighbors first, and then good neighbors. In our third decade, Rural Neighborhoods has built remarkable new communities in rural towns and places across Florida – in Immokalee, Ruskin, Dover, Fort Pierce, Okeechobee, Homestead, Labelle, Winter Haven. Using tools such as the Low Income Housing Tax Credit, HUD Supportive Housing for the Elderly, USDA Rural Development Farm Labor Housing together with private sector capital, Rural Neighborhoods provides housing to rural residents, agricultural workers, the elderly and homeless. Hard working families who call our neighborhoods home no longer return at the end of the day to dwellings falling to pieces. Instead home today is a livable community – one replete with quality affordable living, green space and aesthetic design, access to services and community engagement.

From our original mission to rescue a single labor camp, our calling has grown to include real estate development, asset and property management, community-building, resident services and disaster response. Our efforts help underserved communities, support rural economies and enable people to become self-sufficient and successful. Today, Rural Neighborhoods owns 1,791 rental units, 50,000 square feet of commercial space, provides work for nearly 45 talented staff and has served 100,000 individuals since its inception.

Rural Neighborhoods communities earn high marks, not only from satisfied residents, but from the housing sector as well. Such recognition includes our listing in 2011's Top 50 Affordable Housing Developers by Affordable Housing Magazine and receipt of prestigious national awards like the Maxwell Award of Excellence from the Fannie Mae Foundation, Skip Jason Community Service Award from the Housing Assistance Council and the Littleford Award for Community Service from the editors of American Business Media. The United States Department of Agriculture twice awarded our accomplishments as National Multifamily Housing Manager of the Year. Feature articles in magazines such as Builder, Planning,



Affordable Housing Finance and Design, Develop & Construct continue to highlight our efforts to revitalize local communities.

Rental Properties. How does our vision play out in practice? Rural Neighborhoods places families into quality housing where reasonable rents leave them with more disposable income. Parents have access to health care, childcare and financial counseling to help them stabilize their lives today and build assets for the future. Children get help with their homework and still have time to run and play in refurbished neighborhood parks. Through our work poor communities become sustainable neighborhoods – good places to live.

Ours is no longer just a vision or hopeful plan. Rural Neighborhoods knew at the outset it would be a long-term proposition, one that required passion and commitment as well as funding. We are building a good place to call home – and it’s working!

Our 2019 Rental Communities:

Everglades Farmworker Village	Florida City, FL	466 Units
Everglades Migrant Housing	Florida City, FL	30 Units
Everglades Rural Rental Housing	Florida City, FL	15 Units
Casa Cesar Chavez SRO `	Florida City, FL	144 Units
Orchid Grove	Florida City, FL	80 Units
Main Street Village	Immokalee, FL	79 Units
Eden Gardens I	Immokalee, FL	51 Units
Eden Gardens II	Immokalee, FL	37 Units
Everglades Supportive Housing	Immokalee, FL	4 Units
Esperanza Apartments	Immokalee, FL	48 Units
Timber Ridge at Sanders Pines Reserve	Immokalee, FL	75 Units
Scattered Site Homes	Immokalee, FL	5 Units
Hatchers Preserve	Immokalee, FL	18 Units
Pollywog Creek Commons I	Labelle, FL	40 Units
Pollywog Creek Commons II	Labelle, FL	24 Units
Pollywog Creek Senior Housing	Labelle, FL	29 Units
Oaks at Shannon’s Crossing	Okeechobee, FL	100 Units
Live Oak Villas I	Ft. Pierce, FL	104 Units
Live Oak Villas II	Ft. Pierce, FL	80 Units
Cypress Cove	Winter Haven, FL	80 Units
Manatee Village	Ruskin, FL	62 Units
Manatee Village 4	Ruskin, FL	27 Units
Manatee Village SRO	Ruskin, FL	128 Units
Tradewinds Hammocks	Key Largo, FL	66 Units



Community Facilities. Rural Neighborhoods has revitalized old (and constructed new) parks. Hard work established a new health clinic. Three childcare centers help families with two wage-earners go to work. Neighborhood office space brings services to the underserved.

Our 2019 Community Facilities:

Fernando Pro, Jr. Child Development Center	Florida City, FL
Steven Mainsteer Family Learning Center	Florida City, FL
Everglades 1 Child Care Center	Florida City, FL
Everglades 2 Child Care Center	Florida City, FL
Carl Kuehner Community Center	Immokalee, FL
Cinco de Mayo Park	Immokalee, FL
Everglades Health Center	Florida City, FL

Neighborhood Revitalization. Neighborhood revitalization is about influencing residents, businesses, civic organizations and others to invest time, energy and resources in a neighborhood. Make or break choices include whether to invest one's time in activities ranging from neighborhood clean-ups to crime watch, whether to buy into the neighborhood or avoid it or whether to make long-term investments or seek short-term profits as a landlord or business.

Rural Neighborhoods aims to influence stakeholder decision-making in ways that strengthen the neighborhood – to attract and retain homeowners, better landlords and more businesses. In Immokalee, FL it reinforces the positive future set out in the EP2 Mi Casa – Kominote M Revitalization Plan, and the continuing work of neighborhood partners.

2019 Target Neighborhoods:

Eden Park-Esperanza Place EP ²	Immokalee, FL
Owner-Occupied Rehabilitation 55 Units	Collier County, FL

Housing Solutions Council of Martin County, Inc.

OUR MISSION

Housing Solutions Council is a citizen-led council of community leaders working to support housing opportunities for members of our workforce (of all income levels) through action, education, advocacy, and facilitating partnerships.

WHY WE DO WHAT WE DO

In 2017 local citizens (many native to Martin County) and community leaders working in and serving members of our community identified a gap in the number of housing units that are affordable to our local workforce households with annual incomes between \$30,000 and \$60,000 (this income level is changing with inflation). We refer to our workforce in this population as our “Gap Workforce”. Our Gap Workforce make just too much to qualify for government subsidy yet too little to afford the inflated market rents/mortgages.

It was our experience that more and more hard-working members of our community were on the brink of homelessness, forced to leave our community for better opportunities, draining our local talent pool, decreasing our ability to attract and retain talent and pushing out long time locals and natives that made Martin County what it is today. Our goal is that we improve stability and quality of life for all members of our workforce in keeping with our unique “flavor” of Martin County. This requires creative housing solutions.

WHAT WE DO

Advocate

In May 2018, Housing Solutions Council was officially founded as a non-profit organization to provide and support solutions to the affordable housing crisis for members of all income levels of our workforce. Helping facilitate these solutions means:

- Creating and advocating for housing solutions that allows current generations in the workforce to have access to quality housing and financial stability that previous generations entering the workforce had.
- Generating options so that talented and hard-working individuals may live and work in our community.
- Giving parents and grandparents the ability to live near their grown children and their grandchildren, many who were raised here.
- Increasing walkability (decreasing traffic & sprawl).
- Improving financial and economic stability in our neighborhoods.
- Creating a balanced, happier, safer, healthier, more stable community.

Develop

Housing Solutions Council seeks to:

- Assist County and City Commissioners by vetting developers seeking to develop housing that is affordable in Martin County to ensure a proven track record of bringing quality affordable housing on-line.
- Vet non-profits working to provide creative housing solutions to help our low and very low-income families – to ensure there is no duplication of efforts and the best project ideas are put forward for local and state funding RFPs. On the state level, this is a highly competitive process. Non-profits duplicating efforts and resources risk our county losing out on competitive state funding.

- Collaborate with reputable developers to build quality multi-family rental housing and single-family units that are attainable for members of our workforce in the Low to Moderate Household Income levels (*these levels vary as our Area Median Income (AMI) increases annually.*
- Review Projects and Developer agreements prior to commission approval to determine if the language in the intended agreements with our city and county binds the developer to the production of housing units that meet the affordability criteria we've established to help our *gap workforce and that the components are in place to ensure tenant eligibility requirements will be followed for the long-term
- Review agreements to determine how the development entity will manage and maintain properties to provide for quality/upkeep and hold accountable to the agreements that rent rates/housing prices match the wages of the members of our workforce the development is intended to serve.
- Work with developers and our local government to provide incentives to developers to bring creative solutions to meet our housing needs for the long-term. It is important that developers are able to make the necessary ROI while creating the housing stock our community needs.

Educate

Housing Solutions Council works to educate our community members and community leaders on: the importance of affordable housing, the need for a strategy and meaningful policies to increase the availability of housing that is attainable for our workforce, providing LGAO (Local Government Area of Opportunity) funds and local government and city owned surplus land for the development of housing that is affordable.

HOW WE DO IT

Our highly knowledgeable council of local experts and concerned citizens seeks to inspire and facilitate the development of creative housing solutions in our community that will make our mid-sized county an inspiration to other counties throughout the United States. We will:

- Vet local and outside entities (i.e. developers, non-profit agencies, individuals) providing housing solutions to ensure they meet all the criteria for quality, affordability, sustainability, complementing our unique community.
- Work with local municipalities, developers and the state housing leaders to develop funding to increase opportunities for housing solutions.
- Facilitate partnerships with local non-profits, reputable developers, private investors and our local government to inspire and bring creative solutions to Martin County. Encourage Public Private Partnerships (P3s) to develop housing that meet the unique needs of our community.
- Work with city and county leadership to put surplus land to good use for hardworking members of our community in a Geographic Area of Opportunity – near schools, work and healthcare.

When the city and county work together with Housing Solutions Council, we are able to provide solutions for housing to meet the growing demand, creating a healthier economy.

Here's a short Glossary that is helpful to know when discussing this issue:

- **Affordable** – Generally accepted classification that defines when housing costs are no more than 30 percent of household income.
- **Area Median Income (AMI)** – The estimated median income, adjusted for family size, by metropolitan area (or county in nonmetropolitan areas) that is adjusted by HUD annually and used as a basis of eligibility for most housing assistance programs. This number is also used to delineate the various programs for housing. (*In Martin County, the current AMI increased to \$84,500 in April 2022.*)
- **Elderly/Senior Housing** – Residential developments restricted to tenants age 62 or older, or 80 percent of occupancy by households with at least one person 55 or older.
- **Fair Market Rent (FMR)** – An amount determined by HUD to be the monthly cost of modest, non-luxury rental units in a specific market area.
- **Housing and Urban Development (HUD)** – The United States Department of Housing and Urban Development is a Cabinet department in the Executive branch of the federal government.
- **Infill Development** – The practice of building on vacant or undeveloped parcels, especially urban and suburban neighborhoods. This promotes compact development, which in turn allows undeveloped land to remain open and green.
- **Smart Growth** – The term used to refer to a rapidly growing movement that calls for a more coordinated, environmentally sensitive approach to planning and development that calls for more efficient land use, compact development patterns, less dependence on automobiles, a range of housing opportunities and choices, and improved jobs/housing balance.



Jason Goldfarb, Founder and President of Odyssey Housing Group

Mr. Goldfarb has over 15 years of real estate development experience in building quality affordable housing with a primary focus on building quality affordable and workforce housing communities throughout the southeast region of the United States.

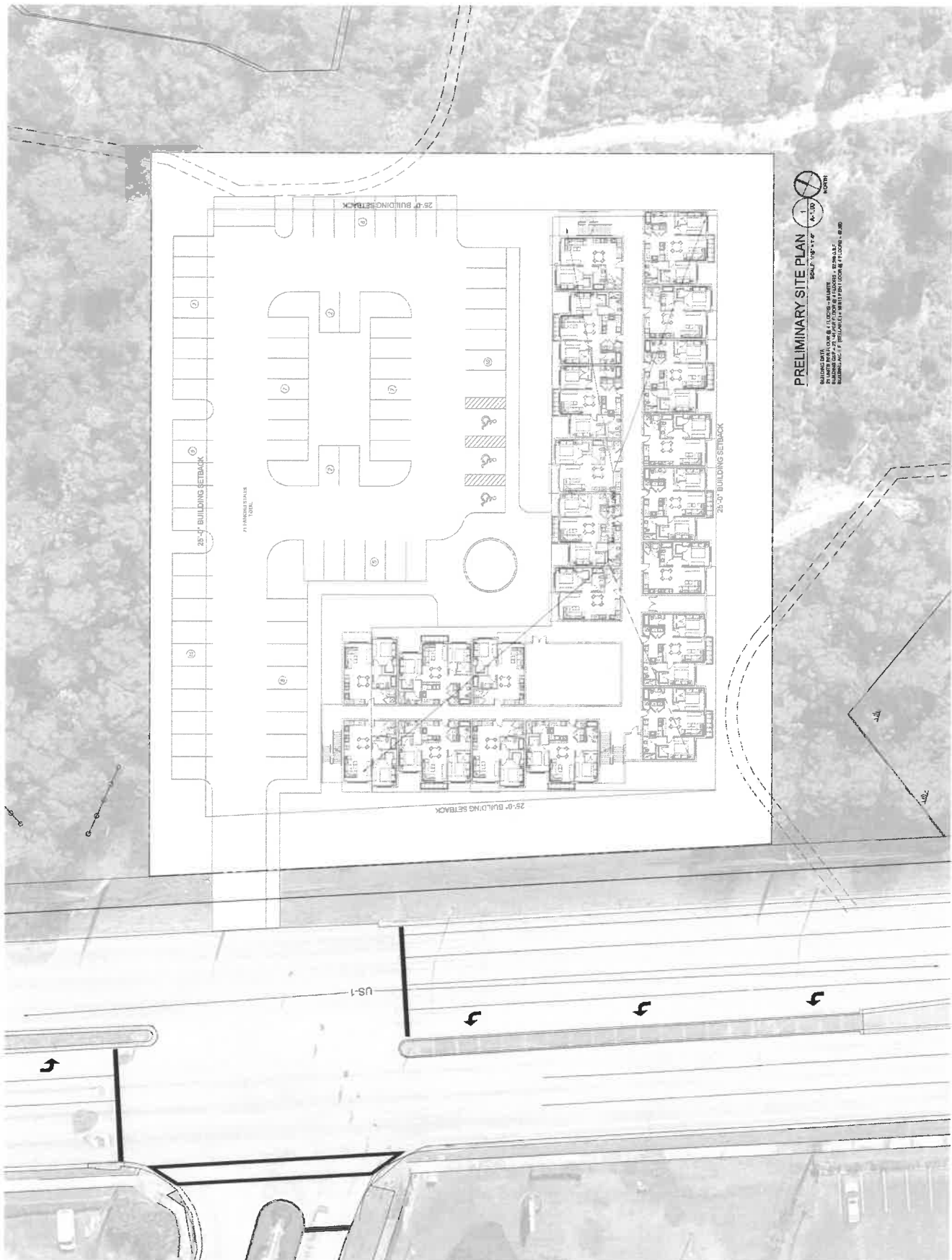
For the past five years, in partnership with Rural Neighborhoods, Mr. Goldfarb has successfully allocated LIHTC, HOME, SAIL and CDBG-DR funding through the Florida Housing Finance Corporation to construct multiple affordable and workforce developments in Central Florida and the Florida Keys. Each development is in either the credit underwriting or construction stage of development. Mr. Goldfarb is project managing the developments through to completion and stabilization.

Additionally, Mr. Goldfarb has consulted for multiple non-profits organizations and has most recently played a pivotal role as a development consultant for Rural Neighborhoods, Inc. in allocating and building over \$80 million in LIHTC and SAIL funding through the Florida Housing Finance Corporation for numerous elderly low-income housing, farmworker housing and workforce housing developments throughout the State of Florida. Each of the developments are in different stages of the development continuum ranging from credit underwriting and predevelopment to construction and stabilization.

Prior to founding the Odyssey Housing Group in 2017, Mr. Goldfarb served for eight years as a Director in The Related Group's affordable housing division. Mr. Goldfarb was primarily responsible for identifying new subsidies, negotiating land acquisitions in underserved markets, managing funding applications for low income and mixed income residential developments due diligence and all other pre-development activities including entitlements and site planning. During his time at The Related Group, Mr. Goldfarb secured over \$400 million in funding for the construction and/or rehabilitation of over 2,000 affordable housing units throughout the State of Florida.

Mr. Goldfarb previously served as a senior associate for six years with the national commercial sales brokerage Marcus and Millichap. As a senior sales associate, he negotiated and facilitated over \$200 million of commercial property transactions.

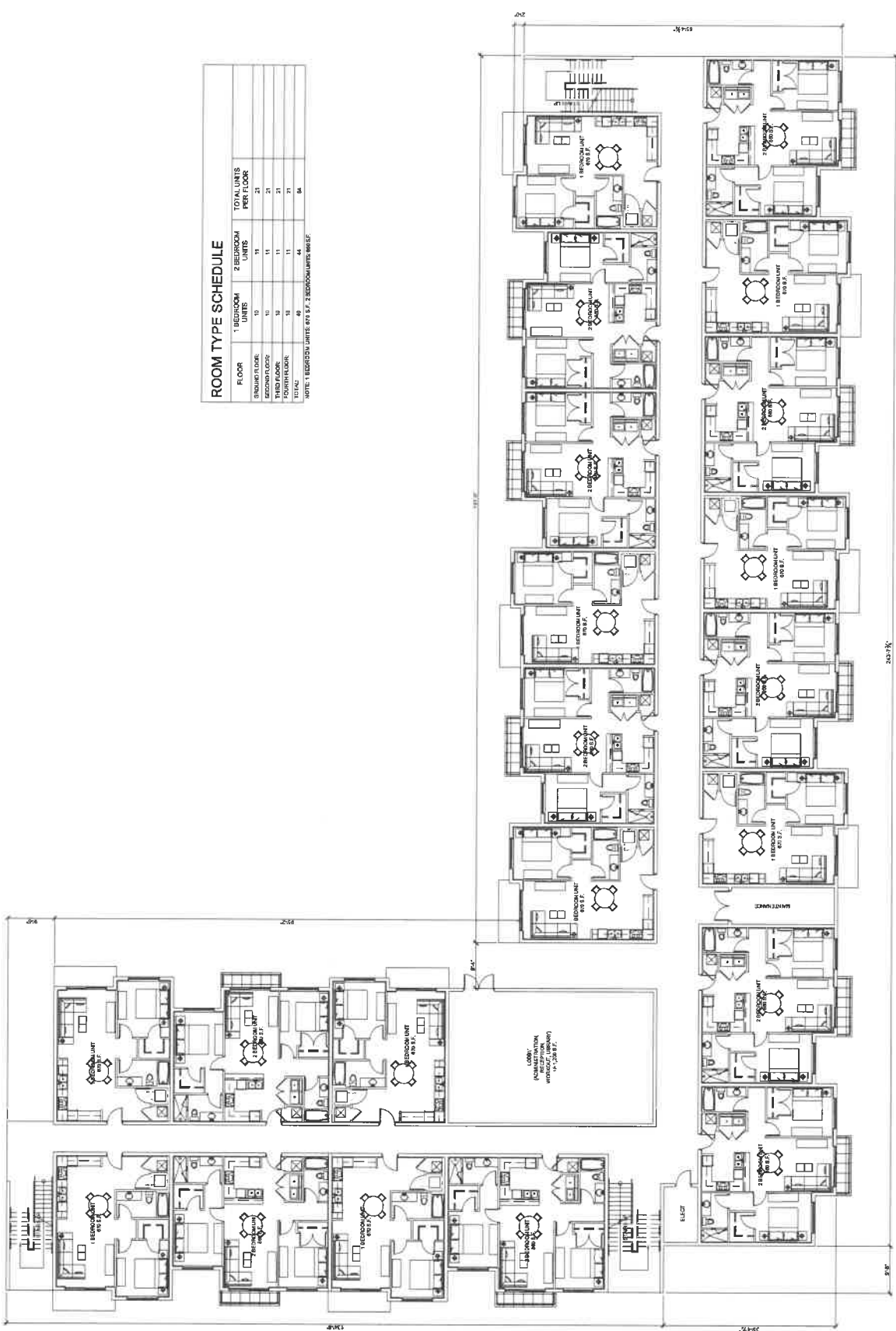
Mr. Goldfarb began his career with Bonneventure Development Corp and Owner's Management Company in Cleveland, Ohio as an affordable housing project manager and property manager. Mr. Goldfarb holds a bachelor's degree in Business Administration from Kent State University.

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1	2	3	4	5	6	7	8

6/21/2022 - CLIENT REVIEW - NOT FOR CONSTRUCTION

GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



ROOM TYPE SCHEDULE

FLOOR	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TOTAL UNITS PER FLOOR
GROUND FLOOR	10	11	21	42
FIRST FLOOR	10	11	21	42
SECOND FLOOR	10	11	21	42
THIRD FLOOR	10	11	21	42
FOURTH FLOOR	10	11	21	42
FIFTH FLOOR	10	11	21	42
SIXTH FLOOR	10	11	21	42
SEVENTH FLOOR	10	11	21	42
EIGHTH FLOOR	10	11	21	42
NINTH FLOOR	10	11	21	42
TENTH FLOOR	10	11	21	42
NOTE: 1 BEDROOM UNIT 410 S.F., 2 BEDROOM UNIT 510 S.F., 3 BEDROOM UNIT 610 S.F.				

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

Meeting Date: 10/10/2022

Prepared by: David Dyess

Title of Item:

ACCEPT DONATED PROPERTY FROM MARTIN COUNTY (RC):

RESOLUTION No. 97-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AND ACCEPTING THE DONATION OF .25 ACRES OF LAND LOCATED IN EAST STUART BEING CONVEYED BY MARTIN COUNTY TO THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

In 2021, I was contacted by Martin County about a small parcel that they had available during a review of surplus/obsolete property review. The parcel is located in East Stuart and could be difficult to develop due to its location, which is depicted in Exhibit A in the resolution. The county wishes to restrict the property to affordable housing if it were to be developed, which we have worked with Habitat for Humanity in the past to provide affordable single family homes.

The property is already off the tax roll due to it being a county parcel and I see no reason for the city not to accept the property.

Funding Source:

N/A

Recommended Action:

Motion to Approve 97-2022

ATTACHMENTS:

1. R97-2022 Auth and Accept of Land from Martin County
2. R97-2022 County Deed executed



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

RESOLUTION NUMBER 97-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AND ACCEPTING THE DONATION OF .25 ACRES OF LAND LOCATED IN EAST STUART BEING CONVEYED BY MARTIN COUNTY TO THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Martin County has contacted the City of Stuart to convey approximately .25 acres, which is located in East Stuart that they have identified as surplus; and

WHEREAS, Martin County restricts the use of the property for affordable housing with a revert if the property is not used as such; and

WHEREAS, The City of Stuart indicated its desire to accept the property for the purpose of affordable housing if ever developed; and

WHEREAS, the City of Stuart City Commission believes it is in the best interest of the City of Stuart to authorize and accept this donation of land from Martin County.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS FOLLOWS:

SECTION 1: The City Commission agrees to accept the donation of Lots 14, 15 and 16, of Block 11, Amended Plat of McDonald's Subdivision of Block 8 Lincoln Park Addition, according to the

Plat thereof, as recorded in Plat Book 1, Page 77, Public Records of Martin County, Florida. As acquired and more fully described and recorded, in Deed Book 21, Page 98, official records of Martin County, Florida and Deed Book 32, Page 433, official records of Martin County, Florida.

SECTION 2: The City of Stuart will use the donated property (depicted in Exhibit A) as affordable housing if developed.

SECTION 3: This resolution shall take effect on adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of October, 2022.

ATTEST:

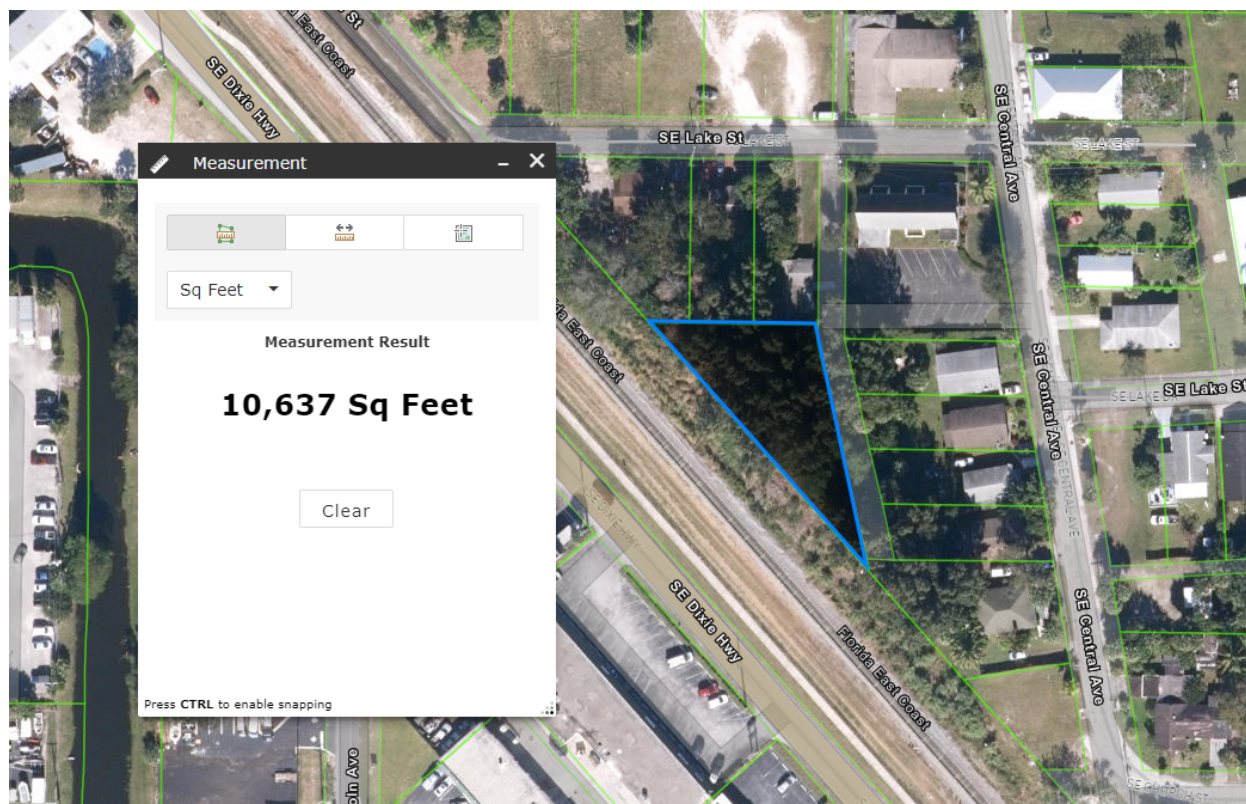
MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Exhibit A



This instrument prepared by:
Trish Allen
Martin County Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Surplus Triangle Lot RPM #3238
Property Address: No Road Access Stuart, FL
Lots 14, 15, & 16 Blk 11
PCN: 04-38-41-013-011-00140-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS DEED, made this 13th day of September, 2022, by MARTIN COUNTY, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, party to the first part, and CITY OF STUART, a municipal corporation of the State of Florida, whose mailing address is 121 SW Flagler Avenue, Stuart, FL 34994, party to the second part.

WITNESSETH that the said party of the first part, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, his heirs and assigns forever, the following land lying and being in Martin County, Florida, more particularly described as:

Lots 14, 15 and 16, of Block 11, Amended Plat of McDonald's Subdivision of Block 8 Lincoln Park Addition, according to the Plat thereof, as recorded in Plat Book 1, Page 77, Public Records of Martin County, Florida.

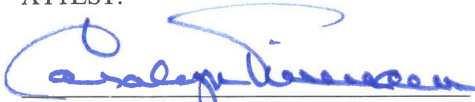
As acquired and more fully described and recorded, in Deed Book 21, Page 98, official records of Martin County, Florida and Deed Book 32, Page 433, official records of Martin County, Florida.

PURSUANT to Section 274.05, Florida Statutes, the GRANTOR may donate property that is considered obsolete, or which serves no useful function and is in the best interests of the citizens to other governmental agencies.

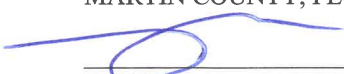
PROVIDED THAT if the Property is not used for affordable housing purposes or other uses consistent with Section 125.379, Florida Statutes, accepted by Resolution No. 16-2.38, OR BK 2838, Page 843, official records of Martin County, Florida, the title to Property shall immediately revert to the Party of the First Part, its successors or assigns.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

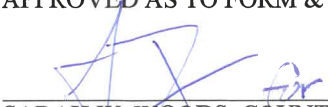
ATTEST:


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY


SARAH W. WOODS, COUNTY ATTORNEY

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CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 10/10/2022

Prepared by: Erin Wohlitka

Title of Item:

751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FROM COMMERCIAL (C) TO MULTI-FAMILY RESIDENTIAL (MF-RES) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2486-2022; 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 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to request a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) on 4.88 acres of land. The subject property is located at 751 SE Central Parkway.

The property was originally assigned Multi-Family land use and then became institutional for a church and then Commercial for a doctors office but the original plan for the property was multi-family.

See attached staff report for additional information.

Funding Source:

N/A

Recommended Action:

Staff recommends approval of Ordinance 2486-2022.

ATTACHMENTS:

1. A. Ordinance 2486-2022
2. B. Staff Report - Ord 2486-2022
3. C. Future Land Use Amendment Application
4. D. Applicant's Project Narrative
5. D. Ordinance 1174-89
6. D. Ordinance 1293-93
7. D. Ordinance 2106-07
8. D. Staff Review Comments 03.21.2022
9. D. Service Capacity Letter - COS Police Department
10. D. Service Capacity Letter - COS Utilities & Engineering
11. D. Service Capacity Letter - COS Fire Rescue
12. E. PUBLIC NOTIFICATION



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

ORDINANCE NUMBER 2486-2022

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 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this future land use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on November 5, 2021, an application was submitted to the city for a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on June 9, 2022, to consider the applicant's request and unanimously recommended approval of the subject petition to the City Commission; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

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

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

WHEREAS, the City Commission has reviewed the criteria set forth in Florida Statute 153.3177 and has evaluated the data testimony, evidence, public comments and totality of the circumstances. The City Commission has determined which data is professionally acceptable and has reacted accordingly. Pursuant to the data available at the time, the Commission has found that the character of the land is appropriate for the subject request and that adequate public facilities exist to support the land use; and

WHEREAS, based on the evidence presented by the Applicant regarding the maximum build out of the existing and proposed Future Land Use designations, the Commission finds that the proposed use is an appropriate Future Land Use for the subject property; and

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

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

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

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

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

SECTION 1: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Residential (MF-RES)".

SECTION 2: This ordinance becomes effective upon adoption.

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

SECTION 4: If any provision of this ordinance or the application thereof to any

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

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

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

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

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

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

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

Passed on first reading the 10th day of October 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:

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this 24th day of October 2022.
ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.

CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS ASSOCIATED WITH THE SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT 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 SITE ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER 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:

Print Name: _____

Print Name: _____

Cypress Holding, LLC

By: _____

Jeffrey H. Sands, Managing Member

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2022, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022 by Merritt Matheson, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

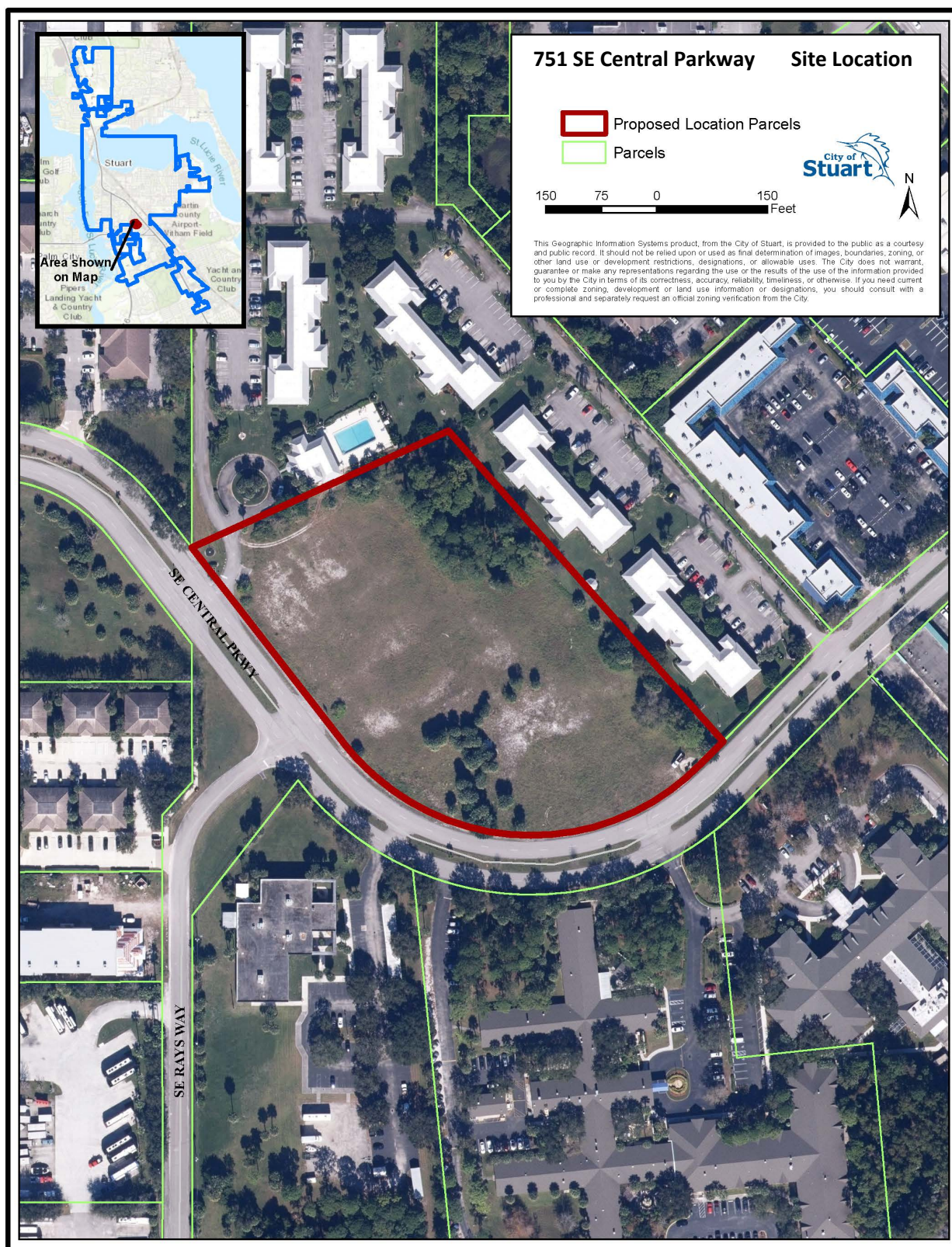
Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY
FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP





Ordinance 2486-2022 Staff Report

A. Application

Sailfish Cay Small-Scale Future Land Use Amendment Application Number: Z21110004

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development and Design, Inc.
Project Manager	Erin Wohlitka, Acting Development Director
Date of Report	September 30, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES).

The project was heard by the Local Planning Agency on June 9, 2022, and the board unanimously recommended approval of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2486-2022.

Background

The subject property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements; however, this phase of the development was never constructed. In the mid-1980s, the property was developed as a church use by Abundant Ministries under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan and assigned a future land use category of Multi-Family Residential to the property.

On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until the mid-2000s when it was demolished.

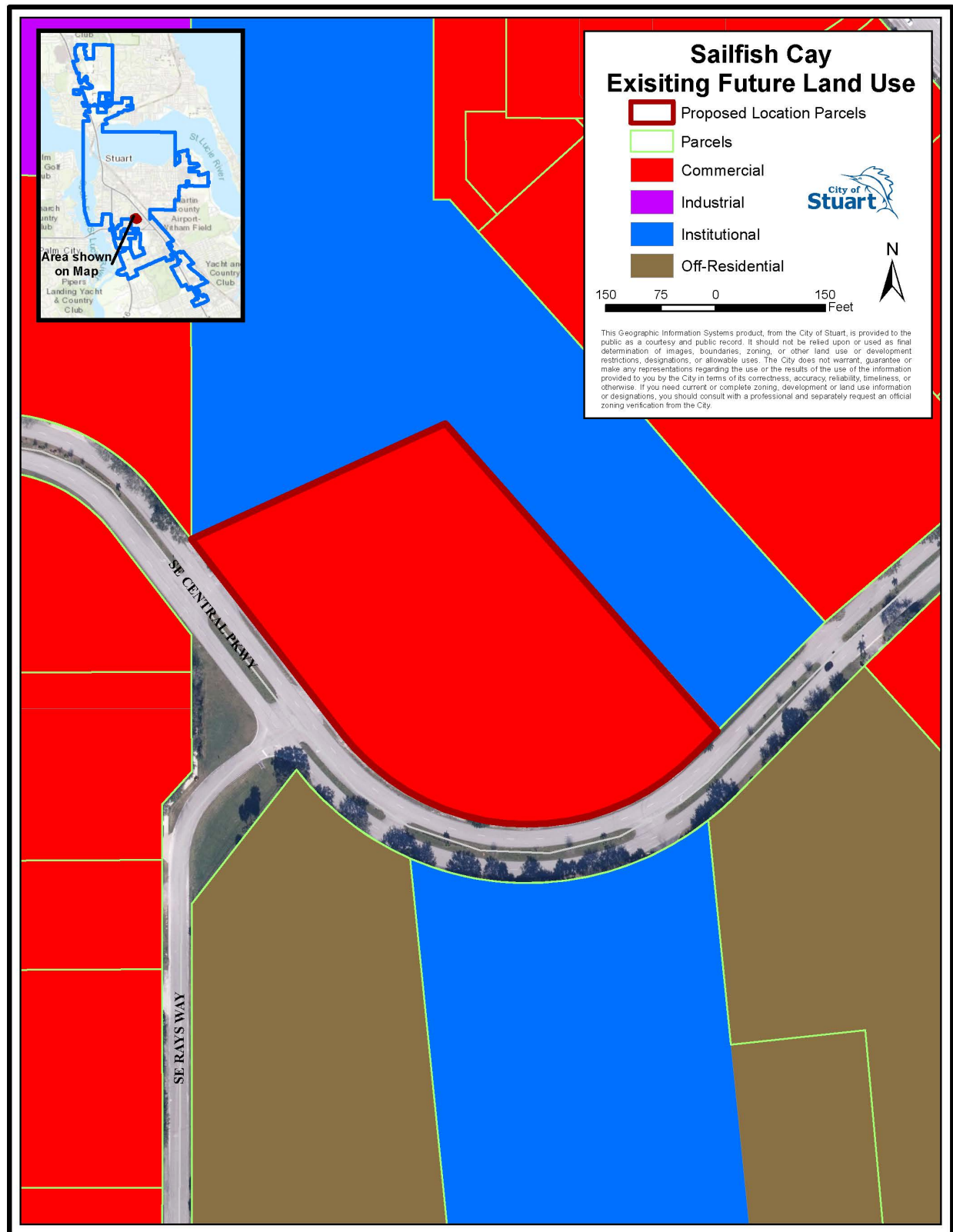
On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)



Existing Future Land Use Map



B. Determination of compliance with Comprehensive Plan

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

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: City Utilities & Engineering Department has drafted a letter stating that water and wastewater plant capacity exists to serve residential development on the subject site. City staff has received a school capacity determination that states, "...the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180." Public transportation is available at the eastern terminus of SE Central Parkway's intersection with the US Highway-1 corridor (via the Treasure Coast Connector), and at the western terminus of SE Central Parkway at its' intersection with Kanner Highway (via Route 3).

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: ...(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Staff Analysis: The applicant will comply with requirements to provide multi-family residential on the property subject to the adoption of the land use change.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: This site has been previously cleared and utilized for prior development as a church. The subject property is located within two miles of downtown Stuart, thus providing a residential land use option close to the urban core of the City. Providing a residential land use in this proximity to downtown aids in the discouragement of urban sprawl and redeveloping a previously built site helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Staff Analysis: The subject property is surrounded on the north and west boundaries by the existing Towne Park Condominium project and the SE Central Parkway right-of-way to the south and east. Other uses along SE Central Parkway include office, multi-family residential and an assisted living facility. This is one of the last undeveloped sites on SE Central Parkway, which has existing multi-family residential projects on both sides of the roadway. Thus, the future land use is compatible with and complementary to the surrounding land uses.

Policy 1.B3.7. Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation, or aesthetic functions of an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks, and golf courses.

Staff Analysis: The proposed future land use is compatible with residential zoning districts that support undeveloped and enhanced open spaces within the City's Land Development Code. There are no wetlands on the subject property, however, the future development will require landscaped areas as a part of the development proposal.

C. Compliance with Florida Statute 163.3177

The City's Engineering, Environmental and Traffic Consultants have reviewed the submitted documents from the applicant and have determined them sufficient and compliant with the City's Comprehensive Plan.

City staff has analyzed the land use change and determined the availability of facilities and services for the change in land use.

The Applicant has submitted an environmental assessment that was reviewed by City staff and the City's environmental consultant determining that the land is suitable for residential development. City staff has analyzed the character of the site to determine its feasibility for residential development within this report. The FEMA Flood Zone for the subject property is X: Area of minimal flood hazard. The soil type, pursuant to the Florida Soil Survey Geographic Database (SSURGO) data, for the subject property is Waveland and Immokalee Fine Sands. This soil type is commonly found in the city.

City staff has reviewed the wellfield protection ordinance and has determined that a portion of the site is located within "Zone 2". Zone 2 prohibits, "any nonresidential activities...which store, handle, produce or use any regulated substance..." pursuant to Division 5. – Wellfield Protection of the Martin County Code of Ordinances. The proposed residential future land use will not trigger the provisions of this ordinance, and any future development of the site will be required to comply with the requirements set forth within the wellfield protection ordinance.

Per the Applicant's submitted documents, no historic or natural resources exist on the subject property.

Sprawl Analysis

F.S.163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
NO	(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
NO	(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
NO	(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
NO	(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
NA	(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
NO	(VI) Fails to maximize use of existing public facilities and services.
NO	(VII) Fails to maximize use of future public facilities and services.
NO	(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
NO	(IX) Fails to provide a clear separation between rural and urban uses.
NO	(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
NO	(XI) Fails to encourage a functional mix of uses.
NO	(XII) Results in poor accessibility among linked or related land uses.
NO	(XIII) Results in the loss of significant amounts of functional open space.

F.S.163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
YES	(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
YES	(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
YES	(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
YES	(IV) Promotes conservation of water and energy.
N/A	(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
YES	(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
NO	(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
NO	(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

E. Site Details and Service Capacity

Existing Site

The subject property was previously used as a church. All structures were demolished when the property was subject to a proposal for a professional office center that was never constructed. The site has since remained vacant but includes mature slash pine trees in the rear of the property as well as other sabal palm trees located in various areas on the site.

Environmental Assessment

The Applicant's environmental assessment was reviewed by the City's environmental consultant that has determined it is compliant with the City's Comprehensive Plan. The report states that there is no existing native upland habitat located onsite. The report also states that there are no state jurisdictional wetlands on site. During a site visit, the applicant's environmental consultant noted that though there was a potential for gopher tortoise habitat, no burrows were located at time of the visit. The applicant has stated that due to there being no native upland habitat,

wetlands, and/or other surface waters located on the site, and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located on site.

Traffic

The City's Traffic Consultant, Kimley Horn and Associates, Inc., has completed the review of the applicant's Long Range Traffic Analysis and confirmed that the proposed development is consistent with the City's Concurrency Requirements. According to the Long-Range Traffic Analysis, prepared by O'Rourke Engineering & Planning, the change in future land use from Commercial (C) to Multi-Family Residential (MF-RES) would result in a maximum development potential decrease of 11,151 daily trips (269 AM peak hour trips and 1,027 PM peak hour trips).

Maximum Buildout Analysis

Comprehensive Plan: Element 1, Table of Land Use Densities and Intensities

FLU		Residential			Non-Residential			
	<i>In/Out CRA</i>	<i>General</i>	<i>Not ALF</i>	<i>ALF</i>	<i>% Residential</i>	<i>General</i>	<i>>2.0 FAR</i>	<i>% Non- residential</i>
			<i>UPUD, RPUD, or Major UCE</i>					
Commercial (existing)	Out	<10 du/ac	<10	<30 du/ac	0-15%	<1.5 FAR		85-100%
Multi-Family Residential (proposed)	Out	<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	70-100%	<0.5 FAR		0-30%

⁹

This designation is intended for parcels that are suited for single family attached and detached, duplex and multi-family development ranging in density from 10 for single family units to 11.62 for multi-family and duplex units.

Gross Site Area: 4.88 acres

Maximum Buildout for existing Commercial Future Land Use (FLU):

- 318,859.2 square feet for 100% non-residential ($4.88 \times 43,580 = 212,572.8 \times 1.5 \text{ FAR} = 318,859.2$)
- 271,030.32 square feet and 7 units for 85% nonresidential and 15% residential ($318,859.2 \times .85 = 271,030.32$ square feet) ($4.88 \times .15 = 0.732 \times 10 = 7.32$ dwelling units)

Maximum Buildout for proposed Multi-Family Residential Future Land Use (FLU):

- 146.4 dwelling units for 100% residential ($4.88 \times 30 = 146.4$ dwelling units)
- 102.48 dwelling units and 31,885.92 square feet for 70% residential and 30% non-residential ($4.88 \times .7 = 3.416 \times 30 = 102.48$ dwelling units) ($212,572.8 \times 0.5 \text{ FAR} = 106,286.4 \times .3 = 31,885.92$ square feet)

Level of Service Capacity Letters

On December 3, 2021, the Martin County School District issued a letter stating that sufficient school capacity exists to serve the change in residential dwelling units to meet the school concurrency requirements under Florida Statute 163.3180.

On April 7, 2022, the Utilities & Engineering Department issued a letter stating that the City of Stuart has water and wastewater plant capacity to serve residential development on the subject parcel.

On April 11, 2022, the Police Department issued a letter stating that the City of Stuart Police Department can serve residential development on the subject parcel and that development will not negatively affect the level of service the Stuart Police Department offers to the City of Stuart.

On April 12, 2022, the Fire Rescue Department stated that residential development can be served by the City of Stuart Fire Rescue Department without any negative impacts to levels of service at this time.

F. Staff Analysis

Staff has reviewed the subject petition for a Future Land Use amendment from Commercial (C) to Multi-Family Residential (MF-RES) for the subject property located at 751 SE Central Parkway.

This project site was originally planned as a part of the Towne Park residential community, which had a multi-family land use designation as a part of the City's first Comprehensive Plan established in 1989. The site has gone through many Future Land Use changes throughout the past 30+ years; however, it is important to note that this site was never developed with the exception of the Abundant Life Ministries church until its demolition in 2007. The site has been commercial land for the last 15 years and has remained vacant. Adjacent uses are largely multi-family residential. In addition, SE Central Parkway is considered a local residential roadway pursuant to the City's Roadway Functional Class and Evacuation Map within Element 2: Transportation Element of the City's Comprehensive Plan; thus, this future land use is appropriate for this subject property that fronts SE Central Parkway. There are no significant historical or natural resources on the site. A change from Commercial (C) to Multi-Family Residential (MF-RES) future land use would result in a large decrease in the number of vehicular trips on the City's roadway network. The City has available capacity in regard to the provision of public services to serve a residential development at this site that would not negatively impact levels of service. The change in Future Land Use from Commercial (C) to Multi-Family Residential (MF-RES) would decrease the amount of Commercial land in the City of Stuart from 913.9 acres to 909.02 acres and increase the amount of Multi-Family Residential land from 582.3 acres to 587.18 acres. City staff has reviewed the Applicant's request for a land use change and has determined it is compatible with, and complementary to, adjacent uses.

Staff recommends approval of Ordinance 2486-2022.



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

Received by:
Reviewed by:

Small-Scale Comprehensive Plan Amendment Application

Project ID# 221110004
(Staff Entry)

RECEIVED

Pre-App Conference Date: October 4, 2021	Application Date: NOV 18 2021
---	----------------------------------

SITE INFORMATION

DEVELOPMENT
RECEIVED

Project Name: Salfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway, Stuart FL	
Subdivision: Towne Park	Lot(s): N/A
Site Acreage: 4.88	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): CPUD	
Proposed Zoning District / CRA Subdistrict (if applicable): RPUD	
Current Comprehensive Plan Future Land Use Designation: COMM	
Proposed Comprehensive Plan Future Land Use Designation: Multi-Family Residential	
Existing Land Use: Vacant	Proposed Land Use: Townhomes
Proposed Square Footage (if applicable):	Proposed Density (if applicable): 12.5 du/acre

PETITIONER INFORMATION

Property Owner: Cypress Holding LLC	Phone Number / Email Address: (609) 921-6060 ext. 104/ gmaietta@hiltonrealtyco.com
Property Owner's Mailing Address: 902 CARNEGIE CENTER STE 400 PRINCETON NJ 08540	
Applicant (if not Owner): 751 SE Central, LLC	Phone Number / Email Address: (561) 691-4552 / ryan@johnstongroupinc.com
Applicant's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Agent/Contact Person: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Phone Number / Email Address: (561) 691-4552 / liz@johnstongroupinc.com
Agent's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Architect: Chandaj Limpabandh / PCL Design Inc.	Engineer: Rod Kennedy / EDC
Planner: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Landscape Architect: Jason Litterick / Litterick Landscape Architecture

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeffrey H. Sands, Managing Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC;
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a townhome residential project in the City of Stuart, FL.
3. That he/she has appointed Johnston Group Development and Design, Inc. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Cypress Holding, LLC, By: Hilton Realty Co., L.L.C, its Sole Member

Signature of Owner:

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

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

25th day of October, 2021 By Jeffrey H. Sands, Managing

Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC

Personally Known OR Produced Identification

Type of Identification Produced:

Kathleen M. Boyd
Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

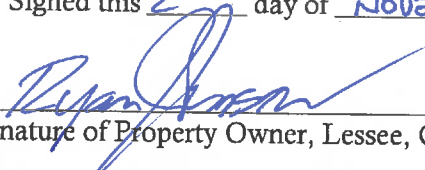
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ryan Johnston
Title: President
Company: 751 SE Central, LLC
Company Address: 224 Chimney Corner Lane, Suite 3032

City/State/Zip Code: Jupiter, FL 33458
Telephone Number: (561) 691-4552
Facsimile Number: (561) 691-4553
Email Address (optional): ryan@johnstongroupinc.com

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

1. Signed this 2nd day of NOVEMBER, 2021.



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

Application Requirements

Fee: \$1,864.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

➤ **Submittal Requirements:** A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a justification for the proposed change and any other information required by the City Development Director.

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

Justification: Please explain the need and justification of the change and the relationship of the proposed change to the goals, objectives and policies of the City of Stuart Comprehensive Plan and Land Development Code *(include additional pages if needed)*.

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Small Scale Comprehensive Plan Amendment

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

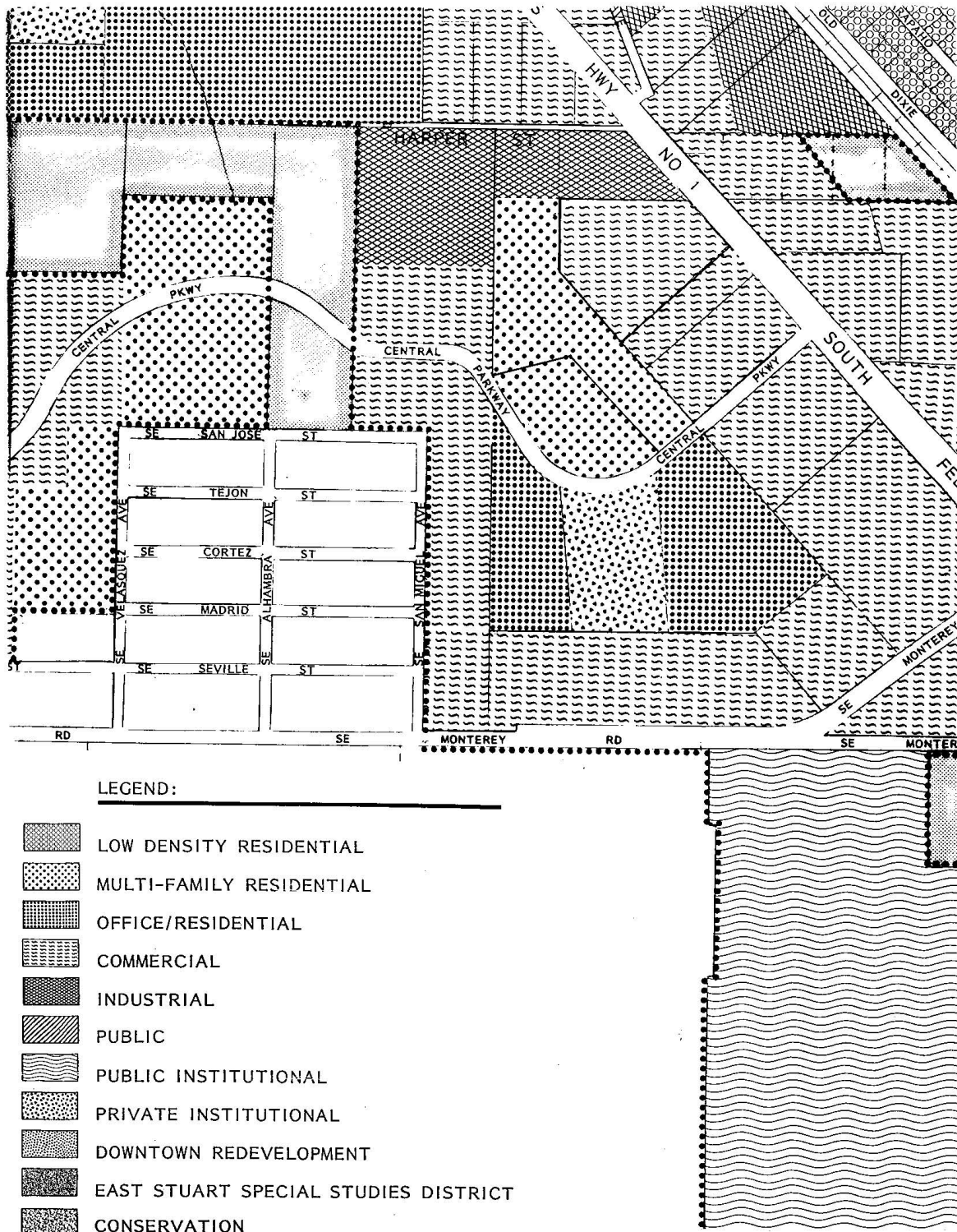
Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, in conjunction with the request for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

The subject property, consisting of approximately 4.88 acres (Property Control 09-38-41-011-000-00001-1), is located on the north side of SE Central Parkway, northeast of the intersection of SE Central Parkway and SE Rays Way, approximately 0.15 miles southwest of SE Federal Highway/US 1.

The property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements. This phase of the development was never built, and the property sat vacant for some years. The property was developed as a church use by Abundant Ministries in the mid-1980s under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan, and visualizing the original intent of the property as residential, assigned a land use of Multi-Family Residential to the property (See **Image I** below).

Image I
Property's Original 1989 Future Land Use



Source: City Staff Report Regarding Comprehensive Plan Amendment from Multi-Family to Institutional

In 1993, the property was subject to a Land Use Amendment from Multi-Family Residential to Institutional as the church use was rendered non-conforming with the assigned Multi-Family Residential land use. This Land Use change from multi-family residential was highly controversial with the adjacent Towne Park residents. The zoning remained as R-3.

The Abundant Ministries church remained on site until the mid-2000s when it was demolished. In 2007, a national recession hit, devastating the homebuilding industry with many homebuilding businesses failing. During this time of recession, the property was sought out for commercial development as residential was not a viable development option at that time. The site was rezoned to Commercial Planned Unit Development (CPUD) with a future land use change to Commercial (C). A master plan for a 7-building commercial office project was approved in conjunction with the rezoning and comprehensive land use change, but this project was never constructed. Since that time, no other entitlements have been granted on the property, leaving the property vacant for another 15 years.

The City has observed both commercial and residential development along Central Parkway over the past 40 years but the subject parcel has remained vacant throughout most of this time. The appropriateness of the site for multi-family residential use is apparent with the original approval as Phase VI, VII and VIII of the Towne Park condominium development and the initial designation of Multi-Family Residential land use in the 1989 Comprehensive Plan.

The current proposal includes a small-scale comprehensive plan Future Land Use amendment from Commercial back to the originally intended Multi-Family Residential (MF-RES) to allow for the 100% residential use as proposed. The site plan application includes 60 two-story townhomes, averaging 1,800 SF in size, all rear loaded with an interior drive. Details on the site plan and its benefits to the City and surrounding communities can be found within the project narrative for the rezoning and site plan review, submitted concurrently with this application.

Surrounding Uses:

The properties to the northeast and northwest are part of the original Towne Park North Condominium development; a project that initially included the subject parcel. To the south of the property, across SE Central Parkway, are a mix of residential and commercial uses including small professional office and an assisted living facility.

Community Meetings

The applicant had two meetings with the Towne Park Board, on November 17, 2021 and February 16, 2022, and an on-site meeting with the Board president on March 24th, 2022. Renderings, site and landscape plans were shown at the meetings and the Civil Engineer attended on February 16th at the request of the Board to answer questions regarding drainage and sanitary connections. The land use amendment has been a topic of discussion throughout the meetings.

Pre-Application Meetings

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed throughout these meetings. The land use amendment has been open communicated throughout the course of the application process.

Future Land Use Amendment

Land Characteristics

The vacant land is mostly cleared, with minimal native vegetation (so minimal that it is not considered native vegetation in the Environmental Assessment) and no protected native species were found during the conducted species survey. The site is a well suited site for infill residential development.

Current Real Estate Market

The land use was amended from Commercial to Multi Family residential in 2007 during the economic crisis, when residential home builder companies were going out of business as the market for residential product decreased. Nationally, during this time, many residential properties transitioned to commercial uses as the market demanded. However, in this particular case, the commercial use never transpired, and the property has sat vacant.

The current market demands residential in an unprecedented way. National vacancy rates are less than 0.01%, with the demand for housing in this region far outweighing the supply. This property was originally intended to be residential as part of Towne Park, being on a slower, non-arterial roadway, better suited to withstand less intense residential use. The proposed future land use re-establishes the original land use and aligns with the City's original Comprehensive Plan.

Vehicular Traffic

With a proposal for future land use amendment, a long-range traffic analysis is required by the City. Per the Traffic Engineer, the submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios. Comparing the 2007 commercial approval to the proposed multi-family use, the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips from the commercial use. The traffic generated by residential is appropriate for this non-arterial roadway.

Compatibility with Surrounding Properties

The subject property was originally intended as multi-family residential, as made evident by the City's first Comprehensive Plan which gave the property a multi-family residential land use designation. The property was initially part of the Towne Park development and as such, the development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density, aligning with intention of the multi-family residential future land use.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially

planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

The project aligns with the Level of Service standards in Element VIII, Objective A3, Policy A3.1 to provide adequate public facilities and services as follows:

Facility	Level of Service Standard	Level of Service Provided
Sanitary Sewer Facilities	80 gallons per capita per day for residential	250 gallons per day per equivalent residential connection.
Solid Waste Facilities	3.5 pounds per capita per day (residential)	LOS met with individual bins for each residential unit as provided by City of Stuart.
Drainage Facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre	The stormwater management system for the site complies with Stuart LDC Chapter VI, Section 6.03 as well as South Florida Water Management Environmental Resource Permit Applicant's Handbook Volume II, which follows state standards Rule 40E-4.091(1)(a) and Rule 62-330.010, F.A.C.
Potable Water	250 gallons per day per equivalent residential connection	250 gallons per day per equivalent residential connection.
Recreation Facilities	3 acres of developed community park per 1,000 permanent and seasonal residents	A passive park is included within community for residents.
Transportation Facilities	LOS E at peak hour for arterials with exception in Policy A3.1	Level of service met, please see provided traffic statement.
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements	Level of service met, please see approved school concurrency form.

	element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as detailed within Policy A3.1.	
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Future Land Use Category/Maximum Build Out

The project was initially given a future land use category of multi-family residential when the City's first Comprehensive Plan was adopted in 1989. The existing Future Land Use (FLU) of Commercial was established in 2007 during a recession, when the site was rezoned to allow a commercial use, a development that was never built. Prior to that, the FLU was Institutional as part of a FLU amendment from multi-family residential to Institutional to make the church use conforming with the assigned land use. Before this Church use, the property had an approval for multi-family residential use. As the current FLU of Commercial only permits up to 15% of residential uses on the site per Policy 1.A 7.2 of the City's Comprehensive Plan, the proposed development requires a FLU amendment to allow for the original intended use of multi-family residential. The proposed FLU of multi-family residential is necessary to allow the 100% residential use as proposed with this development.

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 60 units, at a density of 12.3 du/ac, is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Commercial to Residential Conversion

The proposed FLU amendment from commercial to multi-family residential complies with the intention of Objective 1.A5- *Residential Development* in that the proposed residential development shall provide housing opportunities for families who want to live in the City, including for individuals who work within the City limits. The residential use aligns with City of Stuart Policy 1.A5.5 by providing a community of housing for families. Not only does the proposal reestablish the original intention of the property, it also would transition the property from a use that could further increase the demand for housing within the city to that of a use which will provide housing opportunities in a demanding housing market. As a Commercial FLU predominantly permits commercial uses, any development within the Commercial FLU would potentially increase the number of commuters into the City which in turn increases traffic, as shown in the long range traffic analysis and comparing the traffic statement for the 2007 commercial approval to the submitted traffic statement for this project.

The amendment aligns with Objective 1.A5 which ensures land use compatibility, as the proposed residential development is situated adjacent to the Towne Park multi-family development, and as the project was initially planned as multi-family residential. Pedestrian sidewalks provide connectivity between the proposed development and these nearby commercial uses which encourages walking to other nearby amenities.

A FLU amendment to multi-family residential would allow the development to align with the intent of Policy 1.A5.1 to promote a more compact development pattern. By encouraging compact residential development, the proposal also aligns with Goal 2.A which discourages urban sprawl. As the site was initially planned for multi-family, this amendment restores the original intention of the property, a use that is compatible with the surrounding residential uses. The amendment as proposed would better align with the Goals of the Comprehensive Plan, proposing a less traffic intensive use while creating a family community within the city limits.

Urban Sprawl

Development on the subject parcel serves as an infill project, as the vacant site is surrounded by existing development. The site has been previously cleared for development, and was intended to be an extension of the Towne Park residential development that surrounds the northeast and northwest boundaries of the property. By facilitating infill development on this site, the applicant is meeting Objective 1.B1 of Element 1 of the City's Comprehensive Plan, which states that the City's goal is to "*Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.*" The inclusion of an eight-foot public sidewalk on Central Parkway along this infill development also meets the intent of Policy 2.A1.8 of the Comprehensive Plan of decreasing vehicular traffic by providing means for pedestrian connection to nearby amenities. The extension of the sidewalk along Towne Park property further enhances pedestrian connectivity.

Summary

The proposed development meets the standards of the Comprehensive Plan, meeting the minimum Level of Service (LOS) standards, and realigning with the original intention of the property to be multi-family residential. The project has been designed to be compatible with surrounding

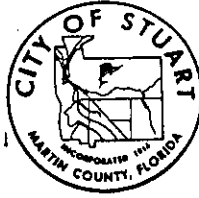
properties and to be compatible with the City of Stuart in general. The proposed FLU amendment restores the initially proposed use of multi-family on the property, with the support of the adjacent Towne Park community.

On behalf of the property owners, Johnston Group Development and Design respectfully request favorable review and consideration of this application for a small scale comprehensive plan amendment for the property at 751 SE Central Parkway. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience at (561) 691 4552.

Sincerely,

A handwritten signature in black ink, appearing to read 'EL' or 'ELZ', written in a cursive style.

Elizabeth S. Levesque, AICP
Development Manager



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADOPTING A COMPREHENSIVE GROWTH MANAGEMENT PLAN AS MANDATED BY THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING ALL ORDINANCES OR PARTS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk caused to be published in the Stuart News, a newspaper of general paid circulation in the county and of general interest in the community, pursuant to Chapter 50, Florida Statutes, a notice of change of land use in the form and manner required by Section 163.3184(15)(c), Florida Statutes. Notice of the first hearing was published on June 13, 1989 and notice of the second hearing was published on December 5, 1989; and

WHEREAS, in accordance with the said notices, the City Commission held advertised public hearings on the proposed ordinance in the Commission Room, City Hall, 121 S.W. Flagler Avenue, Stuart, Florida, on June 20, 1989 at 7:00 p.m., and on December 11, 1989, at 7:00 p.m., at which time interested parties and citizens had the opportunity to be heard; and

WHEREAS, immediately following the first public hearing the City Commission caused the transmittal of 10 copies of the complete proposed plan amendment to the State Land Planning Agency for written comments; and

WHEREAS, the State Land Planning Agency and all other agencies required by law have completed review of the proposed plan amendment, and have provided their written comments to the City Commission; and

WHEREAS, the City Commission has reviewed the written comments submitted to it by the State Land Planning Agency, and any other person, agency, or government and has considered such comments together with public comments presented at the public hearings.

NOW THEREFORE, BE IT ENACTED by the People of the City of Stuart, Florida as follows:

SECTION ONE:

The Comprehensive Plan for the City of Stuart, (City of Stuart Comprehensive Growth Management Plan) a copy of which is filed in the office of the City Clerk on the date this ordinance is passed, is hereby approved and adopted as the Comprehensive Plan to guide the future development and growth of the City of Stuart, Florida, as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act. Chapter 163, Part II, Florida Statutes.

SECTION TWO:

In accordance with Section 163.3184(7), Florida Statutes, the City Clerk shall transmit five copies of the adopted Comprehensive Plan to the State of Florida Department of Community Affairs (State Land Planning Agency). The City Clerk shall also transmit a copy of the Comprehensive Plan to any other unit of local government or governmental agency in the State that has filed a written request with the City for a copy of such plan.

SECTION THREE: REPEALER

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

SECTION FOUR: SEVERABILITY

If any section, sentence, clause, phrase or word of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding of invalidity shall not affect the remaining portions of this ordinance, and it shall be construed to have been the intent of the City Commission to adopt this ordinance without such unconstitutional, invalid,

or inoperative part therein, and the remainder of this ordinance after the exclusion of such part or parts had not been included herein. If this ordinance or any provision thereof shall be held to be inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

SECTION FIVE: CODIFICATION

Provisions of this ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "section" "article" or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention.

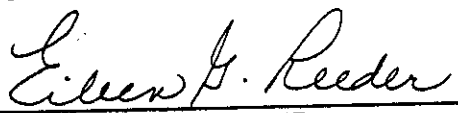
PART SIX: EFFECTIVE DATE

This ordinance shall be effective on the 10th day of January, 1990.

ADOPTED on the first reading at a duly called meeting of the City commission of the City of Stuart, Florida, held on the 5th day of December, 1989.

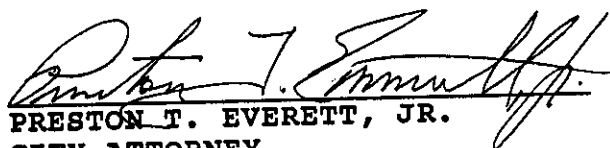
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

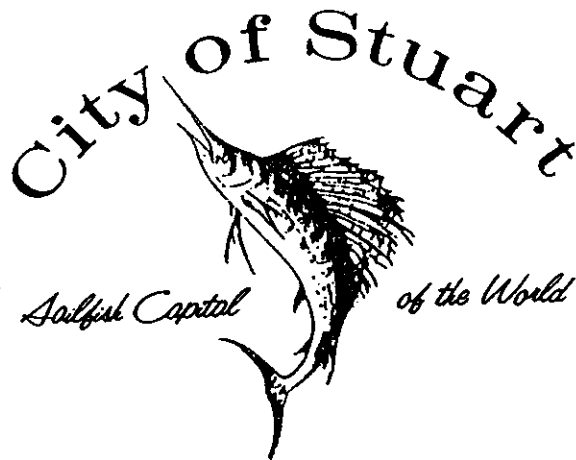
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 1174 OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS AMENDED, BEING THE COMPREHENSIVE PLAN OF THE CITY OF STUART, FLORIDA; PROVIDING A CHANGE IN LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "INSTITUTIONAL" IN THE FUTURE LAND USE ELEMENT AND ON THE FUTURE LAND USE MAP FOR A PORTION OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST ABUTTING THE NORTH SIDE OF "CENTRAL PARKWAY" IN THE CITY; 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 determined that the following ordinance is necessary for orderly growth and development, and to preserve and promote the public health, safety and welfare of the residents of the City of Stuart, Florida; and

WHEREAS, the City Commission of the City of Stuart, Florida has determined that all conditions precedent to the enactment of the following ordinance amending the official Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, have been performed as required by law.

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

SECTION 1: The real property which is described in "Exhibit A" attached hereto and made a part hereof by reference is owned by ABUNDANT LIFE MINISTRIES, ASSEMBLY OF GOD, STUART, FLORIDA, INC. The owner has made application to the City of Stuart for an amendment to the Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, to change the land use designation from "Multi-Family Residential" to "Institutional" in the Future Land Use Element and on the Future Land Use Map.

SECTION 2: Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, being the Comprehensive Plan of the City of Stuart, Florida, is hereby amended to provide a land use designation change from "Multi-Family Residential" to "Institutional" for the real property which is described in "Exhibit A" attached hereto.

SECTION 3: All ordinances or parts of ordinances in conflict herewith being 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 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.

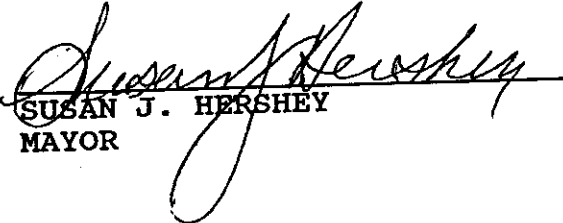
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

ADOPTED on the first reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 24th day of May, 1993.

PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 14th day of June, 1993.

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North $65^{\circ}00'00''$ East, a distance of 376.35 feet; thence run South $41^{\circ}27'42''$ East, a distance of 147.76 feet; thence run South $52^{\circ}32'18''$ West, a distance of 377.79 feet; thence run North $37^{\circ}27'42''$ West, a distance of 228.61 feet to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 377.79 feet; thence run South $41^{\circ}27'42''$ East, a distance of 180.00 feet; thence run South $52^{\circ}32'18''$ West, a distance of 380.47 feet to a Point of Curvature of a circular arc concave to the East having a center angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; subtended by a long chord bearing North $44^{\circ}35'57''$ West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North $37^{\circ}27'42''$ West, a distance of 100.66 feet to a POINT OF BEGINNING.

PARCEL III:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 333.66 feet to a Point of Curvature of a circular arc concave to the Northeast having a central angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; thence run along said arc a distance of 79.72 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 380.47 feet; thence run South $41^{\circ}27'42''$ East, a distance of 233.75 feet; thence run South $45^{\circ}10'02''$ West, a distance of 44.75 feet; thence run South $48^{\circ}32'18''$ West, a distance of 20.00 feet to the Point of Curvature of a circular arc concave to the Northeast having a central angle of $79^{\circ}43'31''$ and a radius of 320.00 feet; thence run along said arc a distance of 445.27 feet to the POINT OF BEGINNING.



INSTR # 2044796
OR BK 02285 PG 0943
Pgs 0943 - 9557 (13pgs)
RECORDED 10/17/2007 03:17:16 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Return to:

City Attorney's Office
City of Stuart
121 SW Flagler Street
Stuart, FL 34994

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR A PROFESSIONAL AND MEDICAL OFFICE CENTER BEING GENERALLY A 4.88 ACRE PARCEL OF LAND ON THE NORTH SIDE OF SE CENTRAL PARKWAY; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS TO ESTABLISH THE "TOWN PARK PROFESSIONAL CENTER CPUD," A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, an application for the rezoning to a Commercial Planned Unit Development (CPUD) was properly filed on behalf of the owners, Town Park Professional Center LLC, a Florida limited liability company, (“Owner,” “Applicant,” or “Developer,” as variously used herein) by its representative, William J. Mathers P.E.; and

WHEREAS, the City is Authorized by law to provide a land use designation 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 Owner of the property, legally described as set forth in “Exhibit A”, has requested the approval of the City Commission to construct a professional and medical office center on the property; and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

WHEREAS, the real property described in “Exhibit A” attached hereto and made part of by reference is hereby designated as “Commercial” on the Future Land Use 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.

WHEREAS, the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto at "Exhibit B", and

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

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Owner for the Property to approve the "Town Park Professional Center" as a Commercial Planned Unit Development (the "CPUD").

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

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

SECTION 2: 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**" and made a part hereof by reference.

SECTION 3: The Owner's written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: The following documents, on file as public records of the City at the office of the City Development Department in City Hall, hereinafter the "Development Documents", shall be deemed a part of the development regulations applicable to the Property:

- A. "Master Development Plan" prepared by Mathers Engineering Revision dated 05/31/2007 (Job# 2065-01).
- B. "Landscape Plan" prepared by Landscape Architecture, Inc, Revision dated 11/18/2006.
- C. "Boundary Topographic and Tree Survey" prepared by Stephen J. Brown, 11/19/04 .
- D. "Building Elevations" prepared by Joseph A. Hamzy, Architect, dated 7/25/2006.

SECTION 5. The development of the Property shall be subject to the Conditions of Development set forth in "**Exhibit C**" attached hereto and made a part hereof by reference.

SECTION 6. Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals or orders shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 7: In addition to any other action for failure to complete development or to comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the

hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach.

In the event a material breach is found to have occurred, the City Commission may initiate the process to amend or repeal this ordinance. In the event a material breach is found to have occurred, the City Commission may also direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided therefore in this PUD ordinance, as well as any other remedies provided by law.

In the event a material breach of this ordinance, and acceptance and agreement, by the developer is found to have occurred, the City Commission may impose an administrative penalty. Upon a finding by the City Commission that any material condition of PUD approval has been breached, the City Commission may impose a penalty of up to \$1,000.00 for each violation, and each repeat violation that occurs, along with all reasonable costs, including attorneys fees incurred by the City. In the event the violation found is a continuing violation from day to day, each day the violation is found to continue may be deemed a separate violation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 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 which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are declared severable.

SECTION 10: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution by the Owner.

SECTION 11: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on first reading this 23 day of April, 2007.

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

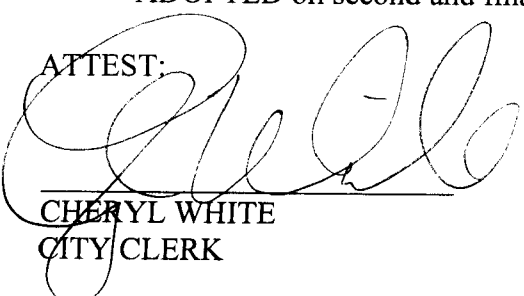
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

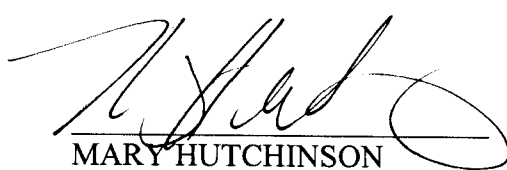
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

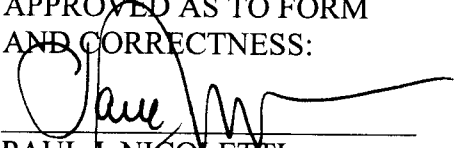
ADOPTED on second and final reading this 14 day of May, 2007.

ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2



INSTR # 1831208
OR BK 02003 PG 1828
RECORDED 04/18/2005 12:49:06 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,000.00
RECORDED BY T Cobus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulevard
Stuart, FL 34996

File Number: 10134.01
Will Call No.: 80

Parcel Identification No. 09-38-41-011-000-00001-10000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2005 between Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation whose post office address is 751 SE Central Parkway, Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and George T. Kelly, IV, a single man whose post office address is 521 SE Central Parkway, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of TOWNE PARK, according to the Plat thereof as recorded in Plat Book 11, Page 85, Public Records of Martin County, Florida.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

Abundant Life Ministries, Assembly of God, Stuart, Florida,
Inc., a Florida nonprofit corporation

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

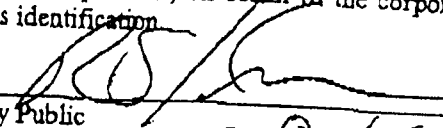
Oct. 27. 2005 9:52AM

OR BK NO. 5998 P. 3
62003 PG 1829

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6th day of April, 2005 by Jonathan McClain of Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation, on behalf of the corporation. He/she ☒ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

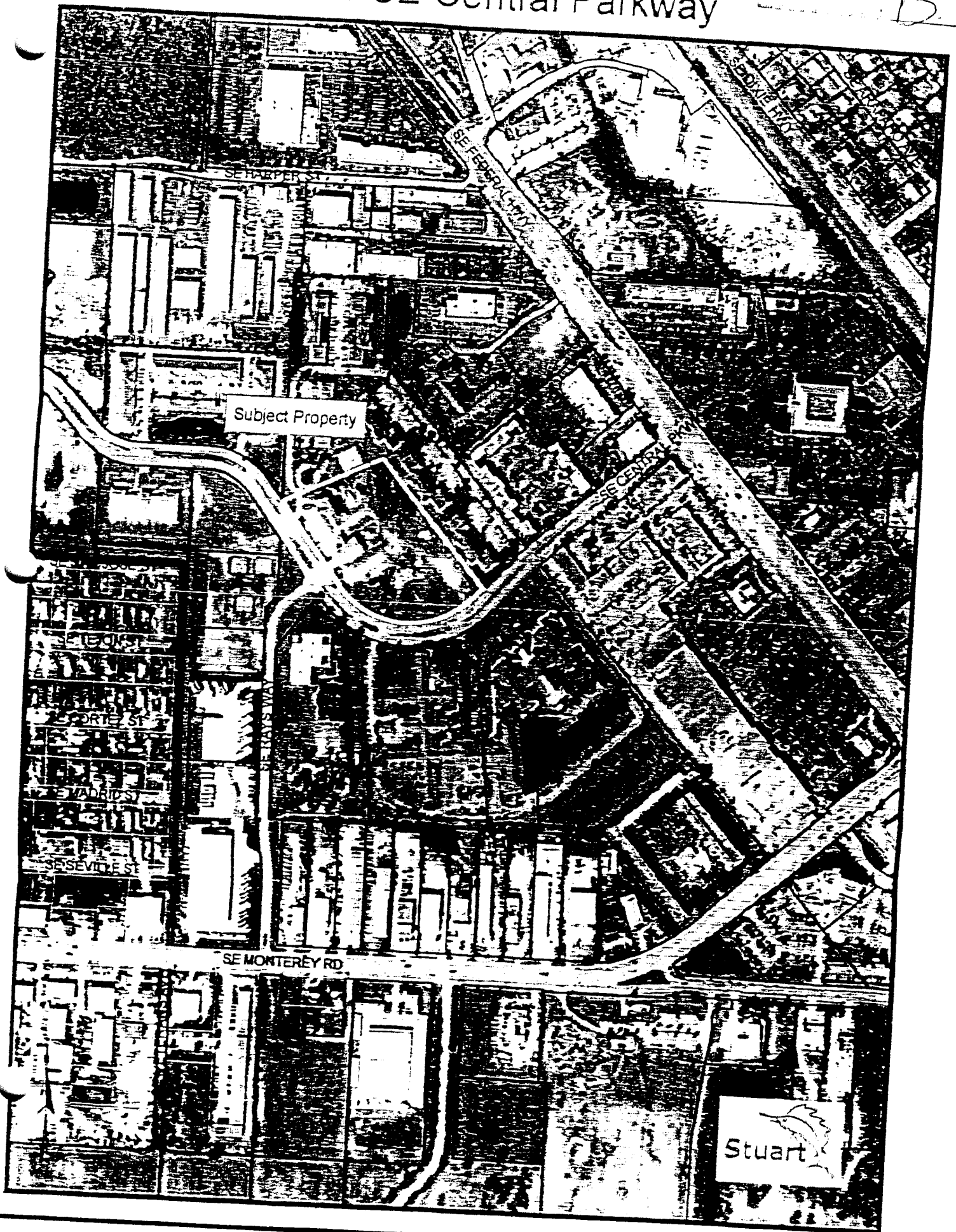
My Commission Expires: _____



Robert S. Kramer
My Commission DD158970
Expires November 13, 2006

751 SE Central Parkway

11-13



ORDINANCE #2106-07 'TOWNE PARK PROFESSIONAL CENTER' – EXHIBIT "C"

Approved Plans and Documents

1. The project shall comply with the Final Site Plan (Job# 2065-01) by Mathers Engineering Corporation, Dated 5/31/07.
2. The project shall comply with the Landscape Plan by Landscape Architecture, Inc., Last Revised 11/18/06.
3. The project shall comply with the Building Elevations by Joseph A Hamzy, Architect, Dated 7/25/06.
4. Any modifications to the CPUD Final Site Plan, due to final engineering, that exceeds 5% of the approved building footprint, building setbacks; density; building location; parking size, location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

Landscaping

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

Prior to Issuance of Development Permit

9. The applicant agrees to contribute its fair share in the amount of \$20,000 or a sum determined through fair share apportionment whichever is the lower to a fund to provide a traffic signal at the intersection of SE Central Parkway and U.S. Highway 1 at the time of final site construction plan approval and prior to the release of any building permit.
10. Applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.
11. A boundary plat shall be approved by the City Commission and shall be recorded in the public records at Martin County prior to the issuance of any development permits.
12. Final site plan construction drawings shall be reviewed and approved by all applicable City departments.

13. 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 issuance of a development permit.
14. Development shall comply with the City's Concurrency Management System prior to the issuance of development permits. A concurrency reservation certificate shall be binding upon the applicant meeting the following three standards:
 - Site Plan construction approval;
 - The issuance of building permits to commence construction; and
 - Pays all applicable impact and permit fees.

Development and Construction

15. In order to provide a buffer for the abutting residential property (Towne-Park Condominium), the applicant must install the 6' wood fence and/or masonry wall, as depicted within the aforementioned landscape plan prior to the construction of the first building.
16. Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.
17. All mechanical equipment associated with the development shall be roof top or located behind the buildings. Equipment shall be equipped with decorative screening or landscaped with hedge material.
18. Backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
19. The sidewalks along SE Central Parkway shall be constructed at a minimum width of six feet.
20. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

Phase 1 – October 1, 2010
Phase 2 – June 1, 2012

22. In the event construction of the site and buildings are abandoned (a period of six months or longer) the City may rezone the property to another appropriate district or use.

Signage

23. The single location of signage is located at the eastern entrance consisting of one monument sign 4 feet in height 6 feet in width as depicted in the Sign Elevation Detail by Mather Engineering Corporation.

Prohibited

24. No temporary or modular buildings are permitted on the property.
25. Billboards are prohibited on the property.
26. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.



Staff Review

A. Application

Sailfish Cay
Small Scale Future Land Use Amendment / Rezoning to RPUD
Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development & Design
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	March 21, 2022

B. Project Description

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) and a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) to allow the construction of 61 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

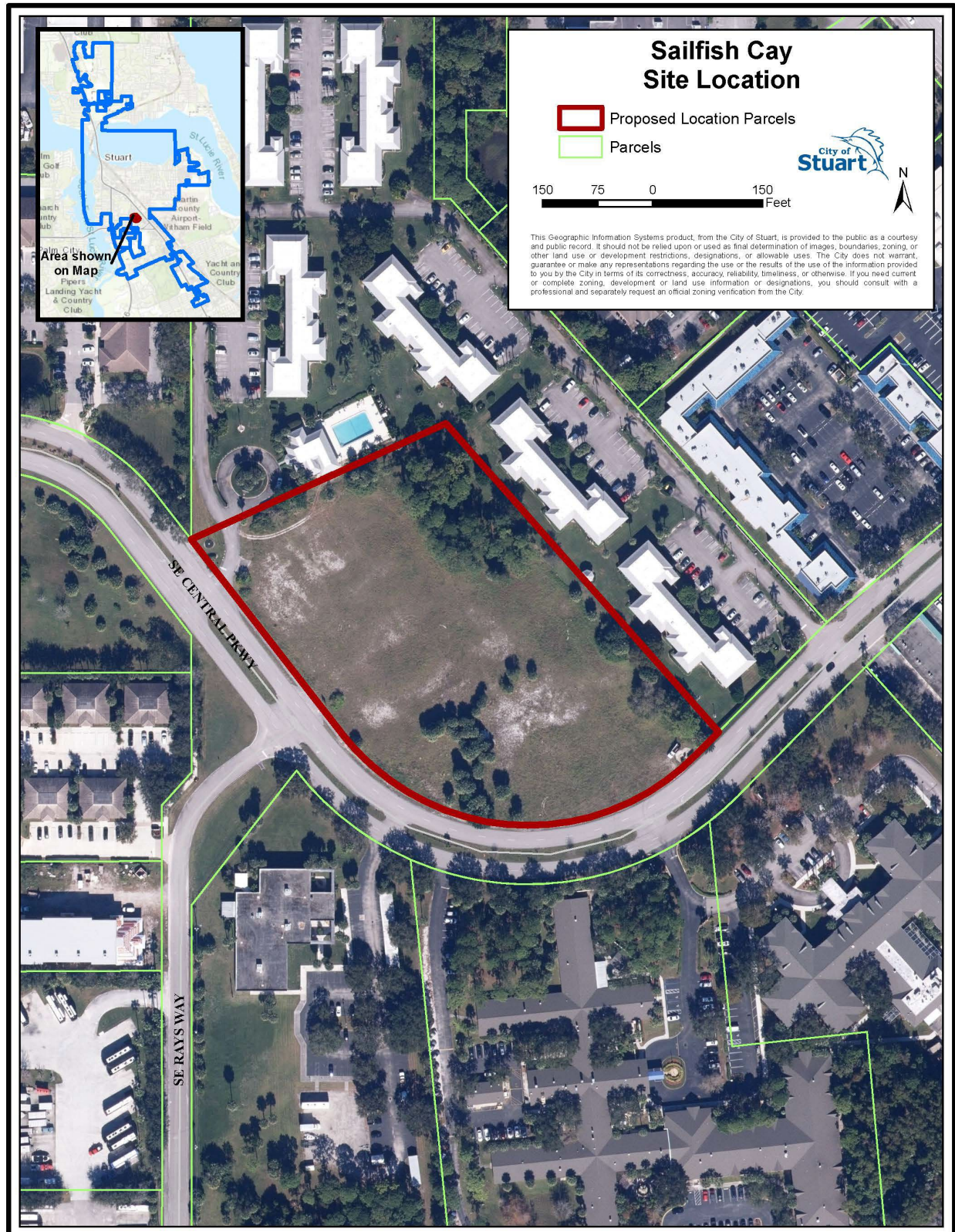
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community

C. Location and Site Information

City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

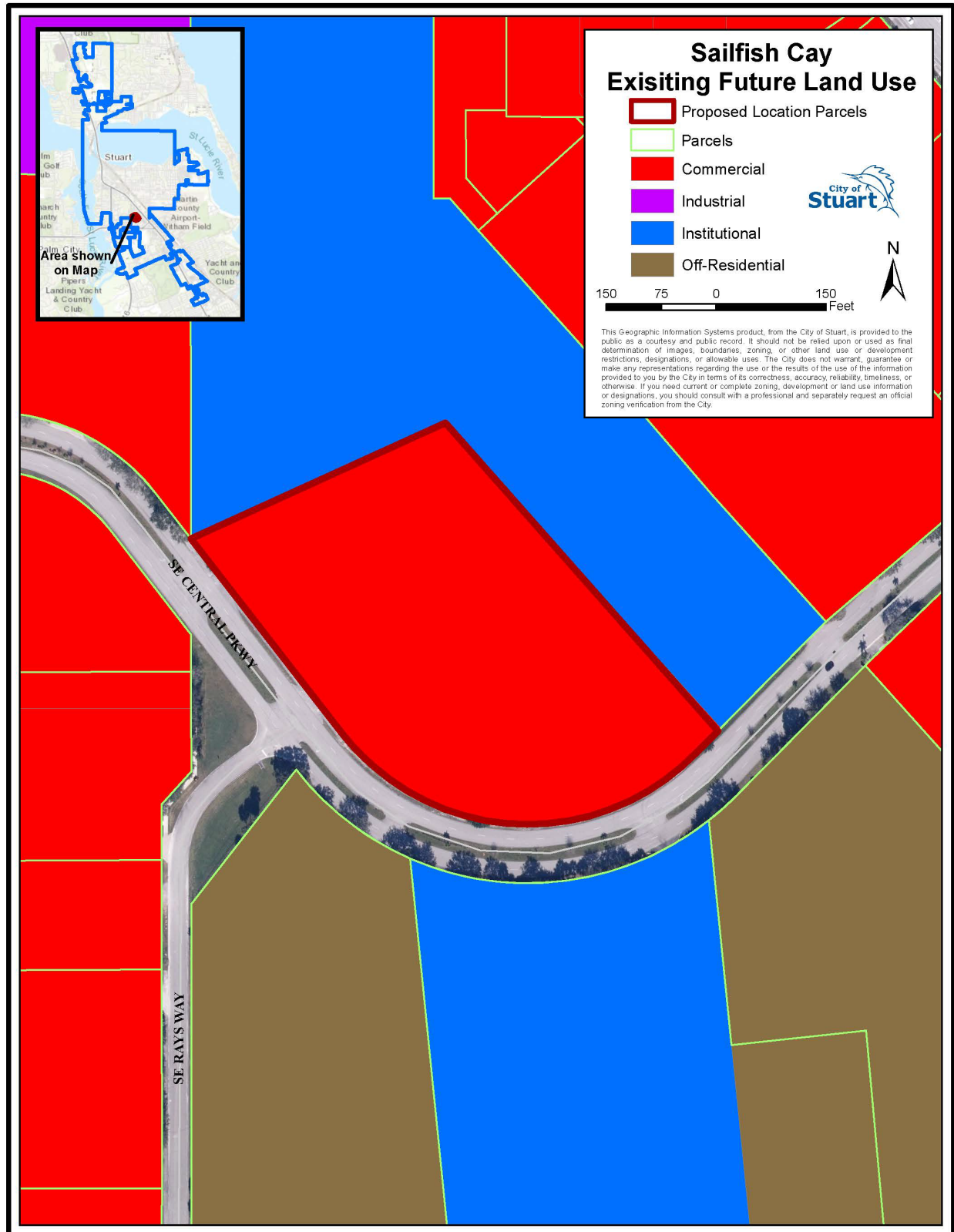
Aerial Map

MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

Staff is awaiting a project narrative from the Applicant that proves compliance with the Comprehensive Plan has been achieved with this proposal.

E. Review Comments

Zoning and Site Design – Ongoing

1. Please include within the project narrative:
 - a) **SATISFIED.** The proposed Future Land Use change from Commercial to Multi Family Residential and compliance with specific applicable Comprehensive Plan policies, including job creation, urban sprawl, maximum build out, water/sewer availability, soils, FEMA Flood Plain, wetlands, and topography, condition, and sloping. Additionally, please address the loss of Commercial land to create additional Residential land.
 - b) **SATISFIED.** Address concurrency and levels of service outlined within Section 4.02.00 of the City's Land Development Code
 - c) **SATISFIED.** Address the current access to the Towne Park Condominiums on the subject property, whether it will continue to be maintained, who will maintain it, and whether it will be buffered and screened from the proposed project.
 - d) **SATISFIED.** Address how the Applicant has provided the required PUD Amenities from the PUD Amenity Guidelines.
 - e) **SATISFIED.** Please clarify what the existing lawn art is as noted on the landscape plan.
 - f) **ONGOING.** Please include variances from the R-3 code in the narrative (i.e., providing 5-foot-wide sidewalks instead of required 6-foot-wide sidewalks, front and rear setbacks, etc.)
 - i. **The Applicant has requested variances from code in regard to sidewalk width, maximum impervious surface coverage, and minimum front setback. See below:**
 - ii. Maximum Amount of Impervious Surface Coverage, Open Space, and Native Vegetation Areas: Section 2.07.00(D)(4)(b) states, "not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement." The Applicant appears to be including lake area in open space. Please revise the landscape data to be consistent with and in conformance with the city code in regard to the correct calculation of open space. Section 2.07.00(D)(4)(d) states, "excluding wetlands defined by the SFWMD, not less than 25 percent 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 such as parking area interior 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.” The area of mature slash pines is the appropriate location for a native vegetation area per the requirements of City code. The applicant has an opportunity to provide a passive park underneath the mature slash pines that both Sailfish Cay and Towne Park residents may enjoy. This may be achieved creatively where the applicant might only lose a few units and create a duplex and a three-unit building for buildings 5 and 6, respectively. Staff’s concerns with the amount of impervious land are echoed in comment #s 8 and 13 of the comment letter issued to the Applicant on 12/20/2021. Additionally, it is staff’s position that the positioning of the back row of residential buildings, specifically where the slash pines exist, pinch the site and does not allow the site to meet the City’s code in regard to pervious/impervious area, a 20-foot lake maintenance easement around the entirety of the proposed lake, required open space and native vegetation areas. Please evaluate all possible scenarios to keep this area in its natural state. **City staff appreciates the applicant’s efforts to preserve the mature slash pine trees. Please provide on the site data the 30% open space requirement and provided open space percentage. The passive park and site buffers can be included within this area calculation. Please also provide the amount of native vegetation area (undeveloped landscape area – buffers, passive park, etc.)**

- iii. Minimum Sidewalk Width: The City requires a minimum of 8-foot-wide sidewalks per Section 6.01.04 of the City’s code. The Applicant has provided the minimum sidewalk width along Central Parkway and substandard sidewalks within the community. Staff does not support this request to vary from the code requirements as there is not sufficient justification provided for this waiver. **Staff appreciates the Applicant’s efforts to provide a passive park with walkways. Sidewalk design needs minor revisions to ensure connectivity to the park, off-site, and the pool/clubhouse area (i.e., connectivity from Building 8 and other street facing units to internal amenities, gate from Building 3 to pool area).**

- g) **SATISFIED.** Approximately half of the project site is located within a wellfield protection area. Please address in the narrative that the Applicant is meeting all requirements for development in this area.
- 2. **SATISFIED.** On Page 1 of the rezoning application, CPUD is checked where the Applicant is proposing to rezone to an RPUD. Please correct.

3. **SATISFIED.** Please advise if the on-street parking is to be considered a public amenity or to be utilized as guest parking only.
4. **SATISFIED.** Please advise if the ingress/egress easement is proposed to remain or if it will be relocated to avoid conflicts with the proposed hedge.
 - a) Please clarify the rectangle near the ingress egress easement that is not labeled on the site survey, site plan, or landscape plan.
5. **WITHDRAWN as the Applicant has stated the need for this parking area.** Please consider adding additional multi-level landscape screening between the entrance to Towne Park Condominiums and the guest parking/residential unit on the northwestern corner of the property.
 - a) Please remove the guest parking space adjacent to building 8 to allow for more landscape area.
6. **SATISFIED.** Please advise if the applicant intends to provide a sign easement for the Towne Park sign so that it can remain.
7. **SATISFIED.** Please dimension the guest parking spaces internal to the community on the site plan.
8. **See revised comment 1F.** Please consider the use of pervious pavers or pavement for the sidewalks and drive aisles to increase the percentage of pervious area on the subject property.
9. **PARTIALLY SATISFIED. Since the Applicant has the 20' LME in all areas where the pond has slopes, the retaining wall is sufficient in the proposed location. However, please provide an easement at the top of the wall for maintenance and label the width on the plan.** Please clarify why the 20' LME is not provided around the entire retention lake.
10. **SATISFIED.** Please clarify the material for the cross walks.
11. **PARTIALLY SATISFIED. The site triangle still appears limited looking southeast. The 10-foot setback from the ROW is maintained. Another option might be to bring the sidewalk and crosswalk closer to the edge of the travel lane so the stop bar can be moved forward.** Please clarify how the vehicles at the stop bar attempting to exit the community will not have their site blocked by the entry sign. It appears the sight triangle begins past the stop bar and might need to be relocated to begin at the stop bar.
12. Included on Landscape Plans. Please include proposed median landscape design as proposed within the cross-sections on the landscape plans.
13. **SATISFIED.** Please remove Building 6 (5 units) to preserve the large slash pine trees and create a passive park in this location as a PUD Amenity for the residents of Sailfish Cay.
14. **SATISFIED.** Please clarify on the monument sign rendering/plan how the entry sign will be lit.
15. **PARTIALLY SATISFIED. Please revise the ROW median plantings to at least show that the proposed trees are flowering trees and palm trees. Live oak trees do not satisfy the intent of this drawing and can be misleading as a presentation tool.** Prior to public hearing, provide a three-dimensional rendering of the main entrance showing the focal point, landscaping, and architecture.

16. Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material of the following (if applicable): cabana, fencing, benches, wall sconces, and light poles.
17. **SATISFIED.** Per Section 6.04.06(5)(d), no parking spaces shall be located within the buffer. Please justify this variance from code with additional plantings in the southeast corner of the site.
18. **PARTIALLY SATISFIED. Please provide the calculation on the site plan site data table.** Please note, all RPUDs are required to have 25% native vegetation area, regardless if the site has previously been utilized for other purposes. Please depict on the landscape plans the minimum of 25% native vegetation area as defined within Sec. 2.07.00(4)(d) of the City's LDC.
19. **PARTIALLY SATISFIED. Please provide a detail of the lift station that includes all requested information, design specs of the fence and gate (and call out the location of the rolling gate on the engineering plan), and the hedge height, spacing, etc. at time of planting for staff review.** The lift station requires a 6-foot-tall fence, a berm or hedge to conceal the area. The existing lift station is currently screened from the right of way. Please provide screening from the right of way to continue screening from public view. Please depict, at a minimum, the required lift station screening per Sec. 6.02.01 of the City's LDC.
20. **SATISFIED.** Please consider pervious open joint pavers in this location to increase pervious percentages. 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.
21. **SATISFIED.** Please propose lighting along the sidewalk adjacent to the Central Parkway right-of-way.
22. **SATISFIED.** Please revise the project narrative to include the information discussed in the comment response letter to expand on the statement given regarding attainable housing. The applicant states within the submitted justification statement that the FLU amendment will provide residences for those who work within the City of Stuart and would serve to alleviate some of the City's commuter congestion. Please provide an analysis that allows this project to provide attainable housing to the workforce in Martin County. Please include in the analysis that individuals or households at AMI level in Martin County can purchase unit(s) within this proposed development.
23. **ONGOING. Please show that the easement is "to be abandoned" on any applicable plans. Also, staff has not received a letter of support from the Towne Park Condominium Association. Please provide. A condition of approval will be drafted to abandon all such easements proposed to be abandoned prior to plat approval.** ORB 706 PG 839 references a perpetual and exclusive recreation easement for the benefit of the Town Parke Condominium Association and its successors and assigns to be used for recreational and park purposes only. The easement shall be covenants running with the land and shall benefit and burden the parties hereto (including all unit owners in Towne

Park North Condominium) and each of their successors and assigns. Furthermore, the recorded easement document states that the developer of Towne Park is able to use this area to compute unit density for the Towne Park Condominium project. Please address how the Applicant intends to provide recreational and park benefits to the Sailfish Cay and Towne Park residents in this area and clarify that the "this area has not been utilized in the past for unit density for Towne Park as the Applicant is utilizing the gross area of the project site to calculate density. in terms of utilizing the area for unit density. Finally, please provide a letter from the Towne Park Condominium Association stating they have no objection to the Applicant's proposal.

24. **Please provide a sidewalk from building 8 to internal sidewalks.**
25. **Please provide grasses/groundcover in addition to trees and sod in the ROW medians.**
26. **Please ensure that the sewer line under trees in buffer and behind buildings 6 & 7 will not conflict with proposed landscaping.**
27. **Please cure the condition of the new 6-foot-wide sidewalk conflict with the fire hydrant in between buildings 11 and 12 (updated plan sent by email last week)**
28. **Please provide additional grasses and groundcover at the entry median near the monument sign.**
29. **Please remove all references to gated gentry on applicable plans (i.e. sign plan).**
30. **Please add a larger variety of plantings in the bioswale areas (especially those visible from the project entrance).**
31. **Please note, a condition of approval will be drafted requiring the Applicant and its successors or assigns to construct and maintain in perpetuity all proposed right-of-way improvements in accordance with the approved plans.**

Architecture - Passed

32. **The Applicant has stated that in their experience, varying paint colors do not provide an amenity but are rather detrimental to the sale of the units; as such, Staff has withdrawn this comment.** Please provide different color palettes for the buildings to increase a sense of place and variation from building to building. Staff appreciates the attention to detail regarding architecture proposed along the building frontages. Please evaluate opportunities to provide different textures, colors, and materials along the side and rear elevations of the townhouse units.
33. **SATISFIED.** A rendering was provided of the rear of the cabana building. Four sided elevations are required. Please provide architectural elevations of the cabana building.

Engineering – Drainage/Stormwater – Failed

34. **SATISFIED.** A brief written description of the location and purpose of the project, the existing conditions of the site, the existing conditions surrounding the site, and the proposed improvements.
35. **SATISFIED.** A detailed analysis of the perimeter conditions of the site to establish any drainage flows on or off of the site, including:

- a. Topographic map with one foot contour lines extending a minimum of 200 feet off of the project site.
 - b. A plan showing adjacent wetlands, adjacent developments, or any significant adjacent features.
 - c. A written narrative describing the perimeter conditions along each side of the project with statements about the presence or absence of on or off-site flows.
 - d. A written description and analysis of the outfall route of the project to the ultimate receiving body. The outfall route may be the limiting factor for the project discharge rate. If a positive legal outfall for the project cannot be established, the project must be designed to hold the 100-year storm on site.
36. **SATISFIED.** A detailed analysis of the interior conditions of the site to establish the predevelopment rate and volume of runoff from the site, including:
- a. Topographic map with one foot contour lines,
 - b. Soils description and map, land cover description and map, groundwater table analysis, wetlands analysis and map,
 - c. A plan showing existing development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - d. A written narrative describing the interior conditions of the project.
 - e. Calculations to establish the predevelopment runoff rate and volume. The Rational Formula is generally not an acceptable calculation.
37. **SATISFIED.** A written description and analysis of the water quality treatment to be used on the project.
38. **SATISFIED.** Provide hydrant coverage circles around the proposed fire hydrant locations so that building coverage criteria can be verified.
39. **SATISFIED.** Provide documentation that the existing sanitary lift station has additional capacity for the proposed development of this site.
40. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Update the sewer flow direction adjacent to buildings 7 and 8 as it is currently depicting flow to a terminal manhole.
41. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Verify the sewer flow for the project. The existing lift station is located at the southeast corner of the site, however flow is depicted flowing to the north property line.
42. **ADDRESSED.** Please clarify if the lift station easement is being revised. Please clarify what the dashed line is indicating. Provide clarification on the easement around the lift station. There is an easement that the southeast corner of building 12 appears to encroach on.

43. **ONGOING.** Provide more information on the drainage patterns for this site.
 - a) How much offsite area is discharging through this site via the exiting drainage easement.
 - b) **ONGOING.** The Towne Park North site needs to be provided as a node in the model so that pre and post elevations can be evaluated. The applicant has modeled the discharge and made reference to adding a flap gate to the structure that accepts off-site drainage. While this would prevent stormwater from backing up into the adjacent site, we do not have enough information to evaluate if the stages on the Towne Park North site would be increased over the current condition. By evaluation of the 25-year 3-day storm on-site, the stage increases from 12.09 to 12.6, which may translate to a stage increase offsite as well. It appears the offsite flow will be discharged to the proposed pond and comingled with the development's stormwater. Existing and proposed elevations upstream must be evaluated.
44. **SATISFIED.** Label the proposed control structure on the plan.
45. **NO FURTHER COMMENT.** Reroute the discharge piping to minimize the private conveyance system within the public right of way.
46. **ONGOING. See comment 11.** Please evaluate the opportunity to elongate the entrance median (landscape island) to push the specimen tree and entrance sign farther back to allow for additional site visibility. Site visibility triangles are called out the entrance, however the triangles are not showing up.
47. **WITHDRAWN as a waiver is requested by Applicant.** All interior sidewalks shall be a minimum of 6 feet wide per City code.
48. **WITHDRAWN as project is no longer a gated community.** Will the call box open both sliding gates simultaneously?
49. **SATISFIED.** Provide autoturn exhibits demonstrating fire truck and garbage truck routes through the site.
50. **SATISFIED.** Update the typical lake cross section to reflect the location of the sidewalk.
51. **ONGOING. Control elevation is still in conflict. The plan shows 8.0 in the typical lake section. The control structure detail and stormwater report both reflect 8.5.** The plan shows a control elevation of 9.5 NAVD versus the stormwater report of 8.0 NAVD.
52. **NEW COMMENTS 3/21/22 RE: SURFACE WATER MANAGEMENT REPORT**
 - a) **ONGOING.** Staff's consultant agrees that the Geotech report supports a seasonal high-water table of 8.5. This does however create an issue in that the tailwater condition is 10. The stormwater report does not show recovery below 10. Additional information will need to be added to the stormwater model to reflect recovery through soil permeability to recover below the tailwater condition down to the seasonal high-water table. Section 3.5 – the control elevation of 8.0 NAVD is supported by the geotechnical report, however it is lower than the downstream elevation shown on page 18 of the report which summarizes adjacent properties ERPs. Has the SFWMD accepted the elevation of 8?

- b) **ONGOING. Exfiltration trench volume has been verified. Show on the plan where the 590 LF of trench will be located.** Section 3.7 – Please verify the treatment volume from BMP Trains. It appears it should be 1.083 ac-ft
- c) **ONGOING. See revised Comment 35.b.** Section 3.9 – please clearly demonstrate how the 9.26 cfs from Towne Park Condominiums is addressed in the ICPR model. Page 39 of the report has an external hydrograph that appears to be this flow; however, the input report does not show how it is connected to the system. Further the referenced hydrograph on page 39 shows a peak flow of 9.18 instead of 9.26.
- d) **ONGOING. See revised Comment 35.b.** Related to comment e) above, since the discharge from Towne Park Condominiums is routed thru this site and is impacted by the lake control structure, an upstream node to represent Towne Park needs to be added to document the upstream stages do not rise from pre to post condition.

Building Department – Passed with Comments

53. **NO FURTHER COMMENT.** Permitting will be considered multi-family unless definition of townhouse is followed. FBC Ch.2: Townhouse means a single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which extends from the foundation to roof and with a yard or public way on not less than two sides.

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.

55. Section 5.02.00 – Incomplete. Environmental Assessment Report – Additional information is needed on the listed species habitat, survey methodology and the location of transects conducted, along with any copies of coordination conducted with US Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Commission (FWC).

- a) February 2022 Update: Incomplete. The applicant claims that a listed species survey cannot be conducted until closer to construction due to survey expiration dates; however, a review of listed species habitat, preliminary surveys and a description of methodology can be conducted and are required. Additionally, coordination with USFWS or FWC has not been provided or discussed. An updated environmental assessment report with this additional information is needed.

- i. **ONGOING. Updated report revised 2/17/22 states that a gopher tortoise habitat was observed onsite but that a 100% gopher tortoise survey conducted by a FWCC Authorized Agent will be required within 90 days of any clearing or grading activity occurring onsite. Please ensure that all documents do not conflict and that a better clarification is provided.**

56. Section 5.05.00 – Incomplete. Trees – Tree inventory data was not provided.

- a) February 2022 Update: Complete.

57. Section 5.07.00 Incomplete. Floodplains and Flood Damage Prevention – No data on on-site floodplains have been provided.
a) February 2022 Update: Complete.

City of Stuart Public Works – Passed with Comments

58. **This review is not for construction.**
59. **The City of Stuart Utility Availability Fees – all fees must be paid prior to the activation of utility service(s). Please contact Marc Rogolino @ (772)-221-4700 for calculation of fees.**
60. **The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer, etc.) & Public Right-of-way improvements.**
61. **Engineer of Record to provide a project cost estimate for (Water & Sanitary sewer items broken out separately) for the calculating of required PW Dept. Inspection fees. Public Works Dept. inspection fees must be paid prior to activation of water service.**
62. **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.**
63. **All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department 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.**
64. **Code compliance rests with the design engineer.**

Fire Department – CONCEPTUALLY APPROVED. Construction plans shall conform with the Florida Fire Prevention Code

65. **SATISFIED.** Show on plans how buildings conform with NFPA 1, 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility.



STUART POLICE DEPARTMENT

Joseph Tumminelli, Chief of Police
830 SE Martin L. King Blvd. Stuart, FL 34994
Telephone 772-287-1122 Fax 772-220-5986

We are S.P.D!

Selfless ♦ Proud ♦ Dedicated

September 27, 2022

Erin Wohlitka
City of Stuart Development Acting Director
121 SW FL Flagler 34994 Ave

Re: Sailfish Cay

Ms. Wohlika,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Respectfully,

Heather Rothe
Support Division Commander



Tim Voelker P.E. | Utilities & Engineering Director
121 SW Flagler Ave. Stuart FL 34994
Phone: 772.288-5332

September 28, 2022

Mark Landsman, Project Engineer
Engineering Design & Construction, Inc.
10250 Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: PCN #09-38-41-011-000-00001-1 Sailfish Cay

Dear Mr. Landsman,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time the City of Stuart has sufficient water and wastewater plant capacity in addition to providing sanitation service to Parcel #09-38-41-011-000-00001-1 in Stuart, Florida. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

Should you have any questions or require any additional information please contact Marc Rogolino at 772-221-4700.

Sincerely,
City of Stuart

A handwritten signature in blue ink, appearing to read "Tim Voelker".

Tim Voelker, P.E.
Utilities & Engineering Dept. Director

cc: K. Noguera, Customer Service Supervisor
M. Rogolino, Capital Projects



City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

September 30, 2022

Erin Wohlitka
City of Stuart Acting Development Director
121 SW Flagler Ave
Stuart, FL 34994

Re: future land use for 751 SE Central Parkway in Stuart, Florida.

Ms. Wohlitka,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity; however, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Please contact me with any questions.

Respectfully,

Vince Felicione
Fire Chief

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Carlyle Tiller, 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:

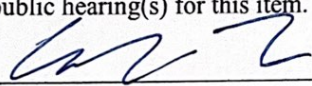
751 SE Central Parkway, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on (09/24/2022) to the property owners within 300 feet of the subject property; and

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; and

That notice was sent and property was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

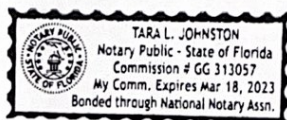
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn and subscribed before me by means of X physical presence or _____
online notarization, this 24th day of September, 2022 By
Carlyle Tiller
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)

My Commission expires:
March 18th, 2023





Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
City Commission

Petitioner: **751 SE Central, LLC**

Parcel ID #: **09-38-41-011-000-0001-1**

Address of Property: **751 SE Central Parkway**

Proposed Request: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, a rezoning from Commercial Planned Unit Development to Residential Planned Unit Development, and site plan approval to allow 60 townhouse units on 4.88 acres of land.

Dear Property Owner:

Please be advised that the City of Stuart will conduct two (2) public hearings before the City Commission on **Monday, October 10th, 2022, at 4:00PM and Monday, October 24th, 2022, at 5:30PM** 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.

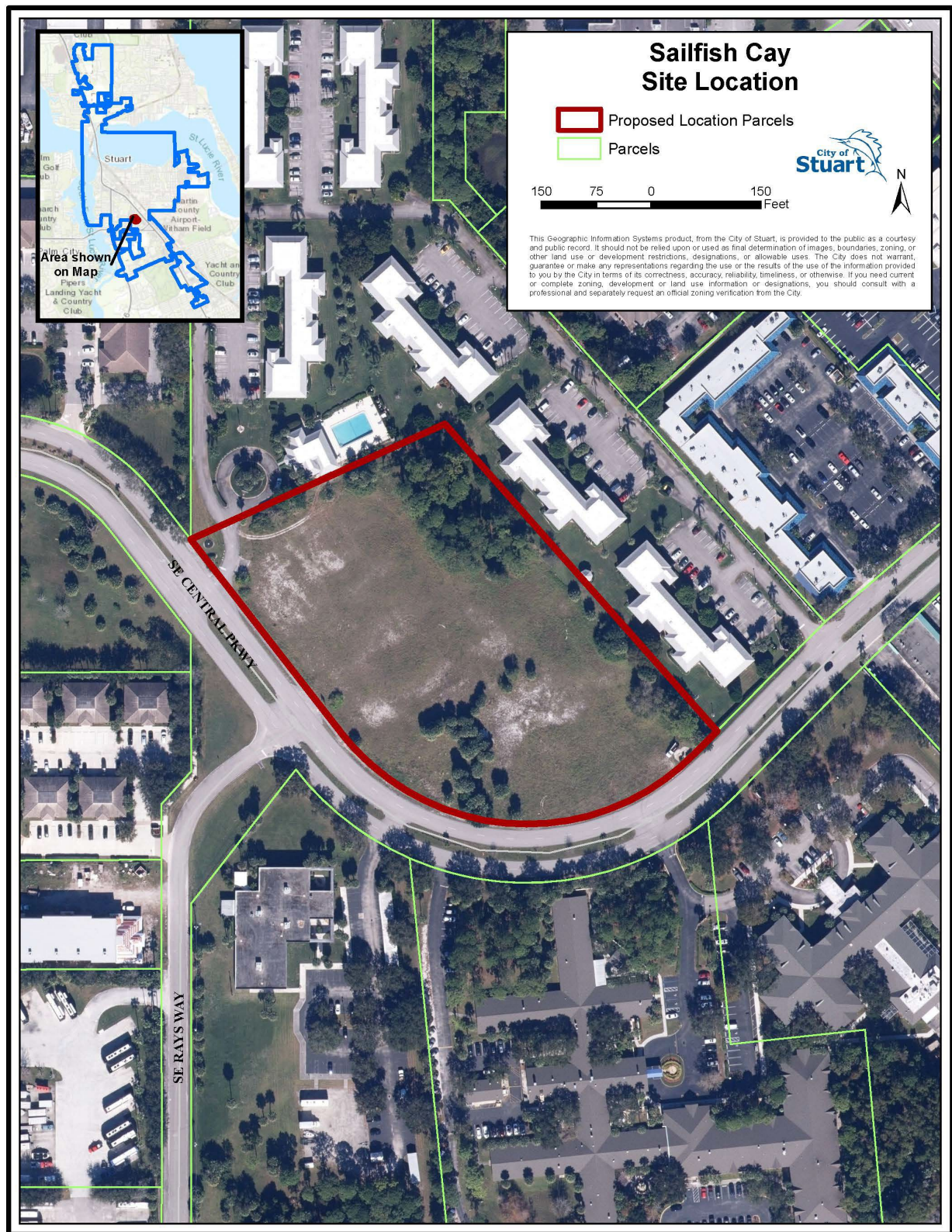
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this 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
Acting Development Director
ewohlitka@ci.stuart.fl.us

Location Map





From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASS TAYLOR M BASS NICHOLAS D
806 SE CENTRAL PKWY UNIT 7
STUART FL 34994

637 SE CENTRAL PARKWAY LLC
601 SE CENTRAL PKWY
STUART FL 34994

ADAMS DALE H ADAMS LUZ ANGELA
802 CENTRAL PARKWAY #8
STUART FL 34994

BERGER, CHARLES A
802 CENTRAL PARKWAY #12
STUART FL 34994

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ALATI ANTONIO C MEDEIROS WANDA M
500 SW ASTER RD
PORT ST LUCIE FL 34953

BERTOLINI THOMAS L/E BERTOLINI JOAN
L/E
4155 NW OAKBROOK CIR
JENSEN BEACH FL 34957

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

947 SE CENTRAL PARKWAY LLC
3533 SE FAIRWAY E
STUART FL 34997

ANNA CASON DECLARATION OF TRUST
JULIA ANNA CASON TTEE
STUART FL 34994

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

955 SE CENTRAL PARKWAY LLC
955 SE CENTRAL PKY
STUART FL 34994

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

BRIONES LUIS C BRIONES DOLORES
5640 SE NORMANDY AVE
STUART FL 34997

A NU LEAF NURSERY INC
1110 SW BALMORAL TRCE
STUART FL 34997

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

BRUNO, MICHAEL A
802 SE CENTRAL PKWY DR # 7
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

ASO REALTY GROUP LLC
1241 SE INDIAN ST #104
STUART FL 34997

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CENTRAL PARKWAY BUSINESS CENTER
CONDOMINIUM INC
2370 NE OCEAN BLVD #B204
STUART FL 34996

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

CORCORAN JOHN F
802 SE CENTRAL PKY #802-16
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

CENTRAL PARKWAY PROFESSIONAL
ASSOCIATION INC
909 SE CENTRAL PKY
STUART FL 34994

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

CANZONETTA, GARY A CANZONETTA,
LARAIN D
7830 DINES RD
NOVELTY OH 44072

CHAPMAN, BARBARA A
803 SE CENTRAL PKY # 10
STUART FL 34994

CRANDALL BOBBIE G L/E
806 SE CENTRAL PKY #16
STUART FL 34994

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CITY PROFESSIONAL CENTER CONDOMINIUM
ASSOCIATION INC
2100 SE RAYS WAY
STUART FL 34994

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

CARLETON MARK A CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONKLIN, MARSHALL A
802 CENTRAL PARKWAY UNIT 9
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
PALM CITY FL 34990

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ELSON ROBERT ELSON RONI
30 W 86TH ST
NEW YORK NY 10024

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ENDRISS JEFFREY W ENDRISS CAREN J
595 SW SALERNO RD
STUART FL 34997

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DOMINICO, DANIELLE
804 SE CENTRAL PARKWAY UNIT 15
STUART FL 34994

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

DONALD & SHIRLEY A WIEGOLD REVOCABLE
TRUST
DONALD & SHIRLEY A WIEGOLD TTEE
STUART FL 34994

FLOWERS ROBERT J FLOWERS AVAGAIL V
460 SE ST LUCIE BLVD
STUART FL 34996

GUNDERSON, ELIZABETH A
801 SE CENTRAL PARKWAY #5
STUART FL 34994

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY
AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

HALAMKA GREGORY J
802 SE CENTRAL PKY #10
STUART FL 34994

DOWD JOHN W DOWD CHRISTY M
34704 MAINSAIL CT
LEWES DE 19958

GARBER KELLY E
804 SE CENTRAL PKY #1
STUART FL 34994

HANDWERKER LEROY HANDWERKER PHILLIPS
TERRI LEE
W 6462 OLD BASS LAKE RD
MINONG WI 54859

DOYLE JAMES L DOYLE SUSAN L
343 EDINBURGH RD
CHADDS FORD PA 19317

GASPARIAN ANNIE MISAC
801 SE CENTRAL PKWY #3
STUART FL 34994

HANLON FREDERICK J HANLON DOLORES
L
805 SE CENTRAL PKWY #6
STUART FL 34994

DURAN EMILIANO CRUZ
804 SE CENTRAL PKWY #16
STUART FL 34994

GAUDER LILO RUNNING JANET
8 PINE POINT RR 1
BARRIE ON L4M4Y8

HARMON MICHELLE E
1211 E KENNEDY BLVD #435
TAMPA FL 33602

HATZAKOS PETER HATZAKOS ERICA M
516 SW CALIFORNIA AVE
STUART FL 34994

JANINE LEE WIEGOLD REVOCABLE TRUST
JANINE LEE WIEGOLD TTEE
PALM CITY FL 34990

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

HAYHURST, JEREMIAH V
3515 NE SKYLINE DR
JENSEN BEACH FL 34957

JASON HOUTRIDES REVOCABLE TRUST
HOUTRIDES JASON TTEE
1925 SW VILLANOVA RD
PORT SAINT LUCIE FL 34953

KIMBERLIN, PAMELA
804 SE CENTRAL PKY #11
STUART FL 34994

HILL DAVID E HILL VIRGINIA LANE
PO BOX 3150
STUART FL 34995

JEFFREY L BERMAN AND LISA MARIE
BERMAN REVOCABLE TRUST
JEFFREY L BERMAN & LISA MARIE BERMAN
TTEE
PALM CITY FL 34990

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

HIRSCH JANICE MILDRED DUNN RYAN
VINCENT
806 SE CENTRAL PKY #806-8
STUART FL 34994

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

KIRCH SUSAN KINANE
804 SE CENTRAL PKY #5
STUART FL 34994

HIRSCH SUSAN J
806 SE CENTRAL PKY #15
STUART FL 34997

JOANNE MARIE KVAPIL REV TRUST OF
2022 KVAPIL JOANNE MARIE TTEE
801 SE CENTRAL PKWY #10
STUART FL 34994

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

HIRSCH SUSAN J DUNN RYAN
806 SE CENTRAL PKWY #15
STUART FL 34994

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

HUFNAGEL MARK F SR HUFNAGEL BARBARA
J
6765 SW CHASE CT
STUART FL 34997

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LEASE, LINDA C
806 CENTRAL PARKWAY UNIT 2
STUART FL 34994-3945

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEE JIMMY C LEE SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

ISADORE WILLIAM A ISADORE MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

LEONARD SANDRA JEAN CLONAN SUZANNE B
801 SE CENTRAL PKY #801-2
STUART FL 34994

LEWIS RICHARD A LEWIS LORRAINE W
594 SE HIDDEN RIVER DR
PORT SAINT LUCIE FL 34983

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

LOPEZ LUCILA
802 SE CENTRAL PKY 802-1
STUART FL 34994

MCLEAN KIRK MCLEAN PAMELA
805 SE CENTRAL PKY #805-8
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS C LUNDBLAD LINDA C
803 SE CENTRAL PKWY #11
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS LUNDBLAD LINDA
803 SE CENTRAL PKY 803-15
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

MACDONALD DAVID R MACDONALD MARILYN
E
40 HIGHLAND
FT ERIE ON L2A2X5

MICHAEL & JANET BALDWIN LIVING TRUST
MICHAEL ALAN & JANET LYNN BALDWIN
TTEE
BRISTOW VA 20136

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS FL 33410

MARSDEN JUNE K L/E
806 SE CENTRAL PKY #806-5
STUART FL 34994

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZONE TTEE
WINTHROP MA 02152

MK BROWN HOLDINGS XIV LLC
3322 SE GRAN PARK WAY
STUART FL 34997

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

MASON ANNE
801 SE CENTRAL PKY #801-1
STUART FL 34994

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCDONALD TROY MCDONALD PORTIA SCOTT
921 SE CENTRAL PKY
STUART FL 34994

NATIONAL HEALTHCORP L.P.
860 SE CENTRAL PARKWAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

PROPERTY VENTUR-Z LLC
2586 SE STONEBRIAR WAY
STUART FL 34997

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SILVA FAMILY MANAGEMENT COMPANY LLC
6950 SW 134TH ST
MIAMI FL 33156

RITTER ONE LLC
1817 SW CRANE CREEK AVE
PALM CITY FL 34990

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

RONALD D RENNER TRUST
RONALD D RENNER TTEE
JENSEN BEACH FL 34957

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART MARJORIE FRY TERENCE G
228 VICTORIA ST RR2
TIVERTON ON N0G2T0

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TEMPLE KRISTEN TEMPLE JONNI
804 SE CENTRAL PKY #12
STUART FL 34994

SALLADE THEODORE A SALLADE OLGA
SEMENOVNA
PO BOX 487
LEWISBURG PA 17837

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

THORNE JEREMY J THORNE SANDRA J
804 SE CENTRAL PKY #804-13
STUART FL 34994

SAMMITO, NORA J
806 CENTRAL PARKWAY UNIT 6
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TOWNE PARK NORTH CONDOMINIUM
ASSOCIATION INC
430 SW LAKE WHITNEY PLACE
PORT SAINT LUCIE FL 34986

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SENKER FAMILY REVOCABLE TRUST
RICHARD & JUDITH SENKER TTEE
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SERENITY MASSAGE & MOVEMENT THERAPY
INC
949 SE CENTRAL PKY
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

TROSTLE PATRICIA A TROSTLE CRAIG R
18 EBB TIDE COURT
OCEAN PINES MD 21811

VALENCIC, EDWARD A
804 SE CENTRAL PARKWAY #10
STUART FL 34994-3938

VALPATIC DAVID J
181 SW SOUTH RIVER DR
STUART FL 34997

WALKER BEVERLY ANN WALKER ELDON
STANLEY
33 OLIVER CRES
THAMESFORD ON N0M2M0

WHITE NANCY C L/E WHITE LORI ANNE
806 SE CENTRAL PKY #9
STUART FL 34994

WOJNO TERESA
2596 SW GREENWICH WAY
PALM CITY FL 34990

WOOD DIANE M
265 MORGAN RD
RICHMOND NH 03470

WRIGHT PATRICIA W
803 SE CENTRAL PKY #803-4
STUART FL 34994

YOUNGLOVE WALTER JEFFREY YOUNGLOVE
BRENDA
806 SE CENTRAL PKWY #3
STUART FL 34994

PCN	Owner
Note that search results may not be complete due to public records exemptions. If compiling a results for legal	
09-38-41-025-001-01130-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-001-01120-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-003-03050-0	637 SE CENTRAL PARKWAY LLC
09-38-41-025-003-03030-0	6T INVESTMENTS LLC
09-38-41-025-003-03040-0	6T INVESTMENTS LLC
09-38-41-013-000-00220-4	947 SE CENTRAL PARKWAY LLC
09-38-41-013-000-00250-7	955 SE CENTRAL PARKWAY LLC
09-38-41-011-801-00110-0	A NU LEAF NURSERY INC
09-38-41-025-002-02050-0	A&W ENDEAVORS LLC
09-38-41-025-002-02040-0	A&W ENDEAVORS LLC
09-38-41-025-002-02030-0	A&W ENDEAVORS LLC
09-38-41-025-002-02060-0	A&W ENDEAVORS LLC
09-38-41-011-802-00080-4	ADAMS DALE H ADAMS LUZ ANGELA
09-38-41-011-801-00130-6	ALATI ANTONIO C MEDEIROS WANDA M
09-38-41-011-805-00070-9	ANDERSON MARK
09-38-41-011-804-00030-1	ANNA CASON DECLARATION OF TRUST
09-38-41-033-004-21120-0	APPLETON BUILDING LLC
09-38-41-025-003-03020-0	ASO REALTY GROUP LLC
09-38-41-013-000-00170-4	ASO REALTY GROUP LLC
09-38-41-011-805-00160-0	BARRY MARTHA
09-38-41-011-805-00090-5	BASCOMBE GREGORY
09-38-41-011-806-00070-7	BASS TAYLOR M BASS NICHOLAS D
09-38-41-011-802-00120-6	BERGER, CHARLES A
09-38-41-011-805-00050-3	BERTOLINI THOMAS L/E BERTOLINI JOAN L/E
09-38-41-011-805-00040-6	BLUDAU KRISTIAN
09-38-41-014-000-00010-7	BOYS ARE US LTD
09-38-41-025-002-02070-0	BRIONES LUIS C BRIONES DOLORES
09-38-41-011-802-00070-6	BRUNO, MICHAEL A
09-38-41-011-801-00120-8	CAGLIANO MARIO
09-38-41-013-000-00010-8	CALIDAD PROPERTIES LLC
09-38-41-013-000-00030-4	CALIDAD PROPERTIES LLC
09-38-41-033-005-21160-0	CANNON INVESTMENT GROUP LLC
09-38-41-011-805-00120-9	CANTORE CHRISTOPHER
09-38-41-011-804-00060-4	CANZONETTA, GARY A CANZONETTA, LARAIN D
09-38-41-011-803-00050-8	CARLETON GRACE
09-38-41-011-805-00010-2	CARLETON MARK A CARLETON GRACE
09-38-41-025-002-02080-0	CARPINO HOLDINGS LLC
09-38-41-013-000-00040-2	CCAM LLC
09-38-41-013-000-00060-7	CCAM LLC
09-38-41-013-000-00050-9	CCAM LLC
09-38-41-025-000-00001-0	CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM INC
09-38-41-028-000-00030-0	CENTRAL PARKWAY PLAZA LLC
09-38-41-013-000-00001-0	CENTRAL PARKWAY PROFESSIONAL ASSOCIATION INC
09-38-41-011-803-00100-8	CHAPMAN, BARBARA A

09-38-41-033-000-00001-0	CITY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION INC
09-38-41-025-001-01110-0	CLJJLD LANDHOLDINGS LLC
09-38-41-025-001-01150-0	CLJJLD LANDHOLDINGS LLC
09-38-41-011-806-00100-1	CONAHAN JORDAN
09-38-41-011-802-00090-2	CONKLIN, MARSHALL A
09-38-41-025-002-02010-0	CONNELLY HOLDINGS LLC
09-38-41-025-002-02020-0	CONNELLY HOLDINGS LLC
09-38-41-011-802-00160-7	CORCORAN JOHN F
09-38-41-011-804-00070-2	COWHER, THOMAS G
09-38-41-011-806-00160-8	CRANDALL BOBBIE G L/E
09-38-41-011-000-00001-1	CYPRESS HOLDING LLC
09-38-41-011-801-00070-8	DAVIDOVAC SINISA KONESKA ZORICA
09-38-41-025-003-03070-0	DDZM PARTNERS LLC
09-38-41-025-003-03060-0	DDZM PARTNERS LLC
09-38-41-011-804-00020-3	DEARY PAMELA
09-38-41-025-002-02110-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02090-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02120-0	DESIGN BLIND-DRAPERY SERVICE INC
09-38-41-025-001-01160-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-025-001-01170-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-011-804-00150-5	DOMINICO, DANIELLE
09-38-41-011-802-00060-8	DONALD & SHIRLEY A WIEGOLD REVOCABLE TRUST
09-38-41-011-803-00160-5	DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
09-38-41-011-804-00080-0	DOWD JOHN W DOWD CHRISTY M
09-38-41-011-806-00110-9	DOYLE JAMES L DOYLE SUSAN L
09-38-41-011-804-00160-3	DURAN EMILIANO CRUZ
09-38-41-013-000-00310-5	EK 4 US RESOURCES LLC
09-38-41-013-000-00320-3	EK 4 US RESOURCES LLC
09-38-41-011-801-00150-1	ELSON ROBERT ELSON RONI
09-38-41-025-003-03100-0	ENDRISS JEFFREY W ENDRISS CAREN J
09-38-41-011-801-00040-5	FISHER, LOUISE
09-38-41-011-802-00140-2	FLOWERS ROBERT J FLOWERS AVAGAIL V
09-38-41-013-000-00240-0	FRASER CONSULTING LLC
09-38-41-011-804-00010-5	GARBER KELLY E
09-38-41-011-801-00030-7	GASPARIAN ANNIE MISAC
09-38-41-011-806-00140-3	GAUDER LILO RUNNING JANET
09-38-41-011-803-00120-4	GORMAN JAMES
09-38-41-025-001-01020-0	GSW ENTERPRISES LLC
09-38-41-025-001-01030-0	GSW ENTERPRISES LLC
09-38-41-025-001-01040-0	GSW ENTERPRISES LLC
09-38-41-013-000-00020-6	GULATI ANISHA
09-38-41-011-801-00050-2	GUNDERSON, ELIZABETH A
09-38-41-011-802-00100-0	HALAMKA GREGORY J
09-38-41-011-801-00080-6	HANDWERKER LEROY HANDWERKER PHILLIPS TERRI LEE
09-38-41-011-805-00060-1	HANLON FREDERICK J HANLON DOLORES L
09-38-41-011-806-00010-0	HARMON MICHELLE E
09-38-41-011-804-00040-9	HATZAKOS PETER HATZAKOS ERICA M

09-38-41-011-803-00060-6	HAYHURST, JEREMIAH V
09-38-41-025-001-01090-0	HILL DAVID E HILL VIRGINIA LANE
09-38-41-011-806-00080-5	HIRSCH JANICE MILDRED DUNN RYAN VINCENT
09-38-41-011-806-00150-0	HIRSCH SUSAN J
09-38-41-011-806-00120-7	HIRSCH SUSAN J DUNN RYAN
09-38-41-011-803-00080-2	HUFNAGEL MARK F SR HUFNAGEL BARBARA J
09-38-41-025-003-03090-0	HUTCHINSON BONNIE JO
09-38-41-025-001-01100-0	ISADORE WILLIAM A ISADORE MARJORIE
09-38-41-011-802-00110-8	JAMES NOLA TRUST
09-38-41-011-803-00030-3	JANINE LEE WIEGOLD REVOCABLE TRUST
09-38-41-011-802-00040-3	JASON HOUTRIDES REVOCABLE TRUST HOUTRIDES JASON TTEE
09-38-41-011-803-00010-7	JEFFREY L BERMAN AND LISA MARIE BERMAN REVOCABLE TRUST
09-38-41-011-805-00140-5	JOANNE C MCVICAR TRUST
09-38-41-011-801-00100-2	JOANNE MARIE KVAPIL REV TRUST OF 2022 KVAPIL JOANNE MARIE TTEE
09-38-41-011-802-00130-4	JOHNSON ANGELA C
09-38-41-011-801-00090-4	JOHNSON ANGELA C
09-38-41-013-000-00290-9	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-013-000-00300-7	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-025-003-03120-0	KABINOFF GARY
09-38-41-025-001-01080-0	KEIRCAL LLC
09-38-41-011-804-00110-4	KIMBERLIN, PAMELA
09-38-41-011-804-00090-8	KIRCH KATHLEEN
09-38-41-011-804-00050-6	KIRCH SUSAN KINANE
09-38-41-011-803-00020-5	KRUKOWSKI MARGO
09-38-41-025-003-03010-0	LAND TRUST NO THREE
09-38-41-011-806-00020-8	LEASE, LINDA C
09-38-41-025-001-01140-0	LEE JIMMY C LEE SHIRLEY S
09-38-41-011-802-00020-7	LEFT BANK PROPERTIES LLC
09-38-41-011-801-00020-9	LEONARD SANDRA JEAN CLONAN SUZANNE B
09-38-41-013-000-00280-1	LEWIS RICHARD A LEWIS LORRAINE W
09-38-41-011-802-00010-9	LOPEZ LUCILA
09-38-41-011-803-00110-6	LUNDBLAD LOIS C LUNDBLAD LINDA C
09-38-41-011-803-00150-7	LUNDBLAD LOIS LUNDBLAD LINDA
09-38-41-011-805-00100-3	MACDONALD DAVID R MACDONALD MARILYN E
09-38-41-011-806-00050-1	MARSDEN JUNE K L/E
09-38-41-011-803-00140-0	MARY K MAZZONE IRREVOCABLE TRUST
09-38-41-011-801-00010-1	MASON ANNE
09-38-41-013-000-00100-9	MCDONALD TROY MCDONALD PORTIA SCOTT
09-38-41-011-805-00130-7	MCGARRAHAN PATSY
09-38-41-011-801-00140-4	MCLEAN KAREN
09-38-41-011-805-00080-7	MCLEAN KIRK MCLEAN PAMELA
09-38-41-020-000-00003-0	MERRICK R D MERRICK P M
09-38-41-020-000-00002-0	MERRICK R D MERRICK P M
09-38-41-011-805-00150-2	MICHAEL & JANET BALDWIN LIVING TRUST
09-38-41-013-000-00180-2	MIRYANA MOORE SCHUBERT TRUST
09-38-41-025-002-02100-0	MK BROWN HOLDINGS XIV LLC
09-38-41-014-000-00020-5	NATIONAL HEALTH INVESTORS INC

09-38-41-014-000-00030-3	NATIONAL HEALTHCORP L.P.
09-38-41-011-803-00070-4	NAVY BLUE TRUST
09-38-41-025-001-01070-0	NICHOLSON SHARMAIN
09-38-41-013-000-00200-8	NINA L FERRARO PA
09-38-41-013-000-00210-6	NINA L FERRARO PA
09-38-41-013-000-00190-0	NOLEB LLC
09-38-41-000-000-00400-1	NP I INC
09-38-41-011-805-00110-1	OCHARCHIN SANDRA
09-38-41-033-003-21080-0	PENSION SOURCE INC
09-38-41-025-001-01050-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-025-001-01010-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-011-806-00040-4	PROPERTY VENTUR-Z LLC
09-38-41-011-805-00030-8	RAMO FAMILY IRREVOCABLE TRUST
09-38-41-013-000-00070-5	REGO PARK HOLDINGS LLC
09-38-41-013-000-00090-1	REGO PARK HOLDINGS LLC
09-38-41-033-001-21000-0	RITTER ONE LLC
09-38-41-025-003-03080-0	RONALD D RENNER TRUST
09-38-41-025-001-01060-0	RYAN MANAGEMENT LLC
09-38-41-011-801-00160-9	SALLADE THEODORE A SALLADE OLGA SEMENOVNA
09-38-41-011-806-00060-9	SAMMITO, NORA J
09-38-41-013-000-00080-3	SCHAMBACK BONNIE
09-38-41-011-801-00060-0	SCHREER ALEX SCHREER ELLE
09-38-41-011-802-00050-0	SCHUERMAN PATRICK
09-38-41-033-002-21040-0	SE RAYS WAY LLC
09-38-41-013-000-00150-8	SEELY GREG SEELY PORTIA
09-38-41-013-000-00130-3	SEELY GREG SEELY PORTIA
09-38-41-013-000-00120-5	SEELY GREG SEELY PORTIA
09-38-41-013-000-00140-1	SEELY GREG SEELY PORTIA
09-38-41-013-000-00160-6	SEELY GREG SEELY PORTIA
09-38-41-013-000-00110-7	SEELY GREG SEELY PORTIA
09-38-41-011-802-00150-9	SENKER FAMILY REVOCABLE TRUST
09-38-41-013-000-00230-2	SERENITY MASSAGE & MOVEMENT THERAPY INC
09-38-41-013-000-00340-9	SHAW STUART SHAW JUDITH E
09-38-41-013-000-00330-1	SHAW STUART SHAW JUDITH E
09-38-41-011-804-00140-8	SILVA FAMILY MANAGEMENT COMPANY LLC
09-38-41-020-000-00060-0	STUART HILLS LODGE LLC
09-38-41-011-803-00130-2	STUART MARJORIE FRY TERENCE G
09-38-41-011-804-00120-2	TEMPLE KRISTEN TEMPLE JONNI
09-38-41-011-804-00130-0	THORNE JEREMY J THORNE SANDRA J
09-38-41-011-000-00001-0	TOWNE PARK NORTH CONDOMINIUM ASSOCIATION INC
09-38-41-013-000-00270-3	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-013-000-00260-5	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-011-803-00090-0	TROSTLE PATRICIA A TROSTLE CRAIG R
09-38-41-011-804-00100-6	VALENCIC, EDWARD A
09-38-41-011-806-00130-5	VALPATIC DAVID J
09-38-41-011-805-00020-0	WALKER BEVERLY ANN WALKER ELDON STANLEY
09-38-41-011-806-00090-3	WHITE NANCY C L/E WHITE LORI ANNE

09-38-41-025-003-03110-0	WOJNO TERESA
09-38-41-011-802-00030-5	WOOD DIANE M
09-38-41-011-803-00040-1	WRIGHT PATRICIA W
09-38-41-011-806-00030-6	YOUNGLOVE WALTER JEFFREY YOUNGLOVE BRENDA

Account	DOR Code	House#	Prefix	Street	Street Type	Post Dir	Suite	City	State
notice, a complete list is required. For assistance with missing parcel owner information, please contact the Ma									
154190	704	601	SE	CENTRAL	PKWY			STUART	FL
154189	704	597	SE	CENTRAL	PKWY			STUART	FL
154211	704	637	SE	CENTRAL	PKWY			STUART	FL
154209	704	629	SE	CENTRAL	PKWY			STUART	FL
154210	704	633	SE	CENTRAL	PKWY			STUART	FL
26650	704	947	SE	CENTRAL	PKWY			STUART	FL
26653	704	955	SE	CENTRAL	PKWY			STUART	FL
26451	104	801	SE	CENTRAL	PKWY		11	STUART	FL
154199	704	521	SE	CENTRAL	PKWY			STUART	FL
154198	704	Unknown Address							
154197	704	515	SE	CENTRAL	PKWY			STUART	FL
154200	704	525	SE	CENTRAL	PKWY			STUART	FL
26464	104	802	SE	CENTRAL	PKWY		8	STUART	FL
26453	104	801	SE	CENTRAL	PKWY		13	STUART	FL
26511	104	805	SE	CENTRAL	PKWY		7	STUART	FL
26491	104	804	SE	CENTRAL	PKWY		3	STUART	FL
503557	704	2112	SE	WAYS	WAY			STUART	FL
154208	704	625	SE	CENTRAL	PKWY			STUART	FL
26645	704	935	SE	CENTRAL	PKWY			STUART	FL
26520	104	805	SE	CENTRAL	PKWY		16	STUART	FL
26513	104	805	SE	CENTRAL	PKWY		9	STUART	FL
26527	104	806	SE	CENTRAL	PKWY		7	STUART	FL
26468	104	802	SE	CENTRAL	PKWY		12	STUART	FL
26509	104	805	SE	CENTRAL	PKWY		5	STUART	FL
26508	104	805	SE	CENTRAL	PKWY		4	STUART	FL
26663	717	710	SE	CENTRAL	PKWY			STUART	FL
154201	704	529	SE	CENTRAL	PKWY			STUART	FL
26463	104	802	SE	CENTRAL	PKWY		7	STUART	FL
26452	104	801	SE	CENTRAL	PKWY		12	STUART	FL
26629	704	Unknown Address							
26631	704	903	SE	CENTRAL	PKWY			STUART	FL
572651	704	2118	SE	WAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593 SE	CENTRAL	PKWY				STUART	FL
154192	704	609 SE	CENTRAL	PKWY				STUART	FL
26530	104	806 SE	CENTRAL	PKWY			10	STUART	FL
26465	104	802 SE	CENTRAL	PKWY			9	STUART	FL
154195	704	505 SE	CENTRAL	PKWY				STUART	FL
154196	704	509 SE	CENTRAL	PKWY				STUART	FL
26472	104	802 SE	CENTRAL	PKWY			16	STUART	FL
26495	104	804 SE	CENTRAL	PKWY			7	STUART	FL
26536	104	806 SE	CENTRAL	PKWY			16	STUART	FL
26439	990	Unknown Address							
26447	104	801 SE	CENTRAL	PKWY			7	STUART	FL
154213	704	645 SE	CENTRAL	PKWY				STUART	FL
154212	704	641 SE	CENTRAL	PKWY				STUART	FL
26490	104	804 SE	CENTRAL	PKWY			2	STUART	FL
154205	704	545 SE	CENTRAL	PKWY				STUART	FL
154203	704	537 SE	CENTRAL	PKWY				STUART	FL
154206	704	549 SE	CENTRAL	PKWY				STUART	FL
154193	704	613 SE	CENTRAL	PKWY				STUART	FL
154194	704	617 SE	CENTRAL	PKWY				STUART	FL
26503	104	804 SE	CENTRAL	PKWY			15	STUART	FL
26462	104	802 SE	CENTRAL	PKWY			6	STUART	FL
26488	104	803 SE	CENTRAL	PKWY			16	STUART	FL
26496	104	804 SE	CENTRAL	PKWY			8	STUART	FL
26531	104	806 SE	CENTRAL	PKWY			11	STUART	FL
26504	104	804 SE	CENTRAL	PKWY			16	STUART	FL
26659	704	967 SE	CENTRAL	PKWY				STUART	FL
26660	704	969 SE	CENTRAL	PKWY				STUART	FL
26455	104	801 SE	CENTRAL	PKWY			15	STUART	FL
154216	704	657 SE	CENTRAL	PKWY				STUART	FL
26444	104	801 SE	CENTRAL	PKWY			4	STUART	FL
26470	104	802 SE	CENTRAL	PKWY			14	STUART	FL
26652	704	951 SE	CENTRAL	PKWY				STUART	FL
26489	104	804 SE	CENTRAL	PKWY			1	STUART	FL
26443	104	801 SE	CENTRAL	PKWY			3	STUART	FL
26534	104	806 SE	CENTRAL	PKWY			14	STUART	FL
26484	104	803 SE	CENTRAL	PKWY			12	STUART	FL
154179	704	557 SE	CENTRAL	PKWY				STUART	FL
154180	704	561 SE	CENTRAL	PKWY				STUART	FL
154181	704	565 SE	CENTRAL	PKWY				STUART	FL
26630	704	907 SE	CENTRAL	PKWY				STUART	FL
26445	104	801 SE	CENTRAL	PKWY			5	STUART	FL
26466	104	802 SE	CENTRAL	PKWY			10	STUART	FL
26448	104	801 SE	CENTRAL	PKWY			8	STUART	FL
26510	104	805 SE	CENTRAL	PKWY			6	STUART	FL
26521	104	806 SE	CENTRAL	PKWY			1	STUART	FL
26492	104	804 SE	CENTRAL	PKWY			4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
26532	104	806	SE	CENTRAL	PKWY		12	STUART	FL
26480	104	803	SE	CENTRAL	PKWY		8	STUART	FL
154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
26467	104	802	SE	CENTRAL	PKWY		11	STUART	FL
26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
26473	104	803	SE	CENTRAL	PKWY		1	STUART	FL
26518	104	805	SE	CENTRAL	PKWY		14	STUART	FL
26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
26469	104	802	SE	CENTRAL	PKWY		13	STUART	FL
26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
26658	704	Unknown Address							
154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
154207	704	621	SE	CENTRAL	PKWY			STUART	FL
26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	WAYS	WAY			STUART	FL
154182	704	569	SE	CENTRAL	PKWY			STUART	FL
154178	704	553	SE	CENTRAL	PKWY			STUART	FL
26524	104	806	SE	CENTRAL	PKWY		4	STUART	FL
26507	104	805	SE	CENTRAL	PKWY		3	STUART	FL
26635	704	919	SE	CENTRAL	PKWY			STUART	FL
26637	704	Unknown Address							
281358	704	2100	SE	WAYS	WAY			STUART	FL
154214	704	649	SE	CENTRAL	PKWY			STUART	FL
154183	704	573	SE	CENTRAL	PKWY			STUART	FL
26456	104	801	SE	CENTRAL	PKWY		16	STUART	FL
26526	104	806	SE	CENTRAL	PKWY		6	STUART	FL
26636	704	917	SE	CENTRAL	PKWY			STUART	FL
26446	104	801	SE	CENTRAL	PKWY		6	STUART	FL
26461	104	802	SE	CENTRAL	PKWY		5	STUART	FL
856687	704	2104	SE	WAYS	WAY			STUART	FL
26643	704	933	SE	CENTRAL	PKWY			STUART	FL
26641	704	Unknown Address							
26640	704	Unknown Address							
26642	704	929	SE	CENTRAL	PKWY			STUART	FL
26644	704	Unknown Address							
26639	704	925	SE	CENTRAL	PKWY			STUART	FL
26471	104	802	SE	CENTRAL	PKWY		15	STUART	FL
26651	704	949	SE	CENTRAL	PKWY			STUART	FL
26662	704	973	SE	CENTRAL	PKWY			STUART	FL
26661	704	971	SE	CENTRAL	PKWY			STUART	FL
26502	104	804	SE	CENTRAL	PKWY		14	STUART	FL
128303	739	1900	SE	FEDERAL	HWY		330	STUART	FL
26485	104	803	SE	CENTRAL	PKWY		13	STUART	FL
26500	104	804	SE	CENTRAL	PKWY		12	STUART	FL
26501	104	804	SE	CENTRAL	PKWY		13	STUART	FL
26440	974	Unknown Address							
26655	704	Unknown Address							
26654	704	959	SE	CENTRAL	PKWY			STUART	FL
26481	104	803	SE	CENTRAL	PKWY		9	STUART	FL
26498	104	804	SE	CENTRAL	PKWY		10	STUART	FL
26533	104	806	SE	CENTRAL	PKWY		13	STUART	FL
26506	104	805	SE	CENTRAL	PKWY		2	STUART	FL
26529	104	806	SE	CENTRAL	PKWY		9	STUART	FL

154217	704	661	SE	CENTRAL	PKWY			STUART	FL
26459	104	802	SE	CENTRAL	PKWY		3	STUART	FL
26476	104	803	SE	CENTRAL	PKWY		4	STUART	FL
26523	104	806	SE	CENTRAL	PKWY		3	STUART	FL

Zip	Mail Street Addr	Mail City	Mail State
Martin County Property Appraiser's Office at 772-288-5608.			
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PKWY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	3533 SE FAIRWAY E	STUART	FL
34994	955 SE CENTRAL PKY	STUART	FL
34994	1110 SW BALMORAL TRCE	STUART	FL
34994	PO BOX 1131	PALM CITY	FL
	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	802 CENTRAL PARKWAY #8	STUART	FL
34994	500 SW ASTER RD	PORT ST LUCIE	FL
34994	805 SE CENTRAL PKY APT 7	STUART	FL
34994	JULIA ANNA CASON TTEE	STUART	FL
34994	1708 CORPORATE DR	BOYNTON BEACH	FL
34994	4310 SE BAYSHORE TER	STUART	FL
34994	1241 SE INDIAN ST #104	STUART	FL
34994	805 SE CENTRAL PARKWAY #16	STUART	FL
34994	805 SE CENTRAL PKWY #9	STUART	FL
34994	806 SE CENTRAL PKWY UNIT 7	STUART	FL
34994	802 CENTRAL PARKWAY #12	STUART	FL
34994	4155 NW OAKBROOK CIR	JENSEN BEACH	FL
34994	6111 GOODWYN RD	AUSTELL	GA
34994	700 SE CENTRAL PKY	STUART	FL
34994	5640 SE NORMANDY AVE	STUART	FL
34994	802 SE CENTRAL PKWY DR # 7	STUART	FL
34994	801 SE CENTRAL PKWY APT 12	STUART	FL
	903 SE CENTRAL PKY	STUART	FL
34994	903 SE CENTRAL PKY	STUART	FL
34994	2116 SE RAYS WAY	STUART	FL
34994	805 SE CENTRAL PKY #12	STUART	FL
34994	7830 DINES RD	NOVELTY	OH
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	533 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
	2370 NE OCEAN BLVD #B204	STUART	FL
34994	12 S RIDGEVIEW RD	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
34994	803 SE CENTRAL PKY # 10	STUART	FL

	2100 SE RAYS WAY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	305 VAN BUREN AVE	TEANECK	NJ
34994	802 CENTRAL PARKWAY UNIT 9	STUART	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	802 SE CENTRAL PKY #802-16	STUART	FL
34994	PO BOX 2024	STUART	FL
34994	806 SE CENTRAL PKY #16	STUART	FL
	902 CARNEGIE CENTER STE 400	PRINCETON	NJ
34994	3554 CEDAR CREEK DR	MISSISSAUGA	ON
34994	645 SE CENTRAL PKY	STUART	FL
34994	645 SE CENTRAL PKY	STUART	FL
34994	2586 SW FEROE AVE	PALM CITY	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	804 SE CENTRAL PARKWAY UNIT 15	STUART	FL
34994	DONALD & SHIRLEY A WIEGOLD TTEE	STUART	FL
34994	SEAWAY POINTE	WELLAND	ON
34994	34704 MAINSAIL CT	LEWES	DE
34994	343 EDINBURGH RD	CHADDS FORD	PA
34994	804 SE CENTRAL PKWY #16	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	30 W 86TH ST	NEW YORK	NY
34994	595 SW SALERNO RD	STUART	FL
34994	801 CENTRAL PARKWAY #4	STUART	FL
34994	460 SE ST LUCIE BLVD	STUART	FL
34994	1526 NW BUTTONBUSH CIR	PALM CITY	FL
34994	804 SE CENTRAL PKY #1	STUART	FL
34994	801 SE CENTRAL PKWY #3	STUART	FL
34994	8 PINE POINT RR 1	BARRIE	ON
34994	173 BROOK ST	SCARSDALE	NY
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	907 SE CENTRAL PKWY	STUART	FL
34994	801 SE CENTRAL PARKWAY #5	STUART	FL
34994	802 SE CENTRAL PKY #10	STUART	FL
34994	W 6462 OLD BASS LAKE RD	MINONG	WI
34994	805 SE CENTRAL PKWY #6	STUART	FL
34994	1211 E KENNEDY BLVD #435	TAMPA	FL
34994	516 SW CALIFORNIA AVE	STUART	FL

34994	3515 NE SKYLINE DR	JENSEN BEACH	FL
34994	PO BOX 3150	STUART	FL
34994	806 SE CENTRAL PKY #806-8	STUART	FL
34994	806 SE CENTRAL PKY #15	STUART	FL
34994	806 SE CENTRAL PKWY #15	STUART	FL
34994	6765 SW CHASE CT	STUART	FL
34994	1309 SE 9TH ST	STUART	FL
34994	1189 SW FOX DEN WAY	PALM CITY	FL
34994	JAMES NOLA TTEE	JENSEN BEACH	FL
34994	JANINE LEE WIEGOLD TTEE	PALM CITY	FL
34994	1925 SW VILLANOVA RD	PORT SAINT LUCIE	FL
34994	JEFFREY L BERMAN & LISA MARIE BERMAN TTEE	PALM CITY	FL
34994	JOANNE C MCVICAR TTEE	STUART	FL
34994	801 SE CENTRAL PKWY #10	STUART	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	5656 SW EVANS DR	STUART	FL
	5656 SW EVANS DR	STUART	FL
34994	665 SE CENTRAL PKY	STUART	FL
34994	PO BOX 1866	PALM CITY	FL
34994	804 SE CENTRAL PKY #11	STUART	FL
34994	804 SE CENTRAL PKY # 9	STUART	FL
34994	804 SE CENTRAL PKY #5	STUART	FL
34994	3901 SHELBY CT	WATERFORD	MI
34994	CHERYL SLOAT TTEE	STUART	FL
34994	806 CENTRAL PARKWAY UNIT 2	STUART	FL
34994	3449 SW SAWGRASS VILLAS DR	PALM CITY	FL
34994	6 STATE ST	WARREN	RI
34994	801 SE CENTRAL PKY #801-2	STUART	FL
34994	594 SE HIDDEN RIVER DR	PORT SAINT LUCIE	FL
34994	802 SE CENTRAL PKY 802-1	STUART	FL
34994	803 SE CENTRAL PKWY #11	STUART	FL
34994	803 SE CENTRAL PKY 803-15	STUART	FL
34994	40 HIGHLAND	FT ERIE	ON
34994	806 SE CENTRAL PKY #806-5	STUART	FL
34994	JAMIE MAZZZONE TTEE	WINTHROP	MA
34994	801 SE CENTRAL PKY #801-1	STUART	FL
34994	921 SE CENTRAL PKY	STUART	FL
34994	805 SE CENTRAL PKY #13	STUART	FL
34994	801 SE CENTRAL PKY #14	STUART	FL
34994	805 SE CENTRAL PKY #805-8	STUART	FL
	UPTON MANOR		
34994	UPTON MANOR		
34994	MICHAEL ALAN & JANET LYNN BALDWIN TTEE	BRISTOW	VA
34994	MIRYANA MOORE SCHUBERT TTEE	STUART	FL
34994	3322 SE GRAN PARK WAY	STUART	FL
34994	800 SE CENTRAL PKY	STUART	FL

34994	860 SE CENTRAL PARKWAY	STUART	FL
34994	SUZANNE COLBERT PANKEY TTEE	STUART	FL
34994	577 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	8304 SE KETCH CT	HOBE SOUND	FL
34994	4280 PROFESSIONAL CENTER DR STE 100	PALM BEACH GARDENS	FL
34994	1802-500 GREEN RD	STONEY CREEK	ON
34994	2110 SE RAYS WAY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	2586 SE STONEBRIAR WAY	STUART	FL
34994	JACQUELINE M RAMO TTEE	MERRICK	NY
34994	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
34994	1817 SW CRANE CREEK AVE	PALM CITY	FL
34994	RONALD D RENNER TTEE	JENSEN BEACH	FL
34994	PO BOX 47854	WICHITA	KS
34994	PO BOX 487	LEWISBURG	PA
34994	806 CENTRAL PARKWAY UNIT 6	STUART	FL
34994	917 SE CENTRAL PKWY	STUART	FL
34994	9860 SW 121ST	MIAMI	FL
34994	PO BOX 2112	STUART	FL
34994	2104 SE RAYS WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
34994	RICHARD & JUDITH SENKER TTEE	STUART	FL
34994	949 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	6950 SW 134TH ST	MIAMI	FL
34994	13187 ASHVALE DR	FAIRFAX	VA
34994	228 VICTORIA ST RR2	TIVERTON	ON
34994	804 SE CENTRAL PKY #12	STUART	FL
34994	804 SE CENTRAL PKY #804-13	STUART	FL
	430 SW LAKE WHITNEY PLACE	PORT SAINT LUCIE	FL
	959 SE CENTRAL PKY	STUART	FL
34994	959 SE CENTRAL PKY	STUART	FL
34994	18 EBB TIDE COURT	OCEAN PINES	MD
34994	804 SE CENTRAL PARKWAY #10	STUART	FL
34994	181 SW SOUTH RIVER DR	STUART	FL
34994	33 OLIVER CRES	THAMESFORD	ON
34994	806 SE CENTRAL PKY #9	STUART	FL

34994	2596 SW GREENWICH WAY	PALM CITY	FL
34994	265 MORGAN RD	RICHMOND	NH
34994	803 SE CENTRAL PKY #803-4	STUART	FL
34994	806 SE CENTRAL PKWY #3	STUART	FL



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

ORDINANCE NUMBER 2487-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this future land use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on October 24, 2022, the City of Stuart City Commission adopted Ordinance 2486, 2022, approving a land use amendment from Commercial (C) to Multi-Family Residential (MF-RES);

WHEREAS, on November 5, 2021, an application was submitted to the city for a Rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on June 9, 2022, to consider the applicant's request and recommended approval of the subject petition to the City Commission; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Land Development Zoning District for said lands; and

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

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the Rezoning; 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 foregoing recitals are true and adopted as findings of fact and conclusions of law.

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

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

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

- a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated March 24, 2022.**
- b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated March 25, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**
- d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 18, 2022.**

- e. Landscape Plans, Sheets LP-1 through LP-4, prepared by *Litterick Landscape Architecture*, dated October 20, 2021.
- f. Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture*, prepared February 21, 2022.
- g. Sign Plan, Sheet MS-1, prepared by *Camilo Lopez*, dated March 30, 2022.
- h. Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- i. Elevations, 4-Unit Building I, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- j. Elevations, 4-Unit Building Type II, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- k. Elevations, 5-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- l. Elevations, 6-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- m. Floor Plans, 7-Unit Building, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- n. Elevations, 7-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- o. Unit Plans, Plan A, Plan B, and Plan C, prepared by Dewey A. LeBlanc, dated November 5, 2021.
- p. Preliminary Engineering Plan, Sheet 1 of 2, by *Engineering Design & Construction, Inc.*, dated March 30, 2022.
- q. Preliminary Engineering Plan, Sheet 2 of 2, by *Engineering Design & Construction, Inc.*, dated February 21, 2022.
- r. Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, Dated October 2021.
- s. Photometric Plan, 1 page, dated January 3, 2022.
- t. Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.*, dated February 2022.
- u. Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.

v. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.**

w. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as “Residential Planned Unit Development (RPUD)” amended by this ordinance to allow for 60 townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

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

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

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

SECTION 7: Following the adoption and acceptance of this ordinance by the Owners, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the

City Commission, the Developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

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

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

SECTION 8: This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 9: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 10: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the 10th day of October 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:

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this 24th day of October 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) 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:

Cypress Holding, LLC

Print Name: _____

By: _____
Jeffrey H. Sands, Managing Member

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2022, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022 Troy McDonald, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEIROF AS RECORDED IN
PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY
FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

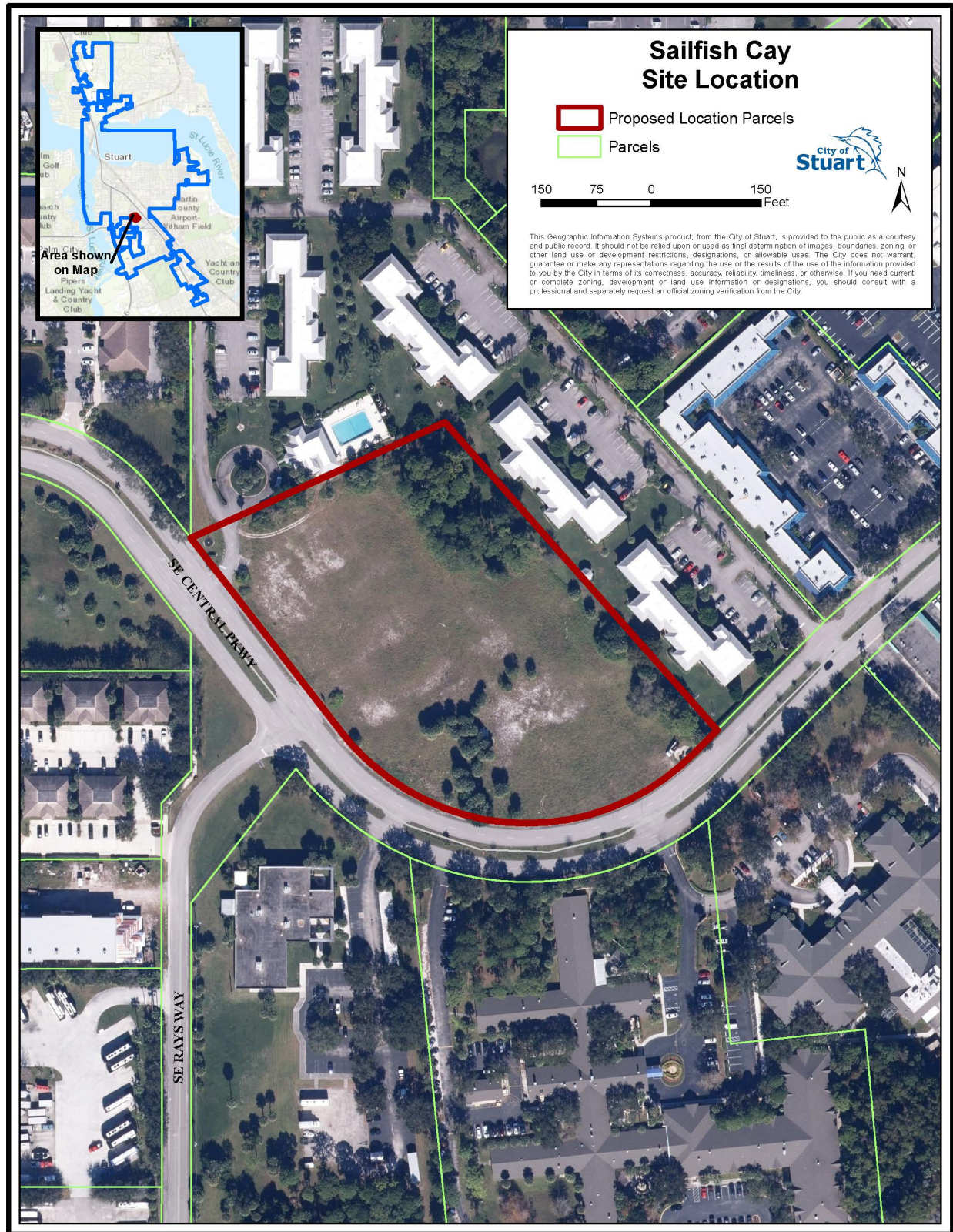


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

The Sailfish Cay RPUD project and use thereof shall comply with the following plans and documents:

- a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated March 24, 2022.**
- b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated March 25, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**
- d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 18, 2022.**
- e. **Landscape Plans, Sheets LP-1 through LP-4, prepared by *Litterick Landscape Architecture*, dated October 20, 2021.**
- f. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture*, prepared February 21, 2022.**
- g. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez*, dated March 30, 2022.**
- h. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**
- i. **Elevations, 4-Unit Building I, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- j. **Elevations, 4-Unit Building Type II, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- k. **Elevations, 5-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- l. **Elevations, 6-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- m. **Floor Plans, 7-Unit Building, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

- n. Elevations, 7-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- o. Unit Plans, Plan A, Plan B, and Plan C, prepared by Dewey A. LeBlanc, dated November 5, 2021.
- p. Preliminary Engineering Plan, Sheet 1 of 2, by *Engineering Design & Construction, Inc.*, dated March 30, 2022.
- q. Preliminary Engineering Plan, Sheet 2 of 2, by *Engineering Design & Construction, Inc.*, dated February 21, 2022.
- r. Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, Dated October 2021.
- s. Photometric Plan, 1 page, dated January 3, 2022.
- t. Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.*, dated February 2022.
- u. Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.
- v. Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.
- w. Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.

General Conditions

1. The project build-out date shall be five (5) years from the date this ordinance is recorded in the official records book of Martin County.
2. Any modifications to the Master RPUD Site Plan less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. The maximum building height within the RPUD shall be 2 stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof or to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.

4. Prior to approval of the plat, the Applicant shall provide a sidewalk connection north of Building 8 to connect to the sidewalk in front of Building 7.
5. All work shall conform with the 7th edition of the Florida Fire Prevention Code.
6. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
7. Prior to the issuance of the first building permit, the Developer shall schedule through the Building Department a pre-construction meeting.
8. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.
9. 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.
10. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.

Landscaping

11. The common areas including, but not limited to, the project's cabana and pool area shall be installed with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
12. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The Developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
13. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Pervious and Open Space

14. Not less than 30% of the RPUD shall be open space that may include landscaped buffer areas as depicted on the Site & Landscape Plans, prepared by *Litterick Landscape Architecture*, as described in Exhibit C.
15. Development of the Subject Property as a RPUD shall include an impervious area of not more than 148,345 square feet or 3.4 acres (69.7% of the site).

Tree Mitigation

16. The project shall comply with the project's Tree Mitigation/Tree Disposition Chart, Sheet TD-2, prepared by *Litterick Landscape Architecture*, as referenced in Exhibit "C".

Prior to Issuance of Site Permits

17. Prior to the issuance of the first site permit, the Applicant shall provide a digital boundary survey and civil plan.
18. Prior to the issuance of the first site permit, the Civil Plans shall be reviewed and approved by all applicable City departments and consultants, if deemed necessary by the City.
19. Prior to the issuance of the first site permit, 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.
20. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a revised drainage report with: (1) survey data showing the elevations of the roads and parking of Towne Park North development, and (2) a simulation model utilizing this data for the 10-year, 1-day storm to demonstrate that there will be no flooding on the Towne Park North site as a result of the Sailfish Cay development. If the submitted simulation model shows any adverse drainage effects on the Towne Park North site, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.
21. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a stormwater model to reflect full retention pond recovery at 72 hours. If the submitted simulation model does not show full recovery, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.
22. Prior to issuance of the first site permit, the applicant shall provide to the City Development Department a Stormwater Management System Operation and Maintenance Plan for review and approval. The Plan shall provide general maintenance requirements and require that inspection of all bioswales occur on a quarterly basis and following a storm event. If standing water persists longer than 72 hours after a normal summer rain event, or if wetland vegetation such as cattails grow in the pond, the stormwater facility must be repairs, using such methods as such as scarifying or raking the pond bottom, or removing the bottom foot (12 inches) of soil and replacement with clean sand.

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

Development and Construction

24. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
25. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.
26. 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.
27. 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.
28. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.
29. The Developer, 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.
30. The Developer shall install landscaping at the development's entry and within all perimeter buffers as shown on the landscaping plans prior to the first certificate of occupancy for a residential unit.
31. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the sixth (6th) residential unit or within 12 months from the start of any development activity, whichever occurs first.
32. Prior to the issuance of the first building permit, the Developer shall eradicate all invasive vegetation from the entire site and shall subsequently request an inspection from the City.
33. Prior to first certificate of occupancy of the last building to be constructed, the Developer shall provide an engineer's written confirmation attesting that the RPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.
34. 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 Developer as necessary during construction in order to reduce the dust generated on-site.
35. All utility improvements constructed by the Developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City's Utilities & Engineering department.

36. The project's native planting schemes at the lake and within the bioswales will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".
37. Temporary or freestanding storage units are prohibited on the property once construction is complete.
38. All on-site lighting shall be cast downward and shielded from adjacent properties.
39. 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 and approved by the City's Public Works department and the City's engineering consultant prior to permitting. Specifically, but not limited to:
 - a. Private Road (entry and within the development)
 - b. Central Parkway right-of-way
 - c. All public and private sidewalks
 - d. Proposed Lake & Bioswales
 - e. Cabana and Pool

Signage

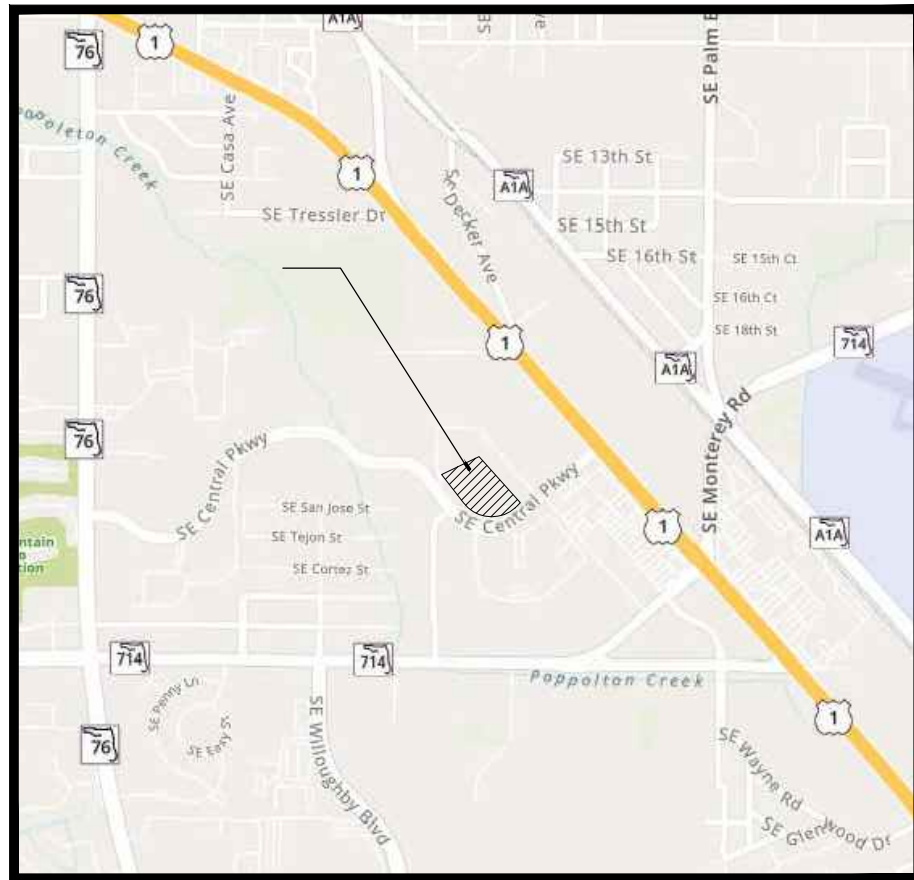
40. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the Sign Plan prepared by *Camilo Lopez* referenced in Exhibit C.

Platting- HOA Requirements & Future Amendments

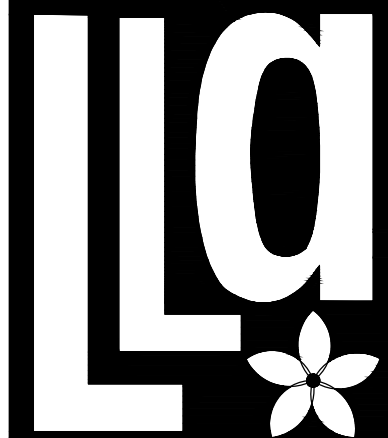
41. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit for any development activity. No permits for development activities including, but not limited to, site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the public records.
42. The plat shall provide an easement for the Towne Park monument sign in favor of the Towne Park Homeowner's Association (HOA) for maintenance and to allow the sign to remain on the Sailfish Cay RPUD project site.
43. The plat shall provide a 10-foot maintenance easement for the lake retention wall located on the south side of the lake.
44. The property owner shall provide easements for licensed cable services.
45. The PUD may be conveyed to 60 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the Applicant/Developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney,

which shall be singularly responsible for the perpetual maintenance of the common site, right-of-way road shoulder and median. The HOA declarations shall also include restrictions regarding boats, boat trailers, sheds, etc.

46. City of Stuart waste receptacles, including recycle shall be stored in garages only. The developments HOA shall be responsible for enforcing this waste receptable policy. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure. The development's HOA shall be responsible for enforcing this waste receptable policy. The property-owners association shall pay for initial bins (one trash bin and one recycle bin) for each unit and the pool cabana for a total of 61 trash bins and 61 recycle bins at the time of permitting. The City will provide a single bill to the HOA for trash pick-up.
47. The Developer and home-owners association shall request and consent to law enforcement entry to property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2487-2022.
48. No yard waste shall be placed in the street.
49. All new fences shall be maintained by the project's Home-Owners Association.
50. Any applications to amend this Ordinance shall be limited to the Developer or the Home-Owners Association.
51. The Home-Owner's Association shall regulate any permits for guest parking.



VICINITY MAP



Litterick Landscape Architecture

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

Sailfish Cay

Stuart, Florida

751 Central Parkway

Landscape Architect of Record

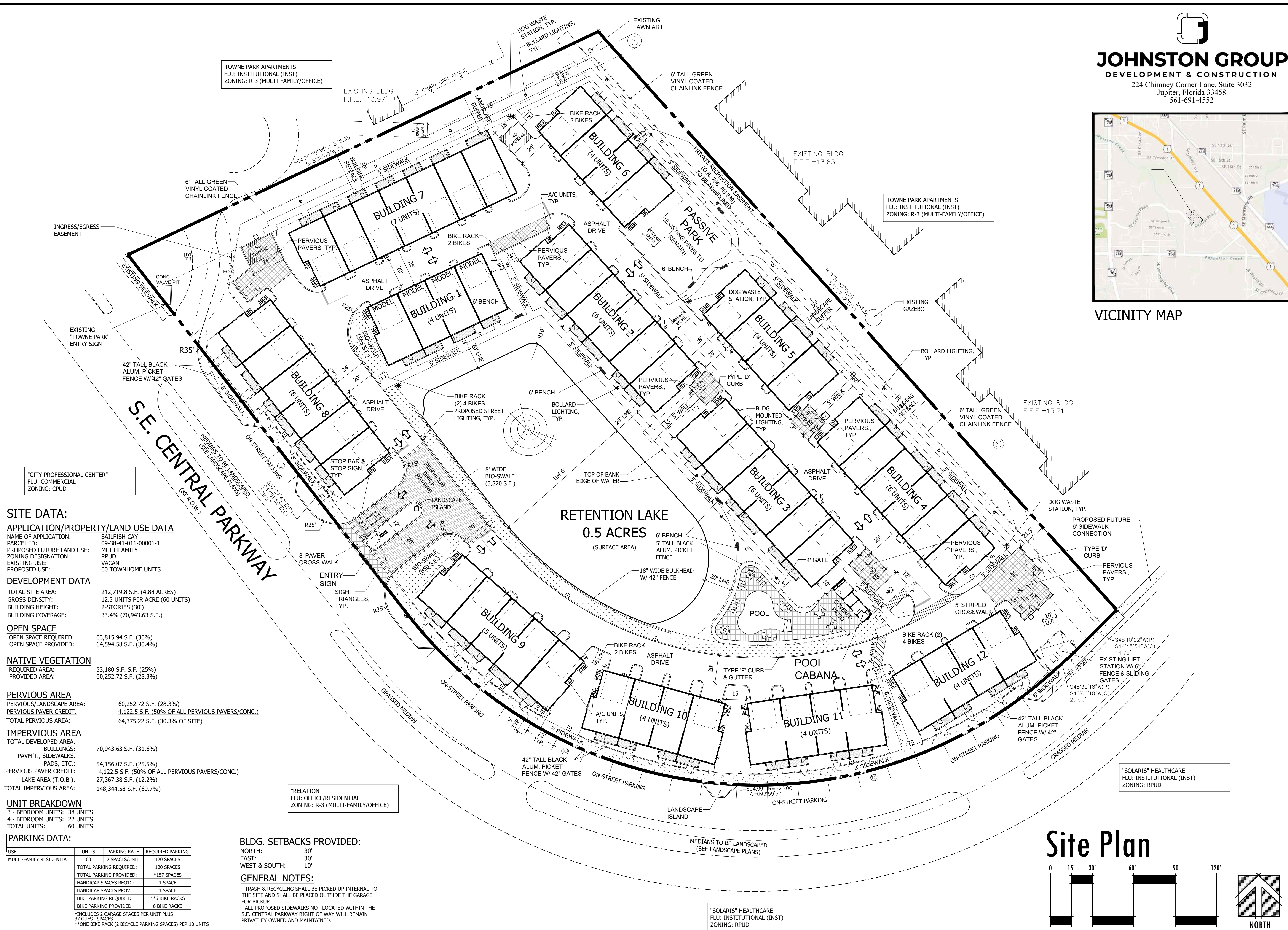
Jason M. Litterick, RLA
(LA0001677)

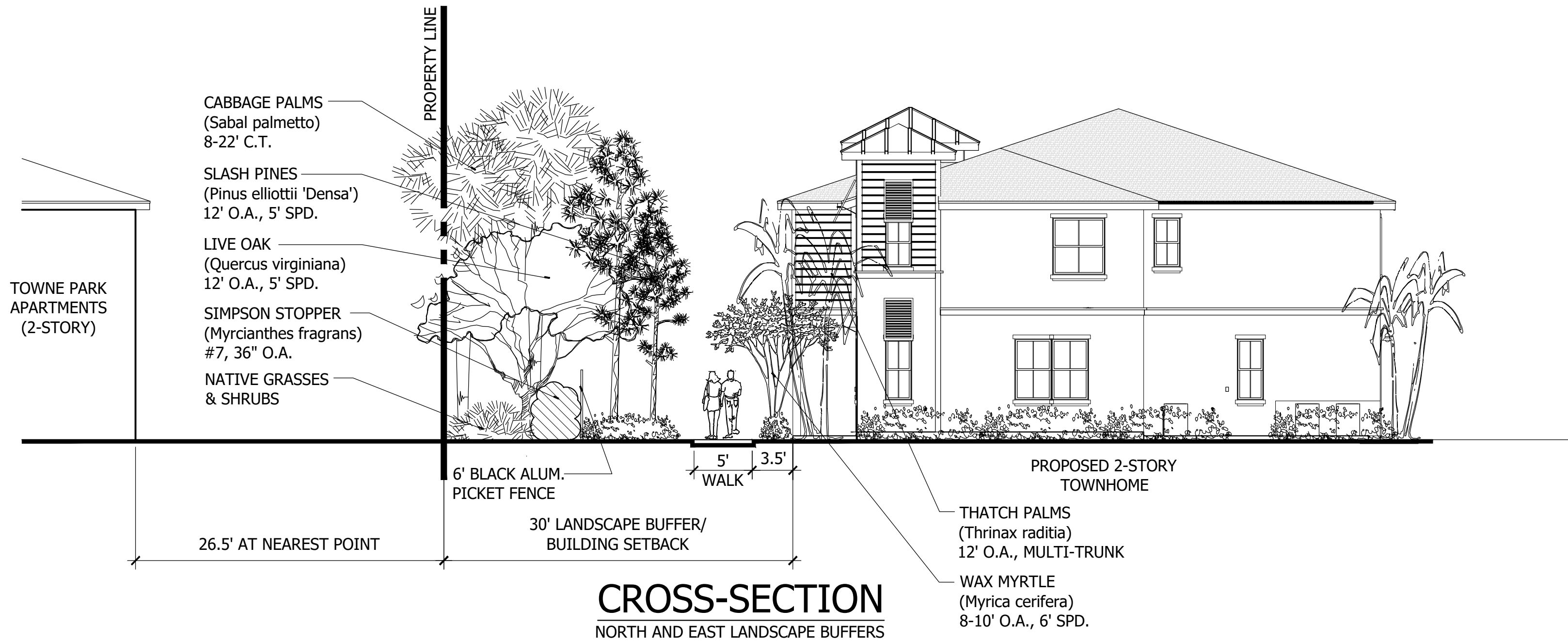
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Designed: _____ JML
 Drawn: _____ JML
 Approved: _____ JML
 Date: _____ 11/5/21
 Job no. _____
 Revisions: _____ 1/7/22
 _____ 2/21/22
 _____ 3/24/22

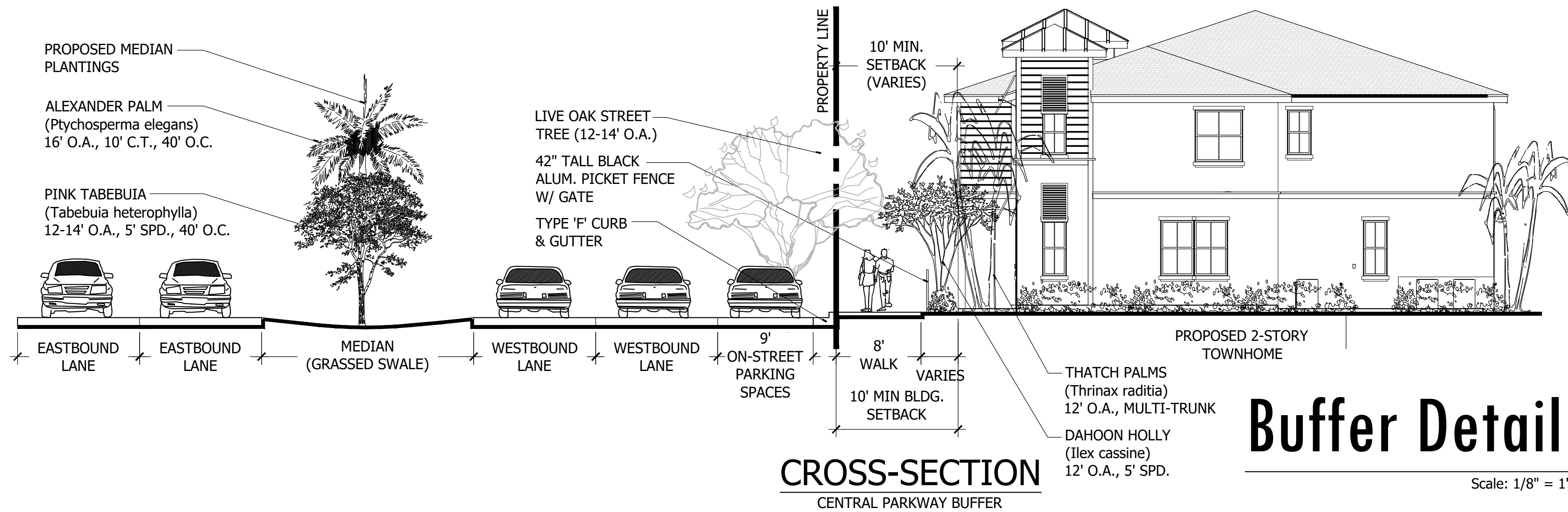
Sheet No.

SP-1





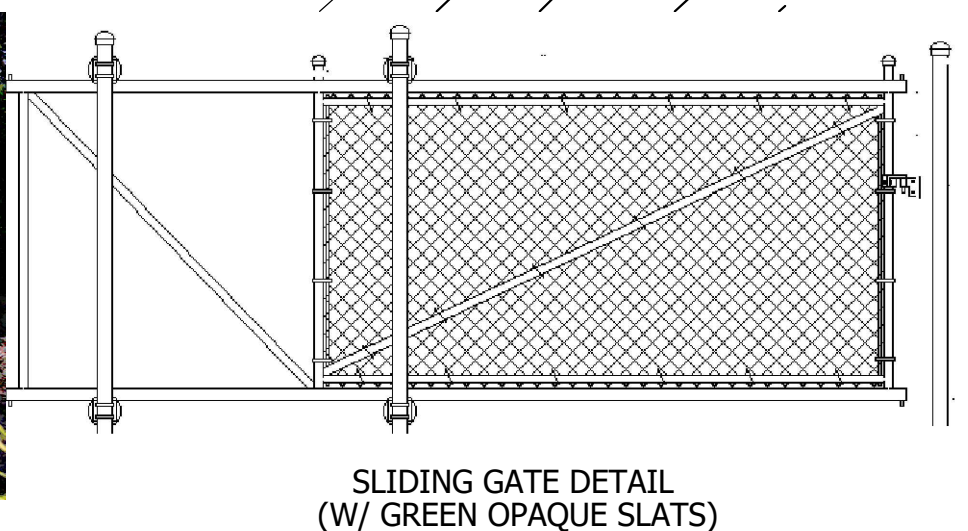
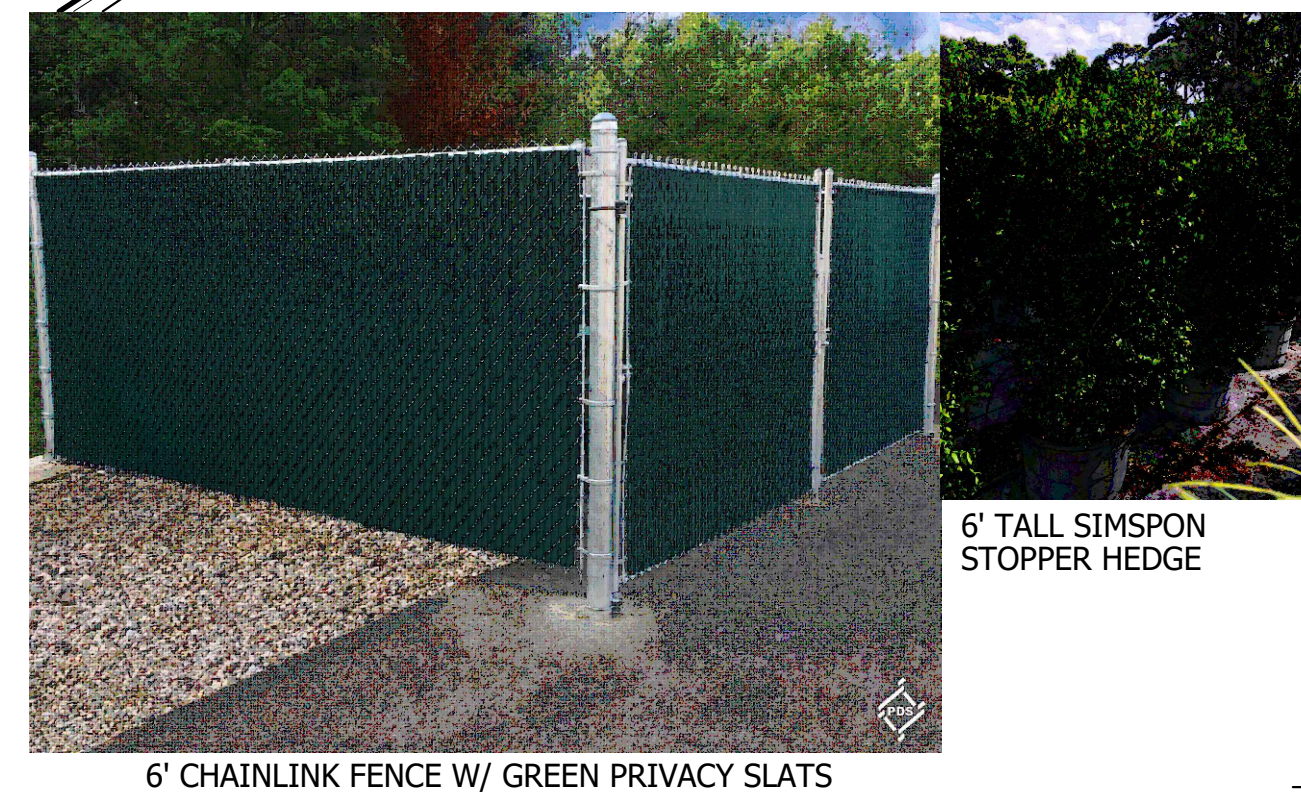
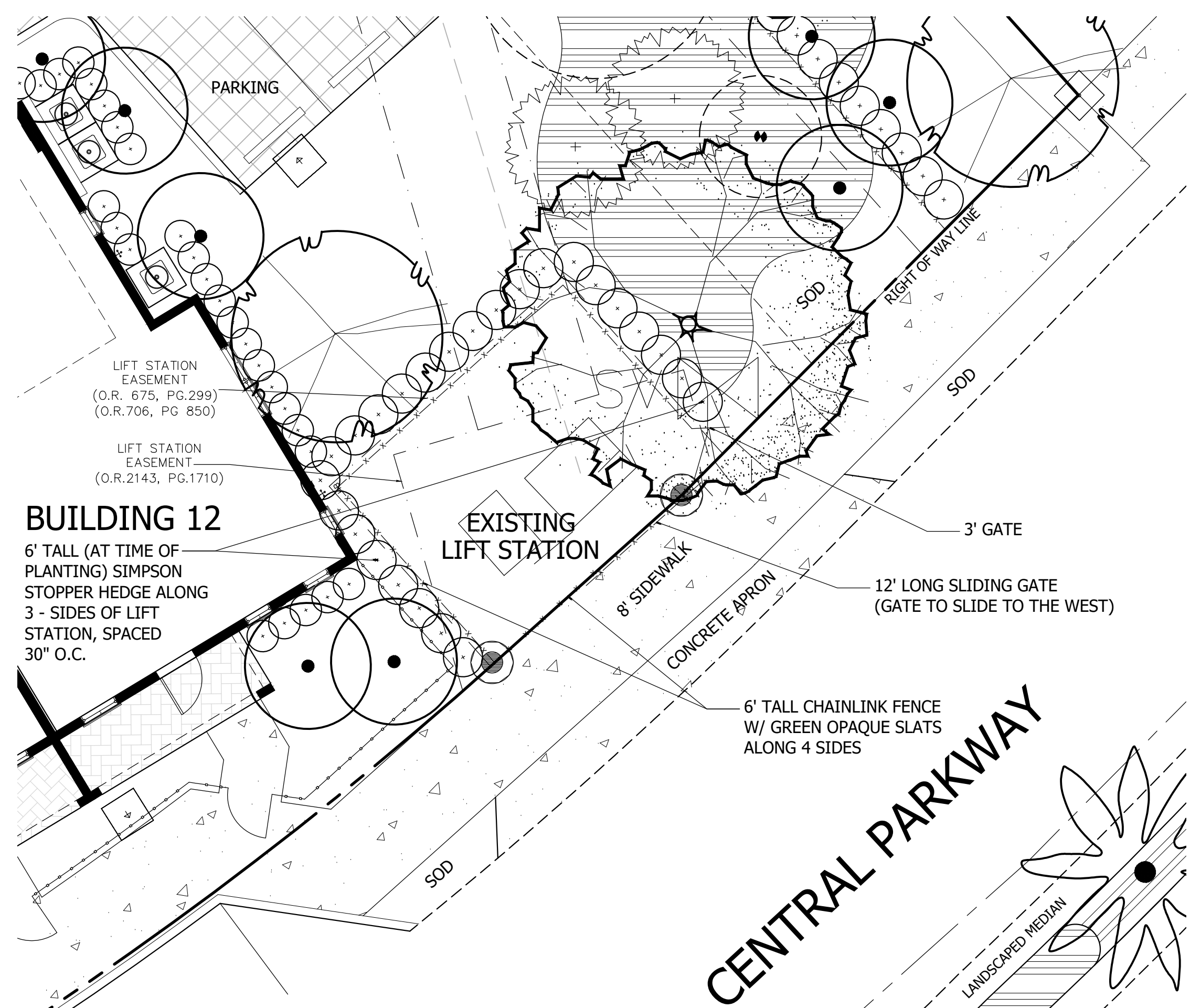
CROSS-SECTION
NORTH AND EAST LANDSCAPE BUFFERS



CROSS-SECTION
CENTRAL PARKWAY BUFFER

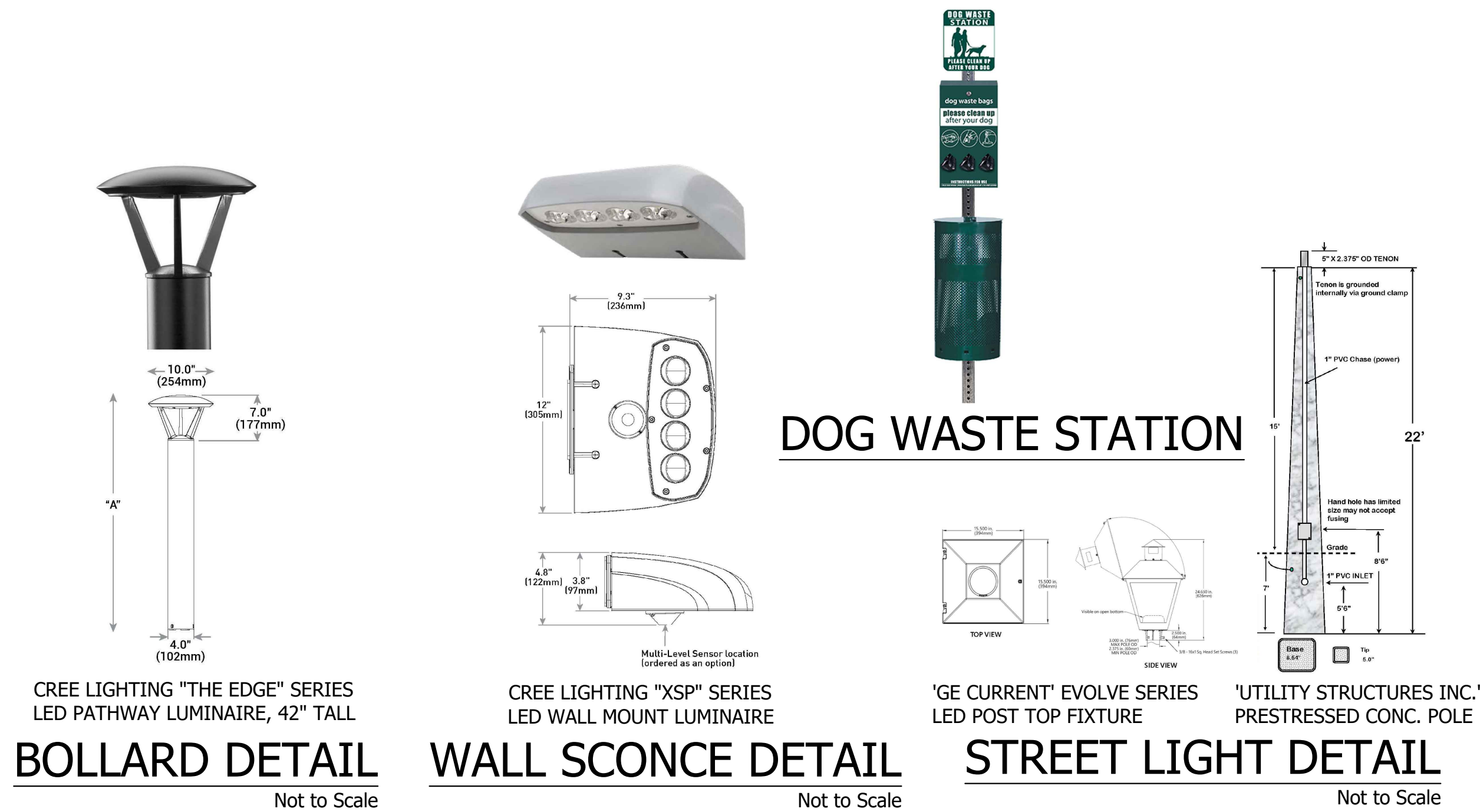
Buffer Details

Scale: 1/8" = 1'-0"



Lift Station Detail

Scale: 1/8" = 1'-0"



BOLLARD DETAIL
Not to Scale

WALL SCONCE DETAIL
Not to Scale

STREET LIGHT DETAIL
Not to Scale

PAVER DETAILS
Not to Scale



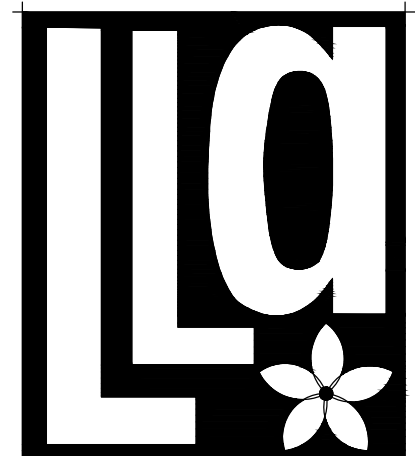
BENCH DETAIL
Not to Scale



BIKE RACK DETAIL
SCALE: NOT TO SCALE

Site Details

Scale: As Noted



Litterick
Landscape
Architecture

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

Sailfish Cay

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751 Central Parkway

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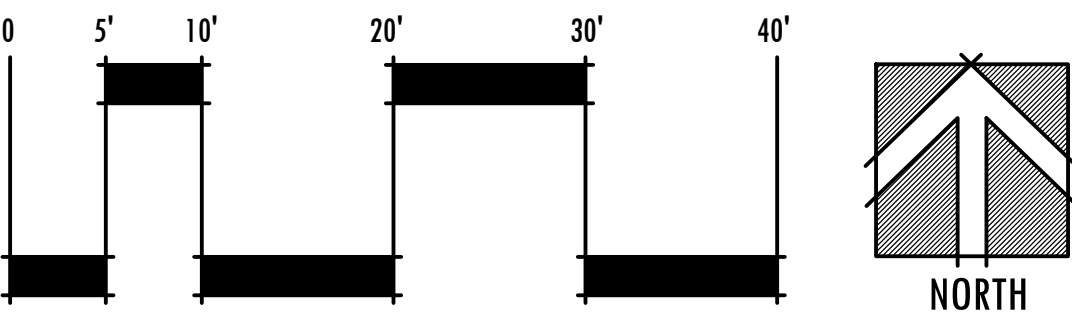
Scale: As Noted

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22
	3/25/22

Sheet No.

SP-2

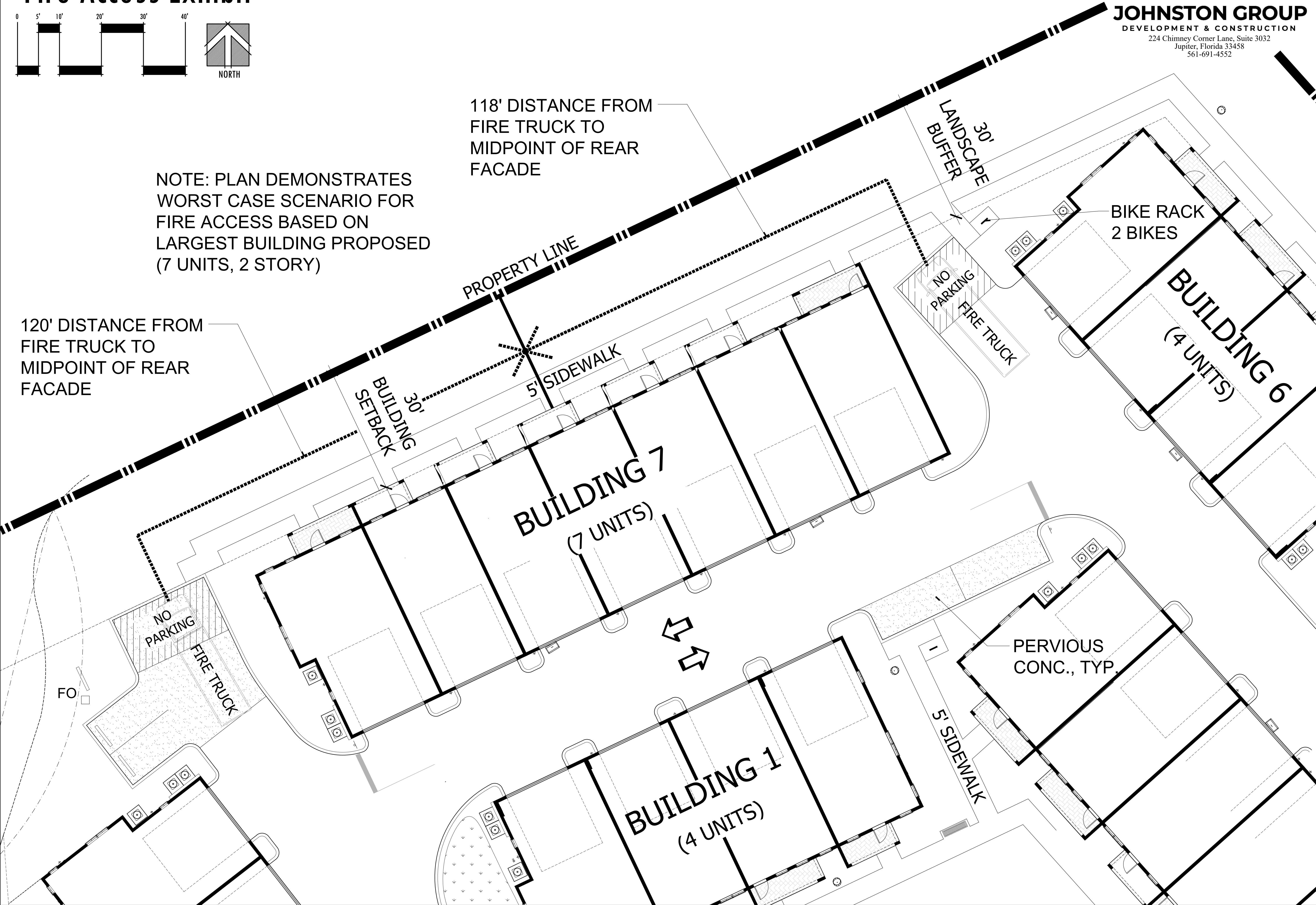
Fire Access Exhibit



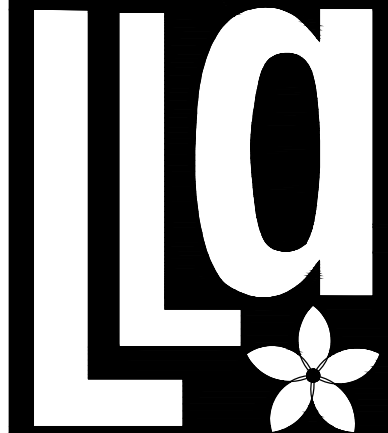
NOTE: PLAN DEMONSTRATES
WORST CASE SCENARIO FOR
FIRE ACCESS BASED ON
LARGEST BUILDING PROPOSED
(7 UNITS, 2 STORY)

120' DISTANCE FROM
FIRE TRUCK TO
MIDPOINT OF REAR
FACADE

118' DISTANCE FROM
FIRE TRUCK TO
MIDPOINT OF REAR
FACADE



JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



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

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'

Designed: JML
Drawn: JML
Approved: JML
Date: 1/7/22
Job no.
Revisions: 2/21/22

Sheet No.

SP-3

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1094514 A1
COMMITMENT DATE: MAY 23, 2021, AT 11:00 PM

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.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. ALL MATTERS CONTAINED ON THE PLAT OF TOWNE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**
10. EASEMENT FOR PERRY CABLE TV CORP. RECORDED IN O.R. BOOK 548, PAGE 987, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.**
11. SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**
12. SEWER, WATER AND LIFT STATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 850, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
EASEMENT #1 SHOWN ON SURVEY, EASEMENT #3 TERMINATED/ABANDONED BY O.R. BOOK 2003, PAGE 1826.
13. ACCESS, INGRESS AND EGRESS AND UTILITY EASEMENT AGREEMENT WITH TOWNE PARK NORTH CONDOMINIUM RECORDED IN O.R. BOOK 706, PAGE 833, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **EASEMENT TERMINATED/ABANDONED.**
14. RECREATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 839, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
LICENSE AGREEMENT TERMINATED BY O.R. 3247, P.G. 2148.
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. **TO BE RELOCATED.**
17. RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SHOWN ON SURVEY.
18. ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.

CERTIFIED TO:

- JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
- 751 SE CENTRAL, LLC.



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	DIP F. DUCTILE IRON PIPE	HYD H. HYDRANT	POP PERMANENT CONTROL POINT	S.L.C. STA. ST. LUCIE COUNTY STATION
AL ARC LENGTH	EDW EDGE OF WATER	IN INCH	PRM PERMANENT REFERENCE MONUMENT	STORMWATER DRAINAGE MANHOLE
ASPH ASPHALT	EB [] ELECTRIC BOX	INV INVERT	P.B. PLAT BOOK	STREET SIGN
BFP BACK FLOW PREVENTER	EHB [] ELECTRIC HAND HOLE	IP IRON PIPE	(P) PLAT DATA	
BM [] BENCHMARK (BM)	EM [] ELECTRIC METER	IR IRON ROD	P.O.B. POINT OF BEGINNING	
BIKE BIKE RACK	EM [] ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
CATV [] CABLE RISER	EL/ELEV. ELEVATION	L LENGTH	P.C.C. POINT OF COMPOUND CURVE	TOE OF SLOPE
(C) CALCULATED	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	★ LIGHT POST	P.C. POINT OF CURVATURE	TOB TOP OF BANK/BERM
[] CATCH BASIN	F.O. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	P.T. POINT OF TANGENCY	T.O.N. TOP OF NUT
€ CENTERLINE	FOHH FIBER OPTIC HAND HOLE	(M) MAILBOX	P.O.T. POINT OF TERMINUS	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CCR CERTIFIED CORNER RECORD	FIBER FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PSL POLYVINYL CHLORIDE	X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CLF CHAIN LINK FENCE	FIBER RISER [] FIBER OPTIC RISER	M.H.W. MEAN HIGH WATER LINE	PLS PROFESSIONAL LAND SURVEYOR	PSL TOWNSHIP
CHD. CHORD	(M) FINISHED FLOOR ELEVATION	M.L.W. MEAN LOWER WATER LINE	R RADIUS	① TRAFFIC HANDHOLD
CO O CLEAN OUT	F.F.E. FLORIDA DEPARTMENT OF TRANSPORTATION	★ METAL LIGHT POST	RGE RANGE	TSCB TRAFFIC SIGNAL CONTROL BOX
COMM [] COMMUNICATION RISER	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	☆ METAL POWER POLE	RTK REAL TIME KINEMATIC	TYP TYPICAL
CONC CONCRETE	FPL FOOT	MON MONUMENT	RW [] RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
CP CONCRETE LIGHT POST	FM FORCE MAIN	NGVD29 NORTH AMERICAN VERTICAL DATUM OF 1929	R/W ROD AND CAP	UNK UNKNOWN
CPP [] CONCRETE POWER POLE	FND FOUND	N/D NON DESCRIPT NAIL AND DISK	R/C REGISTERED LAND SURVEYOR	UNK UNKNOWN HANDHOLD
CS [] CONCRETE POWER POLE W/STREET LIGHT	FO FT. SQUARE FEET	N.R. NON RADIAL	RMF REINFORCED CONCRETE PIPE	RISER RISER BOX
COR CORRUGATED METAL PIPE	GAS [] GAS VALVE	NAVDBB NORTH OR NORTHING NUMBER	R/S REGISTERED LAND SURVEYOR	UNKNOWN TYPE MANHOLE
CMP CURB INLET	GIS GEOGRAPHIC INFORMATION SYSTEMS	N. NORTH OR NORTHING NUMBER	SEC SECTION	VCP VITRIFIED CLAY PIPE
DL DECORATIVE LIGHT POST	GND GROUND LIGHT	O.R.B. OFFICIAL RECORDS BOOK	SEC PROPERTY CORNER	WM WATER METER
D.B. DEED BOOK	GUY [] GUY WIRE ANCHOR	OHW OVER HEAD WIRES	SEC RIGHT-OF-WAY CONTROL SIGN	WM WATER SERVICE METER (WM)
Δ DELTA/CENTRAL ANGLE	HC HANDICAP	PG PAGE	S SOUTH	WV [] WATER VALVE (WV)
Ø DIAMETER (DIA.)	HDPE HIGH DENSITY POLYETHYLENE PIPE	PCN PARCEL CONTROL NUMBER	SPGOT SPOTLIGHT	W WEST
DM DRAINAGE MANHOLE	HWF HIGH WIRE FENCE	PK NAIL PARKER-KALON NAIL	SPGOT SPRINKLER VALVE	WF WOOD FENCE
		PK/D PARKER-KALON NAIL & DISK		WFS WOOD POLE STREET LIGHT
				WP WOOD POWER POLE

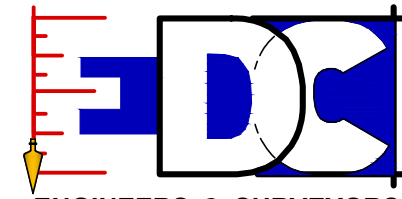
LEGAL DESCRIPTION:

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

CONTAINING 4.88 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK WAS JULY 15, 2021.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
- SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDBB) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LINES, REFER TO AFOREMENTIONED FIRM PANELS.



ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

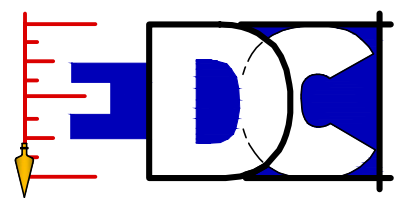
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MTO CHECKED BY
SV FIELD CREW
21-353.DWG FILENAME
AS SHOWN SCALE
February 21, 2022 DATE

NO.	REVISION	DATE	REVISION COMMENTS
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BOUNDARY & TOPOGRAPHIC
SURVEY

FOR: CYPRESS HOLDING, LLC.

RECORD INFORMATION
SEC. 9, TNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

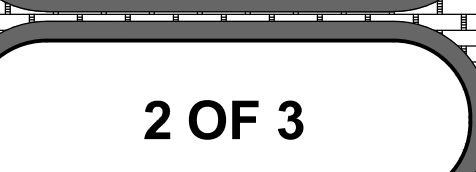
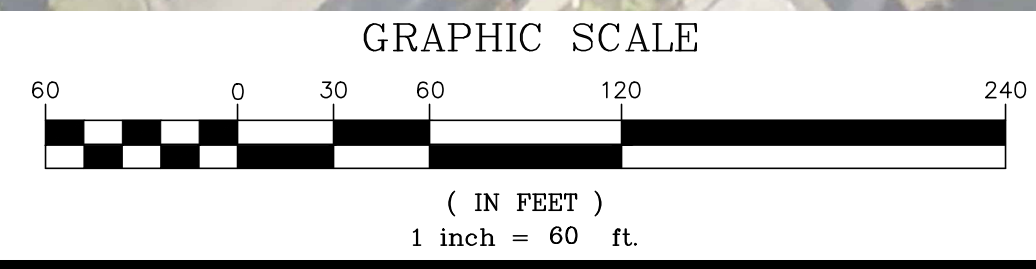
21-353

1 OF 3

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

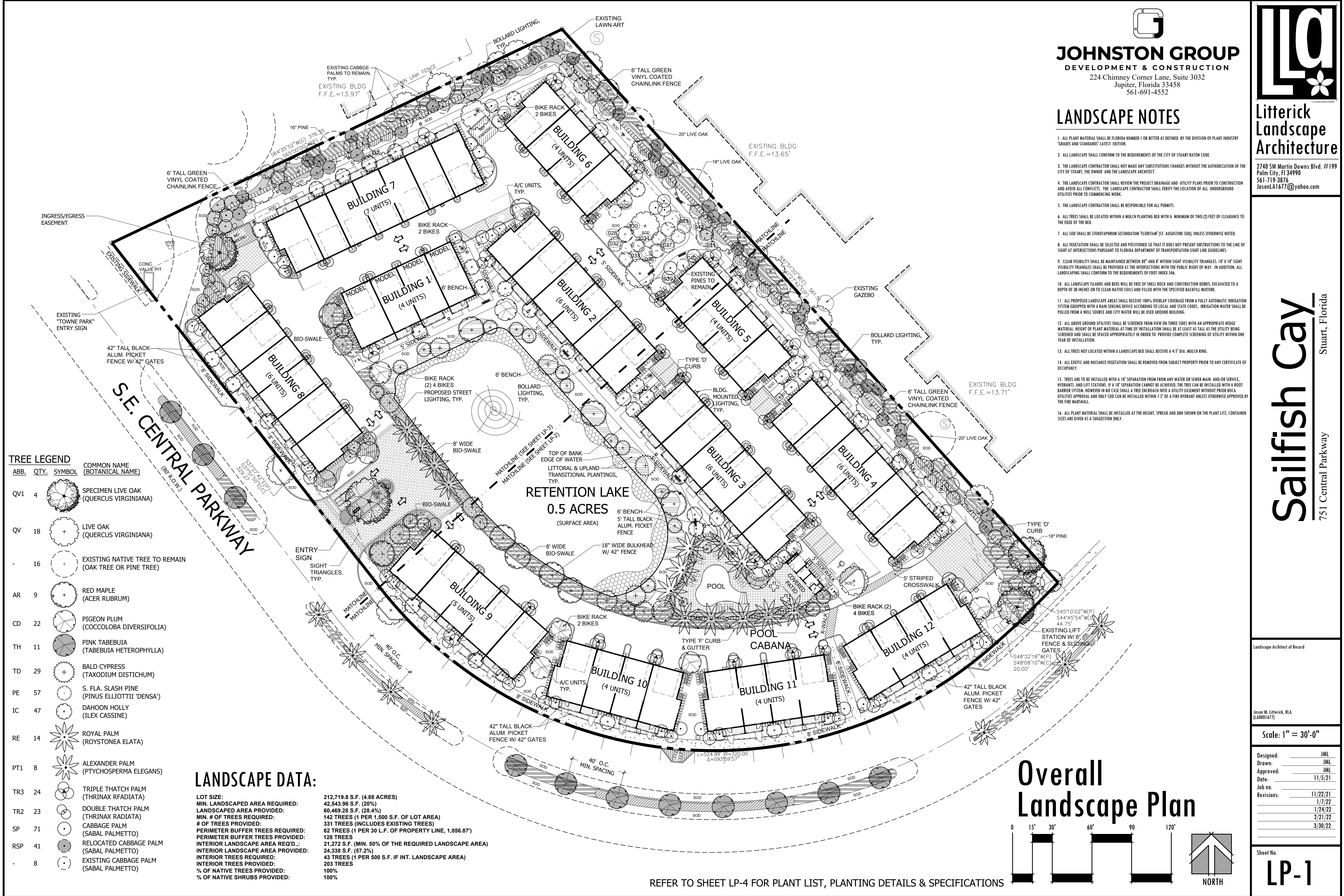
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BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

Z:\EDC\2021\1-353 - Johnston - 751 SE Central Parkway M/SURVEY\DWG - PDF\Survey\21-353.BIT - rev2.dwg, 2/23/2022 9:28 AM
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JOHNSTON GROUP
 DEVELOPMENT & CONSTRUCTION
 224 Chimney Corner Lane, Suite 3032
 Jupiter, Florida 33458
 561-691-4552

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

Sailfish Cay
 751 Central Parkway
 Stuart, Florida

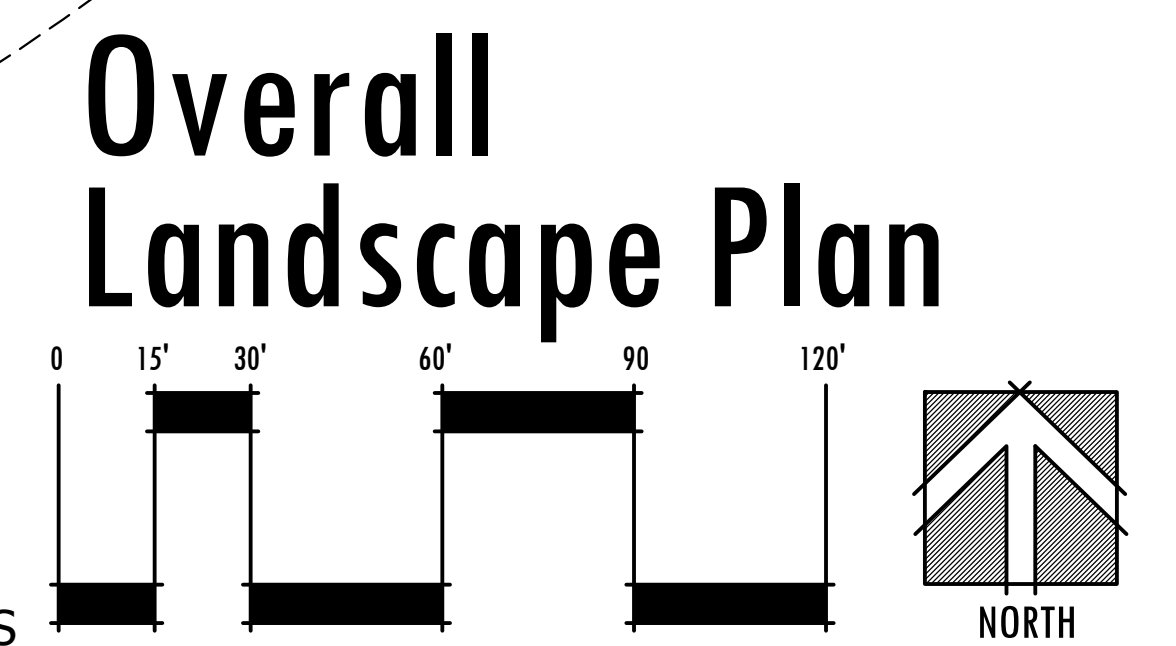
Landscape Architect of Record

Jason M. Litterick, RLA
 (LA0001677)

Scale: 1" = 30'-0"

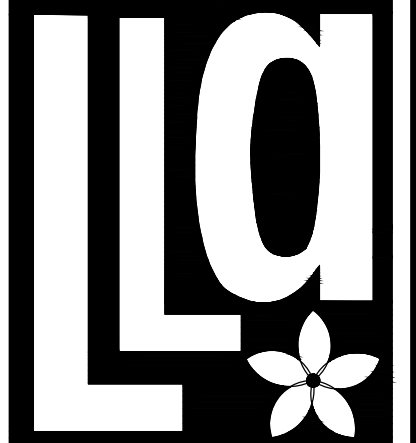
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 Drawn: JML
 Approved: JML
 Date: 11/5/21
 Job no.:
 Revisions: 11/22/21
 1/7/22
 1/24/22
 2/21/22
 3/30/22

Sheet No. **LP-1**



REFER TO SHEET LP-4 FOR PLANT LIST, PLANTING DETAILS & SPECIFICATIONS

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



Litterick
Landscape
Architecture

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

Sailfish Cay

751 Central Parkway
Stuart, Florida

751 Central Parkway

Landscape Architect of Record

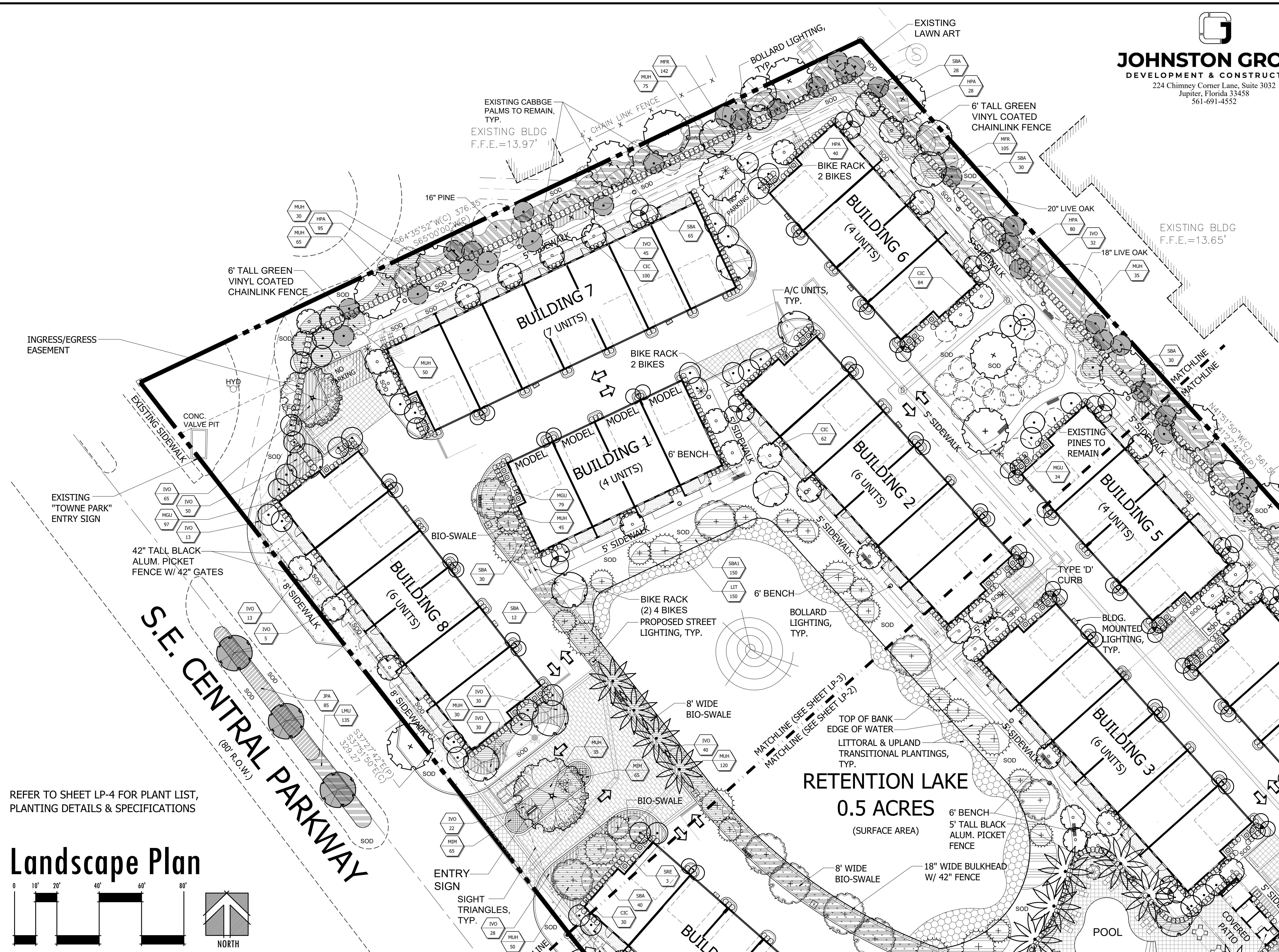
Jason M. Litterick, RLA
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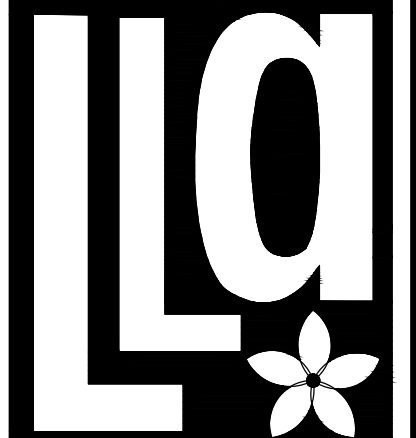
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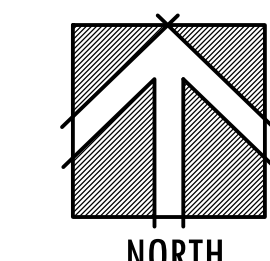
Sheet No.

LP-2





LP-3



PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	18	QUERCUS VIRGINIANA	12' O.A., 2.5" DBH	6" MIN.	FULL & THICK, SINGLE TRUNK
* V	QV1	4	QUERCUS VIRGINIANA	18-20' O.A., 5" DBH	8" MIN.	FULL & THICK, SINGLE TRUNK SPECIMEN
* V	IC	47	ILEX CASSINE	12' O.A., 2.5" DBH	6" MIN.	FULL & THICK
* V	TD	29	TAXODIUM DISTICHUM	8-12' O.A.	4-6'	FULL & THICK, STAGGER HEIGHTS EVENLY
* V	CD	22	COCOLOBA DIVERSIFOLIA	12' O.A., 2.5" CAL.	5" MIN.	FULL & THICK, SINGLE TRUNK
* V	PE	57	PINUS ELLIOTTII 'DENSE'	12' O.A., 2.5" CAL.	6" MIN.	FULL & THICK, SINGLE TRUNK
* V	SP	71	SABAL PALMETTO	8'-22' C.T.	-	FULL & THICK, STAGGER HEIGHTS, SLICK
* V	RSP	41	SABAL PALMETTO	VARY	-	FULL & THICK
* V	AR	9	ACER RUBRUM	12' O.A., 2.5" CAL.	6' SPD.	FULL & THICK
* V	TR2	23	THRINAX RADIATA	12' O.A.	-	FULL & THICK, DOUBLE TRUNK
M	TR3	24	THRINAX RADIATA	12' O.A.	-	FULL & THICK, TRIPLE TRUNK
* V	RE	14	ROYSTONEA ELATA	10' 6.W.	-	FULL & THICK, MATCHED HEIGHTS
M	PT1	8	PTYCHOSPERMA ELEGANS	16' O.A. (10' C.T.)	-	FULL & THICK, SINGLE TRUNK MATCHED
V	TH	11	TABEBUIA HETEROPHYLLA	12-14' O.A.	5' SPD.	FULL & THICK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CIC	709	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" MIN.	18" MIN.	24" FULL & THICK TO BASE
* V	MUH	605	MUHLBERGIA CAPILLARIS	MUHLY GRASS	#3, 16" O.A.	16"	30" FULL & THICK TO BASE
* V	MFR	392	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	24"	30" FULL & THICK TO BASE
* V	MFR1	26	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	6' O.A.	30"	30" FULL & THICK TO BASE
* V	IYO	663	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 16" O.A.	16"	24" FULL & THICK TO BASE
* V	SBA	778	SPARTINA BAKERI	SAND CORD GRASS	#3, 24" O.A.	18"	36" FULL & THICK TO BASE
* V	SBA1	350	SPARTINA BAKERI	SAND CORD GRASS	#1, 16" O.A.	12"	36" FULL & THICK TO BASE
* V	MGU	516	MYRSINE GUIANENSIS	MYRSINE	#3, 24" O.A.	18"	24" FULL & THICK TO BASE
* V	MIM	130	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	#1, FULL POT	12"	12" FULL & THICK TO BASE
* V	HFA	351	HAMELIA PATENS	FIREBUSH	#3, 24" O.A.	18"	36" FULL & THICK TO BASE
* V	SRE	2	SERENOA REPENS	SAW PALMETTO	#15, 36" O.A.	A.S.	36" FULL & THICK TO BASE, CLUMP
M	LMU	665	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	14"	18" FULL & THICK TO BASE
M	JPA	335	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 14" O.A.	30"	30" FULL & THICK TO BASE
* V	LIT	350	LITTORAL PLANTS	SPECIES BELOW	-	36"	FULL & THICK TO BASE

LITTORAL PLANTS

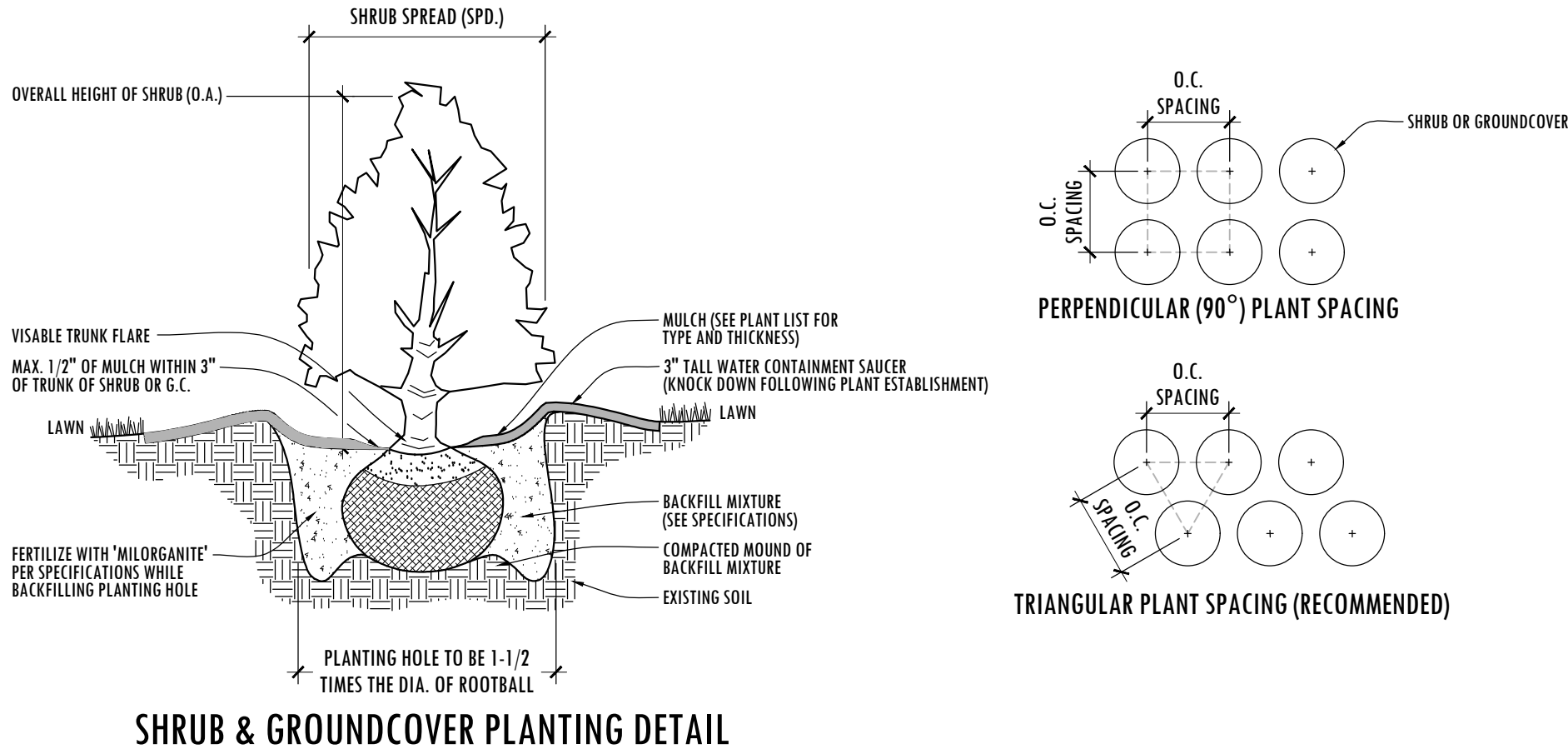
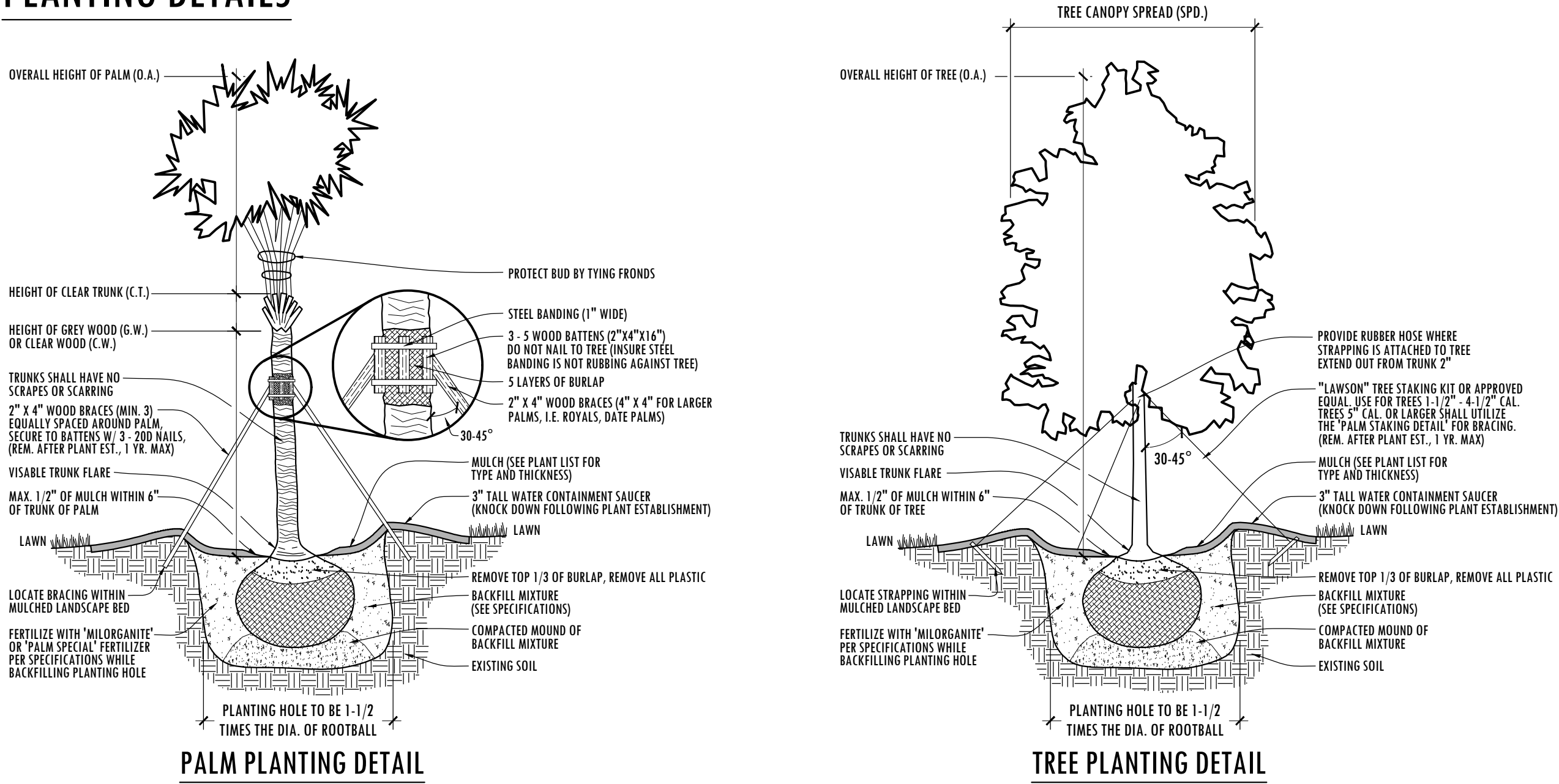
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	O.C.	REMARKS
25	THALIA GENICULATA	FIRE FLAG	LINER, 24" O.A.	36"	FULL & THICK
175	PONDERERIA CORDATA	PICKERELL WEED	LINER, 18" O.A.	36"	FULL & THICK
150	JUNCUS EFFUSUS	SOFT RUSH	LINER, 12" O.A.	36"	FULL & THICK

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

SOD: ST. AUGUSTINE 'FLORITAN'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: LAKE W/ RECHARGE WELL

PLANTING DETAILS



PLANTING SPECIFICATIONS

1. SCOPE OF WORK

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

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

2. QUALITY ASSURANCE

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

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

3. MATERIALS

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

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

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

QUANTITIES

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

MULCH

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

FERTILIZER

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

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

TREES:

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

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

(3 CUPS = 1 LB.)

SHRUBS:

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

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

PALM TREES:

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

SOIL

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

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

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

WATER

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

4. EXECUTION

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

PLANTING BED PREPARATION

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

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

PLANTING TREES

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

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

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

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

PLANTING SHRUBS

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

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1" 40" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM. BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

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

PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. DO NOT PLACE MULCH AROUND BASE OF TRUNK/STEM.

PLANTING SOD

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

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

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

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

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

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

CLEAN UP

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

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

INSPECTION & ACCEPTANCE

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

GUARANTEE AND REPLACEMENT

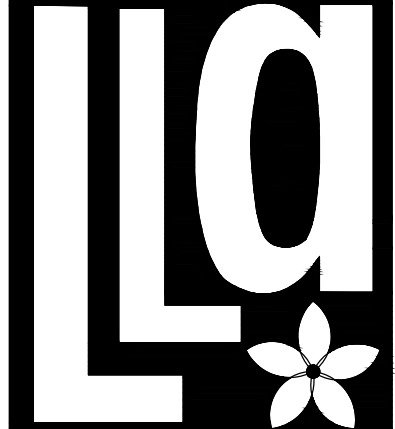
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFECTIVE OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED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

PLANT MATERIAL SUBSTITUTION

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



JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



Litterick Landscape Architecture

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

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

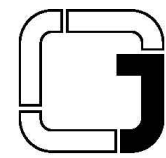
Jason M. Litterick, RLA
(LA0001677)

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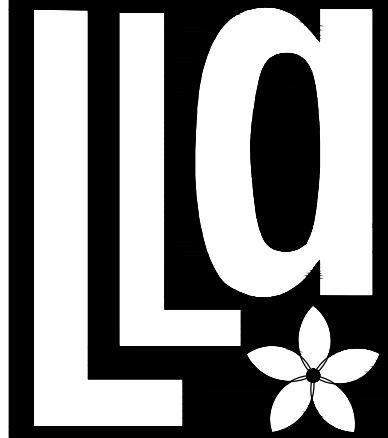
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Job no.
Revisions: 11/22/21
1/7/22
1/24/22
2/21/22
3/30/22

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JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

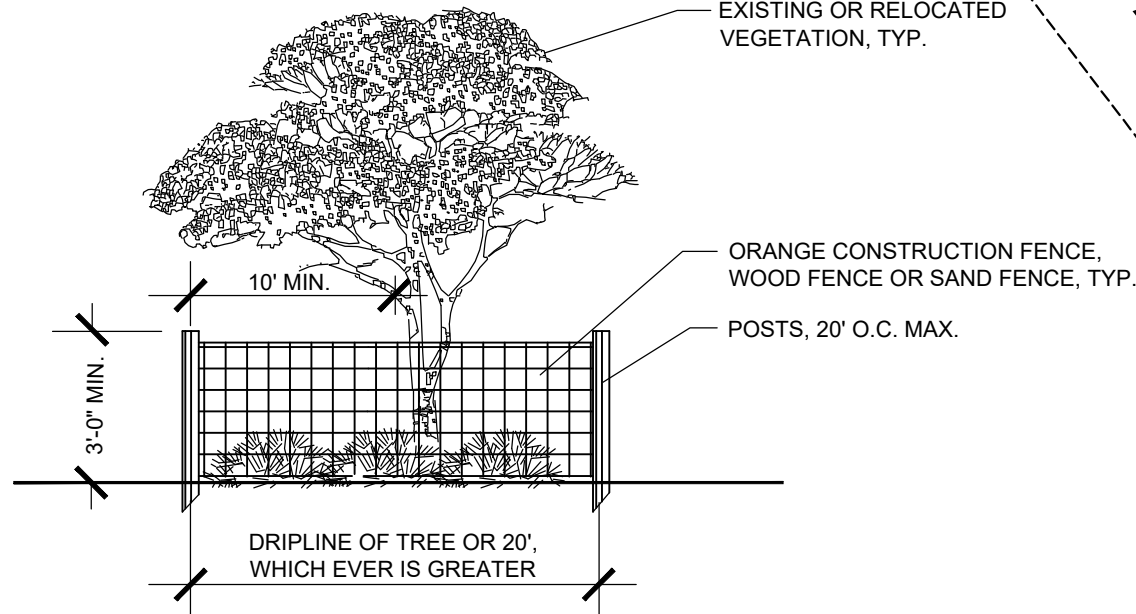
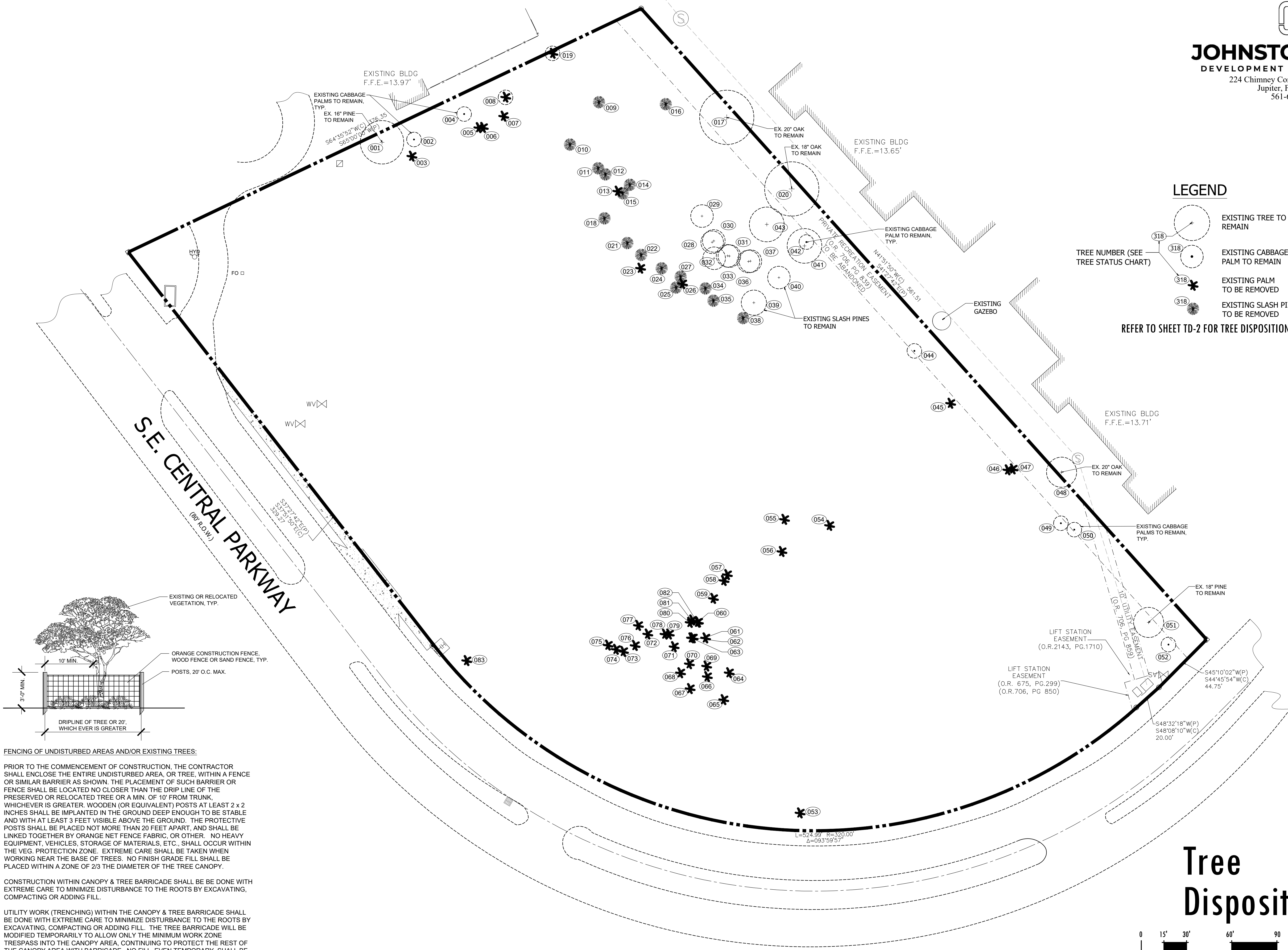


**Litterick
Landscape
Architecture**
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
Stuart, Florida
751 Central Parkway

LEGEND

- EXISTING TREE TO REMAIN
 - EXISTING CABBAGE PALM TO REMAIN
 - EXISTING PALM TO BE REMOVED
 - EXISTING SLASH PINE TO BE REMOVED
- REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART



FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. THE PLACEMENT OF SUCH BARRIER OR FENCE SHALL BE LOCATED NO CLOSER THAN THE DRIP LINE OF THE PRESERVED OR RELOCATED TREE OR A MIN. OF 10' FROM TRUNK, WHICHEVER IS GREATER. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

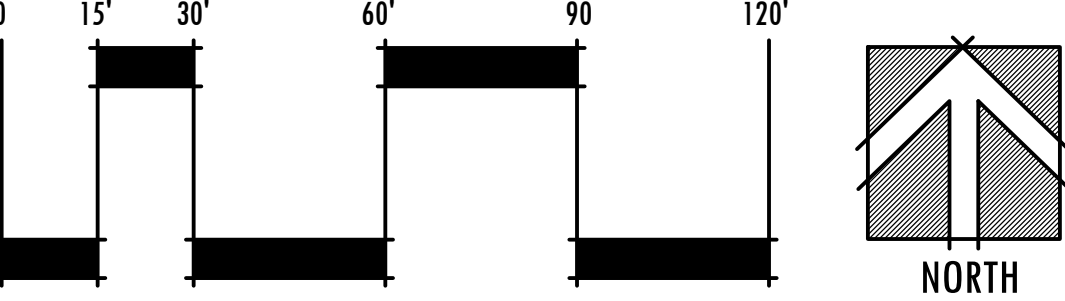
CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL
N.T.S.

**Tree
Disposition Plan**

REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART



Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22

Sheet No.

TD-1

TREE DISPOSITION CHART

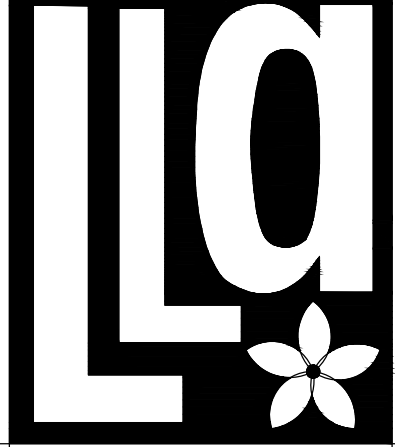
TREE NO.	SIZE	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH INCHES	
					REMOVED	
001	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
002	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
003	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
004	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
005	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
006	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
007	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
008	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
009	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
010	16"	PINUS ELLIOTTII	SLASH PINE	REMOVE	16"	
011	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
012	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
013	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
014	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
015	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
016	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"	
017	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
018	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
019	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
020	18"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
021	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
022	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"	
023	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
024	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
025	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
026	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
027	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
028	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
029	24"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
030	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
031	8"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
032	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
033	6"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
034	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
035	8"	PINUS ELLIOTTII	SLASH PINE	REMOVE	8"	
036	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
037	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
038	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
039	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
040	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
041	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
042	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
043	10"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
044	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
045	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
046	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
047	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
048	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
049	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
050	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
051	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
052	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
053	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
054	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
055	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
056	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
057	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
058	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
059	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
060	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
061	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
062	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
063	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
064	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
065	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
066	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
067	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
068	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
069	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
070	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
071	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
072	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
073	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
074	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
075	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
076	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
077	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
078	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
079	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
080	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
081	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
082	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
083	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		

TOTAL RELOCATED CABBAGE PALMS: 41 PALMS
TOTAL REMOVED SLASH PINES: 16 PINES (246")

TREE REPLACEMENT FORMULA (SLASH PINES):
246" REMOVED X 1.5 = 369" / 2.5" = 148 TREES - *173 TREES = 0 TREES TO MITIGATE
*DENOTES ADDITIONAL TREES ABOVE WHAT IS REQUIRED (142 TREES REQ'D., 315 TREES PROVIDED)



JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



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

Sailfish Cay

751 Central Parkway

Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed: JML

Drawn: JML

Approved: JML

Date: 11/5/21

Job no.

Revisions: 11/22/21

1/7/22

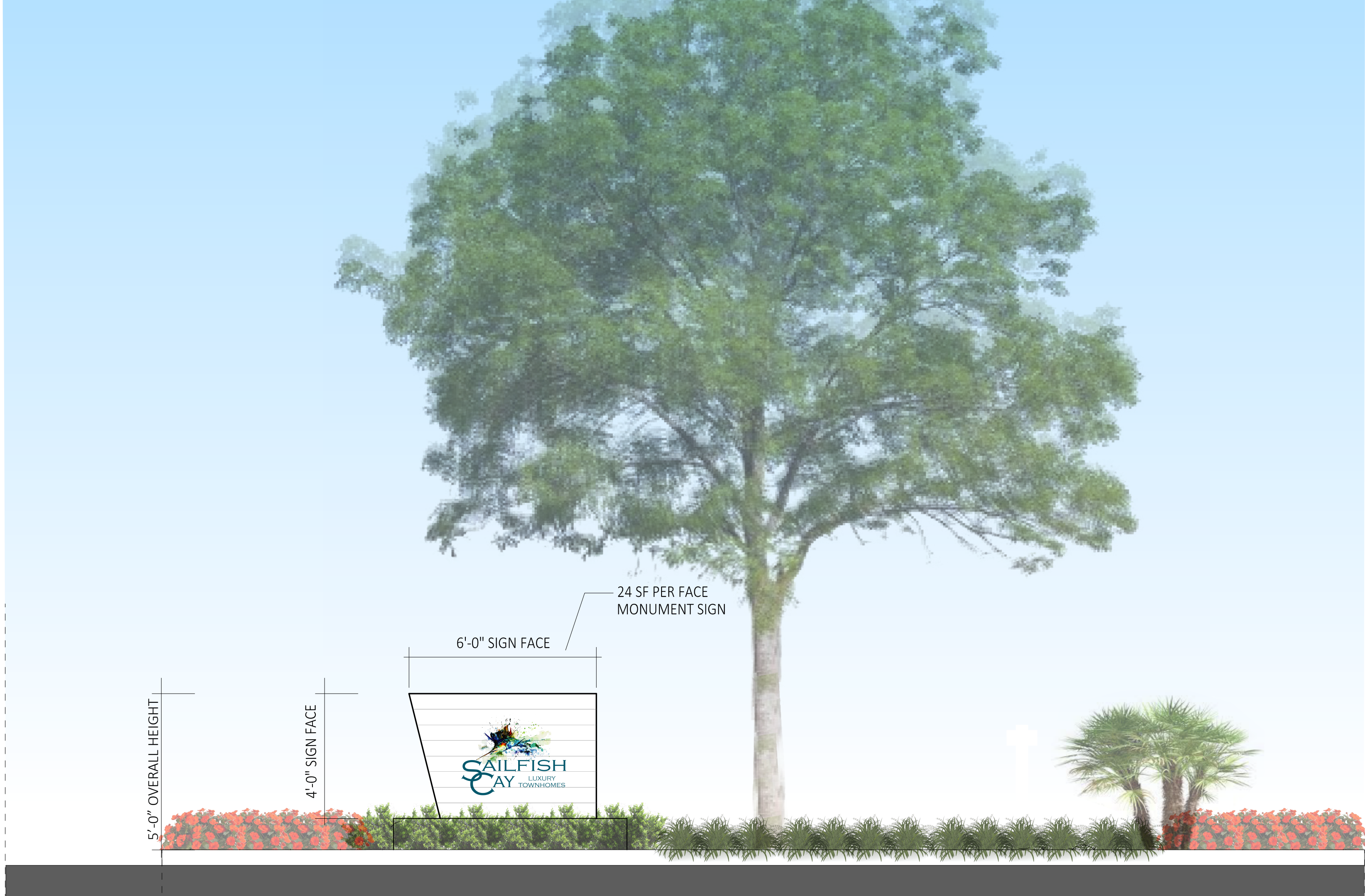
2/21/22

Sheet No.

TD-2

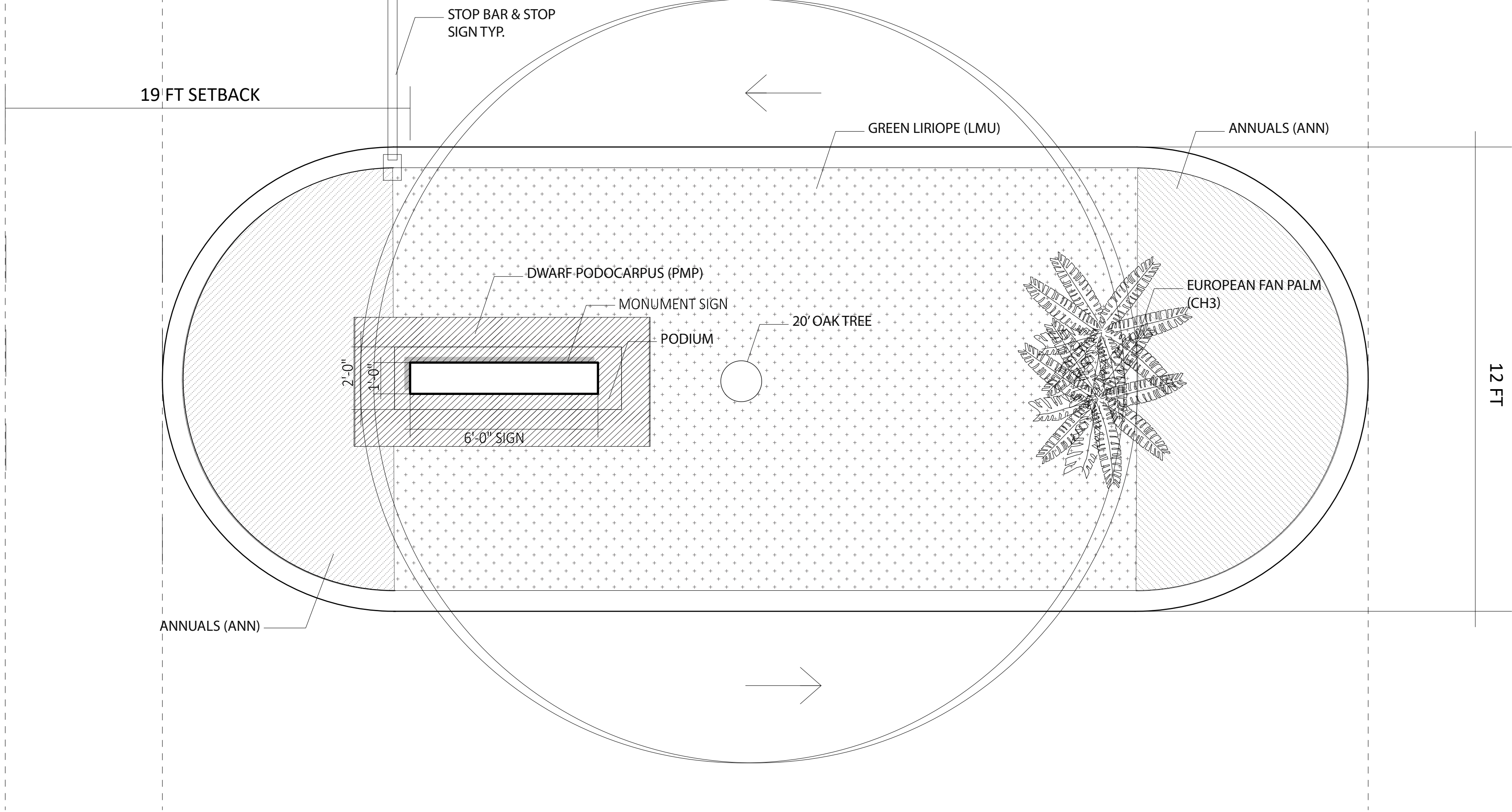
Tree

Disposition Chart



ELEVATION

SCALE: T.B.D.



SITE PLAN

SCALE: T.B.D.

ENLARGED SIGN LOGO



SIGN SPECS ON THE ELEVATION

MATERIALS: CONCRETE BLOCK;
ALUMINUM PANEL WITH WRAP;
ALUMINUM CHANNEL CUT LETTERS

LETTER COLOR: TEAL

#03586C

R	3	C	93.56%
G	88	M	55.68%
B	108	Y	42.61%
		K	21.3%

GENERAL INFORMATION

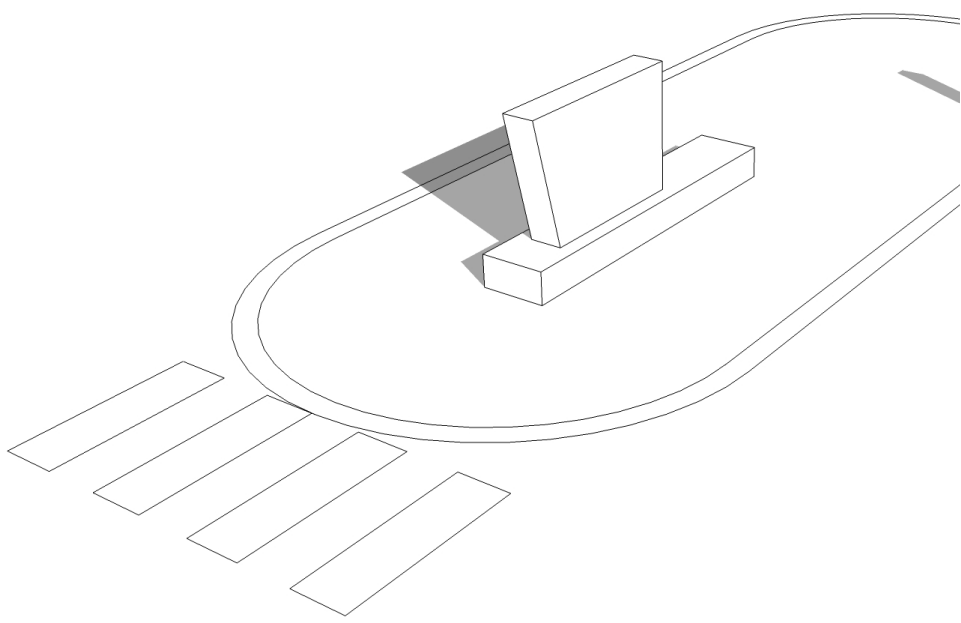
PROJECT LOCATION: 751 SE CENTRAL PKWY, STUART, FL 34994
ZONING: R-3 RESIDENTIAL - MULTI-FAMILY/ DUPLEX
--
SIGN REGULATIONS REQUIRED/ PROVIDED:
AREA OF SIGN NOT TO EXCEED 24 SF PER FACE/ 24 SF PROVIDED
10' FRONT YARD SETBACK/ 15 FT PROVIDED
6' MAX. HEIGHT/ 5 FT PROVIDED

ADDITIONAL INFORMATION:

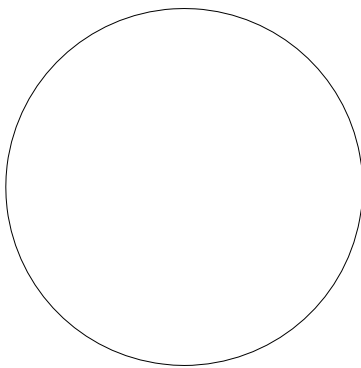
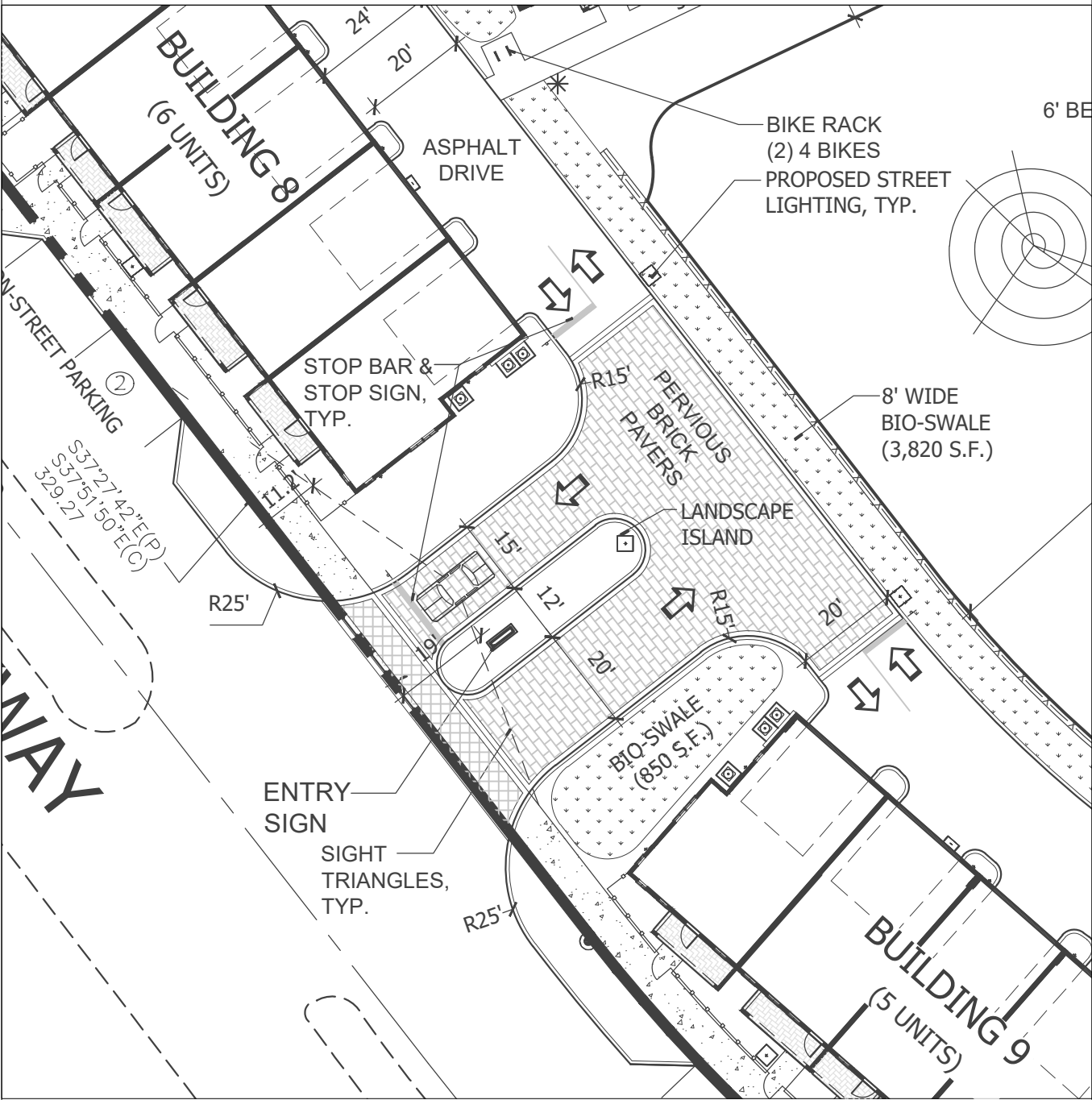
MONUMENT SIGNS. MONUMENT SIGNS SHALL BE COMPOSED OF METAL FRAME, TEXTURED BRICK, CONCRETE BLOCK, OR OTHER MASONRY, AND FINISHED WITH STUCCO OR OTHER TEXTURED MATERIAL, AND HAVING A SOLID BASE. THE TOP EDGE OF THE SIGN SHALL BE NO HIGHER THAN ELSEWHERE PERMITTED IN THIS CODE, AND THE SKIRT AND BASE SHALL BE NO SMALLER THAN 80 PERCENT OF THE SIGN WIDTH NOR GREATER THAN 120 PERCENT OF THE SIGN WIDTH. A MONUMENT SIGN SHALL NOT BE USED AS A FRAME FOR A CABINET SIGN THAT EXCEEDS 25 PERCENT OF THE SIGN AREA.

MEASUREMENT: THE SIGN FACE INCLUDES ANY BACKGROUND MATERIAL, PANEL, TRIM, COLOR, AND DIRECT OR SELF-ILLUMINATION USED THAT DIFFERENTIATES THE SIGN FROM THE BUILDING, STRUCTURE, BACKDROP SURFACE, OR OBJECT UPON WHICH, OR AGAINST WHICH, IT IS PLACED. WHEN THERE IS NO SUCH DIFFERENTIATION, THE SIGN FACE SHALL BE ONE OR MORE RECTANGLES JUST LARGE ENOUGH TO ENCLOSE ALL LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS. A SIGN STRUCTURE SHALL NOT BE INCLUDED IN THE TOTAL SIGN AREA PROVIDED THAT NO LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS ARE DISPLAYED ON, OR DESIGNED AS PART OF, THE SIGN STRUCTURE.

3D FRAMEWORK



LOCATION MAP



DESIGNER:
CAMILO LOPEZ
URBAN PLANNER &
ARCHITECTURAL DESIGNER
954.696.4106
CLOPEZDX@GMAIL.COM

SAILFISH CAY

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

REVISIONS

NO.	DATE	DESCRIPTION

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DATE: 10/20/2021
DRAWN BY: CLOPEZ
JOB NO.: TBD
SCALE: AS INDICATED

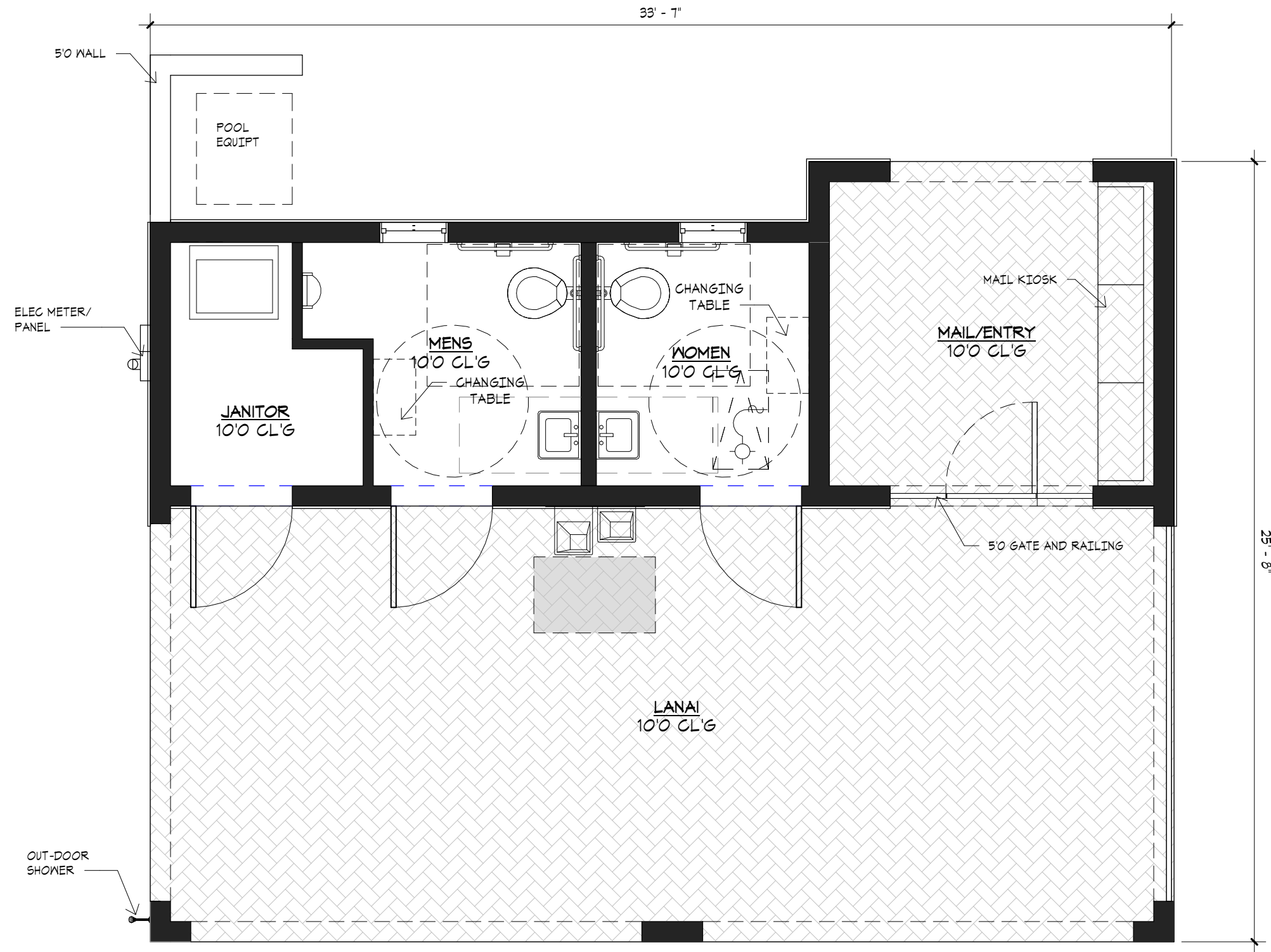
MONUMENT SIGN
SHEET

MS-1

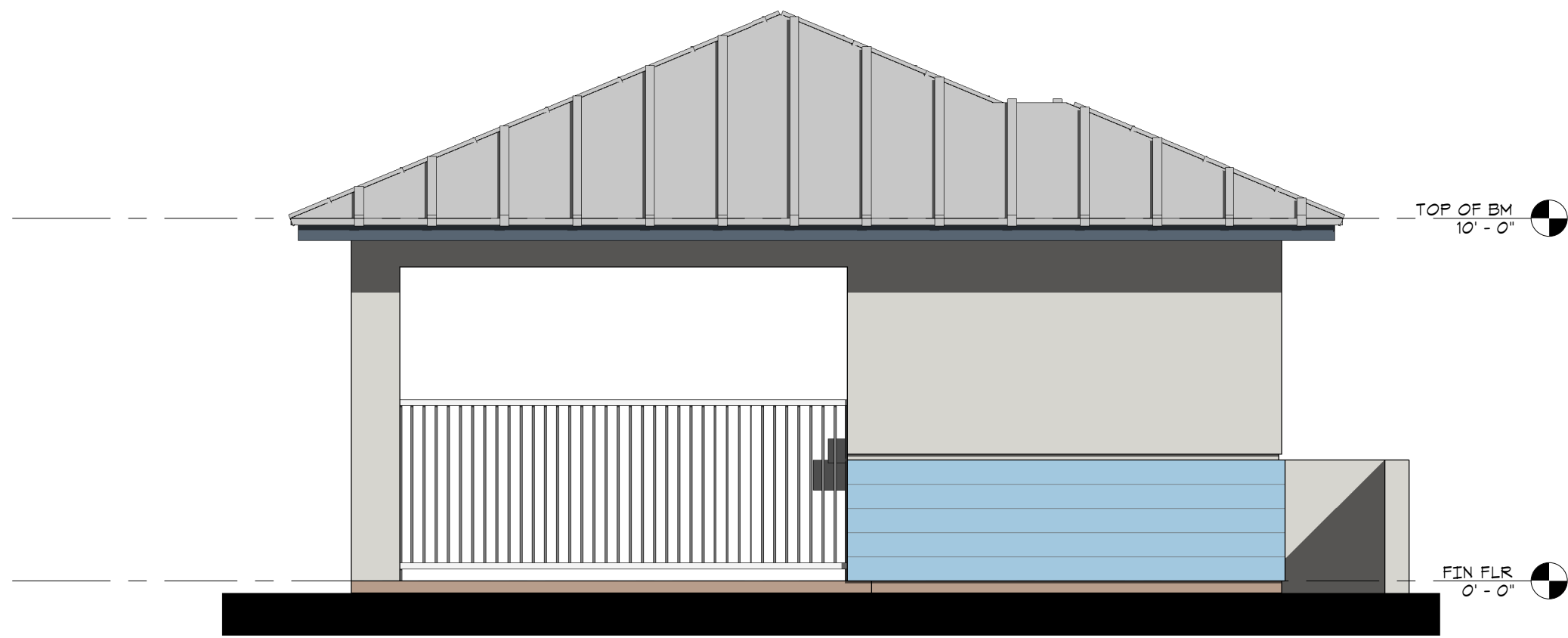
NEW DEVELOPMENT

I:\STEVE GRAVITT\CABANA3.DWG

AREA CALCULATION	
	AREA
ENTRY	136 SF
LANAI	483 SF
REST RM/JANITOR	202 SF
Grand total	821 SF



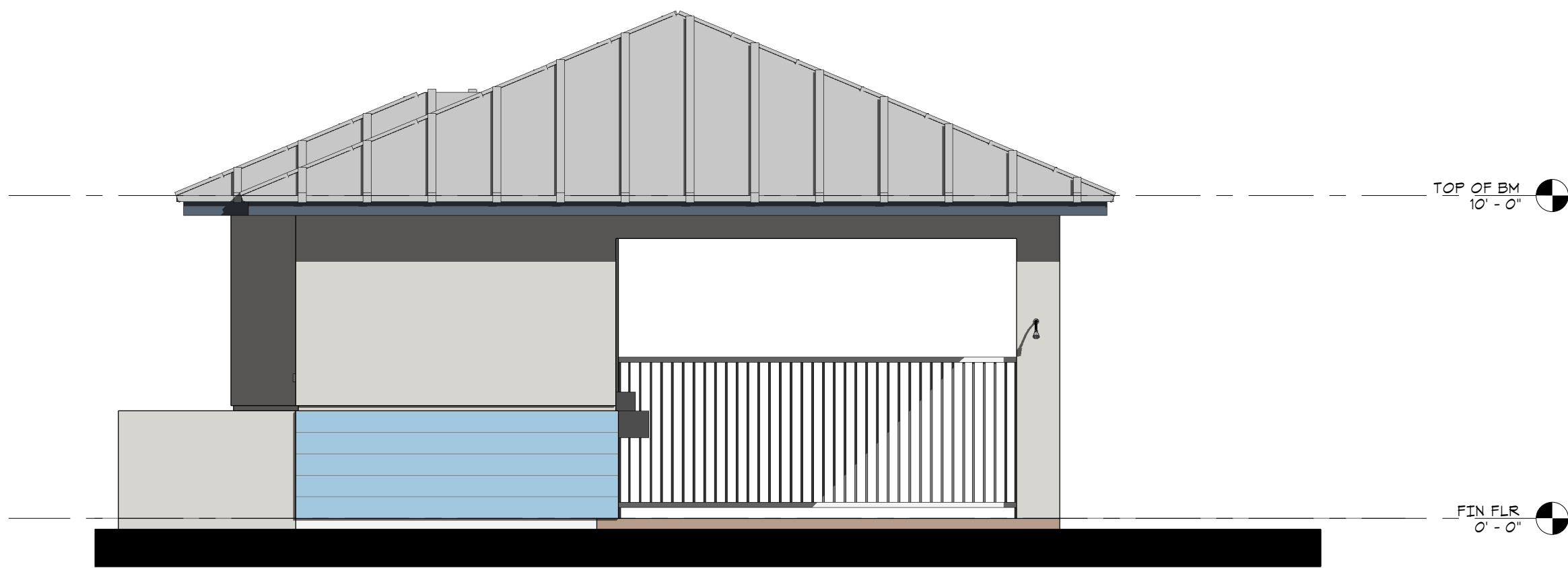
1 FIN FLR
1/4" = 1'-0"



6 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

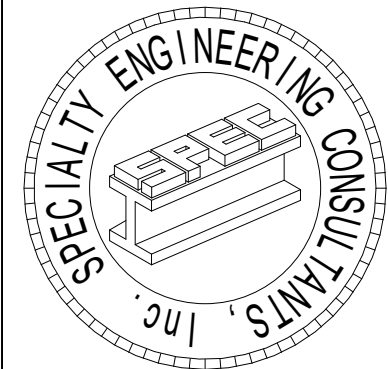


5 RIGHT ELEVATION
1/4" = 1'-0"



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

CLIENT INFORMATION



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CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 12/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D ADAM LeBLANC, PE FL #77012

SHEET #

A-1

SHEET INFORMATION

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

POOL CABANA

I:\STEVE GRAVITE\SAILFISH\4-UNIT_BUILDING-B.rvt



PLAN C

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN B

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT ELEVATION
3/16" = 1'-0"



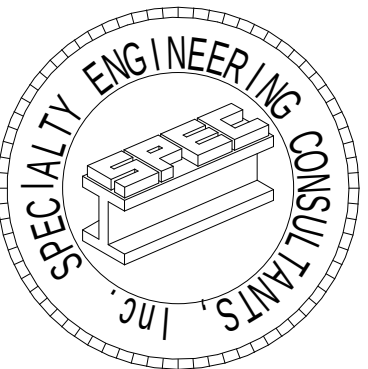
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
4-UNIT
BUILDING 1

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



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1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

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SHEET #

A-2

I:\STEVE GRAVITE\GAILFISH\4-UNIT_BUILDING.rvt



1 FRONT
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



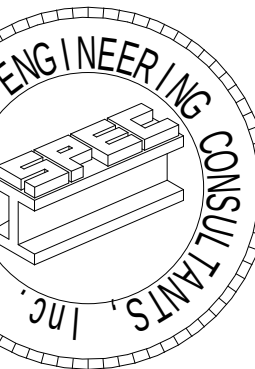
4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

ELEVATIONS

CLIENT INFORMATION



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SHEET #

A-2

SHEET INFORMATION
4-UNIT
BUILDING
TYPE II

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

1:STEVE GRAVITEGAILFISH5-UNIT_BUILDING.rvt



PLAN C

PLAN B

PLAN A

PLAN B

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



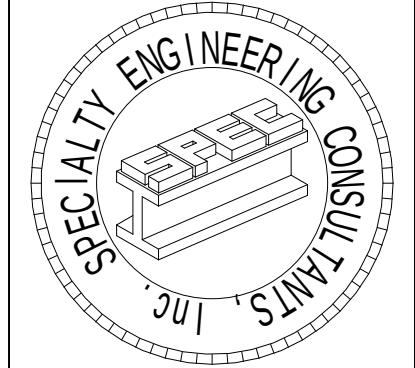
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
5-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



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FILE NAME:

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SHEET #

A-2

I:\STEVE GRAVITE\SAILFISH-6-UNIT BUILDING.rvt



PLAN C

PLAN B

PLAN A

PLAN B

PLAN A

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



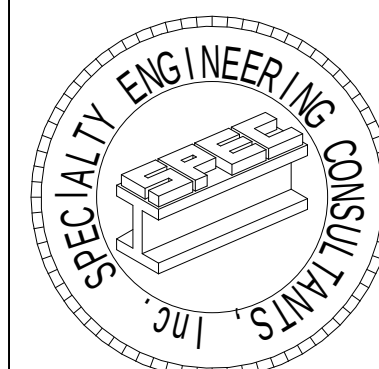
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
6-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

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SUITE #20
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DATE 10/21/2021

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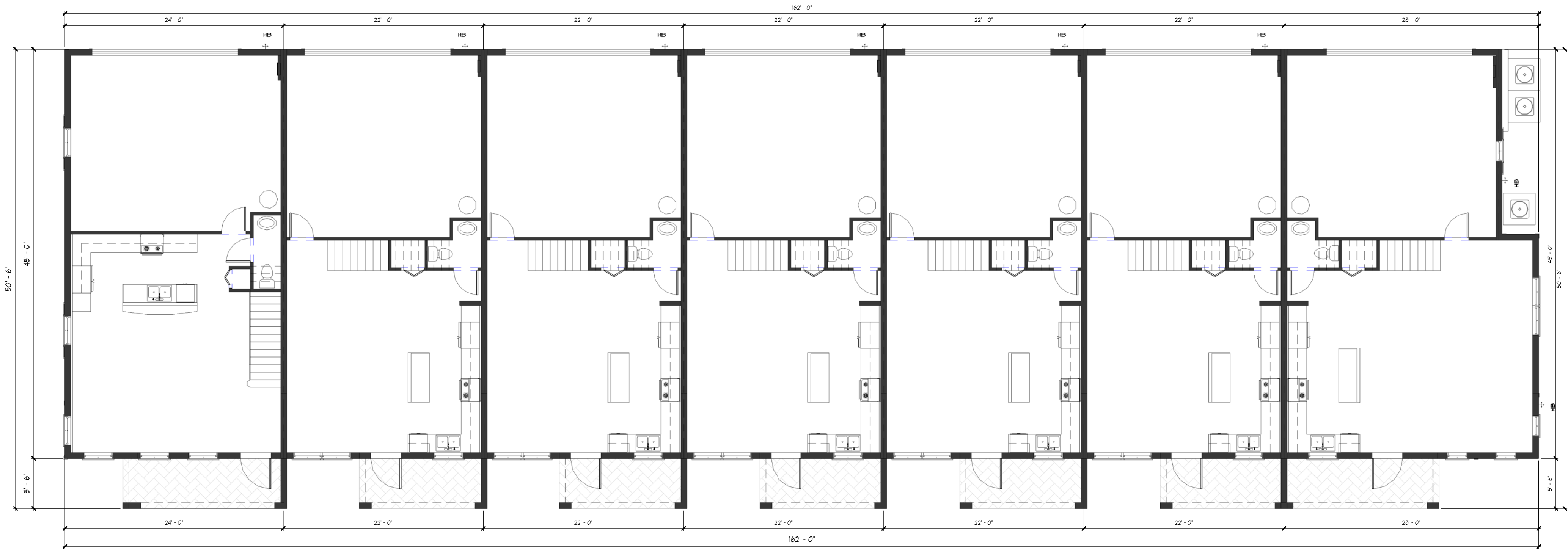
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SHEET #

A-2



2 2nd Flr
1/8" = 1'-0"



PLAN B

PLAN A

PLAN A

PLAN A

PLAN A

PLAN A

PLAN C

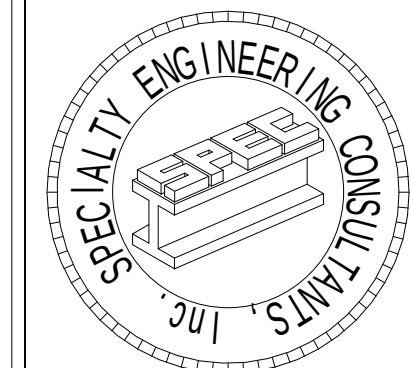
1 1ST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

SHEET INFORMATION
7-UNIT
BUILDING

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

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FL, CA #009217

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FILE NAME:

SCALE

DATE 11/01/2021

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DRWN. BY Author

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SHEET #

A-1

I:\STEVE GRAVITE\SAILFISH\7-UNIT BUILDING-2.rvt



PLAN B

PLAN A

① FRONT
1/8" = 1'-0"

PLAN A

PLAN A

PLAN A

PLAN C

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221



③ LEFT SIDE ELEVATION
1/8" = 1'-0"



④ RIGHT SIDE ELEVATION
1/8" = 1'-0"



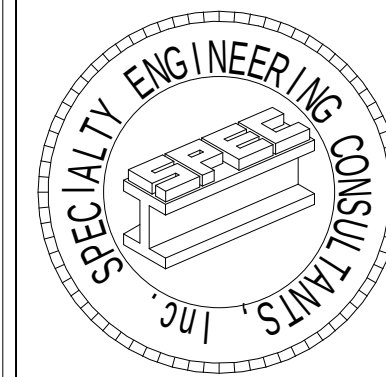
② REAR
1/8" = 1'-0"

ELEVATIONS

SHEET INFORMATION
7-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 10/21/2021

RVD. BY Checker

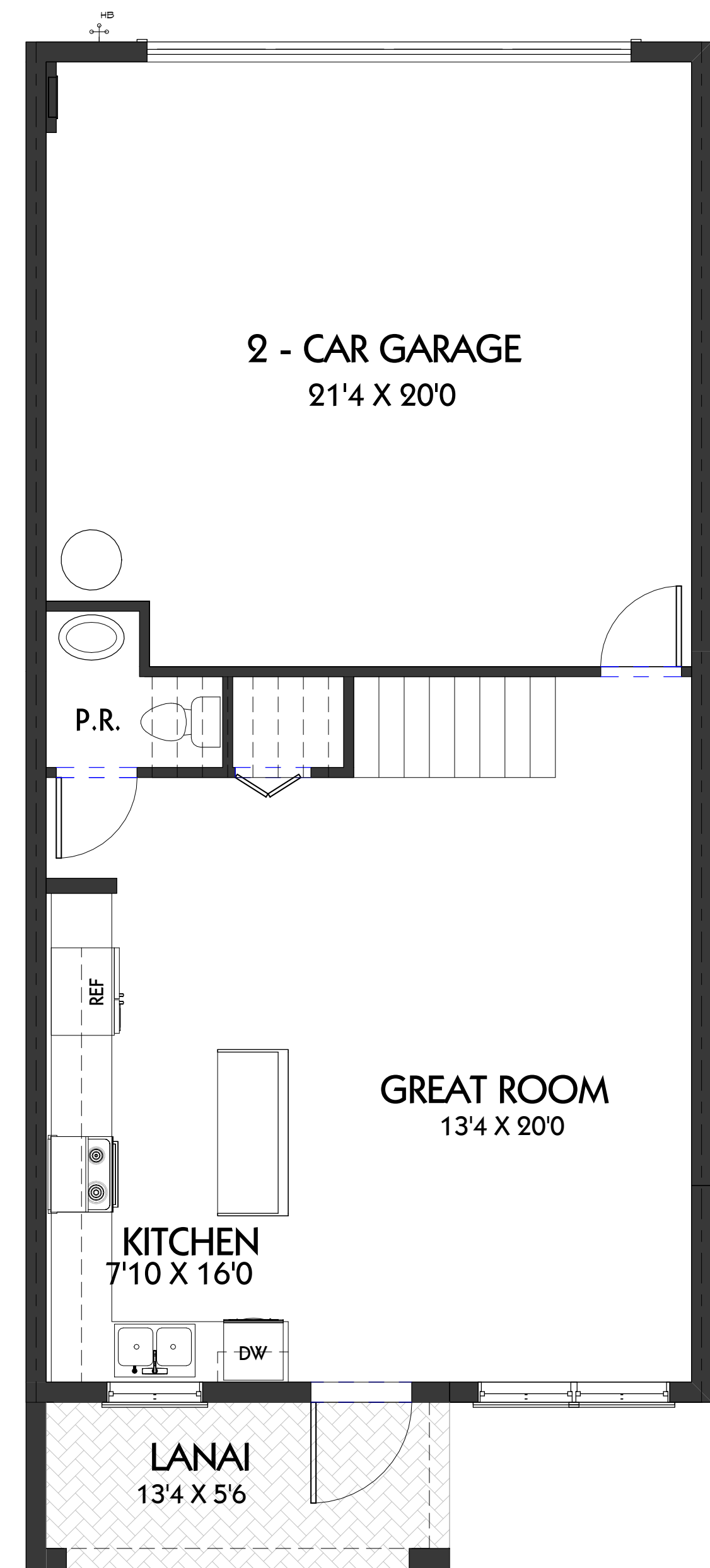
DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

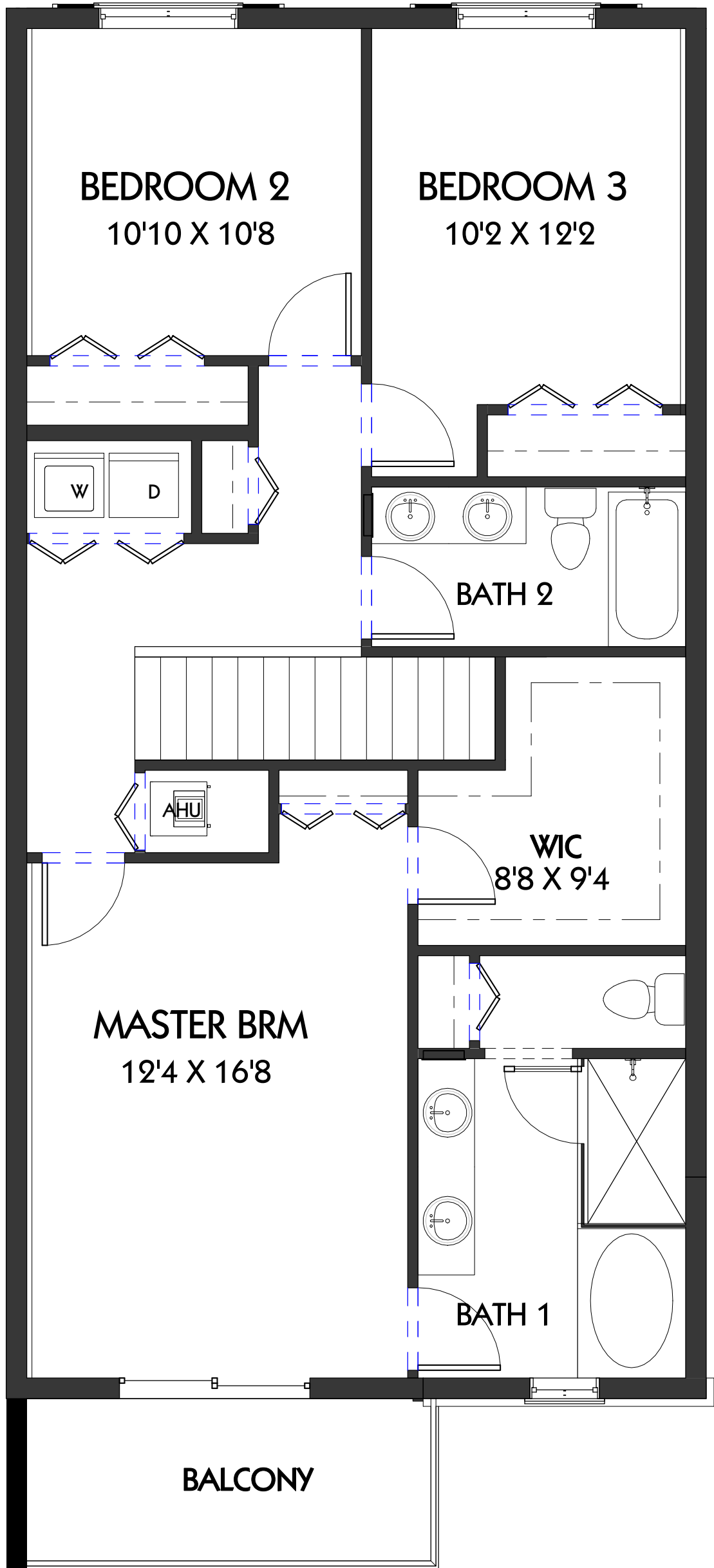
A-2



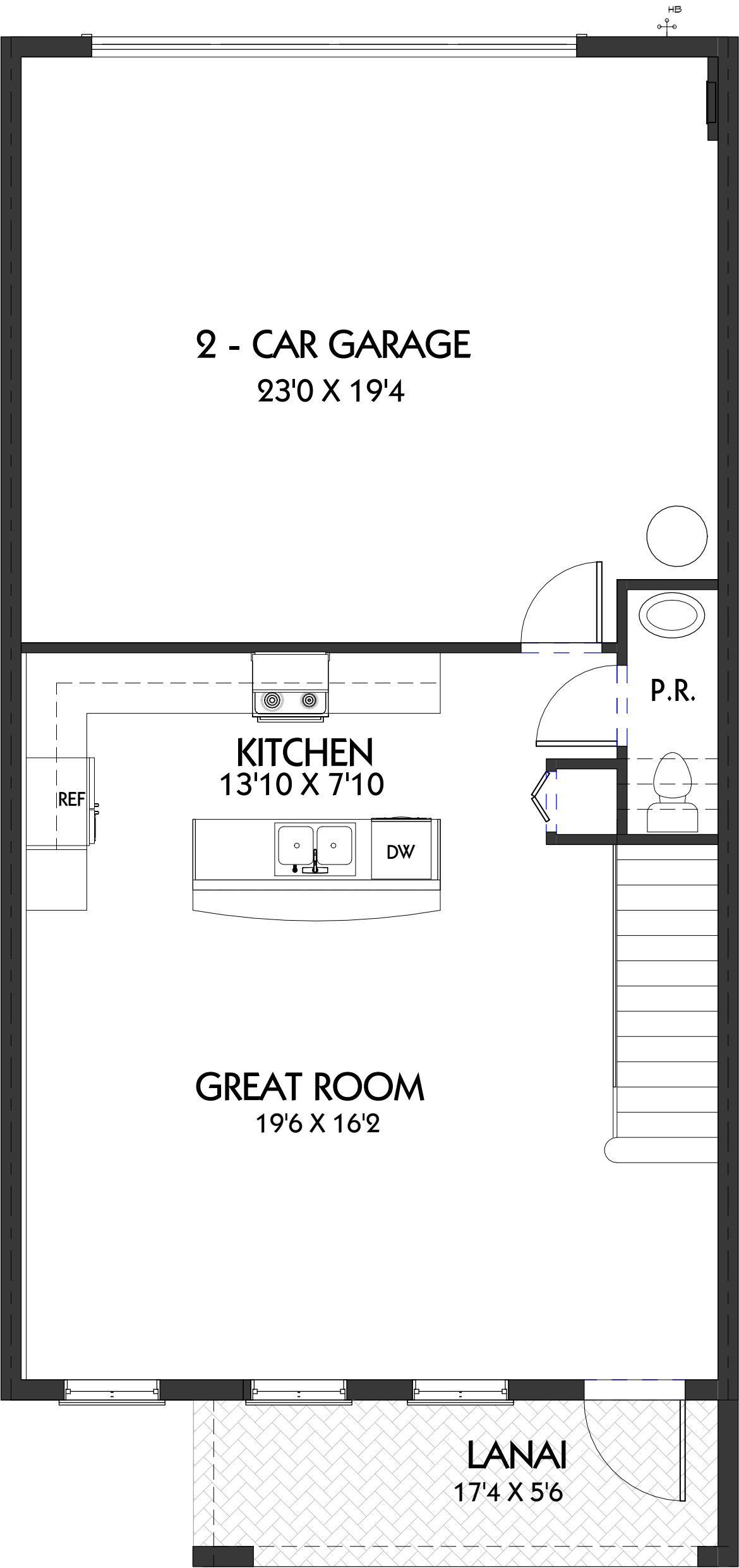
① 1ST FLOOR
1/4" = 1'-0"

PLAN A

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	544 SF
2ND FLOOR A/C	953 SF
	1497 SF
BALCONY	73 SF
GARAGE	447 SF
LANAI	73 SF
	594 SF
Grand total	2091 SF

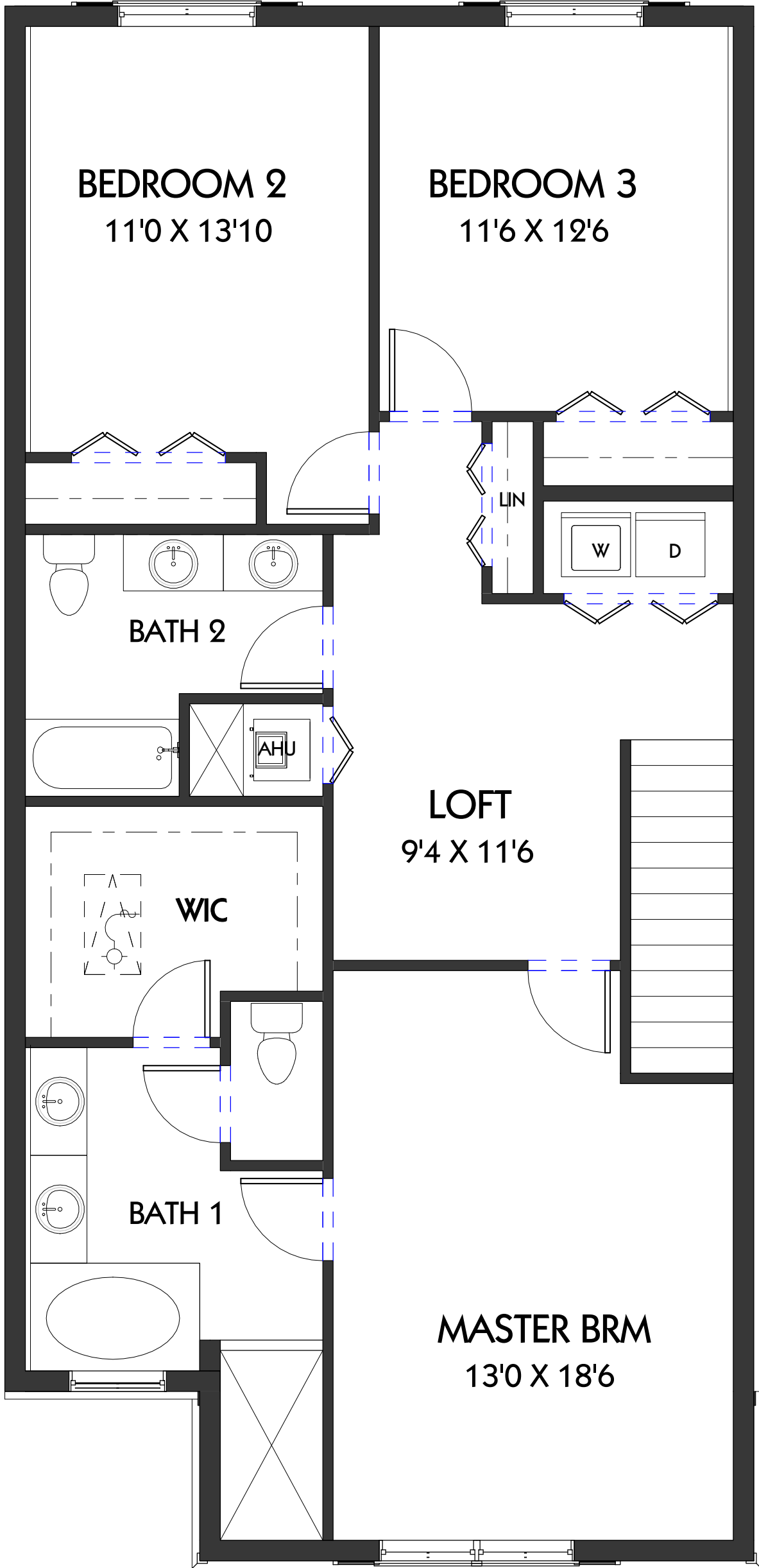


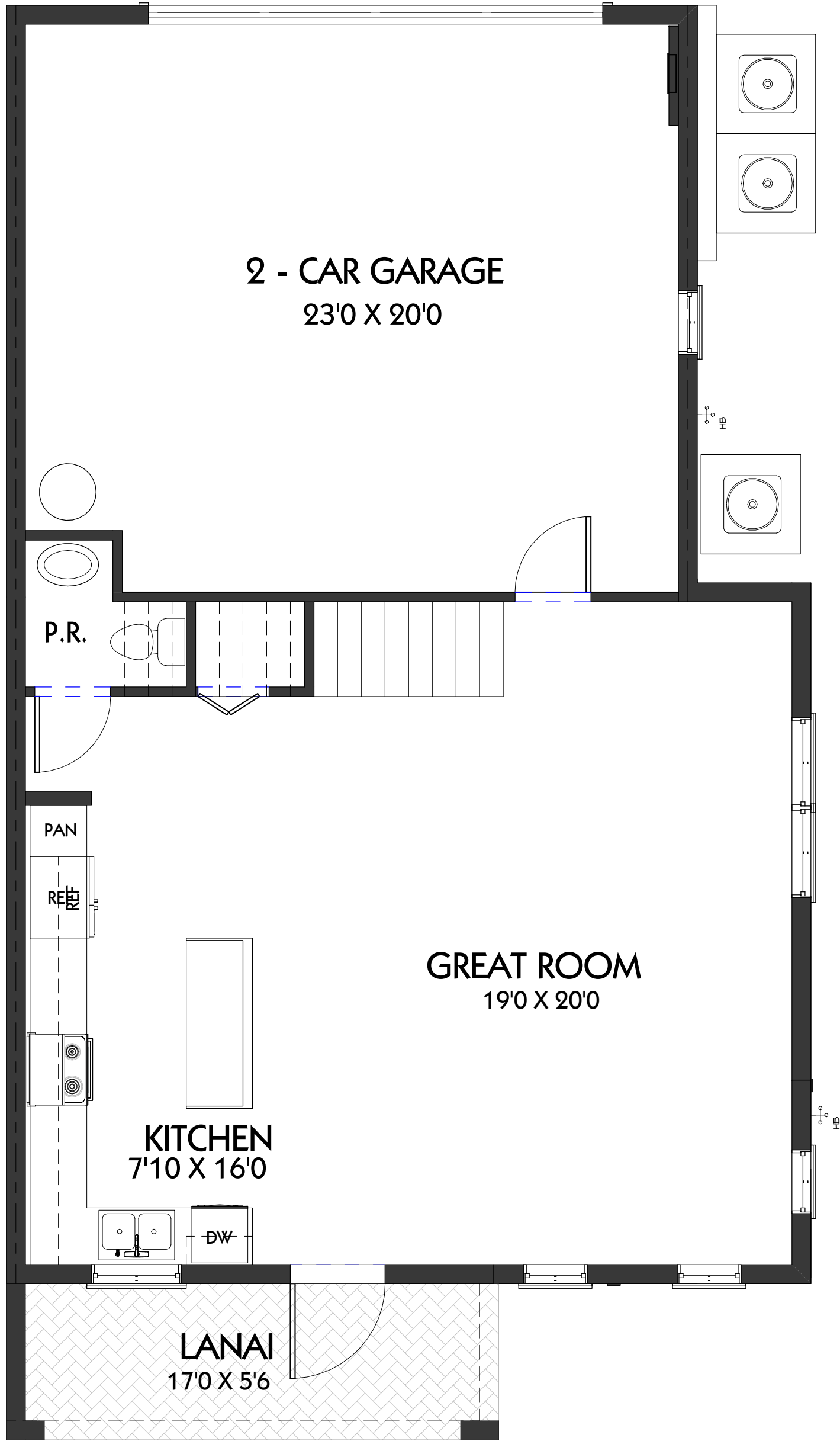
② 2ND FLOOR
1/4" = 1'-0"



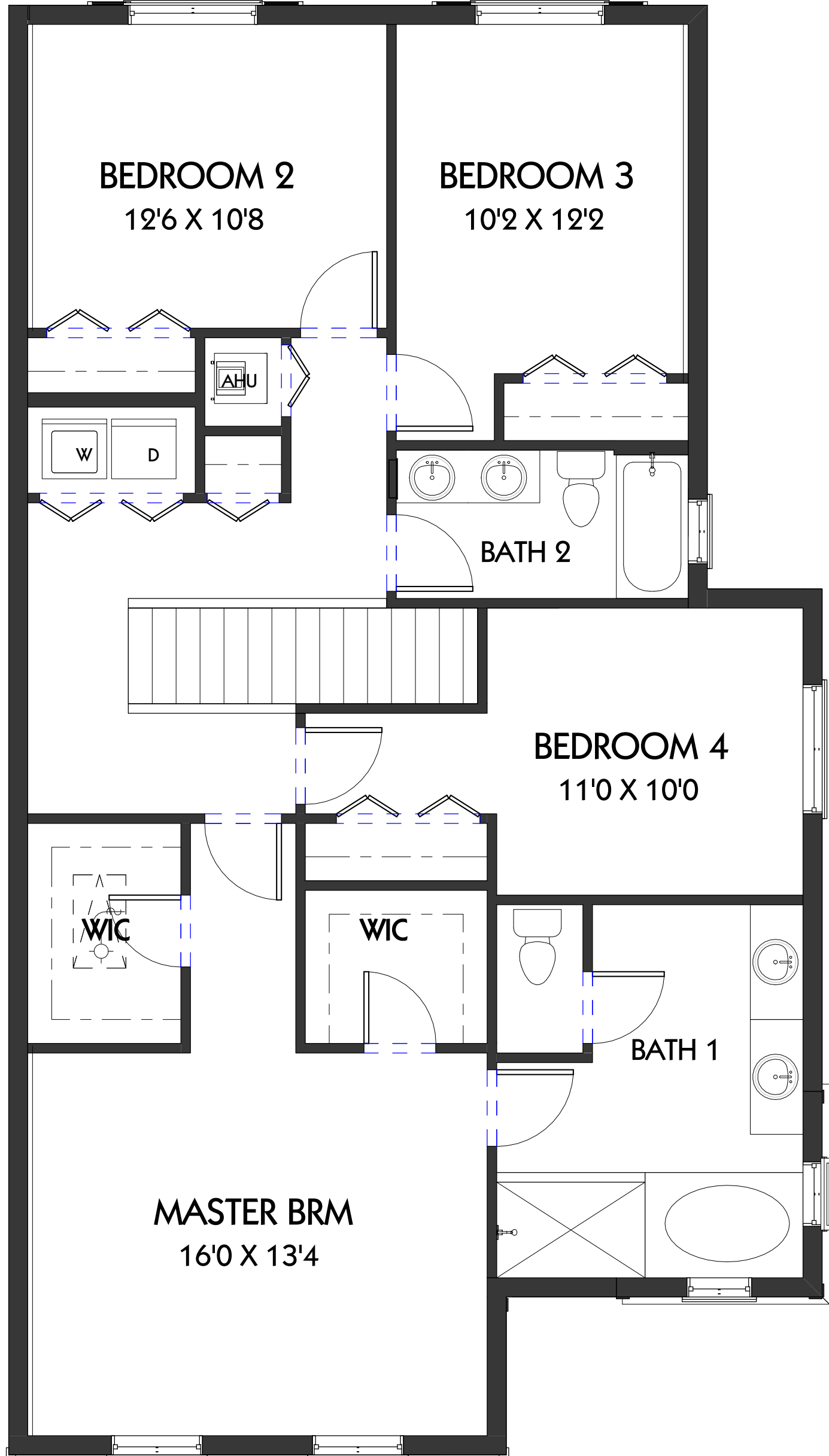
PLAN B

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	600 SF
2ND FLOOR A/C	1121 SF
	1721 SF
GARAGE	466 SF
LANAI	97 SF
	563 SF
	2291 SF





① 1ST FLOOR
1/4" = 1'-0"

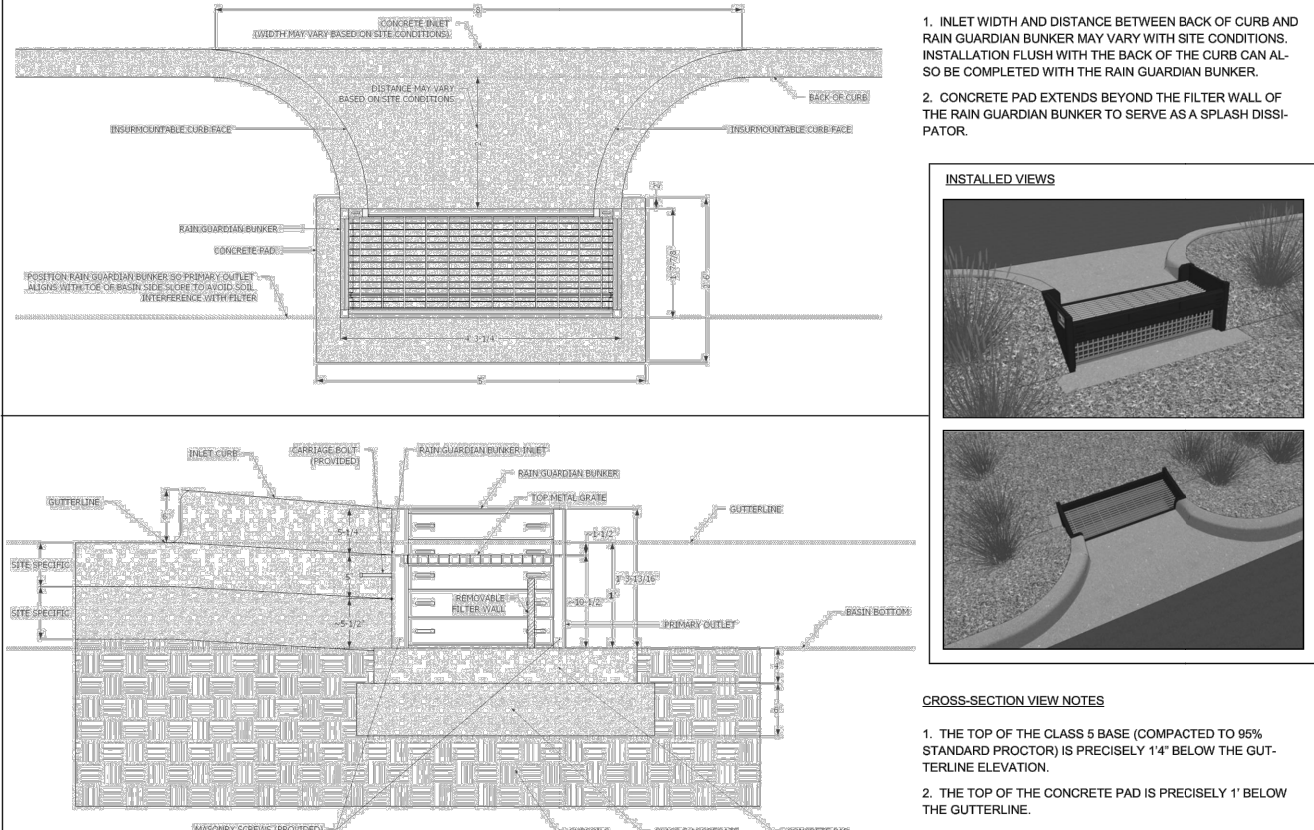
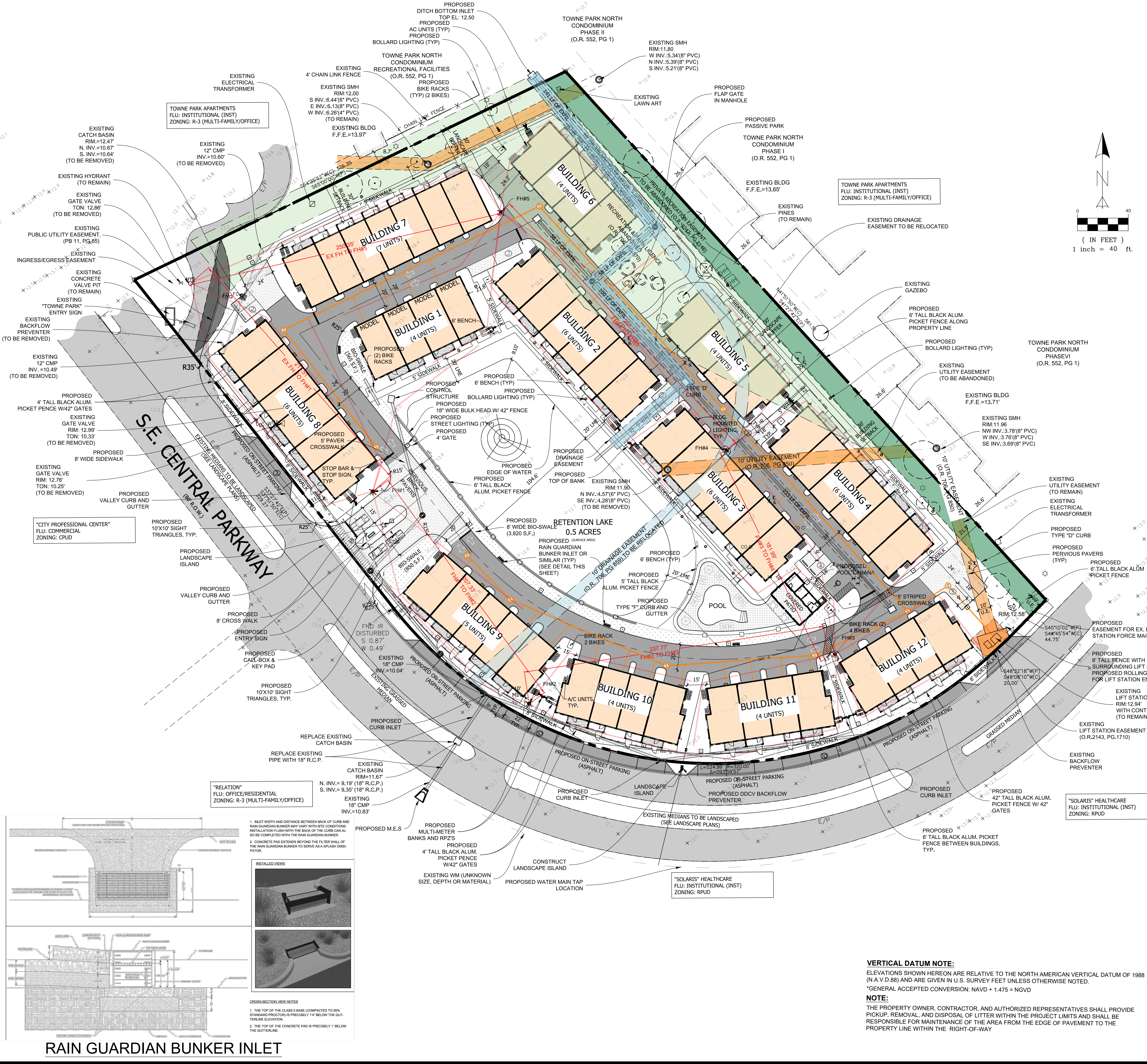


② 2ND FLOOR
1/4" = 1'-0"

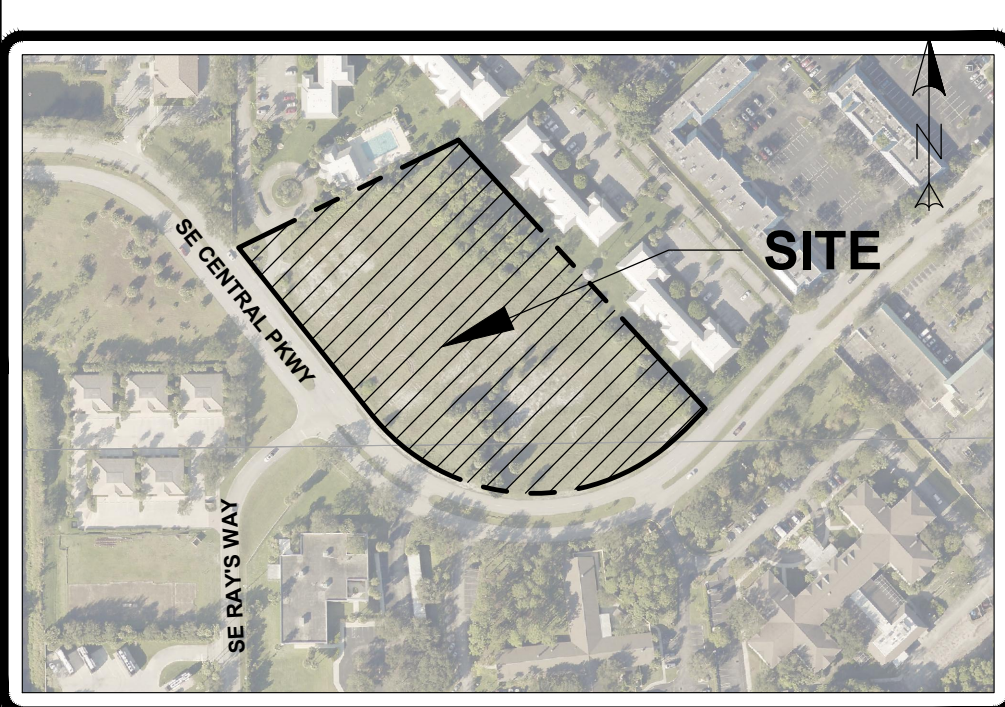
PLAN C

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	691 SF
2ND FLOOR A/C	1233 SF
	1923 SF
GARAGE	408 SF
LANAI	95 SF
	503 SF
Grand total	2506 SF

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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



RAIN GUARDIAN BUNKER INLET



LOCATION MAP
SCALE: 1:500

SITE DATA
LEGAL DESCRIPTION
TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.
CONTAINING 4.88 ACRES, MORE OR LESS.

PARCEL ID #: 09-38-41-011-000-00001-1
PROJECT NAME: SAILFISH CAY

OWNER: JOHNSTON
751 SE CENTRAL PARKWAY
STUART, FLORIDA 34994

FUTURE LAND USE: INSTITUTIONAL
ZONING: R-3 RESIDENTIAL-MULTI-FAMILY/DUPLEX

CONTROL ELEVATION: 8.50 NAVD
FINISH FLOOR ELEV: 14.00 NAVD
MIN PAVEMENT: 12.50 NAVD

PROVIDER OF UTILITIES:
WATER: STUART
WASTEWATER: STUART
IRRIGATION: N/A
SOLID WASTE: CITY OF STUART

DRAINAGE STATEMENT:
STORMWATER WILL BE COLLECTED IN A SERIES OF CATCH BASINS CONNECTED VIA UNDERGROUND CULVERTS WHICH CONVEY THE STORMWATER TO AN ON SITE DETENTION POND. THE DETENTION POND WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFF SITE WITH AN ULTIMATE OUTFALL OF THE POPPLETON CREEK. AN EXISTING 10" DRAINAGE EASEMENT RUNS THROUGH THE CENTER OF THE PROPERTY. THE EASEMENT IS DEDICATED TO THE TOWNE PARK NORTH CONDOMINIUM ASSOCIATION INC, WHICH PROVIDES STORMWATER RELIEF FOR THE TOWNE PARK NORTH PHASES I THRU VI. ONCE THE DRAINAGE EASEMENT IS RELOCATED, OFF SITE RUN-OFF WILL BE CAPTURED AND CONVEYED THROUGH THE PROPOSED STORMWATER MANAGEMENT SYSTEM OF THE SUBJECT PROPERTY WITH THE ULTIMATE OUTFALL BEING THE POPPLETON CREEK.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE INDIVIDUAL GARBAGE CANS TO BE USED FOR SOLID WASTE PICKUP

UTILITY STATEMENT:
1. UTILITIES FOR THE PROJECT WILL BE PROVIDED BY THE CITY OF STUART UTILITIES. WASTEWATER SERVICE WILL BE PROVIDED BY EXISTING GRAVITY SEWER STUB OUTS THAT EXIST ON SITE. THE EXISTING STUB OUTS CONVEY WASTEWATER TO THE EXISTING LIFT STATION LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. POTABLE WATER AND FIRE SUPPRESSION WILL BE PROVIDED BY THE EXISTING WATER MAIN LOCATED ON THE NORTHSOUTH SIDE OF SE CENTRAL PARKWAY. PROPOSED WATER SERVICE WILL BE METERED INDIVIDUALLY BY THE CITY OF STUART OWNED WATER METERS WILL BE INSTALLED WITHIN THE PRIVATELY OWNED WATER METER BOXES. A DDCV IS PROPOSED AT THE PROPERTY LINE. THE DDCV WILL BE CONSTRUCTED ADJOINING THE ROW AND WILL BE PRIVATELY OWNED/MAINTAINED.
2. ALL ON SITE UTILITY INFRASTRUCTURE WOULD REMAIN PRIVATELY OWNED & MAINTAINED. THE CITY OF STUART WILL NOT TAKE OWNERSHIP OF THE PROPOSED ROADWAYS, WATER INFRASTRUCTURE (FIRE AND/OR POTABLE), SANITARY SEWER INFRASTRUCTURE, STORMWATER INFRASTRUCTURE LOCATED WITHIN PRIVATE PROPERTY/PARCEL.
3. IF CARDS ADJ. CITY OF STUART WASTE RECEPTACLES, INCLUDING RECYCLING SHALL BE STORED IN GARAGES OR A CITY OF STUART APPROVED CART RECEPTACLE CONTAINER ONLY.
4. ALL UTILITY DESIGN, ETC. MUST MEET THE MOST RECENT CITY OF STUART WATER AND SEWER STANDARD SPECIFICATIONS AND DETAILS (DATED OCTOBER 2021).

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

NOTE: ALL PROPOSED SIDEWALKS NOT LOCATED WITHIN THE SE CENTRAL PARKWAY RIGHT-OF-WAY WILL REMAIN PRIVATELY OWNED AND MAINTAINED

LEGEND

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
PROPOSED 150' HOSE RUN	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

ENGINEERS & SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JUL	21-353	DATE	30/MARCH/2022
DRAWN BY	JUL	21-353	DATE	30/MARCH/2022
CHECKED BY	JUL	21-353	DATE	30/MARCH/2022
FILE NAME	21-353	DATE	30/MARCH/2022	
LAYOUT	AS SHOWN	DATE	30/MARCH/2022	
SCALE	AS SHOWN	DATE	30/MARCH/2022	
REVISION COMMENTS		DATE	30/MARCH/2022	

SAILFISH CAY
751 SE CENTRAL PARKWAY MF

PRELIMINARY ENGINEERING PLAN

FLORIDA

STUART

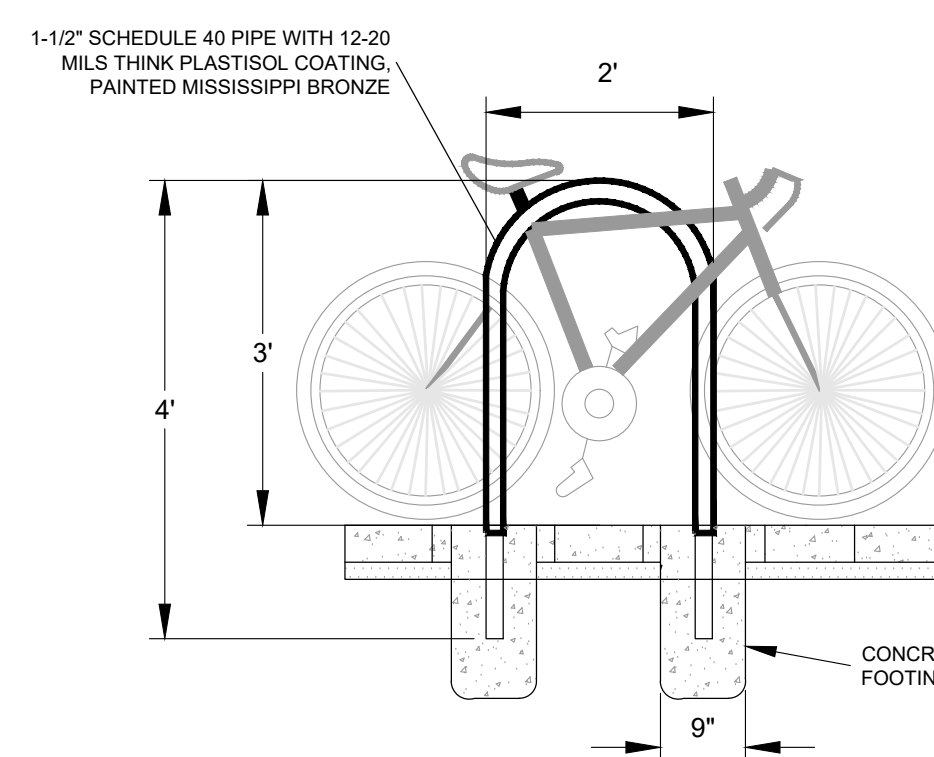
R.J. KENNEDY, P.E. (DATE)
#56218

10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

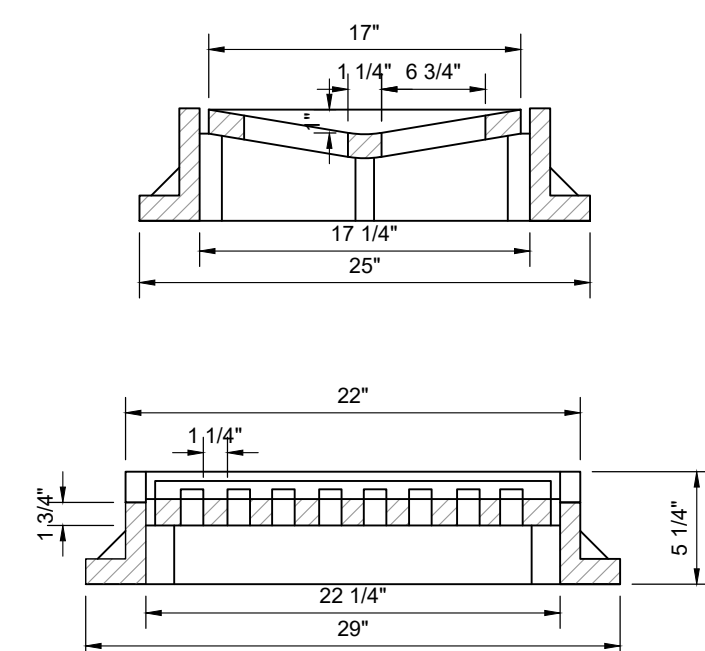
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1 OF 2

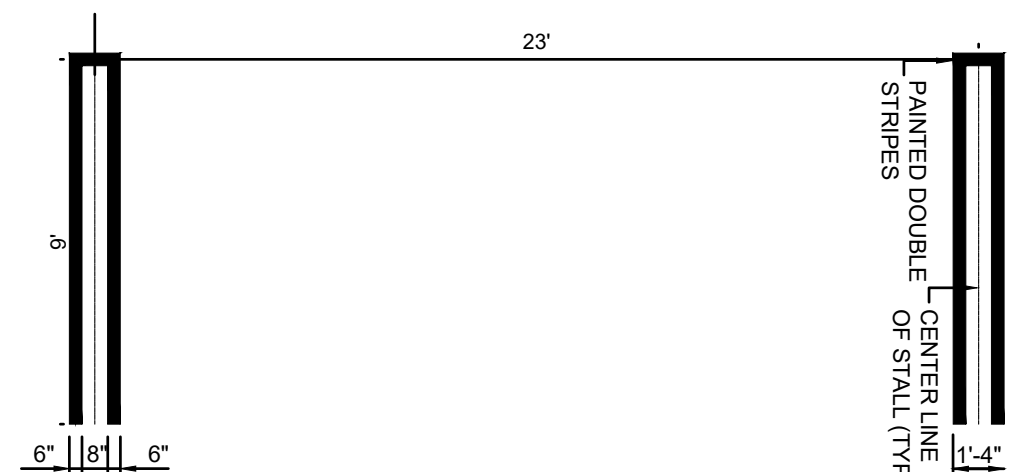
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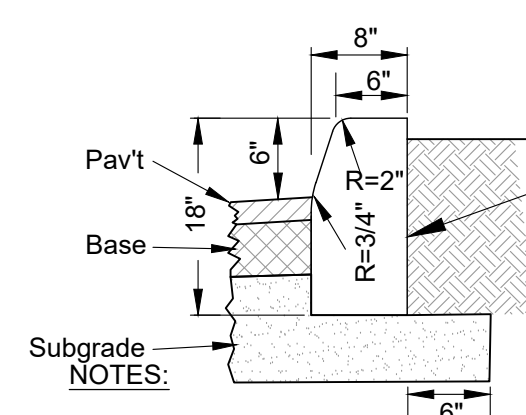
BIKE RACK DETAIL



VALLEY CURB INLET



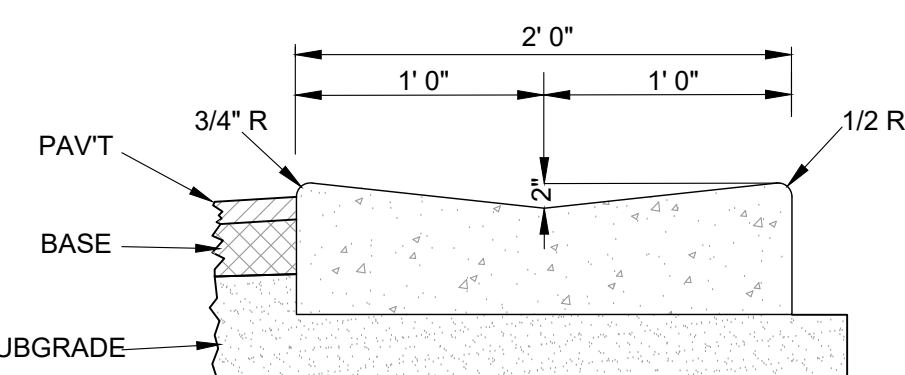
TYPICAL PARALLEL PARKING STALL



TYPE "D" CURB

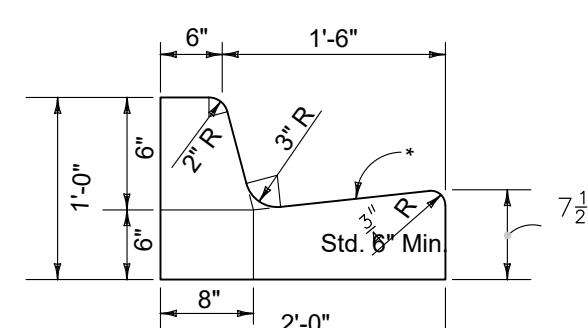
1. Use 3,000 P.S.I. concrete at 28 days for construction.

2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

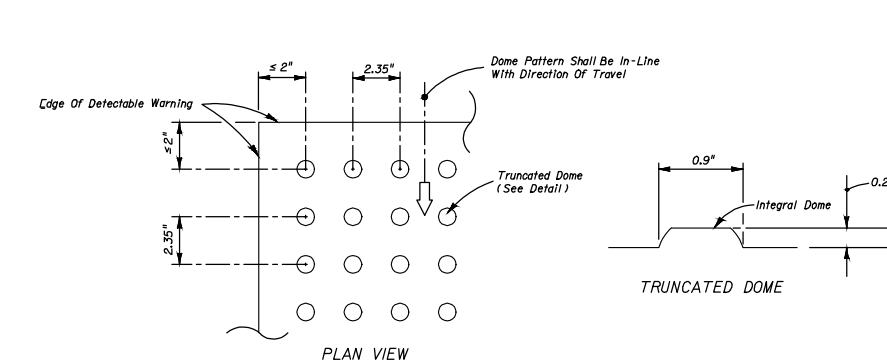


NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

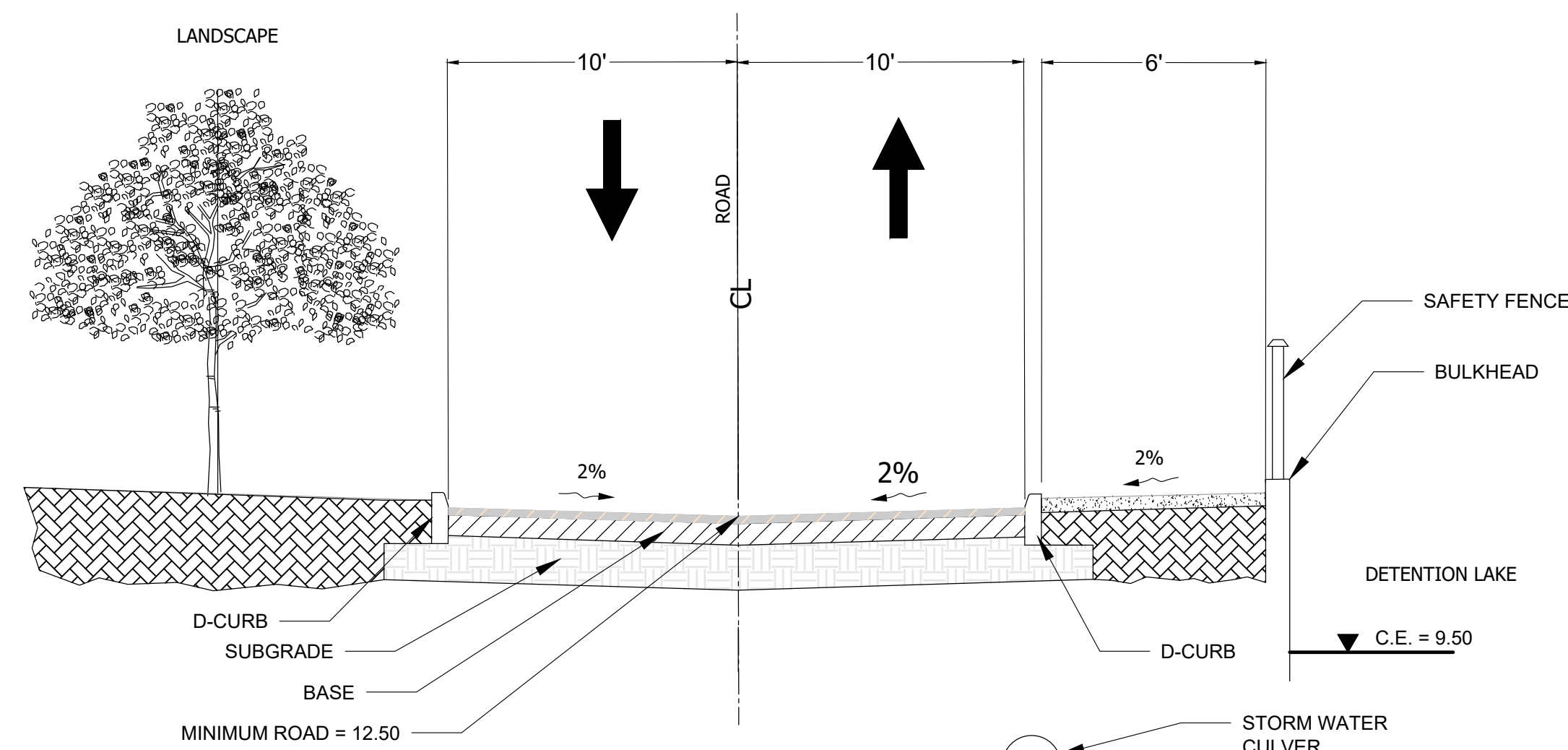
2' VALLEY GUTTER



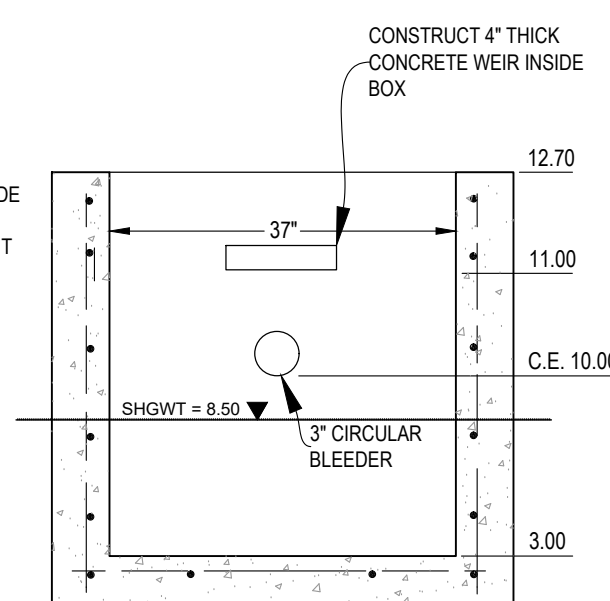
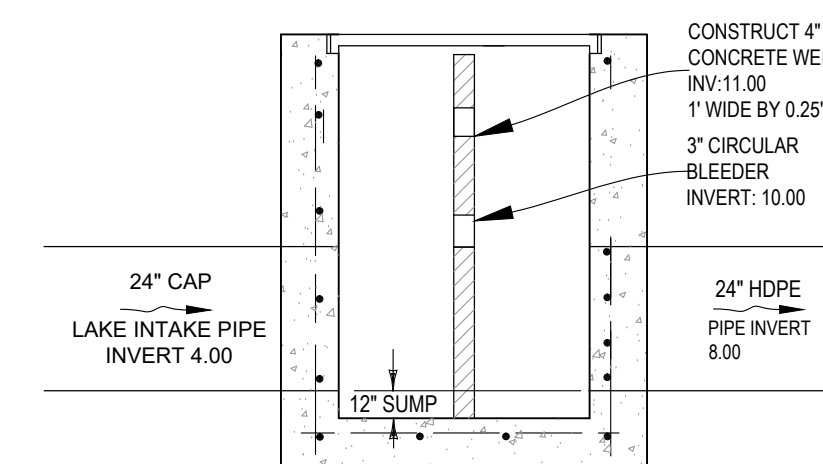
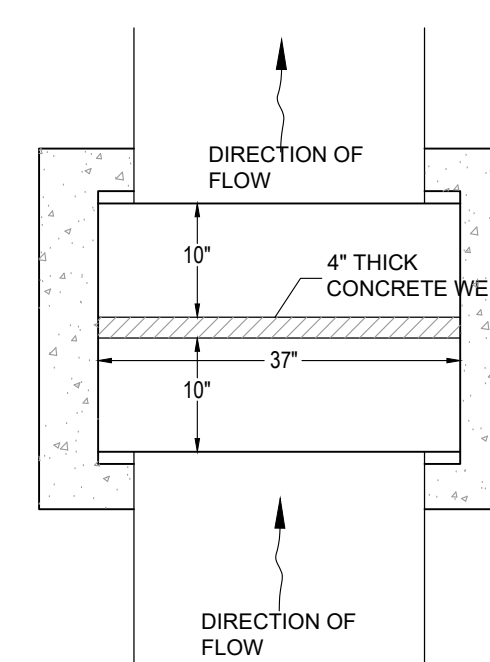
TYPE F



DETECTABLE WARNING



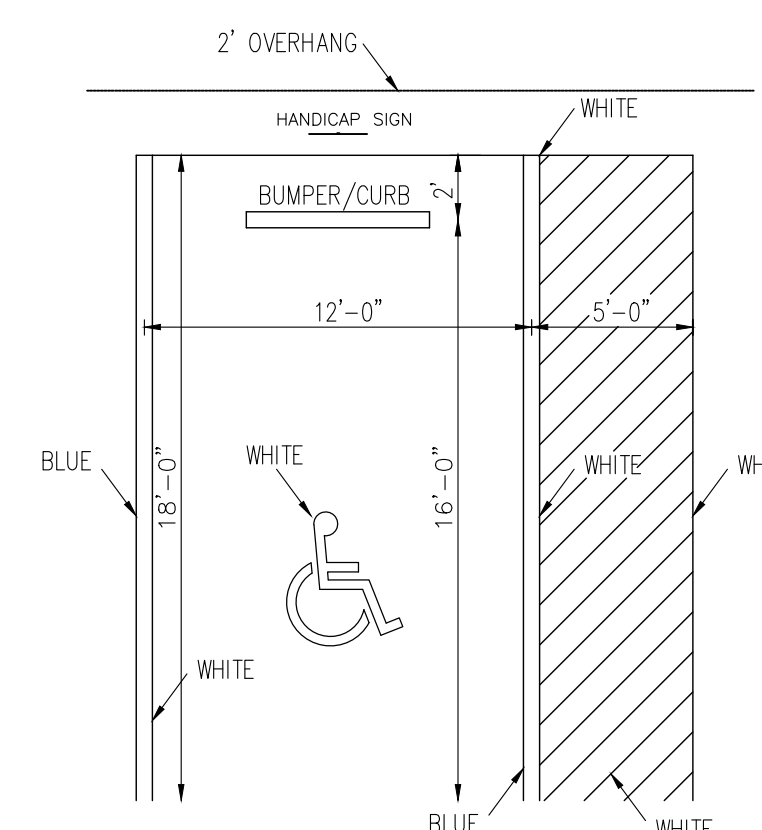
SECTION A-A



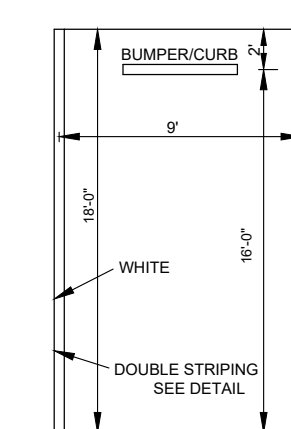
MODIFIED TYPE 'C' CONTROL STRUCTURE



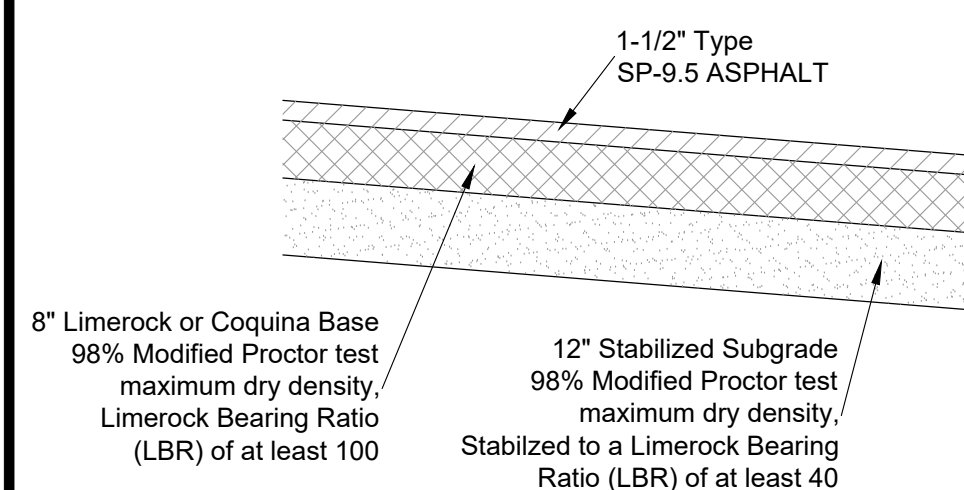
- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



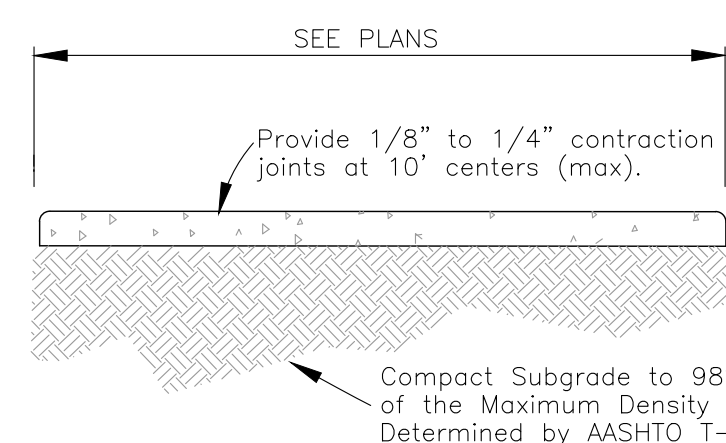
HANDICAP SPACE DETAIL



18' PARKING STALL DETAIL

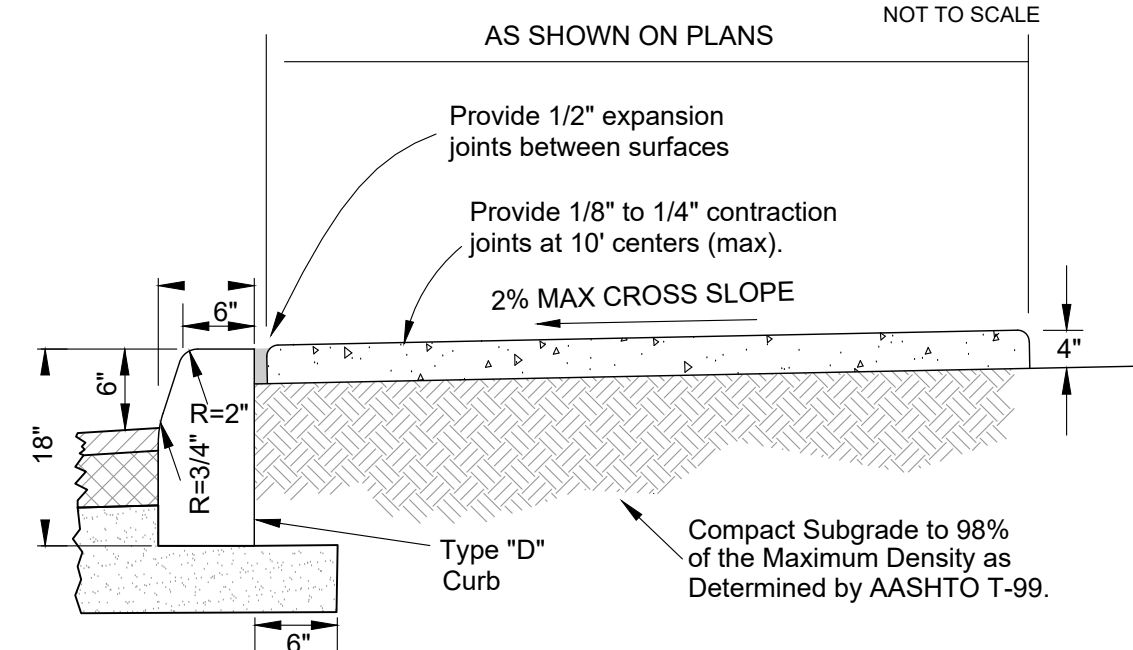


TYPICAL PAVEMENT SECTION



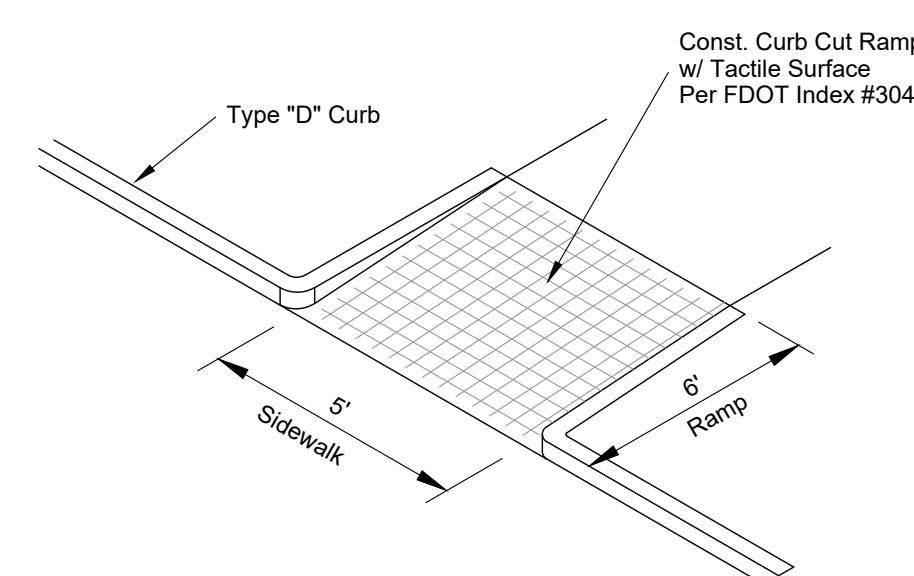
- NOTES:**
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
 2. Sidewalk thickness to be increased to 6" thick at driveway locations.
 3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



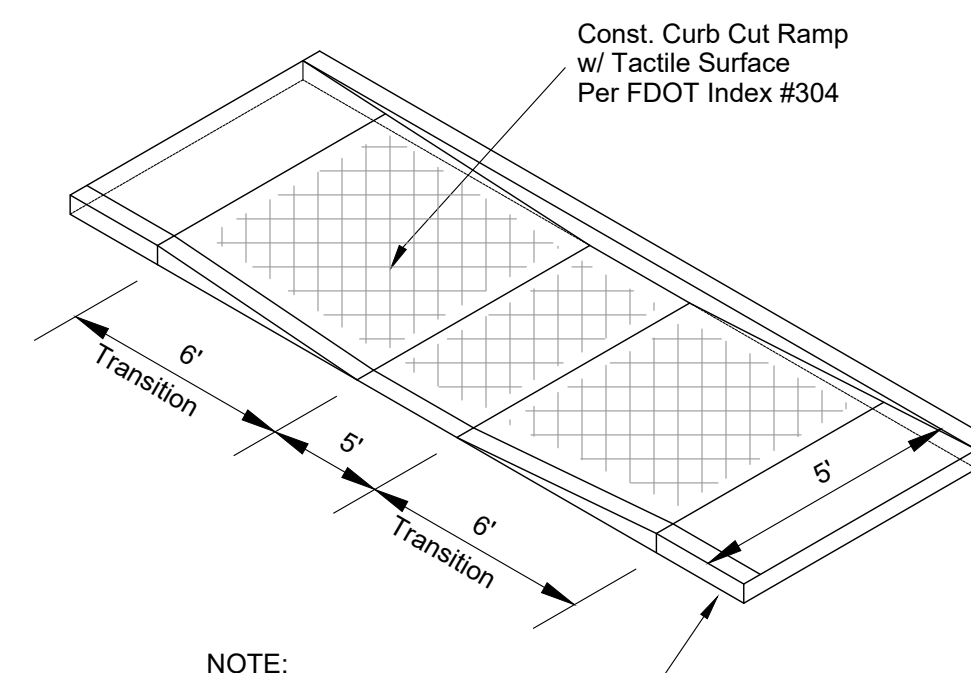
- NOTES:
1. Use 4,000 P.S.I. concrete at 28 days for construction.
 2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION



- NOTE:
1. Sidewalk is perpendicular to curb.

CURB CUT RAMP

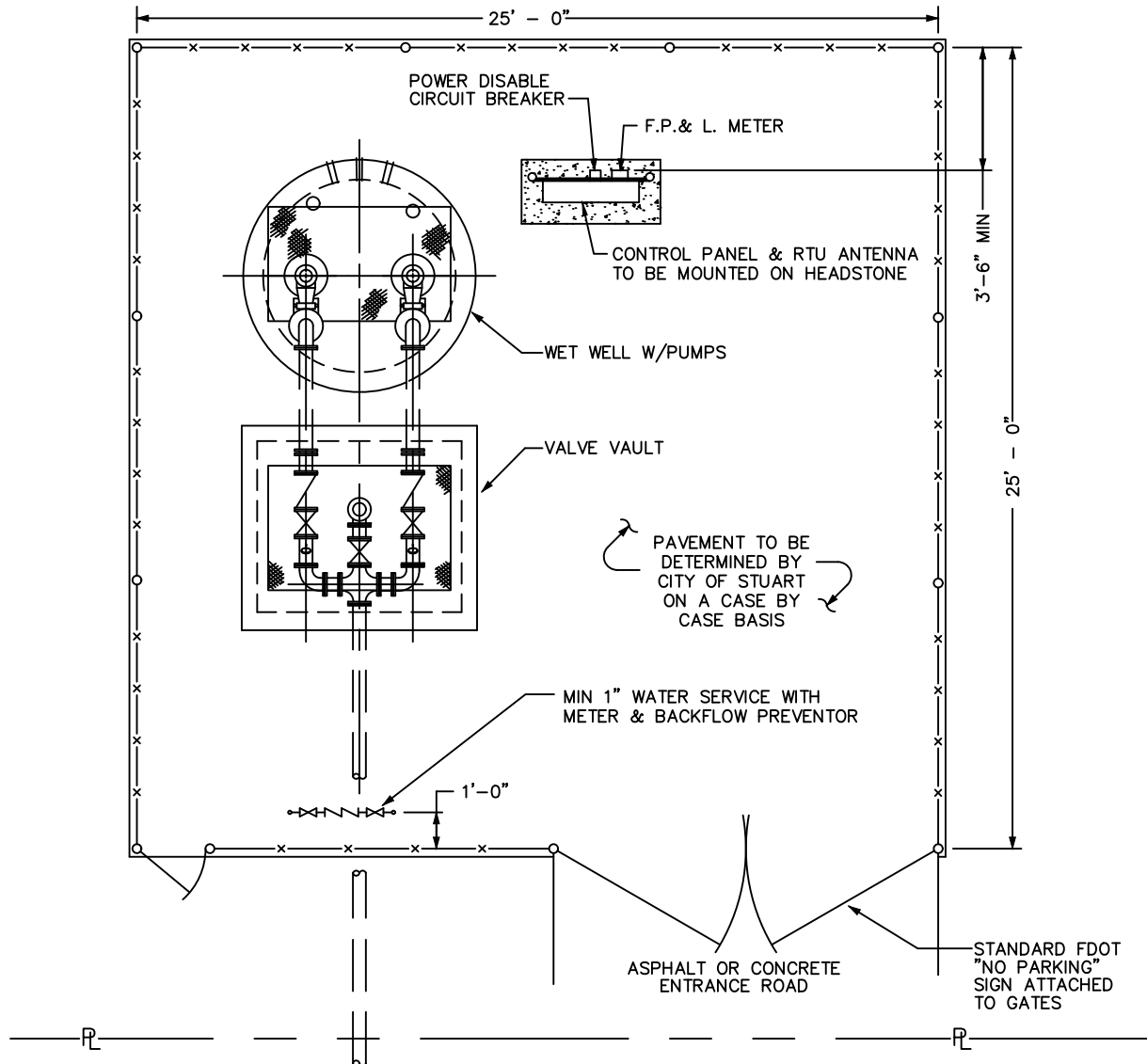


- NOTE: Type "D" Curb
1. Sidewalk is parallel to curb.

HANDICAP CURB CUT RAMP

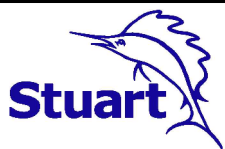
2 OF 2

THIS DRAWING DEPICTS A GENERAL SITE PLAN ONLY. THE ENGINEER OF RECORD SHALL ORIENT THE COMPONENTS OF THE SYSTEM TO MEET SPECIFIC SITE PLAN CONDITIONS



NOTES:

1. MINIMUM 12' WIDE ASPHALT OR CONCRETE ENTRANCE ROAD.
2. ENTRANCE ROAD TO BE EITHER CONCRETE OR ASPHALT AND CONFORM TO FDOT SPECIFICATIONS.
3. PROVIDE TWO (2), 6' WIDE SWING OPEN GATES AT THE ENTRANCE ROAD AND A 30" WALK-IN GATE.
4. PROVIDE A 1" POLYETHYLENE WATER SERVICE LINE WITH METER BOX THAN A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE LOCATED INSIDE FENCE.
5. THE CHAIN LINK FABRIC SHALL BE HOT-DIPPED GALVANIZED AFTER WEAVING. THE SIZE OF MESH SHALL BE 2" AND THE SIZE OF COATED WIRE SHALL BE 9 GAUGE. FABRIC HEIGHT SHALL BE 72". PRIVACY SLATS TO BE INSTALLED.
6. ALL POSTS, RAILS AND APPURTENANCES SHALL BE HOT-DIPPED ZINC-COATED STEEL. PIPE POSTS SHALL HAVE TOPS WHICH EXCLUDE MOISTURE. END, CORNER, PULL AND GATE POSTS SHALL BE BRACED WITH THE SAME MATERIAL AS TOP RAIL AND TRUSSED TO LINE POSTS WITH 3/8" RODS AND TIGHTENERS.
7. TOP AND BOTTOM RAIL SHALL BE 1 5/8" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT, INTERMEDIATE POSTS SHALL BE 2" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT AND POSTS FOR SWING GATES SHALL BE 4" OD STANDARD WEIGHT PIPE, 9.11 LBS/FT.
8. POSTS WHICH COME IN CONTACT WITH CONCRETE SHALL BE COATED WITH WATER BASE EPOXY.
9. LIFT STATION MUST BE SCREENED WITH EITHER LANDSCAPING (AT PLANT HEIGHT, NO GROW IN PERIOD) OR APPROVED OPAQUE FENCE MATERIAL. 10. GATE VALVE SHALL BE LOCATED AT OR NEAR CONNECTION TO FORCEMAIN.



STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department

121 S.W. Flagler Avenue, Stuart, Florida 34994

TYPICAL LIFT STATION SITE PLAN

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg

SHEET NUMBER
55

Lift Station Report

For

Sailfish Cay

Prepared By: Mark Landsman, E.I.

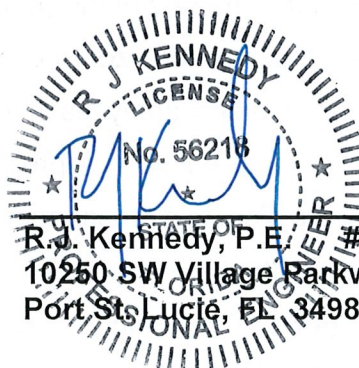
Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

February 2022



2-21-22
R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

1.0 Introduction

The project known as Sailfish Cay proposes to develop a vacant lot into a 60-unit multi-family residential community at 751 SE Central Parkway in Stuart, Florida. The site has an existing lift station known as Station #37 – Towne Park. A lift station test form provided by the City of Stuart details some of the design aspects of the lift station. A copy of the test form is attached to this report. Since the lift station is existing, anti-flotation calculations are not provided.

2.0 ERC Determination

The city of Stuart defines an Equivalent Residential Connection (ERC) as 250 gallons of usage per day. The existing lift station currently serves condominiums known as Towne Park North consisting of 96 units and 1 clubhouse. Since each condo unit is residential and the clubhouse is a low intensity user of wastewater, each unit (including the clubhouse) accounts for 1 ERC. The proposed Sailfish Cay community proposes 60 townhomes with 1 pool cabana. Each proposed unit accounts for 1 ERC, therefore, the lift station proposes to serve a total of 158 ERC's or 39,500 gallons per day.

3.0 Lift Station Design

Since the lift station is existing, the float elevations are fixed. No modifications to the float elevations are proposed. The station has 2 alternating Flygt MT 3102 pumps with 464/162mm impellers. A copy of the pump curve is attached to this report. The first set of lift station calculations analyzes the existing conditions of the lift station, while the second set of calculations analyzes the proposed conditions of the lift station which include existing and future flows. A pressure chart provided by the City of Stuart for an adjacent lift station indicates a pressure of approximately 10 psi. After pipe loss and minor losses, it is assumed that the connecting pressure is approximately 11 psi. The existing pump impellers (464/162mm) under the existing conditions are capable of developing 82.9 GPM at 38.9 TDH. These impellers were not capable of handling the additional

flows due to the new development, therefore an upgrade to a 463/172mm impeller is required. The proposed impeller upgrade is capable of developing 144.3 GPM at 41.8 TDH in the proposed condition.

4.0 Conclusion

The Sailfish Cay project proposes to develop a 60-unit multi-family community that will connect to an existing lift station. The station proposes to service 158 units which equals 158 ERC's (39,500 GPD). An upgrade to the existing impellers is required for the pumps to serve the additional flows. The impellers need to be upgraded from the existing 464/162mm impellers to 463/172mm impellers.

The following attachments are included with this report:

- Lift Station Calculations
- Pump Data – Existing Impeller
- Pump Data – Proposed Impeller
- Lift Station Test Form
- Pressure Data

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: Engineering, Design & Construction, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	1.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.0000	0.00	-
		Total	97.00	24,250

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
24,250.00	24.00	16.84

For lift station design use 17.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
17.00	2.0	34.00	48,960.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
17.00	4.0	68.00	97,920.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	4.69	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.25	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	1.33	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Forcemain ->	6.00	950.00
	2.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	464/162 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	44

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift

Pump Off Elev.

1.86 NAVD

Effluent Pipe Max Height 8.94 NAVD

7.08 ft

Total Static Head

32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Seat Gate Valve	1	0.17	0.17
Swing Check Valve	1	2.00	2.00

Total (K)= 7.32

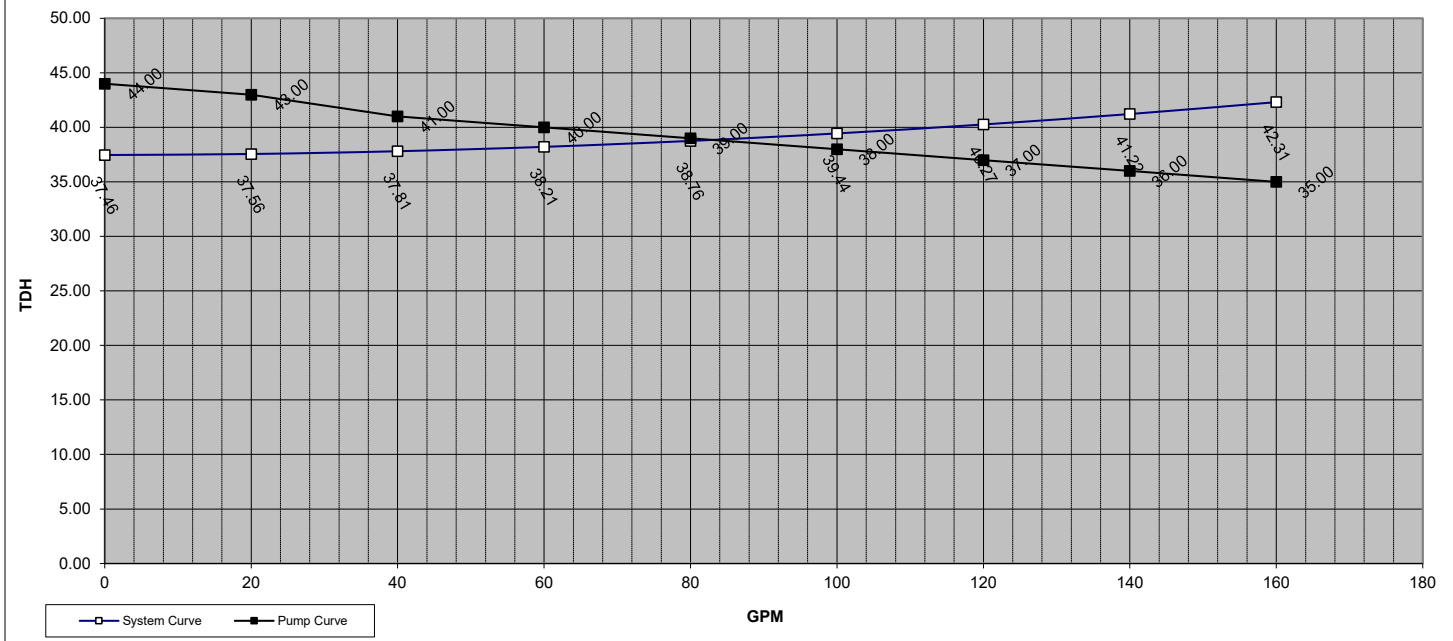
Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{1.85})/(C^{4.8655})$$

Flow Increment = 20

PVC Pipe Friction Factor - C = 120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _r) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	44.00
20	0.045	0.51	0.06	0.0296	32.46	5	37.56	43.00
40	0.089	1.02	0.23	0.1185	32.46	5	37.81	41.00
60	0.134	1.53	0.48	0.2667	32.46	5	38.21	40.00
80	0.178	2.04	0.82	0.4742	32.46	5	38.76	39.00
100	0.223	2.55	1.24	0.7409	32.46	5	39.44	38.00
120	0.267	3.06	1.73	1.0669	32.46	5	40.27	37.00
140	0.312	3.57	2.31	1.4522	32.46	5	41.22	36.00
160	0.357	4.09	2.95	1.8968	32.46	5	42.31	35.00



Conclusion:

The Flygt - 3102 MT w/ 464/162 mm Impeller

will develop

82.9

GPM @

38.9

TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^2)$$

V =

2.11

ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
82.88	17.00	30.0

Wet-well Volume Per Foot

Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range
405.39	211.51	1.92 Feet
		Current lift station design: 0.91 Feet
		192.47 Gallons

Cycle/Run/Starts:

ADF (GPM) =	17.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	14.24	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	2.92	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	4.21	Starts
MDF (GPM) =	34.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	9.60	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	3.94	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	6.25	Starts
PHF (GPM) =	68.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	15.77	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	12.94	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	3.81	Starts

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: EDC, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	0.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
Proposed Flows from Sailfish Cay	0.00	0.0000	0.00	-
60 Proposed Units and 1 Pool Cabana	61.00	1.0000	61.00	15,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.00	0.00	-
		Total	158.00	39,500

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
39,500.00	24.00	27.43

For lift station design use 28.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
28.00	2.0	56.00	80,640.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
28.00	4.0	112.00	161,280.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	3.77	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.67	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	0.25	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Force main ->	6.00	950.00
	10.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	463/172 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	51

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD

*Force Main Elev. = 8.94 NAVD

7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Ball Valve	1	1.20	1.20
Swing Valve	1	2.50	2.50

Total (K)= 8.85

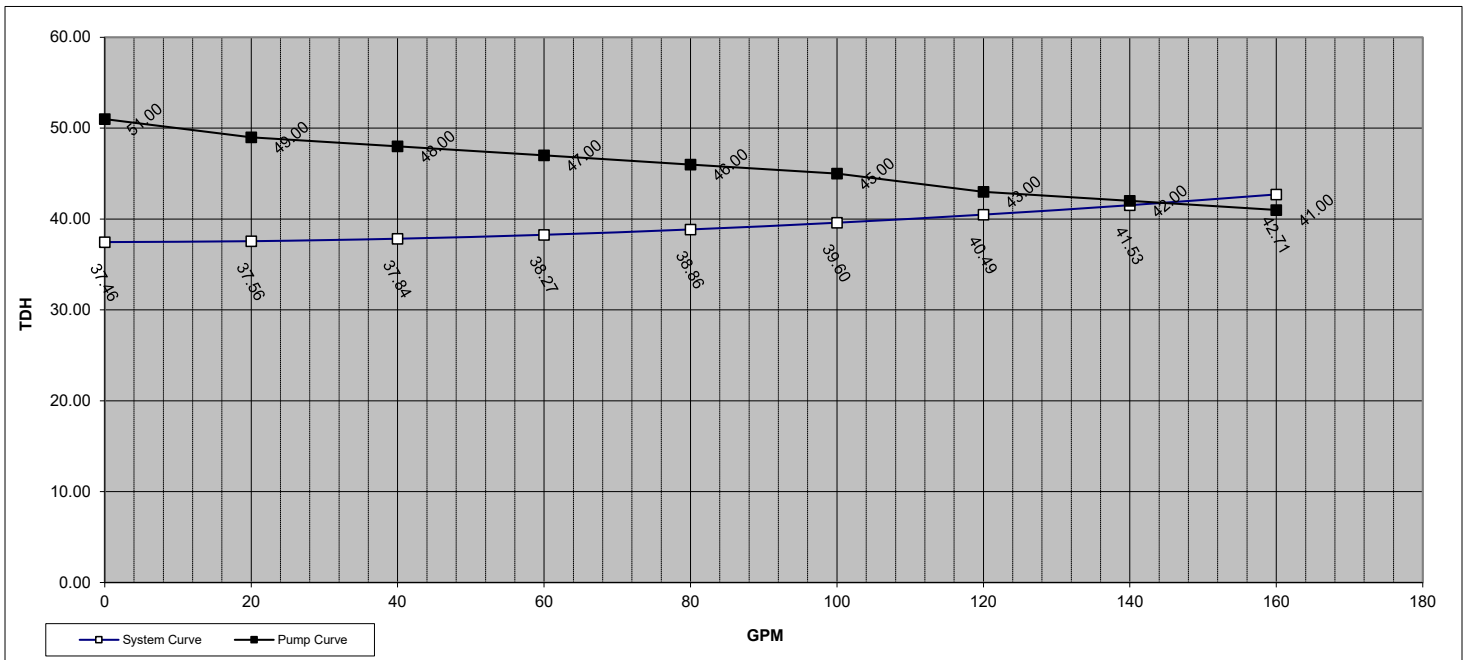
Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{\wedge} 1.85)/(C^{\wedge} 1.85D^{\wedge} 4.8655)$$

Flow Increment = 20

PVC Pipe Friction Factor - C = 120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _i) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	51.00
20	0.045	0.51	0.06	0.0358	32.46	5	37.56	49.00
40	0.089	1.02	0.23	0.1433	32.46	5	37.84	48.00
60	0.134	1.53	0.48	0.3225	32.46	5	38.27	47.00
80	0.178	2.04	0.82	0.5733	32.46	5	38.86	46.00
100	0.223	2.55	1.24	0.8958	32.46	5	39.60	45.00
120	0.267	3.06	1.73	1.2899	32.46	5	40.49	43.00
140	0.312	3.57	2.31	1.7558	32.46	5	41.53	42.00
160	0.357	4.09	2.95	2.2932	32.46	5	42.71	41.00



Conclusion: The Flygt - 3102 MT w/ 463/172 mm Impeller will develop 144.3 GPM @ 41.8 TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^{\wedge} 2)$$

V = 3.68 ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
144.34	28.00	30.0

Wet-well Volume Per Foot

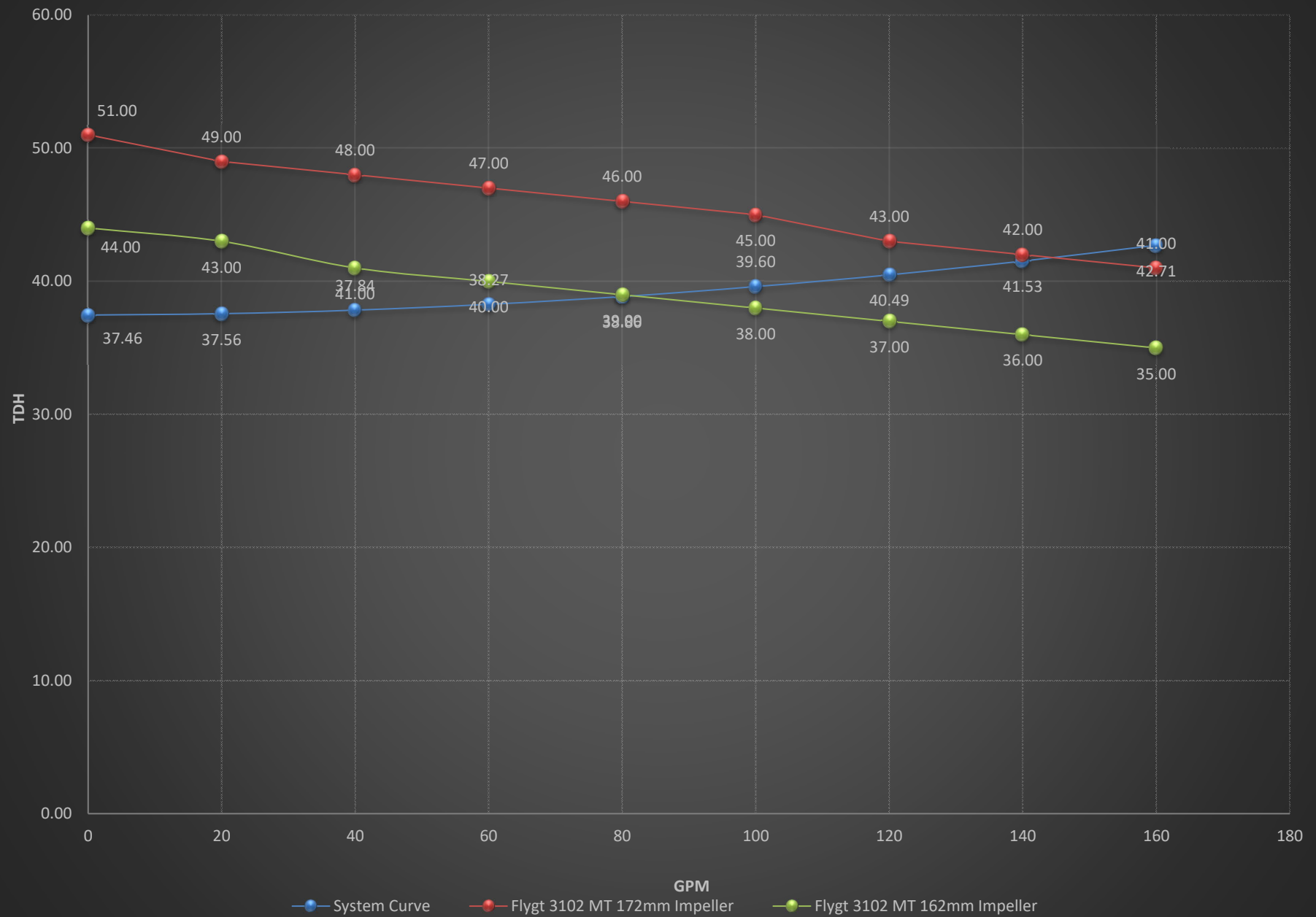
Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range	
677.05	211.51	3.20	Feet
		Current lift station design:	
		0.91	Feet
		192.47	Gallons

Cycle/Run/Starts:

ADF (GPM) =	28.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	8.53	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	1.65	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	7.04	Starts
MDF (GPM) =	56.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	5.62	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	2.18	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	10.68	Starts
PHF (GPM) =	112.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	7.67	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	5.95	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	7.82	Starts





December 10, 2021

Ryan Johnston
751 SE Central LLC 224
Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Re: 751 SE Central Parkway

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from commercial to multi-family land use for the 4.88 acres on Central Parkway. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to address the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 4.88 acres has an existing future land use of Commercial. Under commercial land use, an FAR of 1.5 is allowed. Applying the 1.5 FAR to 4.88 acres yields 318,859 square feet. A worst-case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi family residential. Under multi family, a maximum of 30 units per acres is allowed under a planned unit development. At 30 units per acre, the project would yield 146 dwelling units.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 11,151 daily trips, 269 AM peak hour trips and 1,027 PM peak hour trips.

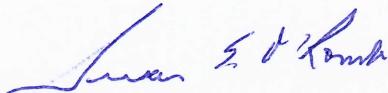
Because there is a decrease in land use, additional analyses are not required.

Conclusion

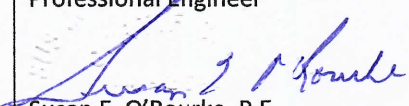
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING



Susan E. O'Rourke, P.E.
Civil Engineering – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 1/13/2022 License #: 42684
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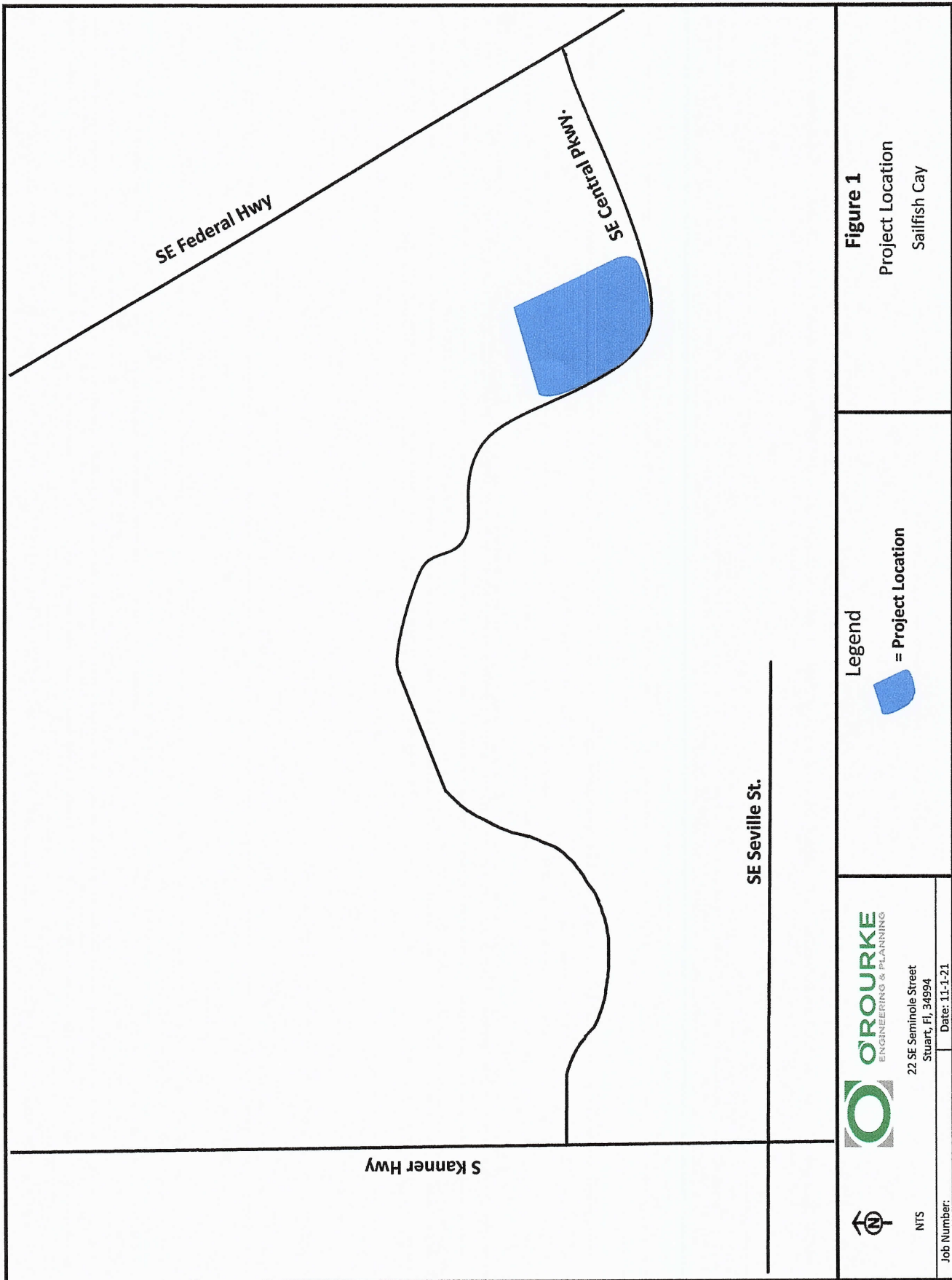


Table 1 - Trip Generation**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 37.01(X)$	50%	50%	5,901	5,900	11,801
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 4.77(X) - 46.46$	50%	50%	325	325	650
TOTAL (Proposed - Existing)							(5,576)	(5,575)	(11,151)

Source: ITE 11th Edition Trip Generation Rates**Table 1b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 0.59(X) + 133.55$	62%	38%	200	122	322
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.44(X) - 11.61$	23%	77%	12	41	53
TOTAL (Proposed - Existing)							(188)	(81)	(269)

Source: ITE 11th Edition Trip Generation Rates**Table 1c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 3.40(X)$	48%	52%	520	564	1,084
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.39(X) + 0.34$	61%	39%	35	22	57
TOTAL (Proposed - Existing)							(485)	(542)	(1,027)

Source: ITE 11th Edition Trip Generation Rates



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Sailfish Cay

Prepared For:

Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Prepared By:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, FL 34994
(772)781-7918

November 1, 2021
Revised January 5, 2022
Revised February 21, 2022

MR21105.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 2/22/2022 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
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November 1, 2021

Mr. Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

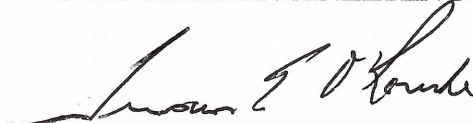
Re: Sailfish Cay

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed residential development consisting of 60 multifamily residential dwelling units to be located east of S. Kanner Highway and north of Central Parkway in Stuart, Martin County. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING



Susan E. O'Rourke, P.E.
President

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located on Central Parkway. **Figure 1** illustrates the project location. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The project site is located on the north side of Central Parkway in Stuart. The development consists of 60 multifamily dwelling units. The project will have full access off Central Parkway with no turn lanes proposed. The project is expected to be built out by 2023.

Trip Generation — Land Use Code 220 - Multi Family Low Rise rates from the ITE Trip Generation 11th Edition were applied to the 60 units.

The trip generation of the site is summarized in **Table 1**.

As shown, the project will generate 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out.

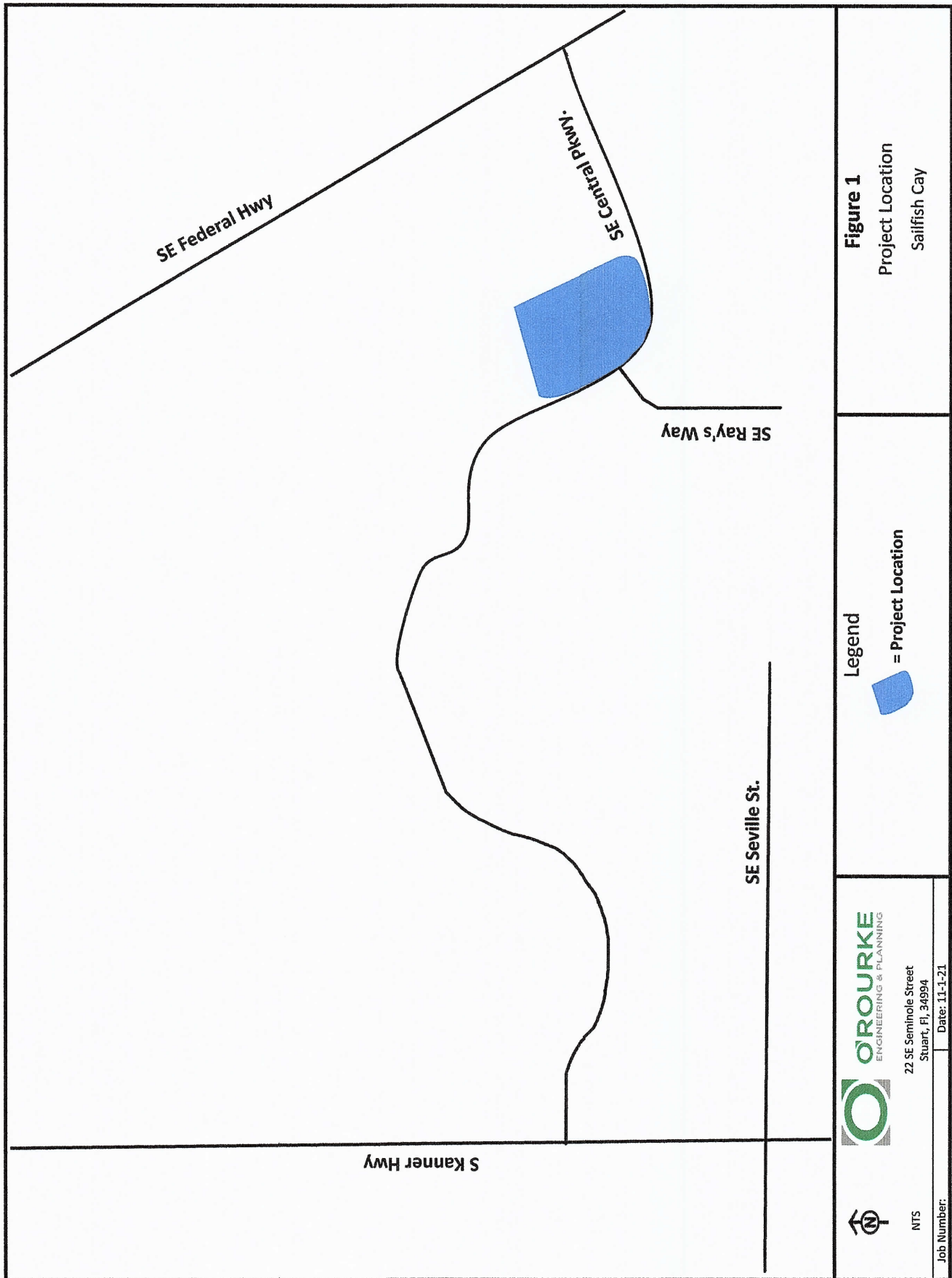


Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=6.41(X)+75.31$	50%	50%	230	230	460

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.31(X)+22.85$	24%	76%	10	31	41

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.43(X)+20.55$	63%	37%	29	17	46

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

To determine the project impact in 2023, the project traffic was assigned to the network. **Figure 2** illustrates the project assignment. Although the project is not significant on any links, the link analysis was included for informational purposes. The existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report and a count made on Central Parkway. **Table 2 - Percent Impact** and **Table 3 - Link Analysis** are included as **Attachment B**. Table 3 demonstrates the links will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report and background traffic data to include The Loft development are included in **Attachment C**.

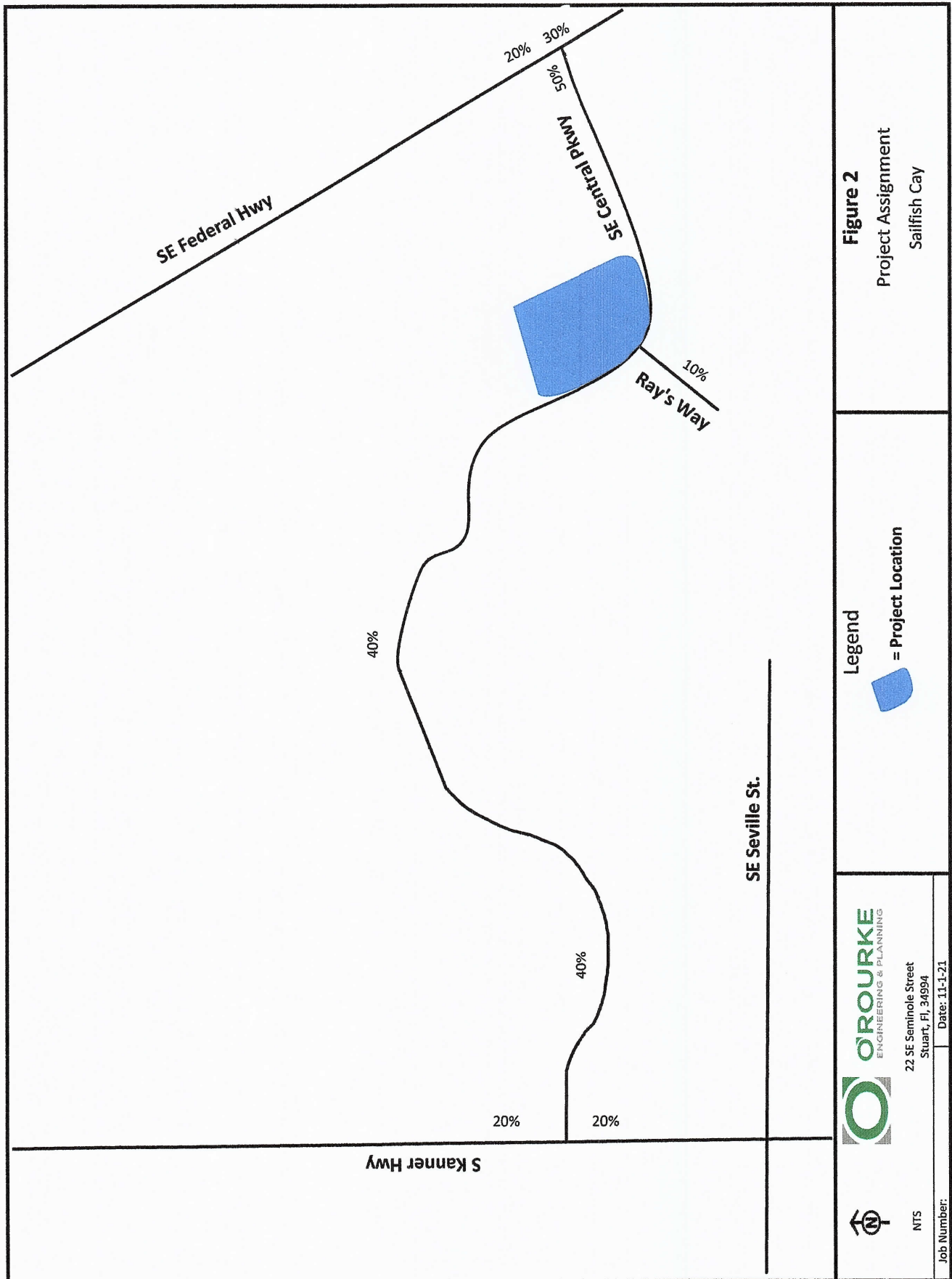
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D**.

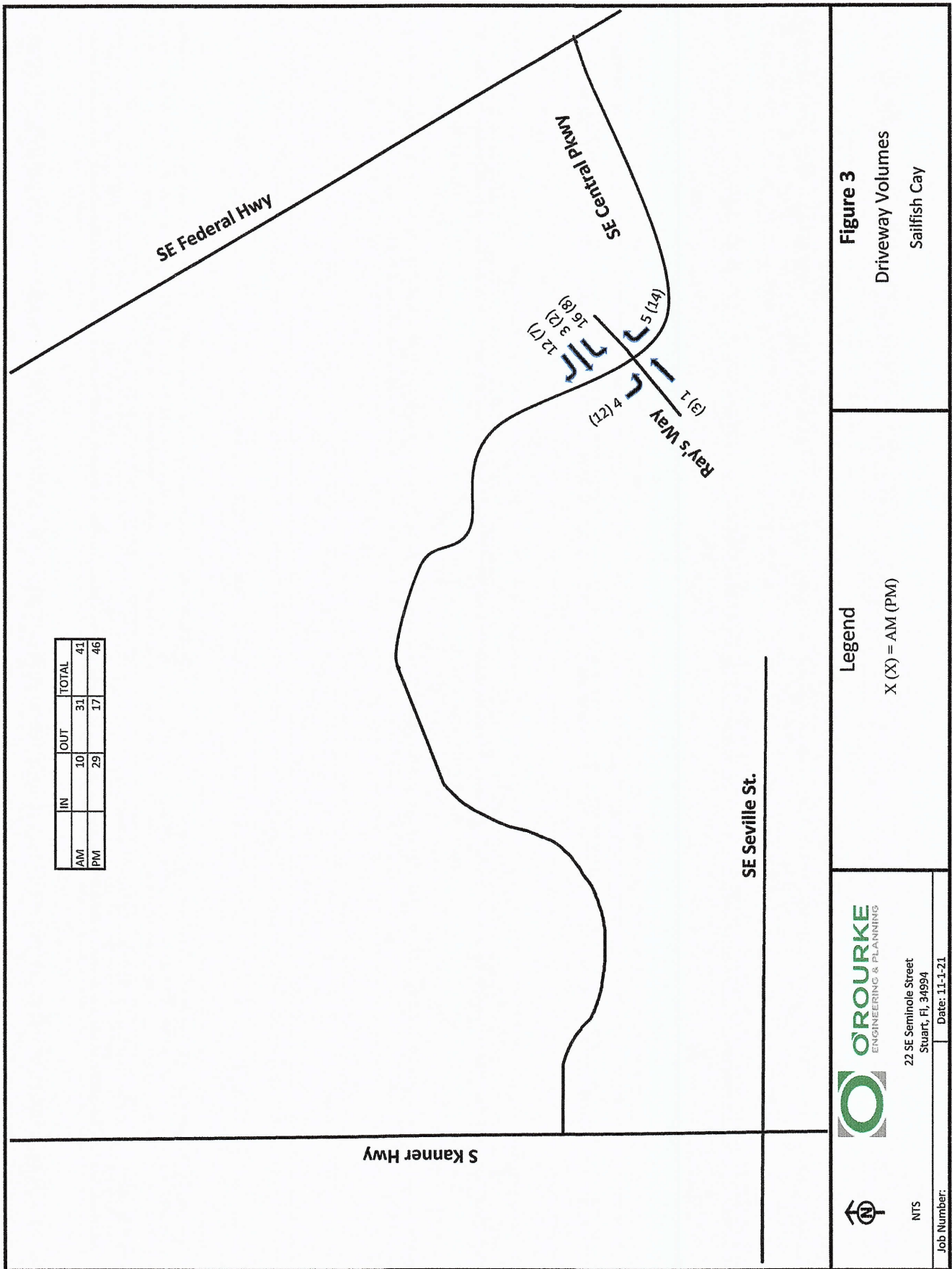
DRIVEWAY VOLUMES

The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM peak hour. Traffic from The Loft was also included at the driveway.

CONCURRENCY REVIEW/ CONCLUSION

The Sailfish Cay development will have a traffic impact of 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out. These trips will not cause levels of service to fall below acceptable levels in the future. Therefore, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.





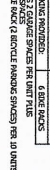
ATTACHMENT A

Site Plan



Scale: 1" = 30'-0"
 Date: _____
 Drawn by: _____
 Checked by: _____
 Designated by: _____
 Approved: _____
 Date: _____
 Job no.: _____
 Revision: _____
 SP-1

SP-



ATTACHMENT B

Percent Assignment Link Analysis

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 10
Out 31
Years Grown 4

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 29
Out 17
Years Grown 4

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	214	1,630	16	32	50%	0.98%	262	Yes

Note: Central Parkway reflects a 2021 count

In	10
Out	31
Years Grown	4

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	248	1,630	16	34	50%	0.98%	298	Yes

Note: Central Parkway reflects a 2021 count

In	29
Out	17
Years Grown	4

ATTACHMENT C

Martin County Roadway Level of Service Report Background Data

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%
Seabranh 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	Seabranh Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranh 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-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).

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
—	—	—	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	150	390	1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	110	340	1,000	>1,000		Source:					
85-100%	470	1,000	>1,000	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						https://www.fdot.gov/planning/systems/					
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard ($1,700 \times 0.9$).

In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact Central Parkway. The roadway capacities and the project significance are shown in Table 2.

Study Area

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

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

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
Central Parkway	Kanner Hwy	Project	4	1,530	50%	26	1.70%	no
	Project	SE Ray's Way	4	1,530	65%	34	2.22%	no
	SE Ray's Way	US 1	4	1,530	40%	21	1.37%	no

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

EXHIBIT 1 Central Parkway Lofts Trip Generation									
Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour			
			Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic Multifamily Housing(Mid-Rise)	196 DU		1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			1,066	66	17	49	85	52	33
NET CHANGE IN DRIVEWAY VOLUMES			1,066	66	17	49	85	52	33
Note: Trip generation was calculated using the following data:									
				Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63	

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ATTACHMENT D

Driveway Volumes And Analysis

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Ray's Way
 FILENAME: 2/23/2021
 COUNT DATE: 1/5/2022
 REPORT DATE: 1/5/2022
 DAY: Tuesday
 ANALYSIS YEAR: 2023
 EW STREET: Central Parkway
 CITY: Stuart
 INTERSECTION: Ray's Way and Central Parkway
 CONTROL: TWSC

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SST	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
7:00-7:15																	0
7:15-7:30																	0
7:30-7:45																	0
7:45-8:00																	0
8:00-8:15																	0
8:15-8:30																	0
8:30-8:45																	0
8:45-9:00																	0

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM

Volumes	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	0	0	0
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	0	5	41	0
In/Out	IN							OUT	OUT	OUT		IN				
Percentage	2							20	12			7				
LOFT																
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528		

Seasonal Factor: 1
 Trips In: 10
 Trips Out: 31
 Growth Rate: 1.02
 Years Grown: 2

15 Min Period lanes	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL			
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94			
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106			
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81			
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114			
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128			
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101			
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85			
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76			

17	↑	29	↑
↓			
0	↶	↷	↶
7	↶	↷	↶
2	↶	↷	↶
8	↶	↷	↶

12	↶	14	↶
↶			
141	↶	155	↶
↶			
46	↶	81	↶

← 190	↶	PM	↷
↶			
199 →	↶	193 →	↶

↶	↑	44	↶
↶			
28	↶	3	↶
44	↶	44	↶

PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

Volumes	22	0	42	0	0	0	0	0	123	36	78	128	0	0	0	0
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	0	0	0
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	0	0	0
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%
PROJECT	0	3	0	0	8	2	7	12	0	0	0	0	0	14	46	0
In/Out	IN							OUT	OUT	OUT		IN				
Percentage	5							40%	25%	8		40%		21		
LOFT																
Total	28	3	44	0	8	2	7	12	141	46	81	155	14	541		

Seasonal Factor: 1
 Growth Rate: 1.02
 Trips In: 29
 Trips Out: 17
 Years Grown: 2

HCS 2010 Two-Way Stop-Control Report

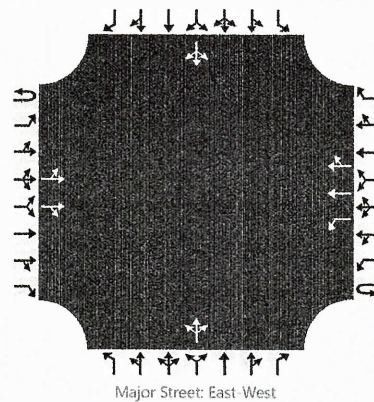
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		4	153	35		44	135	5		39	1	81		16	3	12
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				48					131				33	
Capacity, c (veh/h)		1419				1358					785				666	
v/c Ratio		0.00				0.04					0.17				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1					0.6				0.2	
Control Delay (s/veh)		7.5				7.7					10.5				10.7	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.2				1.9				10.5				10.7			
Approach LOS									B				B			

HCS 2010 Two-Way Stop-Control Report

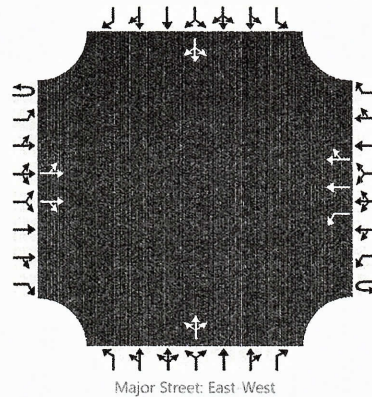
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		12	141	46		81	155	14		28	3	44		8	2	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

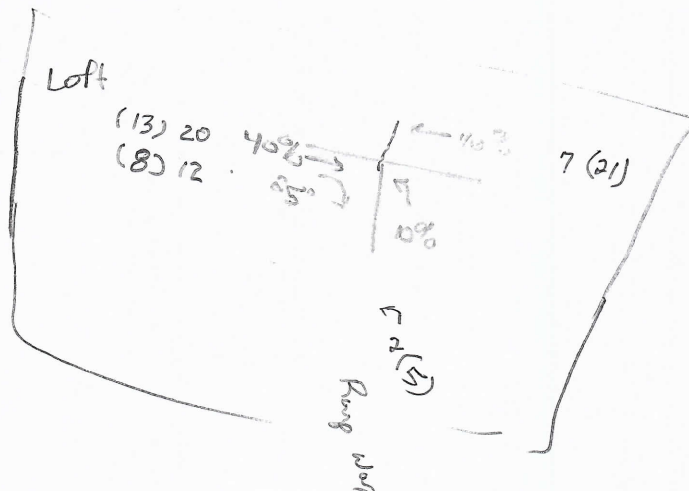
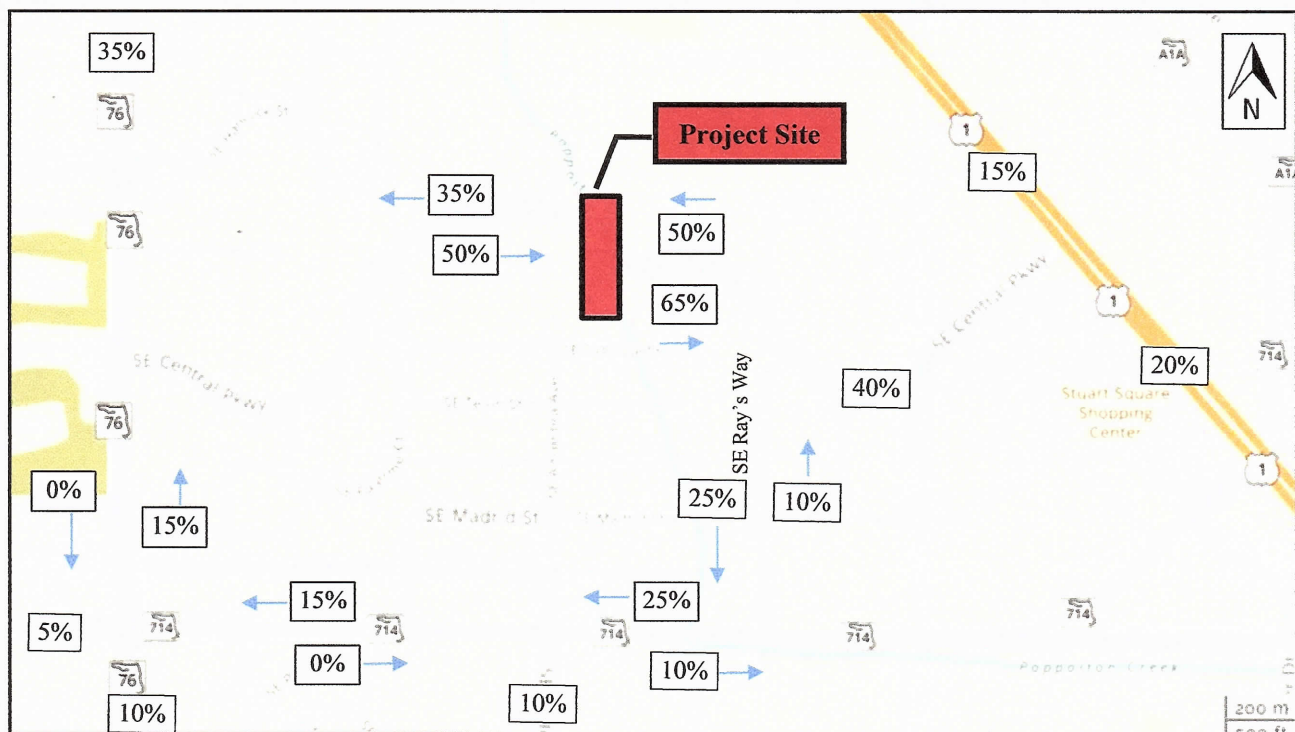
Flow Rate, v (veh/h)		13				88					81					19
Capacity, c (veh/h)		1382				1359					694					595
v/c Ratio		0.01				0.06					0.12					0.03
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					0.4					0.1
Control Delay (s/veh)		7.6				7.8					10.9					11.2
Level of Service, LOS		A				A					B					B
Approach Delay (s/veh)	0.5				2.5				10.9				11.2			
Approach LOS									B				B			

TRAFFIC ASSIGNMENT

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

- North – 50%
- South – 40%
- West – 5%
- East – 5%

• **Figure 2. Traffic Assignment**



Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

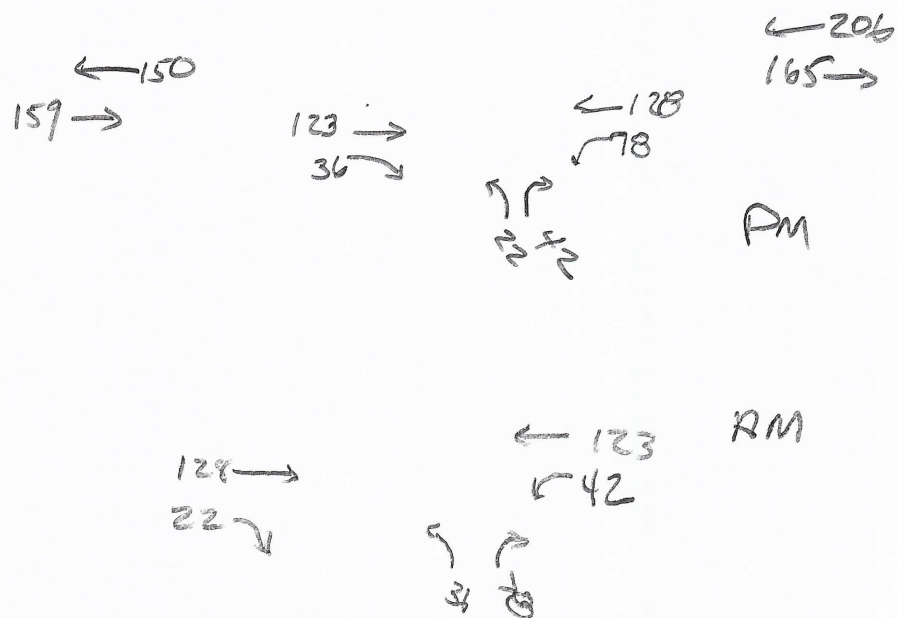
	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbl	nbl	nbt	nbr	sbl	sbl	sbr	sbr	totals
4:00 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
6:00 PM	0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																	
4:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbl	nbl	nbt	nbr	sbl	sbl	sbr	sbr
2/23/2021	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth	0	0	8	2	0	5	8	0	0	1	0	3	0	0	0	0
Pre-Development	0	0	131	38	0	83	136	0	0	23	0	45	0	0	0	0

PM Peak Hour West Central Parkway
WBT = WBT + NBL = 128 + 22 = 150
EBT = EBT + EBR = 123 + 36 = 159

PM Peak Hour East Central Parkway
WBT = WBT + WBL = 128 + 78 = 206
EBT = EBT + NBR = 123 + 42 = 165



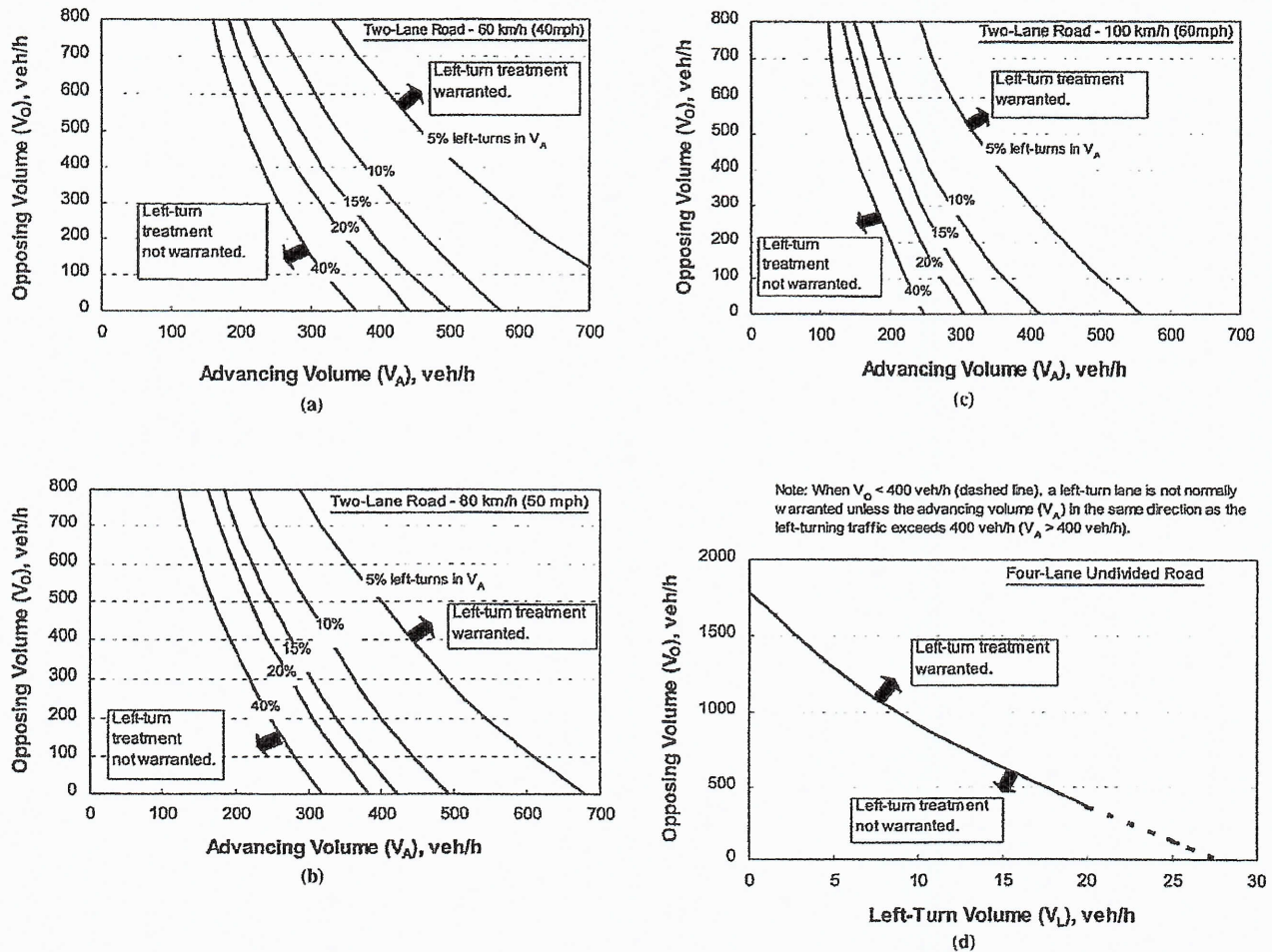


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. [Table 27](#) provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i> <i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i> ¹ 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). ² The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: [NCHRP Report 420 \(Impacts of Access Management Techniques\)](#)

These recommendations are primarily based on the research done in [NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing \(Technique 1B\), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections](#).

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

¹⁰ May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

October 21, 2021 **Revised: 02/17/2022 03/22/2022**

751 SE Central LLC
224 Chimney Corner Lane
Suite 3032
Jupiter, FL 33458
ATTN: Ryan Johnston

VIA Email: liz@johnstongroupinc.com

Reference: **Environmental Assessment**
751 SE Central Parkway
Stuart, Florida
Parcel ID # 09-38-41-011-000-00001-1

Dear Mr. Fischer,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Stuart developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENVIRONMENTAL ASSESSMENT

Parcel IDs: 09-38-41-011-000-00001-1
751 SE Central Parkway
Stuart, Florida

Date: October 21, 2021 **Revised: 02/17/2022 03/22/2022**
Project # 21-353

Prepared For:

751 SE Central LLC
224 Chimney Corner Lane
Jupiter, FL 33458
ATTN: Ryan Johnston
liz@johnstongroupinc.com

Prepared By:

EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property has a Future Land Use Designation of Institutional (INST) and is located in the Residential – Multi Family / Office (R3) zoning district. The subject property is located at 751 SE Central Parkway in Stuart, Florida. The subject property is further located within Section 09, Township 38 South, and Range 41 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 20, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 740 – disturbed lands. According to Google Earth aerial images, the land was previously cleared and developed during the late 90s to early 2000s. The buildings appeared to be demolished in 2007-2008. Since then, the land has been maintained via mowing. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Slash Pine	<i>Pinus elliottii var. densa</i>
Saw Palmetto	<i>Serenoa repens</i>
Broom Grass	<i>Andropogon spp.</i>
Bahia Grass**	<i>Paspalum notatum</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>

*Nuisance Vegetation

**Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitat(s) delineated onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. The potential for gopher tortoise habitat was observed on site. EDC's FWC Authorized Agent conducted a 100% gopher tortoise survey on February 21, 2022. No burrows were located on site. Please be aware that the survey expires after 90 days. If the survey expires prior to construction commencement, another 100% survey will be conducted prior to any land clearing activity.

Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

SOIL COMPOSITION:

Based on a review of the US Department of Agriculture (USDA) Web Soil Survey, the site is composed of:

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

CITY OF STUART REGULATIONS:

The following lists the City of Stuart Land Development Code (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 5.04.00: *No site clearing of any land within the city shall be permitted without city approval. For sites where less than 25% of the development site exists as native vegetative area, all native vegetative areas shall be preserved.*

No native upland habitat was located on site. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Section 5.05.00: *A tree location map shall be included with the application for site plan approval. Protected trees include slash pines with a DBH of ten inches, or any other tree referenced in chapter V of the LDC with a DBH of 4.5 inches (City of Stuart Tree List) or with a DBH of six inches for flowering trees (City of Stuart Flowering Tree List).*

Trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property is located at 751 SE Central Parkway in Stuart, Florida.

It is the professional opinion of EDC that there is no native upland habitat or wetlands located on site. However, it is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Accordingly, trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal. Further tree protection actions such as mitigation, may be required based off the survey.

Lastly, gopher tortoise habitat was observed on site and a 100% gopher tortoise survey was conducted by EDC's Florida Fish and Wildlife Conservation Commission (FWC) Authorized Agent and no burrows were located onsite. Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

Environmental Assessment

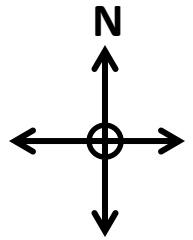
751 SE Central Parkway
Stuart, Florida

Location Map

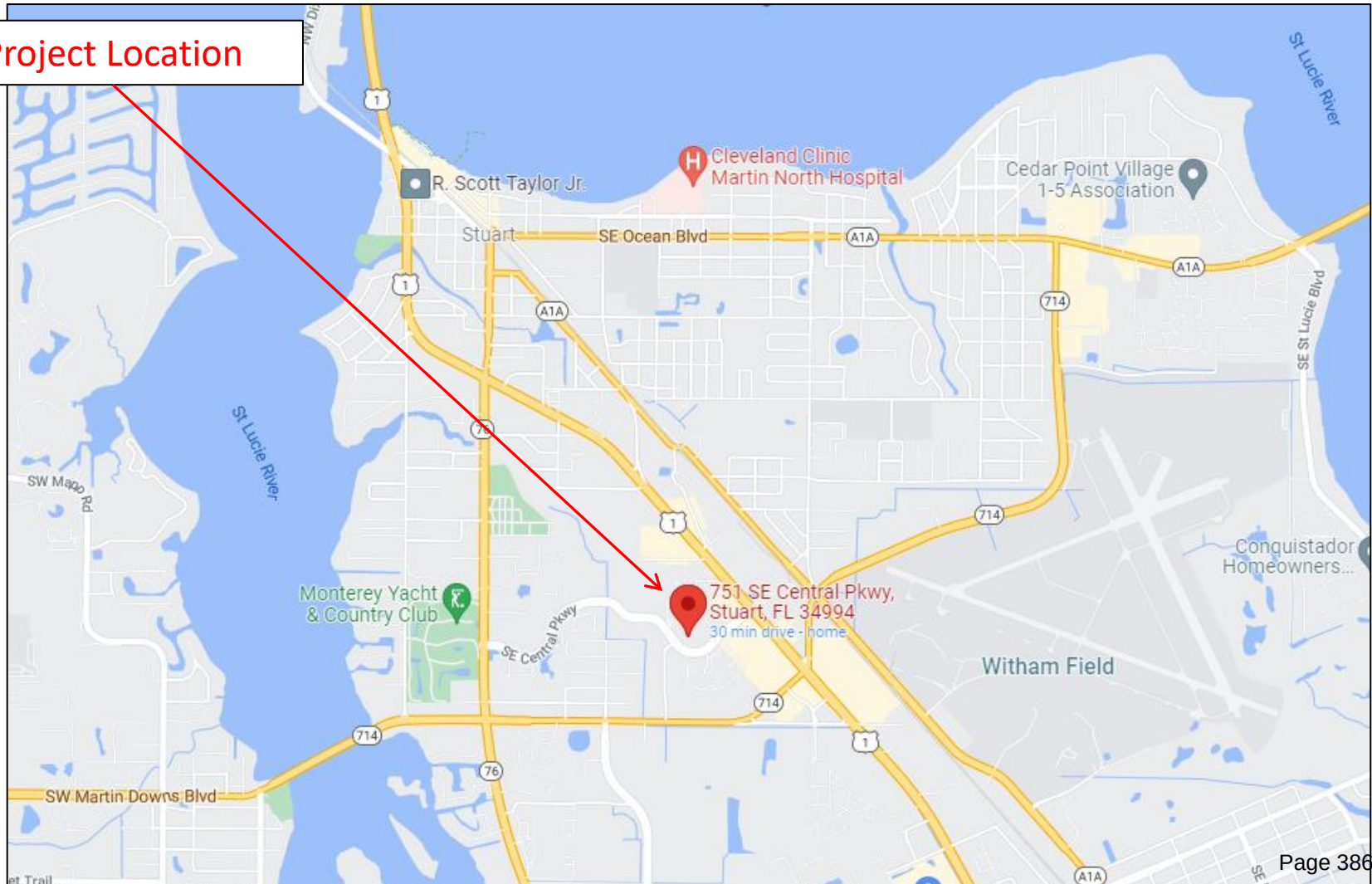
Project: 21-353

Johnston Group Inc.

10/21/2021



Project Location





Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Soil Map

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10/21/2021



Martin County, Florida (FL085)			
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	100.0%
Totals for Area of Interest		4.8	100.0%



Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-353

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10/21/2021



FLUCCS Codes

740

Disturbed Lands

***This map demonstrates an approximation of habitat boundaries on site.**



Environmental Assessment

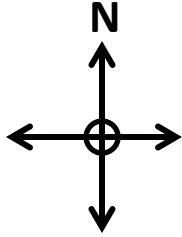
751 SE Central Parkway
Stuart, Florida

1995 Google Earth Aerial

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2003 Google Earth Aerial

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2007 Google Earth Aerial

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10/21/2021





ENGINEERS • SURVEYORS • ENVIRONMENTAL

Environmental Assessment

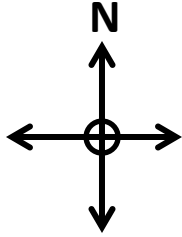
751 SE Central Parkway
Stuart, Florida

2009 Google Earth Aerial

Project: 21-353

Johnston Group Inc.

10/21/2021



Drainage Calculations & Surface Water Management Report

For

**Sailfish Cay
751 SE Central Parkway**

Prepared By: Mark Landsman

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

March 2022



MAR 25 2022

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

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1.0 Executive Summary

The Sailfish Cay project proposes to develop a portion of a previously permitted Towne Park Professional Center and Condominiums. The Town Park Condominiums are located adjacent to and north of the Town Park Professional Center basin (4.88 acres – Sailfish Cay basin). Sailfish Cay proposes a multi-family residential community consisting of 60 townhomes with associated site improvements such as parking, a clubhouse with pool and a stormwater management system. The stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south to the Towne Park South (McCreary Offices) basin. Discharges eventually reach the Poppleton Creek and ultimately the St Lucie River. The project proposes low-impact development as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads. The associated appendices include supporting documentation for assumptions made in this report.

2.0 History and Existing Storm Water Management System

In July 1990, the District approved of an ERP (Permit No. 43-00600-S, Application 900626-8) for a project known as McCreary Offices, which limits the discharge rate for the Towne Park North to 4.0 cfs.

In February 1992, the District approval of an ERP (Permit No. 43-00245-S-03, Application 920113-6) which identifies the control elevation, and minimum elevations for the proposed Sailfish Cay project.

The project site is generally flat with grades ranging from 11.3 to 15.1 NAVD. The center of the site has a slight mound that helps to sheet flows excess stormwater from the north to the south, eventually discharging to an existing culvert that conveys stormwater under

SE Central Parkway towards the south into the McCreary Offices basin. Stormwater is then conveyed through the McCreary Offices and underneath SE Rays Way into a ditch that runs north and south towards the Poppleton Creek. The ultimate outfall for the project is the Poppleton Creek and eventually the St Lucie River. Please see Appendix A for a map that depicts the stormwater flow path.

3.0 Drainage Calculation Summary

3.1 Project Description

The project is bound by the existing Towne Park Condominiums to the north and the east with a zoning designation of R-3 Multifamily residential. To the south of the project is the SE Central Parkway and eventually the McCreary offices and Solaris Healthcare Facility. The McCreary offices have a zoning designation of R-3 Multifamily residential, while the Solaris Healthcare Facility has a zoning designation of RPUD (Residential PUD). To the west of the project is the SE Central Parkway and existing developments with a zoning designation of CPUD (Commercial PUD).

Table 1-Site Details

Parcel ID	Size (acres)	Proposed FLU	Jurisdiction	Zone
09-38-41-011-00001-1	4.88	Multifamily	City of Stuart	RPUD

3.2 Datum

All elevations included on the project construction plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a series of inlets connected via underground pipes and exfiltration trench system that convey stormwater to the on-site wet detention system (lake). The project accepts off site flows from the Towne Park Condominiums as stated in the drainage report for the Towne Park Professional Center. A copy of the drainage report is attached in Appendix E. A 10' drainage easement for the benefit of the Towne Park Condominiums runs through the center of the Sailfish Cay property allowing stormwater to discharge from the Towne Park Condominiums to the McCreary offices to the south. The applicant proposes to modify this easement in order to develop the site. Discharges from the Town Park Condominiums will be routed through the Sailfish Cay stormwater management system. Water quality will not be provided however, attenuation will be provided for this discharge via a control structure located in the proposed lake. A 590 linear foot exfiltration trench is proposed to assist in water quality treatment prior to discharging to the on-site lake for further treatment. The volume from the exfiltration trench is not counted towards stormwater capacity volume.

3.4 Low-Impact Development (LID)

The Sailfish Cay project proposes low-impact development (LID) as part of the stormwater management system. Bio-swales are proposed that are capable of providing up to 0.04 ac-ft of treatment volume before overflowing excess stormwater into the proposed lake. The site will also utilize 0.19 acres of pervious pavers to reduce the amount of run-off into the stormwater management system. The pervious pavers will count 50% towards pervious and 50% towards impervious. In addition, the water quality weir in the lake is set at an elevation of 11.00 NAVD which is greater than the required elevation of 9.74 NAVD. The required detention volume remaining in the lake is 0.18 ac-ft (at stage 9.74 NAVD), however the applicant is providing 1.32 ac-ft of detention volume (at stage 11.00 NAVD). This additional 1.32 ac-ft of detention volume equates to an excess treatment volume of over 730%.

3.5 Land Use Tables

The following Tables 2 and 3 outline the pre-development land use for the site versus the post development land use. An existing access easement on the southwest corner of the subject property consists of the only impervious area in the pre-development condition.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.042	0.8%
Building	0.00	0.00%
Pervious (not including wetlands)	4.84	99.2%
Basin Area	4.88	100

Table 3-Post Development Land Use

Land Use	Impervious Area (ac)	Pervious Area (ac)	Percentage of Site (%)
Building	1.63	0.00	33.40%
Pervious Pavers	0.095	0.095	3.89%
Pavement and Concrete	1.156	0.00	23.69%
Lake	0.50	0.128	12.86%
Bio-Swale	0.00	0.12	2.46%
Pervious	0.00	1.16	23.77%
Site Area:	3.381	1.503	100

3.6 Control Elevation

The control elevation for the project is at 8.50 NAVD. A geotechnical report was completed by Andersen Andre Consulting Engineers, Inc. on July 19, 2020 (included in Appendix D), which provides water table elevations and a hydraulic conductivity used in the exfiltration trench design. The borings in the report reveal that the water table was encountered approximately 7-feet below the surface, which results in a water table of approximately 6.00 NAVD. The borings were completed at the start of the wet season, therefore, it is anticipated that the wet season high water table would be approximately 2.5' higher than the water table encountered in the borings.

A review of an adjacent project known as Seaside, which is to the west of the Sailfish Cay property revealed a control elevation of 6.0 NAVD. It is assumed that the control elevation for this site will be lower than Sailfish Cay due to the proximity to the Poppleton Creek. According to the Towne Park Professional Center Drainage Report, the control elevation of the Towne Park Condos is at 8.5 NAVD. Flows from this site are routed into the Sailfish Cay site via sheet flow. A control elevation of 8.5 NAVD for the Towne Park Condos confirms the control elevation for the site should also be at 8.5 NAVD.

3.7 Tailwater

The tailwater condition for the site was derived from the assumed elevation of the drainage ditch that accepts discharges from the Towne Park North properties (Towne Park Condominiums and proposed Sailfish Cay), which are located on the north side of SE Central Parkway. As a conservative approach, the design storm tailwater condition was used for all simulations, except the 100-year 3-day storm event, which was modeled with zero discharge.

Table 4-Tailwater Condition

Time (hr)	Stage (ft) NAVD
0	10.00
55	11.25
70	12.25
360	10.00

3.8 Net Improvement (BMPTrains)

Due to the site changing land use from undeveloped to multi-family residential, net improvement calculations were performed to determine the required retention volume to reduce total nitrogen and phosphorus discharge loads. The BMP treatment train is set up as 3 catchments in series. Nitrogen and phosphorus removal efficiency is achieved by a combination of 590 LF of exfiltration trench, a lake that provides 16.556 ac-ft of permanent pool volume and a retention pond with a raised bleeder. The required

retention to meet efficiency for the entire treatment train is 2.44 inches. The exfiltration trench provides 1.13 inches of treatment while the retention pond provides 1.31 inches. Please see Appendix B for the details on the BMPTrains calculations.

3.9 Water Quality Treatment

The project proposes to treat run-off volume from the 4.88-acre site. Treatment for the discharge from the Towne Park Condominium is not provided in the proposed stormwater management system for the project. The treatment volume provided is 150% of the treatment volume due to the ultimate outfall being an Outstanding Florida Waterbody (OFW – St Lucie River). Due to the change in use for the site, net improvement retention volume controls.

Table 5-Water Quality Treatment Volume

	1-inch Over the Project Area	2.5-inches Times Percent Impervious	Net Improvement
Water Quality Treatment Volume (ac-ft)	0.41	0.61	0.99

In order to achieve the required water quality treatment for the project, an exfiltration trench in combination with a lake is proposed. The exfiltration trench is capable of treating 0.46 ac-ft of volume, while the remaining 0.44 ac-ft is provided in the lake with a raised bleeder at an elevation of 10.00 NAVD. The exfiltration trench is directly connected to a control structure that has a weir set at 10.40 NAVD which provides 0.46 ac-ft of retention volume. Discharges from this control structure are then routed to the on-site lake for continuation of stormwater treatment. A control structure within the lake has a proposed weir elevation of 11.00 NAVD which provides 1.32 ac-ft of detention treatment volume between the bleeder and the weir. The total treatment volume for the stormwater management system is 1.80 ac-ft.

3.10 Discharge Rates

The discharge rate for the project is controlled by the existing ERP which states that the maximum rate is 4.0 cfs. The proposed Sailfish Cay site accepts off site flows from the adjacent Towne Park Condominiums during the design storm event. The stormwater management system for Sailfish Cay does not propose to treat the accepting discharge from Towne Park Condominiums, however, attenuation will be provided. According to City of Stuart Code a pre vs post discharge rate analysis was completed on the 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm events. The following Table 6 provides the ICPR results of the discharge rates for the project. Please see Appendix C for further information on the ICPR inputs and results.

Table 6-Discharge Rates

Storm Event	Pre-Development	Post Development
3-year/1-day	2.69 cfs	1.22 cfs
5-year/1-day	3.28 cfs	1.38 cfs
10-year/3-day	5.41 cfs	1.98 cfs
25-year/3-day	6.05 cfs	3.62 cfs

3.11 Minimum Road and Parking

The minimum road and parking elevation for the site is dictated by the maximum elevation of the 10-year 1-day storm event result from the ICPR simulation. The following Table 7 outlines the minimum road and parking for the Sailfish Cay project.

Table 7-Minimum Road Elevation

ICPR Result	Proposed Minimum Road
12.45 NAVD	12.50 NAVD

3.12 Minimum Finished Floor

The minimum finished floor elevation for the site is dictated by the maximum elevation of the 100-year 3-day storm event stage (zero discharge) from the ICPR simulation. The adjacent Towne Park Condominiums have finished floor elevations that range from 13.65 NAVD to 13.97 NAVD. As such, the proposed minimum finished floor for the Sailfish Cay project will be consistent with existing adjacent finished floor elevations. The following Table 8 outlines the ICPR result for the 100-year 3-day storm event and the proposed minimum finished floor for the project. To prevent flooding upstream in the Towne Park North Condos, a flap gate is proposed in the drainage structure that accepts flows from the Towne Park North Condos.

Table 8-Minimum Finished Floor Elevation

Basin	ICPR Result	Minimum FFE
Sailfish Cay	13.75 NAVD	14.00 NAVD
Towne Park North Condos	13.55 NAVD	13.65 NAVD*

*13.65 NAVD represents the lowest existing FFE for the Towne Park North Condos

3.13 Perimeter Berm

The perimeter berm for the site is controlled by the maximum stage of the 25-year/3-day design storm event. The maximum stage of the design storm is 12.86 NAVD, therefore the perimeter berm will be seat at a stage of 12.90 NAVD.

3.14 Control Structure

The site is proposed with two control structures to limit discharge and attenuate stormwater from the site. The exfiltration system has a proposed control structure for retention to meet water quality standards for net improvement. The proposed control structure for the exfiltration system consists of a modified FDOT C box with an internal weir set at an invert elevation of 10.40 NAVD. Discharges from this control structure are conveyed to the on-site lake for continuing treatment and attenuation. The control

structure in the lake is a modified FDOT C box with a raised bleeder and weir. The raised bleeder is set at an invert elevation of 10.00 NAVD to achieve the appropriate nitrogen and phosphorus loading reductions. The proposed weir is a 1-foot wide by 3-inch in height slot with an invert elevation of 11.00 NAVD. The weir is sized to limit the discharge from the project to under 4.0 cfs. An overflow weir (box rim) is proposed to provide relief to the stormwater management system during a major rain event. The rim of the box has an elevation of 12.70 NAVD.

3.15 City of Stuart 72-Hour Treatment Volume

According to City of Stuart code, a stormwater management system must recover the required treatment volume within 72 hours. The required water quality treatment volume for the project is 0.44 ac-ft (19,167 cubic feet). In order to demonstrate that the system is capable of recovering the required treatment volume in 72 hours, a retention pond recovery model was built with the POND5 software.

Based on the USDA web soil maps, an estimated vertical hydraulic conductivity (k_v) and horizontal hydraulic conductivity (k_h) value can be used in the POND5 model. The horizontal hydraulic conductivity (k_h) is estimated to be 35.92 ft/day and the vertical hydraulic conductivity (k_v) is estimated to be 14.54 ft/day. Since 40% of the proposed lake will have a bulkhead, a weighted horizontal hydraulic conductivity is used. Since the depth of the bulkhead is unknown a conservative approach assumes that the bulkhead will be installed at a depth that is equal to the base of the aquifer. As such, h_2 is equal to zero. The below equation calculates the horizontal hydraulic conductivity used in the POND5 model.

$$k_{avg} = \left(\frac{L_{unwalled}}{L_{Total}} \times k_h \right) + \left(\frac{L_{walled}}{L_{Total}} \times \frac{h_2}{h_1} \times k_h \right)$$

$$k_{avg} = \left(\frac{362}{604} \times 35.92 \right) + \left(\frac{242}{604} \times \frac{0}{11.5} \times 35.92 \right) = 21.53 \frac{ft}{day}$$

Since a pond is proposed, the vertical hydraulic conductivity is only applied to the lake banks. The lake banks have a maximum area for unsaturated infiltration of 7,789 sq ft. The results of the demonstration conclude that the proposed stormwater management system is capable of recovering the required treatment volume within 72 hours. At the 72-hour mark, the stage in the pond is at 9.29 NAVD; the water quality weir is set at an elevation of 11.00 NAVD. The volume of water that is available to be treated between elevations 9.29 NAVD and 11.00 NAVD is 1.03 ac-ft. This exceeds the required water quality treatment volume of 0.66 ac-ft using the Outstanding Florida Waterbody (OFW) criteria, which is 150% of the standard volume.

4.0 Conclusion

The Sailfish Cay project consists of a proposed multi-family residential community with associated site improvements. The site has an existing ERP, which once included the expansion of the Towne Park Condominiums, however, construction of the expansion into the Sailfish Cay project area never occurred. The existing ERP and drainage report help to identify the stormwater discharges that are accepted by the proposed stormwater management system for the Sailfish Cay project. The proposed stormwater management system is capable of accepting off site flows and treating on-site run-off according the local and SFWMD standards. Please see the associated appendices for supporting documentation.

Appendix A: Basin Maps and Basin Information

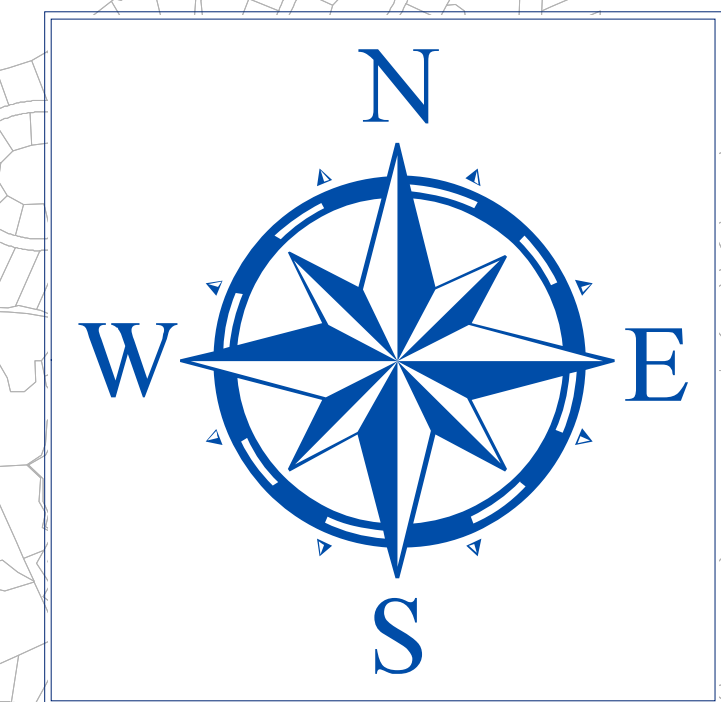
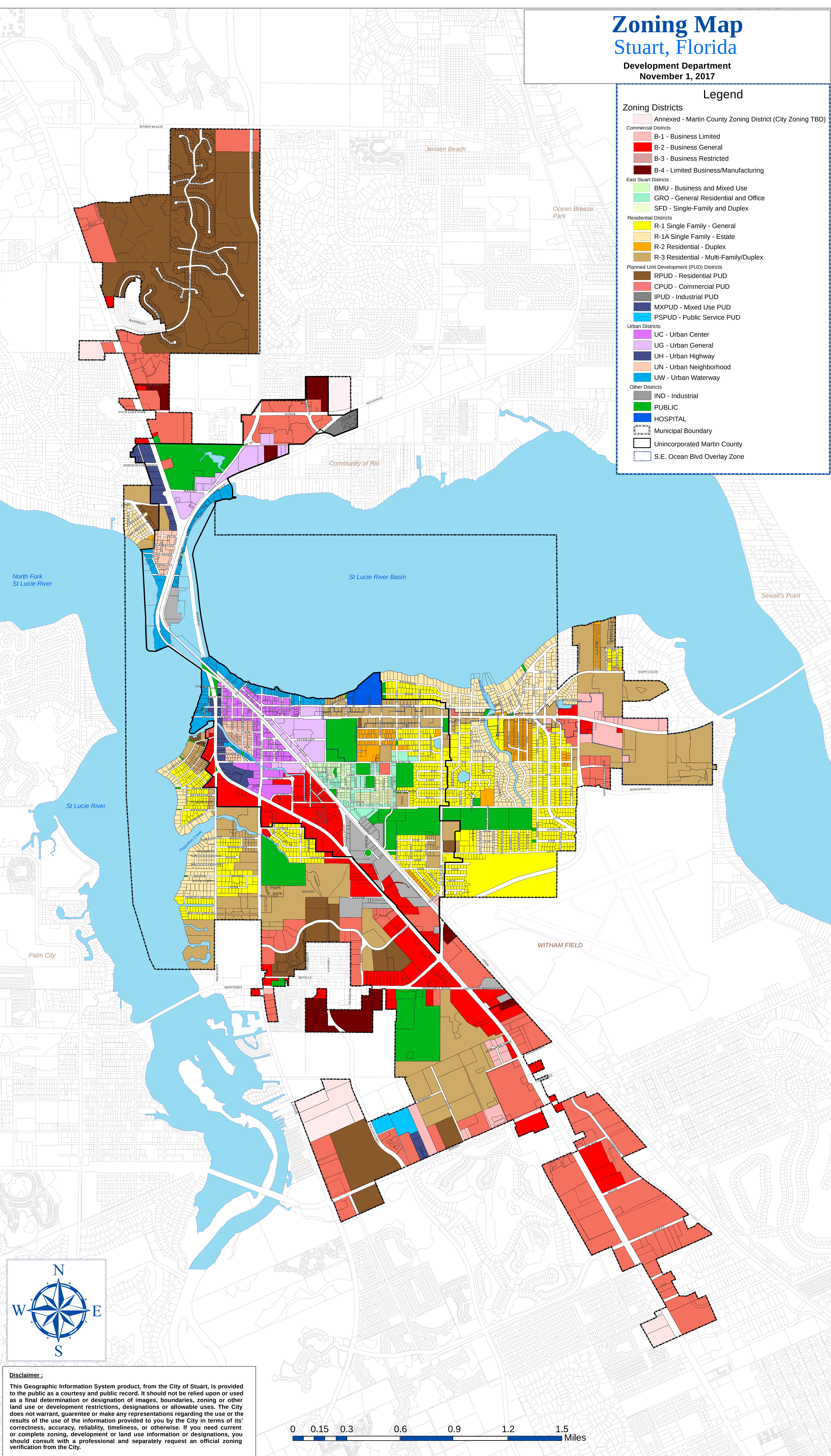
Zoning Map

Stuart, Florida

Development Department
November 1, 2017

Legend

- Zoning Districts**
- Annexed - Martin County Zoning District (City Zoning TBD)
- Commercial Districts**
- B-1 - Business Limited
 - B-2 - Business General
 - B-3 - Business Restricted
 - B-4 - Limited Business/Manufacturing
- East Stuart Districts**
- BMU - Business and Mixed Use
 - GRO - General Residential and Office
 - SFD - Single-Family and Duplex
- Residential Districts**
- R-1 Single Family - General
 - R-1A Single Family - Estate
 - R-2 Residential - Duplex
 - R-3 Residential - Multi-Family/Duplex
- Planned Unit Development (PUD) Districts**
- RPUD - Residential PUD
 - CPUD - Commercial PUD
 - IPUD - Industrial PUD
 - MXPUD - Mixed Use PUD
 - PSPUD - Public Service PUD
- Urban Districts**
- UC - Urban Center
 - UG - Urban General
 - UH - Urban Highway
 - UN - Urban Neighborhood
 - UW - Urban Waterway
- Other Districts**
- IND - Industrial
 - PUBLIC
 - HOSPITAL
- Map Symbols**
- Municipal Boundary
 - Unincorporated Martin County
 - S.E. Ocean Blvd Overlay Zone



Disclaimer :

This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as a final determination or designation of images, boundaries, zoning or other land use or development restrictions, designations or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.



BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1094514 A1
COMMITMENT DATE: MAY 23, 2021, AT 11:00 PM

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.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. ALL MATTERS CONTAINED ON THE PLAT OF TOWNE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
10. EASEMENT FOR PERRY CABLE TV CORP. RECORDED IN O.R. BOOK 548, PAGE 987, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.
11. SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
12. SEWER, WATER AND LIFT STATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 850, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
EASEMENT #1 SHOWN ON SURVEY, EASEMENT #3 TERMINATED/ABANDONED BY O.R. BOOK 2003, PAGE 1826.
13. ACCESS, INGRESS AND EGRESS AND UTILITY EASEMENT AGREEMENT WITH TOWNE PARK NORTH CONDOMINIUM RECORDED IN O.R. BOOK 706, PAGE 833, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. EASEMENT TERMINATED/ABANDONED.
14. RECREATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 839, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LICENSE AGREEMENT TERMINATED BY O.R. 3247, P.G. 2148.
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. TO BE RELOCATED.
17. RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
18. ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.

CERTIFIED TO:

1. JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
2. 751 SE CENTRAL, LLC.

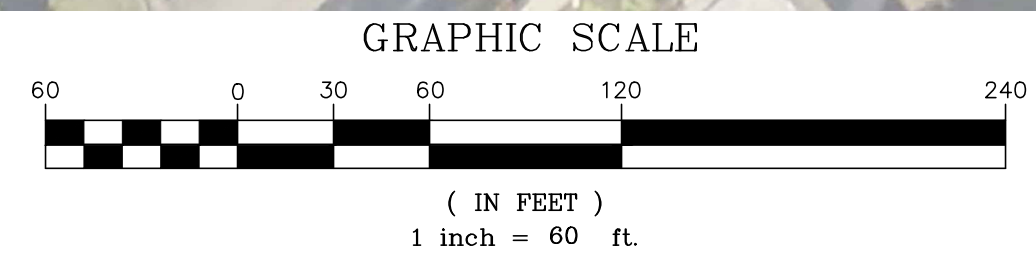


MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

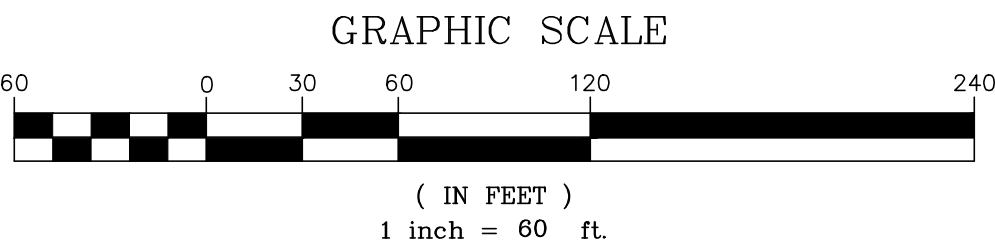
(A) AIR RELEASE VALVE	DIP F. DUCTILE IRON PIPE EAST/EASTING	HYD H. HYDRANT	POP PERMANENT CONTROL POINT	S.L.C. STA. ST. LUCIE COUNTY STATION
AL ARC LENGTH	EDW EDGE OF WATER	IN INCH	PRM PERMANENT REFERENCE MONUMENT	STORMWATER DRAINAGE MANHOLE
ASPH ASPHALT	EB [] ELECTRIC BOX	INV INVERT	P.B. PLAT BOOK	STREET SIGN
BFP BACK FLOW PREVENTER	EH [] ELECTRIC HAND HOLE (EH)	IP IRON PIPE	(P) PLAT DATA	
BM [] BENCHMARK (BM)	EM [] ELECTRIC METER	IR IRON ROD	P.O.B. POINT OF BEGINNING	
BIKE BIKE RACK	EM [] ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
CATV [] CABLE RISER	EL/ELEV. ELEVATION	L LENGTH	P.C.C. POINT OF COMPOUND CURVE	TOE TOE OF SLOPE
(C) CALCULATED	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	☆ LIGHT POST	P.C. POINT OF CURVATURE	TOB TOP OF BANK/BERM
[] CATCH BASIN	F.O. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	P.T. POINT OF TANGENCY	T.O.N. TOP OF NUT
CLF CENTERLINE	FOHH FIBER OPTIC HAND HOLE	(M) MAILBOX	P.O.T. POINT OF TERMINUS	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CCR CERTIFIED CORNER RECORD	FIBER FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PSL POLYVINYL CHLORIDE	X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CLF CHAIN LINK FENCE	FIBER FIBER OPTIC RISER	M.H.W. MEAN HIGH WATER LINE	PROF PROFESSIONAL LAND SURVEYOR	TWN TOWNSHIP
CHD. CHORD	(M) FIBER OPTIC RISER	M.L.W. MEAN LOWER WATER LINE	PLS PROFESSIONAL LAND SURVEYOR	① TRAFFIC HANDHOLD
CO CLEAN OUT	F.F.E. FIELD MEASURED ELEVATION	☆ METAL LIGHT POST	R RADIUS	TSCB TRAFFIC SIGNAL CONTROL BOX
COMM COMMUNICATION RISER	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	☆ METAL POWER POLE	RGE RANGE	TYP TYPICAL
CONC CONCRETE	FPL FOOT	MP METAL PIPE	RHW RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
CONC CONCRETE LIGHT POST	FM FORCE MAIN	MON MONUMENT	R/W REGISTERED LAND SURVEYOR	UNK UNKNOWN
CPP CONCRETE POWER POLE (CPP)	FND FOUND	NGVD29 NORTH AMERICAN VERTICAL DATUM OF 1929	R/C RIGHT-OF-WAY	UNK UNKNOWN HANDHOLD
CONC CONCRETE POWER POLE W/STREET LIGHT	FPL FPL MANHOLE	N/D NON DESCRIBT NAIL AND DISK	R/C ROD AND CAP	RISER RISER BOX
CONC CONCRETE SIGNAL LIGHT POLE	SO FT. SQUARE FEET	N.R. NON RADIAL	SV [] SANITARY VALVE	UNKNOWN TYPE MANHOLE
CMP CORRUGATED METAL PIPE	CAS GAS VALVE	NAVDB8 NORTH OR NORTHING OF 1988	SEC SECTION	VCP VITRIFIED CLAY PIPE
CURB CURB INLET	GIS GEOGRAPHIC INFORMATION SYSTEMS	N. NORTH OR NORTHING NUMBER	OP PROPERTY CORNER	WM WATER METER
DECORATIVE LIGHT POST	GND GROUND LIGHT	O.R.B. OFFICIAL RECORDS BOOK	RIGHT-OF-WAY CONTROL SIGN	WM WATER SERVICE METER (WM)
D.B. DEED BOOK	GUY GUY WIRE ANCHOR	PG PAGE	S SOUTH	WV [] WATER VALVE (WV)
Δ DELTA/CENTRAL ANGLE	HND HANDICAP	PCN PARCEL CONTROL NUMBER	SPGOT SPOTDOT	W WEST
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EOC-2021-121-363 - Johnson - 751 SE Central Parkway MF(SURVEY)Dwg - PDF(Survey)21-333.BTT - rev1.dwg, 2/18/2022 2:40 PM



BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

2:EDC-2021-1-353 - Johnston - 751 SE Central Parkway M/SURVEY.Dwg - PDF(Survey)21-353.BIT, rev1.dwg, 2/15/2022 2:40 PM
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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 ADOPTION BY EDC-INC. SHALL BE WITHOUT LIABILITY TO EDC-INC.



TREE TABLE:

TAG#	TREE NAME	DIAMETER(IN)		
1101	PALM		1158	PALM
1102	PALM		1159	PALM
1103	PALM		1160	PALM
1104	PALM		1161	PALM
1105	PALM		1162	PALM
1106	PALM		1163	PALM
1107	PALM		1164	PALM
1108	PALM		1165	PALM
1109	PINE	20	1167	PALM
1110	PINE	16	1168	PALM
1111	PINE	12	1169	PALM
1112	PINE	12	1170	PALM
1113	PINE	10	1171	PALM
1114	PALM		1172	PALM
1115	PINE	12	1173	PALM
1116	PINE	14	1174	PALM
1117	PINE	14	1175	PALM
1118	PALM		1176	PALM
1119	PINE	15	1177	PALM
1120	PINE	14	1178	PALM
1121	PINE	12	1179	PALM
1122	PINE	12	1180	PALM
1123	PINE	8	1181	PALM
1124	PINE	10	1182	PALM
1125	PINE	14	1183	PALM
1126	PINE	20	1184	PALM
1127	PALM		1185	PINE
1128	PINE	8	1186	LAUREL
1129	PINE	20	1187	LAUREL
1130	PINE	16	1188	LAUREL
1131	PINE	20	1189	PALM
1132	PINE	16	1190	PALM
1133	PINE	14	1191	PALM
1134	PALM		1192	PALM
1135	PINE	10	1193	PALM
1136	PINE	10	1194	PALM
1137	PINE	10	1195	PINE
1138	PALM		1196	PALM
1139	PALM		1197	PALM
1140	PALM		1198	MAHOGANY
1141	PALM		1199	PINE
1142	PALM		1200	PINE
1143	PALM		1201	PINE
1144	PALM		1202	MAHOGANY
1145	PALM		1203	PALM
1146	PALM		1204	PINE
1147	PALM		1205	PALM
1148	PALM		1206	PINE
1149	PALM		1207	PALM
1150	PALM		1208	PINE
1151	PALM		1209	PINE/FIG
1152	PALM		1210	PINE
1153	PALM		1211	PINE
1154	PALM		1212	PINE
1155	PALM		1213	PALM
1156	PALM		1214	PINE
1157	PALM		1215	PINE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDING, LLC.
RECORD INFORMATION
SEC. 9, TWSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-353
3 OF 3

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

IS DRAWN BY
NOT CHECKED BY
SY FIELD CREW
21-353.DWG
FILE NAME
AS SHOWN
SCALE
January 18, 2022
DATE

2/18/22
DATE
REVISION COMMENTS

Sailfish Cay ERP's

Beauty Bar
Ahn's Martial Arts Academy

Suburban Extended Stay Hotel Stuart Near...

AutoZone Auto Parts

Ex. Pipe and MES

Tijuana Flats

Jupiter Donuts

Sonny's BBQ

App# 900626-8
CE: 13.0 NGVD
FFE: 17.60

App# 941026-6
CE: 12.5 NGVD
FFE: 16.35

Fujiyama

Supreme Meats

Goodwill Stuart Store & Donation Center

CareerSource Research Coast

Solaris Senior Living Stuart

Morning Glory Cafe

Chase Bank

CS to 25' Drainage
Easement

Solaris HealthCare Parkway

Big Lots

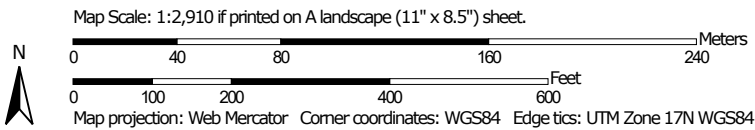
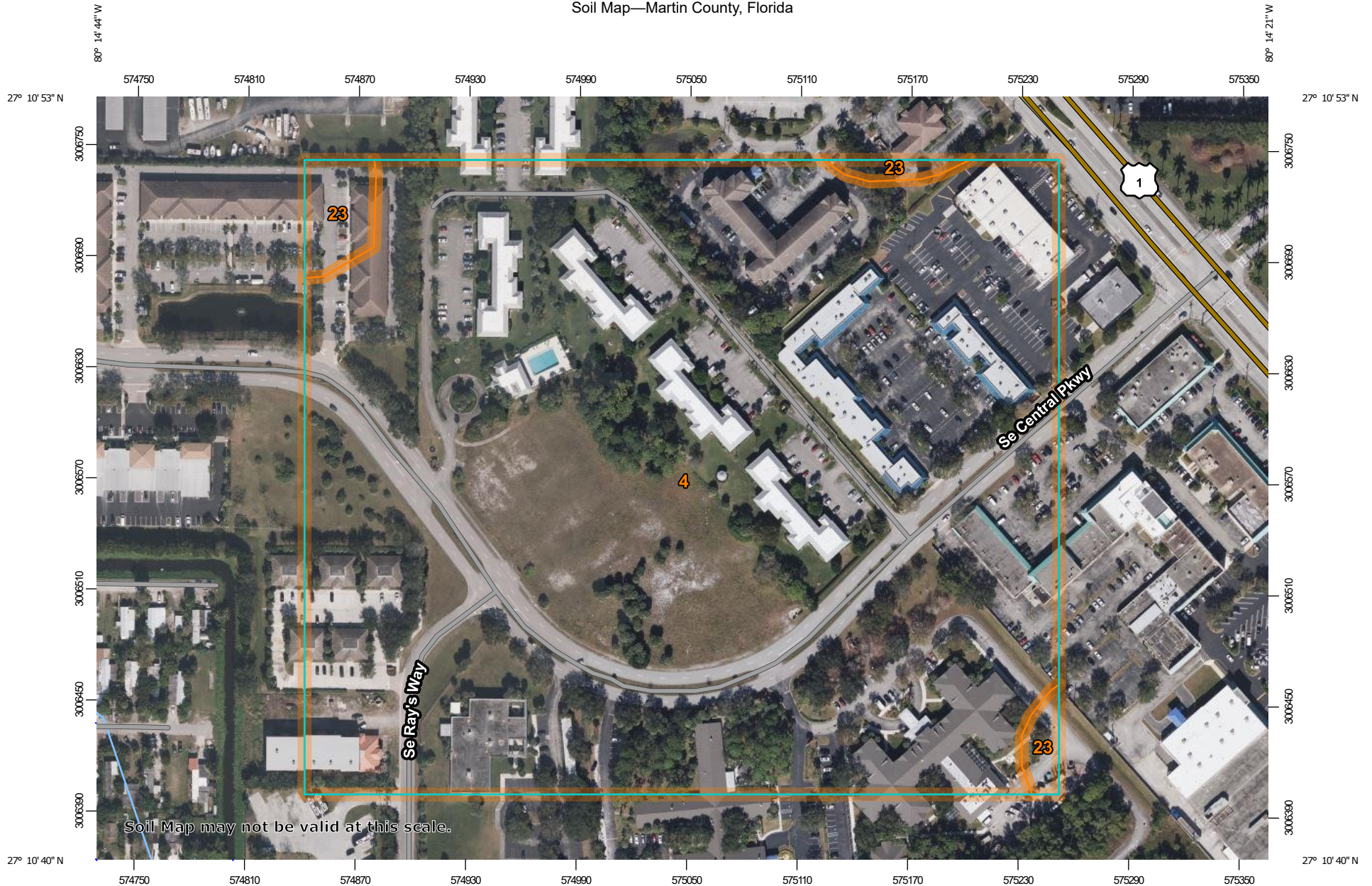
Google Earth

Monterey Glass Specialists

NAPA Auto Parts - Performance

800 ft

Soil Map—Martin County, Florida



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 20, Aug 25, 2021

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

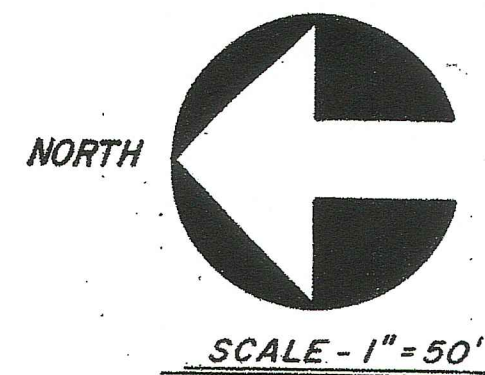
Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

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.

Map Unit Legend

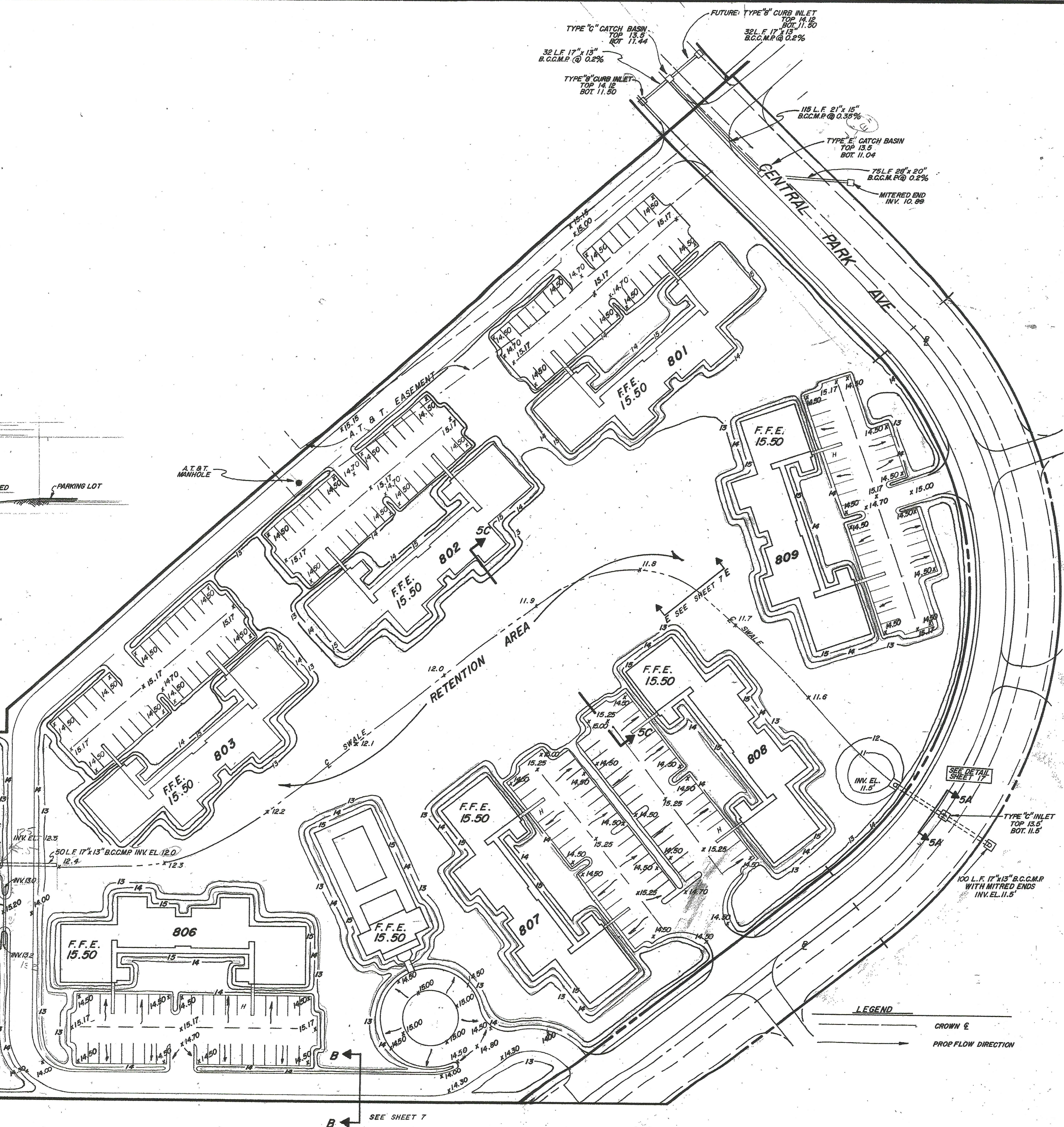
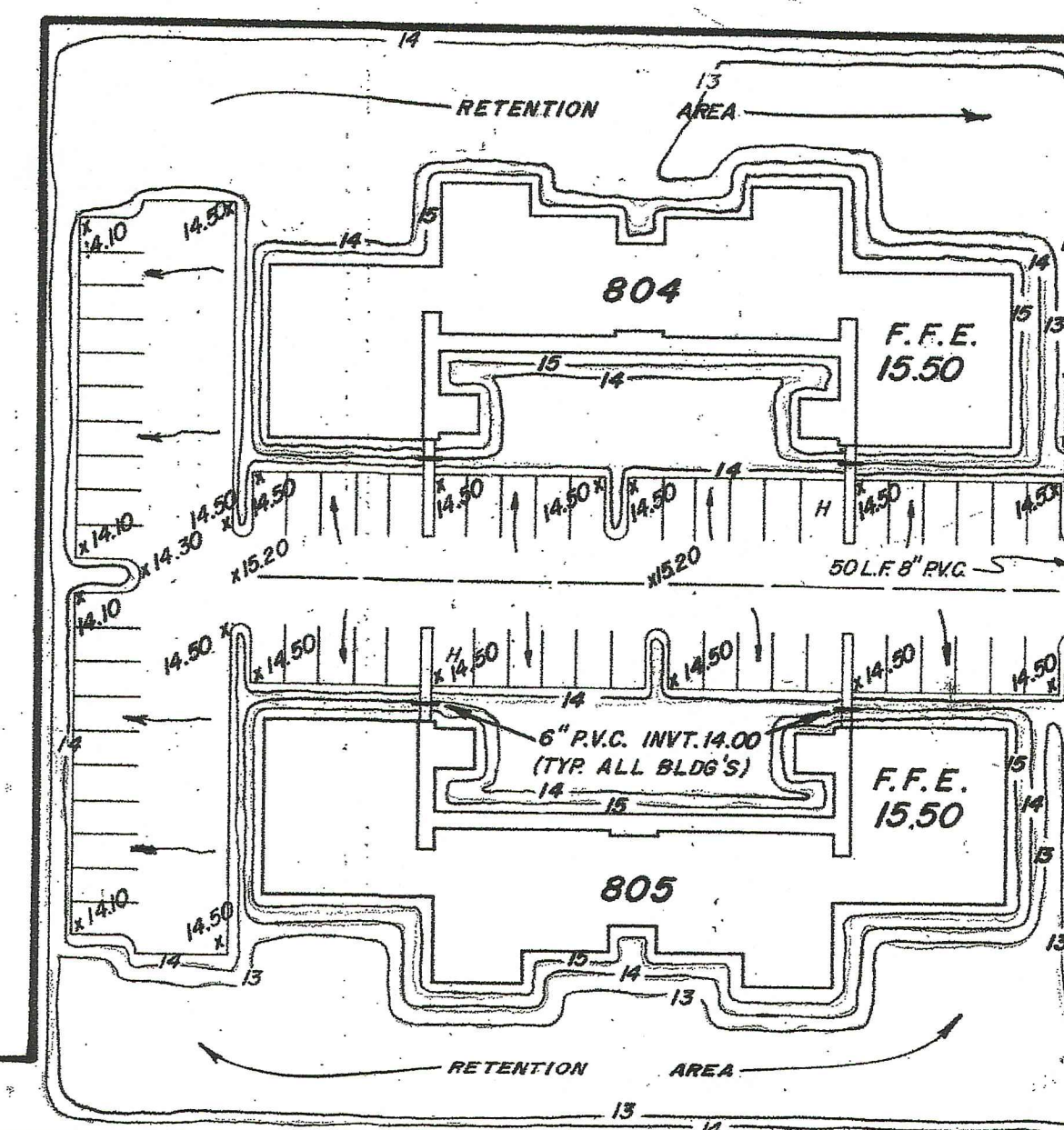
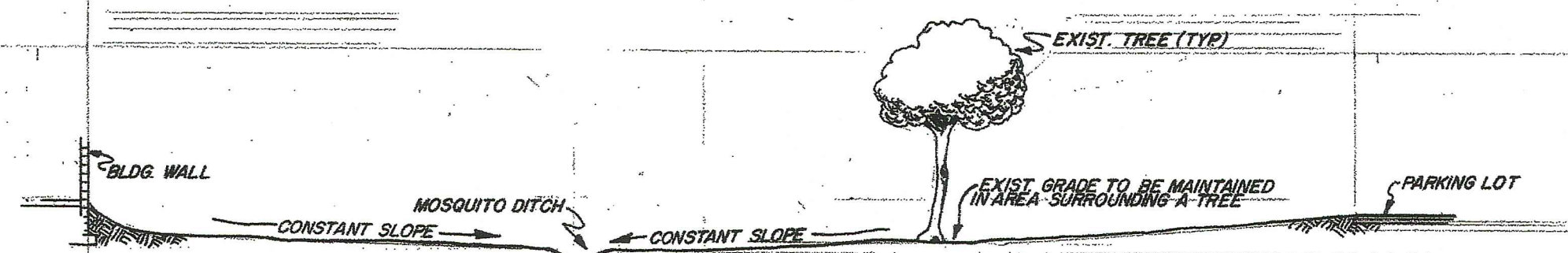
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	33.9	97.3%
23	Urban land, 0 to 2 percent slopes	0.9	2.7%
Totals for Area of Interest		34.8	100.0%

Page 416 of 645



SECTION 5C-5C

NOTE:
TYPICAL SECTION FOR MOSQUITO DITCH
AND SURROUNDING RETENTION AREA.



REVISONS		
BY	DATE	DESCRIPTION
M.M.	7/27/81	ADD - SWALE
DRAWN BY: R.F.P. JR./WANG		CHECK BY: W. J. M.
DATE: 4-28-81		SCALE: 1" = 50'

PROFESSIONAL ENGINEER
FLORIDA CERT. NO. 19658

JOB NO.:	333 - 01
FIELD BK.:	
FILE NO.:	

SHEET TITLE
DRAINAGE PLAN

PROJECT
TOWNE PARK NOR

RS & ASSOCIATES
ENGINEERS • SURVEYORS
LAND PLANNERS • CONSULTANTS
AVE. • STUART, FLORIDA
(305) 287-0525

SHEET NO. 55 OF 18

Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6		GO TO INTRODUCTION PAGE	2/18/2022	Blue Numbers = Red Numbers =	Input data Calculated or Carryover
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis			NAME OF PROJECT Sailfish Cay	HELP Rainfall	
Meteorological Zone (Please use zone map): Mean Annual Rainfall (Please use rainfall map): Type of analysis: Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):			CLICK ON CELL BELOW TO SELECT Zone 2 55.00 Inches CLICK ON CELL BELOW TO SELECT Net improvement %	VIEW ZONE MAP VIEW MEAN ANNUAL RAINFALL MAP GO TO WATERSHED CHARACTERISTICS	
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.			Model documentation and example problems.		
STORMWATER TREATMENT ANALYSIS Systems available for analysis: - Retention Basin with option for calculating effluent concentration - Wet Detention - Exfiltration Trench - Pervious Pavement - Stormwater Harvesting - Biofiltration - Greenroof - Rainwater Harvesting - Managed Aquatic Plants Detention - Vegetated Natural Buffer - Vegetated Filter Strip - Swale - Rain Garden - Tree Well - Lined reuse pond - User Defined BMP			There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu . The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.		
RESET INPUT FOR STORMWATER TREATMENT ANALYSIS			METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY METHODOLOGY FOR RETENTION SYSTEMS METHODOLOGY FOR GREENROOF SYSTEMS METHODOLOGY FOR WET DETENTION SYSTEMS METHODOLOGY FOR WATER HARVESTING SYSTEMS		

WATERSHED CHARACTERISTICS V 8.6		GO TO STORMWATER TREATMENT ANALYSIS		Blue Numbers =	Input data	LAND USES/EMC																		
SELECT CATCHMENT CONFIGURATION 2/18/2022		CLICK ON CELL BELOW TO SELECT CONFIGURATION		Red Numbers =	Calculated																			
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain Delay [hrs] CATCHMENT NO.1 NAME: SailFish Cay <u>max delay = 15 hrs.</u> Pre-development land use: Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162 with default EMCs Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162 Post-development land use: Multi-Family: TN=2.320 TP=0.520 with default EMCs Multi-Family: TN=2.320 TP=0.520 Total pre-development catchment area: 4.880 AC Total post-development catchment or for BMP analysis: 4.880 AC Pre-development Non DCIA CN: 80.00 Pre-development DCIA percentage: 0.90 % Post-development Non DCIA CN: 92.00 Post-development DCIA percentage: 58.80 % Estimated BMP Area (No loading from this area) 0.500 AC		D - 3 Catchment-Series COMINGLING MULTI-LAND USE VIEW AVERAGE ANNUAL RUNOFF "C" Factor VIEW EMC & FLUCCS GO TO GIS LANDUSE DATA		VIEW CATCHMENT CONFIGURATION GO TO GENERAL SITE INFORMATION PAGE OVERWRITE DEFAULT CONCENTRATIONS USING: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> 2.624 </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> 12.086 </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> 5.481 </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> 0.524 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> 34.580 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> 7.751 </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:	2.624	ac-ft/year	Average annual post runoff volume (note no BMP area):	12.086	ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:	5.481	kg/year	Pre-development Annual Mass Loading - Phosphorus:	0.524	kg/year	Post-development Annual Mass Loading - Nitrogen:	34.580	kg/year	Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year
Average annual pre runoff volume:	2.624	ac-ft/year																						
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Post-development Annual Mass Loading - Nitrogen:	34.580	kg/year																						
Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year																						
CATCHMENT NO.2 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (No loading from this area) AC		CLICK ON CELL BELOW TO SELECT CLICK ON CELL BELOW TO SELECT		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
Average annual post runoff volume (note no BMP area):		ac-ft/year																						
Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.3 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: PLEASE SELECT LAND USE: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC		CLICK ON CELL BELOW TO SELECT CLICK ON CELL BELOW TO SELECT		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
Average annual post runoff volume (note no BMP area):		ac-ft/year																						
Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.4 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: PLEASE SELECT LAND USE: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC		CLICK ON CELL BELOW TO SELECT CLICK ON CELL BELOW TO SELECT		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
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Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						

STORMWATER TREATMENT ANALYSIS:		V 8.6	GO TO GENERAL SITE INFORMATION PAGE		Blue Numbers =	Input data
					Red Numbers =	Calculated
If not done, specify pre- and post-development watershed characteristics.			2/18/2022			
GO TO WATERSHED CHARACTERISTICS						
Total Required Treatment Efficiency: Required Treatment Eff (Nitrogen): 84% Required Treatment Eff (Phosphorus): 93%			1 2 3			
Select one of the BMPs below to analyze efficiency or review the summary data.						
RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP	
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.		
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET			
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE			

WET DETENTION / MANAGED AQUATIC PLANTS:

2/18/2022 V 8.6

Blue Numbers =

Red Numbers =

Input data

Calculated or Carryover

Also called: FLOATING ISLANDS and includes a wet detention pond:

Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Total pre-development catchment area:
Total post-development catchment area:
Average annual residence time (between 1 and 500 days)
Littoral Zone or other improvements used?*

SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
4.880	0.000	0.000	0.000	ac
4.380	0.000	0.000	0.000	ac
500.00				days
YES	NO	NO		
0.10	0.00	0.00		%
NO	NO	NO		
0.00	0.00	0.00		%
84.150				%
93.237				%
43.427	0.000	0.000	0.000	%
87.968	0.000	0.000	0.000	%
NO				
12.086				ac-ft/yr

Littoral Zone or other improvement efficiency credit:
Floating Wetland or Mats used in the design:
Floating Wetland or Mats credit:
Total Nitrogen removal required:
Total Phosphorus removal required:
Total Nitrogen removal efficiency:
Total Phosphorous removal efficiency:
Is the wet detention sufficient:
Average annual runoff volume:
* pond coverage must follow Regulatory Requirements

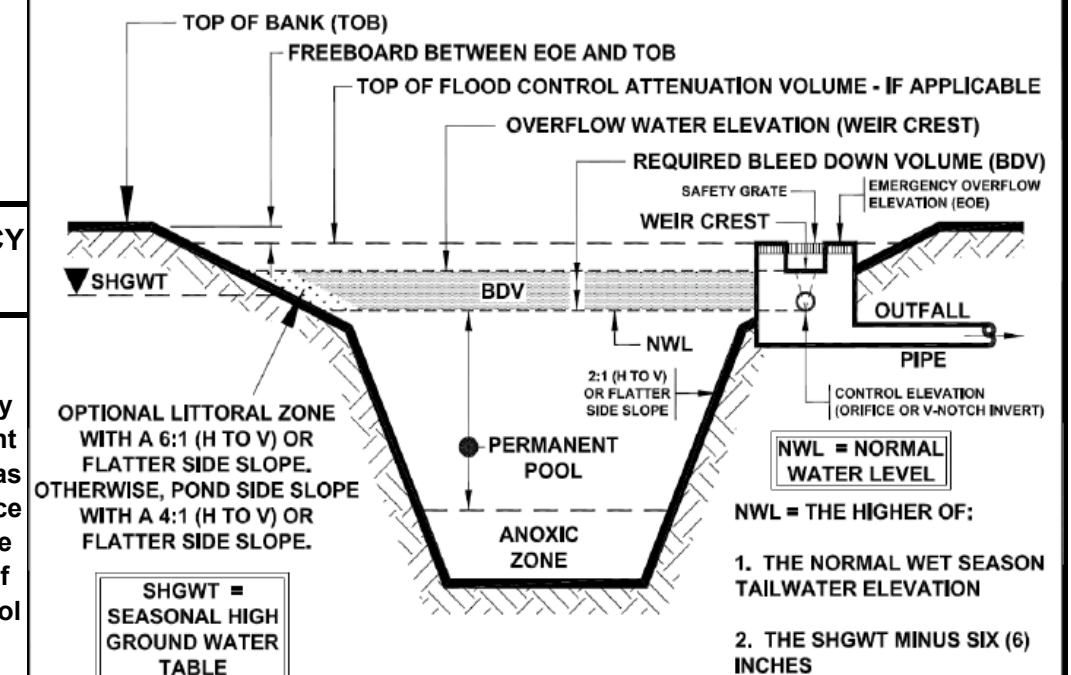
Wet Detention Pond Characteristic:

Minimum Pond Permanent Pool Volume:

16.556

ac-ft

REQUIRED REMAINING TREATMENT EFFICIENCIES OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION. USE FOR SIZING OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION.

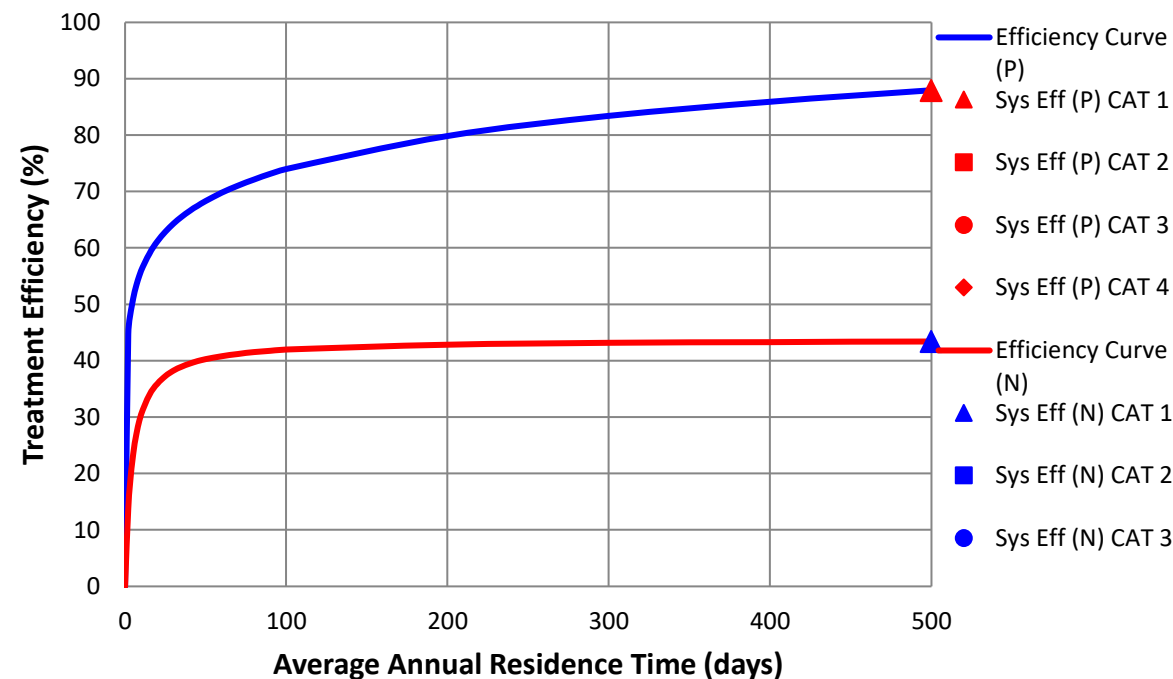


TYPICAL X-SECTION OF A WET DETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at: <http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater>, March 2010

NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of the treatment efficiency graphs is to help illustrate the treatment efficiency of the wet detention system as the function of average annual residence time (and permanent pool volume). The graph illustrates that there is a point of diminished return as the permanent pool volume is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.



RETENTION BASIN:

2/18/2022

V 8.6

Blue Numbers =

Input data

Red Numbers =

Calculated or Carryover

RETENTION BASIN SERVING:

Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Loadings from BMP area are contained by the BMP, thus no BMP area load.

Watershed area cotributing to basin:

Required Treatment Eff (Nitrogen):

Required Treatment Eff (Phosphorus):

Required retention depth over the watershed to meet required efficiency:

Required water quality retention volume:

SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
4.380	0.000	0.000	0.000	ac
84.150				%
93.237				%
2.440	0.000	0.000	0.000	in
0.890	0.000	0.000	0.000	ac-ft

RETENTION BASIN FOR MULTIPLE TREATMENT SYSTEMS (if there is a need for additional removal efficiencies in a series of BMPs):

Retention volume based on retention depth and Total area - BMP area

Provided retention depth (0.1-3.99 inches over the watershed)

Provided treatment efficiency (Nitrogen):

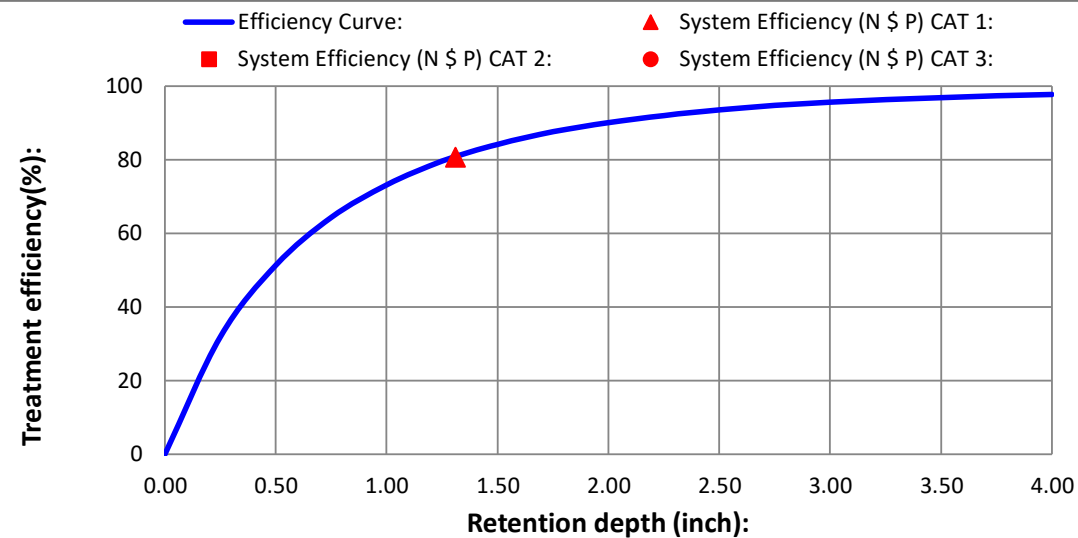
Provided treatment efficiency (Phosphorus):

Remaining treatment efficiency (Nitrogen):

Remaining treatment efficiency (Phosphorus):

Remaining retention depth needed:

0.478	0.000	0.000	0.000	ac-ft
1.310				in
80.797	0.000	0.000	0.000	%
80.797	0.000	0.000	0.000	%
17.460				%
64.783				%
1.130	0.000	0.000	0.000	in



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth **for a single BMP and in a single catchment**. The graph illustrates that there is a diminished return as the retention depth is increased. Thus evaluations of other alternatives in "treatment trains" and compensatory treatment should be considered. **NOTE:** the retention volume can not exceed 3.99 inches to be within the range of data used to determine effectiveness.

HELP - EXAMPLE PROBLEM 3

View Media Mixes

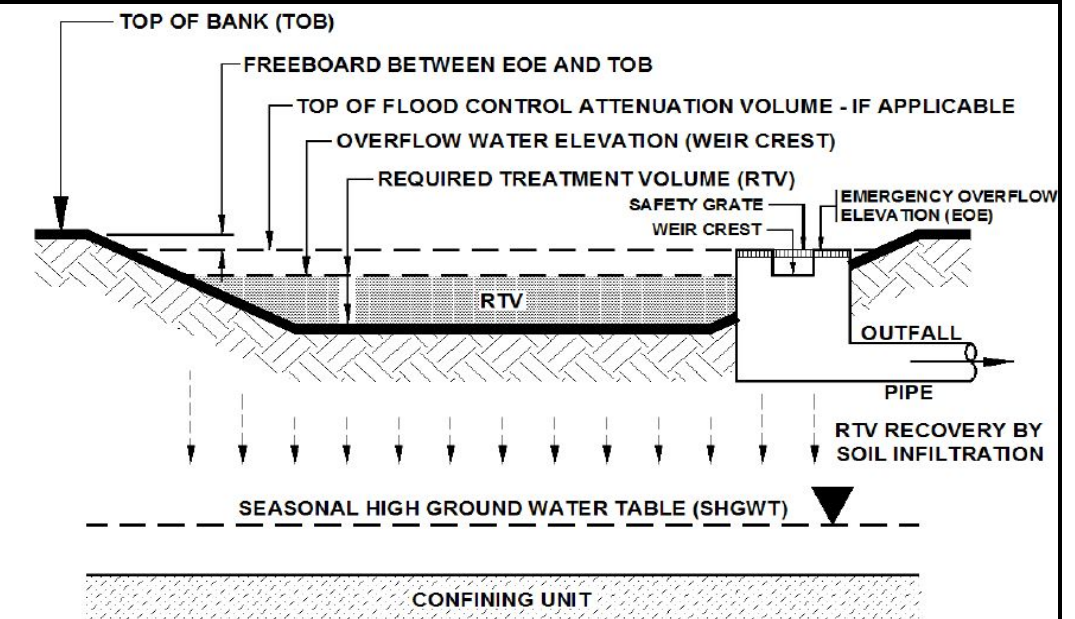
Estimate of groundwater impacts

Use only down flow media mix before water enters the ground, specify type

Nitrogen mass reduction in groundwater discharge (%)

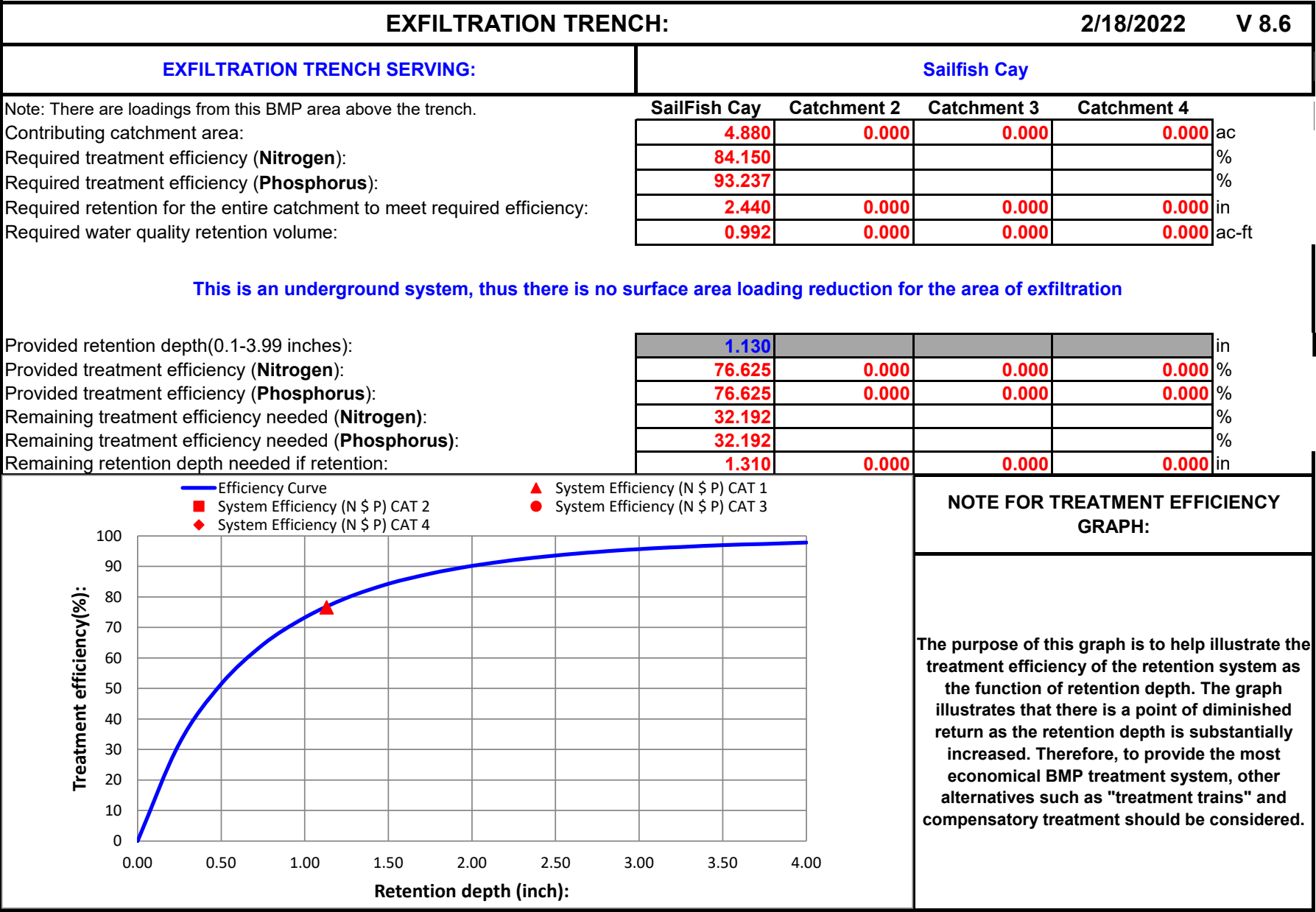
Phosphorus mass reduction in groundwater discharge (%)

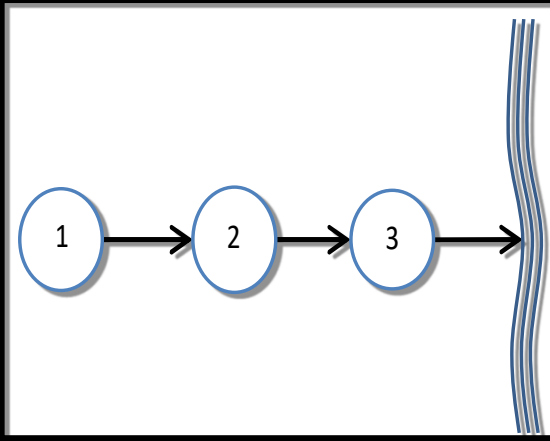
Catchment 1	Catchment 2	Catchment 3	Catchment 4



TYPICAL CROSS SECTION OF A "DRY" RETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at:
<http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater>, March 2010.



CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY				V 8.6
CALCULATION METHODS: 1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume. 2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well. 3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration				
PROJECT TITLE	Sailfish Cay	Optional Identification	Stormwater Management System	
	SailFish Cay	Catchment 2	Catchment 3	Catchment 4
BMP Name	Retention Basin			
BMP Name	Exfiltration Trench			
BMP Name	Wet Detention/ MAPs			
Surface Water Discharge Summary Performance of Entire Watershed				
Catchment Configuration	D - 3 Catchment-Series	Treatment Objectives or Target for TN MET TP MET	2/18/2022	
Nitrogen Pre Load (kg/yr)	5.48		BMPTRAINS MODEL	
Phosphorus Pre Load (kg/yr)	0.52			
Nitrogen Post Load (kg/yr)	34.58			
Phosphorus Post Load (kg/yr)	7.75			
Target Load Reduction (N) %	84			
Target Load Reduction (P) %	93			
Target Discharge Load, N (kg/yr)	5.53			
Target Discharge Load, P (kg/yr)	0.54			
Provided Overall Efficiency, N (%):	95			
Provided Overall Efficiency, P (%):	98			
Discharged Load, N (kg/yr & lb/yr):	1.84		4.05	
Discharged Load, P (kg/yr & lb/yr):	0.17		0.37	
Load Removed, N (kg/yr & lb/yr):	32.74		72.12	
Load Removed, P (kg/yr & lb/yr):	7.58		16.70	

EXFILTRATION TRENCH DESIGN

Methodology per SFWMD ERP Permit Information Manual, March 2014

Volumetric Parameters

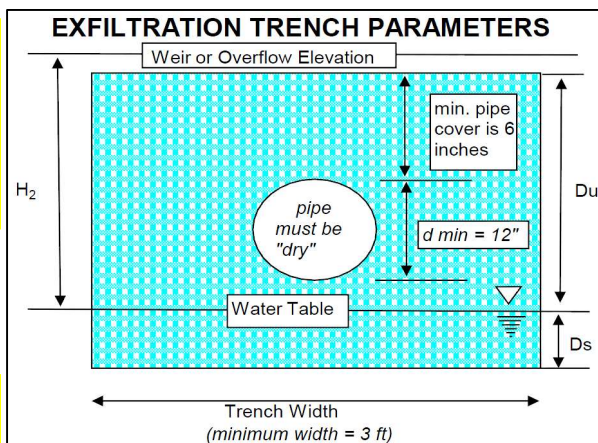
Water quality volume, V_{wq} (Ac-ft)	0.660	*WQ governed by 2.5" x % Impervious
Water quality volume, V_{wq} (Ac-in)	7.92	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional retention storage volume as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration volume, V (Ac-ft)	0.66	
Total exfiltration volume, V (Ac-in)	7.92	

Basin Hydrology & Soil Parameters

Hydraulic conductivity, K (cfs/ft ² -ft head)	5.70E-04	* From geotechnical report
Basin area, A (Ac)	4.88	
Basin soil storage, S (in)	0.54	* Input S value from basin calcs sheet
Basin curve number, CN	95	
Design rainfall, P (in)	11.00	* Input design storm rainfall
Exfiltration storage depth, d_{exf} (in)	1.62	$= V / A$
Exfiltration rainfall depth, P_{exf} (in)	9.38	$= P - d_{exf}$
Exfiltration soil storage, S_{exf} (in)	2.16	$= S + d_{exf}$
Exfiltration curve number, CN_{exf}	82	* Adjusted CN for ICPR Routing Model

Exfiltration Trench Parameters

Trench top elevation, EL_{top} (ft-datum)	10.50
Bubble Up-Dry Detention, EL_{inv} (ft-datum) (Weir)	10.40
Trench bottom elevation, El_{bot} (ft-datum)	6.00
Trench width, W (ft)	7.00
Wet Season High Water Table (ft-datum)(CE)	8.50
Head on saturated surface, H_2 (ft)	1.90
Unsaturated trench depth, D_u (ft)	2.00
Saturated trench depth, D_s (ft)	2.50
Perforated pipe invert, (ft-datum)	8.50
Perforated pipe diameter, (in)	24



Governing Equations

If $D_s < D_u$, and $W < 2*(D_s + D_u)$	No Yes	$L = \frac{V}{k \times (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$
If $D_s > D_u$, or $W > 2*(D_s + D_u)$	Yes No	$L = \frac{V}{k \times (2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$

Calculations and Results

Calculated trench length required, L (ft)	841.4
Proposed trench length, L (ft)	590.0
Volume treated, V (Ac-ft)	0.46
Volume remaining to be treated (Ac-ft)	0.20
Proposed storage depth, d (in)	1.14

CN Calculations for Towne Park North Condos

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **3/22/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Building =	1.405	0.000	1.405
Impervious =	2.570	0.000	2.570
Dry Retention Area =	0.000	0.000	0.000
Wetland Area =	0.000	0.000	0.000
Developed Compacted Open Space =	0.000	4.614	4.614
Undeveloped or Preserve Land =	0.000	0.000	0.000
TOTAL =	3.975	4.614	8.589

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = **11.50**
Control Elevation = **8.50**
Distance to Water Table = **3.00**

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.25	7.7	6.3	5.0
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Developed Compacted Pervious Area = **4.61** *Does not include BMP area
Undeveloped Pervious Area = **0.00**
Soil Storage = **5.40**
Soil Moisture Storage (S) = **2.18** inches
Curve Number = **82**

Sailfish Cay On-Site Drainage Calculations

Pre Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.000	0.000	0.00
Pavement and Concrete =	0.042	0.000	0.04
Pond =	0.000	0.000	0.00
Pervious =	0.000	4.840	4.84

TOTAL =	0.04	4.84	4.88
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	12.50
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	0.00	N/A	98	0	Impervious
Pavement and Concrete =	0.04	N/A	98	4	Impervious
Pond =	0.00	N/A	98	0	Impervious
Pervious =	4.84	D	80	387	Open - Good
TOTAL =	4.88			391	
Weighted CN =				80	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	630	feet

T_1 =	0.3431	hour	=	20.59	minutes
T_t =	0.3431	hour	=	21.0	

TC = total	$T_{1A} + T_{1B} + T_2$	21.0
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Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00	18.50	19.00	19.50
Pavement and Concrete	Linear	0.04	12.40	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.08	0.10	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.29
Landscape	Linear	4.84	10.30	15.10	0.00	0.02	0.25	0.73	1.46	2.44	3.68	5.16	6.90	8.89	11.14	13.55	15.97	18.39	20.81	23.23	25.65	28.07	30.49	32.91
Sub-Total:		4.88	Totals:		0.00	0.02	0.25	0.73	1.46	2.44	3.69	5.20	6.96	8.97	11.23	13.67	16.11	18.55	20.99	23.43	25.87	28.32	30.76	33.20
Building Pads		0.00	*Not included in Stage-storage calculations																					
Total:		4.88																						

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
Stage	Volume
Basin Storage (Does not include exfil)	
10.00	0.00
10.50	0.02
11.00	0.25
11.50	0.73
12.00	1.46
12.50	2.44
13.00	3.69
13.50	5.20
14.00	6.96
14.50	8.97
15.00	11.23
15.50	13.67
16.00	16.11

Post Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	1.629	0.000	1.63
Pervious Pavers =	0.095	0.095	0.19
Pavement and Concrete =	1.156	0.000	1.16
Pond =	0.500	0.128	0.63
Bio-Swale =	0.000	0.120	0.12
Pervious =	0.000	1.160	1.16
TOTAL =	3.38	1.50	4.88

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	13.00
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	1.63	N/A	98	160	Impervious
Pervious Pavers =	0.19	D	80	15	Pervious/Impervious
Pavement and Concrete =	1.16	N/A	98	113	Impervious
Pond =	0.50	N/A	98	49	Impervious
Bio-Swale =	0.12	D	98	12	Impervious
Pervious =	1.29	D	80	103	Open - Good
TOTAL =	4.88			452	
Weighted CN =				93	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	934	feet

T_1 =	0.5087	hour	=	30.52	minutes
T_t =	0.5087	hour	=	31.0	

TC = total $T_{1A} + T_{1B} + T_2$ 31.0

Post Development Water Quality Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer
Date
Revised:

MDL
2/16/2022

1-inch Over the Project Area - per SFWMD

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \boxed{4.88} \quad = \quad \boxed{0.41} \quad \text{ac-ft}$$

PROJECT AREA
(EXCLUDES
UNDEV/WETLANDS) TREATED VOLUME

2.5-inches Times the Percent Impervious - per SFWMD

$$\begin{aligned} \text{(Site Area)} \quad & \frac{4.88}{\text{PROJECT AREA (AC)}} - \left(\frac{0.50}{\text{LAKES (AC)}} + \frac{1.63}{\text{ROOFS (AC)}} \right) = \frac{2.75}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad & \frac{2.75}{\text{SITE AREA (AC)}} - \frac{1.42}{\text{PERVIOUS AREA (AC)}} = \frac{1.33}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(\% Impervious)} \quad & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 48.38\% \\ \text{(2.5-in * \% Imp.)} \quad & 2.5\text{-inches} * \frac{48.38\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.21}{\text{INCHES TO BE TREATED}} \\ \text{(Treated Volume)} \quad & \frac{1.21}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{4.38}{\text{PROJECT AREA - LAKES (AC)}} = \boxed{0.44} \text{ ac-ft} \end{aligned}$$

TREATED VOLUME

	SFWMD - STND	OFW - 150%	
Required Wet Detention =	0.44	0.66	
Required Dry Detention =	0.33	0.50	
Required Retention =	0.22	0.33	
2.5" Times Impervious Governs			

* An additional 0.5-inch of pretreatment for industrial or commercial projects will be needed.

* Per SFWMD, standard water quality volume is 100% for wet detention, 75% for dry detention, and 50% for dry retention

* OFW volume is 150% of the standard SFWMD criteria

Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					8.50	9.00	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00
Pond @ CE	Vertical	0.5000	8.50	8.50	0.00	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00	4.25	4.50	4.75
Pond Slopes	Linear	0.1280	8.50	10.50	0.00	0.01	0.03	0.07	0.13	0.19	0.26	0.32	0.38	0.45	0.51	0.58	0.64	0.70	0.77	0.83	0.90	0.96	1.02	1.09
Bio-Swale Bottom	Vertical	0.0167	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.05	0.05	0.06	0.07	0.08
Bio-Swale Slopes	Linear	0.1033	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28	0.34	0.39	0.44
SWM WQTV Volume					0.00	0.26	0.53	0.82	1.13	1.44	1.76	2.07	2.38	2.70	3.01	3.33	3.64	3.95	4.27	4.58	4.90	5.21	5.52	5.84
Exfiltration Trench	Vertical		8.50		0.00	0.11	0.24	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
Total WQTV Volume					0.00	0.37	0.77	1.18	1.49	1.80	2.12	2.43	2.74	3.06	3.37	3.69	4.00	4.31	4.63	4.94	5.26	5.57	5.88	6.20
Pavement and Concrete	Linear	1.35	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.45	1.01	1.68	2.36	3.03	3.70	4.37	5.05	5.72	6.39
Landscape	Linear	1.16	10.50	14.00	0.00	0.00	0.00	0.00	0.00	0.04	0.17	0.37	0.66	1.04	1.49	2.03	2.61	3.19	3.77	4.35	4.93	5.51	6.09	6.67
Sub-Total:		3.25			Totals:	0.00	0.37	0.77	1.18	1.49	1.84	2.28	2.80	3.41	4.21	5.31	6.73	8.29	9.86	11.43	12.99	14.56	16.13	17.69
Building Pads		1.63			*Not included in Stage-storage calculations																			
Total:		4.88																						

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
Basin Storage (Does not include exfil)	
8.50	0.00
9.00	0.26
9.50	0.53
10.00	0.82
10.50	1.13
11.00	1.48
11.50	1.92
12.00	2.44
12.50	3.05
13.00	3.85
13.50	4.95
14.00	6.37

Set Water Quality Elevation	
Total Water Quality Volume Required:	0.66 ac-ft
Retention Volume Required for Net Improvement:	0.48 ac-ft
Retention Volume Remaining for Net Improvement:	0.48 ac-ft
Retention Volume Stage for Net Improvement:	9.41 NAVD
Detention Water Quality Volume Remaining:	0.18 ac-ft
Required Water Quality Detention Stage:	9.73 NAVD
Overflow Weir Elevation:	11.00 NAVD
Water Quality Detention Volume Provided:	1.32 ac-ft
Total Water Quality Volume Provided:	1.80 ac-ft

<--- Based on 2.5 times percent impervious (See WQTV Calculations)
 <--- Based on Net Improvement (See BMPTrains Calculations)
 <--- Based on remaining Retention Volume in Lake after Exfiltration and PPV in Lake
 <--- Bleeder set at 10.00 NAVD
 <--- Proposed Weir Elevation

Permanent Pool Volume				
Depth (ft)	Stage (NAVD)	Area (ac)	Inc Vol (acft)	Total Vol (acft)
0	8	0.5	0	0
2	6	0.44	0.94	26.82
12	-4	0.3	3.7	30.52

Anoxic depth at 12 feet below normal pool

Post Development Bleeder Size Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**

Allowed discharge in the first 24-hours is .5-inches of the required detention.

$$(\text{Discharge Volume}) \quad 0.5\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{4.380}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.183}{\text{TREATED VOLUME}} \text{ ac-ft}$$

$$(\text{Conversion}) \quad \frac{1\text{-day}}{86,400\text{-sec.}} \quad * \quad \frac{43,560\text{-sf}}{1\text{-acre}} \quad * \quad \frac{0.183}{\text{VOLUME (AC-FT)}} = \frac{0.092}{\text{DISCHARGE}} \text{ cfs}$$

$$\text{Basin Area} = \underline{7.970} \text{ ac}$$

$$\text{Lake Area} = \underline{0.000} \text{ ac}$$

$$\text{Bleeder Elevation} = \underline{10.00} \text{ ft}$$

$$\text{Bleeder Size (dia)} = \underline{3.00} \text{ in} \quad * \text{ First iteration use 3-inch diameter bleeder.}$$

$$\text{Number of bleeders} = \underline{1.00} \quad * \text{ Enter the number of bleeders.}$$

$$\text{Water Quality Stage} = \underline{11.00} \text{ ft} \quad * \text{ Enter water quality stage elevation from the stage-storage table spread sheet.}$$

Bleeder Sizing:

Size bleeder to discharge at a rate of 0.5 in/day for the contributing area.

For circular orifice use the following equation.

$$A = \frac{Q}{4.8 * (H)^{.5}}$$

Q = Maximum Flow (cfs)
A = Cross Sectional Area (sq.ft.)
H = Head above bleeder centroid (ft)

$$\text{Results,} \quad Q = \underline{0.092} \text{ cfs}$$

$$H = \underline{0.875} \text{ feet}$$

$$A = \underline{0.0205} \text{ sq.ft.}$$

For diameter of the circular orifice use the following equation.

$$d = \left(\frac{4 * A}{\pi} \right)^{.5}$$

d = diameter (ft)
A = Cross Sectional Area (sq.ft.)

$$\text{Results,} \quad A = \underline{0.0205} \text{ sq.ft.}$$

$$d = \underline{0.1615} \text{ feet}$$

Finally, the diameter in inches

$$d = \underline{1.94} \text{ inches}$$

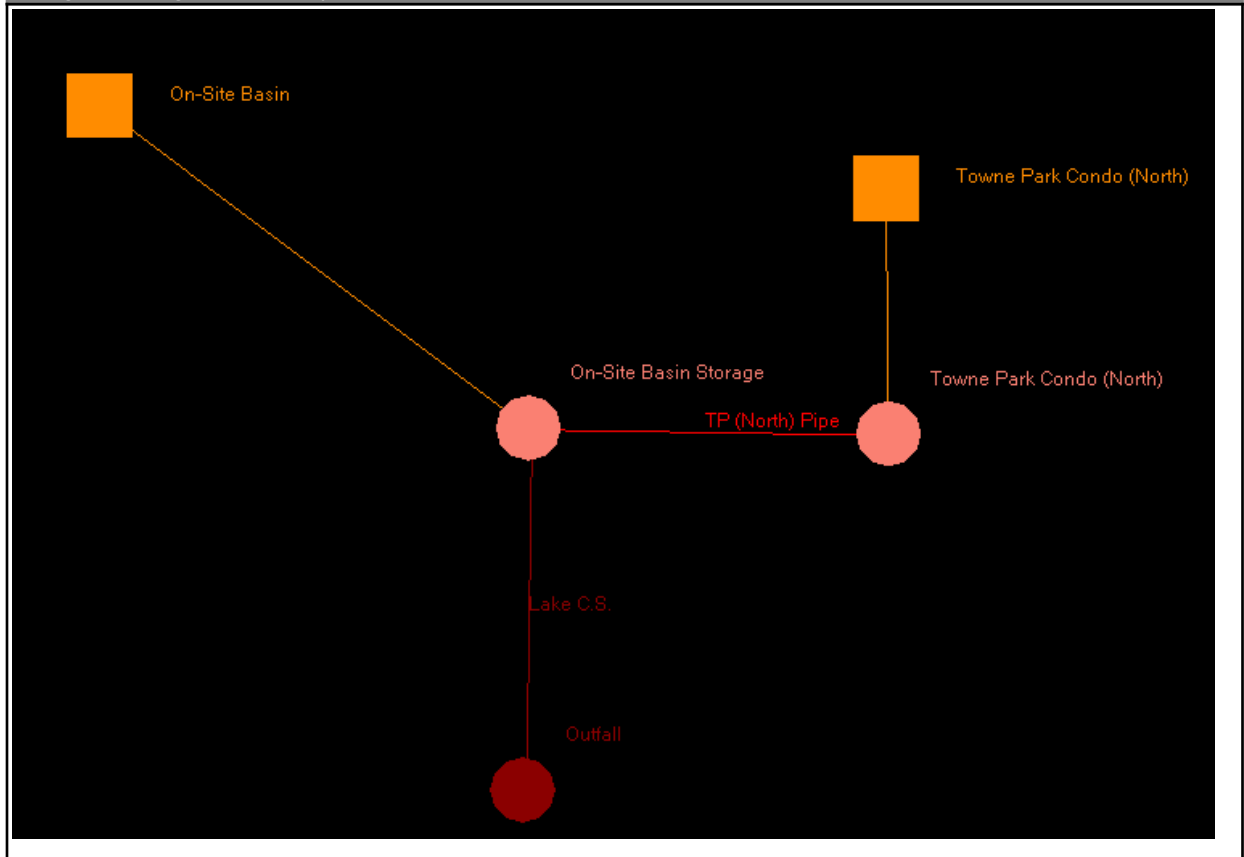
Use minimum sized bleeder

* If diameter is larger than 3-inches than "Bleeder Size" input information needs to be revised until bleeder input size and output diameter equal each other.

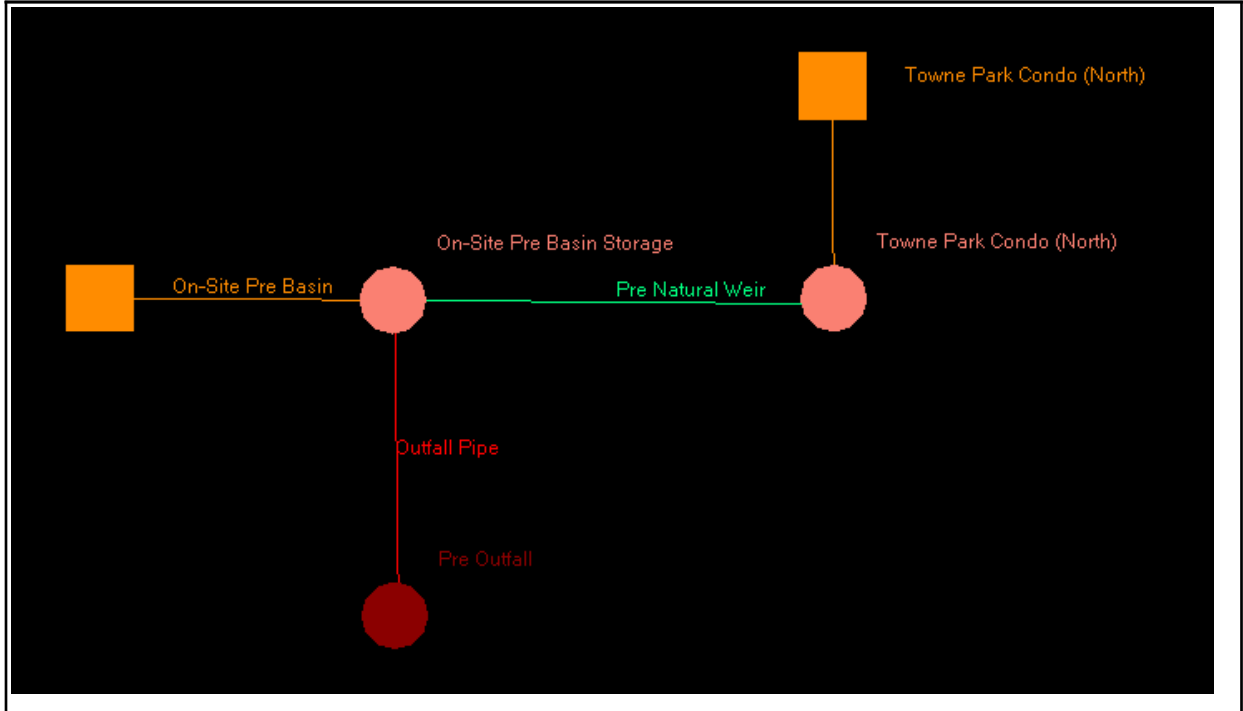
Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

Appendix C: ICPR Inputs and Results

Background Image: Post Development



Background Image: Pre-Development



Simulation: 10-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:19 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SFWMD-72
Rainfall Amount: 7.00 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:43 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 9.50 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 100-3

Scenario: Post Development
Run Date/Time: 3/22/2022 10:51:22 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 15.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25-3

Scenario: Post Development

Run Date/Time: 3/22/2022 3:20:35 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Global

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Opt:

Rainfall Name: ~SFWMD-72
 Rainfall Amount: 11.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:21:05 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SCSIII-24
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 5.00 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:21:34 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global

Opt:

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:43:40 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]		Surface Hydraulics [sec]	
Min Calculation Time:	60.0000		0.1000	
Max Calculation Time:			30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder:	Boundary Stage Set:
Unit Hydrograph Folder:	Extern Hydrograph Set:
	Curve Number Set: Pre Development
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set: Pre Development

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
Max dZ:	1.0000 ft	Rainfall Name:	~SFWMD-72
Link Optimizer Tol:	0.0001 ft	Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area	100 ft2
		(1D):	
		Energy Switch (1D):	Energy

Comment:

Simulation: 25-3

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:44:35 AM
Program Version: ICPR4 4.07.08

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 11.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:45:34 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Pre Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SCSIII-24
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 5.00 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:46:32 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

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

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSI-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Curve Number: Post Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Post Development	On-Site Basin	93.0
Post Development	TPC	82.0

Curve Number: Pre Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Pre Development	On-Site Pre Basin	80.0
Pre Development	TPC	82.0

Manual Basin: On-Site Basin

Scenario: Post Development
 Node: On-Site Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 31.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Post Development	On-Site Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Post Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Post Development	TPC	

Comment:

Manual Basin: On-Site Pre Basin

Scenario: Pre Development
 Node: On-Site Pre Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph

Infiltration Method: Curve Number
 Time of Concentration: 21.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Pre Development	On-Site Pre Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Pre Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Pre Development	TPC	

Comment:

Node: On-Site Basin Storage

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 8.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
9.00	0.26	11326
9.50	0.53	23087
10.00	0.82	35719
10.50	1.13	49223
11.00	1.48	64469
11.50	1.92	83635
12.00	2.44	106286
12.50	3.05	132858

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.00	3.85	167706
13.50	4.95	215622
14.00	6.37	277477

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Basin Storage	10-1	14.00	12.45	0.0010	30.05	1.22	60097	62.4446	59.8632	0.0000	61.6613
On-Site Basin Storage	10-3	14.00	12.76	0.0010	30.05	1.98	72721	62.2219	60.2264	0.0000	62.1802
On-Site Basin Storage	100-3	14.00	13.75	0.0010	34.59	0.00	122986	72.8868	58.7508	60.0003	0.0000
On-Site Basin Storage	25-3	14.00	12.86	0.0010	30.05	3.62	76927	61.6890	59.9052	0.0000	61.6723
On-Site Basin Storage	3-1	14.00	12.20	0.0010	30.05	1.22	54141	76.2503	36.7421	0.0000	40.4503
On-Site Basin Storage	5-1	14.00	12.21	0.0010	30.05	1.38	54279	75.5283	36.7309	0.0000	40.9700

Node: Outfall

Scenario: Post Development

Type: Time/Stage

Base Flow: 0.00 cfs

Initial Stage: 10.00 ft

Warning Stage: 14.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Outfall	10-1	14.00	12.25	0.0006	1.22	0.26	0	70.0029	64.0446	61.6696	50.4073
Outfall	10-3	14.00	12.25	0.0006	1.98	0.19	0	70.0052	64.0136	62.1886	32.7635
Outfall	100-3	14.00	11.50	0.0003	0.00	0.00	0	70.0034	61.5868	0.0000	0.0000
Outfall	25-3	14.00	12.25	0.0006	3.62	0.18	0	70.0056	64.0306	61.6806	30.1319
Outfall	3-1	14.00	12.25	0.0006	1.22	0.66	0	70.0003	64.0253	40.4586	70.0003
Outfall	5-1	14.00	12.25	0.0006	1.38	0.61	0	70.0033	64.0116	40.9783	70.0033

Node: Towne Park Condo (North)

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 11.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-1	14.00	12.44	-0.0300	16.80	30.05	184866	72.3113	0.0001	60.1834	0.0000
Towne	10-3	14.00	12.71	-0.0300	24.04	30.05	222789	72.2386	0.0001	60.1829	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Park Condo (North)											
Towne Park Condo (North)	100-3	14.00	13.55	0.0010	39.76	0.00	341616	74.6534	60.5147	60.1670	0.0000
Towne Park Condo (North)	25-3	14.00	12.79	-0.0300	28.35	30.05	233625	65.4973	0.0001	60.1825	0.0000
Towne Park Condo (North)	3-1	14.00	11.81	-0.0300	6.91	30.05	86267	41.3086	0.0001	36.7998	0.0000
Towne Park Condo (North)	5-1	14.00	12.02	-0.0300	8.83	30.05	118240	41.7700	0.0001	36.8003	0.0000

Node: On-Site Pre Basin Storage

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
10.00	0.00	0
10.50	0.02	871
11.00	0.25	10890
11.50	0.73	31799
12.00	1.46	63598
12.50	2.44	106286
13.00	3.69	160736
13.50	5.20	226512
14.00	6.96	303178
14.50	8.97	390733
15.00	11.23	489179
15.50	13.67	595465

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Pre Basin Storage	10-3	0.00	12.32	0.0231	23.37	5.41	89007	62.0624	0.0001	0.0000	62.4624
On-Site Pre Basin Storage	25-3	0.00	12.44	0.0231	25.67	6.05	94443	62.1254	0.0001	60.2269	62.1337
On-Site Pre Basin Storage	3-1	0.00	12.23	0.0231	23.37	5.89	85009	72.4472	0.0001	0.0000	68.9821
On-Site Pre Basin Storage	5-1	0.00	12.23	0.0231	23.37	5.68	85042	72.3768	0.0001	0.0000	68.9450

Node: Pre Outfall

Scenario: Pre Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Pre Outfall	10-3	14.00	12.25	0.0006	5.41	2.12	0	70.0041	64.0124	62.4624	69.9957
Pre Outfall	25-3	14.00	12.25	0.0006	6.05	1.42	0	70.0004	64.0171	62.1337	70.0004
Pre Outfall	3-1	14.00	12.25	0.0006	2.69	3.30	0	70.0056	64.0488	38.2942	69.9972
Pre Outfall	5-1	14.00	12.25	0.0006	3.28	3.26	0	70.0018	64.0117	38.3482	69.9935

Node: Towne Park Condo (North)

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-3	14.00	12.32	-0.0231	24.04	23.37	166640	62.0624	0.0001	60.1834	0.0000
Towne Park Condo (North)	25-3	14.00	12.44	-0.0231	28.35	23.37	185602	62.1254	0.0001	60.1822	0.0000
Towne Park	3-1	14.00	12.23	-0.0231	6.91	23.37	152487	72.6139	0.0001	36.8001	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Condo (North)											
Towne Park Condo (North)	5-1	14.00	12.23	-0.0231	8.83	23.37	152615	72.5351	0.0001	36.8009	0.0000

Drop Structure Link: Lake C.S.		Upstream Pipe		Downstream Pipe	
Scenario:	Post Development	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	On-Site Basin	Manning's N:	0.0110	Manning's N:	0.0110
	Storage	Geometry: Circular		Geometry: Circular	
To Node:	Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	366.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				
Pipe Comment:					

Weir Component		Bottom Clip	
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	10.00 ft	Op Table:	
Control Elevation:	10.00 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	
Weir Comment: bleeder			

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 11.00 ft	Op Table:
Control Elevation: 11.00 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
Max Width: 1.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:
Weir Comment: weir	

Weir Component	
Weir: 3	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 12.70 ft	Op Table:
Control Elevation: 12.70 ft	Ref Node:
Max Depth: 3.00 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:
Weir Comment: rim	

Drop Structure Comment:

Weir Link: Pre Natural Weir	
Scenario: Pre Development	Bottom Clip
From Node: Towne Park Condo (North)	Default: 0.00 ft
To Node: On-Site Pre Basin Storage	Op Table:
Link Count: 1	Ref Node:
Flow Direction: Both	Top Clip
Damping: 0.0000 ft	Default: 0.00 ft
Weir Type: Broad Crested Vertical	Op Table:
Geometry Type: Rectangular	Ref Node:
Invert: 11.10 ft	Discharge Coefficients
Control Elevation: 11.10 ft	Weir Default: 2.800
Max Depth: 1.00 ft	Weir Table:

Max Width: 33.00 ft
 Fillet: 0.00 ft

Orifice Default: 0.600
 Orifice Table:

Comment:

Pipe Link: TP (North) Pipe		Upstream	Downstream
Scenario:	Post Development	Invert: 6.00 ft	Invert: 6.00 ft
From Node:	Towne Park Condo (North)	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	On-Site Basin Storage	Max Depth: 2.00 ft	Max Depth: 2.00 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Positive	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	170.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

Pipe Link: Outfall Pipe		Upstream	Downstream
Scenario:	Pre Development	Invert: 10.04 ft	Invert: 10.83 ft
From Node:	On-Site Pre Basin Storage	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	Pre Outfall	Max Depth: 1.50 ft	Max Depth: 1.50 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Both	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	100.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

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Project Data

Project Name: Sailfish Cay
Simulation Description: Recovery Analysis
Project Number: 21-353
Engineer : MDL
Supervising Engineer: RJK
Date: 03-22-2022

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): -3.00
Water Table Elevation, [WT] (ft datum): 8.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 21.53
Fillable Porosity, [n] (%): 30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 14.54
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 7789.0

Geometry Data

Equivalent Pond Length, [L] (ft): 230.0
Equivalent Pond Width, [W] (ft): 105.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
8.50	0.0
9.00	11326.0
9.50	23087.0
10.00	35719.0
10.50	49223.0
11.00	64469.0
11.50	83635.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: Slug Load Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 19167

Initial ground water level (ft datum) 8.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.500	5.500	8.500	11.500
0.250	3.000	6.000	9.000	12.000
0.500	3.500	6.500	9.500	
1.000	4.000	7.000	10.000	
1.500	4.500	7.500	10.500	
2.000	5.000	8.000	11.000	

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 3/23/2022 10:17:59

End Scenario 1 3/23/2022 10:17:59

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Detailed Results :: Scenario 1 :: Slug Load Recovery

Elapsed Time (hours)	Instantaneous Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Combined Instantaneous Discharge Rate (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Combined Cumulative Discharge (ft ³)	Flow Type
0.000	3194.5000	0.00000	8.49999	0.00000	0	0.000	0.0	0	N.A.
0.002	3194.5000	0.00000	9.78891	1.31010	0	19167.000	7.9	0	U/P
2.400	0.0000	0.00000	9.69631	0.23436	0	19167.000	2713.4	0	U/S
6.000	0.0000	0.00000	9.64145	0.09924	0	19167.000	4213.9	0	S
12.000	0.0000	0.00000	9.58168	0.06304	0	19167.000	5762.2	0	S
24.000	0.0000	0.00000	9.49971	0.03969	0	19167.000	7739.1	0	S
36.000	0.0000	0.00000	9.43461	0.03007	0	19167.000	9191.6	0	S
48.000	0.0000	0.00000	9.37983	0.02414	0	19167.000	10336.8	0	S
60.000	0.0000	0.00000	9.33210	0.02005	0	19167.000	11277.0	0	S
72.000	0.0000	0.00000	9.28962	0.01702	0	19167.000	12068.8	0	S
84.000	0.0000	0.00000	9.25124	0.01468	0	19167.000	12747.7	0	S
96.000	0.0000	0.00000	9.21621	0.01280	0	19167.000	13337.0	0	S
108.000	0.0000	0.00000	9.18399	0.01126	0	19167.000	13853.6	0	S
120.000	0.0000	0.00000	9.15418	0.00997	0	19167.000	14309.7	0	S
132.000	0.0000	0.00000	9.12649	0.00887	0	19167.000	14714.8	0	S
144.000	0.0000	0.00000	9.10066	0.00793	0	19167.000	15076.2	0	S
156.000	0.0000	0.00000	9.07651	0.00712	0	19167.000	15400.1	0	S
168.000	0.0000	0.00000	9.05388	0.00641	0	19167.000	15691.2	0	S
180.000	0.0000	0.00000	9.03262	0.00578	0	19167.000	15953.6	0	S
192.000	0.0000	0.00000	9.01262	0.00523	0	19167.000	16190.7	0	S
204.000	0.0000	0.00000	8.99378	0.00474	0	19167.000	16405.5	0	S
216.000	0.0000	0.00000	8.97603	0.00431	0	19167.000	16600.5	0	S
228.000	0.0000	0.00000	8.95928	0.00392	0	19167.000	16777.9	0	S
240.000	0.0000	0.00000	8.94347	0.00358	0	19167.000	16939.5	0	S
252.000	0.0000	0.00000	8.92853	0.00327	0	19167.000	17087.1	0	S
264.000	0.0000	0.00000	8.91439	0.00299	0	19167.000	17222.1	0	S
276.000	0.0000	0.00000	8.90101	0.00274	0	19167.000	17345.7	0	S
288.000	0.0000	0.00000	8.88832	----	----	19167.000	17459.1	0	N.A.

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Summary of Results :: Scenario 1 :: Slug Load Recovery

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	8.50		
Maximum	0.002	9.79		
Inflow				
Rate - Maximum - Positive	0.002		3194.5000	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			19167.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			19167.0
Infiltration				
Rate - Maximum - Positive	0.002		1.3101	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	288.000			17459.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			17459.1
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	9.43		9191.6
72 Hour Stage and Infiltration Volume	72.000	9.29		12068.8

Appendix D: Geotechnical Report

**LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA**

AACE FILE NO. 21-222



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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Johnston Group Development & Construction, Inc.
224 Chimney Corner Lane, Suite 3032
Jupiter, FL 33458

Attention: Mr. Ryan B. Johnston

**LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA**

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a limited subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, hand auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The subject site is comprised of the following parcel located at 751 SE Central Parkway in Stuart, Martin County, Florida (within Section 9, Township 38 South, Range 41 East): Parcel ID 09-38-41-011-000-0000-1 (4.88 acres). A Site Vicinity Map (2021 Google Earth aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "St. Lucie Inlet, Florida" USGS topographic quadrangle map (2003), also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 10 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as vacant/undeveloped land on the USGS map. No obvious evidence of any mining, landfilling, etc. and no structures are visible on the subject property on the USGS Map.

The site is currently mostly vacant/idle and mainly covered by low grass/weeds, with a few isolated stands of pine and palm trees, and is bordered by properties developed with multi-family residential structures, commercial buildings, and assisted living facilities. Based on our review of readily available on-line historical aerial photographs, the northwestern portion of the site was previously occupied by two structures with associated surface parking; these structures appear to have been demolished around 2007-2008.

1.2 Project Description

Based on our conversations, we understand that you are currently in a due diligence period with respect to a potential purchase of the subject site. We further understand that, at this point, only preliminary information relative to soil types, groundwater levels, etc. is being requested.

Based on our review of the provided Conceptual Site Plan, we do understand that future site development is expected to consist of three-story townhome buildings with associated surface parking, a ± 0.5 -acre retention pond, and a clubhouse/swimming pool amenity. For this type of construction, we expect maximum wall loads of 3-5 kips per lineal foot and maximum column loads of 150 kips (if any). Further, we have assumed that 2-3 feet of fill will be necessary to raise site grades, with this fill potentially being obtained from the proposed lake.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions expressed herein.

2.0 LIMITED FIELD EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings and shallow auger borings. Further, as requested, two soil hydraulic conductivity tests were performed. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the Waveland and Immokalee fine sands (Map Unit 4) surficial soil type. In brief, this soil type is noted by the USDA NRCS to consist of sandy marine deposits originating from flatwoods within historic marine terraces, with fine sands and loamy sands present to depths in excess of 90 inches below grade. The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing three (3) Standard Penetration Test (SPT) borings and ten (10) hand auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 25 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. In addition, two (2) soil hydraulic conductivity (exfiltration) tests were performed on the site.

Our site visits and field work were performed in the period July 14-16, 2021. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided conceptual site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 and 2. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS. The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 and 2.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 and 2. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics), followed by loose to medium dense fine sands (SP) reaching the termination depths of our borings. Further, a 2-3 ft thick stratum of hardpan-type soils was encountered in most borings within the upper 5-8 feet.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 and 2 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 and 2. As can be seen, at the time of our field work, the groundwater table was encountered at a depth of about 7 feet below the existing ground surface. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Estimated Normal Seasonal High Groundwater Table

In general, the normal seasonal high groundwater table (NSHGWT) is likely during (or in the latter part of) the rainy season in South Florida, which typically ranges from June through September/October of each year. The water table elevations associated with a 100-year flood level (or during an extreme storm event) would be much higher than the normal seasonal high water table elevation. The normal seasonal high groundwater table can also be influenced by the presence of relief points such as canals, lakes, ponds, swamps, etc., as well as by the drainage characteristics of the in-situ soils.

Based upon our field explorations and laboratory examinations, measurements of the ambient groundwater levels, our review of the USDA soil survey, and considering the time of year when our explorations were performed, we estimate that the NSHGWT is about 2 feet above the levels encountered in the borings.

The estimated NSHGWT elevation does not provide any assurance that the groundwater levels will not exceed these estimated levels during any given year in the future. Drainage impediments, storm events or other such occurrences may result in groundwater levels exceeding our estimates. If a more accurate determination of the seasonal groundwater level variations on this site is prudent for the design of the project, we would recommend installing piezometers to allow for a prolonged period of groundwater monitoring.

4.4 Soil Hydraulic Conductivity Testing

Two (2) soil hydraulic conductivity tests were performed at the locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results.

Soil Hydraulic Conductivity Test Results			
Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	Not Encountered	2.0×10^{-2}	6.9×10^{-4}
EX-2	Not Encountered	1.3×10^{-2}	4.5×10^{-4}

The soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future 3-story townhome construction on conventional spread foundations or monolithic slabs following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps/roots), backfilling of craters from removed tree stumps, leveling of uneven terrain, and proofrolling of the building and parking/driveway areas with heavy vibratory compaction equipment. Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future low-rise residential construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using a conventional flexible pavement section with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. Site preparation is anticipated to consist of the removal of organic topsoil (where encountered) and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minimum separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) or the installation of roadway edge underdrains may be required.

5.4 Retention Pond and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar projects the Stuart/Martin County area, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.
- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.
- Most of our borings encountered a relatively shallow, thin stratum of dark brown/brown fine sands (SP) with silt fines and hardpan fragments (hardpan-type soils); this stratum may be significantly more cemented and hard in areas not explored. While hardpan is generally suitable for use as a fill material, hardpan-type soils can be challenging for several reasons:
 - ▶ Hardpan can be difficult to excavate, often requiring special equipment, especially in confined excavations such as utility trenches.
 - ▶ Excavated hardpan-type soils are often boulder-size chunks of cemented soils which are not easily broken down for re-use as structural fill.
 - ▶ When hardpan-type soils are field-pulverized into fragments that can be compacted to an adequately dense matrix, the in-place soil often fails the relative compaction test because during laboratory preparation, the soil is pulverized into smaller particles, resulting in a denser laboratory matrix than that which occurs in the field.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 and 2, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Johnston Group Development & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.


Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956



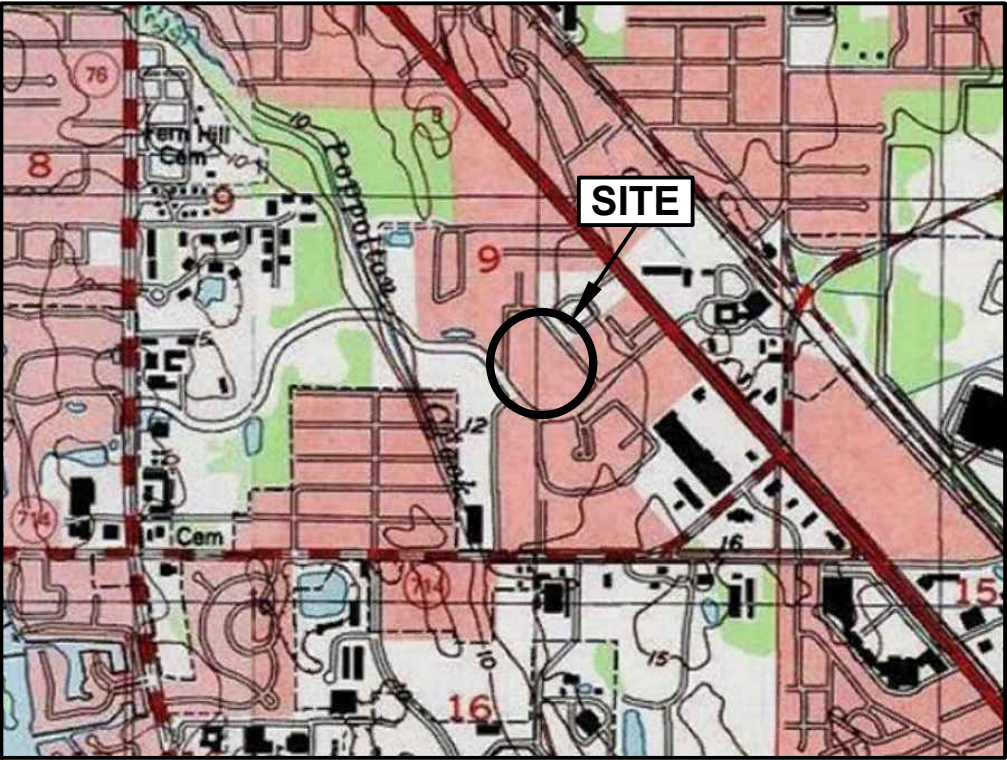

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969

7/19/21

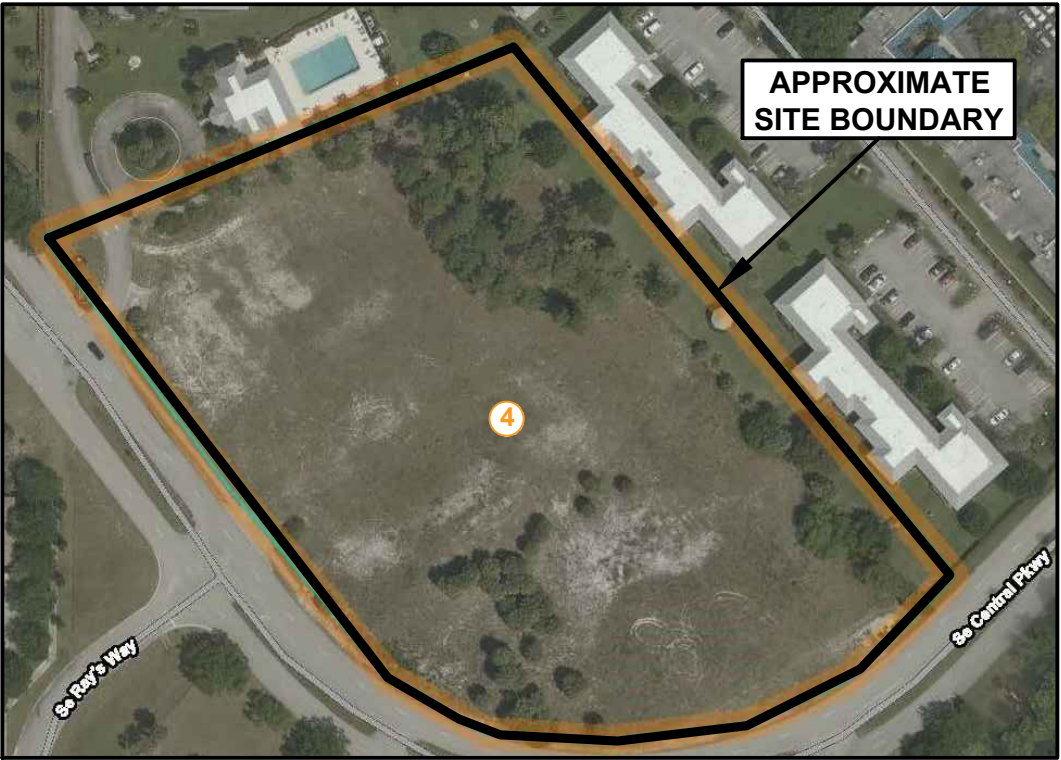
2021 AERIAL PHOTOGRAPH



2003 USGS TOPOGRAPHIC QUADRANGLE MAP OF "ST. LUCIE INLET, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 9, Township 38 South, Range 41 East

MARTIN COUNTY PROPERTY APPRAISER

Parcel ID 09-38-41-011-000-0000-1 (4.88 acres)

USDA NRCS SOIL TYPE WITHIN SITE BOUNDARY

4: Waveland and Immokalee fine sands



NOT TO SCALE

Graphical sources:

- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey



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SITE VICINITY MAPS

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

Date: July 2021

Checked by: DPA

Date: July 2021

AAACE File No: 21-222

Figure No. 1



LEGEND

- TB-#**
Standard Penetration Test Boring
- ##**
Hand Auger Boring (HAB-#)
- EX-#**
Exfiltration Test

NOTES

Shown and noted field work locations are approximate, and were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances, forest canopy cover, local weather conditions, etc. may affect the accuracy of the GPS instrument readings. The shown field work locations should be considered accurate only to the degree implied by the method of measurement used.



NOT TO SCALE

Graphical sources:
- Google Earth Pro
- Conceptual Site Plan provided by Johnston Group



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FIELD WORK LOCATION PLAN

LIMITED SUBSURFACE INFORMATION AND
PRELIMINARY ENGINEERING EVALUATION
751 S. US HWY 1
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

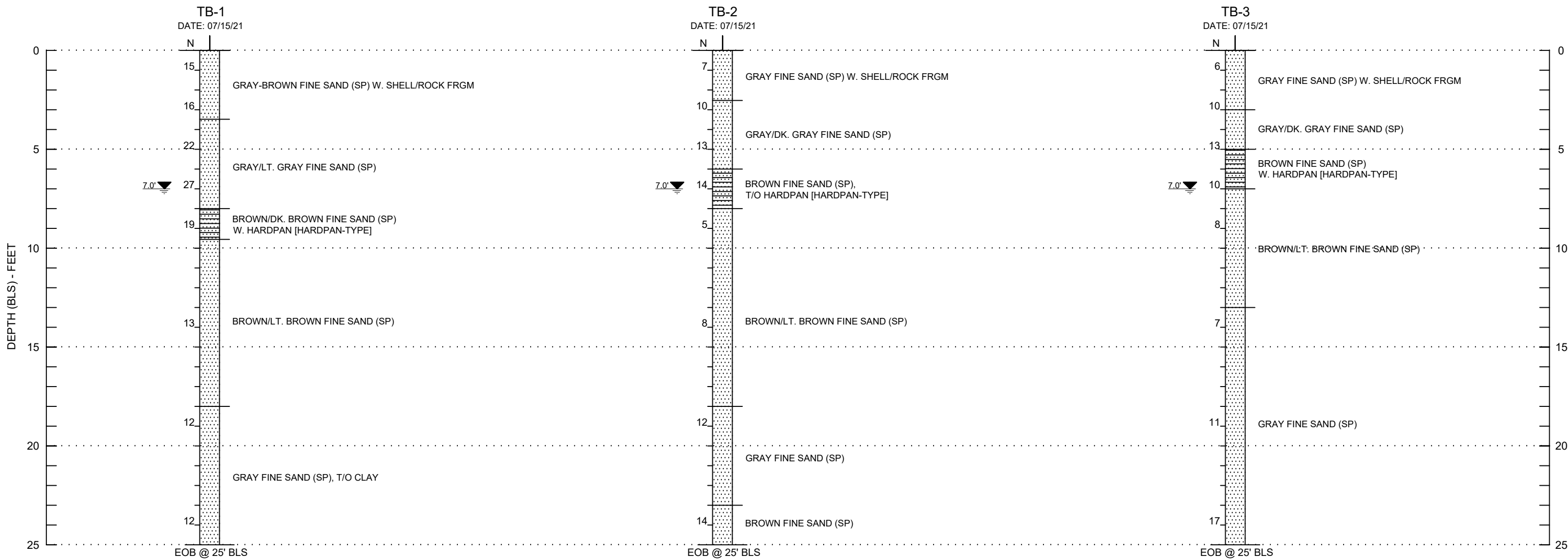
Checked by: DPA

AACE File No: 21-220

Date: July 2021

Date: July 2021

Figure No. 2



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
XX	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	
	EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

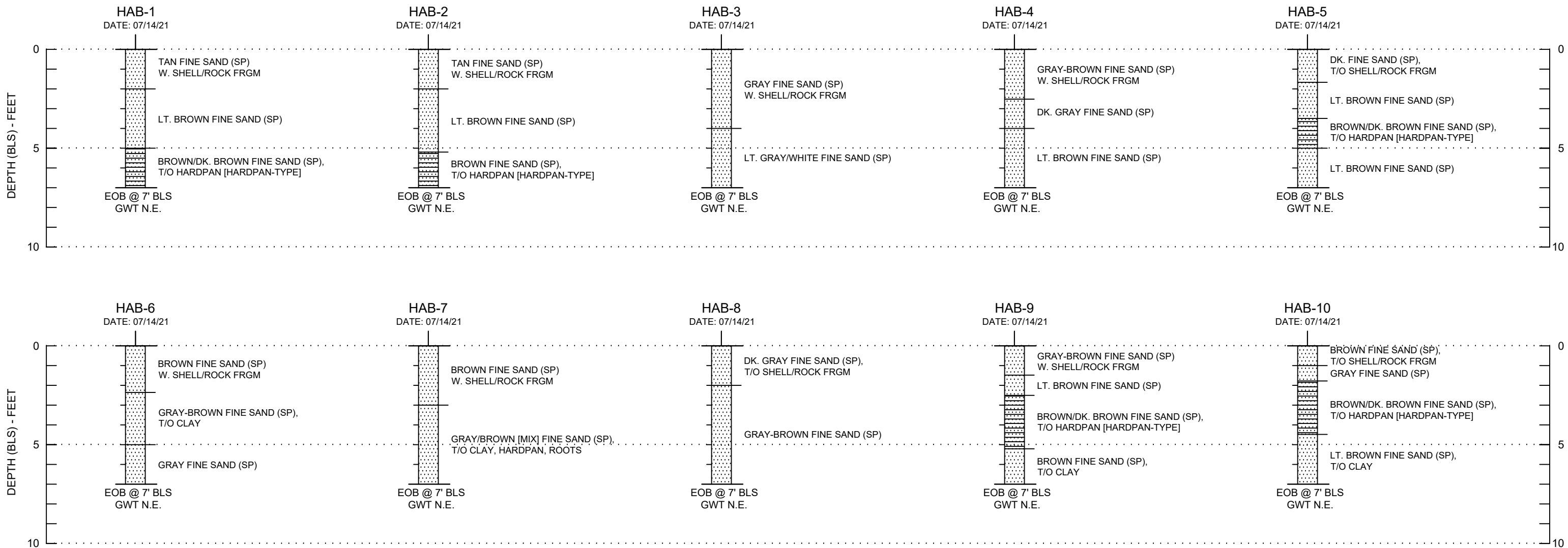
Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Sheet No. 1



SOIL GRAPHICAL LEGEND:

-  FINE SAND (SP)
-  FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
xx	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Sheet No. 3

APPENDIX I

USDA NRCS Web Soil Survey Summary Report



United States
Department of
Agriculture

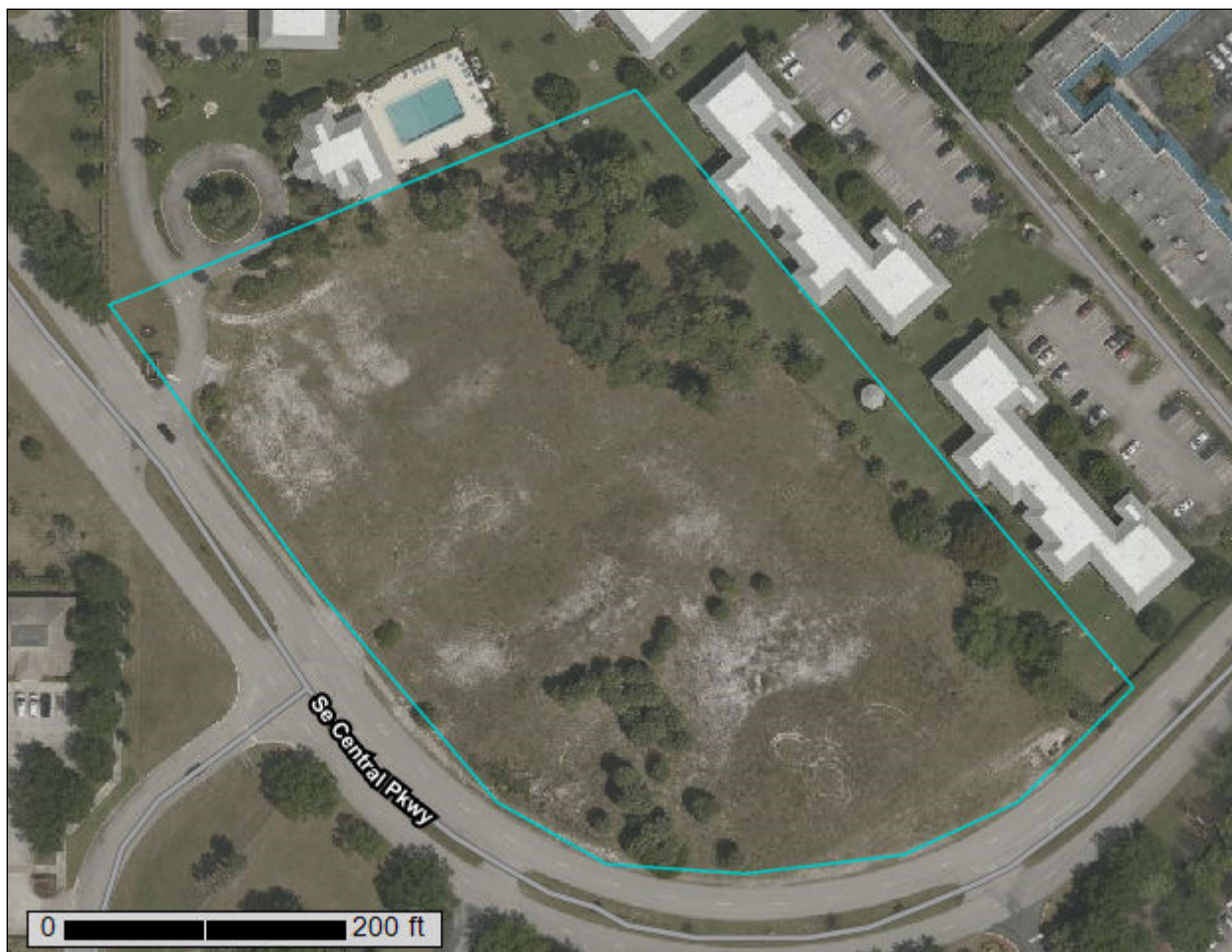
NRCS

Natural
Resources
Conservation
Service

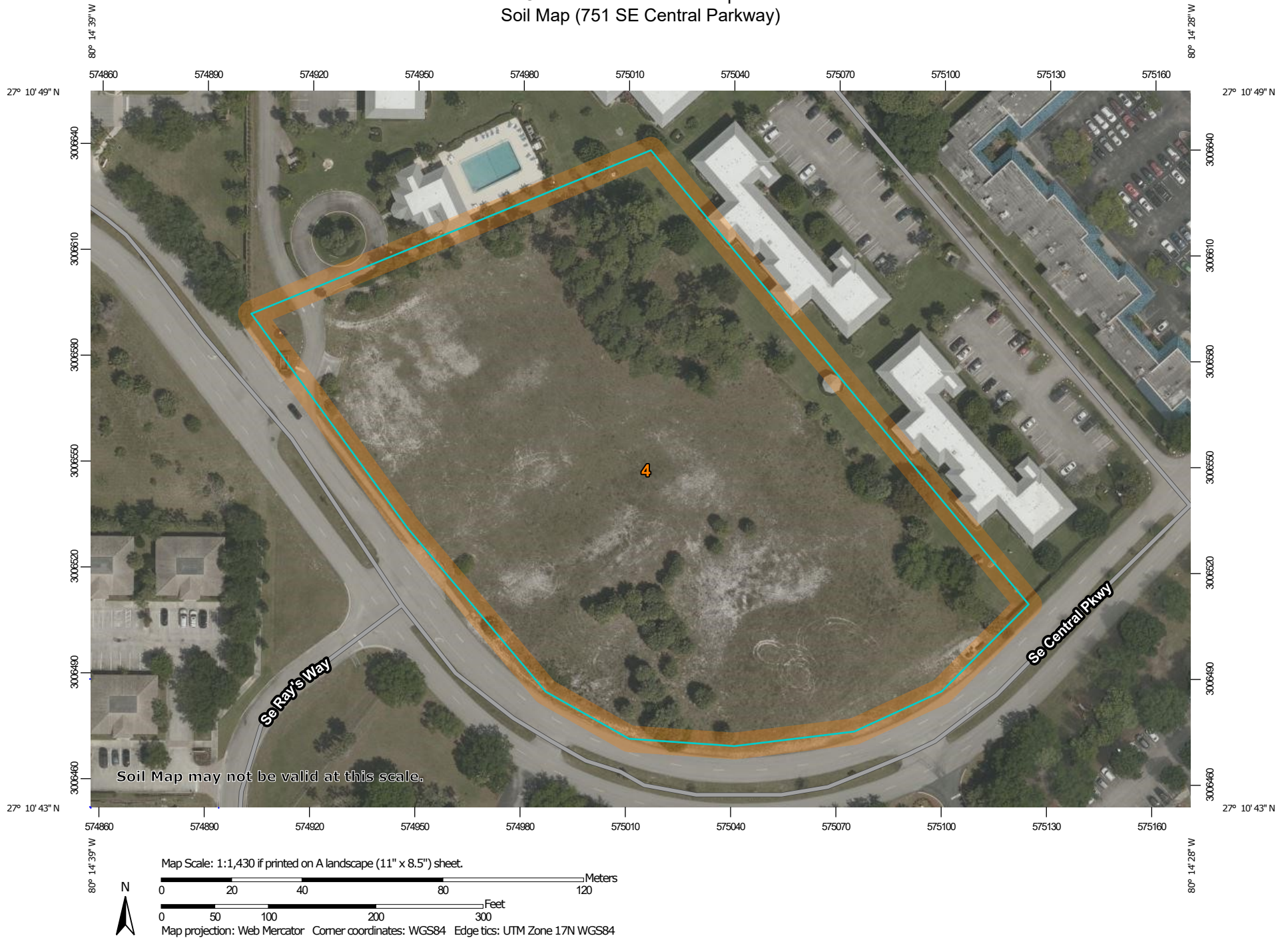
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Martin County, Florida**

751 SE Central Parkway



Custom Soil Resource Report
Soil Map (751 SE Central Parkway)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

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

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

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

Map Unit Legend (751 SE Central Parkway)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	5.2	100.0%
Totals for Area of Interest		5.2	100.0%

Map Unit Descriptions (751 SE Central Parkway)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Custom Soil Resource Report

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), Slough (R156BY011FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Q_u):

Cohesionless Soils:	<u>N-Value</u>	<u>Description</u>
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	<u>N-Value</u>	<u>Description</u>	<u>Qu</u>
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stroke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recorded and the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
 Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
 MEDIUM SAND: No. 40 (425 μ m) Sieve to No. 10 (2 mm) Sieve
 FINE SAND: No. 200 (75 μ m) Sieve to No. 40 (425 μ m) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75 μ M) Sieve

SILTY OR SILT: PI < 4
 SILTY CLAYEY OR SILTY CLAY: 4 $\leq$ PI $\leq$ 7
 CLAYEY OR CLAY: PI > 7

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	Descriptive Adjectives	Classification
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add "with organic fines" to group name
5 - 30%	organic	SM with organic fines Organic Silt (OL) Organic Clay (OL) Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	Descriptive Adjectives	Classification
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

<u>Descriptive Term</u>	<u>Thickness</u>
with interbedded	
seam	-- less than ½ inch (13 mm) thick
layer	-- ½ to 12-inches (300 mm) thick
stratum	-- more than 12-inches (300 mm) thick
pocket	-- small, erratic deposit, usually less than 1-foot
lens	-- lenticular deposits
occasional	-- one or less per foot of thickness
frequent	-- more than one per foot of thickness
calcareous	-- containing calcium carbonate (reaction to diluted HCL)
hardpan	-- spodic horizon usually medium dense
marl	-- mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

<u>Symbol</u>	<u>Typical Description</u>
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA
CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

Soil Hydraulic Conductivity Test Reports

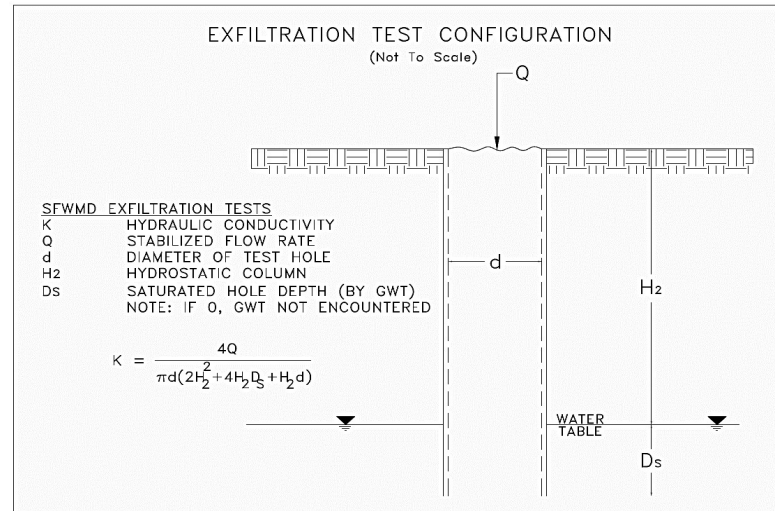


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-1	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	91 @ 10.00 MIN
AVERAGE FLOW RATE (GPM):	9.10
"STABILIZED" FLOW RATE (CFS): $Q =$	2.0E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	6.9E-04



Soil Profile	
Depth (in-bls)	Description
0 - 24	Light brown fine sand (SP) w. shell/rock fragments
24 - 65	Gray-brown fine sand (SP)
65 - 72	Dark brown fine sand (SP) w. hardpan [hardpan-type]
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
 The K-value was calculated based on the exfiltration test procedure as shown hereon.
 The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

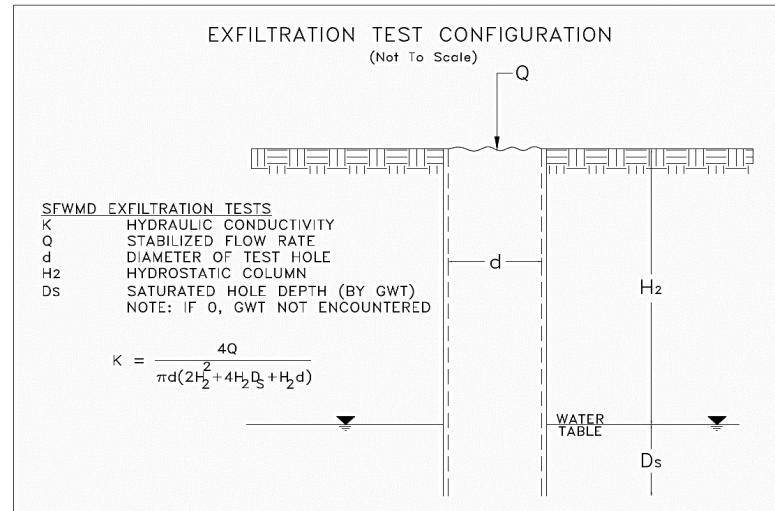


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-2	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	59 @ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	5.90
"STABILIZED" FLOW RATE (CFS): $Q =$	1.3E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	4.5E-04



Soil Profile	
Depth (in-bls)	Description
0 - 20	Light brown fine sand (SP), t/o shell/rock fragments
20 - 44	Gray fine sand (SP)
44 - 60	Dark brown fine sand (SP) w. hardpan [hardpan-type]
60 - 72	Tan fine sand (SP)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
 The K-value was calculated based on the exfiltration test procedure as shown hereon.
 The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/THE BEST PEOPLE ON EARTH exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.



8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Appendix E: Supporting Drainage Report

Drainage Report

Towne Park Professional Center

December 2007
Revised September 2008

For: City of Stuart / South Florida Water Management District
Stormwater Management Review

Date _____

William J. Mathers, P.E.
Florida License 19658

Table of Contents

- I. Drainage Summary**
- II. Field test results**
- III. Technical Analysis with exhibits**

Drainage Summary

Drainage Summary

Key Points:

- Consistent with the original Towne Park North design, the Professional Center site will receive pass-through flows from the Condominiums.
- Based on the McCreary Offices SFWMD Permit No. 43-00600-S, Application No. 900626-8, allowable discharge for Towne Park North is ± 4 cfs.
- Offsite receiving body stage information for 10 yr – 1 day and 25 yr – 3 day events based on McCreary Office tailwater stages.
- The 100 year- 3 day storm event was analyzed without discharge to the Towne Park system.
- 860 LF of exfiltration trench required to store 2" over the entire site. 908 LF of trench provided.
- The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

Results:

Pre-Development 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Post Development 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

Post Development 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.67 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

Proposed site berm is at elevation 15.50 NGVD

Post Development 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Field Test Results



June 4, 2008

Mr. Michael DiEgidio
MJD Construction, Inc.
3456 SW Deggeller Court
Palm City, Florida 34990

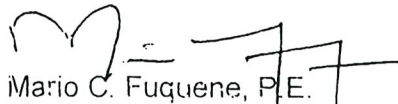
**Reference: Report of Hydraulic Conductivity Field Test
Proposed Townpark Professional Center
Stuart, Martin County, Florida
GFA Project No.: 08-0418**

Dear Mr. DiEgidio:

As requested, GFA International completed one hydraulic conductivity test at the referenced site on May 27, 2008. The test was performed near an existing ditch/swale area. The table below presents the results of our field tests:

Location	Depth to Groundwater level (ft)	Hydraulic Conductivity (cm/sec)	Hydraulic Conductivity (cfs/ft ²)	Hydraulic Conductivity (ft/day)
EX-1 150'EX10'N from the Site's Driveway Entrance	3.6	5.14 E-03	1.68 E-04	14.5

GFA appreciated the opportunity to be of service to you and if you have any questions, please don't hesitate to call our office at 772-489-9989.


Mario C. Fuquene, P.E.
Registered Engineer #60583
State of Florida

Environmental
Geotechnical
Private Provider, Services
Construction Materials Testing
Threshold and Special Inspections

Corporate Office
442 N.W. 35th Street
Boca Raton, FL 33431
(561) 347-0070
(561) 347 0809 Fax

Gulf Coast Office
5851 Country Lakes Dr.
Fort Myers, FL 33905
(239) 489-2443
(239) 489-3438 Fax

Treasure Coast Office
7882 S.W. Ellipse Way
Stuart, FL 34997
(772) 489-9989
(772) 489-2989 Fax

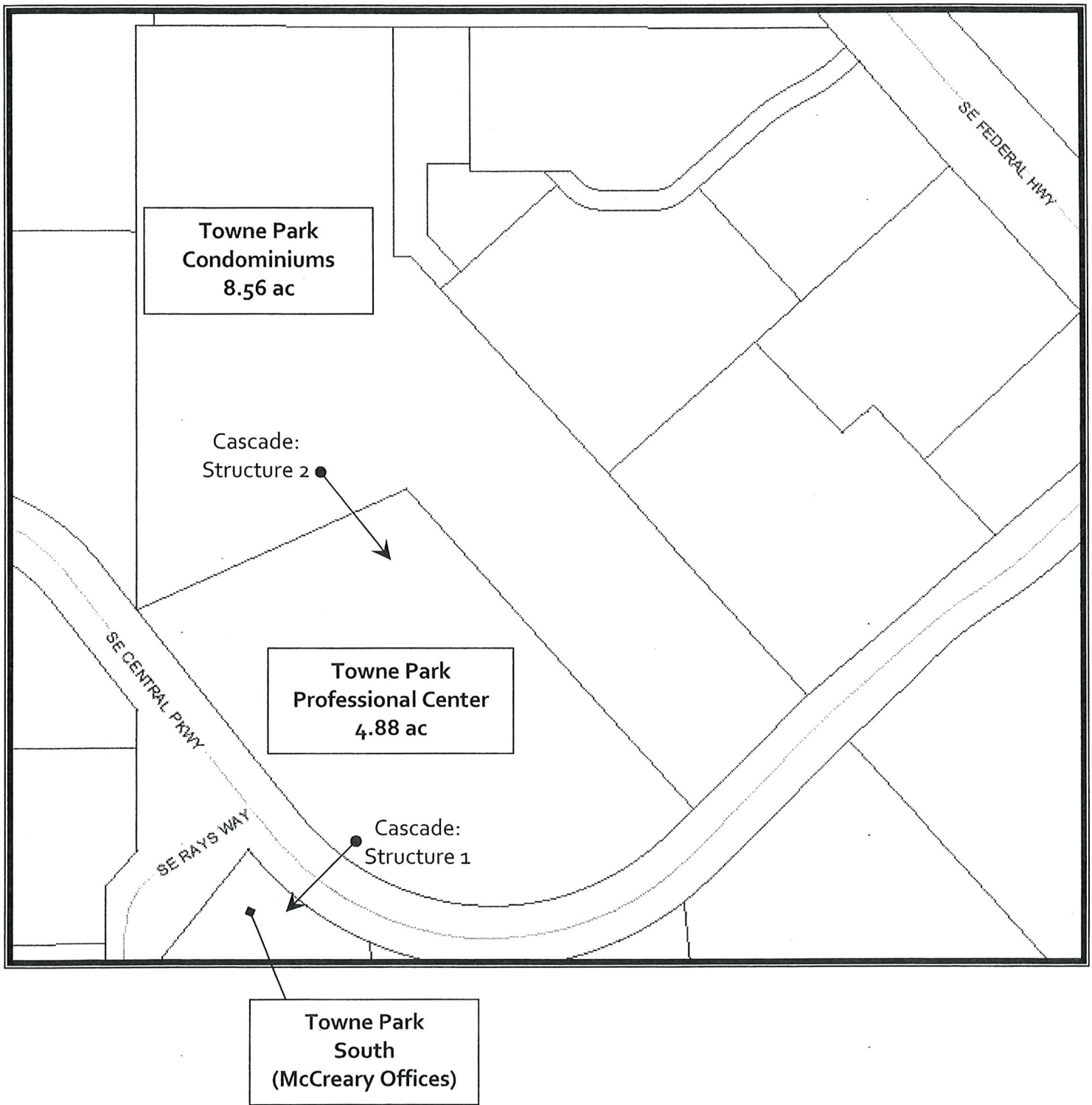
Orlando Office
9659 Tradeport Dr.
Orlando, FL 32827
(407) 447-9865
(407) 447-9868 Fax

The First Coast
5971 Powers Ave. Suite 5
Jacksonville, Florida 32217
(904) 854-9900
(904) 854-9901 Fax

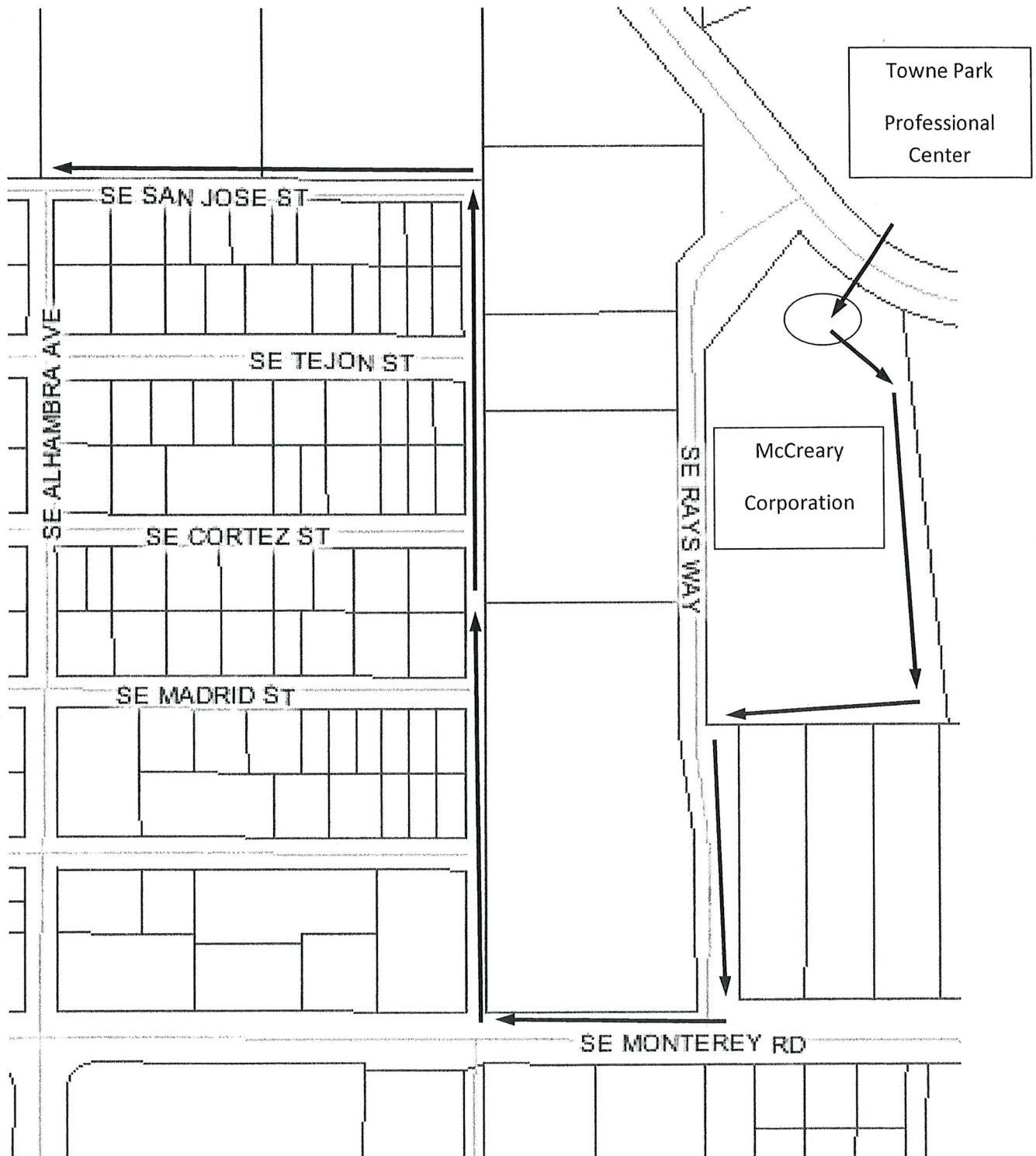
[illegible]

Technical Analysis

Master Drainage Exhibit



Drainage Exhibit:
Poppleton Creek Flow Path



Runoff Volume Recovery

Retention Size:

Retention Area **29910 sf**

Abstraction Volume:

Max Retention Vol (see Stage-Storage)	2.71 ac-ft	=	118048 cf
Saturated Soil Depth	1 ft		
Saturated Soil Volume	29910 cf		
Void Ratio	15 %		
Void Volume	4487 cf		

Total = **122534 cf**

Permeability Coefficient (k):

Maximum Drawdown Time	12 days
Abstraction Rate	10211 cf/day
Minimum Permeability Coefficient (k)	0.3 ft/day

Factor of Safety:

Ex-1 Average Permeability (k)	14.5 ft/day
see A & M soils report	

FS = **42.47**

I. Introduction

The proposed development site is located on SE Central Parkway opposite SE Rays Way. Currently a church/worship area exists on site. Site serves as a means of conveyance of stormwater from the Towne Park North Condominium south to the Central Parkway swale as part of the Towne Park master drainage system.

The site's soil classification is Waveland sand (4) Sand with a 10" depth to the wet season water table, as referenced in the "Soil Survey of Martin County" by Soil and Water Conservation District. The development in the area has reduced the Season High Water Table.

The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

The project will consist of 212,720 sf or 4.88 ac parcel containing a proposed (7) buildings with a proposed total 42,000 sf building footprint.

II. Design Criterion:

- 10 yr - 1 day storm = 7" of rainfall (for parking elevation)
- 25 yr - 3 day storm = 11" of rainfall (for berm elevation/dischage)
- 100 yr - 3 day storm = 15" of rainfall (for building FFE)
- SFWMD Water Quality
- Pre-treatment

Towne Park Condominiums
(Off-Site Contributing Drainage)

III. Calculations:

A. Towne Park Condos (Offsite contributing Drainage):

1. Site Data:

Total Area: $\text{Total Area} := 8.589 \text{ acre}$

Impervious Area:

Building Area $B := 61200 \text{ ft}^2$ Pavement Area $Pa := 110630 \text{ ft}^2$ Sidewalk/Conc pad
Area $Sa := 1330 \text{ ft}^2$ Lake Area $La := 0 \text{ ft}^2$ Total Impervious $\text{Imperv} := B + Pa + Sa$ Pervious Area: $\text{Perv} := \text{Total Area} - \text{Imperv}$ $\text{Perv} = 200976.84 \text{ ft}^2$ Percent Pervious: $\% \text{Perv} := \frac{\text{Perv}}{\text{Total Area}}$ $\% \text{Perv} = 53.72 \%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00

Developed Available Storage is Calculated @ 75% of the Type of Storage

I.E. (Coastal, Flatwoods, Depressional, etc...)

For 5' and 6' depth to water, please see attached letter from SFWMD
for verification of use of depths greater than 4' deep. $S := 4.05 \text{ in}$ $S_w := S \cdot \% \text{Perv}$ $S_w = 2.18 \text{ in}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	65005	0.00	0	0.00
14	167150	2.66	0	2.66
15	379811	8.94	0	8.94
15.5	396925	13.40	0	13.40

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.36 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.72 \text{ acre} \cdot \text{ft}$

For Dry Detention x 75% $R1b := R \cdot 75\%$ $R1b = 0.54 \text{ acre} \cdot \text{ft}$

Dry Retention 50% credit: $R1c := R \cdot 50\%$ $R1c = 0.36 \text{ acre} \cdot \text{ft}$

$$14 - \frac{(14 - 13) \cdot (2.66 \text{ acre} \cdot \text{ft} - R1b)}{2.66 \text{ acre} \cdot \text{ft} - 0.00 \text{ acre} \cdot \text{ft}} = 13.2 \text{ SFWMD Water Quality Stage}$$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$$\text{Site_Area} := T - (La + B) \quad \text{Site_Area} = 312936.84 \text{ ft}^2 \quad \text{Site_Area} = 7.18 \text{ acre}$$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$$Iq := \text{Site_Area} - \text{Perv} \quad Iq = 111960 \text{ ft}^2 \quad Iq = 2.57 \text{ acre}$$

$$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}} \quad \text{Percentage_Imp} = 0.36$$

c. For 2.5 inches x Percentage Impervious

$$\text{Treated} := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp} \quad \text{Treated} = 0.89 \text{ in}$$

d. Compute Volume Required for Quality Detention as Per SFWMD

$$R1 := \text{Treated} \cdot (T - La) \quad R1 = 0.64 \text{ acre} \cdot \text{ft}$$

Pre-Development
Towne Park Professional
(On-Site)

B. Pre-developed Towne Park Prof. Site (Onsite):**1. Site Data:**

Total Area: $\frac{\text{Total Area} := 212720 \cdot \text{ft}^2}{\text{Total Area} = 4.88 \text{ acre}}$

Impervious Area:

Building Area $\frac{B := 9748 \text{ft}^2}{\text{Building Area}}$

Pavement Area $\frac{Pa := 18274 \text{ft}^2}{\text{Pavement Area}}$

Sidewalk/Conc pad Area $\frac{Sa := 2233 \text{ft}^2}{\text{Sidewalk/Conc pad Area}}$

Total Impervious $\frac{\text{Imperv} := B + Pa + Sa}{\text{Total Impervious}}$

Pervious Area: $\frac{\text{Perv} := \text{Total Area} - \text{Imperv}}{\text{Pervious Area}}$

$\frac{\text{Perv} = 182465 \text{ft}^2}{\text{Pervious Area}}$

Percent Pervious: $\frac{\frac{\text{Perv}}{\text{Total Area}}}{\text{Percent Pervious}} = \frac{\text{Perv}}{\text{Total Area}} = 85.78\%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$\frac{S := 4.05 \cdot \text{in}}{\text{Soil Storage}}$

$\frac{Sw := S \cdot \% \text{Perv}}{\text{Soil Storage}}$

$\frac{Sw = 3.47 \text{ in}}{\text{Soil Storage}}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	14000	0.00	0	0.00
14	14000	0.32	0	0.32
15	107000	1.71	0	1.71
15.5	200000	3.47	0	3.47

4. Estimated Runoff Volume:

25 yr - 3 day rainfall depth $\underline{P} := 11.0 \cdot \underline{\text{in}}$

$$\underline{Q_{pre}} := \left[\frac{(\underline{P} - .2 \cdot \underline{S_w})^2}{\underline{P} + .8 \cdot \underline{S_w}} \right] \quad \underline{Q_{pre}} = 7.71 \underline{\text{ in}}$$

$$\underline{\text{Vol_pre}} := \underline{Q_{pre}} \cdot \underline{\text{Total_Area}} \quad \underline{\text{Vol_pre}} = 3.14 \underline{\text{ acre} \cdot \underline{\text{ft}}}$$

Post-Development
Towne Park Professional
(On-Site)

C. Developed Towne Park Prof. Site (Onsite):

1. Site Data:

$$\text{Total Area} \quad \underline{T} := \text{Total_Area} \quad \underline{T} = 4.88 \text{ acre}$$

Impervious Area

$$\text{Building Area} \quad \underline{B} := 42000 \cdot \text{ft}^2 \quad \underline{B} = 0.96 \text{ acre}$$

$$\text{Pavement Area} \quad \underline{Pa} := (59723) \cdot \text{ft}^2$$

$$\text{Sidewalk, Conc pad, Area} \quad \underline{Sa} := (17210) \cdot \text{ft}^2$$

$$\text{Lake Area} \quad \underline{La} := 0 \text{ ft}^2$$

$$\text{Preserve Area} \quad \underline{\text{Preserve}} := 0 \text{ ft}^2$$

$$\text{Wetland Area} \quad \underline{\text{Wetland}} := 0 \text{ ft}^2$$

$$\text{Total Impervious Area} \quad \underline{I} := \underline{B} + \underline{Pa} + \underline{Sa}$$

$$\underline{I} = 2.73 \text{ acre} \quad \underline{I} = 2.73 \text{ acre} \quad \frac{\underline{I}}{\underline{T}} = 55.91 \%$$

Pervious Area:

$$\text{Total Area} - \text{Impervious Area} = \text{Total Pervious Area}$$

$$\underline{\text{Perv}} := \underline{T} - \underline{I} \quad \underline{\text{Perv}} = 93787 \text{ ft}^2$$

$$\text{Percent Pervious:} \quad \underline{\%Perv} := \frac{\underline{\text{Perv}}}{\underline{T}} \quad \underline{\%Perv} = 44.09 \%$$

2. Soil Storage:

Land Use	Area (sf)	Grade (ft-NGVD)	Area x Grade
Building	42000	16	672000
Pavement / Drive	59723	15.2	907789.6
Sidewalk	17210	15.5	266755
Dry Detention / Swale	39000	12	468000
Pervious (Not Dry Detention)	54787	15	821805
			3136349.6
Total Site Area	212720		
Weighted Site Grade		14.74	

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$$S := 6.75 \cdot \text{in} \quad S_w := S \cdot \% \text{Perv} \quad S_w = 2.98 \text{ in}$$

3. Stage Storage

Tree Area

Average Tree Size: $\text{TreeDiam} := 24 \text{ in}$

$$\text{TreeA} := 3.14 \cdot \left(\frac{\text{TreeDiam}}{2} \right)^2$$

$$\text{Trees} := 28 \quad \text{TotalTreeArea} := \text{TreeA} \cdot \text{Trees}$$

$$\text{TotalTreeArea} = 87.92 \text{ ft}^2 \quad \text{Approx } 90 \text{ sf}$$

$$\text{Dry-Detention Area @ EL 11} \quad 14000 \text{ ft}^2 - 90 \text{ ft}^2 = 13910 \text{ ft}^2$$

$$\text{Dry-Detention Area @ EL 15} \quad 30000 \text{ ft}^2 - 90 \text{ ft}^2 = 29910 \text{ ft}^2$$

Elevation	Dry-DeDetention		Pavement		Swale		Pipe	Total
	Area	Volume	Area	Volume	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	sf	ac-ft	sf	ac-ft	cf	ac-ft
10.9	0	0.00	0	0.00	0	0.00	0	0.00
11	13910	0.02	0	0.00	0	0.00	0	0.02
12	17910	0.38	0	0.00	0	0.00	0	0.38
13	21910	0.84	0	0.00	0	0.00	0	0.84
14	25910	1.39	0	0.00	0	0.00	0	1.39
15	29910	2.03	27464	0.32	0	0.00	0	2.34
15.5	29910	2.37	59723	0.82	9000	0.05	0	3.24
16	29910	2.71	59723	1.50	9000	0.15	0	4.37

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.2 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.41 \text{ acre} \cdot \text{ft}$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$\text{Site_Area} := T - (La + B)$ $\text{Site_Area} = 170720 \text{ ft}^2$ $\text{Site_Area} = 3.92 \text{ acre}$

**b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious**

$Iq := \text{Site_Area} - \text{Perv}$ $Iq = 76933 \text{ ft}^2$ $Iq = 1.77 \text{ acre}$

$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}}$ $\text{Percentage_Imp} = 0.45$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp}$ $Treated = 1.13 \text{ in}$

d. Compute Volume Required for Quality Detention as Per SFWMD

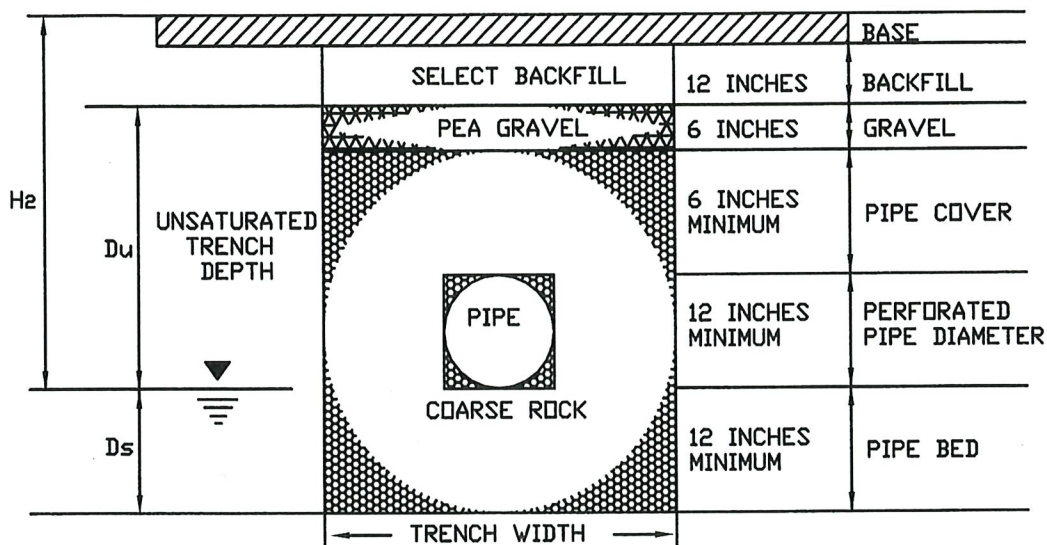
$R1 := Treated \cdot (T - La)$ $R1 = 0.46 \text{ acre} \cdot \text{ft}$

Dry Detention 75% credit: $R1a := R1 \cdot 75\%$ $R1a = 0.34 \text{ acre} \cdot \text{ft}$

$12 - \frac{(12 - 11) \cdot (0.38 \cdot \text{acre} \cdot \text{ft} - R1a)}{0.38 \text{ acre} \cdot \text{ft} - 0.02 \cdot \text{acre} \cdot \text{ft}} = 11.9 = \text{SFWMD Water Quality Stage}$

6. Trench Drain Evaluation:

SFWMD Trench Drain Calculations From Codes - Calcs Take into account abstraction value from soils.



Trench Calculations for Length of Trench

Rainfall To be Stored in Trenches in inches?

K value from Soils Test?

$$K := .000168 \text{ CFS/FT}^2\text{-FT. Head}$$

H_2 Depth to Water Table?

$$H_2 := 4 \cdot \text{ft} \quad \text{Design Condition}$$

D_u Non - Saturated Trench Depth?

$$D_u := 4 \cdot \text{ft}$$

D_s Saturated Depth of Trench?

$$D_s := 1 \cdot \text{ft}$$

W Trench Width?

$$W := 6 \cdot \text{ft}$$

$$H := D_u + D_s$$

$$H = 5 \text{ ft}$$

Volume of Rainfall Calculated?

$$V_{\text{trench}} := T \cdot 2 \text{ in}$$

$$V_{\text{trench}} = 0.81 \text{ acre} \cdot \text{ft}$$

$$V_{\text{trench}} < R1 \quad \text{(Required Water Quality/Pre-treatment Volume)}$$

$$L := \frac{\left(\frac{V_{\text{trench}}}{\text{acre} \cdot \text{in}} \right) \cdot \text{ft}^3}{K \cdot (H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (.000139) \cdot W \cdot D_u} \quad L = 856.73 \text{ ft}$$

Upland Developed Basin Rainfall
adjusted for trench

$$7 \text{ in} - \frac{V_{\text{trench}}}{T} = 5 \text{ in}$$

$$11 \text{ in} - \frac{V_{\text{trench}}}{T} = 9 \text{ in}$$

$$15 \text{ in} - \frac{V_{\text{trench}}}{T} = 13 \text{ in}$$

7. 100 YR - 3 day:

Design Storm Runoff Volume:

$$Q_{100_3\text{day}} := \left[\frac{(P - .2 \cdot S_w)^2}{P + .8 \cdot S_w} \right] \quad \text{where: } P := 13 \text{ in} \quad S_w = 2.98 \text{ in}$$

$$Q_{100_3\text{day}} = 10 \text{ in}$$

$$V_{100} := Q_{100_3\text{day}} \cdot \text{Total Area}$$

$$V_{100} = 4.07 \text{ acre} \cdot \text{ft} = \mathbf{100 \text{ year} - 3 \text{ day volume}}$$

Storm Stage:

Interpolating information from the stage/storage analysis:

$$16.0 - \frac{(16.0 - 15.5) \cdot (4.37 \text{ acre} \cdot \text{ft} - V_{100})}{4.37 \text{ acre} \cdot \text{ft} - 3.24 \text{ acre} \cdot \text{ft}} = 15.87 = \mathbf{100 \text{ year} - 3 \text{ day stage}}$$

D. Results

Towne Park Pre-developed Site:

The 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Towne Park Developed Site:

1. The 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

2. The 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.97 NGVD

Proposed site berm is at elevation 15.50 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

3. The 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.58899 acres

Ground Storage: 2.18 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Basin 2: TP Prof PRE DEV

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 4.88 acres

Ground Storage: 3.47 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	0.32
15.00	1.71
15.50	3.47

Structure: 1

From Basin: TP Condos

To Basin: TP Prof PRE DEV

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 13 ft NGVD, Length = 4 ft, Weir Coef = 3.2

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.05	0.00	0.00	13.00	13.00
24.00	1.18	0.19	0.11	0.00	13.05	13.06
36.00	2.04	0.41	1.24	-0.06	13.20	13.24
48.00	2.91	0.48	3.74	-0.16	13.42	13.48
60.00	8.22	29.66	9.29	-0.54	14.17	14.36
72.00	11.00	0.82	32.48	-1.16	14.80	14.98
84.00	11.00	0.00	32.73	-1.18	14.80	14.98
96.00	11.00	0.00	32.73	-1.18	14.80	14.98
108.00	11.00	0.00	32.73	-1.18	14.80	14.98

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
120.00	11.00	0.00	32.73	-1.18	14.80	14.98
132.00	11.00	0.00	32.73	-1.18	14.80	14.98
144.00	11.00	0.00	32.73	-1.18	14.80	14.98
156.00	11.00	0.00	32.73	-1.18	14.80	14.98
168.00	11.00	0.00	32.73	-1.18	14.80	14.98
180.00	11.00	0.00	32.73	-1.18	14.80	14.98
192.00	11.00	0.00	32.73	-1.18	14.80	14.98
204.00	11.00	0.00	32.73	-1.18	14.80	14.98
216.00	11.00	0.00	32.73	-1.18	14.80	14.98
228.00	11.00	0.00	32.73	-1.18	14.80	14.98
240.00	11.00	0.00	32.73	-1.18	14.80	14.98
252.00	11.00	0.00	32.73	-1.18	14.80	14.98
264.00	11.00	0.00	32.73	-1.18	14.80	14.98
276.00	11.00	0.00	32.73	-1.18	14.80	14.98
288.00	11.00	0.00	32.73	-1.18	14.80	14.98
300.00	11.00	0.00	32.73	-1.18	14.80	14.98
312.00	11.00	0.00	32.73	-1.18	14.80	14.98
324.00	11.00	0.00	32.73	-1.18	14.80	14.98
336.00	11.00	0.00	32.73	-1.18	14.80	14.98
348.00	11.00	0.00	32.73	-1.18	14.80	14.98
360.00	11.00	0.00	32.73	-1.18	14.80	14.98

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	32.73	77.20	-32.92	72.20

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Condos	14.80	77.40	13.00	0.00
TP Prof PRE DE	14.99	72.60	11.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Condos	6.27	0.00	-1.45	0.00	7.71	0.00
TP Prof PRE DE	3.13	-1.45	0.00	0.00	1.69	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	3.28	6.79	1.91	-0.21	12.28	12.00
24.00	5.00	0.25	1.05	1.61	12.10	12.02
36.00	5.00	0.00	0.16	2.01	12.27	12.27
48.00	5.00	0.00	0.26	2.09	12.53	12.53
60.00	5.00	0.00	-3.05	0.27	13.82	14.53
72.00	5.00	0.00	2.01	-0.72	14.03	13.72
84.00	5.00	0.00	1.74	-0.02	13.88	13.65
96.00	5.00	0.00	1.65	0.29	13.79	13.58
108.00	5.00	0.00	1.63	0.54	13.71	13.51
120.00	5.00	0.00	1.63	0.77	13.63	13.43
132.00	5.00	0.00	1.62	1.01	13.56	13.36
144.00	5.00	0.00	1.62	1.24	13.49	13.29
156.00	5.00	0.00	1.62	1.47	13.42	13.22
168.00	5.00	0.00	-0.68	1.54	13.41	13.15
180.00	5.00	0.00	-0.60	1.56	13.05	13.07
192.00	5.00	0.00	0.21	1.83	13.01	13.00
204.00	5.00	0.00	0.13	1.99	12.93	12.93
216.00	5.00	0.00	0.26	2.10	12.87	12.86
228.00	5.00	0.00	0.28	2.18	12.79	12.79
240.00	5.00	0.00	0.28	2.25	12.72	12.72
252.00	5.00	0.00	0.28	2.31	12.65	12.65
264.00	5.00	0.00	0.28	2.37	12.58	12.57
276.00	5.00	0.00	0.27	2.42	12.51	12.50
288.00	5.00	0.00	0.27	2.46	12.44	12.43
300.00	5.00	0.00	0.27	2.51	12.36	12.36
312.00	5.00	0.00	0.27	2.55	12.29	12.29
324.00	5.00	0.00	0.27	2.59	12.22	12.22
336.00	5.00	0.00	0.27	2.63	12.15	12.14
348.00	5.00	0.00	0.27	2.67	12.08	12.07
360.00	5.00	0.00	0.28	2.71	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	3.28	13.19	0.15	0.00	13.18	12.28
24.00	5.00	0.45	0.77	0.93	13.42	12.10
36.00	5.00	0.00	0.28	1.40	13.25	12.27
48.00	5.00	0.00	0.14	1.60	13.18	12.53
60.00	5.00	0.00	-9.53	0.39	13.60	13.82
72.00	5.00	0.00	-5.91	-0.49	13.94	14.03
84.00	5.00	0.00	-8.34	0.10	13.71	13.88
96.00	5.00	0.00	-8.47	0.36	13.62	13.79
108.00	5.00	0.00	-8.50	0.57	13.54	13.71
120.00	5.00	0.00	-8.51	0.76	13.46	13.63
132.00	5.00	0.00	-8.51	0.95	13.39	13.56
144.00	5.00	0.00	-8.51	1.15	13.32	13.49
156.00	5.00	0.00	-8.51	1.34	13.25	13.42
168.00	5.00	0.00	8.24	1.55	13.22	13.41
180.00	5.00	0.00	0.36	1.31	13.28	13.05

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	5.00	0.00	0.17	1.55	13.19	13.01
204.00	5.00	0.00	0.10	1.68	13.15	12.93
216.00	5.00	0.00	0.06	1.76	13.12	12.87
228.00	5.00	0.00	0.04	1.81	13.10	12.79
240.00	5.00	0.00	0.03	1.84	13.08	12.72
252.00	5.00	0.00	0.02	1.87	13.07	12.65
264.00	5.00	0.00	0.02	1.89	13.07	12.58
276.00	5.00	0.00	0.02	1.91	13.06	12.51
288.00	5.00	0.00	0.01	1.92	13.05	12.44
300.00	5.00	0.00	0.01	1.94	13.05	12.36
312.00	5.00	0.00	0.01	1.95	13.05	12.29
324.00	5.00	0.00	0.01	1.96	13.04	12.22
336.00	5.00	0.00	0.01	1.96	13.04	12.15
348.00	5.00	0.00	0.01	1.97	13.04	12.08
360.00	5.00	0.00	0.01	1.98	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.94	13.20	-3.62	0.00
2	9.19	74.60	-9.94	52.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.09	67.80	11.00	0.00
TP Condos	14.02	68.00	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	1.07	1.97	2.71	0.02	0.38	-0.03
TP Condos	2.07	0.00	1.97	0.00	0.09	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
-----	-----
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	0.48	0.00	0.26	-0.33	11.99	12.00
24.00	0.97	0.04	0.27	-0.32	12.02	12.02
36.00	1.67	0.13	0.29	-0.31	12.28	12.27
48.00	2.38	0.17	0.30	-0.11	12.54	12.53
60.00	6.72	12.68	-1.78	-1.29	14.28	14.53
72.00	9.00	0.36	3.24	0.70	14.59	13.72
84.00	9.00	0.00	2.53	3.55	14.20	13.65
96.00	9.00	0.00	-0.33	5.41	13.86	13.58
108.00	9.00	0.00	-1.03	5.89	13.73	13.51
120.00	9.00	0.00	-1.13	6.18	13.64	13.43
132.00	9.00	0.00	-1.15	6.42	13.56	13.36
144.00	9.00	0.00	-1.16	6.65	13.49	13.29
156.00	9.00	0.00	-1.16	6.89	13.42	13.22
168.00	9.00	0.00	-0.90	6.99	13.25	13.15
180.00	9.00	0.00	0.30	6.99	13.08	13.07
192.00	9.00	0.00	0.21	7.27	13.01	13.00
204.00	9.00	0.00	0.13	7.43	12.93	12.93
216.00	9.00	0.00	-0.02	7.54	12.87	12.86
228.00	9.00	0.00	-0.13	7.62	12.79	12.79
240.00	9.00	0.00	-0.15	7.69	12.72	12.72
252.00	9.00	0.00	-0.16	7.75	12.65	12.65
264.00	9.00	0.00	-0.17	7.81	12.58	12.57
276.00	9.00	0.00	-0.18	7.86	12.51	12.50
288.00	9.00	0.00	-0.18	7.90	12.44	12.43
300.00	9.00	0.00	-0.18	7.95	12.36	12.36
312.00	9.00	0.00	-0.19	7.99	12.29	12.29
324.00	9.00	0.00	-0.19	8.03	12.22	12.22
336.00	9.00	0.00	-0.19	8.07	12.15	12.14
348.00	9.00	0.00	-0.19	8.11	12.08	12.07
360.00	9.00	0.00	-0.22	8.15	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.02	0.00	0.00	13.00	11.99
24.00	1.18	0.16	0.01	0.00	13.04	12.02
36.00	2.04	0.38	0.09	0.04	13.14	12.28
48.00	2.91	0.46	0.25	0.20	13.23	12.54
60.00	8.22	29.08	-6.79	-0.87	14.17	14.28
72.00	11.00	0.81	2.60	0.08	14.53	14.59
84.00	11.00	0.00	2.20	2.56	14.14	14.20
96.00	11.00	0.00	9.18	4.23	13.71	13.86
108.00	11.00	0.00	8.97	4.64	13.56	13.73
120.00	11.00	0.00	8.92	4.88	13.47	13.64
132.00	11.00	0.00	8.90	5.08	13.39	13.56
144.00	11.00	0.00	8.90	5.28	13.32	13.49
156.00	11.00	0.00	8.90	5.47	13.25	13.42
168.00	11.00	0.00	0.32	5.41	13.24	13.25
180.00	11.00	0.00	0.35	5.31	13.28	13.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	11.00	0.00	0.16	5.54	13.19	13.01
204.00	11.00	0.00	0.09	5.67	13.15	12.93
216.00	11.00	0.00	0.06	5.74	13.12	12.87
228.00	11.00	0.00	0.04	5.79	13.10	12.79
240.00	11.00	0.00	0.03	5.83	13.08	12.72
252.00	11.00	0.00	0.02	5.86	13.07	12.65
264.00	11.00	0.00	0.02	5.88	13.07	12.58
276.00	11.00	0.00	0.02	5.90	13.06	12.51
288.00	11.00	0.00	0.01	5.91	13.05	12.44
300.00	11.00	0.00	0.01	5.92	13.05	12.36
312.00	11.00	0.00	0.01	5.93	13.05	12.29
324.00	11.00	0.00	0.01	5.94	13.04	12.22
336.00	11.00	0.00	0.01	5.95	13.04	12.15
348.00	11.00	0.00	0.01	5.96	13.04	12.08
360.00	11.00	0.00	0.01	5.96	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.24	72.00	-3.62	0.00
2	9.26	95.60	-9.54	52.60

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.67	66.60	11.00	0.00
TP Condos	14.64	64.80	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	2.52	5.96	8.15	0.02	0.38	-0.03
TP Condos	6.05	0.00	5.96	0.00	0.09	0.00

Stormwater Maintenance Plan

Exfiltration: (To be maintained by Owner)

The drainage system serving this project consists primarily of a below surface trench drain network and a Control Structure. Three of the inlets are placed in the parking lot area and seven in the grassed area. The three in the parking lot will be subject to less potential debris than the seven in the grassed area. The other inlets are subject to debris and therefore the tops are raised an additional 0.5' above the grass to help reduce sediments and debris from entering the trench drain system. The inlets are equipped with aluminum debris baffles.

During construction the inlets will have 1/2" plywood wrapped with filter cloth placed under the inlet grate to prevent debris from entering the system. This protection will remain until after final approvals and all landscaping has been completed.

- Inspection of the drainage inlets with removal of the grates shall be done in the months of May, July, and November of each year to remove any accumulation of debris. Inspection of the Control Structure should also be done in these months to remove any accumulation of debris.
- Once every three years the inlets and pipes shall be flushed and pumped by a company specializing in this type of cleaning.
- Should the rainwater begin to overflow the inlet tops, with the rainfall being less than 3 to 4 inches within a 4 hour period, then the system is to be inspected and cleaned as necessary.
- If required in control structures, skimmers are to be maintained periodically every time catch basin maintenance occurs.

Catch Basin Maintenance: (To be maintained by Owner)

Catch Basins shall have regularly scheduled maintenance a minimum of 1 time a year. Scheduled maintenance shall include but not be limited to clearing of all debris within the catch basin and removal of any obstructions in and around the catch basin. Catch Basins shall be maintained after any major storm event.

Nuisance Exotics: (To be maintained by Owner)

Stormwater management system will be monitored continually for nuisance exotics to ensure that no regrowth occurs.

Pervious Concrete: (To be maintained by Owner)

Also, the drainage system serving this project consists of pervious concrete. The sands upper layer is rapid draining and the water table is 4 feet deep. Therefore, the maintenance will primarily consist of keeping the retention area free of debris and the pervious concrete free of clays.

- Once every ten years the pervious concrete can be flushed and vacuumed by a company specializing in this type of cleaning.
- Should the rainwater begin to pond, with the rainfall being less than 3 inches within a 4-hour period, then the pervious concrete is to be inspected and cleaned as stated above.



Ordinance 2487-2022 Staff Report

A. Application

Sailfish Cay Rezoning Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development and Design, Inc.
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	April 1, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) to allow the construction of 60 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

The Applicant is requesting three waivers. Staff recommends approval of Ordinance 2487-2022.

Background

The subject property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements; however, this phase of the development was never constructed. In the mid-1980s, the property was developed as a church use by Abundant Ministries under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan and assigned a future land use category of Multi-Family Residential to the property.

On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until the mid-2000s when it was demolished.

On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow

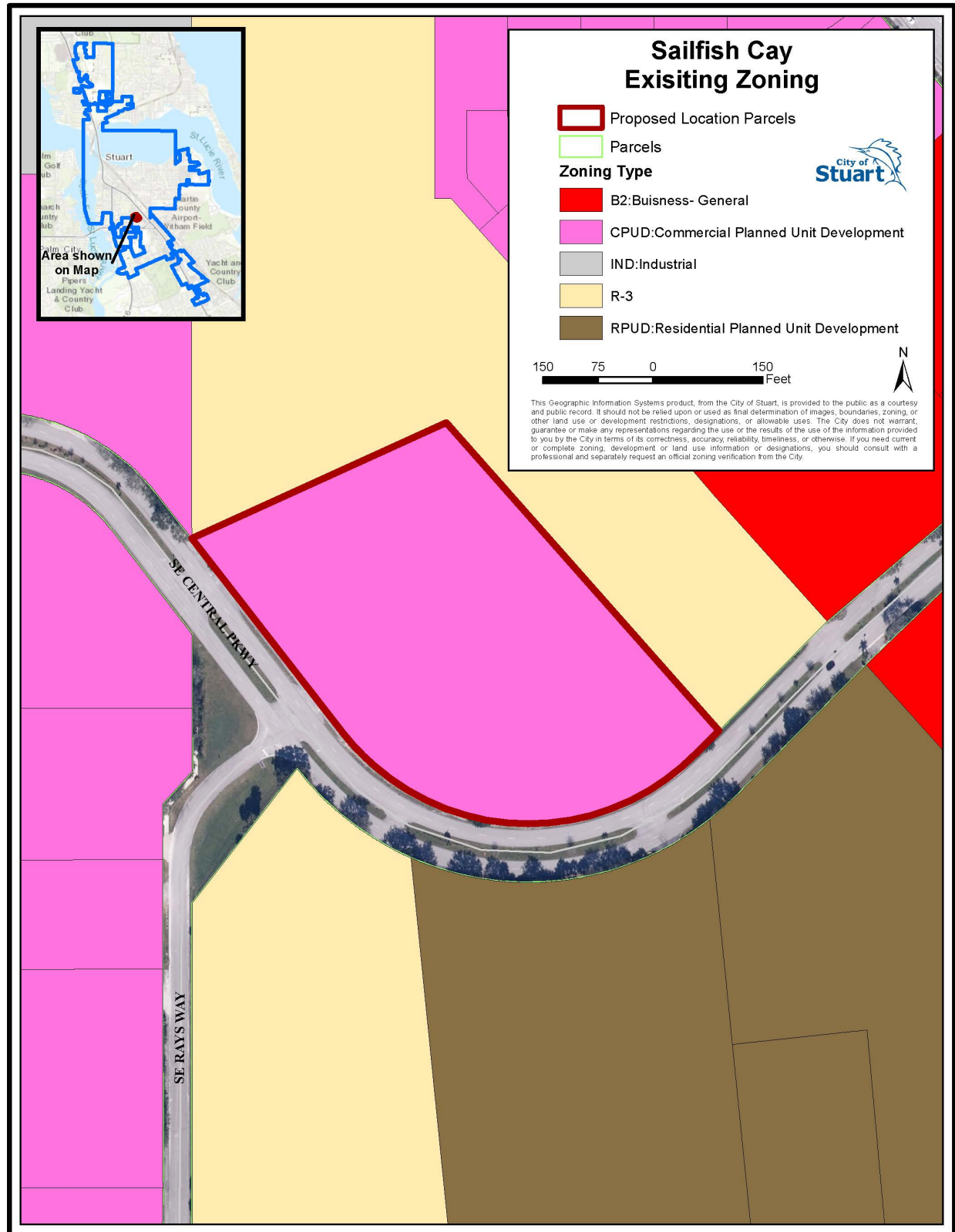
for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

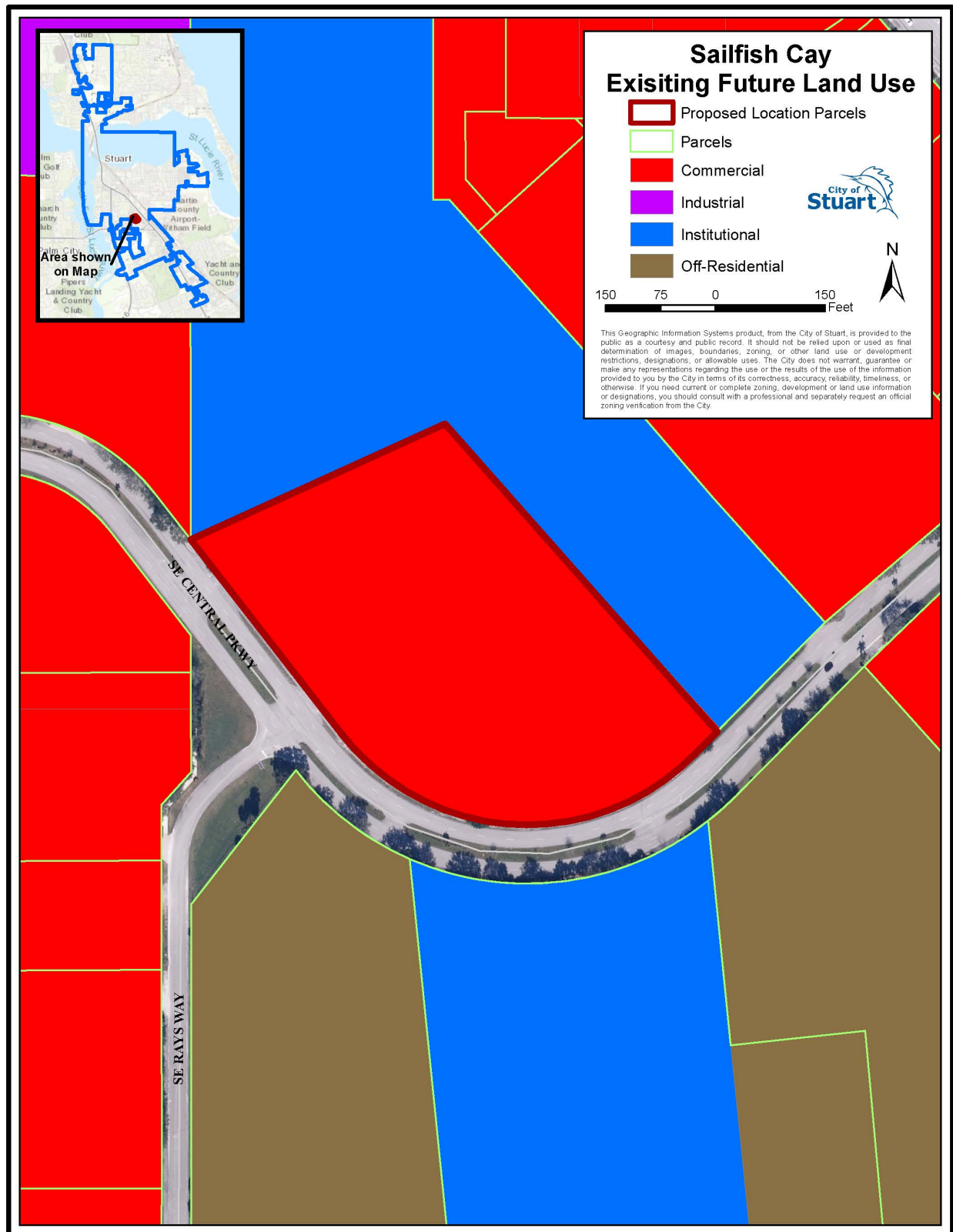
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community



Existing Zoning Map



Existing Future Land Use Map



C. Determination of compliance with Comprehensive Plan

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

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: Due to the site's previous use as a church, utilities exist for this project. The Applicant has submitted modifications to existing utility easements and provided new utility connections, while upgrading the fencing and screening of the existing lift station. City staff has received a school capacity determination that states, "...the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180." Public transportation is available at the eastern terminus of SE Central Parkway's intersection with the US Highway-1 corridor (via the Treasure Coast Connector), and at the western terminus of SE Central Parkway at its' intersection with Kanner Highway (via Route 3).

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: ...(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Staff Analysis: The applicant has proposed a mix of 4-, 5-, 6-, and 7-unit townhome buildings on the subject property.

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element...

Land Use Category	CRA	General	UPUD, RPUD, or UCE	ALF	Residential	FAR	Non-residential
Multi-Family Residential	Out	<10 du/ac to 11.62 du/ac	<30 du/ac	<30 du/ac	70—100%	<0.5 FAR	0—30%

Staff Analysis: This project will be in compliance with the multi-family residential land use category as the proposed Residential Planned Unit Development (RPUD) will set the maximum density at 12.3 dwelling units per acre.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: The applicant has proposed to build on a site that was already cleared and utilized for prior development as a church. The subject property is located within two miles of downtown

Stuart, thus providing a residential option close to the urban core of the City. Providing a residential land use in this proximity to downtown aids in the discouragement of urban sprawl and redeveloping a previously built site helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Staff Analysis: The applicant has proposed a multi-family residential development that is surrounded on the north and west boundaries by the existing Towne Park Condominium project and the SE Central Parkway right-of-way to the south and east. Other uses along SE Central Parkway include office, multi-family residential and an assisted living facility. This is one of the last undeveloped sites on SE Central Parkway, which has existing multi-family residential projects on both sides of the roadway. Thus, the new development is compatible with and complementary to the surrounding land uses.

Policy 1.B3.7. Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation, or aesthetic functions of an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks, and golf courses.

Staff Analysis: The proposed project includes a passive park located in the rear of the site. This area currently exists with mature pine trees, most of which are proposed to remain. The applicant has provided walking trails and a bench for use by the residents of the Sailfish Cay community. The applicant also stated that this passive park can be used by the residents of the Towne Park Community if those residents wish to visit. The applicant has also worked with staff to beautify the SE Central Parkway right-of-way median in front of the project with sod, groundcover material, and flowering trees and palms. The applicant has agreed to install and maintain this right-of-way median landscaping in perpetuity.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles include natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Staff Analysis: The applicant has proposed a project where the front doors face the street, the lake, or the landscape buffer. Each of these units have a front yard with sidewalks connecting to each building throughout the community and off-site. This design allows for residents to have "eyes on the street" so they are able to look out for the health, safety, and welfare of their neighbors. The applicant has proposed low-level bollard lighting around these walkways to provide additional opportunities for lighting in addition to the light poles required by the City's land development code.

E. Project Details

Traffic

The City's Traffic Consultant, Kimley Horn and Associates, Inc., has completed the review of the applicant's Traffic Analysis and confirmed that the proposed development is consistent with the City's Concurrency Requirements. According to the Traffic Analysis, the proposed 60 townhome units will generate 41 AM peak hour trips and 46 PM peak hour trips and will not cause the levels of service to fall below acceptable levels in the future. Furthermore, the applicant has compared the 2007 commercial approval to the proposed multi-family use and determined that the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips than what the approved commercial use would've generated.

Drainage

The City's Traffic Consultant, Kimley Horn and Associates, Inc. completed the review of the applicant's Stormwater Report and has confirmed that the proposed development meets the City's requirements for stormwater management. As stated within the applicant's drainage report, the project's stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south into the Towne Park South basin. Discharges eventually reach the Poppleton Creek and ultimately the St. Lucie River. The project proposes low-impact development, such as pervious pavers, bioswales and bunker inlets, as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads.

Existing Site Details

The subject property was previously used as a church. All structures were demolished when the property was subject to a proposal for a professional office center that was never constructed. The site has since remained vacant but includes mature slash pine trees in the rear of the property as well as other sabal palm trees located in various areas on the site.

Proposed Project Details

Access and Circulation

Access is granted to the site through one point of ingress/egress along SE Central Parkway that aligns with Rays Way across the street. The entrance features an 8-foot-wide paver crosswalk and pervious brick pavers. The main access drive into the subject site is ungated. An entry sign is proposed to be located within the entrance median along with a 20-foot-tall specimen southern live oak tree amid other low-level landscaping. A bioswale with various grasses and groundcover that will thrive in wet conditions is located adjacent to the entrance drive. Vehicular circulation is provided via one internal loop that connects the rear-loaded garages of all the townhome buildings. Pedestrian circulation is provided through an interconnected system of 8-, 6-, and 5-foot-wide sidewalks. An 8-foot-wide sidewalk is located along SE Central Parkway and is connected to the 5-foot-wide internal sidewalks by a 6-foot-wide path in between buildings 11 & 12. The City's code requires 8-foot-sidewalks; therefore, the applicant is requesting a waiver to deviate from this requirement in order to provide 5- and 6-foot-wide sidewalks. Further analysis of this waiver is provided on page 9 of this report.

Building Area and Site Layout

The applicant has proposed a total of 60 townhome units within 12 townhouse buildings. The structures range between 4-7 units per building. The proposal includes five buildings that front SE Central Parkway, three buildings that front the ½ acre lake, and four buildings that front the landscape buffer. The building frontages include fenced-in front patios with a gate that connects to the interconnected sidewalk system. It is important to note that staff and the applicant have been working to provide a missing link of this sidewalk system from Building 8 to Building 7. Staff has been told that the Applicant will provide revised plans to City Commission that shows a sidewalk connection from north of Building 8 to Building 7, thus allowing Building 8 residents to safely access the passive park without walking in the drive aisle.

The buildings are rear loaded and are all connected through the internal vehicular loop that connects at the ingress/egress point located on SE Central Parkway. A passive park with preserved slash pines and additional native vegetation is proposed in the rear of the project site. Benches and doggy stations are proposed within the passive park and other areas of the community.

Parking

The City's code requires two (2) parking spaces per multi-family dwelling unit (two (2) or more bedrooms) and garages can count towards required off-street parking. The applicant has provided two-car garages in the rear of every dwelling unit in order to meet the required 160 parking spaces on site. The applicant has also provided an additional 37 parking spaces, 22 of which are proposed on-street and 15 are internal to the site along the vehicular loop, for guest and handicap use.

Pursuant to the City's parking code requirements, two bicycle parking spaces (one bicycle rack) per ten units are required. The applicant has met this requirement by providing six (6) bicycle racks and twelve (12) bicycle parking spaces in various locations of the development (all adjacent to sidewalks).

Landscaping, Open Space, and Native Vegetation Area

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 is proposing a landscape palette consisting of 100% native plant material on the subject property. The proposal provides a total 128 trees within the perimeter buffer and 203 trees within the interior of the site, far exceeding the code requirements for buffer and interior trees. Additionally, the project preserves a total of 16 trees onsite, 11 of which are mature slash pine trees located in the rear of the site where the applicant is proposing a passive park. As previously stated, the project entrance will be landscaped on both sides with trees and groundcover. In the entrance median, various groundcover species and a 20-foot-tall specimen southern live oak is proposed. Furthermore, the applicant has agreed to beautify the SE Central Parkway roadway median by installing and maintaining 8 Alexander Palms, 11 Pink Tabebuias, sod, and groundcover. The City's code requires 30% of open space within the project. The proposal exceeds this requirement through the provision of 30.4% open space. Additionally, the code requires a minimum of 25% for a native vegetation area. The applicant has provided a total of 28.3% of a native vegetation area. Finally, the applicant is permitted a maximum of 65% impervious area. The applicant is requesting to deviate from this code requirement and is requesting a waiver for an additional 4.7% impervious. A further breakdown of this waiver request is located on page 9 of this report.

Architecture

The applicant's proposal includes significant architectural features with the provision of vertical and horizontal projections and recesses, tower features, balconies, shutters, and cladding. As previously stated, the buildings are rear-loaded, and the air conditioning units are proposed on the sides of each building so as to not interfere with the enjoyment of the residents while on their front patios. The orientation of the buildings create interaction with the public street, ensuring a connection between the development and the community.

Signage

The Applicant has provided staff with a location and design for the proposed monument sign. The monument sign meets the setback requirements and the scale and conformity with the overall development.

Waiver Requests and Analysis

#	CODE	REQUIREMENT	PROPOSED	WAIVER REQUESTED
1	<i>Section 2.04.01, Table 5, Residential Area, Impervious Surface Coverage, Setback and Height Requirements</i>	25-foot front setback	10-foot front setback	15 feet
2	<i>Section 2.04.03(C), Increased impervious surface coverage allowances for residential zoning districts</i>	65% Maximum Impervious Surface Coverage	69.7%	4.7%
3	<i>Section 6.01.04(B), Sidewalks and bikeways</i>	Eight-foot-wide sidewalks	5-foot-wide sidewalks	3 feet

- (1) The applicant has requested a waiver for the front setback for the buildings fronting SE Central Parkway. In order to create an urban walkable neighborhood, it is important to provide buildings that are close to and front the street create interaction between the development and the community. Staff recommends approval of this request.
- (2) The applicant has requested a waiver for the amount of impervious surface coverage. The code allows for single-family and two-family dwellings in all residential districts to increase the amount of impervious area to 65%. Townhouses function more similarly to two-family duplexes than they do multi-family apartments and condominiums; as such, this code section is more appropriate to be utilized for this project than the multifamily requirement. The applicant has determined that the soils of the site are proven to accommodate the additional runoff via soil boring tests by the registered professional engineer. In addition, the applicant is exceeding the requirements for stormwater management through the utilization of low impact development that aid in the filtration of water. The applicant has proposed bio swales, pervious pavers, and rain bunkers. Staff recommends approval of this request.
- (3) The applicant has requested a waiver to deviate from the required sidewalk width. The applicant has provided the required 8-foot-wide sidewalk along the SE Central Parkway right-of-way. The internal sidewalks are proposed at 5 feet, which the applicant feels is sufficient for the residents to use to walk to the passive park, pool, or cabana. Staff recommends approval of this request.

F. Conclusion

Staff has reviewed the subject petition for a rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD) located at 751 SE Central Parkway.

City staff and the City's consultants have determined that the proposal meets the requirements of the Land Development Code, subject to the waivers requested herein. The project complies with many objectives and policies within the City's Comprehensive Plan and supports compact urban development with the proposed front setback reductions, interconnected sidewalk system, on-street parking, dense landscaping, and architecture with front-porches and rear-loaded garages.

Staff recommends approval of Ordinance 2487-2022.



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

Received by: _____

Reviewed by: _____

Rezone Real Property Application

(including Planned Unit Developments)

Project ID# _____
(Staff Entry)

Pre-App Conference Date: October 4, 2021	Application Date:
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SITE INFORMATION

Project Name: Sailfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway	
Subdivision: Towne Park	Lot(s): N/A
Site Area/Acreage: 4.88	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict: CPUD	
Proposed Zoning District / CRA Subdistrict: RPUD	
PUD Rezoning (Check the box below that applies):	
Rezoning to CPUD:	☐ Rezoning to UPUD
Rezoning to RPUD:	☒ Rezoning to UPUD <5 Bungalow Units:
Rezoning to MXPUD:	☐ Rezoning to Public Service PSPUD:
Rezoning to Industrial IPUD:	☐ Rezoning to Non-PUD District Rezoning:
Current Comprehensive Plan Future Land Use Designation: COMM	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): Multi-Family Residential	
Existing Land Use: Vacant	Proposed Land Use: Townhomes
Proposed Square Footage (if applicable):	Proposed Density (if applicable): 12.5 du/acre

PETITIONER INFORMATION

Property Owner: Cypress Holding, LLC	Phone Number / Email Address: (609) 921-6060 ext. 104/ gmaletta@hiltonrealtyco.com
Property Owner's Mailing Address: 902 CARNEGIE CENTER STE 400 PRINCETON NJ 08540	
Applicant (if not Owner): 751 SE Central, LLC	Phone Number / Email Address: (561) 691-4552
Applicant's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Agent/Contact Person: Liz Levesque, AICP / Johnston Group Development and Design Inc.	Phone Number / Email Address: (561) 691-4552 / liz@johnstongroupinc.com
Agent's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Architect: Chandej Limpabandh / PCL Design Inc.	Engineer: Rod Kennedy / EDC
Planner: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Landscape Architect: Jason Litterick / Litterick Landscape Architecture

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeffrey H. Sands, Managing Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC,
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a townhome residential project in the City of Stuart, FL.
3. That he/she has appointed Johnston Group Development and Design, Inc. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Cypress Holding, LLC, By: Hilton Realty Co., L.L.C., Sole Member

Signature of Owner:

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

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

25th day of October, 2021 By Jeffrey H. Sands, the Managing

Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC,

Personally Known OR Produced Identification

Type of Identification Produced:

Kathleen M. Boyd
Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

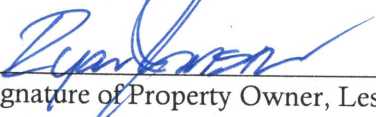
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ryan Johnston
Title: President
Company: 751 SE Central, LLC
Company Address: 224 Chimney Corner Lane, Suite 3032

City/State/Zip Code: Jupiter, FL 33458
Telephone Number: (561) 691-4552
Facsimile Number: (561) 691-4553
Email Address (optional): ryan@johnstongroupinc.com

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

1. Signed this 2nd day of NOVEMBER, 2021.



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

Application Requirements

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

Rezoning to CPUD	\$3,638.00	☐	Rezoning to UPUD	\$3,638.00	☐
Rezoning to RPUD	\$3,638.00	☒	Rezoning to UPUD < 5 Bungalow Units	\$1,523.00	☐
Rezoning to MXPUD	\$3,638.00	☐	Rezoning to Public Service PSPUD	\$3,638.00	☐
Rezoning to Industrial IPUD	\$3,638.00	☐	Non-PUD District Rezoning	\$1,065.00	☐

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.

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

Written justification supporting the application and demonstrating how the application:

- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and
- Complies with the relevant development standards of the City of Stuart Land Development Code *(include additional pages if needed).*

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Rezoning/ Site Plan Review

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

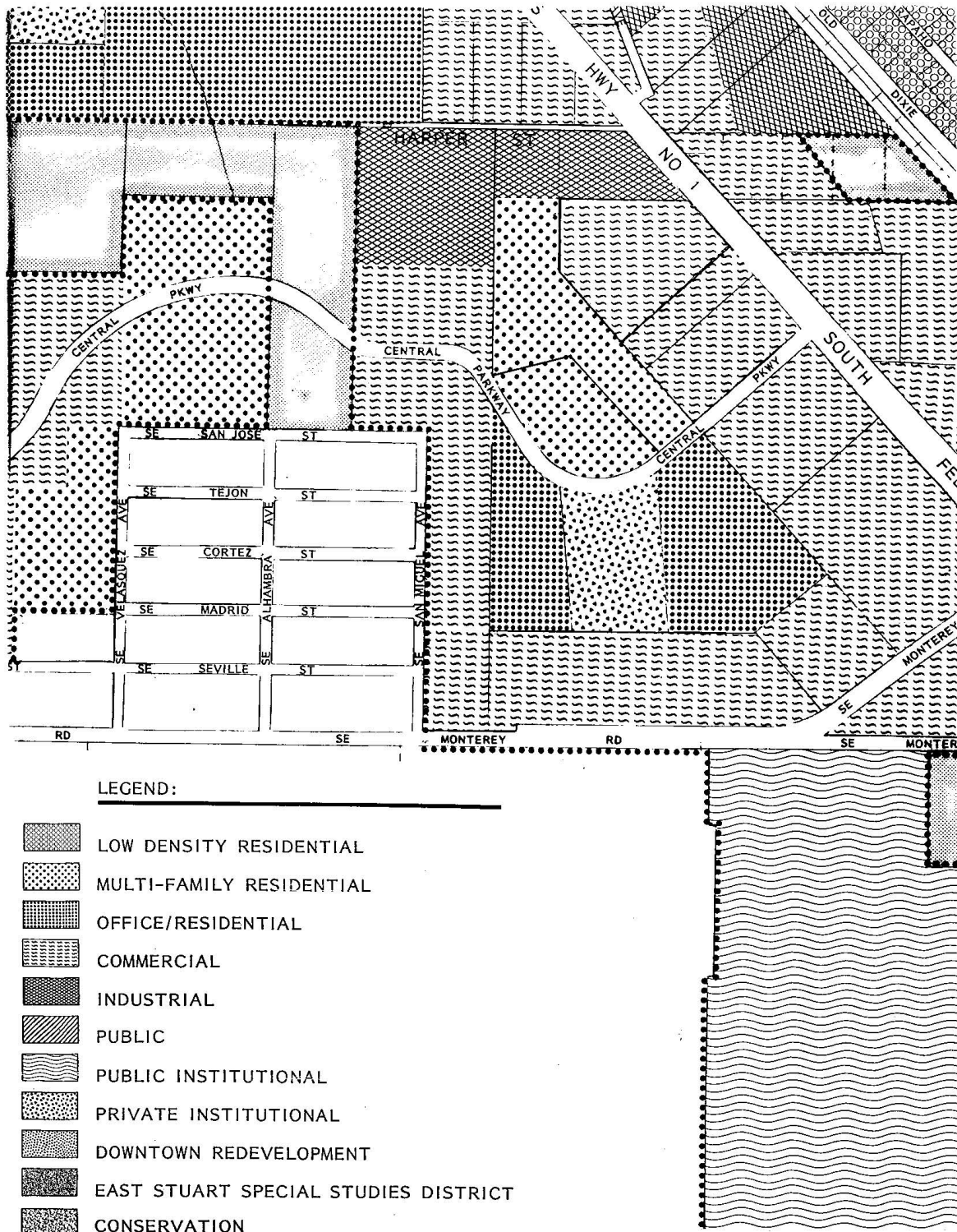
Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a rezoning and site plan review for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

The subject property, consisting of approximately 4.88 acres (Property Control 09-38-41-011-000-00001-1), is located on the north side of SE Central Parkway, northeast of the intersection of SE Central Parkway and SE Rays Way, approximately 0.15 miles southwest of SE Federal Highway/US 1.

The property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements. This phase of the development was never built, and the property sat vacant for some years. The property was developed as a church use by Abundant Ministries in the mid-1980s under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan, and visualizing the original intent of the property as residential, assigned a land use of Multi-Family Residential to the property (See **Image I** below).

Image I
Property's Original 1989 Future Land Use



Source: City Staff Report Regarding Comprehensive Plan Amendment from Multi-Family to Institutional

In 1993, the property was subject to a Land Use Amendment from Multi-Family Residential to Institutional as the church use was rendered non-conforming with the assigned Multi-Family Residential land use. This Land Use change from multi-family residential was highly controversial with the adjacent Towne Park residents. The zoning remained as R-3.

The Abundant Ministries church remained on site until the mid-2000s when it was demolished. In 2007, a national recession hit, devastating the homebuilding industry with many homebuilding businesses failing. During this time of recession, the property was sought out for commercial development as residential was not a viable development option at that time. The site was rezoned to Commercial Planned Unit Development (CPUD) with a future land use change to Commercial (C). A master plan for a 7-building commercial office project was approved in conjunction with the rezoning and comprehensive land use change, but this project was never constructed. Since that time, no other entitlements have been granted on the property, leaving the property vacant for another 15 years.

The City has observed both commercial and residential development along Central Parkway over the past 40 years but the subject parcel has remained vacant throughout most of this time. The appropriateness of the site for multi-family residential use is apparent with the original approval as Phase VI, VII and VIII of the Towne Park condominium development and the initial designation of Multi-Family Residential land use in the 1989 Comprehensive Plan.

The current proposal includes a small-scale comprehensive plan Future Land Use amendment from Commercial back to the originally intended Multi-Family Residential (MF-RES) and a rezoning request from CPUD to Residential Planned Unit Development (RPUD) to allow for the 100% residential use as proposed. The site plan application includes 60 two-story townhomes, averaging 1,800 SF in size, all rear loaded with an interior drive. Details on the site plan and its benefits to the City and surrounding communities can be found throughout this document.

Surrounding Uses:

The properties to the northeast and northwest are part of the original Towne Park North Condominium development; a project that initially included the subject parcel. To the south of the property, across SE Central Parkway, are a mix of residential and commercial uses including small professional office and an assisted living facility.

Community Meetings

The applicant had two meetings with the Towne Park Board, on November 17, 2021 and February 16, 2022, and an on site meeting with the Board president on March 24th, 2022. Renderings, site and landscape plans were shown at the meetings and the Civil Engineer attended on February 16th at the request of the Board to answer questions regarding drainage and sanitary connections. The Board was receptive of the project and the applicant has not received any negative feedback regarding the project.

Pre-Application Meetings

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed

throughout these meetings. As the plan was modified, both the density the height decreased from three-story to a two-story townhome product to ensure compatibility with surrounding properties.

Site Design

The proposal includes 60 two-story townhomes, oriented around an internal access drive and connected by pedestrian sidewalks. The design incorporates amenity areas and balances the community and private use for future tenants.

Unit/Building Design

The townhome units are rear loaded with a two-car garage. The units range in size and include three and four bedrooms with the larger units on the ends of the building rows. The number of units in each building row vary; the proposal includes a four-, five-, six-, and seven-unit building type. The proposed separation of the buildings allows for the necessary fire separation by Code.

The units all have a front patio area, which depending on their location, have a different view. The units along SE Central Parkway have more of an urban setting, their patios areas having a view of the SE Central Parkway streetscape, separated via hedge and a low pedestrian height fence and individual unit gate. The internal units either have frontage along the lake or along the dense 30-foot landscape buffer, which serves as a garden type view.

Lot Configuration

The individual lots for the fee-simple townhomes shall fully match the building footprint including the individual patios, but not extend further outside of that footprint. Everything outside of the building footprint shall be dedicated as common area. A conceptual lot plan has been provided with the submittal plans. The flexibility from the R-3 code has been included within the provided table within this document as the individual lots will be much smaller than the standard R-3 zoning allowance, but typical for a townhome community within an RPUD.

Parking

Parking is spread throughout the community, including a two-car garage for each unit, pervious paver guest spaces interior to the property, and parallel parking along SE Central Parkway. With the unit's front doors facing this right-of-way, parallel parking is essential for guest parking access for the units. The on-street parallel parking was proposed as pervious pavers but were changed to standard asphalt as the applicant has been informed by Staff that the City does not allow for pervious pavers within the ROW. Pervious concrete must be pre-fabricated to meet City requirements; pre-fabricated pervious concrete is similar to pervious pavers in that they come in individual pieces. The maintenance of pervious concrete would be similar to pervious pavers, and therefore can also not be proposed within the ROW.

Pedestrian Connectivity

The proposed development incorporates internal pedestrian connectivity via sidewalks, which not only provide connection from the parking areas to the front doors but also provide for a recreational path. An eight-foot sidewalk is proposed along the entire length of SE Central Parkway, connecting the site to adjacent commercial uses on SE Federal Highway as well as to recreational uses including the dog park on SE Central Parkway. A six-foot sidewalk connects the eight-foot sidewalk to the internal site, with the remaining sidewalks at a comfortable 5-feet for residential use.

Beyond the requirement for including an eight-foot sidewalk along the property's boundaries, the applicant is proposing to construct a sidewalk within the ROW along the Towne Park property in order to prevent a gap in the sidewalk between the commercial property that is on the southwest corner of the Central Parkway and Dixie Highway intersection and the subject parcel. The existing right-of-way width along Towne Park will not accommodate a full 8-foot sidewalk; however there is sufficient room to accommodate a six-foot sidewalk to meet City regulations.

Recreation/Amenity

Although the PUD amenity guidelines are not mandatory, there are recommended PUD amenities demonstrates that the application meets the purpose of the Land Development Code (LDC). The amenities that this PUD are demonstrating include the following:

- Stormwater Detention
 - The stormwater management system for the site has an excess water quality volume of 730%. Stormwater management is proposed on site through the incorporation of three bioswales, pervious pavers and additional treatment within the retention lake. The planted bioswales are designed to remove silt and pollution from surface runoff water on the site. The curb line along the linear bioswale south of the lake area is a D-curb designed with rain garden style bunker grates rather than D-curb storm inlets, letting stormwater run directly from the internal roadway into the bioswale area to be pre-treated by natural means before entering the bioswale. Because ground water is so low, the raised weir in the lake allows for an excess treatment.
- Stormwater Treatment
 - The applicant is proposing three bio-swales within the project, including along the south side of the lake, south of Building 1 and east of the entry drive. The bioswale that is east of the entry drive will abut the public sidewalk. The bioswale will be planted with native landscaping including cypress and red maple trees and cordgrass and muhly grass which will create an aesthetic entry feature for the public walking past to enjoy along with the residents. The rain garden bunker provides pre-treatment with 60-90% removal of sediments and larger debris prior to entering the bioswale, rather than stormwater running directly into the bioswale from the roadway. The low impact development techniques reduce overall nitrogen and phosphorus discharge loads. The total site removes nitrogen and phosphorus, including 1.13 inches of treatment through the exfiltration trench and 1.31 inches of treatment through the retention pond. With the addition of a raised bleeder, extra nutrient loading reduction is proposed beyond what is required.
- Preserved Slash Pine Passive Park
 - The applicant has preserved 12 existing slash pines, including the largest pine tree on the site (24" diameter at breast height (dbh)) and is proposing a passive park area for the enjoyment of the Sailfish Cay community. The park is proposed with new native landscape in addition to the preserved slash pines, with pedestrian walkways, benches and doggy care stations.
- Significant Architecture
 - The applicant is proposing significant architectural features including vertical and horizontal projections and recesses, tower features, balconies and cladding. The

applicant has incorporated shutters on the rear of the facades and landscape screening on the sides. The balconies and Bahama shutters, along with the projections, create articulation throughout the facades that face the street and neighboring communities. The orientation of the buildings creates interaction with the public street, ensuring a connection between the development and the community.

- Enhanced pedestrian facilities
 - The applicant is proposing shade trees along the Central Parkway and interior sidewalks to create shaded walkways for pedestrians within the community and connecting to the Central Parkway right-of-way. A passive park with preserved slash pines and additional native vegetation is proposed within the community, connected with internal pathways. Benches and doggy stations are proposed within the passive park and throughout other areas of the community. The eight-foot sidewalk along Central Parkway with proposed shade trees encourage the use of public walkways while traveling to adjacent parks, commercial areas, or other amenities. The additional sidewalk connection along Towne Park will prevent a gap in the sidewalk that connects Central Parkway to Dixie Highway. The applicant will construct at its sole cost this additional sidewalk segment.
- Job Creation
 - The construction of this PUD will create 300-400 jobs over a two-year construction period.

The proposal includes a community pool area adjacent to the retention lake amenity, with associated restrooms and a mail room in a small cabana building.

Public Benefit

A large portion of the aforementioned PUD amenities benefit the public, including the sidewalk extension along the Towne Park right-of-way, bio-swales adjacent to the Central Parkway right-of-way, proposed shade trees along Central Parkway, and preservation of native landscape, but there are other proposed improvements which benefit the public. These include:

- Housing in close proximity to the downtown (within 2 miles). The housing provided will be in the top tier of workforce housing percentages (see housing section within this document) and will provide opportunities for families and individuals to live close to the downtown jobs, restaurants, parks and other amenities.
- The parallel parking along Central Parkway shall be open to the public on a first come first serve basis.
- The improvements to the Central Parkway right-of-way will include improvements to the stormwater drainage. Also included will be street beautification in the form of median landscape plantings, landscape islands along the parallel parking and street trees that provide shade for pedestrians along the eight-foot public sidewalk.

Landscape/Open Space

A dense landscape buffer with three-level landscape plantings (ground, mid, and canopy) is proposed around the internal property lines, separating the development from the existing

residential development along the northeast and northwest of the property. An aluminum fence has been included within the landscape buffer at the request of the Towne Park community. The purpose of the fencing is to ensure that residents and guests of Sailfish Cay do not park on the Towne Park property. A small hedge is proposed along SE Central Parkway, enough to create a separation between the public sidewalk and private patio while keeping the urban effect of public and private space blending into one. Littoral planting will be planted around the perimeter of the lake, including some littoral shelf areas to help provide a more natural shape to the retention lake. The site has been planted with 25% native vegetation, meeting the requirement of RPUDs in the City.

Twelve existing slash pines have been preserved on the site between Buildings 5 and 6, with the preserved area serving as a passive park with a pedestrian pathway, benches and doggy care stations. To properly mitigate any existing trees that have been removed and meet the City requirement, the applicant is proposing four 20' live oak trees which provide shade canopy for pedestrians along Central Parkway and within the development and proposing new slash pines within the buffer areas. The applicant is preserving existing trees within the buffer area and proposing trees of varying heights to better buffer the property from neighbors.

The bioswales will all be fully planted with native vegetation including muhly grass, cord grass, red maple trees and cypress trees. The bottom of the swale will not be visible through the plantings.

Wellfield Protection Area

A portion of the site is within a wellfield protection area. The project's Civil Engineer has reviewed the requirements for development within this area, including prohibited activities and has found that the requirements of per Section 4.147 of Martin County Code have been met, as referenced within the City of Stuart's Code of Ordinances. None of the prohibited activities apply, except for the inclusion of stormwater retention, but as there are no public potable water supply wells within 300 feet of the proposed retention area, the retention area is permitted at the proposed location.

Stormwater and Drainage

The proposed development will meet all requirements for stormwater retention and provide for an An excess water quality volume of 730%. In addition to meeting requirements for the development's own drainage, the project's system also must account for an existing drainage easement in favor of Towne Park.

Beyond meeting standard drainage system techniques, the development is proposing low impact development techniques including pervious pavers, bioswales to allow for sheet flow to drain directly into bioswales rather than directly into inlets with additional treatment by rain garden bunker drains. The bioswales allow for additional pollution loading and additional stormwater capacity beyond the standard stormwater capacity requirement. The placement of the bio-swales, fully planted with native vegetation, will create an aesthetic focal point at the project's entrance.

Vehicle Access

The entry drive aligns with Rays Way. The entrance has a median separating the ingress and egress. The site is not gated which helps to prevent vehicle stacking at the entrances. The roadway is proposed a 20' width to meet the requirement for fire truck maneuvering.

Vehicular Traffic

Per the Traffic Engineer, the project has a de minimus impact, generating 41 AM peak hour trips and 46 PM peak hour trips. The entry drive, aligned with Rays Way, allows for both right and left turn movements for vehicles. The submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios. Comparing the 2007 commercial approval to the proposed multi-family use, the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips from the commercial use.

Compatibility with Surrounding Properties

The subject property was originally intended as multi-family residential, as made evident by the City's first Comprehensive Plan which gave the property a multi-family residential land use designation. The property was initially part of the Towne Park development and as such, the development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density. Even with consistent design, the applicant is still proposing a dense landscape buffer with fencing to maintain the privacy of the Towne Park residents by providing ample screening between the new and existing development. As previously stated, the fencing is proposed at the request of the Towne Park community.

The existing private recreation easement is proposed to be abandoned to allow for the landscape and fence within the buffer at the request of Towne Park. The guest parking spaces are fully screened with landscape material and aluminum fencing.

Focal Point

The focal point of the project's entrance is the lake feature, which will include littoral planting and a fountain in the center of the lake, and a planted bio swale along the south side. The median will contain a monument sign, with a specimen live oak tree and landscape design to provide for an aesthetic view into the project from the public realm. Pervious pavers and a paver crosswalk design are incorporated to create an enhanced visual feature and a bioswale planted with native vegetation at the east side of the project's entrance will further enhance the entry design.

Housing Component

This project is not receiving any grants or funding for the construction of affordable or attainable housing. The proposed zoning of Residential PUD and FLU of multi-family residential does not include any specific requirements for attainable housing, however based on anticipated sale prices, the assumed mortgage payment would be within the top tier of the workforce ("moderate income" housing range of 80-120% of the area median income (AMI)).

According to the Federal Housing and Urban Development department, the current AMI of this area in Martin County (based on the Palm Coast HUD Metro Area) is \$71,500 (data source: U.S. Department of Housing and Urban Development, 2021). Workforce housing is typically defined as housing that is attainable for households with incomes from 80 to 120 percent of the AMI which in this location in 2022 would be \$57,200 - \$85,800, although the exact percentages can vary between municipalities (some include up to 140% of the AMI as "workforce housing"). One hundred and twenty (120) percent of the applicable AMI is \$85,800. Adjusted for a family of three, 120 percent

of the AMI in Martin County is \$77,280. According to the Florida Senate's definition of "affordable", what is considered affordable for families within various income levels is monthly mortgage payments or rent including taxes and insurance that do not exceed 30 percent of annual gross income (Definition taken directly from Florida Senate Bill 1339 (2020)). Thirty percent of \$77,280 is \$23,184 which divided by 12 would be a monthly payment of \$1,932. The estimated monthly mortgage for the proposed three bedroom townhomes, assuming standard down payment of 3% with a mortgage rate of 3.92% is approximately \$1,926 which is within the 120% monthly payment. Although not within the defined affordable or attainable housing ranges, which are typically built through federal or local grants and viable only with grants and density bonuses, the proposed development is providing a number of units within this top tier of the 120% workforce range.

The demand for market rate housing is extremely high, with a vacancy rate of only 0.9% nationwide (according to the US Census). The demand for housing has increased since the City set previous goals for providing a set number of residential units; this project will help meet the residential needs of the community. The proposed townhomes will be priced substantially lower than current asking prices for similarly sized single-family homes in Stuart, thereby providing a lower cost option. The local developer is proposing high end architecture, pervious pavers, and bio-swale systems with rain garden bunker inlets, which create an aesthetically designed community, but this comes at a cost. To offset the cost for improvements, with no grant funding, the units must be sold at a certain level to be viable.

Architecture

The proposed architectural style of the two-story townhomes is a transitional coastal design, intended to be consistent with the small-scale coastal vernacular throughout the City of Stuart. The architecture includes fenestration in the form of Bahama shutters, tower elements and cladding.

The building footprint include a 4-unit, 5-unit, 6-unit and 7-unit building type. Each building is comprised of a mixture of two or three types of units. A and B units are three-bedroom, with the larger end C units containing four bedrooms.

Each unit has a two-car garage in the rear. Every unit has a paver patio in the front yard, with room for sod and landscape to provide aesthetic feature to the front doorways. Each patio connects to a pedestrian sidewalk (internal or along Central Parkway).

The orientation of the front doors and patios provide a variety of views including lake view, urban street view, or garden landscape view along the dense buffer. The units present a different type of living experience for residents.

Sign Plan

One monument sign is proposed within the project's entry median. A sign elevation and rendering is attached as part of this application. The sign design is complimentary to the proposed architectural elevations and meets the City sign regulations.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

The project aligns with the Level of Service standards in Element VIII, Objective A3, Policy A3.1 to provide adequate public facilities and services as follows:

Facility	Level of Service Standard	Level of Service Provided
Sanitary Sewer Facilities	80 gallons per capita per day for residential	250 gallons per day per equivalent residential connection
Solid Waste Facilities	3.5 pounds per capita per day (residential)	LOS met with individual bins for each residential unit as provided by City of Stuart
Drainage Facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre	The stormwater management system for the site complies with Stuart LDC Chapter VI, Section 6.03 as well as South Florida Water Management Environmental Resource Permit Applicant's Handbook Volume II, which follows state standards Rule 40E-4.091(1)(a) and Rule 62-330.010, F.A.C.
Potable Water	250 gallons per day per equivalent residential connection	250 gallons per day per equivalent residential connection
Recreation Facilities	3 acres of developed community park per 1,000 permanent and seasonal	Passive park included within community for residents

	residents	
Transportation Facilities	LOS E at peak hour for arterials with exception in Policy A3.1	Level of service met, please see provided traffic statement.
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as detailed within Policy A3.1	Level of service met, please see approved school concurrency form.

Future Land Use Category/Maximum Build Out

The project was initially given a future land use category of multi-family residential when the City's first Comprehensive Plan was adopted in 1989. The existing Future Land Use (FLU) of Commercial was established in 2007 during a recession, when the site was rezoned to allow a commercial use, a development that was never built. Prior to that, the FLU was Institutional as part of a FLU amendment from multi-family residential to Institutional to make the church use conforming with the assigned land use. Before this Church use, the property had an approval for multi-family residential use. As the current FLU of Commercial only permits up to 15% of residential uses on the site per Policy 1.A 7.2 of the City's Comprehensive Plan, the proposed development requires a FLU amendment to allow for the original intended use of multi-family residential. The proposed FLU of multi-family residential is necessary to allow the 100% residential use as proposed with this development.

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential

community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 60 units, at a density of 12.3 du/ac, is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Stormwater and Infrastructure

The project is meeting the intention of Element 4, Objective 4.A4D which states that "The City shall encourage Low Impact Development (LID) practices in all new development projects to reduce impacts, treat, infiltrate, and manage stormwater runoff flows caused by storms, urban runoff, and impervious surfaces, and require integration of site-specific LID best management practices." The applicant is proposing open joint pervious pavers in all guest parking spaces and within the entry drive, which allow for percolation of stormwater directly into the subsurface. Also proposed are three bio-swale areas which not only allow for site specific pollutant loading but also provide stormwater capacity beyond the required capacity for the site. A total of 730% excess water quality volume is proposed on site through the utilization of LID techniques as well as higher elevation weirs and bleeders in the retention pond.

Open Space Element

With the preservation of the 12 existing slash pines and creation of a passive park including the existing native vegetation with proposed new native vegetation, and the preservation of native vegetation within the buffers, the proposal meets the intent of Element 6, Objective 6.B1, Policy 6.B1.3 which promotes the preservation of native vegetation on the property.

Commercial to Residential Conversion

The proposed FLU amendment from commercial to multi-family residential complies with the intention of Objective 1.A5- *Residential Development* in that the proposed residential development shall provide housing opportunities for families who want to live in the City, including for individuals who work within the City limits. The residential use aligns with City of Stuart Policy 1.A5.5 by providing a community of housing for families. Not only does the proposal reestablish the original intention of the property, it also would transition the property from a use that could further increase the demand for housing within the city to that of a use which will provide housing opportunities in a demanding housing market. As a Commercial FLU predominantly permits commercial uses, any development within the Commercial FLU would potentially increase the number of commuters into the City which in turn increases traffic, as shown in the long range traffic analysis and comparing the traffic statement for the 2007 commercial approval to the submitted traffic statement for this project.

The amendment aligns with Objective 1.A5 which ensures land use compatibility, as the proposed residential development is situated adjacent to the Towne Park multi-family development, and as the project was initially planned as multi-family residential. Pedestrian sidewalks provide connectivity between the proposed development and these nearby commercial uses which encourages walking to other nearby amenities.

A FLU amendment to multi-family residential would allow the development to align with the intent of Policy 1.A5.1 to promote a more compact development pattern. By encouraging compact residential development, the proposal also aligns with Goal 2.A which discourages urban sprawl. As the site was initially planned for multi-family, this amendment restores the original intention of the property, a use that is compatible with the surrounding residential uses. The amendment as proposed would better align with the Goals of the Comprehensive Plan, proposing a less traffic intensive use while creating a family community within the city limits.

Urban Sprawl

Development on the subject parcel serves as an infill project, as the vacant site is surrounded by existing development. The site has been previously cleared for development, and was intended to be an extension of the Towne Park residential development that surrounds the northeast and northwest boundaries of the property. By facilitating infill development on this site, the applicant is meeting Objective 1.B1 of Element 1 of the City's Comprehensive Plan, which states that the City's goal is to *"Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form."* The inclusion of an eight-foot public sidewalk on Central Parkway along this infill development also meets the intent of Policy 2.A1.8 of the Comprehensive Plan of decreasing vehicular traffic by providing means for pedestrian connection to nearby amenities. The extension of the sidewalk along Towne Park property further enhances pedestrian connectivity.

Soils and Topography

The soil characteristics of the site are common for this area. Per the Geotech report's findings, the soils on the site were found to be suitable for the proposed development. With respect to topography, the land is very typical of the area and matches the surrounding developments.

Floodplain

Within FEMA Flood Zone X, which is outside the area of minimal flood hazard, and not containing any native upland habitat, the property aligns with Objective 1.A3 of Element 1 of the City's Comprehensive Plan which aims to protect environmentally sensitive natural resources. The applicant is proposing minimal land clearing on this infill development, as the property has been previously developed. The proposed development is compatible with the existing state of the land, which has been previously developed.

Development Standards Compliance

The proposed development meets the standards of Chapter II, Section 2.07.00- *Designation of Planned Unit Development (PUD)* to provide an alternative residential development that is still consistent with the overall planning goals of the City's Comprehensive Plan.

The development meets the General requirements of the City's LDC including keeping within both the established density requirements and the maximum height limitations. The proposed development is well below the maximum permitted density and height for an RPUD, maintaining consistency with the surrounding properties.

As a PUD, the Code allows for flexibility from the City’s straight zoning requirements. In order to stay within the intentions of the LDC, the proposed development meets the open space and landscape requirements of the code, and incorporates requirements such as bicycle parking and an 8 foot sidewalk along SE Central Parkway. The City’s LDC does not have specific requirements for waivers from underlying zoning within RPUD’s however the table below illustrates some areas where the flexibility of the LDC’s PUD Section is incorporated within the site plan.

Areas of PUD Flexibility

There are several areas in the proposed development that the applicant has proposed variations from the regulations within the proposed underlying zoning of R-3 or elsewhere in the LDCs. The following is broken down into two tables, one for the overall parcel and the second for a further look at the individual lots for fee-simple townhomes.

For the overall lot the areas of flexibility include:

Area of Flexibility	Code Requirement	Provided	Reasoning and Mitigation
Sidewalk Width (interior)	8-feet	5-feet	The site is uniquely configured, and to make it viable with the two-story floor plan, some features had to be adjusted to fit the necessary pervious space and buffers. With the provision of a passive park which preserves existing slash pines, incorporation of low impact development techniques including pervious pavers and the elimination of a unit to better meet the intention of the City’s code and Comprehensive Plan, the applicant kindly requests a waiver from this code. Five feet is a standard width in urban residential areas in many studies including those from the National Association of City Transportation Officials (NACTO) and as an experienced residential developer, the five foot width works well to accommodate pedestrian

			foot traffic. Any increase in sidewalks would further decrease pervious area on site. An 8-foot sidewalk is proposed along Central Parkway, and a six-foot sidewalk is proposed from the Central parkway sidewalk into the development. The applicant kindly requests flexibility from this regulation.
Maximum Impervious Area	65%	69.7%	The development is meeting the RPUD regulations for 30% open space. Open space is defined within the City's code as "an area not occupied by any structures or impervious surfaces. A body of water is considered impervious." Not counting the lake, the project meets this 30% open space requirement. The open space requirement for RPUD directly correlates to required pervious area per the definition. The requested variance is associated with the 65% impervious area as required by the underlying zoning. To mitigate for this variance request, the applicant has utilized low impact development (LID) techniques including pervious pavers, bio-swales and alternative curbing. The bio-swales and other features on site collect excess 730% water quality volume, this capacity is beyond what is required for the site. The bio-swales

			have the added benefit above code requirements for pollutant loading and site specific infiltration beyond the typical stormwater retention area. The native vegetation within the bioswales allow for natural treatment of the stormwater runoff. The alternative curb inlet design along the south side of the lake allows for sheet flow to fall directly into the bioswale rather than into an inlet which leads directly into underground piping. The 730% excess water quality volume far exceeds the suggested additional 5% that is considered as a PUD amenity. The applicant respectfully requests a variance from the underlying zoning as many additional techniques have been utilized to treat and collect stormwater, exceeding what would be required if the site were utilizing standard zoning requirements.
Minimum Building Front Setback	25'	10'	The building facades are closer to the Central Parkway sidewalk in order to provide for a more urban interaction between the development and community. The intent of these units is to provide residents with an pedestrian focused experience, rather than set the units far back like in suburban areas. These residents can walk directly

			onto Central Parkway sidewalk and walk to nearby amenities.
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Regarding the individual fee simple townhome lots within the RPUD, the following flexibility from the R-3 code apply:

Area of Flexibility	Code Requirement	Provided	Reasoning
Minimum Lot Area (SF)	10,000 SF	1,111– 1,333SF	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The footprint varies depending on unit type with the maximum lot area of 1,333. All other areas will be dedicated as common area.
Minimum Lot Width (Feet)	100'	22.8 – 28'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The width varies depending on unit type with the maximum width of 28 feet.
Minimum Side Setback	15' (0' for devising walls)	0'	The side setback of the townhomes that are not devising walls is also proposed at 0'. The lots are configured as individual lots, following the exact footprint of the building with all other areas as common areas for common enjoyment. The balconies follow the same footprint as the individual patio on the ground floor.
Minimum Front Setback	25'	0'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual
Minimum Rear Setback	20'	0'	

			patio with all other areas dedicated as common area. The balconies follow the same footprint as the individual patio on the ground floor.
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Concurrency/Level of Service

Aligning with the purpose and intent of Chapter IV, Section 4.02.02, and with Policy 4.A6.3, the existing public facilities and services have previously serviced this property. The proposed development will not exceed the current availability of capacity for potable water, sewer, solid waste, drainage, parks and recreation, transportation facilities and public educational facilities. The project shall meet the level of service standards established in Section 4.03.00 of Chapter IV. The project is within the TCEA Buffer area; the submitted traffic statement and analysis provides a thorough analysis of the transportation facility level of service.

The Martin County school district has already granted concurrency for the project, with a concurrency reservation of three years from date of issuance (December 3, 2024).

Summary

The proposed development meets the standards of the City's Land Development Regulations, with proposed enhanced fenestrated architectural design, dense landscape of varying heights throughout the property, preserved native slash pines, and an additional 730% water quality volume on site. The project has been designed to be compatible with surrounding properties and to be compatible with the City of Stuart in general.

On behalf of the property owners, Johnston Group Development and Design respectfully request favorable review and consideration of this application for a rezoning and site plan review for a townhome Residential PUD. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience at (561) 691 4552.

Sincerely,



Elizabeth S. Levesque, AICP
Development Manager

Martin County School District CIP

School Concurrency Determination

Project: Sailfish Cay Townhomes
Date Received: 12/3/2021
Project #: 09-38-41-011-000-0001-1
Owner/Applicant: Johnston Group Development & Construction
Location: 751 SE Central Pkwy., Just West of US 1 on North side of Pkwy. 4.88 ac.

Planned Project Units: 61 Townhomes

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	6
Middle School:	.0510	3
High School:	.0709	4
SGR =	.2216	13

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<i>SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
JD Parker Elem (Z)	703	0	703	566	50	6	622	81
Pinewood Elem	750	0	750	747	57	0	804	-54
Port Salerno Elem	750	0	750	749	40	0	789	-39
Totals	2203	0	2203	2062	147	6	2215	-12
<i>Adjacent South CSA</i>	2301	0	2301	1432	81	6	1519	782
Middle (South CSA)								
Anderson Middle	1294	0	1294	1044	74	3	1121	173
High								
Martin County (Z)	2107	0	2107	2327	32	4	2363	-256
<i>Adjacent North CSA</i>	1914	0	1914	1428	172	4	1604	310

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final ordinance approval by the City of Stuart Commission. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:** 'No Objection' with the following notations:

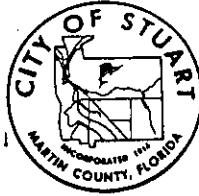
1. Elementary School Student Capacity transfer from Stuart Zone to adjacent South CSA to accommodate LOS
2. High School Student Capacity transfer from Stuart Zone to adjacent North CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 12/3/2021

Telephone: 772- 219-1200, Ext.30220

email: evermak@martinschools.org



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADOPTING A COMPREHENSIVE GROWTH MANAGEMENT PLAN AS MANDATED BY THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING ALL ORDINANCES OR PARTS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk caused to be published in the Stuart News, a newspaper of general paid circulation in the county and of general interest in the community, pursuant to Chapter 50, Florida Statutes, a notice of change of land use in the form and manner required by Section 163.3184(15)(c), Florida Statutes. Notice of the first hearing was published on June 13, 1989 and notice of the second hearing was published on December 5, 1989; and

WHEREAS, in accordance with the said notices, the City Commission held advertised public hearings on the proposed ordinance in the Commission Room, City Hall, 121 S.W. Flagler Avenue, Stuart, Florida, on June 20, 1989 at 7:00 p.m., and on December 11, 1989, at 7:00 p.m., at which time interested parties and citizens had the opportunity to be heard; and

WHEREAS, immediately following the first public hearing the City Commission caused the transmittal of 10 copies of the complete proposed plan amendment to the State Land Planning Agency for written comments; and

WHEREAS, the State Land Planning Agency and all other agencies required by law have completed review of the proposed plan amendment, and have provided their written comments to the City Commission; and

WHEREAS, the City Commission has reviewed the written comments submitted to it by the State Land Planning Agency, and any other person, agency, or government and has considered such comments together with public comments presented at the public hearings.

NOW THEREFORE, BE IT ENACTED by the People of the City of Stuart, Florida as follows:

SECTION ONE:

The Comprehensive Plan for the City of Stuart, (City of Stuart Comprehensive Growth Management Plan) a copy of which is filed in the office of the City Clerk on the date this ordinance is passed, is hereby approved and adopted as the Comprehensive Plan to guide the future development and growth of the City of Stuart, Florida, as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act. Chapter 163, Part II, Florida Statutes.

SECTION TWO:

In accordance with Section 163.3184(7), Florida Statutes, the City Clerk shall transmit five copies of the adopted Comprehensive Plan to the State of Florida Department of Community Affairs (State Land Planning Agency). The City Clerk shall also transmit a copy of the Comprehensive Plan to any other unit of local government or governmental agency in the State that has filed a written request with the City for a copy of such plan.

SECTION THREE: REPEALER

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

SECTION FOUR: SEVERABILITY

If any section, sentence, clause, phrase or word of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding of invalidity shall not affect the remaining portions of this ordinance, and it shall be construed to have been the intent of the City Commission to adopt this ordinance without such unconstitutional, invalid,

or inoperative part therein, and the remainder of this ordinance after the exclusion of such part or parts had not been included herein. If this ordinance or any provision thereof shall be held to be inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

SECTION FIVE: CODIFICATION

Provisions of this ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "section" "article" or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention.

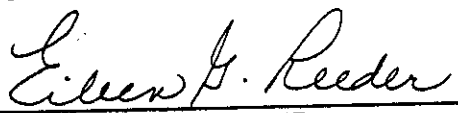
PART SIX: EFFECTIVE DATE

This ordinance shall be effective on the 10th day of January, 1990.

ADOPTED on the first reading at a duly called meeting of the City commission of the City of Stuart, Florida, held on the 5th day of December, 1989.

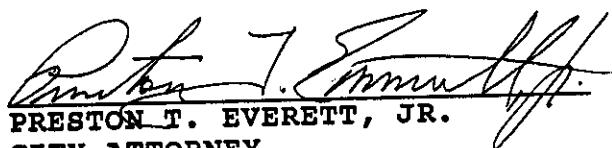
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

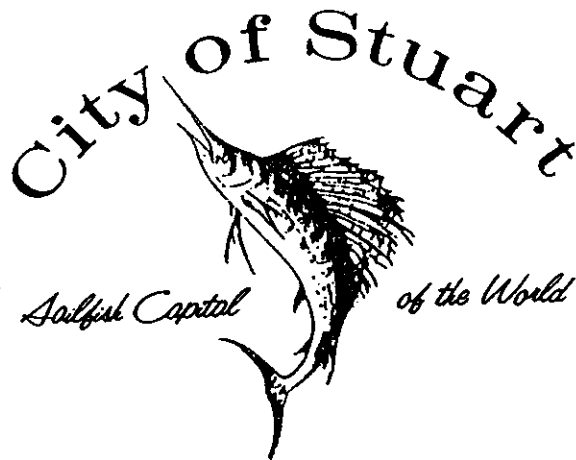
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 1174 OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS AMENDED, BEING THE COMPREHENSIVE PLAN OF THE CITY OF STUART, FLORIDA; PROVIDING A CHANGE IN LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "INSTITUTIONAL" IN THE FUTURE LAND USE ELEMENT AND ON THE FUTURE LAND USE MAP FOR A PORTION OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST ABUTTING THE NORTH SIDE OF "CENTRAL PARKWAY" IN THE CITY; 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 determined that the following ordinance is necessary for orderly growth and development, and to preserve and promote the public health, safety and welfare of the residents of the City of Stuart, Florida; and

WHEREAS, the City Commission of the City of Stuart, Florida has determined that all conditions precedent to the enactment of the following ordinance amending the official Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, have been performed as required by law.

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

SECTION 1: The real property which is described in "Exhibit A" attached hereto and made a part hereof by reference is owned by ABUNDANT LIFE MINISTRIES, ASSEMBLY OF GOD, STUART, FLORIDA, INC. The owner has made application to the City of Stuart for an amendment to the Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, to change the land use designation from "Multi-Family Residential" to "Institutional" in the Future Land Use Element and on the Future Land Use Map.

SECTION 2: Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, being the Comprehensive Plan of the City of Stuart, Florida, is hereby amended to provide a land use designation change from "Multi-Family Residential" to "Institutional" for the real property which is described in "Exhibit A" attached hereto.

SECTION 3: All ordinances or parts of ordinances in conflict herewith being 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 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.

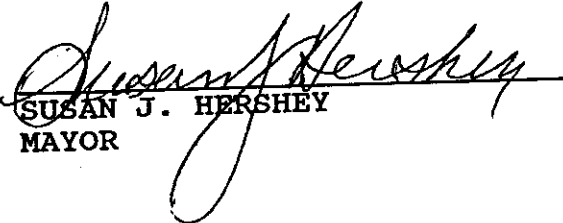
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

ADOPTED on the first reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 24th day of May, 1993.

PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 14th day of June, 1993.

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North $65^{\circ}00'00''$ East, a distance of 376.35 feet; thence run South $41^{\circ}27'42''$ East, a distance of 147.76 feet; thence run South $52^{\circ}32'18''$ West, a distance of 377.79 feet; thence run North $37^{\circ}27'42''$ West, a distance of 228.61 feet to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 377.79 feet; thence run South $41^{\circ}27'42''$ East, a distance of 180.00 feet; thence run South $52^{\circ}32'18''$ West, a distance of 380.47 feet to a Point of Curvature of a circular arc concave to the East having a center angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; subtended by a long chord bearing North $44^{\circ}35'57''$ West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North $37^{\circ}27'42''$ West, a distance of 100.66 feet to a POINT OF BEGINNING.

PARCEL III:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 333.66 feet to a Point of Curvature of a circular arc concave to the Northeast having a central angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; thence run along said arc a distance of 79.72 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 380.47 feet; thence run South $41^{\circ}27'42''$ East, a distance of 233.75 feet; thence run South $45^{\circ}10'02''$ West, a distance of 44.75 feet; thence run South $48^{\circ}32'18''$ West, a distance of 20.00 feet to the Point of Curvature of a circular arc concave to the Northeast having a central angle of $79^{\circ}43'31''$ and a radius of 320.00 feet; thence run along said arc a distance of 445.27 feet to the POINT OF BEGINNING.



INSTR # 2044796
OR BK 02285 PG 0943
Pgs 0943 - 9557 (13pgs)
RECORDED 10/17/2007 03:17:16 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Return to:

City Attorney's Office
City of Stuart
121 SW Flagler Street
Stuart, FL 34994

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR A PROFESSIONAL AND MEDICAL OFFICE CENTER BEING GENERALLY A 4.88 ACRE PARCEL OF LAND ON THE NORTH SIDE OF SE CENTRAL PARKWAY; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS TO ESTABLISH THE "TOWN PARK PROFESSIONAL CENTER CPUD," A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, an application for the rezoning to a Commercial Planned Unit Development (CPUD) was properly filed on behalf of the owners, Town Park Professional Center LLC, a Florida limited liability company, (“Owner,” “Applicant,” or “Developer,” as variously used herein) by its representative, William J. Mathers P.E.; and

WHEREAS, the City is Authorized by law to provide a land use designation 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 Owner of the property, legally described as set forth in “Exhibit A”, has requested the approval of the City Commission to construct a professional and medical office center on the property; and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

WHEREAS, the real property described in “Exhibit A” attached hereto and made part of by reference is hereby designated as “Commercial” on the Future Land Use 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.

WHEREAS, the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto at "Exhibit B", and

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

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Owner for the Property to approve the "Town Park Professional Center" as a Commercial Planned Unit Development (the "CPUD").

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

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

SECTION 2: 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**" and made a part hereof by reference.

SECTION 3: The Owner's written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: The following documents, on file as public records of the City at the office of the City Development Department in City Hall, hereinafter the "Development Documents", shall be deemed a part of the development regulations applicable to the Property:

- A. "Master Development Plan" prepared by Mathers Engineering Revision dated 05/31/2007 (Job# 2065-01).
- B. "Landscape Plan" prepared by Landscape Architecture, Inc, Revision dated 11/18/2006.
- C. "Boundary Topographic and Tree Survey" prepared by Stephen J. Brown, 11/19/04 .
- D. "Building Elevations" prepared by Joseph A. Hamzy, Architect, dated 7/25/2006.

SECTION 5. The development of the Property shall be subject to the Conditions of Development set forth in "**Exhibit C**" attached hereto and made a part hereof by reference.

SECTION 6. Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals or orders shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 7: In addition to any other action for failure to complete development or to comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the

hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach.

In the event a material breach is found to have occurred, the City Commission may initiate the process to amend or repeal this ordinance. In the event a material breach is found to have occurred, the City Commission may also direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided therefore in this PUD ordinance, as well as any other remedies provided by law.

In the event a material breach of this ordinance, and acceptance and agreement, by the developer is found to have occurred, the City Commission may impose an administrative penalty. Upon a finding by the City Commission that any material condition of PUD approval has been breached, the City Commission may impose a penalty of up to \$1,000.00 for each violation, and each repeat violation that occurs, along with all reasonable costs, including attorneys fees incurred by the City. In the event the violation found is a continuing violation from day to day, each day the violation is found to continue may be deemed a separate violation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 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 which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are declared severable.

SECTION 10: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution by the Owner.

SECTION 11: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on first reading this 23 day of April, 2007.

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

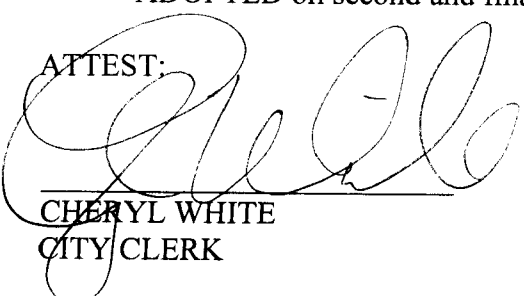
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

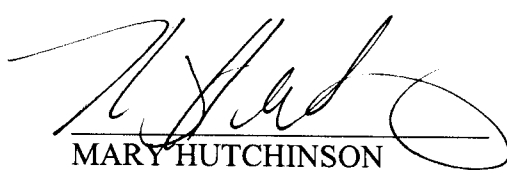
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

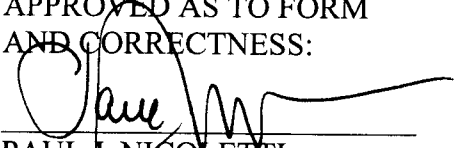
ADOPTED on second and final reading this 14 day of May, 2007.

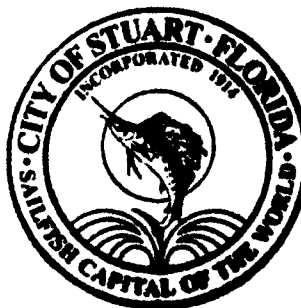
ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2

INSTR # 1831208
OR BK 02003 PG 1828
RECORDED 04/18/2005 12:49:06 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,000.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulevard
Stuart, FL 34996

File Number: 10134.01
Will Call No.: 80

Parcel Identification No. 09-38-41-011-000-00001-10000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2005 between Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation whose post office address is 751 SE Central Parkway, Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and George T. Kelly, IV, a single man whose post office address is 521 SE Central Parkway, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of TOWNE PARK, according to the Plat thereof as recorded in Plat Book 11, Page 85, Public Records of Martin County, Florida.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

Abundant Life Ministries, Assembly of God, Stuart, Florida,
Inc., a Florida nonprofit corporation

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

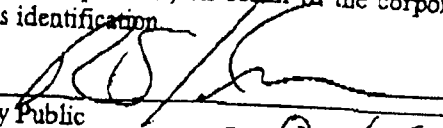
Oct. 27. 2005 9:52AM

OR BK NO. 5998 P. 3
62003 PG 1829

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6th day of April, 2005 by Jonathan McClain of Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation, on behalf of the corporation. He/she ☒ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

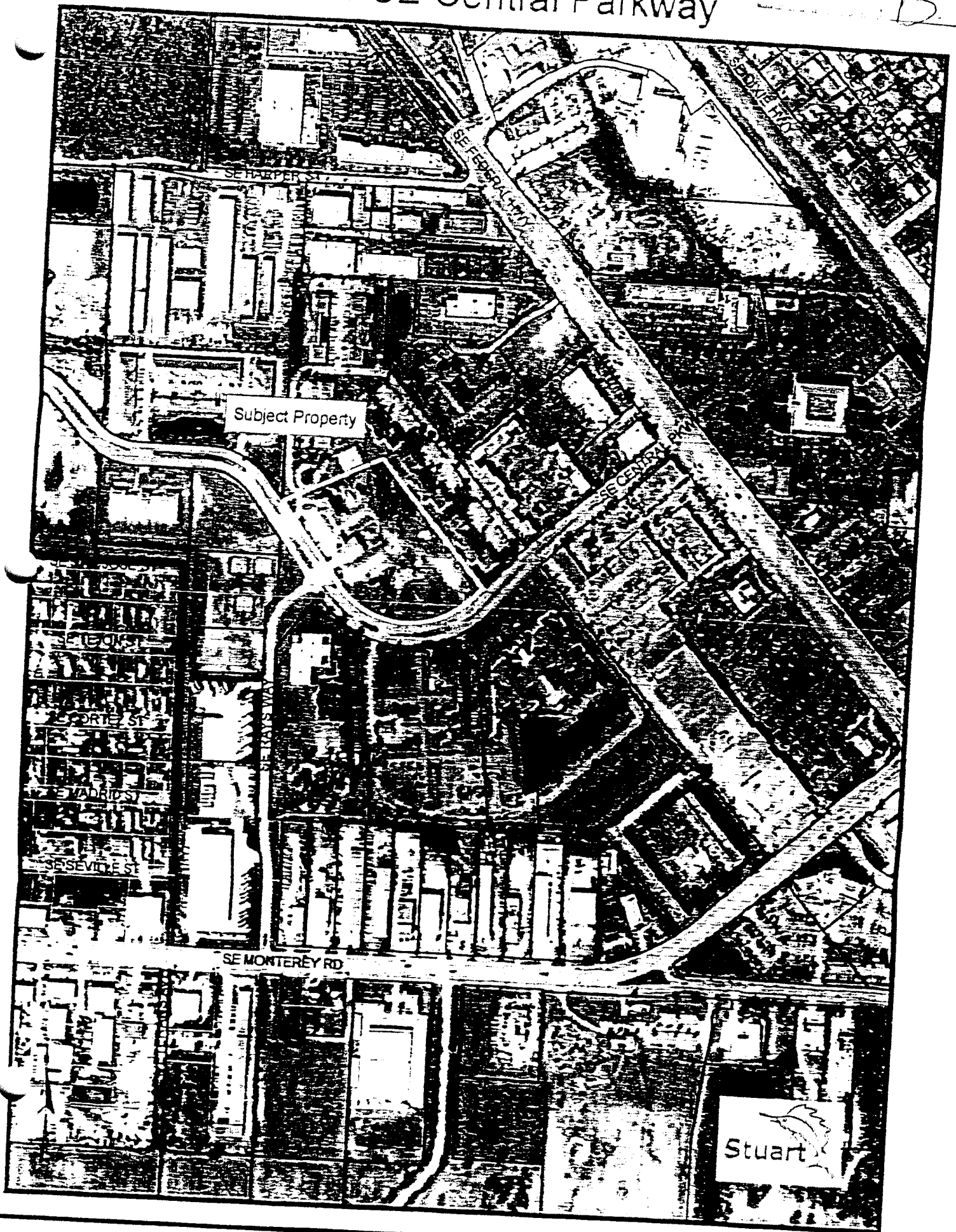
My Commission Expires: _____



Robert S Kramer
My Commission DD158970
Expires November 13, 2006

751 SE Central Parkway

11-13



ORDINANCE #2106-07 'TOWNE PARK PROFESSIONAL CENTER' – EXHIBIT "C"

Approved Plans and Documents

1. The project shall comply with the Final Site Plan (Job# 2065-01) by Mathers Engineering Corporation, Dated 5/31/07.
2. The project shall comply with the Landscape Plan by Landscape Architecture, Inc., Last Revised 11/18/06.
3. The project shall comply with the Building Elevations by Joseph A Hamzy, Architect, Dated 7/25/06.
4. Any modifications to the CPUD Final Site Plan, due to final engineering, that exceeds 5% of the approved building footprint, building setbacks; density; building location; parking size, location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

Landscaping

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

Prior to Issuance of Development Permit

9. The applicant agrees to contribute its fair share in the amount of \$20,000 or a sum determined through fair share apportionment whichever is the lower to a fund to provide a traffic signal at the intersection of SE Central Parkway and U.S. Highway 1 at the time of final site construction plan approval and prior to the release of any building permit.
10. Applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.
11. A boundary plat shall be approved by the City Commission and shall be recorded in the public records at Martin County prior to the issuance of any development permits.
12. Final site plan construction drawings shall be reviewed and approved by all applicable City departments.

13. 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 issuance of a development permit.
14. Development shall comply with the City's Concurrency Management System prior to the issuance of development permits. A concurrency reservation certificate shall be binding upon the applicant meeting the following three standards:
 - Site Plan construction approval;
 - The issuance of building permits to commence construction; and
 - Pays all applicable impact and permit fees.

Development and Construction

15. In order to provide a buffer for the abutting residential property (Towne-Park Condominium), the applicant must install the 6' wood fence and/or masonry wall, as depicted within the aforementioned landscape plan prior to the construction of the first building.
16. Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.
17. All mechanical equipment associated with the development shall be roof top or located behind the buildings. Equipment shall be equipped with decorative screening or landscaped with hedge material.
18. Backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
19. The sidewalks along SE Central Parkway shall be constructed at a minimum width of six feet.
20. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

Phase 1 – October 1, 2010
Phase 2 – June 1, 2012

22. In the event construction of the site and buildings are abandoned (a period of six months or longer) the City may rezone the property to another appropriate district or use.

Signage

23. The single location of signage is located at the eastern entrance consisting of one monument sign 4 feet in height 6 feet in width as depicted in the Sign Elevation Detail by Mather Engineering Corporation.

Prohibited

24. No temporary or modular buildings are permitted on the property.
25. Billboards are prohibited on the property.
26. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.



Staff Review

A. Application

Sailfish Cay
Small Scale Future Land Use Amendment / Rezoning to RPUD
Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development & Design
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	March 21, 2022

B. Project Description

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) and a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) to allow the construction of 61 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

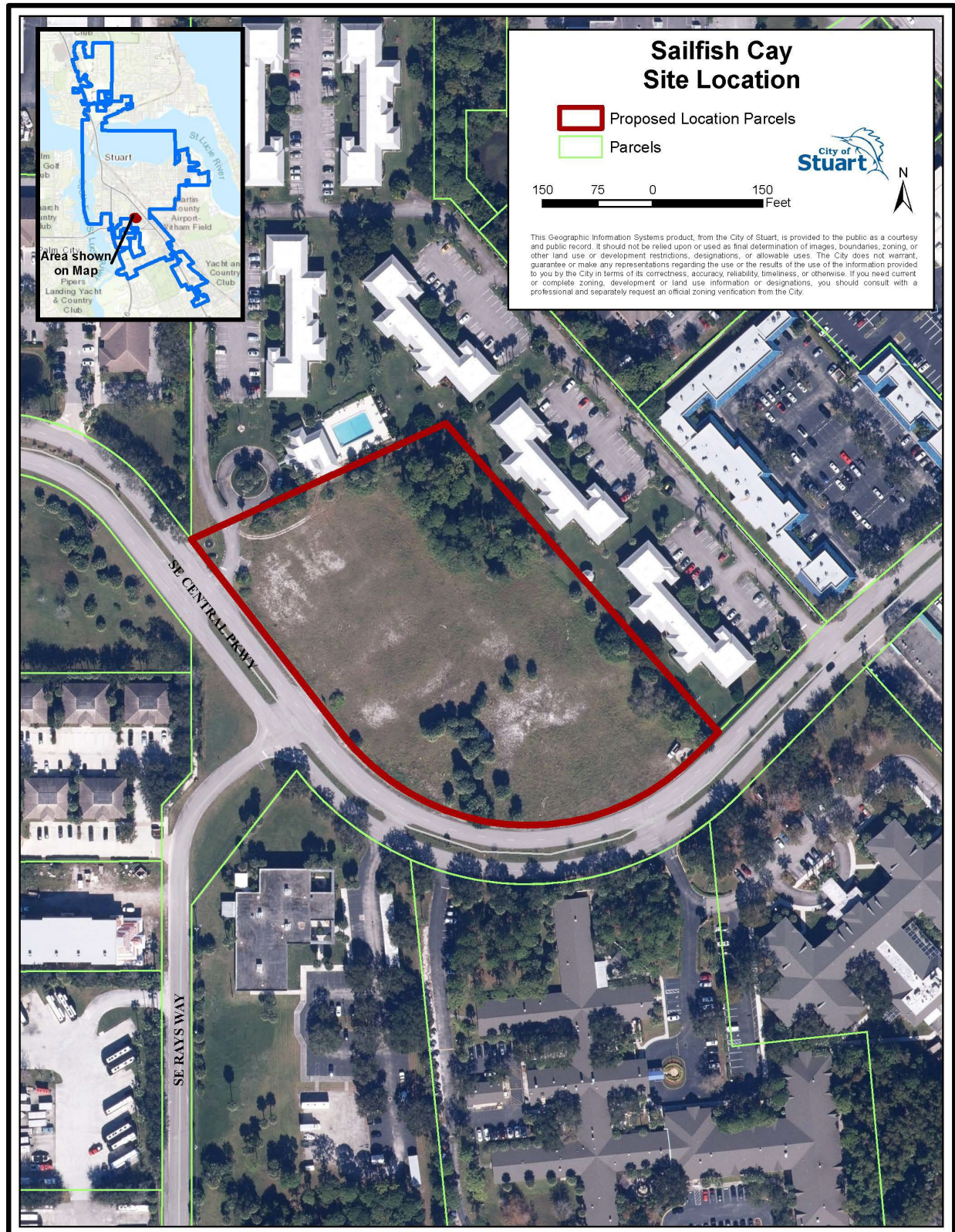
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community

C. Location and Site Information

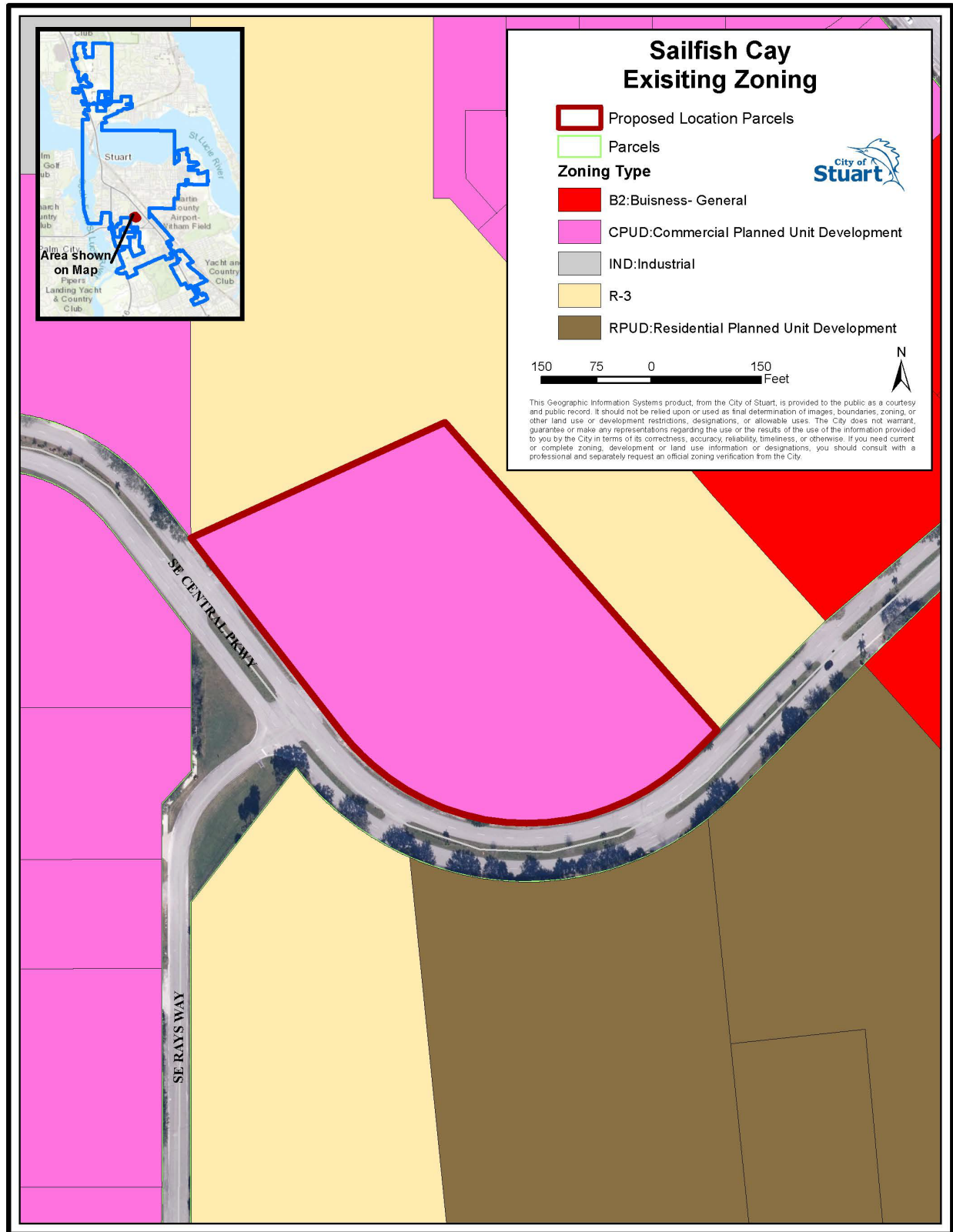
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

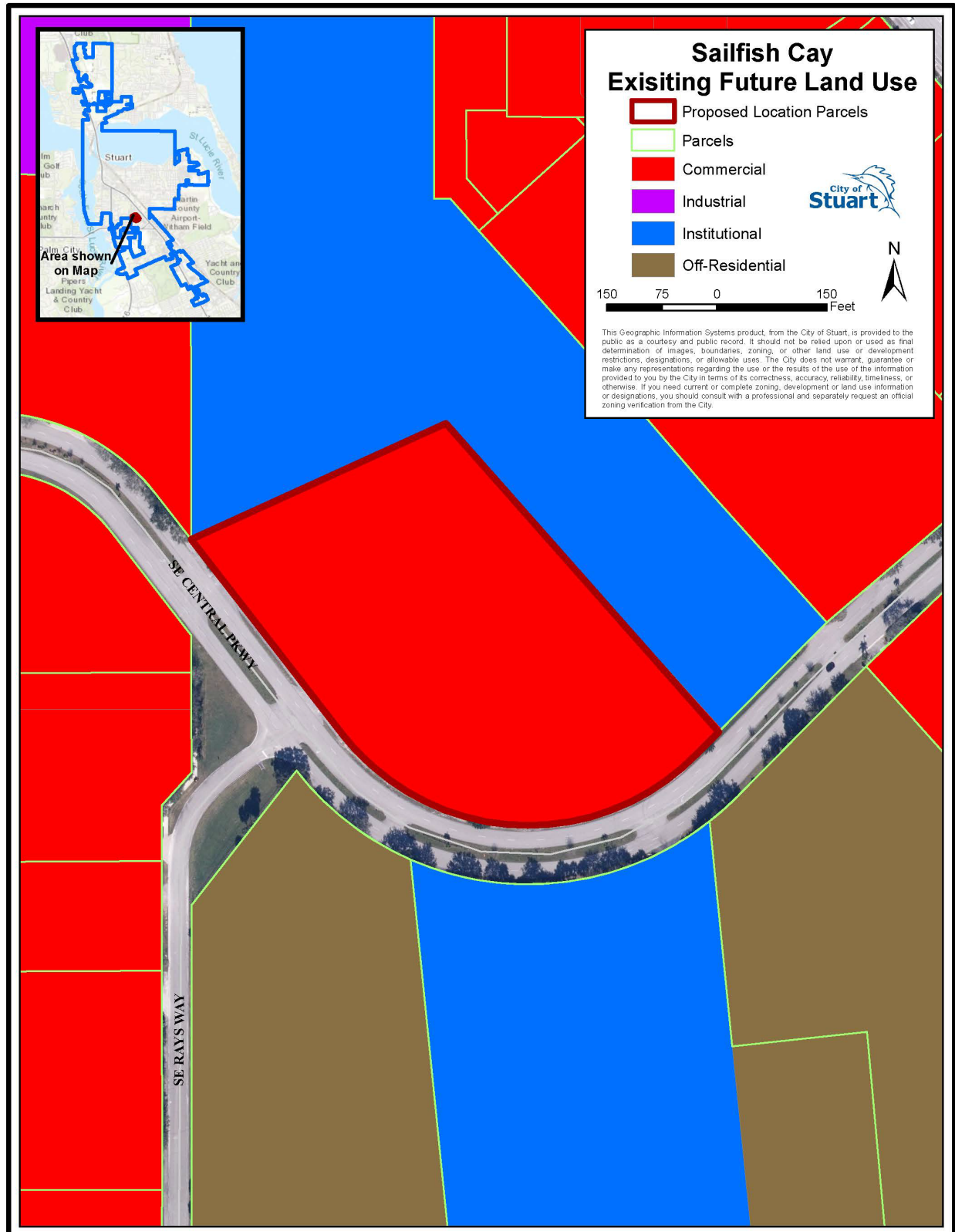


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

Staff is awaiting a project narrative from the Applicant that proves compliance with the Comprehensive Plan has been achieved with this proposal.

E. Review Comments

Zoning and Site Design – Ongoing

1. Please include within the project narrative:
 - a) **SATISFIED.** The proposed Future Land Use change from Commercial to Multi Family Residential and compliance with specific applicable Comprehensive Plan policies, including job creation, urban sprawl, maximum build out, water/sewer availability, soils, FEMA Flood Plain, wetlands, and topography, condition, and sloping. Additionally, please address the loss of Commercial land to create additional Residential land.
 - b) **SATISFIED.** Address concurrency and levels of service outlined within Section 4.02.00 of the City's Land Development Code
 - c) **SATISFIED.** Address the current access to the Towne Park Condominiums on the subject property, whether it will continue to be maintained, who will maintain it, and whether it will be buffered and screened from the proposed project.
 - d) **SATISFIED.** Address how the Applicant has provided the required PUD Amenities from the PUD Amenity Guidelines.
 - e) **SATISFIED.** Please clarify what the existing lawn art is as noted on the landscape plan.
 - f) **ONGOING.** Please include variances from the R-3 code in the narrative (i.e., providing 5-foot-wide sidewalks instead of required 6-foot-wide sidewalks, front and rear setbacks, etc.)
 - i. **The Applicant has requested variances from code in regard to sidewalk width, maximum impervious surface coverage, and minimum front setback. See below:**
 - ii. Maximum Amount of Impervious Surface Coverage, Open Space, and Native Vegetation Areas: Section 2.07.00(D)(4)(b) states, "not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement." The Applicant appears to be including lake area in open space. Please revise the landscape data to be consistent with and in conformance with the city code in regard to the correct calculation of open space. Section 2.07.00(D)(4)(d) states, "excluding wetlands defined by the SFWMD, not less than 25 percent 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 such as parking area interior 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.” The area of mature slash pines is the appropriate location for a native vegetation area per the requirements of City code. The applicant has an opportunity to provide a passive park underneath the mature slash pines that both Sailfish Cay and Towne Park residents may enjoy. This may be achieved creatively where the applicant might only lose a few units and create a duplex and a three-unit building for buildings 5 and 6, respectively. Staff’s concerns with the amount of impervious land are echoed in comment #s 8 and 13 of the comment letter issued to the Applicant on 12/20/2021. Additionally, it is staff’s position that the positioning of the back row of residential buildings, specifically where the slash pines exist, pinch the site and does not allow the site to meet the City’s code in regard to pervious/impervious area, a 20-foot lake maintenance easement around the entirety of the proposed lake, required open space and native vegetation areas. Please evaluate all possible scenarios to keep this area in its natural state. **City staff appreciates the applicant’s efforts to preserve the mature slash pine trees. Please provide on the site data the 30% open space requirement and provided open space percentage. The passive park and site buffers can be included within this area calculation. Please also provide the amount of native vegetation area (undeveloped landscape area – buffers, passive park, etc.)**

- iii. Minimum Sidewalk Width: The City requires a minimum of 8-foot-wide sidewalks per Section 6.01.04 of the City’s code. The Applicant has provided the minimum sidewalk width along Central Parkway and substandard sidewalks within the community. Staff does not support this request to vary from the code requirements as there is not sufficient justification provided for this waiver. **Staff appreciates the Applicant’s efforts to provide a passive park with walkways. Sidewalk design needs minor revisions to ensure connectivity to the park, off-site, and the pool/clubhouse area (i.e., connectivity from Building 8 and other street facing units to internal amenities, gate from Building 3 to pool area).**

- g) **SATISFIED.** Approximately half of the project site is located within a wellfield protection area. Please address in the narrative that the Applicant is meeting all requirements for development in this area.
- 2. **SATISFIED.** On Page 1 of the rezoning application, CPUD is checked where the Applicant is proposing to rezone to an RPUD. Please correct.

3. **SATISFIED.** Please advise if the on-street parking is to be considered a public amenity or to be utilized as guest parking only.
4. **SATISFIED.** Please advise if the ingress/egress easement is proposed to remain or if it will be relocated to avoid conflicts with the proposed hedge.
 - a) Please clarify the rectangle near the ingress egress easement that is not labeled on the site survey, site plan, or landscape plan.
5. **WITHDRAWN as the Applicant has stated the need for this parking area.** Please consider adding additional multi-level landscape screening between the entrance to Towne Park Condominiums and the guest parking/residential unit on the northwestern corner of the property.
 - a) Please remove the guest parking space adjacent to building 8 to allow for more landscape area.
6. **SATISFIED.** Please advise if the applicant intends to provide a sign easement for the Towne Park sign so that it can remain.
7. **SATISFIED.** Please dimension the guest parking spaces internal to the community on the site plan.
8. **See revised comment 1F.** Please consider the use of pervious pavers or pavement for the sidewalks and drive aisles to increase the percentage of pervious area on the subject property.
9. **PARTIALLY SATISFIED. Since the Applicant has the 20' LME in all areas where the pond has slopes, the retaining wall is sufficient in the proposed location. However, please provide an easement at the top of the wall for maintenance and label the width on the plan.** Please clarify why the 20' LME is not provided around the entire retention lake.
10. **SATISFIED.** Please clarify the material for the cross walks.
11. **PARTIALLY SATISFIED. The site triangle still appears limited looking southeast. The 10-foot setback from the ROW is maintained. Another option might be to bring the sidewalk and crosswalk closer to the edge of the travel lane so the stop bar can be moved forward.** Please clarify how the vehicles at the stop bar attempting to exit the community will not have their site blocked by the entry sign. It appears the sight triangle begins past the stop bar and might need to be relocated to begin at the stop bar.
12. Included on Landscape Plans. Please include proposed median landscape design as proposed within the cross-sections on the landscape plans.
13. **SATISFIED.** Please remove Building 6 (5 units) to preserve the large slash pine trees and create a passive park in this location as a PUD Amenity for the residents of Sailfish Cay.
14. **SATISFIED.** Please clarify on the monument sign rendering/plan how the entry sign will be lit.
15. **PARTIALLY SATISFIED. Please revise the ROW median plantings to at least show that the proposed trees are flowering trees and palm trees. Live oak trees do not satisfy the intent of this drawing and can be misleading as a presentation tool.** Prior to public hearing, provide a three-dimensional rendering of the main entrance showing the focal point, landscaping, and architecture.

16. Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material of the following (if applicable): cabana, fencing, benches, wall sconces, and light poles.
17. **SATISFIED.** Per Section 6.04.06(5)(d), no parking spaces shall be located within the buffer. Please justify this variance from code with additional plantings in the southeast corner of the site.
18. **PARTIALLY SATISFIED. Please provide the calculation on the site plan site data table.** Please note, all RPUDs are required to have 25% native vegetation area, regardless if the site has previously been utilized for other purposes. Please depict on the landscape plans the minimum of 25% native vegetation area as defined within Sec. 2.07.00(4)(d) of the City's LDC.
19. **PARTIALLY SATISFIED. Please provide a detail of the lift station that includes all requested information, design specs of the fence and gate (and call out the location of the rolling gate on the engineering plan), and the hedge height, spacing, etc. at time of planting for staff review.** The lift station requires a 6-foot-tall fence, a berm or hedge to conceal the area. The existing lift station is currently screened from the right of way. Please provide screening from the right of way to continue screening from public view. Please depict, at a minimum, the required lift station screening per Sec. 6.02.01 of the City's LDC.
20. **SATISFIED.** Please consider pervious open joint pavers in this location to increase pervious percentages. 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.
21. **SATISFIED.** Please propose lighting along the sidewalk adjacent to the Central Parkway right-of-way.
22. **SATISFIED.** Please revise the project narrative to include the information discussed in the comment response letter to expand on the statement given regarding attainable housing. The applicant states within the submitted justification statement that the FLU amendment will provide residences for those who work within the City of Stuart and would serve to alleviate some of the City's commuter congestion. Please provide an analysis that allows this project to provide attainable housing to the workforce in Martin County. Please include in the analysis that individuals or households at AMI level in Martin County can purchase unit(s) within this proposed development.
23. **ONGOING. Please show that the easement is "to be abandoned" on any applicable plans. Also, staff has not received a letter of support from the Towne Park Condominium Association. Please provide. A condition of approval will be drafted to abandon all such easements proposed to be abandoned prior to plat approval.** ORB 706 PG 839 references a perpetual and exclusive recreation easement for the benefit of the Town Parke Condominium Association and its successors and assigns to be used for recreational and park purposes only. The easement shall be covenants running with the land and shall benefit and burden the parties hereto (including all unit owners in Towne

Park North Condominium) and each of their successors and assigns. Furthermore, the recorded easement document states that the developer of Towne Park is able to use this area to compute unit density for the Towne Park Condominium project. Please address how the Applicant intends to provide recreational and park benefits to the Sailfish Cay and Towne Park residents in this area and clarify that the "this area has not been utilized in the past for unit density for Towne Park as the Applicant is utilizing the gross area of the project site to calculate density. in terms of utilizing the area for unit density. Finally, please provide a letter from the Towne Park Condominium Association stating they have no objection to the Applicant's proposal.

24. **Please provide a sidewalk from building 8 to internal sidewalks.**
25. **Please provide grasses/groundcover in addition to trees and sod in the ROW medians.**
26. **Please ensure that the sewer line under trees in buffer and behind buildings 6 & 7 will not conflict with proposed landscaping.**
27. **Please cure the condition of the new 6-foot-wide sidewalk conflict with the fire hydrant in between buildings 11 and 12 (updated plan sent by email last week)**
28. **Please provide additional grasses and groundcover at the entry median near the monument sign.**
29. **Please remove all references to gated gentry on applicable plans (i.e. sign plan).**
30. **Please add a larger variety of plantings in the bioswale areas (especially those visible from the project entrance).**
31. **Please note, a condition of approval will be drafted requiring the Applicant and its successors or assigns to construct and maintain in perpetuity all proposed right-of-way improvements in accordance with the approved plans.**

Architecture - Passed

32. **The Applicant has stated that in their experience, varying paint colors do not provide an amenity but are rather detrimental to the sale of the units; as such, Staff has withdrawn this comment.** Please provide different color palettes for the buildings to increase a sense of place and variation from building to building. Staff appreciates the attention to detail regarding architecture proposed along the building frontages. Please evaluate opportunities to provide different textures, colors, and materials along the side and rear elevations of the townhouse units.
33. **SATISFIED.** A rendering was provided of the rear of the cabana building. Four sided elevations are required. Please provide architectural elevations of the cabana building.

Engineering – Drainage/Stormwater – Failed

34. **SATISFIED.** A brief written description of the location and purpose of the project, the existing conditions of the site, the existing conditions surrounding the site, and the proposed improvements.
35. **SATISFIED.** A detailed analysis of the perimeter conditions of the site to establish any drainage flows on or off of the site, including:

- a. Topographic map with one foot contour lines extending a minimum of 200 feet off of the project site.
 - b. A plan showing adjacent wetlands, adjacent developments, or any significant adjacent features.
 - c. A written narrative describing the perimeter conditions along each side of the project with statements about the presence or absence of on or off-site flows.
 - d. A written description and analysis of the outfall route of the project to the ultimate receiving body. The outfall route may be the limiting factor for the project discharge rate. If a positive legal outfall for the project cannot be established, the project must be designed to hold the 100-year storm on site.
36. **SATISFIED.** A detailed analysis of the interior conditions of the site to establish the predevelopment rate and volume of runoff from the site, including:
- a. Topographic map with one foot contour lines,
 - b. Soils description and map, land cover description and map, groundwater table analysis, wetlands analysis and map,
 - c. A plan showing existing development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - d. A written narrative describing the interior conditions of the project.
 - e. Calculations to establish the predevelopment runoff rate and volume. The Rational Formula is generally not an acceptable calculation.
37. **SATISFIED.** A written description and analysis of the water quality treatment to be used on the project.
38. **SATISFIED.** Provide hydrant coverage circles around the proposed fire hydrant locations so that building coverage criteria can be verified.
39. **SATISFIED.** Provide documentation that the existing sanitary lift station has additional capacity for the proposed development of this site.
40. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Update the sewer flow direction adjacent to buildings 7 and 8 as it is currently depicting flow to a terminal manhole.
41. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Verify the sewer flow for the project. The existing lift station is located at the southeast corner of the site, however flow is depicted flowing to the north property line.
42. **ADDRESSED.** Please clarify if the lift station easement is being revised. Please clarify what the dashed line is indicating. Provide clarification on the easement around the lift station. There is an easement that the southeast corner of building 12 appears to encroach on.

43. **ONGOING.** Provide more information on the drainage patterns for this site.
 - a) How much offsite area is discharging through this site via the exiting drainage easement.
 - b) **ONGOING.** The Towne Park North site needs to be provided as a node in the model so that pre and post elevations can be evaluated. The applicant has modeled the discharge and made reference to adding a flap gate to the structure that accepts off-site drainage. While this would prevent stormwater from backing up into the adjacent site, we do not have enough information to evaluate if the stages on the Towne Park North site would be increased over the current condition. By evaluation of the 25-year 3-day storm on-site, the stage increases from 12.09 to 12.6, which may translate to a stage increase offsite as well. It appears the offsite flow will be discharged to the proposed pond and comingled with the development's stormwater. Existing and proposed elevations upstream must be evaluated.
44. **SATISFIED.** Label the proposed control structure on the plan.
45. **NO FURTHER COMMENT.** Reroute the discharge piping to minimize the private conveyance system within the public right of way.
46. **ONGOING. See comment 11.** Please evaluate the opportunity to elongate the entrance median (landscape island) to push the specimen tree and entrance sign farther back to allow for additional site visibility. Site visibility triangles are called out the entrance, however the triangles are not showing up.
47. **WITHDRAWN as a waiver is requested by Applicant.** All interior sidewalks shall be a minimum of 6 feet wide per City code.
48. **WITHDRAWN as project is no longer a gated community.** Will the call box open both sliding gates simultaneously?
49. **SATISFIED.** Provide autoturn exhibits demonstrating fire truck and garbage truck routes through the site.
50. **SATISFIED.** Update the typical lake cross section to reflect the location of the sidewalk.
51. **ONGOING. Control elevation is still in conflict. The plan shows 8.0 in the typical lake section. The control structure detail and stormwater report both reflect 8.5.** The plan shows a control elevation of 9.5 NAVD versus the stormwater report of 8.0 NAVD.
52. **NEW COMMENTS 3/21/22 RE: SURFACE WATER MANAGEMENT REPORT**
 - a) **ONGOING.** Staff's consultant agrees that the Geotech report supports a seasonal high-water table of 8.5. This does however create an issue in that the tailwater condition is 10. The stormwater report does not show recovery below 10. Additional information will need to be added to the stormwater model to reflect recovery through soil permeability to recover below the tailwater condition down to the seasonal high-water table. Section 3.5 – the control elevation of 8.0 NAVD is supported by the geotechnical report, however it is lower than the downstream elevation shown on page 18 of the report which summarizes adjacent properties ERPs. Has the SFWMD accepted the elevation of 8?

- b) **ONGOING. Exfiltration trench volume has been verified. Show on the plan where the 590 LF of trench will be located.** Section 3.7 – Please verify the treatment volume from BMP Trains. It appears it should be 1.083 ac-ft
- c) **ONGOING. See revised Comment 35.b.** Section 3.9 – please clearly demonstrate how the 9.26 cfs from Towne Park Condominiums is addressed in the ICPR model. Page 39 of the report has an external hydrograph that appears to be this flow; however, the input report does not show how it is connected to the system. Further the referenced hydrograph on page 39 shows a peak flow of 9.18 instead of 9.26.
- d) **ONGOING. See revised Comment 35.b.** Related to comment e) above, since the discharge from Towne Park Condominiums is routed thru this site and is impacted by the lake control structure, an upstream node to represent Towne Park needs to be added to document the upstream stages do not rise from pre to post condition.

Building Department – Passed with Comments

53. **NO FURTHER COMMENT.** Permitting will be considered multi-family unless definition of townhouse is followed. FBC Ch.2: Townhouse means a single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which extends from the foundation to roof and with a yard or public way on not less than two sides.

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.

55. Section 5.02.00 – Incomplete. Environmental Assessment Report – Additional information is needed on the listed species habitat, survey methodology and the location of transects conducted, along with any copies of coordination conducted with US Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Commission (FWC).

- a) February 2022 Update: Incomplete. The applicant claims that a listed species survey cannot be conducted until closer to construction due to survey expiration dates; however, a review of listed species habitat, preliminary surveys and a description of methodology can be conducted and are required. Additionally, coordination with USFWS or FWC has not been provided or discussed. An updated environmental assessment report with this additional information is needed.

- i. **ONGOING. Updated report revised 2/17/22 states that a gopher tortoise habitat was observed onsite but that a 100% gopher tortoise survey conducted by a FWCC Authorized Agent will be required within 90 days of any clearing or grading activity occurring onsite. Please ensure that all documents do not conflict and that a better clarification is provided.**

56. Section 5.05.00 – Incomplete. Trees – Tree inventory data was not provided.

- a) February 2022 Update: Complete.

57. Section 5.07.00 Incomplete. Floodplains and Flood Damage Prevention – No data on on-site floodplains have been provided.
a) February 2022 Update: Complete.

City of Stuart Public Works – Passed with Comments

58. **This review is not for construction.**
59. **The City of Stuart Utility Availability Fees – all fees must be paid prior to the activation of utility service(s). Please contact Marc Rogolino @ (772)-221-4700 for calculation of fees.**
60. **The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer, etc.) & Public Right-of-way improvements.**
61. **Engineer of Record to provide a project cost estimate for (Water & Sanitary sewer items broken out separately) for the calculating of required PW Dept. Inspection fees. Public Works Dept. inspection fees must be paid prior to activation of water service.**
62. **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.**
63. **All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department 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.**
64. **Code compliance rests with the design engineer.**

Fire Department – CONCEPTUALLY APPROVED. Construction plans shall conform with the Florida Fire Prevention Code

65. **SATISFIED.** Show on plans how buildings conform with NFPA 1, 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Carlyle Tiller, 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:

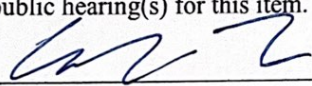
751 SE Central Parkway, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on (09/24/2022) to the property owners within 300 feet of the subject property; and

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; and

That notice was sent and property was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

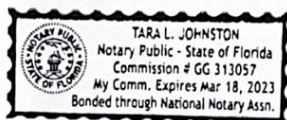
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn and subscribed before me by means of X physical presence or _____
online notarization, this 24th day of September, 2022 By
Carlyle Tiller
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)

My Commission expires:
March 18th, 2023





Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
City Commission

Petitioner: **751 SE Central, LLC**

Parcel ID #: **09-38-41-011-000-0001-1**

Address of Property: **751 SE Central Parkway**

Proposed Request: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, a rezoning from Commercial Planned Unit Development to Residential Planned Unit Development, and site plan approval to allow 60 townhouse units on 4.88 acres of land.

Dear Property Owner:

Please be advised that the City of Stuart will conduct two (2) public hearings before the City Commission on **Monday, October 10th, 2022, at 4:00PM and Monday, October 24th, 2022, at 5:30PM** 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.

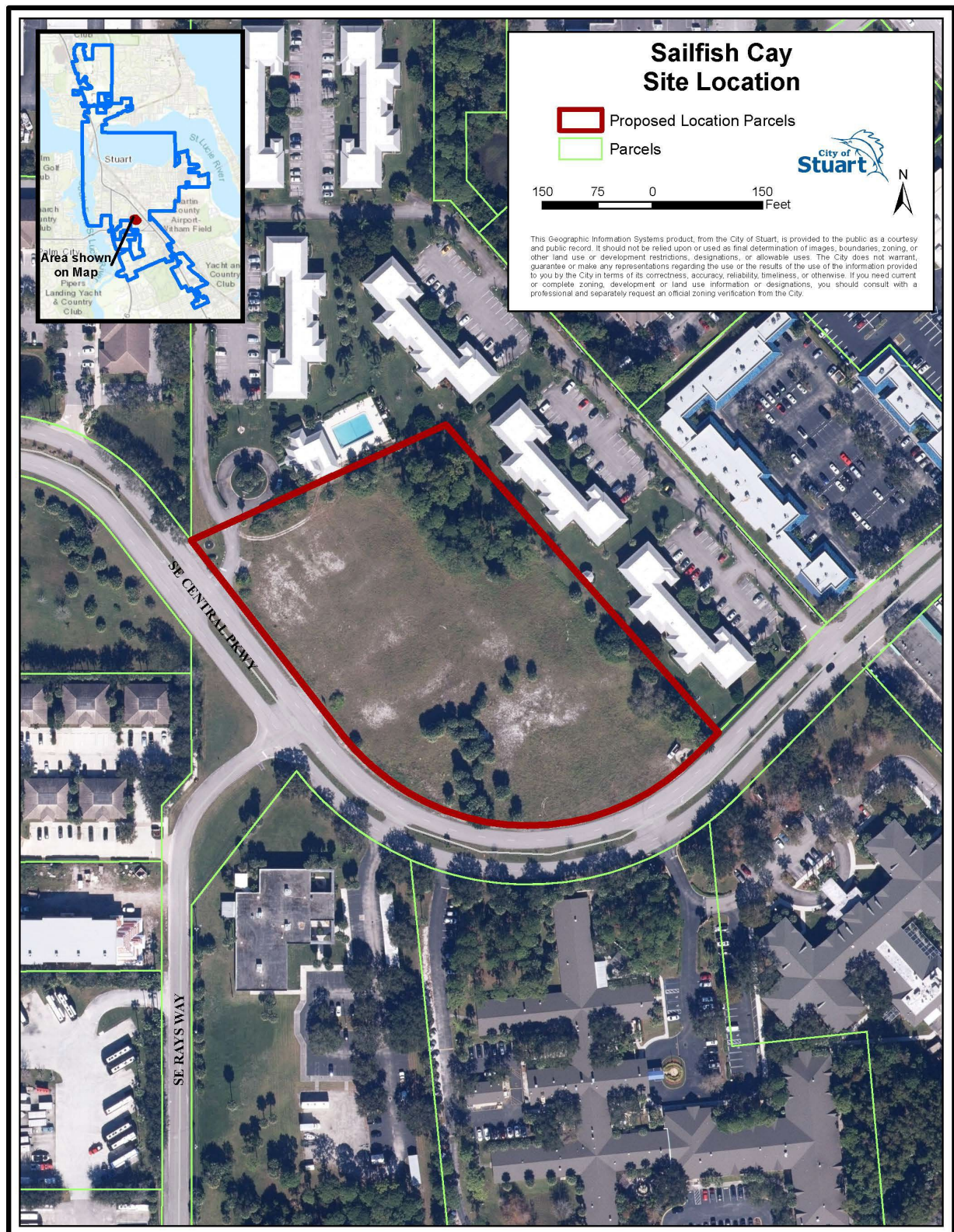
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this 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
Acting Development Director
ewohlitka@ci.stuart.fl.us

Location Map





From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASS TAYLOR M BASS NICHOLAS D
806 SE CENTRAL PKWY UNIT 7
STUART FL 34994

637 SE CENTRAL PARKWAY LLC
601 SE CENTRAL PKWY
STUART FL 34994

ADAMS DALE H ADAMS LUZ ANGELA
802 CENTRAL PARKWAY #8
STUART FL 34994

BERGER, CHARLES A
802 CENTRAL PARKWAY #12
STUART FL 34994

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ALATI ANTONIO C MEDEIROS WANDA M
500 SW ASTER RD
PORT ST LUCIE FL 34953

BERTOLINI THOMAS L/E BERTOLINI JOAN
L/E
4155 NW OAKBROOK CIR
JENSEN BEACH FL 34957

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

947 SE CENTRAL PARKWAY LLC
3533 SE FAIRWAY E
STUART FL 34997

ANNA CASON DECLARATION OF TRUST
JULIA ANNA CASON TTEE
STUART FL 34994

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

955 SE CENTRAL PARKWAY LLC
955 SE CENTRAL PKY
STUART FL 34994

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

BRIONES LUIS C BRIONES DOLORES
5640 SE NORMANDY AVE
STUART FL 34997

A NU LEAF NURSERY INC
1110 SW BALMORAL TRCE
STUART FL 34997

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

BRUNO, MICHAEL A
802 SE CENTRAL PKWY DR # 7
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

ASO REALTY GROUP LLC
1241 SE INDIAN ST #104
STUART FL 34997

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CENTRAL PARKWAY BUSINESS CENTER
CONDOMINIUM INC
2370 NE OCEAN BLVD #B204
STUART FL 34996

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

CORCORAN JOHN F
802 SE CENTRAL PKY #802-16
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

CENTRAL PARKWAY PROFESSIONAL
ASSOCIATION INC
909 SE CENTRAL PKY
STUART FL 34994

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

CANZONETTA, GARY A CANZONETTA,
LARAIN D
7830 DINES RD
NOVELTY OH 44072

CHAPMAN, BARBARA A
803 SE CENTRAL PKY # 10
STUART FL 34994

CRANDALL BOBBIE G L/E
806 SE CENTRAL PKY #16
STUART FL 34994

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CITY PROFESSIONAL CENTER CONDOMINIUM
ASSOCIATION INC
2100 SE RAYS WAY
STUART FL 34994

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

CARLETON MARK A CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONKLIN, MARSHALL A
802 CENTRAL PARKWAY UNIT 9
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
PALM CITY FL 34990

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ELSON ROBERT ELSON RONI
30 W 86TH ST
NEW YORK NY 10024

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ENDRISS JEFFREY W ENDRISS CAREN J
595 SW SALERNO RD
STUART FL 34997

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DOMINICO, DANIELLE
804 SE CENTRAL PARKWAY UNIT 15
STUART FL 34994

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

DONALD & SHIRLEY A WIEGOLD REVOCABLE
TRUST
DONALD & SHIRLEY A WIEGOLD TTEE
STUART FL 34994

FLOWERS ROBERT J FLOWERS AVAGAIL V
460 SE ST LUCIE BLVD
STUART FL 34996

GUNDERSON, ELIZABETH A
801 SE CENTRAL PARKWAY #5
STUART FL 34994

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY
AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

HALAMKA GREGORY J
802 SE CENTRAL PKY #10
STUART FL 34994

DOWD JOHN W DOWD CHRISTY M
34704 MAINSAIL CT
LEWES DE 19958

GARBER KELLY E
804 SE CENTRAL PKY #1
STUART FL 34994

HANDWERKER LEROY HANDWERKER PHILLIPS
TERRI LEE
W 6462 OLD BASS LAKE RD
MINONG WI 54859

DOYLE JAMES L DOYLE SUSAN L
343 EDINBURGH RD
CHADDS FORD PA 19317

GASPARIAN ANNIE MISAC
801 SE CENTRAL PKWY #3
STUART FL 34994

HANLON FREDERICK J HANLON DOLORES
L
805 SE CENTRAL PKWY #6
STUART FL 34994

DURAN EMILIANO CRUZ
804 SE CENTRAL PKWY #16
STUART FL 34994

GAUDER LILO RUNNING JANET
8 PINE POINT RR 1
BARRIE ON L4M4Y8

HARMON MICHELLE E
1211 E KENNEDY BLVD #435
TAMPA FL 33602

HATZAKOS PETER HATZAKOS ERICA M
516 SW CALIFORNIA AVE
STUART FL 34994

JANINE LEE WIEGOLD REVOCABLE TRUST
JANINE LEE WIEGOLD TTEE
PALM CITY FL 34990

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

HAYHURST, JEREMIAH V
3515 NE SKYLINE DR
JENSEN BEACH FL 34957

JASON HOUTRIDES REVOCABLE TRUST
HOUTRIDES JASON TTEE
1925 SW VILLANOVA RD
PORT SAINT LUCIE FL 34953

KIMBERLIN, PAMELA
804 SE CENTRAL PKY #11
STUART FL 34994

HILL DAVID E HILL VIRGINIA LANE
PO BOX 3150
STUART FL 34995

JEFFREY L BERMAN AND LISA MARIE
BERMAN REVOCABLE TRUST
JEFFREY L BERMAN & LISA MARIE BERMAN
TTEE
PALM CITY FL 34990

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

HIRSCH JANICE MILDRED DUNN RYAN
VINCENT
806 SE CENTRAL PKY #806-8
STUART FL 34994

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

KIRCH SUSAN KINANE
804 SE CENTRAL PKY #5
STUART FL 34994

HIRSCH SUSAN J
806 SE CENTRAL PKY #15
STUART FL 34997

JOANNE MARIE KVAPIL REV TRUST OF
2022 KVAPIL JOANNE MARIE TTEE
801 SE CENTRAL PKWY #10
STUART FL 34994

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

HIRSCH SUSAN J DUNN RYAN
806 SE CENTRAL PKWY #15
STUART FL 34994

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

HUFNAGEL MARK F SR HUFNAGEL BARBARA
J
6765 SW CHASE CT
STUART FL 34997

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LEASE, LINDA C
806 CENTRAL PARKWAY UNIT 2
STUART FL 34994-3945

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEE JIMMY C LEE SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

ISADORE WILLIAM A ISADORE MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

LEONARD SANDRA JEAN CLONAN SUZANNE B
801 SE CENTRAL PKY #801-2
STUART FL 34994

LEWIS RICHARD A LEWIS LORRAINE W
594 SE HIDDEN RIVER DR
PORT SAINT LUCIE FL 34983

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

LOPEZ LUCILA
802 SE CENTRAL PKY 802-1
STUART FL 34994

MCLEAN KIRK MCLEAN PAMELA
805 SE CENTRAL PKY #805-8
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS C LUNDBLAD LINDA C
803 SE CENTRAL PKWY #11
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS LUNDBLAD LINDA
803 SE CENTRAL PKY 803-15
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

MACDONALD DAVID R MACDONALD MARILYN
E
40 HIGHLAND
FT ERIE ON L2A2X5

MICHAEL & JANET BALDWIN LIVING TRUST
MICHAEL ALAN & JANET LYNN BALDWIN
TTEE
BRISTOW VA 20136

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS FL 33410

MARSDEN JUNE K L/E
806 SE CENTRAL PKY #806-5
STUART FL 34994

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZONE TTEE
WINTHROP MA 02152

MK BROWN HOLDINGS XIV LLC
3322 SE GRAN PARK WAY
STUART FL 34997

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

MASON ANNE
801 SE CENTRAL PKY #801-1
STUART FL 34994

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCDONALD TROY MCDONALD PORTIA SCOTT
921 SE CENTRAL PKY
STUART FL 34994

NATIONAL HEALTHCORP L.P.
860 SE CENTRAL PARKWAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

PROPERTY VENTUR-Z LLC
2586 SE STONEBRIAR WAY
STUART FL 34997

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SILVA FAMILY MANAGEMENT COMPANY LLC
6950 SW 134TH ST
MIAMI FL 33156

RITTER ONE LLC
1817 SW CRANE CREEK AVE
PALM CITY FL 34990

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

RONALD D RENNER TRUST
RONALD D RENNER TTEE
JENSEN BEACH FL 34957

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART MARJORIE FRY TERENCE G
228 VICTORIA ST RR2
TIVERTON ON N0G2T0

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TEMPLE KRISTEN TEMPLE JONNI
804 SE CENTRAL PKY #12
STUART FL 34994

SALLADE THEODORE A SALLADE OLGA
SEMOVNA
PO BOX 487
LEWISBURG PA 17837

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

THORNE JEREMY J THORNE SANDRA J
804 SE CENTRAL PKY #804-13
STUART FL 34994

SAMMITO, NORA J
806 CENTRAL PARKWAY UNIT 6
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TOWNE PARK NORTH CONDOMINIUM
ASSOCIATION INC
430 SW LAKE WHITNEY PLACE
PORT SAINT LUCIE FL 34986

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SENKER FAMILY REVOCABLE TRUST
RICHARD & JUDITH SENKER TTEE
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SERENITY MASSAGE & MOVEMENT THERAPY
INC
949 SE CENTRAL PKY
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

TROSTLE PATRICIA A TROSTLE CRAIG R
18 EBB TIDE COURT
OCEAN PINES MD 21811

VALENCIC, EDWARD A
804 SE CENTRAL PARKWAY #10
STUART FL 34994-3938

VALPATIC DAVID J
181 SW SOUTH RIVER DR
STUART FL 34997

WALKER BEVERLY ANN WALKER ELDON
STANLEY
33 OLIVER CRES
THAMESFORD ON N0M2M0

WHITE NANCY C L/E WHITE LORI ANNE
806 SE CENTRAL PKY #9
STUART FL 34994

WOJNO TERESA
2596 SW GREENWICH WAY
PALM CITY FL 34990

WOOD DIANE M
265 MORGAN RD
RICHMOND NH 03470

WRIGHT PATRICIA W
803 SE CENTRAL PKY #803-4
STUART FL 34994

YOUNGLOVE WALTER JEFFREY YOUNGLOVE
BRENDA
806 SE CENTRAL PKWY #3
STUART FL 34994

PCN	Owner
Note that search results may not be complete due to public records exemptions. If compiling a results for legal	
09-38-41-025-001-01130-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-001-01120-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-003-03050-0	637 SE CENTRAL PARKWAY LLC
09-38-41-025-003-03030-0	6T INVESTMENTS LLC
09-38-41-025-003-03040-0	6T INVESTMENTS LLC
09-38-41-013-000-00220-4	947 SE CENTRAL PARKWAY LLC
09-38-41-013-000-00250-7	955 SE CENTRAL PARKWAY LLC
09-38-41-011-801-00110-0	A NU LEAF NURSERY INC
09-38-41-025-002-02050-0	A&W ENDEAVORS LLC
09-38-41-025-002-02040-0	A&W ENDEAVORS LLC
09-38-41-025-002-02030-0	A&W ENDEAVORS LLC
09-38-41-025-002-02060-0	A&W ENDEAVORS LLC
09-38-41-011-802-00080-4	ADAMS DALE H ADAMS LUZ ANGELA
09-38-41-011-801-00130-6	ALATI ANTONIO C MEDEIROS WANDA M
09-38-41-011-805-00070-9	ANDERSON MARK
09-38-41-011-804-00030-1	ANNA CASON DECLARATION OF TRUST
09-38-41-033-004-21120-0	APPLETON BUILDING LLC
09-38-41-025-003-03020-0	ASO REALTY GROUP LLC
09-38-41-013-000-00170-4	ASO REALTY GROUP LLC
09-38-41-011-805-00160-0	BARRY MARTHA
09-38-41-011-805-00090-5	BASCOMBE GREGORY
09-38-41-011-806-00070-7	BASS TAYLOR M BASS NICHOLAS D
09-38-41-011-802-00120-6	BERGER, CHARLES A
09-38-41-011-805-00050-3	BERTOLINI THOMAS L/E BERTOLINI JOAN L/E
09-38-41-011-805-00040-6	BLUDAU KRISTIAN
09-38-41-014-000-00010-7	BOYS ARE US LTD
09-38-41-025-002-02070-0	BRIONES LUIS C BRIONES DOLORES
09-38-41-011-802-00070-6	BRUNO, MICHAEL A
09-38-41-011-801-00120-8	CAGLIANO MARIO
09-38-41-013-000-00010-8	CALIDAD PROPERTIES LLC
09-38-41-013-000-00030-4	CALIDAD PROPERTIES LLC
09-38-41-033-005-21160-0	CANNON INVESTMENT GROUP LLC
09-38-41-011-805-00120-9	CANTORE CHRISTOPHER
09-38-41-011-804-00060-4	CANZONETTA, GARY A CANZONETTA, LARAIN D
09-38-41-011-803-00050-8	CARLETON GRACE
09-38-41-011-805-00010-2	CARLETON MARK A CARLETON GRACE
09-38-41-025-002-02080-0	CARPINO HOLDINGS LLC
09-38-41-013-000-00040-2	CCAM LLC
09-38-41-013-000-00060-7	CCAM LLC
09-38-41-013-000-00050-9	CCAM LLC
09-38-41-025-000-00001-0	CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM INC
09-38-41-028-000-00030-0	CENTRAL PARKWAY PLAZA LLC
09-38-41-013-000-00001-0	CENTRAL PARKWAY PROFESSIONAL ASSOCIATION INC
09-38-41-011-803-00100-8	CHAPMAN, BARBARA A

09-38-41-033-000-00001-0	CITY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION INC
09-38-41-025-001-01110-0	CLJJLD LANDHOLDINGS LLC
09-38-41-025-001-01150-0	CLJJLD LANDHOLDINGS LLC
09-38-41-011-806-00100-1	CONAHAN JORDAN
09-38-41-011-802-00090-2	CONKLIN, MARSHALL A
09-38-41-025-002-02010-0	CONNELLY HOLDINGS LLC
09-38-41-025-002-02020-0	CONNELLY HOLDINGS LLC
09-38-41-011-802-00160-7	CORCORAN JOHN F
09-38-41-011-804-00070-2	COWHER, THOMAS G
09-38-41-011-806-00160-8	CRANDALL BOBBIE G L/E
09-38-41-011-000-00001-1	CYPRESS HOLDING LLC
09-38-41-011-801-00070-8	DAVIDOVAC SINISA KONESKA ZORICA
09-38-41-025-003-03070-0	DDZM PARTNERS LLC
09-38-41-025-003-03060-0	DDZM PARTNERS LLC
09-38-41-011-804-00020-3	DEARY PAMELA
09-38-41-025-002-02110-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02090-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02120-0	DESIGN BLIND-DRAPERY SERVICE INC
09-38-41-025-001-01160-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-025-001-01170-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-011-804-00150-5	DOMINICO, DANIELLE
09-38-41-011-802-00060-8	DONALD & SHIRLEY A WIEGOLD REVOCABLE TRUST
09-38-41-011-803-00160-5	DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
09-38-41-011-804-00080-0	DOWD JOHN W DOWD CHRISTY M
09-38-41-011-806-00110-9	DOYLE JAMES L DOYLE SUSAN L
09-38-41-011-804-00160-3	DURAN EMILIANO CRUZ
09-38-41-013-000-00310-5	EK 4 US RESOURCES LLC
09-38-41-013-000-00320-3	EK 4 US RESOURCES LLC
09-38-41-011-801-00150-1	ELSON ROBERT ELSON RONI
09-38-41-025-003-03100-0	ENDRISS JEFFREY W ENDRISS CAREN J
09-38-41-011-801-00040-5	FISHER, LOUISE
09-38-41-011-802-00140-2	FLOWERS ROBERT J FLOWERS AVAGAIL V
09-38-41-013-000-00240-0	FRASER CONSULTING LLC
09-38-41-011-804-00010-5	GARBER KELLY E
09-38-41-011-801-00030-7	GASPARIAN ANNIE MISAC
09-38-41-011-806-00140-3	GAUDER LILO RUNNING JANET
09-38-41-011-803-00120-4	GORMAN JAMES
09-38-41-025-001-01020-0	GSW ENTERPRISES LLC
09-38-41-025-001-01030-0	GSW ENTERPRISES LLC
09-38-41-025-001-01040-0	GSW ENTERPRISES LLC
09-38-41-013-000-00020-6	GULATI ANISHA
09-38-41-011-801-00050-2	GUNDERSON, ELIZABETH A
09-38-41-011-802-00100-0	HALAMKA GREGORY J
09-38-41-011-801-00080-6	HANDWERKER LEROY HANDWERKER PHILLIPS TERRI LEE
09-38-41-011-805-00060-1	HANLON FREDERICK J HANLON DOLORES L
09-38-41-011-806-00010-0	HARMON MICHELLE E
09-38-41-011-804-00040-9	HATZAKOS PETER HATZAKOS ERICA M

09-38-41-011-803-00060-6	HAYHURST, JEREMIAH V
09-38-41-025-001-01090-0	HILL DAVID E HILL VIRGINIA LANE
09-38-41-011-806-00080-5	HIRSCH JANICE MILDRED DUNN RYAN VINCENT
09-38-41-011-806-00150-0	HIRSCH SUSAN J
09-38-41-011-806-00120-7	HIRSCH SUSAN J DUNN RYAN
09-38-41-011-803-00080-2	HUFNAGEL MARK F SR HUFNAGEL BARBARA J
09-38-41-025-003-03090-0	HUTCHINSON BONNIE JO
09-38-41-025-001-01100-0	ISADORE WILLIAM A ISADORE MARJORIE
09-38-41-011-802-00110-8	JAMES NOLA TRUST
09-38-41-011-803-00030-3	JANINE LEE WIEGOLD REVOCABLE TRUST
09-38-41-011-802-00040-3	JASON HOUTRIDES REVOCABLE TRUST HOUTRIDES JASON TTEE
09-38-41-011-803-00010-7	JEFFREY L BERMAN AND LISA MARIE BERMAN REVOCABLE TRUST
09-38-41-011-805-00140-5	JOANNE C MCVICAR TRUST
09-38-41-011-801-00100-2	JOANNE MARIE KVAPIL REV TRUST OF 2022 KVAPIL JOANNE MARIE TTEE
09-38-41-011-802-00130-4	JOHNSON ANGELA C
09-38-41-011-801-00090-4	JOHNSON ANGELA C
09-38-41-013-000-00290-9	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-013-000-00300-7	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-025-003-03120-0	KABINOFF GARY
09-38-41-025-001-01080-0	KEIRCAL LLC
09-38-41-011-804-00110-4	KIMBERLIN, PAMELA
09-38-41-011-804-00090-8	KIRCH KATHLEEN
09-38-41-011-804-00050-6	KIRCH SUSAN KINANE
09-38-41-011-803-00020-5	KRUKOWSKI MARGO
09-38-41-025-003-03010-0	LAND TRUST NO THREE
09-38-41-011-806-00020-8	LEASE, LINDA C
09-38-41-025-001-01140-0	LEE JIMMY C LEE SHIRLEY S
09-38-41-011-802-00020-7	LEFT BANK PROPERTIES LLC
09-38-41-011-801-00020-9	LEONARD SANDRA JEAN CLONAN SUZANNE B
09-38-41-013-000-00280-1	LEWIS RICHARD A LEWIS LORRAINE W
09-38-41-011-802-00010-9	LOPEZ LUCILA
09-38-41-011-803-00110-6	LUNDBLAD LOIS C LUNDBLAD LINDA C
09-38-41-011-803-00150-7	LUNDBLAD LOIS LUNDBLAD LINDA
09-38-41-011-805-00100-3	MACDONALD DAVID R MACDONALD MARILYN E
09-38-41-011-806-00050-1	MARSDEN JUNE K L/E
09-38-41-011-803-00140-0	MARY K MAZZONE IRREVOCABLE TRUST
09-38-41-011-801-00010-1	MASON ANNE
09-38-41-013-000-00100-9	MCDONALD TROY MCDONALD PORTIA SCOTT
09-38-41-011-805-00130-7	MCGARRAHAN PATSY
09-38-41-011-801-00140-4	MCLEAN KAREN
09-38-41-011-805-00080-7	MCLEAN KIRK MCLEAN PAMELA
09-38-41-020-000-00003-0	MERRICK R D MERRICK P M
09-38-41-020-000-00002-0	MERRICK R D MERRICK P M
09-38-41-011-805-00150-2	MICHAEL & JANET BALDWIN LIVING TRUST
09-38-41-013-000-00180-2	MIRYANA MOORE SCHUBERT TRUST
09-38-41-025-002-02100-0	MK BROWN HOLDINGS XIV LLC
09-38-41-014-000-00020-5	NATIONAL HEALTH INVESTORS INC

09-38-41-014-000-00030-3	NATIONAL HEALTHCORP L.P.
09-38-41-011-803-00070-4	NAVY BLUE TRUST
09-38-41-025-001-01070-0	NICHOLSON SHARMAIN
09-38-41-013-000-00200-8	NINA L FERRARO PA
09-38-41-013-000-00210-6	NINA L FERRARO PA
09-38-41-013-000-00190-0	NOLEB LLC
09-38-41-000-000-00400-1	NP I INC
09-38-41-011-805-00110-1	OCHARCHIN SANDRA
09-38-41-033-003-21080-0	PENSION SOURCE INC
09-38-41-025-001-01050-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-025-001-01010-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-011-806-00040-4	PROPERTY VENTUR-Z LLC
09-38-41-011-805-00030-8	RAMO FAMILY IRREVOCABLE TRUST
09-38-41-013-000-00070-5	REGO PARK HOLDINGS LLC
09-38-41-013-000-00090-1	REGO PARK HOLDINGS LLC
09-38-41-033-001-21000-0	RITTER ONE LLC
09-38-41-025-003-03080-0	RONALD D RENNER TRUST
09-38-41-025-001-01060-0	RYAN MANAGEMENT LLC
09-38-41-011-801-00160-9	SALLADE THEODORE A SALLADE OLGA SEMENOVNA
09-38-41-011-806-00060-9	SAMMITO, NORA J
09-38-41-013-000-00080-3	SCHAMBACK BONNIE
09-38-41-011-801-00060-0	SCHREER ALEX SCHREER ELLE
09-38-41-011-802-00050-0	SCHUERMAN PATRICK
09-38-41-033-002-21040-0	SE RAYS WAY LLC
09-38-41-013-000-00150-8	SEELY GREG SEELY PORTIA
09-38-41-013-000-00130-3	SEELY GREG SEELY PORTIA
09-38-41-013-000-00120-5	SEELY GREG SEELY PORTIA
09-38-41-013-000-00140-1	SEELY GREG SEELY PORTIA
09-38-41-013-000-00160-6	SEELY GREG SEELY PORTIA
09-38-41-013-000-00110-7	SEELY GREG SEELY PORTIA
09-38-41-011-802-00150-9	SENKER FAMILY REVOCABLE TRUST
09-38-41-013-000-00230-2	SERENITY MASSAGE & MOVEMENT THERAPY INC
09-38-41-013-000-00340-9	SHAW STUART SHAW JUDITH E
09-38-41-013-000-00330-1	SHAW STUART SHAW JUDITH E
09-38-41-011-804-00140-8	SILVA FAMILY MANAGEMENT COMPANY LLC
09-38-41-020-000-00060-0	STUART HILLS LODGE LLC
09-38-41-011-803-00130-2	STUART MARJORIE FRY TERENCE G
09-38-41-011-804-00120-2	TEMPLE KRISTEN TEMPLE JONNI
09-38-41-011-804-00130-0	THORNE JEREMY J THORNE SANDRA J
09-38-41-011-000-00001-0	TOWNE PARK NORTH CONDOMINIUM ASSOCIATION INC
09-38-41-013-000-00270-3	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-013-000-00260-5	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-011-803-00090-0	TROSTLE PATRICIA A TROSTLE CRAIG R
09-38-41-011-804-00100-6	VALENCIC, EDWARD A
09-38-41-011-806-00130-5	VALPATIC DAVID J
09-38-41-011-805-00020-0	WALKER BEVERLY ANN WALKER ELDON STANLEY
09-38-41-011-806-00090-3	WHITE NANCY C L/E WHITE LORI ANNE

09-38-41-025-003-03110-0	WOJNO TERESA
09-38-41-011-802-00030-5	WOOD DIANE M
09-38-41-011-803-00040-1	WRIGHT PATRICIA W
09-38-41-011-806-00030-6	YOUNGLOVE WALTER JEFFREY YOUNGLOVE BRENDA

Account	DOR Code	House#	Prefix	Street	Street Type	Post Dir	Suite	City	State
notice, a complete list is required. For assistance with missing parcel owner information, please contact the Ma									
154190	704	601	SE	CENTRAL	PKWY			STUART	FL
154189	704	597	SE	CENTRAL	PKWY			STUART	FL
154211	704	637	SE	CENTRAL	PKWY			STUART	FL
154209	704	629	SE	CENTRAL	PKWY			STUART	FL
154210	704	633	SE	CENTRAL	PKWY			STUART	FL
26650	704	947	SE	CENTRAL	PKWY			STUART	FL
26653	704	955	SE	CENTRAL	PKWY			STUART	FL
26451	104	801	SE	CENTRAL	PKWY		11	STUART	FL
154199	704	521	SE	CENTRAL	PKWY			STUART	FL
154198	704	Unknown Address							
154197	704	515	SE	CENTRAL	PKWY			STUART	FL
154200	704	525	SE	CENTRAL	PKWY			STUART	FL
26464	104	802	SE	CENTRAL	PKWY		8	STUART	FL
26453	104	801	SE	CENTRAL	PKWY		13	STUART	FL
26511	104	805	SE	CENTRAL	PKWY		7	STUART	FL
26491	104	804	SE	CENTRAL	PKWY		3	STUART	FL
503557	704	2112	SE	WAYS	WAY			STUART	FL
154208	704	625	SE	CENTRAL	PKWY			STUART	FL
26645	704	935	SE	CENTRAL	PKWY			STUART	FL
26520	104	805	SE	CENTRAL	PKWY		16	STUART	FL
26513	104	805	SE	CENTRAL	PKWY		9	STUART	FL
26527	104	806	SE	CENTRAL	PKWY		7	STUART	FL
26468	104	802	SE	CENTRAL	PKWY		12	STUART	FL
26509	104	805	SE	CENTRAL	PKWY		5	STUART	FL
26508	104	805	SE	CENTRAL	PKWY		4	STUART	FL
26663	717	710	SE	CENTRAL	PKWY			STUART	FL
154201	704	529	SE	CENTRAL	PKWY			STUART	FL
26463	104	802	SE	CENTRAL	PKWY		7	STUART	FL
26452	104	801	SE	CENTRAL	PKWY		12	STUART	FL
26629	704	Unknown Address							
26631	704	903	SE	CENTRAL	PKWY			STUART	FL
572651	704	2118	SE	WAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593 SE	CENTRAL	PKWY				STUART	FL
154192	704	609 SE	CENTRAL	PKWY				STUART	FL
26530	104	806 SE	CENTRAL	PKWY			10	STUART	FL
26465	104	802 SE	CENTRAL	PKWY			9	STUART	FL
154195	704	505 SE	CENTRAL	PKWY				STUART	FL
154196	704	509 SE	CENTRAL	PKWY				STUART	FL
26472	104	802 SE	CENTRAL	PKWY			16	STUART	FL
26495	104	804 SE	CENTRAL	PKWY			7	STUART	FL
26536	104	806 SE	CENTRAL	PKWY			16	STUART	FL
26439	990	Unknown Address							
26447	104	801 SE	CENTRAL	PKWY			7	STUART	FL
154213	704	645 SE	CENTRAL	PKWY				STUART	FL
154212	704	641 SE	CENTRAL	PKWY				STUART	FL
26490	104	804 SE	CENTRAL	PKWY			2	STUART	FL
154205	704	545 SE	CENTRAL	PKWY				STUART	FL
154203	704	537 SE	CENTRAL	PKWY				STUART	FL
154206	704	549 SE	CENTRAL	PKWY				STUART	FL
154193	704	613 SE	CENTRAL	PKWY				STUART	FL
154194	704	617 SE	CENTRAL	PKWY				STUART	FL
26503	104	804 SE	CENTRAL	PKWY			15	STUART	FL
26462	104	802 SE	CENTRAL	PKWY			6	STUART	FL
26488	104	803 SE	CENTRAL	PKWY			16	STUART	FL
26496	104	804 SE	CENTRAL	PKWY			8	STUART	FL
26531	104	806 SE	CENTRAL	PKWY			11	STUART	FL
26504	104	804 SE	CENTRAL	PKWY			16	STUART	FL
26659	704	967 SE	CENTRAL	PKWY				STUART	FL
26660	704	969 SE	CENTRAL	PKWY				STUART	FL
26455	104	801 SE	CENTRAL	PKWY			15	STUART	FL
154216	704	657 SE	CENTRAL	PKWY				STUART	FL
26444	104	801 SE	CENTRAL	PKWY			4	STUART	FL
26470	104	802 SE	CENTRAL	PKWY			14	STUART	FL
26652	704	951 SE	CENTRAL	PKWY				STUART	FL
26489	104	804 SE	CENTRAL	PKWY			1	STUART	FL
26443	104	801 SE	CENTRAL	PKWY			3	STUART	FL
26534	104	806 SE	CENTRAL	PKWY			14	STUART	FL
26484	104	803 SE	CENTRAL	PKWY			12	STUART	FL
154179	704	557 SE	CENTRAL	PKWY				STUART	FL
154180	704	561 SE	CENTRAL	PKWY				STUART	FL
154181	704	565 SE	CENTRAL	PKWY				STUART	FL
26630	704	907 SE	CENTRAL	PKWY				STUART	FL
26445	104	801 SE	CENTRAL	PKWY			5	STUART	FL
26466	104	802 SE	CENTRAL	PKWY			10	STUART	FL
26448	104	801 SE	CENTRAL	PKWY			8	STUART	FL
26510	104	805 SE	CENTRAL	PKWY			6	STUART	FL
26521	104	806 SE	CENTRAL	PKWY			1	STUART	FL
26492	104	804 SE	CENTRAL	PKWY			4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
26532	104	806	SE	CENTRAL	PKWY		12	STUART	FL
26480	104	803	SE	CENTRAL	PKWY		8	STUART	FL
154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
26467	104	802	SE	CENTRAL	PKWY		11	STUART	FL
26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
26473	104	803	SE	CENTRAL	PKWY		1	STUART	FL
26518	104	805	SE	CENTRAL	PKWY		14	STUART	FL
26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
26469	104	802	SE	CENTRAL	PKWY		13	STUART	FL
26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
26658	704	Unknown Address							
154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
154207	704	621	SE	CENTRAL	PKWY			STUART	FL
26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	WAYS	WAY			STUART	FL
154182	704	569	SE	CENTRAL	PKWY			STUART	FL
154178	704	553	SE	CENTRAL	PKWY			STUART	FL
26524	104	806	SE	CENTRAL	PKWY		4	STUART	FL
26507	104	805	SE	CENTRAL	PKWY		3	STUART	FL
26635	704	919	SE	CENTRAL	PKWY			STUART	FL
26637	704	Unknown Address							
281358	704	2100	SE	WAYS	WAY			STUART	FL
154214	704	649	SE	CENTRAL	PKWY			STUART	FL
154183	704	573	SE	CENTRAL	PKWY			STUART	FL
26456	104	801	SE	CENTRAL	PKWY		16	STUART	FL
26526	104	806	SE	CENTRAL	PKWY		6	STUART	FL
26636	704	917	SE	CENTRAL	PKWY			STUART	FL
26446	104	801	SE	CENTRAL	PKWY		6	STUART	FL
26461	104	802	SE	CENTRAL	PKWY		5	STUART	FL
856687	704	2104	SE	WAYS	WAY			STUART	FL
26643	704	933	SE	CENTRAL	PKWY			STUART	FL
26641	704	Unknown Address							
26640	704	Unknown Address							
26642	704	929	SE	CENTRAL	PKWY			STUART	FL
26644	704	Unknown Address							
26639	704	925	SE	CENTRAL	PKWY			STUART	FL
26471	104	802	SE	CENTRAL	PKWY		15	STUART	FL
26651	704	949	SE	CENTRAL	PKWY			STUART	FL
26662	704	973	SE	CENTRAL	PKWY			STUART	FL
26661	704	971	SE	CENTRAL	PKWY			STUART	FL
26502	104	804	SE	CENTRAL	PKWY		14	STUART	FL
128303	739	1900	SE	FEDERAL	HWY		330	STUART	FL
26485	104	803	SE	CENTRAL	PKWY		13	STUART	FL
26500	104	804	SE	CENTRAL	PKWY		12	STUART	FL
26501	104	804	SE	CENTRAL	PKWY		13	STUART	FL
26440	974	Unknown Address							
26655	704	Unknown Address							
26654	704	959	SE	CENTRAL	PKWY			STUART	FL
26481	104	803	SE	CENTRAL	PKWY		9	STUART	FL
26498	104	804	SE	CENTRAL	PKWY		10	STUART	FL
26533	104	806	SE	CENTRAL	PKWY		13	STUART	FL
26506	104	805	SE	CENTRAL	PKWY		2	STUART	FL
26529	104	806	SE	CENTRAL	PKWY		9	STUART	FL

154217	704	661	SE	CENTRAL	PKWY			STUART	FL
26459	104	802	SE	CENTRAL	PKWY		3	STUART	FL
26476	104	803	SE	CENTRAL	PKWY		4	STUART	FL
26523	104	806	SE	CENTRAL	PKWY		3	STUART	FL

Zip	Mail Street Addr	Mail City	Mail State
Martin County Property Appraiser's Office at 772-288-5608.			
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PKWY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	3533 SE FAIRWAY E	STUART	FL
34994	955 SE CENTRAL PKY	STUART	FL
34994	1110 SW BALMORAL TRCE	STUART	FL
34994	PO BOX 1131	PALM CITY	FL
	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	802 CENTRAL PARKWAY #8	STUART	FL
34994	500 SW ASTER RD	PORT ST LUCIE	FL
34994	805 SE CENTRAL PKY APT 7	STUART	FL
34994	JULIA ANNA CASON TTEE	STUART	FL
34994	1708 CORPORATE DR	BOYNTON BEACH	FL
34994	4310 SE BAYSHORE TER	STUART	FL
34994	1241 SE INDIAN ST #104	STUART	FL
34994	805 SE CENTRAL PARKWAY #16	STUART	FL
34994	805 SE CENTRAL PKWY #9	STUART	FL
34994	806 SE CENTRAL PKWY UNIT 7	STUART	FL
34994	802 CENTRAL PARKWAY #12	STUART	FL
34994	4155 NW OAKBROOK CIR	JENSEN BEACH	FL
34994	6111 GOODWYN RD	AUSTELL	GA
34994	700 SE CENTRAL PKY	STUART	FL
34994	5640 SE NORMANDY AVE	STUART	FL
34994	802 SE CENTRAL PKWY DR # 7	STUART	FL
34994	801 SE CENTRAL PKWY APT 12	STUART	FL
	903 SE CENTRAL PKY	STUART	FL
34994	903 SE CENTRAL PKY	STUART	FL
34994	2116 SE RAYS WAY	STUART	FL
34994	805 SE CENTRAL PKY #12	STUART	FL
34994	7830 DINES RD	NOVELTY	OH
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	533 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
	2370 NE OCEAN BLVD #B204	STUART	FL
34994	12 S RIDGEVIEW RD	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
34994	803 SE CENTRAL PKY # 10	STUART	FL

	2100 SE RAYS WAY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	305 VAN BUREN AVE	TEANECK	NJ
34994	802 CENTRAL PARKWAY UNIT 9	STUART	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	802 SE CENTRAL PKY #802-16	STUART	FL
34994	PO BOX 2024	STUART	FL
34994	806 SE CENTRAL PKY #16	STUART	FL
	902 CARNEGIE CENTER STE 400	PRINCETON	NJ
34994	3554 CEDAR CREEK DR	MISSISSAUGA	ON
34994	645 SE CENTRAL PKY	STUART	FL
34994	645 SE CENTRAL PKY	STUART	FL
34994	2586 SW FEROE AVE	PALM CITY	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	804 SE CENTRAL PARKWAY UNIT 15	STUART	FL
34994	DONALD & SHIRLEY A WIEGOLD TTEE	STUART	FL
34994	SEAWAY POINTE	WELLAND	ON
34994	34704 MAINSAIL CT	LEWES	DE
34994	343 EDINBURGH RD	CHADDS FORD	PA
34994	804 SE CENTRAL PKWY #16	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	30 W 86TH ST	NEW YORK	NY
34994	595 SW SALERNO RD	STUART	FL
34994	801 CENTRAL PARKWAY #4	STUART	FL
34994	460 SE ST LUCIE BLVD	STUART	FL
34994	1526 NW BUTTONBUSH CIR	PALM CITY	FL
34994	804 SE CENTRAL PKY #1	STUART	FL
34994	801 SE CENTRAL PKWY #3	STUART	FL
34994	8 PINE POINT RR 1	BARRIE	ON
34994	173 BROOK ST	SCARSDALE	NY
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	907 SE CENTRAL PKWY	STUART	FL
34994	801 SE CENTRAL PARKWAY #5	STUART	FL
34994	802 SE CENTRAL PKY #10	STUART	FL
34994	W 6462 OLD BASS LAKE RD	MINONG	WI
34994	805 SE CENTRAL PKWY #6	STUART	FL
34994	1211 E KENNEDY BLVD #435	TAMPA	FL
34994	516 SW CALIFORNIA AVE	STUART	FL

34994	3515 NE SKYLINE DR	JENSEN BEACH	FL
34994	PO BOX 3150	STUART	FL
34994	806 SE CENTRAL PKY #806-8	STUART	FL
34994	806 SE CENTRAL PKY #15	STUART	FL
34994	806 SE CENTRAL PKWY #15	STUART	FL
34994	6765 SW CHASE CT	STUART	FL
34994	1309 SE 9TH ST	STUART	FL
34994	1189 SW FOX DEN WAY	PALM CITY	FL
34994	JAMES NOLA TTEE	JENSEN BEACH	FL
34994	JANINE LEE WIEGOLD TTEE	PALM CITY	FL
34994	1925 SW VILLANOVA RD	PORT SAINT LUCIE	FL
34994	JEFFREY L BERMAN & LISA MARIE BERMAN TTEE	PALM CITY	FL
34994	JOANNE C MCVICAR TTEE	STUART	FL
34994	801 SE CENTRAL PKWY #10	STUART	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	5656 SW EVANS DR	STUART	FL
	5656 SW EVANS DR	STUART	FL
34994	665 SE CENTRAL PKY	STUART	FL
34994	PO BOX 1866	PALM CITY	FL
34994	804 SE CENTRAL PKY #11	STUART	FL
34994	804 SE CENTRAL PKY # 9	STUART	FL
34994	804 SE CENTRAL PKY #5	STUART	FL
34994	3901 SHELBY CT	WATERFORD	MI
34994	CHERYL SLOAT TTEE	STUART	FL
34994	806 CENTRAL PARKWAY UNIT 2	STUART	FL
34994	3449 SW SAWGRASS VILLAS DR	PALM CITY	FL
34994	6 STATE ST	WARREN	RI
34994	801 SE CENTRAL PKY #801-2	STUART	FL
34994	594 SE HIDDEN RIVER DR	PORT SAINT LUCIE	FL
34994	802 SE CENTRAL PKY 802-1	STUART	FL
34994	803 SE CENTRAL PKWY #11	STUART	FL
34994	803 SE CENTRAL PKY 803-15	STUART	FL
34994	40 HIGHLAND	FT ERIE	ON
34994	806 SE CENTRAL PKY #806-5	STUART	FL
34994	JAMIE MAZZZONE TTEE	WINTHROP	MA
34994	801 SE CENTRAL PKY #801-1	STUART	FL
34994	921 SE CENTRAL PKY	STUART	FL
34994	805 SE CENTRAL PKY #13	STUART	FL
34994	801 SE CENTRAL PKY #14	STUART	FL
34994	805 SE CENTRAL PKY #805-8	STUART	FL
	UPTON MANOR		
34994	UPTON MANOR		
34994	MICHAEL ALAN & JANET LYNN BALDWIN TTEE	BRISTOW	VA
34994	MIRYANA MOORE SCHUBERT TTEE	STUART	FL
34994	3322 SE GRAN PARK WAY	STUART	FL
34994	800 SE CENTRAL PKY	STUART	FL

34994	860 SE CENTRAL PARKWAY	STUART	FL
34994	SUZANNE COLBERT PANKEY TTEE	STUART	FL
34994	577 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	8304 SE KETCH CT	HOBE SOUND	FL
34994	4280 PROFESSIONAL CENTER DR STE 100	PALM BEACH GARDENS	FL
34994	1802-500 GREEN RD	STONE CREEK	ON
34994	2110 SE RAYS WAY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	2586 SE STONEBRIAR WAY	STUART	FL
34994	JACQUELINE M RAMO TTEE	MERRICK	NY
34994	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
34994	1817 SW CRANE CREEK AVE	PALM CITY	FL
34994	RONALD D RENNER TTEE	JENSEN BEACH	FL
34994	PO BOX 47854	WICHITA	KS
34994	PO BOX 487	LEWISBURG	PA
34994	806 CENTRAL PARKWAY UNIT 6	STUART	FL
34994	917 SE CENTRAL PKWY	STUART	FL
34994	9860 SW 121ST	MIAMI	FL
34994	PO BOX 2112	STUART	FL
34994	2104 SE RAYS WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
34994	RICHARD & JUDITH SENKER TTEE	STUART	FL
34994	949 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	6950 SW 134TH ST	MIAMI	FL
34994	13187 ASHVALE DR	FAIRFAX	VA
34994	228 VICTORIA ST RR2	TIVERTON	ON
34994	804 SE CENTRAL PKY #12	STUART	FL
34994	804 SE CENTRAL PKY #804-13	STUART	FL
	430 SW LAKE WHITNEY PLACE	PORT SAINT LUCIE	FL
	959 SE CENTRAL PKY	STUART	FL
34994	959 SE CENTRAL PKY	STUART	FL
34994	18 EBB TIDE COURT	OCEAN PINES	MD
34994	804 SE CENTRAL PARKWAY #10	STUART	FL
34994	181 SW SOUTH RIVER DR	STUART	FL
34994	33 OLIVER CRES	THAMESFORD	ON
34994	806 SE CENTRAL PKY #9	STUART	FL

34994	2596 SW GREENWICH WAY	PALM CITY	FL
34994	265 MORGAN RD	RICHMOND	NH
34994	803 SE CENTRAL PKY #803-4	STUART	FL
34994	806 SE CENTRAL PKWY #3	STUART	FL

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

Meeting Date: 10/10/2022

Prepared by: Bonnie C. Landry

Title of Item:

REQUEST TO CONTINUE TO DATE UNCERTAIN - DOGSWORLD URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL):

RESOLUTION No. 73-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO JUSTIN PHILLIPS, (CONTRACT PURCHASER) FOR THE PROPERTY LOCATED AT 400 SW 7TH STREET, CONSISTING OF APPROXIMATELY 1.62 ACRES; TO ALLOW THE USE OF KENNELS FOR DOGSWORLD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

DogsWorld proposes to develop another location for its dog daycare and boarding services at 400 SW 7th Street. Kennels are a conditional use requiring consideration by the City Commission. Pursuant to the Urban Overlay Zone, if a use is not listed then it is only allowed by Conditional Use Approval. In the current circumstances, Dog Hotel is not a listed use. This item was originally scheduled to be heard at the September 12th Commission meeting but the applicant requested the item to be continued in order for them to obtain additional documentation and studies.

Funding Source:

Recommended Action:

Continue this item.

ATTACHMENTS:

1. A.1 Resolution 73-2022-01



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

RESOLUTION NUMBER 73-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO JUSTIN PHILLIPS, (CONTRACT PURCHASER) FOR THE PROPERTY LOCATED AT 400 SW 7TH STREET, CONSISTING OF APPROXIMATELY 1.62 ACRES; TO ALLOW THE USE OF KENNELS FOR DOGSWORLD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Justin Phillips, representing DogsWorld (contract purchaser), for a 1.62- acre property; and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the applications of the Petitioner and recommended approval of the Major Urban Code Conditional Use on September 6th, 2022; and

WHEREAS, on September 12th, 2022, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner and Applicant, to consider the Major Urban Code Conditional Use; and

WHEREAS, the Owner and Applicant have committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this resolution; 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 Applicant, Justin Phillips, is requesting a Major Urban Code Conditional Use approval to allow for development of Kennels, on 1.62-acre parcel, and

WHEREAS, the Major Conditional Use approval shall run with the land.

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

SECTION 1:

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

SECTION 2:

The legal description of the 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’** and made a part hereof by reference. The conditions of development attached hereto as **Exhibit ‘C’** and made a part hereof by reference, and each shall constitute one of the approved documents.

SECTION 3:

The following 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 ‘Approved Documents’, shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

- a The DogsWorld Conditional Use Permit Project Narrative, prepared by *DogsWorld*, dated June 20, 2022 (13 Pages);
- b Noise Study, prepared by *ED+A acoustics*, dated August 25, 2022.

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

SECTION 5:

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

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

- b Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

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

SECTION 6:

All development orders in conflict with this resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision of this resolution conflicts with any contractual provision between the City and the Property Owner(s) or Applicant(s) of the site, this resolution shall prevail.

SECTION 7:

If any provision of this resolution 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 resolution are declared severable.

SECTION 8:

The complete execution and recording of this Resolution by the City Clerk shall occur no later than 90 days from the date of this approval, failing which this resolution shall become void.

SECTION 9:

Upon complete execution of this Resolution, 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.

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.

Resolution #73-2022
400 SW 7th Street
Major Urban Code Conditional Use

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

STATE OF _____

COUNTY OF _____

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

APPLICANT: Justin Phillips

Print Name: _____

Signature: _____
Print Name: _____

Print Name: _____

PROPERTY OWNER: Rich Goldman

Signature: _____
Print Name: _____

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The foregoing instrument acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by _____ who ☐ is personally known to me or ☐ has produced _____ as identification.
(Notary Seal)

Signature of Notary Public

Printed Name: _____

Resolution #73-2022
400 SW 7th Street
Major Urban Code Conditional Use

Exhibit A – Legal Description

UNIT 1 RPFC COMMERCIAL CONDO PER DOC IN OR 2499/1296 CONSISTING OF 70,614 SF
LAND W/1 STY OFFICE BLDG

Exhibit B
Location Map

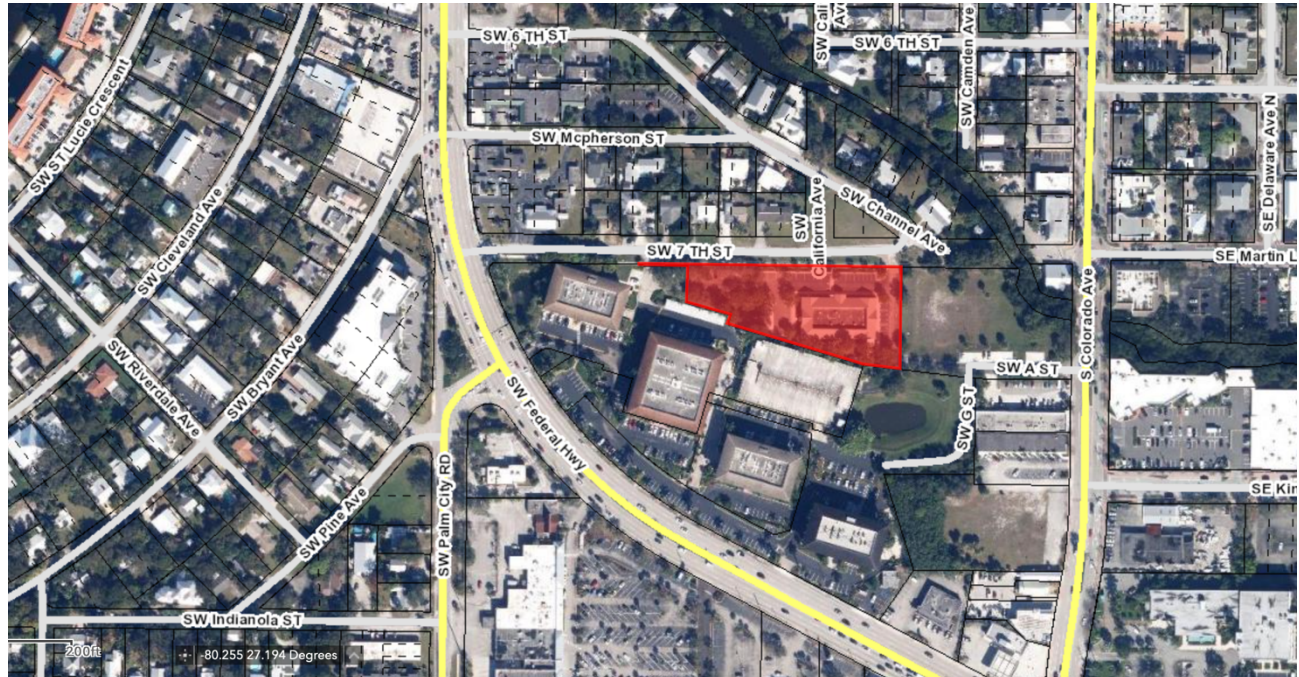


Exhibit C
Conditions of Approval

1. The use of the site will be for dog lodging (kennel), dog daycare, basic grooming, and the associated offices.
2. The following documents and plans are attached to this Major Urban Code Conditional Use:
 - a. Site Plan by Cotleur & Hearing, dated July 29, 2022, sheet 1 of 3.
 - b. Landscape Plan by Cotleur & Hearing, dated June 17, 2022, sheets 2 and 3 of 3.
 - c. Drainage Statement by Velcon Engineering & Surveying, LLC, dated July 22nd 2022.
 - d. Architectural Renderings (2 sheets) by Jill Maraist, MB Design.
3. Outdoor exercise areas shall be screened with an opaque six-foot high fence or wall as required by Sec. 2.06.18 in the City of Stuart Land Development Code.
4. Use of the outdoor exercise area and dog walking shall only be between the hours of 6:00 a.m. and 8:00 p.m.
5. The number of dogs in the outdoor exercise area shall be limited to a total of 10 dogs at any one time (5 in the Large Dog Park and 5 in the Small Dog Park).
6. Building permits will not be issued until building permit applications, deemed sufficient for permit review under City codes and standards, for building improvements has been submitted.
7. Interior build-out construction plans will be subject to compliance with fire codes and standards.
8. A detailed site plan, which complies with City of Stuart Urban Code identifying; architectural improvements, landscaping, dumpster location and parking provision will be submitted and approved prior to certificate of occupancy.
9. A building permit shall be obtained no later than 12 months from the approval date of the major urban code conditional use and a certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.
10. Prior to the certificate of occupancy, a dumpster enclosure will be required which will include provision for recycling. Detailed plans and location for the dumpster shall be delineated on the site plan.

Resolution #73-2022
400 SW 7th Street
Major Urban Code Conditional Use

Exhibit D
Approved Documents