



AGENDA

LOCAL PLANNING AGENCY

OCTOBER 13, 2022

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine

Vice Chair - Margaret Bromfield

Board Member - Larry Massing

Board Member - Bill Mathers

Board Member - Campbell Rich

Board Member - Ryan Strom

Board Member - Jackie Vitale

Ex Officio Board Member - Kimberly Everman

ADMINISTRATIVE

Development Director, Jodi Nentwick

Board Secretary, Jordan Pinkston

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

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

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

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

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

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approval of September 8, 2022 Minutes

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. Major Amendment to the Johnson Honda CPUD

ORDINANCE NUMBER 2504-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.83-ACRE PROPERTY OWNED BY TURQUOISE MOON LLC AT 4200 SOUTHEAST FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING JOHNSON HONDA AUTOMOBILE DEALERSHIP CPUD TO ADD TWO (2) PARKING GARAGES; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY;

PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. Major Amendment to the Wallace Volvo PUD

ORDINANCE NUMBER 2505-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.78-ACRE PROPERTY OWNED BY WALLACE J 2755 SE FEDERAL HIGHWAY, LLC AT 2675 SE FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING WALLACE VOLVO AUTO DEALERSHIP CPUD TO DEMOLISH ONE SINGLE-STORY BUILDING AND ADD A SHOWROOM WITH OFFICE AND GENERAL STORAGE SPACE, AUTO REPAIR BAYS, OUTDOOR DISPLAY AREA, AND ADDITIONAL PARKING INCLUDING ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

4. FIRE STATION 3 - SMALL SCALE FUTURE LAND USE AMENDMENT FROM COMMERCIAL TO PUBLIC:

ORDINANCE No. 2503-2022; AN ORDINANCE OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. § 163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.78-ACRE PARCEL FROM THE FUTURE LAND USE OF COMMERCIAL TO THE FUTURE LAND USE OF PUBLIC; FOR THE PURPOSE OF DEVELOPING THE SITE FOR A NEW FIRE STATION TO SERVE THE NORTHERN PART OF THE CITY; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. FIRE STATION 3 - REZONE FROM CPUD TO PUBLIC:

ORDINANCE No. 2506-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.78-ACRE PARCEL; LOCATED AT 3473 NW GREEN RIVER PARKWAY; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO PUBLIC; DEVELOPING THE SITE FOR A NEW FIRE STATION WITH 6,523 SQ FT TO SERVE THE NORTHERN PART OF THE CITY; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 10/13/2022

Prepared by: Jordan Pinkston

Title of Item:

Approval of September 8, 2022 Minutes

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

1. LPA Minutes_09082022

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
SEPTEMBER 8, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

LOCAL PLANNING AGENCY

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

ADMINISTRATIVE

**Interim Development Director, Erin Wohlitka
Board Secretary, Jordan Pinkston**

CALL TO ORDER

ROLL CALL

**PRESENT: Vice Chairperson Bromfield, Board Member Rich, Board Member Mathers,
Board Member Strom, Board Member Vitale
ABSENT: Chairperson Laurine, Board Member Massing**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve.
MOVED BY: Jackie Vitale
SECONDED BY: Campbell Rich
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF AUGUST 4, 2022 MINUTES

**MOTION: Approval of August 4, 2022 minutes.
MOVED BY: Bill Mathers
SECONDED BY: Campbell Rich
Motion approved unanimously.**

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Campbell Rich thanked his fellow board members for their service and looks forward to working with them in the future as a Commissioner.

ACTION ITEMS

2. PRESENTATION OF THE PROPOSED FORM BASED CODE FOR THE EAST STUART NEIGHBORHOOD AND THE CREEK DISTRICT BY THE TCRPC

PRESENTATION: Pinal Gandhi-Savdas, CRA Executive Director
Jessica Seymore, Treasure Coast Regional Planning Council

5:41PM Margaret Bromfield arrived at the meeting.

COMMENTS FROM THE BOARD:

EAST STUART

Ryan Strom questioned liability regarding civic space requirements on private property.

Campbell Rich asked Jessica Seymour to expand on the benefits of moving to a form-based code.

Jessica Seymour said that the impact of the form-based code will be correcting uses for flexible housing types in East Stuart, and assist in making the process streamlined. In the Creek District there is hesitance as to what they can build and this will provide the tools for residents and developers to know what they can do with the land.

Pinal Gandhi-Savdas explained the future goals for the form-based code.

Discussion continued about civic open space recommendations.

THE CREEK DISTRICT

Bill Mathers asked about existing bulk heads for seawalls and his concern about non-conforming uses.

Jessica Seamour clarified she does not think there are any for current residents, but would follow up.

The board discussed planning for parking.

Bill Mathers expanded on the Comprehensive Plan and planning for non-conforming uses.

The board discussed thoroughfare standards and street types.

Mike Mortell explained that throughout the years and workshops the public gave feedback that they would like a form-based code concept.

Jessica Seymour said that they worked with staff and the commission to implement form-based code in the Creek District and East Stuart first based on need.

Discussion occurred about similar form-based code examples and how the City should move forward.

Ryan Strom spoke about concerns that he would like to address in the allowances.

Jessica Seymour addressed his concerns.

Erin Wohlitka and Mike Mortell continued to give examples of successful form-based codes.

The process for approval was discussed.

COMMENTS FROM THE PUBLIC:

1. Helen McBride (Flamingo Avenue) - Spoke about the history of Stuart and the composition of East Stuart

STAFF UPDATE

None.

ADJOURNMENT

MOTION: Adjourn.

MOVED BY: Campbell Rich

SECONDED BY: Jackie Vitale

Motion approved unanimously.

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

Meeting Date: 10/13/2022

Prepared by: Bonnie Landry

Title of Item:

Major Amendment to the Johnson Honda CPUD

ORDINANCE NUMBER 2504-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.83-ACRE PROPERTY OWNED BY TURQUOISE MOON LLC AT 4200 SOUTHEAST FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING JOHNSON HONDA AUTOMOBILE DEALERSHIP CPUD TO ADD TWO (2) PARKING GARAGES; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Johnson Honda is a Commercial Planned Unit Development (CPUD) is requesting a Major Amendment to the most recent PUD agreement approved July 28th, 2008 by Ordinance 2163-08. The amendment will allow for the construction of two parking garages for vertical storage of automobile inventory to be located on 5.83 acres of land located at 4200 SE Federal Highway, Stuart, Florida 34997. The applicant requests a waiver for the internal landscaping requirements. This is a redevelopment of a site which will include vertical construction that provides compact urban development. The vertical storage of automobiles provides a much more secure facility; it provides covered areas that are not in the direct sunlight and the compact urban development causes less impact. In this instance, applicant is permitted a maximum of 65% impervious area. The applicant has provided a total of 52.6% of impervious area because of the compact environment. Without the waiver of the landscape requirement, the vehicle storage could result in an impervious area much closer to 65%.

Funding Source:

n/a

Recommended Action:

Staff recommends approval of a waiver of the internal landscape requirements as requested.

ATTACHMENTS:

1. A. LPA Staff Report
2. B. LPA Draft Ordinance 2504-2022
3. C. LPA Draft Ordinance 2504-2022 'Exhibit D'
4. D. LPA Application
5. E. LPA Affidavit & Pictures
6. D. LPA Attachments/Backup Material



Ordinance 2504-2022 Staff Report

A. Application

Johnson Honda of Stuart
Major CPUD Amendment
Application Number: Z22060002

Applicant	Turquoise Moon LLC
Property Owner	Turquoise Moon LLC
Agent for Applicant	Drew Wilkinson
Project Manager	MVE and Partners
Date of Report	9.27.2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request the approval of a major amendment to the Johnson Honda of Stuart Commercial Planned Unit Development (CPUD) to allow the construction of Auto Dealership on 5.83 acres of land located at 4200 SE Federal Highway, Stuart, Florida 34997.

The Applicant is requesting a modification of the existing Johnson Honda auto dealership by adding two (2) parking garages.

On October 13, 2022, the Local Planning Agency (LPA) recommended approval of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2504-2022.

Background

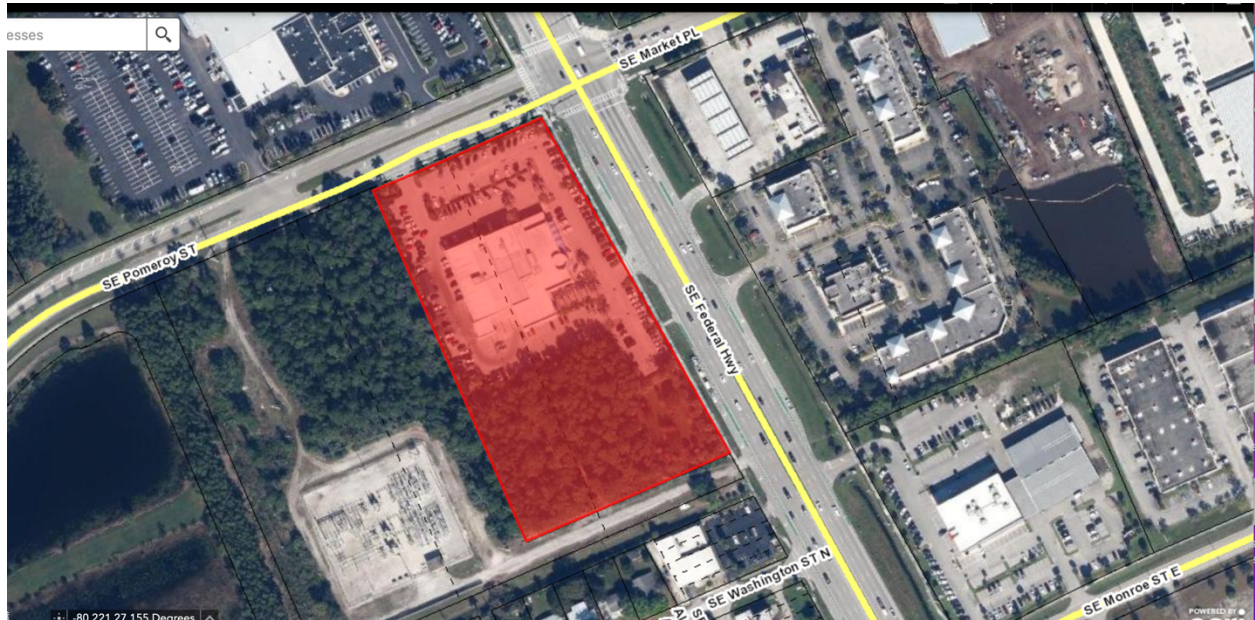
Ordinance 2163-08 was the original Commercial Planned Unit Development (CPUD) agreement for the subject property. This ordinance was approved in July of 2008 which allowed for the initial construction of the Johnson Honda auto dealership. The major amendment to this CPUD would allow Johnson Honda to expand their existing capacity by adding two (2) parking garages. The garages will be constructed over existing asphalt parking lots. The project will be completed in two phases. Phase I, Building A, will be constructed initially while Phase II, Building B, will be included under a future application. Phase I of the project will include 5,270 SF service/parts expansion as part of the first parking structure. The existing

building footprint is approximately 26,652 SF and after the proposed expansion it will be approximately 31,715 SF. The project is planned for completion by the end of 2025.

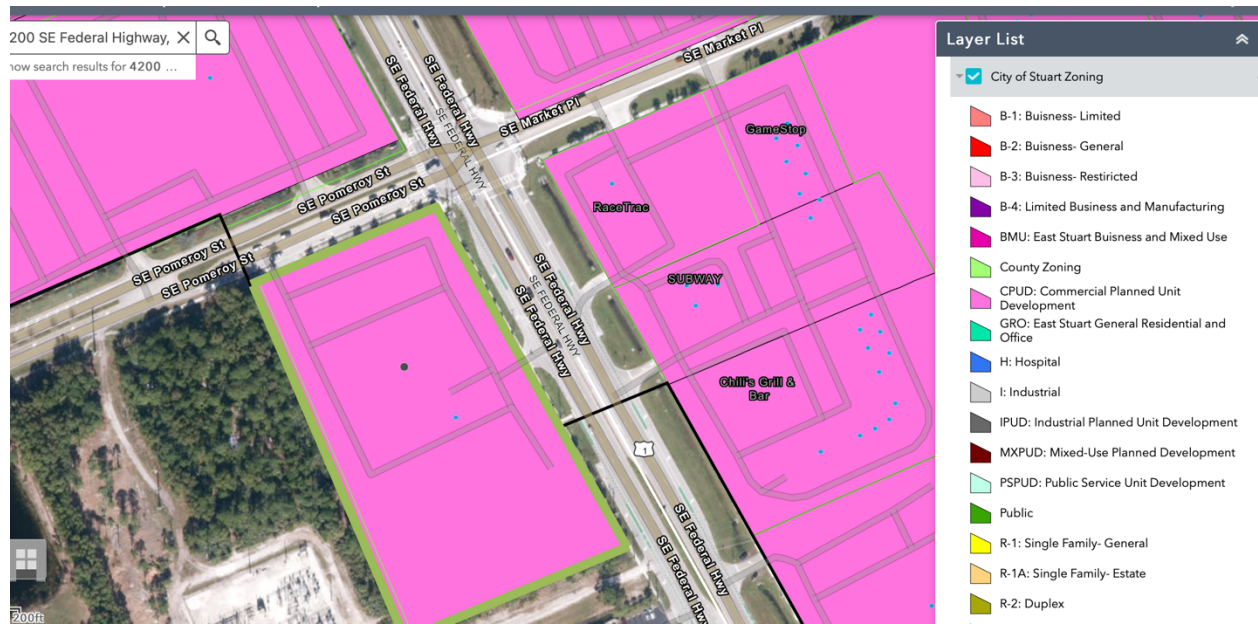
C. Site Location and Information

Address	4200 SE Federal Highway, Stuart, Florida 34997
Parcel Number(s)	38-38-42-002-217-00010-0
Existing Zoning	CPUD
Future Land Use	Commercial
Site Area (acres)	5.83
Present Use	Auto Dealership
Proposed Land Use Designation	Auto Dealership
Proposed Zoning District	CPUD
Proposed Use	Commercial

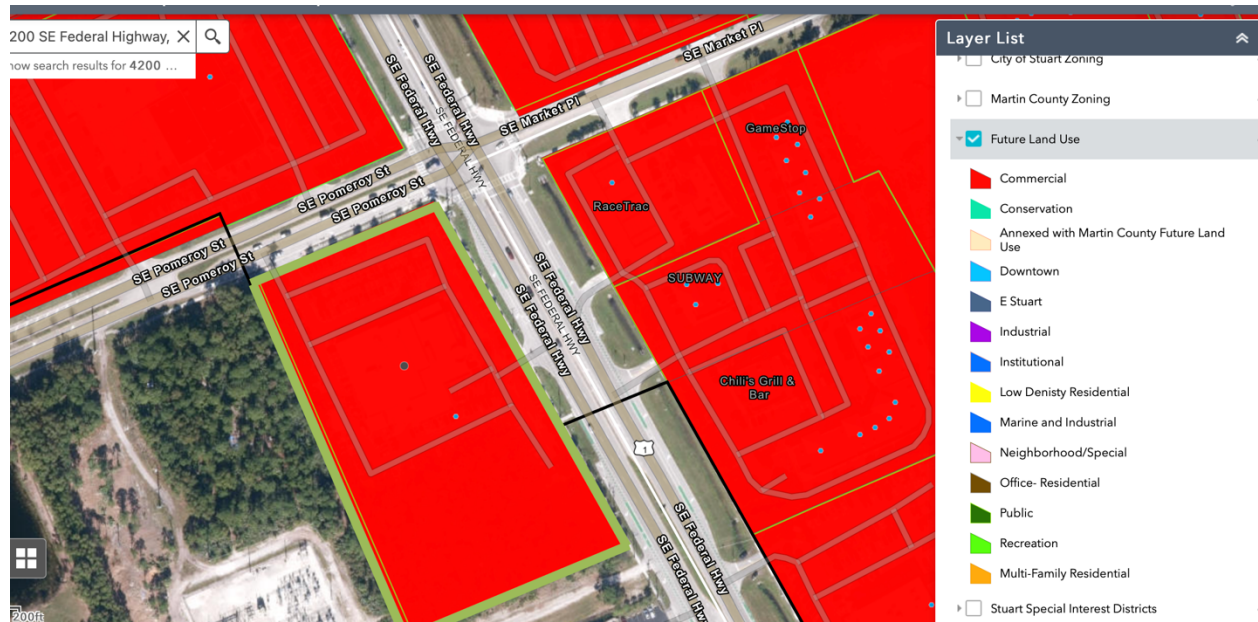
Location Map



Existing Zoning Map



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: Due to the fact that this project is an addition to an existing site, current utility connections are sufficient for the building expansion. Additionally, traffic analysis has been completed by MacKenzie Engineering and Planning Inc. All other sections of Policy 1.A3.2 have been met and deemed acceptable by staff.

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 CPUD standards and Ordinance 2163-08.

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 is developing on their existing auto dealership site. By developing the parking garages and services bays in the manner that is presented on the site plan the applicant is showing vertical density rather than expansion into the preservation areas surrounding the property. Staff believes this site plan design is in compliance with Objective 1.B1.

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 provided a massing exhibit which shows similar development and design patterns along US HWY 1. Staff believes the proposed development is in compliance with Policy 1.B3.2.

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 applicant is providing vertical density with the proposed parking garages with staff finds to be sufficient in order to protect adjacent green space and preservation areas surrounding the site.

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 provided architectural and site design requirements that allow for unobstructed supervision of public activity and access points for law enforcement.

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 addition to the auto dealership generates fewer than 20 net new trips and City of Stuart Code, Section 4.05.00.

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 low impact development strategies which will ultimately decrease the impervious areas on the site.

Existing Site Details

The subject property is currently used as an auto dealership and the proposed expansion will create parking garage structures and additional service bays.

Proposed Project Details

Access and Circulation

Access is granted to the site via SE Pomeroy Street and US Hwy 1. A monument sign is currently located at the corner of SE Pomeroy and US Hwy 1 and there are no proposed changes to the existing monument sign and no proposed plans for any additional monument signs on the property. Vehicular circulation is provided using internal drive isles that connect to the service and maintenance bays along Pomeroy Drive and the guest entrance on US 1. Pedestrian circulation is provided through sidewalks and landscape islands that connect to the guest services entrance of the property.

Building Area and Site Layout

The applicant has proposed to expand the existing auto dealership from 26,652 SF to 31,715 SF. This expansion will take place in two phases and will result in two parking garages.

Parking

The existing parking encompasses 271. The new configuration of the site will reduce the existing parking spaces to 130. Building A (garage I) will create 298 parking spaces and Building B (garage II) will create 233. This will create a new total of 661 parking spaces on the premises. The applicant is also proposing 4 electric vehicle charging stations.

Landscaping, Open Space, and Native Vegetation Area

City staff has reviewed the proposed landscaping and the applicant's proposal is unable to meet the interior landscape area requirements due to the layout of the originally approved and constructed site.

The applicant is requesting a waiver from this requirement. The applicant is proposing landscape parking lot islands to separate every 10 parking stalls. Each island will contain one shade tree and groundcovers.

Finally, the applicant is permitted a maximum of 65% impervious area. The applicant has provided a total of 52.6% of impervious area.

Signage

The Applicant has provided staff with a location and design for the proposed wall signage on the parking garage. The original CPUD ordinance approval, 2163-08 Exhibit C, included condition 31 which prohibited signage on the fourth floor of the parking structure. The proposed signage has been proposed on the third floor of the parking garage.

F. Conclusion

Staff has reviewed the subject petition for a Major PUD Amendment from CPUD to Commercial located at 4200 SE Federal Highway, Stuart, Florida 34997.

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 vertical construction of parking garage to house auto inventory which is currently provided horizontally.

Staff recommends approval of Ordinance 2504-2022.



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

ORDINANCE NUMBER 2504-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.83-ACRE PROPERTY OWNED BY TURQUOISE MOON LLC AT 4200 SOUTHEAST FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING JOHNSON HONDA AUTOMOBILE DEALERSHIP CPUD TO ADD TWO (2) PARKING GARAGES; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Local Planning Agency board held a properly noticed hearing on October 13th, 2022, to consider the applicant’s request and recommended approval of the subject petition to the City Commission to amend the CPUD; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Turquoise Moon LLC (property owner), for a 5.83-acre parcel of land located at 4200 Southeast Federal Highway; and

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

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

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

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

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

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

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

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

- a. **Overall Site Plan, Johnson Honda, Sheet 1 of 1, *prepared by CAPTEC Engineering, dated 09.23.2022.***
- b. **ALTA/NSPS Land Title Boundary and Topographic Survey, Sheets 1-5, prepared by *Betsy Lindsay, Inc., dated 05.25.2022.***
- c. **Landscape Plan, Phase 1, Sheets L1-L7, prepared by *Michael Flaugh dated 06.30.2022.***

- d. **Landscape Plan, Phase 2, Sheets L1-L5, prepared by *Michael Flaugh* dated 06.30.2022.**
- e. **Overall Elevations, Sheets A2-21.1-A104, prepared by *MVE Partners (two sheets)*, dated 6-10, 2022.**
- f. **Overall Section, Sheet A1-32.1, prepared by *MVE Partners*, dated 6.10, 2022.**
- g. **Auto Turn Exhibit, prepared by CAPEC Engineering, dated 9-23-22.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain Commercial (C). The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall remain "CPUD" Commercial Planned Unit Development amended by this ordinance to allow for the addition of 2 parking garages structures.

SECTION 3: This ordinance becomes effective upon adoption.

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

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

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

SECTION 7: This ordinance shall be effective upon the following to occur: adoption by the

City Commission, and proper execution and acceptance by the Owner.

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

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

(The remainder of this page intentionally left blank)

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

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

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

(The remainder of this page intentionally left blank)

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

C. David Johnson Jr, Manager of
Turquoise Moon LLC

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2022, by C. David Johnson Jr, Manager of Turquoise Moon LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGEMENT

STATE OF FLORIDA,

COUNTY OF _____

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

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires:

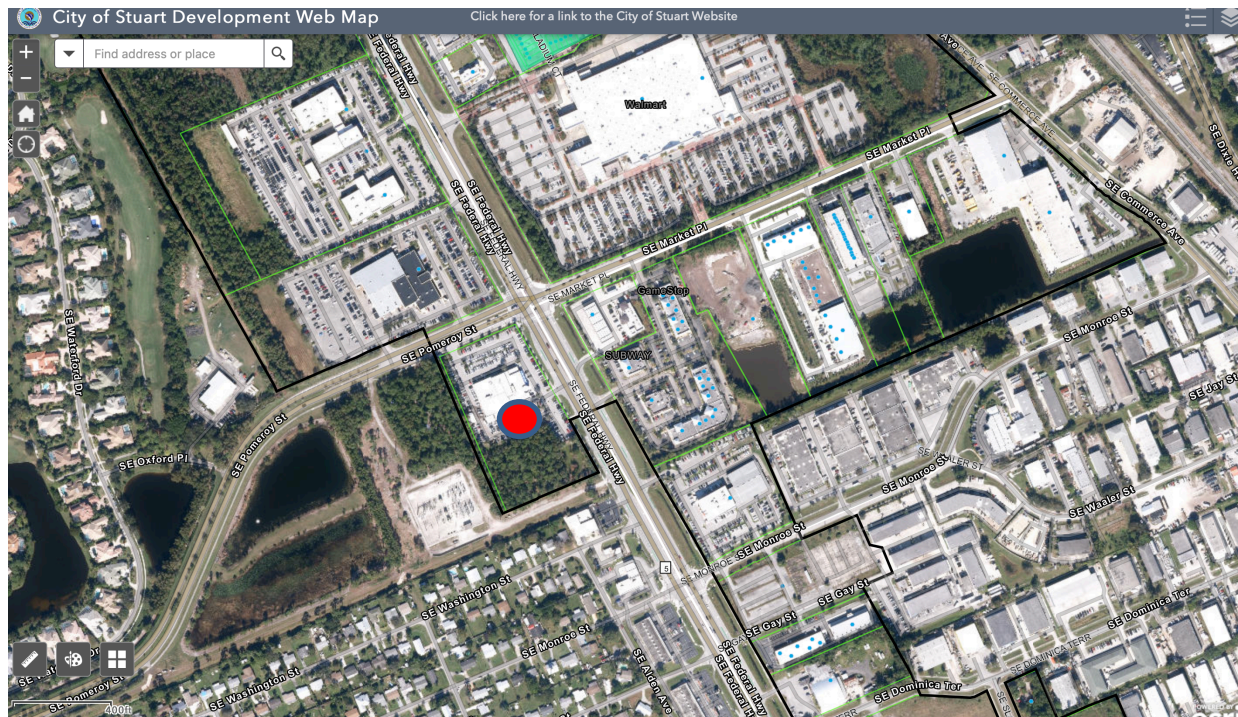
Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

SEWALL'S POINT LAND CO, TR 217 W OF HWY & E 1/2 OF TR 218 (LESS S 50' & N 12.5'
OF BOTH)

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP



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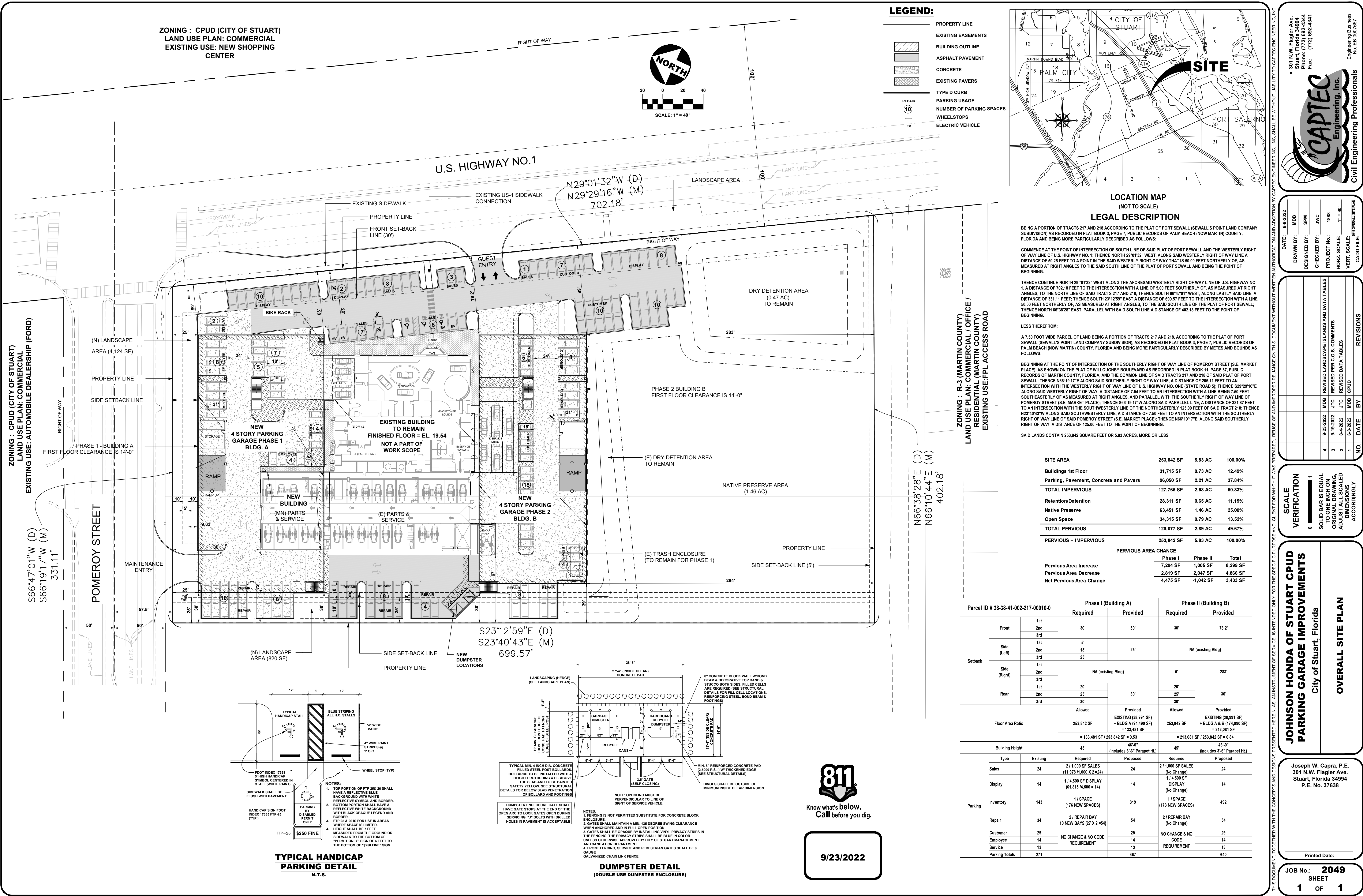
EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. Any modifications to the CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, location of drainage areas, location of monument and building signage, and location of landscaping may be approved by the City's Development Director; however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

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EXHIBIT D – DEVELOPMENT DOCUMENTS



SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N29°29'16"W ALONG THE CENTERLINE OF U.S. HIGHWAY NO. ONE (STATE ROAD 5).
2. THE ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), REFERENCE NATIONAL GEODETIC SURVEY BENCHMARK "GCY D15", ELEVATION = 16.78 FEET. SOME ELEVATIONS WERE COLLECTED IN THE FILED REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED ON MARTIN COUNTY BENCHMARK "MARTIN COUNTY BM 15-4", ELEVATION=19.978 FEET. THE ELEVATIONS WERE CONVERTED TO NAVD 88 USING CORPSCON VERSION .016, A NATIONAL GEODETIC SURVEY PROGRAM. THE CONVERSION FACTOR FROM NGVD 29 TO NAVD 88 IS (-)1.457 FEET.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES WERE LOCATED AND SHOWN HEREON.
7. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120165, PANEL NO. 0163, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS WAS MADE BY THIS SURVEYOR.
8. THIS SURVEY WAS PERFORMED IN THE FIELD BETWEEN JANUARY 12, 2007 AND APRIL 22, 2022.
9. THIS PROPERTY IS A COMMERCIAL PLANNED URBAN DEVELOPMENT. SETBACKS WERE DETERMINED WITH THE SITE PLAN.
10. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCE POLICY NUMBER FL-1008-107-05462, DATE OF POLICY OCTOBER 26, 2009 AT 12:42 P.M., REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE B PART 1:
1. Standard Exceptions
- A. Rights or claims of parties in possession not shown by the Public Records.
- B. Encroachments, overlaps, boundary lines disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises.
- C. Easements or claims of easements not shown by the Public Records.
- D. Any lien or right to a lien for services, labor or materials now or hereafter furnished, imposed by law and not shown by the Public Records.
- E. Taxes or special assessments which are not shown as existing liens by the Public Records.
- F. Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such lands.
- G. Taxes and assessments for the year 2009 and subsequent years, not yet due and payable.
- NOTE: Exceptions 1(A) through 1(F) are hereby deleted.
2. Matters shown on the plat of Port Sevall as recorded in Plat Book 3, page 7, Public Records of Martin County, Florida. (ILLUSTRATED ON SURVEY.)
3. Permanent Drainage Easement as set forth in that Order of Taking under Civil Action No. 94-227 CA, filed June 6, 1994, in Official Records Book 1074, page 2143, Public Records of Martin County, Florida. (ILLUSTRATED ON SURVEY.)
4. Declaration of Special Property Use Restrictions, Right of First Refusal and Option to Repurchase by and between Global Development, LLC, and Turquoise Moon LLC, recorded in Official Records Book 2256, Page 2313, as amended by Amendment to Declaration of Special Property Use Restrictions, Right of First Refusal and Option to Repurchase recorded in Official Records Book 2354, Page 2198, and further amended by Second Amendment to Declaration of Special Property Use Restrictions, Right of First Refusal and Option to Repurchase recorded in Official Records Book 2413, Page 2174, Public Records of Martin County, Florida.
5. Ordinance No. 2163-06 of the City Commission of the City of Stuart, Florida, recorded in Official Records Book 2344, Page 2193, Public Records of Martin County, Florida.
6. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this Policy only insures the amount actually disbursed, but as proceeds of such loan are disbursed in good faith and without actual knowledge of any adverse matters in title, the amount of insurance under this Policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of Policy nor any other part of the Policy shall be deemed changed by virtue of such disbursement.
7. Any rights, interests or claims arising from the following matters shown on survey prepared by Betsy Lindsay, Inc., dated January 19, 2007, last revised May 4, 2007, under Project No. 07-02:
- a) A wiring pull box is located along the west boundary of the property without the benefit of an apparent easement or agreement of record. (THE WIRING PULL BOX IS LOCATED ALONG THE NORTHERLY BOUNDARY AND IS ILLUSTRATED ON SURVEY.)
- b) An overhead utility wire crosses the southeast boundary of the property without the benefit of an apparent easement or agreement of record. (THE OVERHEAD UTILITY WIRE CROSSES THE SOUTHWEST CORNER OF THE PROPERTY AND IS ILLUSTRATED ON THE SURVEY.)
- c) An asphalt and gravel driveway is depicted in the northerly portion of the property. (THE DRIVEWAY IS NO LONGER ON THE PROPERTY.)
- d) A concrete power pole encroaches over the east property line without the benefit of an apparent easement or agreement of record. (THE CONCRETE POWER POLE IS 1.37' SOUTH OF THE SOUTH PROPERTY LINE AND IS ILLUSTRATED ON THE SURVEY.)
8. Consent That Property Securing Loan Will Not Be Used As Cross Collateral by and among American Honda Finance Corporation, Turquoise Moon LLC, and Global Development, LLC, dated October 20, 2009, recorded October 26, 2009, in Official Records Book 2418, Page 2744, Public Records of Martin County, Florida.

AND REFLECTS THE ITEMS DISCLOSED IN CHICAGO TITLE INSURANCE COMPANY ENDORSEMENTS NO 1 THROUGH NO. 10

ENDORSEMENT NO.1. The Company insures there have been no instruments filed among the Public Records of Martin County, affecting title to the lands described in Schedule A from October 26, 2009 at 12:42 p.m. through April 5, 2010 at 8:00 a.m. other than the following:

- A. Resolution Number 130-09 recorded in Official Records Book 2421, Page 564; (INFORMATION ONLY)
- B. Water and Wastewater Service Agreement recorded in Official Records Book 2431, Page 2119; (INFORMATION ONLY)
- C. Notice of Commencement recorded in Official Records Book 2433, Page 625; (INFORMATION ONLY)
- D. Additional Consent that Property Securing Loan Will Not be Used as Cross Collateral recorded in Official Records Book 2443, Page 678; (INFORMATION ONLY)
- E. Notice of Future Advance recorded in Official Records Book 2443, Page 688. (INFORMATION ONLY)

3. The Company insures each of the foregoing is subordinate to the lien of the mortgage insured except:
- A. Resolution Number 130-09 recorded in Official Records Book 2421, Page 564; (INFORMATION ONLY)
- B. Water and Wastewater Service Agreement recorded in Official Records Book 2431, Page 2119; (INFORMATION ONLY)
- C. Additional Consent that Property Securing Loan Will Not be Used as Cross Collateral recorded in Official Records Book 2443, Page 678; (INFORMATION ONLY)

ENDORSEMENT NO.2. NO NEW MATTERS

ENDORSEMENT NO.3. NO NEW MATTERS

ENDORSEMENT NO. 4. The Company insures there have been no instruments filed among the Public Records of County, affecting title to the lands described in Schedule A from May 4, 2010 at 5:00 p.m. through June 10, 2010 at 6:00 a.m. other than the following: Easement granted to Florida Power & Light Company recorded May 13, 2010, in Official Records Book 2453, page 1889, of the public records of Martin County, Florida. (ILLUSTRATED ON THE SURVEY)

3. The Company insures each of the foregoing is subordinate to the lien of the mortgage insured except:

None

ENDORSEMENT NO. 5 NO NEW MATTERS

ENDORSEMENT NO. 6. NO NEW MATTERS

ENDORSEMENT NO. 7 The Company insures there have been no instruments filed among the Public Records of County, affecting title to the lands described in Schedule A from August 18, 2010 at 6:00 a.m. through September 16, 2010 at 6:00 a.m. other than the following:

- Notice of Commencement recorded in Official Records Book 2475, Page 1239. (INFORMATION ONLY)
3. The Company insures each of the foregoing is subordinate to the lien of the mortgage insured except:
- None

ENDORSEMENT NO. 8 NO NEW MATTERS

ENDORSEMENT NO. 9 The Company insures there have been no instruments filed among the Public Records of Martin County, affecting title to the lands described in Schedule A from October 20, 2010 at 6:00 a.m. through November 16, 2010 at 6:00 a.m. other than the following:

- A. Bill of Sale from Turquoise Moon LLC to Martin County recorded in Official Records Book 2463, Page 800. (INFORMATION ONLY) --
- B. Resolution Number 114-2010 by the City Commission of the City of Stuart, Florida, recorded in Official Records Book 2486, Page 1828. (INFORMATION ONLY)
3. The Company insures each of the foregoing is subordinate lien of the mortgage insured except
- A. Bill of Sale recorded in Official Records Book 2483, Page 800. (INFORMATION ONLY)
- B. Resolution No. 114-2010 recorded in Official Records Book 2486, Page 1828. (INFORMATION ONLY)

ENDORSEMENT NO. 10 Chicago Title Insurance Company insures there have been no instruments filed among the Public Records of Martin County, affecting title to the lands described in Schedule A from November 16, 2010 at 6:00 a.m. through February 24, 2011 at 6:00 a.m. other than the following:

- A. Warranty Deed to Martin County recorded in Official Records Book 2498, Page 2142, (ILLUSTRATED ON THE SURVEY.)
- B. Resolution recorded in Official Records Book 2498, Page 2148. (SUPPORTS ORB 2498, PG 2102)
- C. Partial Release of Mortgage recorded in Official Records Book 2498, Page 2149; (RELEASES LIEN FROM LANDS DESCRIBED IN ORB 2498, PG 2102)
- D. Partial Release of Declaration recorded in Official Records Book 2498, Page 2155. (RELEASES USE RESTRICTIONS FROM LANDS DESCRIBED IN ORB 2498, PG 2102)
- E. Easement to Martin County, recorded in Official Records Book 2498, Page 2174. (ILLUSTRATED ON THE SURVEY.)
- F. Resolution recorded in Official Records Book 2498, Page 2185; (MARTIN COUNTY ACCEPTS EASEMENTS DESCRIBED IN ORB 2498, PG 2174)
- G. Claim of Lien recorded in Official Records Book 2498, Page 2781, together with Satisfaction of Lien recorded in Official Records Book 2501, Page 1091.
- H. Claim of Lien recorded in Official Records Book 2499, Page 884, together with satisfaction of Lien recorded in Official Records Book 2506, Page 398.
- I. Claim of Lien recorded in Official Records Book 2500, Page 2284, together with Satisfaction of Lien recorded in Official Records Book 2501, Page 255.

The Company insures each of the foregoing is subordinate to the lien of the mortgage insured except:

- A. Warranty Deed to Martin County recorded in Official Records Book 2498, Page 2142. (ILLUSTRATED ON THE SURVEY.)
- B. Partial Release of Mortgage recorded in Official Records Book 2498, Page 2148; (RELEASES LIEN FROM LANDS DESCRIBED IN ORB 2498, PG 2102)
- C. Partial Release of Declaration recorded in Official Records Book 2498, Page 2155. (RELEASES USE RESTRICTIONS FROM LANDS DESCRIBED IN ORB 2498, PG 2102)
- D. Easement to Martin County, recorded in Official Records Book 2498, Page 2174. (ILLUSTRATED ON THE SURVEY.)
- E. Resolution recorded in Official Records Book 2498, Page 2185; (MARTIN COUNTY ACCEPTS EASEMENTS DESCRIBED IN ORB 2498, PG 2174)

SURVEYOR'S NOTES CONTINUED

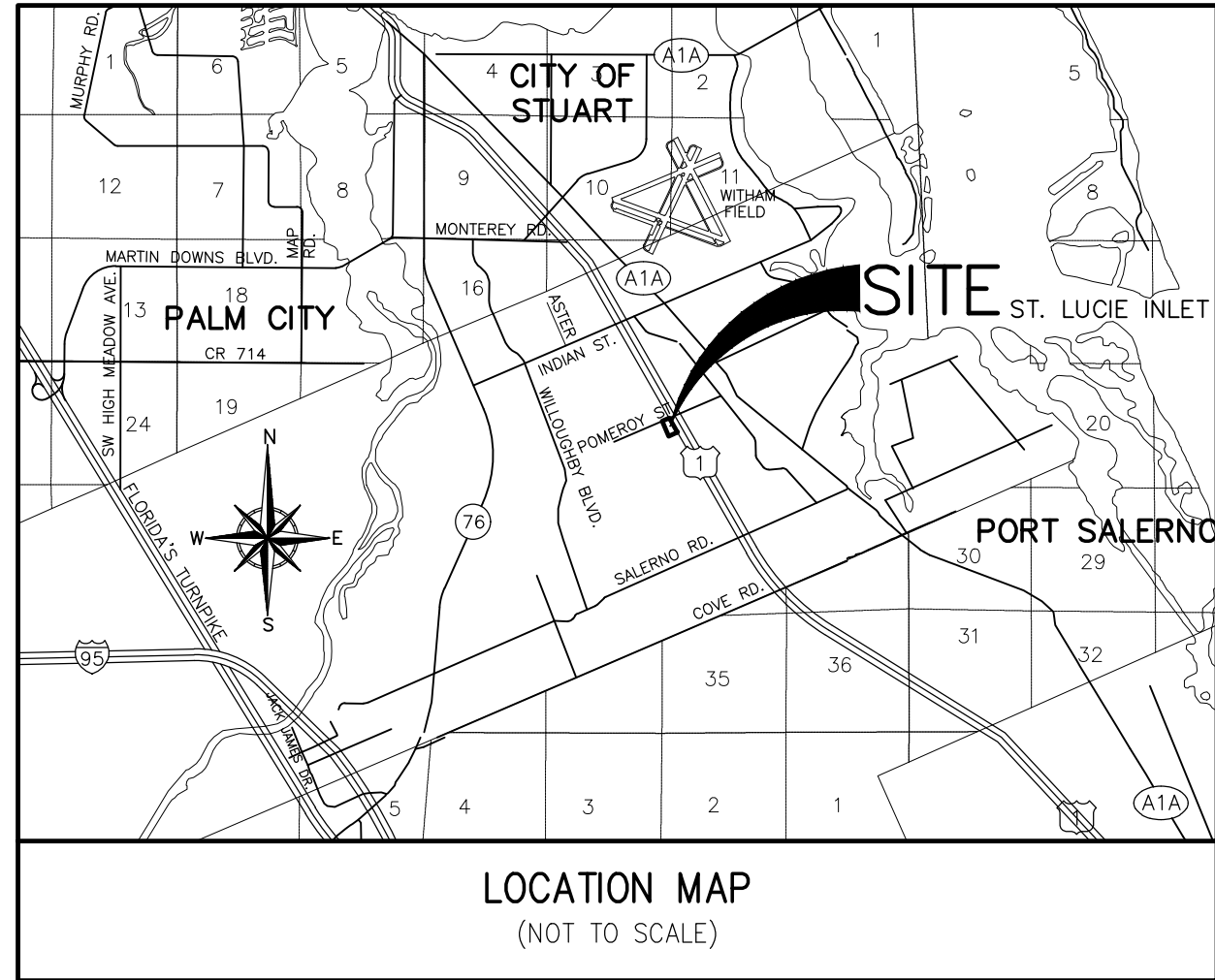
11. THIS TITLE COMMITMENT WAS FURTHER UPDATED ON JUNE 02, 2020 AT 8:00 AM, REFERENCE ORDER NUMBER 8578610, REFERENCE THE FOLLOWING: AMENDMENTS:
- ITEM 1 OF SCHEDULE B, PART I IS HEREBY AMENDED TO READ AS FOLLOWS:
- TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

THE FOLLOWING EXCEPTION(S) IS/ARE HEREBY ADDED TO SCHEDULE B, PART 1 OF THE LOAN POLICY:

- A. CORRECTIVE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 2423, PAGE 1171. (AFFECTS PROPERTY – NOT DEPICTABLE)
- B. THREE UTILITY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 2174 AS ACCEPTED AND APPROVED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 2185. (SHOWN ON SURVEY)
- C. UCC FINANCING STATEMENT AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2578, PAGE 2183. (AFFECTS PROPERTY – NOT DEPICTABLE)
- D. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 2697, PAGE 2930. (AFFECTS PROPERTY – NOT DEPICTABLE)

LESS AND EXCEPT LAND CONVEYED TO MARTIN COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 2142. (SHOWN ON SURVEY)

12. THIS TITLE COMMITMENT WAS FURTHER UPDATED ON APRIL 22, 2022, REFERENCE FILE NUMBER 8578610, REFERENCE THE FOLLOWING: RESOLUTION NO. 21-12.6, RECORDED JANUARY 6, 2022 IN OFFICIAL RECORDS BOOK 3284, PAGE 1078. (AFFECTS PROPERTY, NOT DEPICTABLE)



SHEET KEY:

- 1) COVER SHEET
- 2) OVERALL BOUNDARY & EASEMENTS
- 3) UTILITY
- 4) PAVING, GRADING & DRAINAGE
- 5) DETAILS

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.martin.fl.us/accessibility-feedback

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 217 AND 218 ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION) AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SAID PLAT OF PORT SEWALL AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 29°01'32" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 50.25 FEET TO A POINT IN THE SAID WESTERLY RIGHT OF WAY THAT IS 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE PLAT OF PORT SEWALL AND BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 29°01'32" WEST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 702.18 FEET TO THE INTERSECTION WITH A LINE OF 5.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACTS 217 AND 218; THENCE SOUTH 66°47'01" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 331.11 FEET; THENCE SOUTH 23°12'59" EAST A DISTANCE OF 699.57 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE SAID SOUTH LINE OF THE PLAT OF PORT SEWALL; THENCE NORTH 66°38'28" EAST, PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 402.18 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM:

A 7.50 FOOT WIDE PARCEL OF LAND BEING A PORTION OF TRACTS 217 AND 218, ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION), AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF POMEROY STREET (S.E. MARKET PLACE), AS SHOWN ON THE PLAT OF WILLOUGHBY BOULEVARD AS RECORDED IN PLAT BOOK 11, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE COMMON LINE OF SAID TRACTS 217 AND 218 OF SAID PLAT OF PORT SEWALL; THENCE N66°19'17"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 206.11 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE (STATE ROAD 5); THENCE S29°29'16"E ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 7.54 FEET TO AN INTERSECTION WITH A LINE BEING 7.50 FEET SOUTHEASTERLY OF AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF POMEROY STREET (S.E. MARKET PLACE); THENCE S66°19'17"W ALONG SAID PARALLEL LINE, A DISTANCE OF 331.87 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 125.00 FEET OF SAID TRACT 218; THENCE N23°40'43"W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID POMEROY STREET (S.E. MARKET PLACE); THENCE N66°19'17"E, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 253,842 SQUARE FEET OR 5.83 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO AMERICAN HONDA FINANCE CORPORATION, CHICAGO TITLE INSURANCE COMPANY, TURQUOISE MOON LLC, WARD AND SMITH, P.A., MCELROY, DEUTSCH, MULVANEY & CARPENTER, LLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 27, 2022.

BETSY LINDSAY, INC.

SURVEYING AND MAPPING

DATE OF PLAT OR MAP: MAY 25, 2022



ERNESTO J. GARCIA, P.L.S.
FLORIDA REGISTRATION NO. 3878

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

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

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

DATE	REVISIONS
05/06/22	REVISE PER COMMENTS
05/25/22	REVISE DRAWING

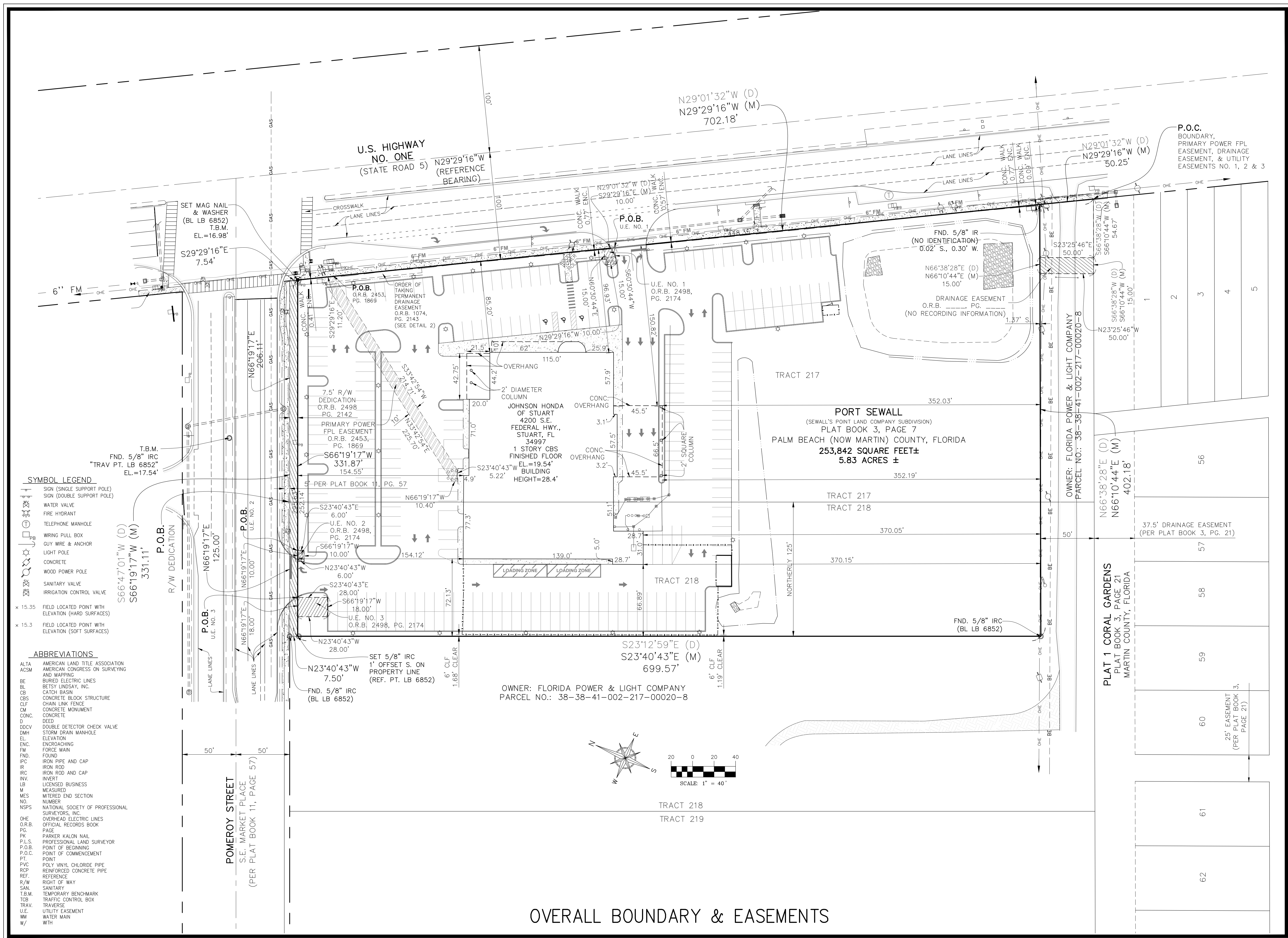
DATE 04/27/2022
SCALE AS SHOWN
FIELD B. STUART 18, BBC 1, STUART 40
DRAWN BY D.B./D.H.
CHECKED BY E.J.G.

A PORTION OF TRACTS 217 & 218 – PLAT OF
PORT SEWALL – MARTIN COUNTY, FLORIDA

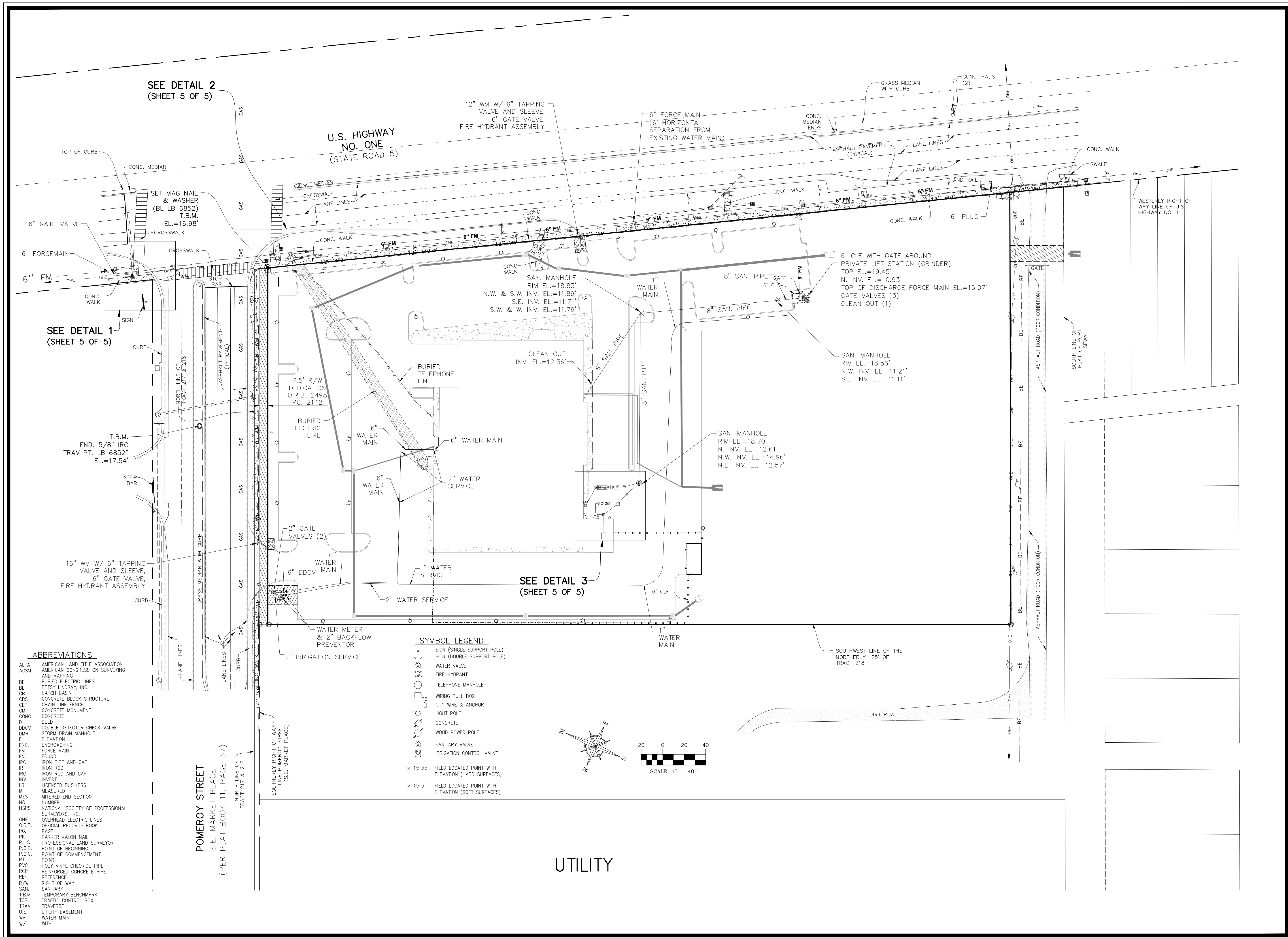
TURQUOISE MOON LLC

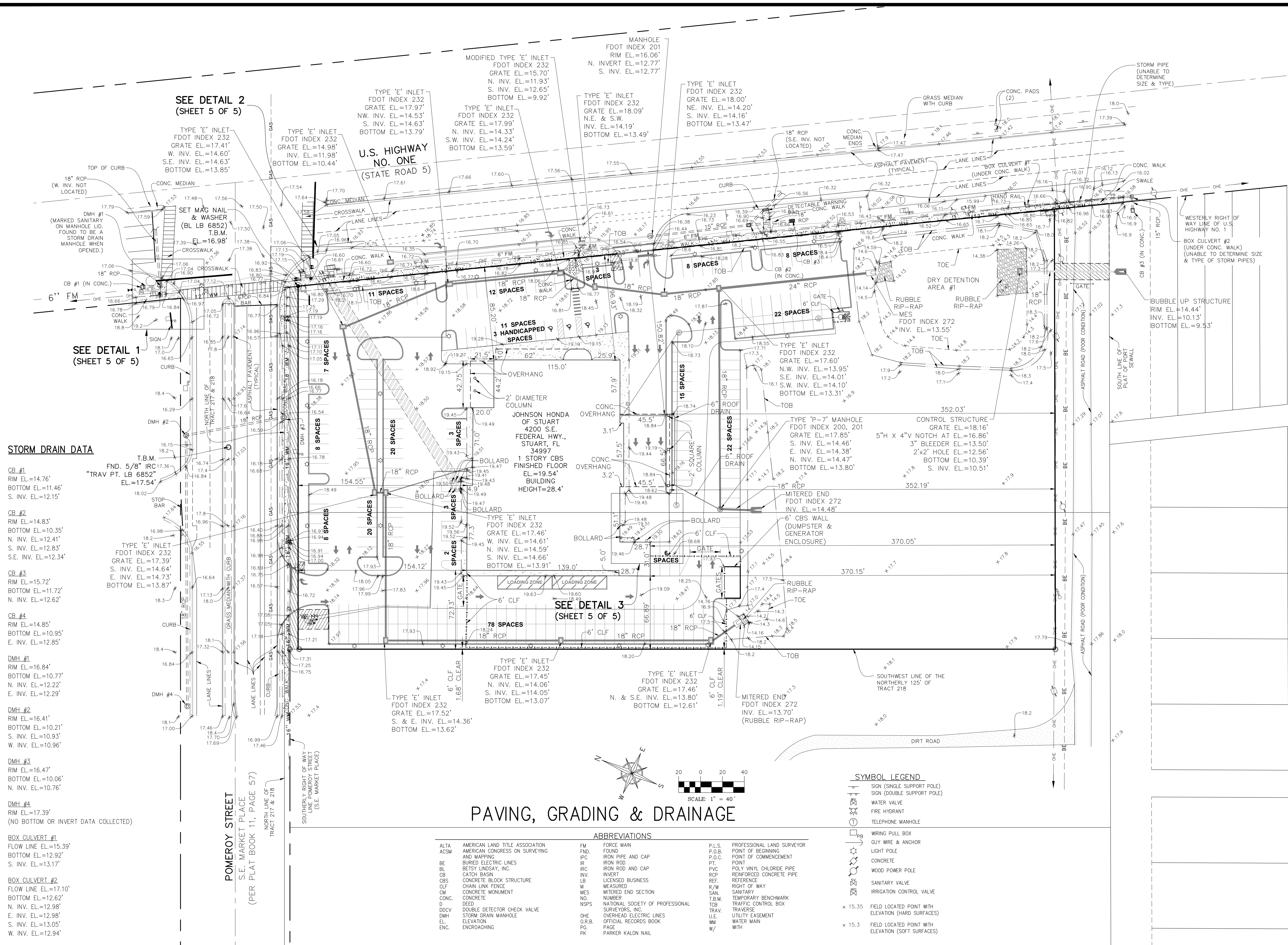
BOUNDARY & ALTA/NSPS LAND TITLE SURVEY
CAPIEC ENGINEERING, INC.

SHEET NO. 1
OF 5 SHEETS
PROJECT NO. 07-02



B BETSY LINDSAY, INC. SURVEYING AND MAPPING	
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5939 FAX LICENSED BUSINESS NO. 6852	
DATE	REVISIONS
05/06/22	REVISE PER COMMENTS
05/25/22	REVISE DRAWING
DATE <u>04/27/2022</u> SCALE <u>1" = 40'</u> FIELD B. <u>STUART 18, BBC 1,</u> <u>STUART 40</u> DRAWN BY <u>D.B./D.H.</u> CHECKED BY <u>E.J.G.</u>	
A PORTION OF TRACTS 217 & 218 – PLAT OF PORT SEWALL – MARTIN COUNTY, FLORIDA TURQUOISE MOON LLC BOUNDARY & ALTA/NSPS LAND TITLE SURVEY CAPTEC ENGINEERING, INC.	
SHEET NO. <u>2</u> OF <u>5</u> SHEETS PROJECT NO. <u>07-02</u>	





BBETSY LINDSAY, INC.
SURVEYING AND MAPPING

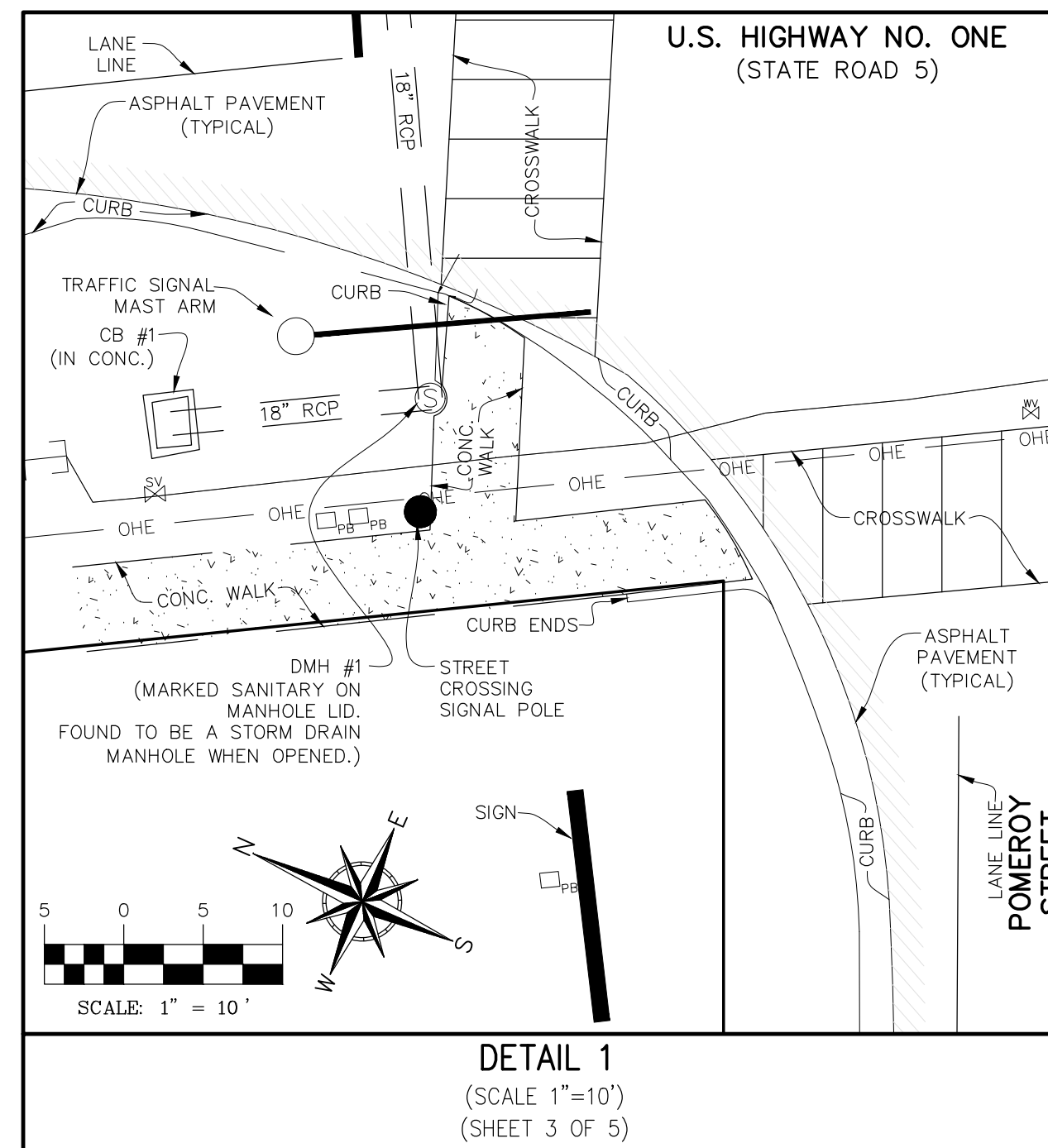
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
5/06/22	REVISE PER COMMENTS
5/25/22	REVISE DRAWING

DATE 04/27/2022
SCALE 1"=40'
FIELD BK. STUART 18, BBO
STUART 40
DRAWN BY D.B./D.H.
CHECKED BY E.J.G.

BOUNDARY & ALTA/NSPS LAND TITLE SURVEY
CABTEC ENGINEERING, INC.
TURQUOISE MOON LLC
PORT SEWALL – MARTIN COUNTY, FLORIDA
A PORTION OF TRACTS 217 & 218 – PLAT OF

SHEET NO. 4
OF 5 SHEETS
PROJECT NO.
07-02



ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING
	AND MAPPING
BE	BURIED ELECTRIC LINES
BL	BETSY LINDSAY, INC.
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CF	CHAIN LINK FENCE
CJF	CONCRETE MONUMENT
CONC.	CONCRETE
D	DEED
DDCV	DOUBLE DETECTOR CHECK VALVE
DMH	STORM DRAIN MANHOLE
EL	ELEVATION
ENC.	ENCROACHING
FM	FORCE MAIN
FND.	FOUND
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
INV.	INVERT
LB	LICENSED BUSINESS
M	MEASURED
MES	MITERED END SECTION
N	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
PC	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT
PVC	POLY VINYL CHLORIDE PIPE
R	REINFORCED CONCRETE PIPE
REF.	REFERENCE
R/W	RIGHT OF WAY
SAN.	SANITARY
TB	TEMPORARY BENCHMARK
TCLB	TRAFFIC CONTROL BOX
TRAV.	TRAVERSE
U.E.	UTILITY EASEMENT
WM	WATER MAIN
W/	WITH

SYMBOL LEGEND

	SIGN (SINGLE SUPPORT POLE)
	SIGN (DOUBLE SUPPORT POLE)
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE MANHOLE
	WIRING PULL BOX
	GUY WIRE & ANCHOR
	LIGHT POLE
	CONCRETE
	WOOD POWER POLE
	SANITARY VALVE
	IRRIGATION CONTROL VALVE
× 15.35	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
× 15.3	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)



TABLE OF CONTENTS:	LOCATION MAP:	SITE DATA		LEGEND																																														
L1 - TITLE SHEET L2 - SITEWORK PLAN NORTH L3 - SITEWORK PLAN SOUTH / MITIGATION TABLE L4 - PLANTING PLAN NORTH L5 - PLANTING PLAN SOUTH L6 - NORTH ELEVATION / CODE TABLES / PLANT SCHEDULE / PLANT PICTURES L1 - DETAILS AND SPECIFICATIONS		HARDINESS ZONE: 10A MEAN ANNUAL PRECIPITATION: 56" - 64" MEAN ANNUAL AIR TEMP: 72° - 79° FROST FREE PERIOD: 350 - 365 DAYS SOIL TYPE: LAWNWOOD AND SIM., MYAKKA AND SIM., MARINE TERR. ON FLATWOODS LANDFORM: A - 0" - 5" FINE SAND SOIL PROFILE: E - 5" - 28" FINE SAND 8h - 28" - 52" LOAMY FINE SAND C1 - 52" - 64" FINE SAND C2 - 64" - 80" LOAMY FINE SAND 0% - 2% 20" - 30" TO ORTSTEIN POORLY DRAINED HIGH 6" - 18" NONE A/D SLOPE: 20° - 30° TO ORTSTEIN DEPTH TO RESTRICTIVE FEATURE: HIGH DRAINAGE CLASS: POORLY DRAINED RUNOFF CLASS: HIGH DEPTH TO WATER TABLE: 6" - 18" FREQUENCY FOR FLOODING: NONE HYDROLOGIC SOIL GROUP: A/D HYDRIC SOIL RATING: NONE WETLANDS: NA	10A 56" - 64" 72° - 79° 350 - 365 DAYS LAWNWOOD AND SIM., MYAKKA AND SIM., MARINE TERR. ON FLATWOODS A - 0" - 5" FINE SAND E - 5" - 28" FINE SAND 8h - 28" - 52" LOAMY FINE SAND C1 - 52" - 64" FINE SAND C2 - 64" - 80" LOAMY FINE SAND 0% - 2% 20" - 30" TO ORTSTEIN POORLY DRAINED HIGH 6" - 18" NONE A/D NO NA	<table><thead><tr><th colspan="2">SYMBOLS</th><th colspan="2">LINE TYPES / NOTES</th></tr></thead><tbody><tr><td>T TELEPHONE PEDESTAL</td><td>□ DOWNSPOUT</td><td> A/C UNIT</td><td> FENCE</td></tr><tr><td>CA CABLE TV PEDESTAL</td><td>→ HOSE BIB</td><td> EXISTING PALM SYMBOLS VARY BASED ON SPECIES</td><td> PROPERTY LINE</td></tr><tr><td>W WELL</td><td>MB MAILBOX</td><td> EXISTING TREE SYMBOLS VARY BASED ON SPECIES</td><td> SETBACK / EASEMENT</td></tr><tr><td>WM WATER METER</td><td>U UTILITY POLE</td><td> EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES</td><td> EXISTING CONTOURS (BASED ON LOCAL GAS DATA)</td></tr><tr><td>G GAS METER</td><td>L LIGHT POST</td><td> EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN</td><td> PROPOSED CONTOURS</td></tr><tr><td>E ELECTRIC METER</td><td>W WALL MOUNTED LIGHT</td><td> EXISTING TREE TO BE REMOVED</td><td> EXISTING VEGETATION MASS</td></tr><tr><td>IB IRRIGATION BOX</td><td>PE POOL EQUIPMENT</td><td> EXISTING TREE TO BE RELOCATED</td><td> SPOT GRADES</td></tr><tr><td>FH FIRE HYDRANT</td><td></td><td></td><td></td></tr></tbody></table> <table><thead><tr><th colspan="2">ABBREVIATIONS</th></tr></thead><tbody><tr><td>EX</td><td>EXISTING</td></tr><tr><td>FV</td><td>FIELD VERIFY</td></tr><tr><td>TBD</td><td>TO BE DETERMINED</td></tr><tr><td>OAP</td><td>ON ADJACENT PROPERTY</td></tr></tbody></table>	SYMBOLS		LINE TYPES / NOTES		T TELEPHONE PEDESTAL	□ DOWNSPOUT	A/C UNIT	FENCE	CA CABLE TV PEDESTAL	→ HOSE BIB	EXISTING PALM SYMBOLS VARY BASED ON SPECIES	PROPERTY LINE	W WELL	MB MAILBOX	EXISTING TREE SYMBOLS VARY BASED ON SPECIES	SETBACK / EASEMENT	WM WATER METER	U UTILITY POLE	EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES	EXISTING CONTOURS (BASED ON LOCAL GAS DATA)	G GAS METER	L LIGHT POST	EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN	PROPOSED CONTOURS	E ELECTRIC METER	W WALL MOUNTED LIGHT	EXISTING TREE TO BE REMOVED	EXISTING VEGETATION MASS	IB IRRIGATION BOX	PE POOL EQUIPMENT	EXISTING TREE TO BE RELOCATED	SPOT GRADES	FH FIRE HYDRANT				ABBREVIATIONS		EX	EXISTING	FV	FIELD VERIFY	TBD	TO BE DETERMINED	OAP	ON ADJACENT PROPERTY
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Michael Flough
LANDSCAPE ARCHITECT

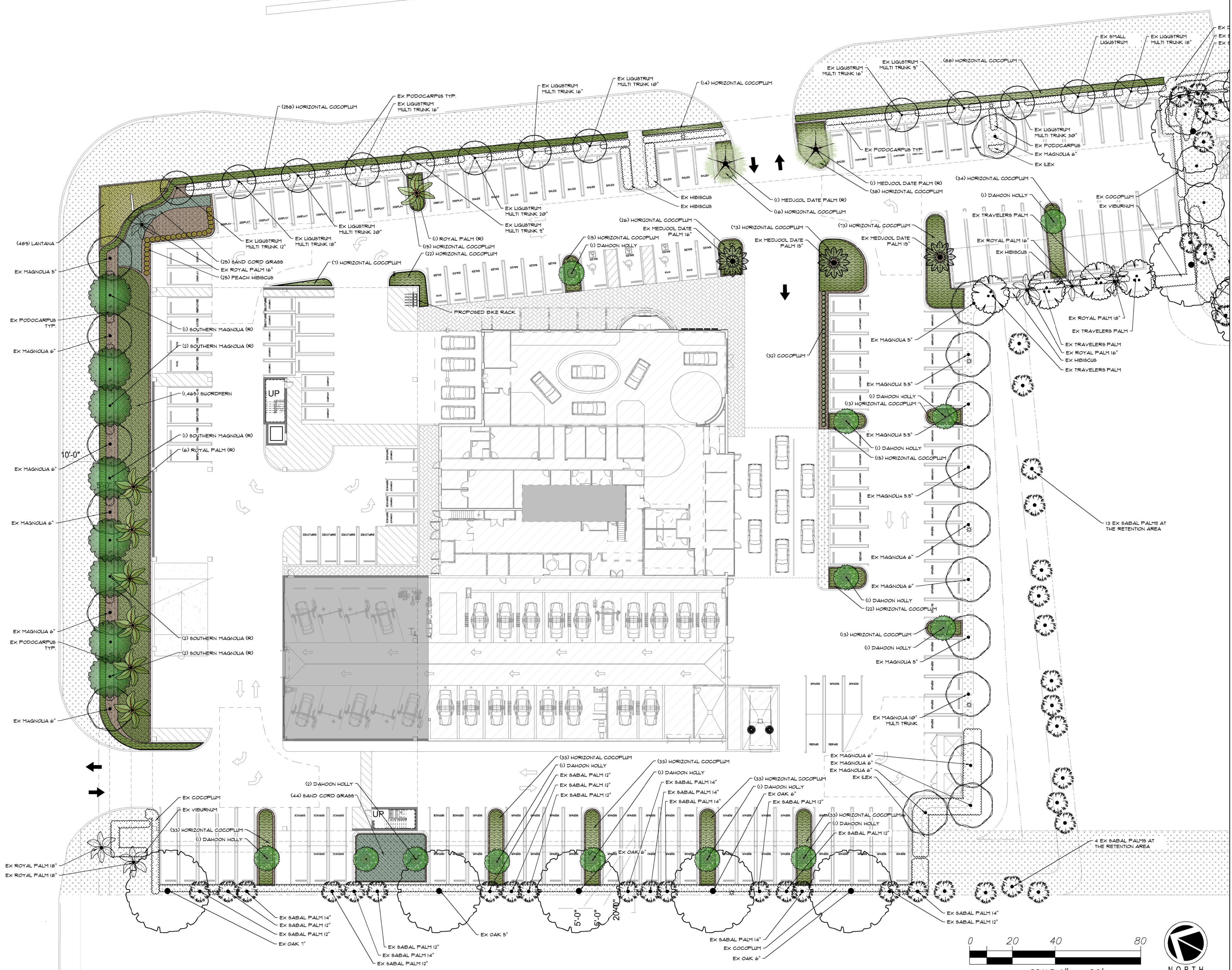
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Stuart
Houzz.com/pro/Michael-Flough www.MichaelFlough.com

Sheet
L1
Title Sheet

Landscape Plan Phase 1
HONDA OF STUART
4200 Southeast Federal Highway, Stuart, FL 34997

Date: 06/03/2022
Design by: MF/PA
Reviewed by: MF
Revised: 09/23/2022

Please note:
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, aerial imagery, site observations, photographs, and site plans. At times, these supporting documents are inaccurate or approximate or adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.



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Sheet
L4
Planting Plan
North

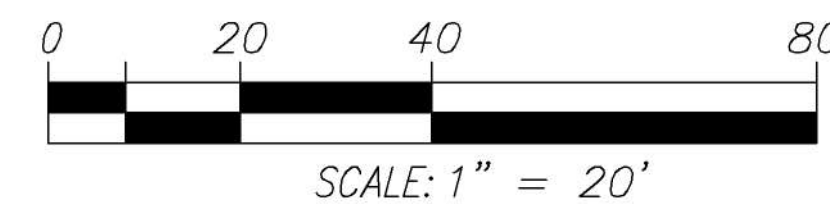
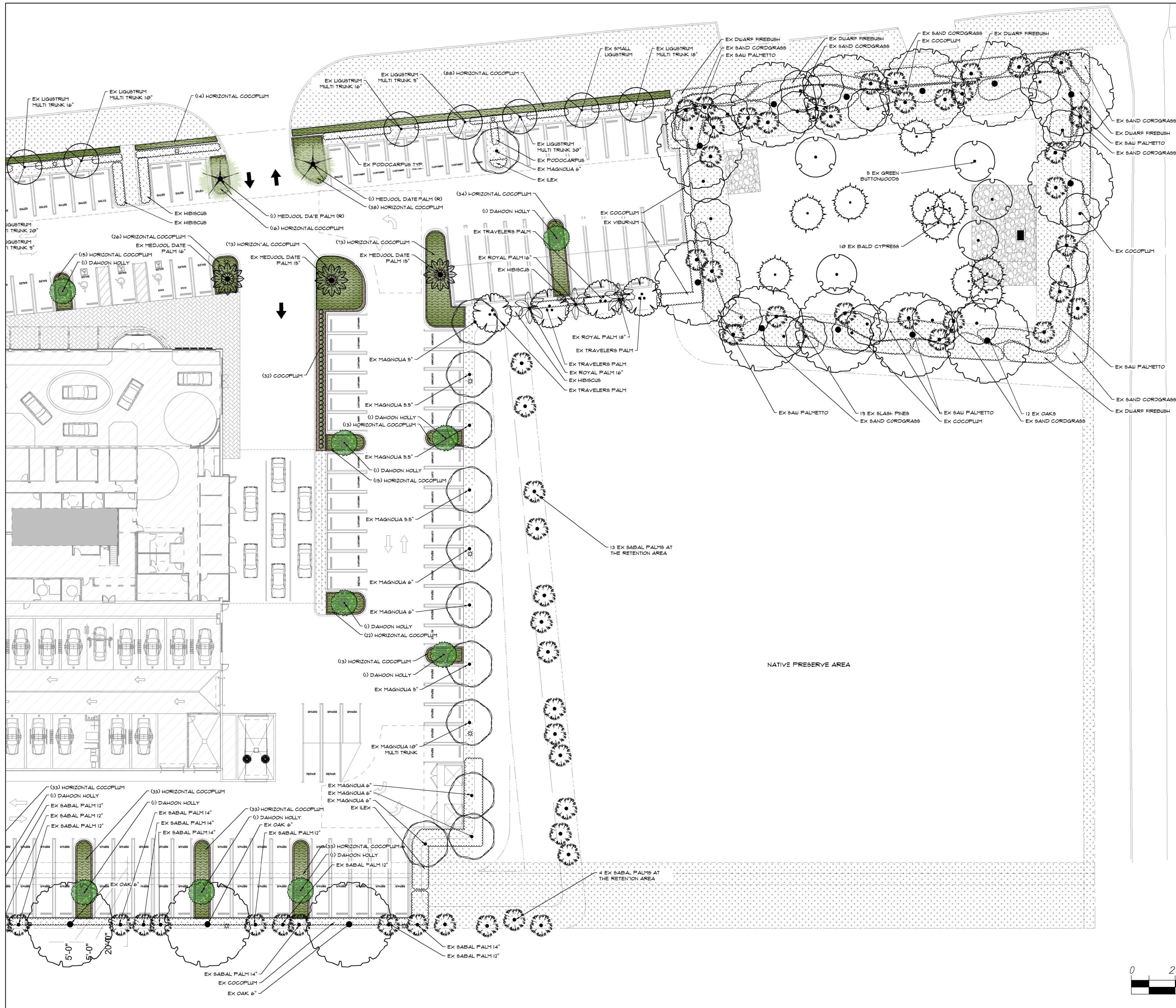
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0 20 40 80
SCALE: 1" = 20'

NORTH



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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	13	ILEX CASSINE	DAHOO HOLLY	25 GAL		12' HT., 6' SPRD.		
RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	8	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA (R)	TRANSPLANTED				
	2	PHOENIX DACTYLOPERA	MEDJOL DATE PALM (R)	TRANSPLANTED				
	1	ROYSTONEA REGIA	ROYAL PALM (R)	TRANSPLANTED				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	32	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	18" HT. FULL	NATIVE	REQ. CODE
	25	HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH'	PEACH HIBISCUS	3 GAL	30" O.C.	24X18"		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	901	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	489	LANTANA SPP.	LANTANA	1 GAL		6"X8"	NATIVE	
	1,465	NEPHROLEPIS CORDIFOLIA	SWORDFERN	1 GAL		6"X8"	NATIVE	
	69	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	4" O.C.	28" HT., FULL	NATIVE	
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	13,629 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	S.F.	AS NEEDED	4" LAYER		



DAHOO HOLLY



RELOCATED MAGNOLIA



RELOCATED MEDJOL DATE PALM



ROYAL PALM



RED TIP COCOPLUM



DOUBLE PEACH HIBISCUS



HORIZONTAL COCOPLUM



LANTANA



NATIVE SWORD FERN



SAND CORDGRASS

XERISCAPE REQUIREMENTS

OPTION	POINTS AVAILABLE	POINTS ACQUIRED
UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	0
PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN	5	0
GRASS:		
25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	5	0
51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	10	10
SHRUBS:		
25 - 50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	0
51% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	5	0
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	10	0
SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10	10
UTILIZATION OF COMPACTED MULCHED PLANTING BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER	10	10
TOTAL POINTS REQUIRED:	50	50

PERVIOUS AREA CHANGE

	PHASE 1	PHASE 2	TOTAL
PERVIOUS AREA INCREASE	7,294 SF	1,005 SF	8,299 SF
PERVIOUS AREA DECREASE	2,819 SF	2,041 SF	4,866 SF
NET PERVIOUS AREA CHANGE	+4,475 SF	-1,042 SF	+3,433 SF

TOTAL SITE AREA: 256,329 SQ/FT (5.88 ACRES)

- REQUIRED LANDSCAPE AREA 256,329 X 20% = 51,266 SQ/FT
- LANDSCAPE AREA PROVIDED: 110,010 SQ/FT (INCLUDING RETENTION PONDS AND PRESERVATION AREA)
- 1 TREE REQUIRED BY 2,500 SQ/FT OF SITE AREA
- 103 TREES REQUIRED
- 94 EXISTING TREES AND 13 NEW TREES
- 83 EXISTING PALMS (EQUALS 41 TREES)
- TOTAL EXISTING TREES 148

INTERIOR LANDSCAPE

- REQUIRED LANDSCAPE AREA: 51,266 SQ/FT X 50% = 25,633 SQ/FT
- LANDSCAPE AREA PROVIDED: 5,393 SQ/FT (WAIVER REQUIRED)
- 1 TREE REQUIRED FOR EVERY 500 SQ/FT = 11 TREES
- 14 TREES AND 6 PALMS PROVIDED

TREE CANOPY COVERAGE

- PROPOSED AND EXISTING TREE CANOPY COVERAGE: 122,690 SQ/FT
- SITE AREA 256,329 SQ/FT / 122,690 SQ/FT = 47.8% CANOPY COVERAGE

LANDSCAPE STRIP BETWEEN THE PARKING AREAS AND ABUTTING STREETS PER SEC. 6.04.01 ALONG POMEROY STREET, AND U.S. 1

TREES

- 808 LN/FT X 10' WIDE LANDSCAPE STRIP
- 1 TREE PER 30 LN/FT
- 27 TREES REQUIRED
- 19 EXISTING TREES AND 2 EXISTING PALMS (1 TREE)
- 20 TOTAL EXISTING TREES
- 8 RELOCATED MAGNOLIA TREES
- 28 TOTAL TREES PROVIDED

SHRUBS

- HEDGE WITH PLANTINGS AT 24" TO 30" ON CENTER
- EXISTING HEDGE OF PODOCARPUS

GROUND COVER

- 25% OF THE LANDSCAPE STRIP SHALL HAVE GROUND COVER
- NO EXISTING GROUND COVER ON SITE
- 808 LN/FT X 10' LANDSCAPE STRIP WIDTH = 8,080 SQ/FT
- 8,080 SQ/FT X 25 = 2,020 SQ/FT OF GROUND COVER REQUIRED
- 2,155 SQ/FT OF GROUND COVERS ARE PROPOSED

LANDSCAPE STRIP BETWEEN THE PARKING AREAS AND ABUTTING PRIVATE PROPERTY PER SEC. 6.04.01 ALONG THE WEST PROPERTY LINE

TREES

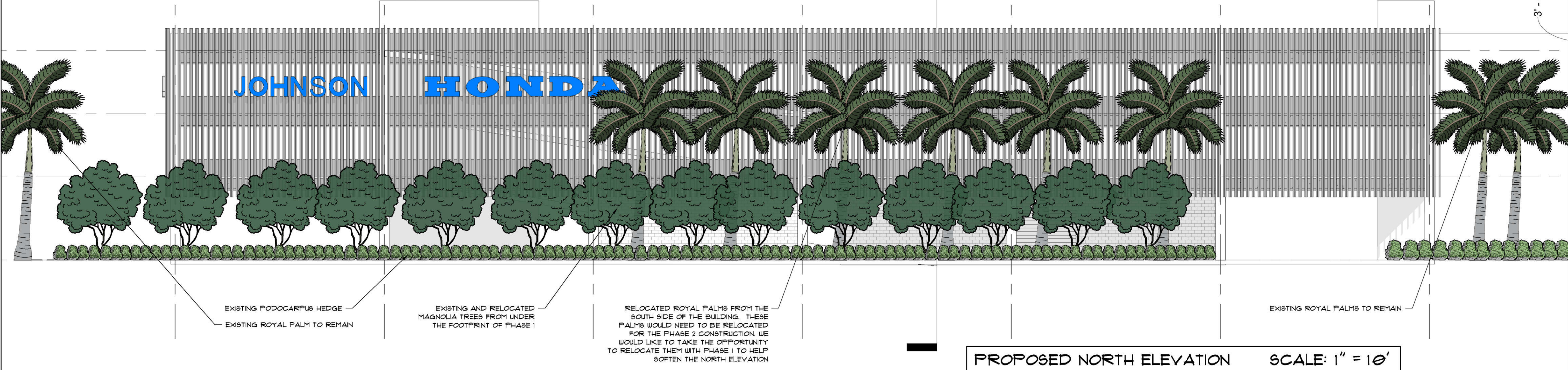
- 353 LN/FT X 5' WIDE LANDSCAPE STRIP
- 1 TREE PER 30 LN/FT
- 12 TREES REQUIRED
- 5 EXISTING TREES AND 16 EXISTING PALMS (EQUALS 8 TREES)
- 13 TOTAL EXISTING TREES

SHRUBS

- HEDGE WITH PLANTINGS AT 24" TO 30" ON CENTER
- EXISTING HEDGE OF COCOPLUM

GROUND COVER

- 25% OF THE LANDSCAPE STRIP SHALL HAVE GROUND COVER
- NO EXISTING GROUND COVER ON SITE
- 353 LN/FT X 5' LANDSCAPE STRIP WIDTH = 1,765 SQ/FT
- 1,765 SQ/FT X 25 = 442 SQ/FT OF GROUND COVER REQUIRED
- PROPOSED PARKING LOT ISLANDS ALONG THE WEST PROPERTY LINE CONTAIN 1,064 SQ/FT OF GROUND COVERS



EXISTING PODOCARPUS HEDGE
EXISTING ROYAL PALM TO REMAIN

EXISTING AND RELOCATED
MAGNOLIA TREES FROM UNDER
THE FOOTPRINT OF PHASE 1

RELOCATED ROYAL PALMS FROM THE
SOUTH SIDE OF THE BUILDING. THESE
PALMS WOULD NEED TO BE RELOCATED
FOR THE PHASE 2 CONSTRUCTION. WE
WOULD LIKE TO TAKE THE OPPORTUNITY
TO RELOCATE THEM WITH PHASE 1 TO HELP
SOFTEN THE NORTH ELEVATION

EXISTING ROYAL PALMS TO REMAIN

PROPOSED NORTH ELEVATION

SCALE: 1" = 10'

Michael Flough
LANDSCAPE ARCHITECT



Sheet
L6
North Elevation

Landscape Plan Phase 1
HONDA OF STUART
4200 Southeast Federal Highway, Stuart, FL 34997

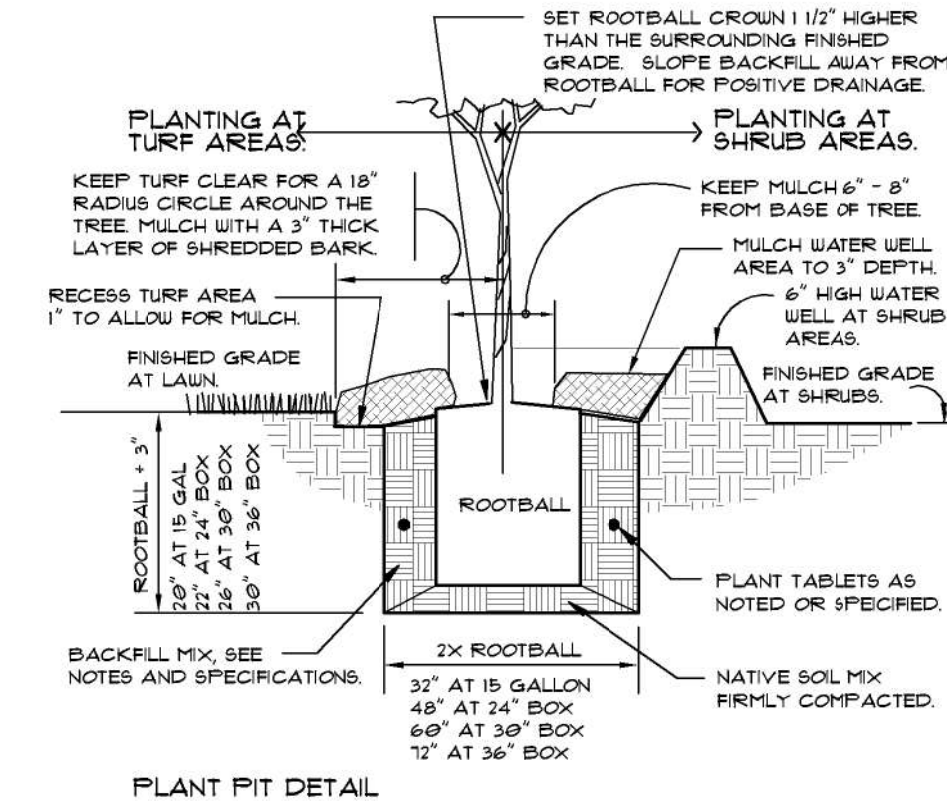
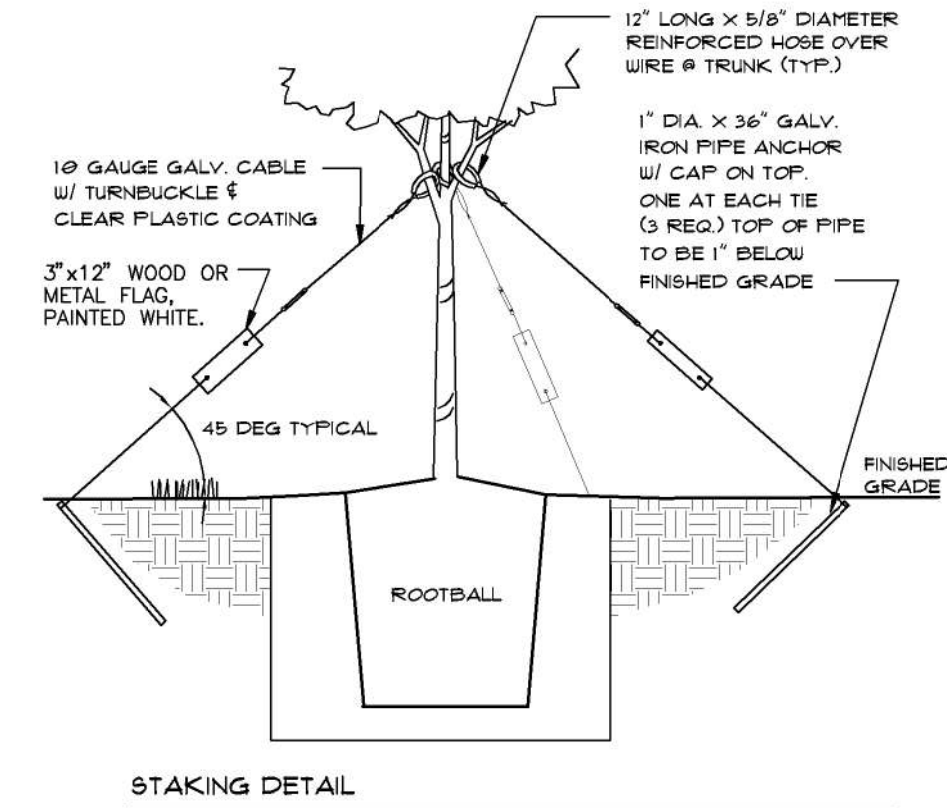


Date: 06/03/2022
Design by: MF,PA
Reviewed by: MF
Revised: 09/23/2022

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

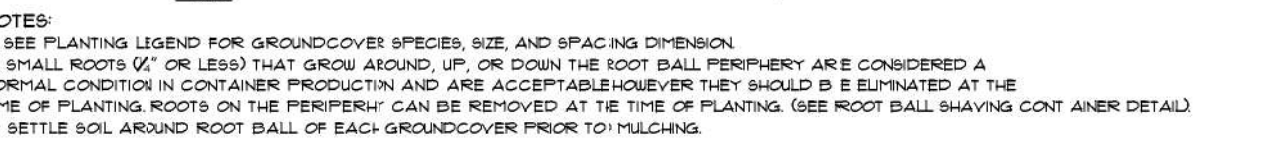
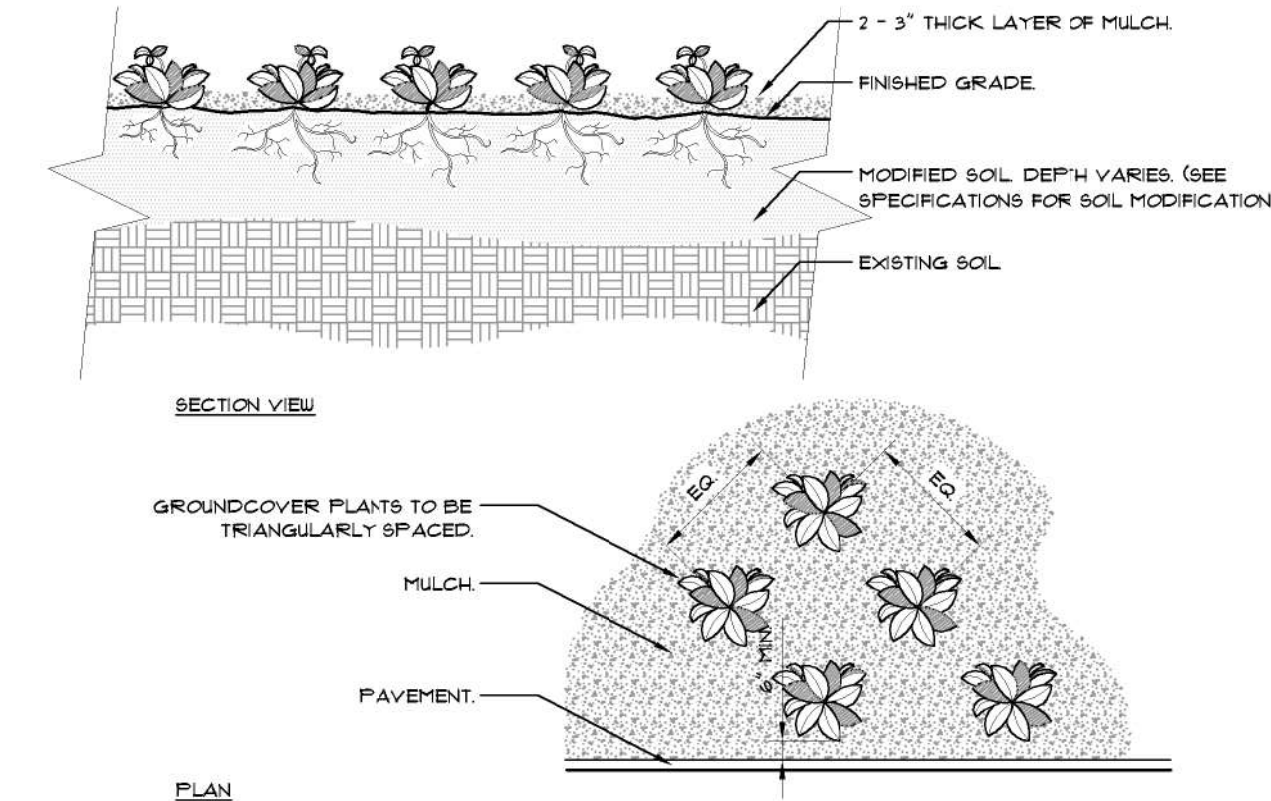
1. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
2. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



1 TREE GUY WIRE PLANTING

NOT TO SCALE

FX-PL-FX-TREE-11



4 GROUND COVER

NOT TO SCALE

FX-PL-FX-GROU-01

- NOTE:
1. ALLOW 3 MONTHS FOR THE ROOT-PRUNING PROCESS OF A LARGE TREE BEFORE RELOCATING IT.
 2. IF THE RELOCATION IS SCHEDULED DURING DRY OR ACTIVE GROWING SEASON, THE TREE SHALL BE WATERED DAILY DURING THE ROOT PRUNING PROCESS.
 3. THE TIME OF THE RELOCATION SHALL BE 90 DAYS AFTER THE START OF THE ROOT PRUNING PROCESS. THEN, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 4. AFTER RELOCATION, THE TREE SHALL BE THOROUGHLY WATERED DAILY FOR THE FIRST TWO WEEKS, AND THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

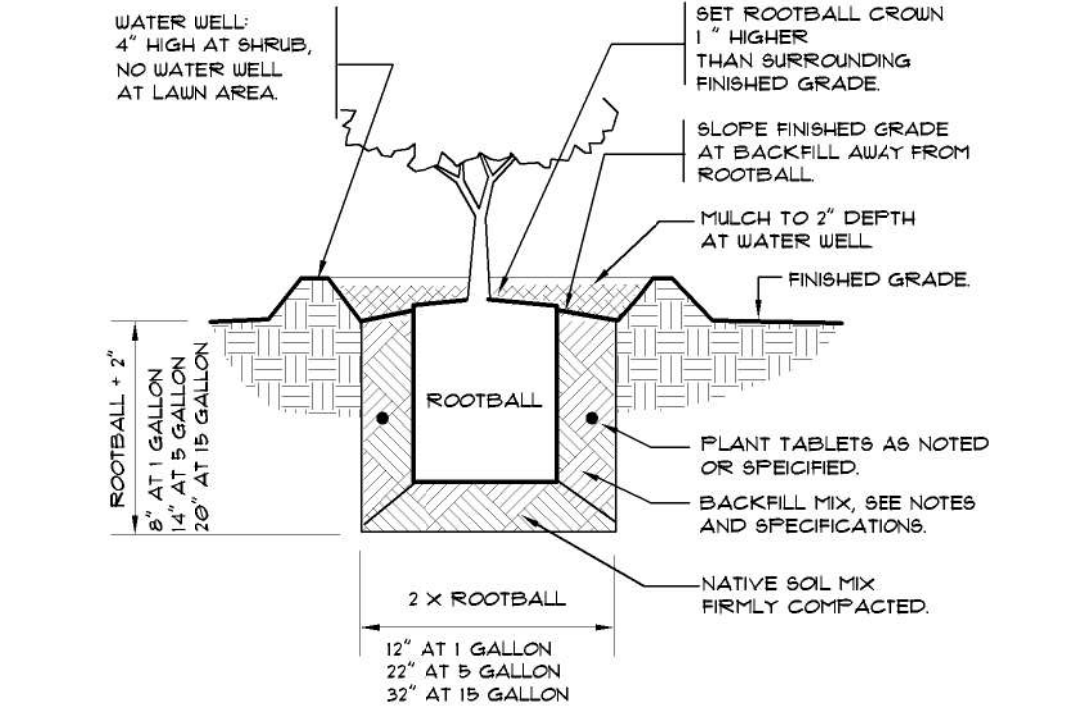
5 TREE RELOCATION

NOT TO SCALE

2 PALM TREE PLANTING

NOT TO SCALE

FX-PL-FX-TREE-15



3 SHRUB PLANTING

NOT TO SCALE

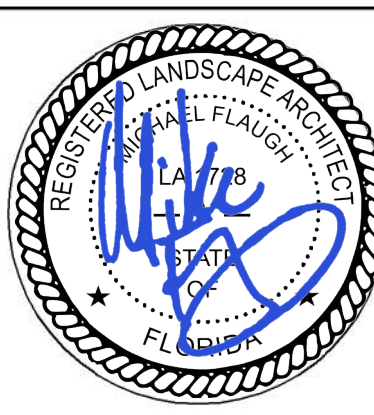
FX-PL-FX-SHRUB-01

LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
- 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
 - 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
 - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
 - 1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
- 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2. APPLY 3" LAYER OF M&C CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
3. FERTILIZING:
- 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
 - 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
 - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
 - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
4. PEST AND DISEASES:
- 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
 - 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
 - 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
5. WEEDS:
- 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
 - 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
6. IRRIGATION:
- 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
 - 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
 - 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
 - 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
 - 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
 - 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
 - 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
 - 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING:
- 7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
 - 7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
 - 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
 - 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
 - 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
 - 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
 - 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVIDING PLANTS:
- 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
- 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
10. MAINTAINING SOIL PH:
- 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
 - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
 - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
- 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Sheet
L7
Details and
Specifications

Landscape Plan Phase 1
HONDA OF STUART
4200 Southeast Federal Highway, Stuart, FL 34997



Date: 06/03/2022
Design by: MF,PA
Reviewed by: MF
Revised: 09/23/2022

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L1 - TITLE SHEET L2 - SITEWORK PLAN NORTH L3 - HARDSCAPE PLAN SOUTH / MITIGATION TABLE L4 - PLANTING PLAN NORTH L5 - PLANTING PLAN SOUTH / PLANT SCHEDULE / PLANT PICTURES / CODE TABLES L6 - DETAILS AND SPECIFICATIONS		HARDINESS ZONE: MEAN ANNUAL PRECIPITATION: MEAN ANNUAL AIR TEMP: FROST FREE PERIOD: SOIL TYPE: LANDFORM: SOIL PROFILE: SLOPE: DEPTH TO RESTRICTIVE FEATURE: DRAINAGE CLASS: RUNOFF CLASS: DEPTH TO WATER TABLE: FREQUENCY FOR FLOODING: HYDROLOGIC SOIL GROUP: Sandy soils on flats of mesic or hydric lowlands. HYDRIC SOIL RATING: WETLANDS:	10A 56" - 64" 72° - 79° 350 - 365 DAYS LAWNWOOD AND SIM., MYAKKA AND SIM., MARINE TERR. ON FLATWOODS A - 0" - 5" FINE SAND E - 5" - 28" FINE SAND Bh - 28" - 52" LOAMY FINE SAND C1 - 52" - 64" FINE SAND C2 - 64" - 80" LOAMY FINE SAND 0% - 2% 20" - 30" TO ORTSTEIN POORLY DRAINED HIGH 6" - 18" NONE A/D NO NA	<table><thead><tr><th colspan="2">SYMBOLS</th><th colspan="2">LINE TYPES / NOTES</th></tr></thead><tbody><tr><td> TELEPHONE PEDESTAL</td><td> DOWNSPOUT</td><td> A/C UNIT</td><td> FENCE</td></tr><tr><td> CABLE TV PEDESTAL</td><td> HOSE BIB</td><td> EXISTING PALM SYMBOLS VARY BASED ON SPECIES</td><td> PROPERTY LINE</td></tr><tr><td> WELL</td><td> MAILBOX</td><td> EXISTING TREE SYMBOLS VARY BASED ON SPECIES</td><td> SETBACK / EASEMENT</td></tr><tr><td> WATER METER</td><td> UTILITY POLE</td><td> EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES</td><td> EXISTING CONTOURS (BASED ON LOCAL GIS DATA)</td></tr><tr><td> GAS METER</td><td> LIGHT POST</td><td> EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN</td><td> PROPOSED CONTOURS</td></tr><tr><td> ELECTRIC METER</td><td> WALL MOUNTED LIGHT</td><td> EXISTING TREE TO BE REMOVED</td><td> EXISTING VEGETATION MASS</td></tr><tr><td> IRRIGATION BOX</td><td> POOL EQUIPMENT</td><td> EXISTING TREE TO BE RELOCATED</td><td> SPOT GRADES</td></tr><tr><td> FIRE HYDRANT</td><td></td><td></td><td></td></tr></tbody></table> <table><thead><tr><th colspan="2">ABBREVIATIONS</th></tr></thead><tbody><tr><td>EX</td><td>EXISTING</td></tr><tr><td>FV</td><td>FIELD VERIFY</td></tr><tr><td>TBD</td><td>TO BE DETERMINED</td></tr><tr><td>OAP</td><td>ON ADJACENT PROPERTY</td></tr></tbody></table>	SYMBOLS		LINE TYPES / NOTES		TELEPHONE PEDESTAL	DOWNSPOUT	A/C UNIT	FENCE	CABLE TV PEDESTAL	HOSE BIB	EXISTING PALM SYMBOLS VARY BASED ON SPECIES	PROPERTY LINE	WELL	MAILBOX	EXISTING TREE SYMBOLS VARY BASED ON SPECIES	SETBACK / EASEMENT	WATER METER	UTILITY POLE	EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES	EXISTING CONTOURS (BASED ON LOCAL GIS DATA)	GAS METER	LIGHT POST	EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN	PROPOSED CONTOURS	ELECTRIC METER	WALL MOUNTED LIGHT	EXISTING TREE TO BE REMOVED	EXISTING VEGETATION MASS	IRRIGATION BOX	POOL EQUIPMENT	EXISTING TREE TO BE RELOCATED	SPOT GRADES	FIRE HYDRANT				ABBREVIATIONS		EX	EXISTING	FV	FIELD VERIFY	TBD	TO BE DETERMINED	OAP	ON ADJACENT PROPERTY
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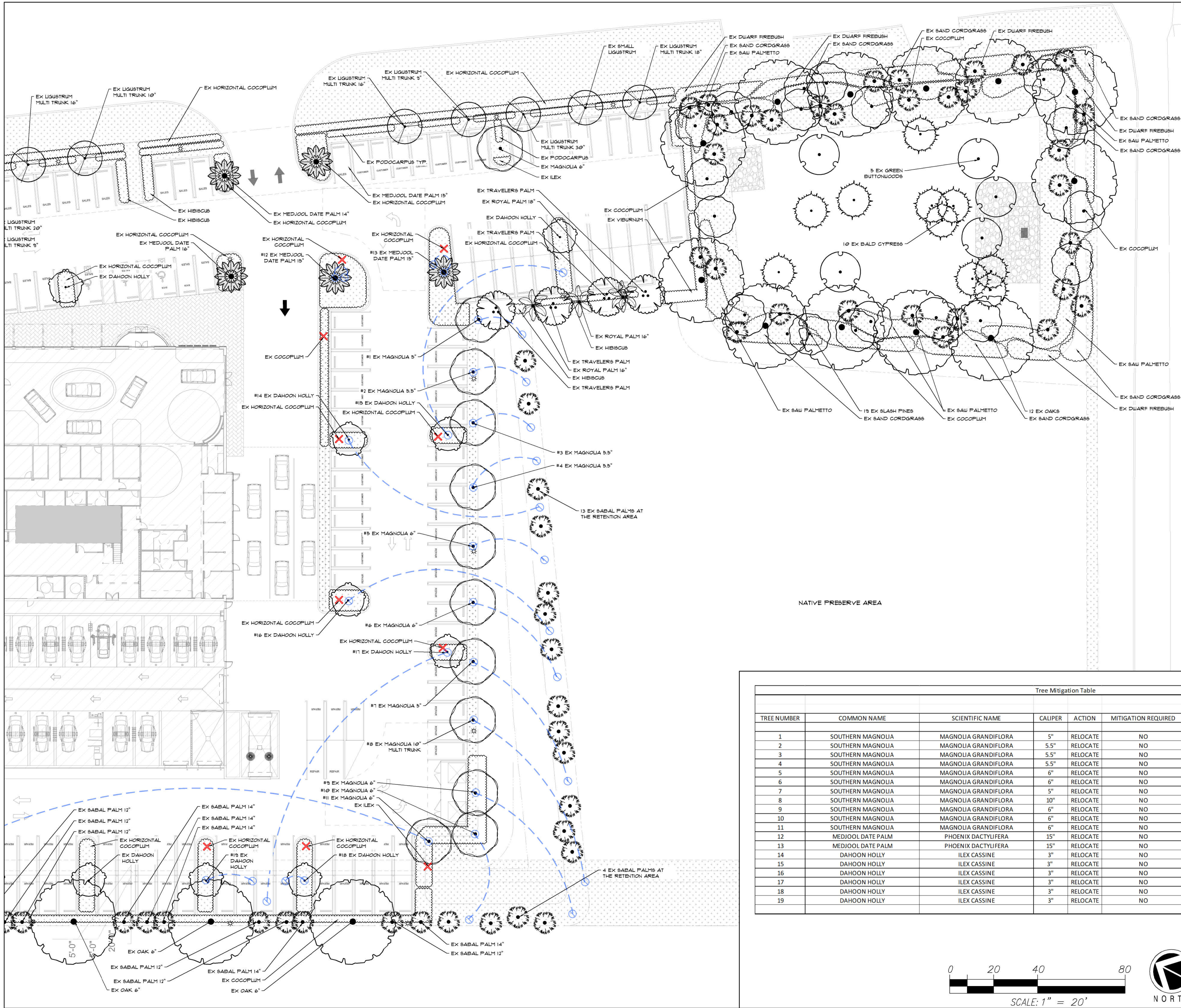
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Title Sheet

Landscape Plan Phase 2
HONDA OF STUART
4200 Southeast Federal Highway, Stuart, FL 34997

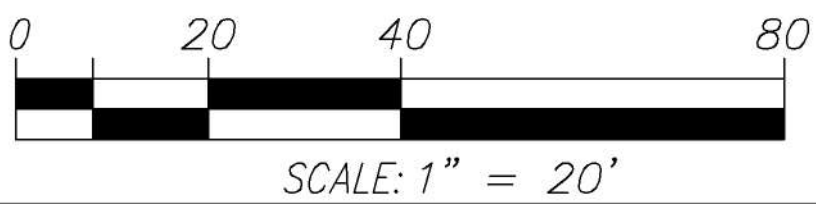
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06/03/2022
Design by: MF,PA
Reviewed by: MF
Revised: 09/15/2022

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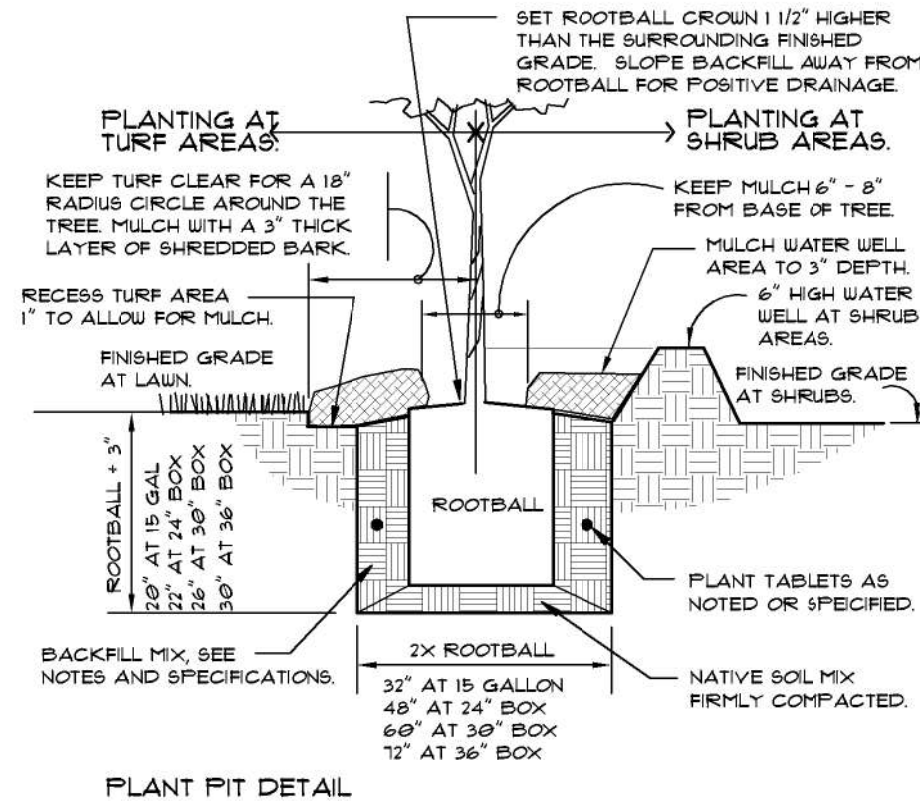
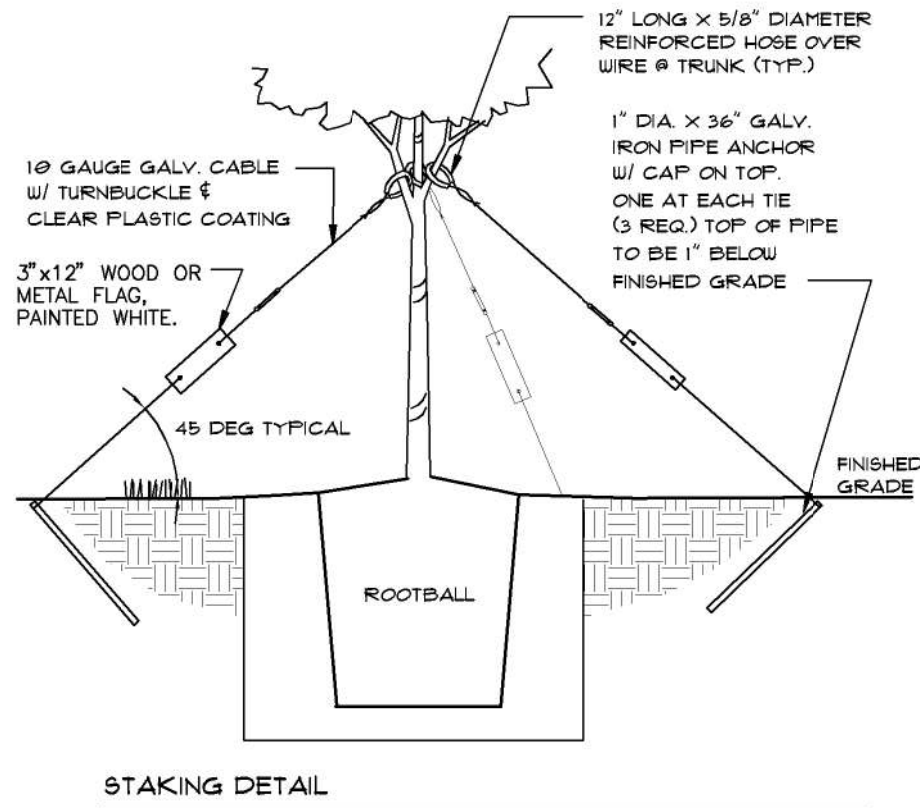
Tree Mitigation Table						
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	CALIPER	ACTION	MITIGATION REQUIRED	COMMENTS
1	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5"	RELOCATE	NO	
2	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5.5"	RELOCATE	NO	
3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5.5"	RELOCATE	NO	
4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5.5"	RELOCATE	NO	
5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	6"	RELOCATE	NO	
6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	6"	RELOCATE	NO	
7	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5"	RELOCATE	NO	
8	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10"	RELOCATE	NO	
9	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	6"	RELOCATE	NO	
10	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	6"	RELOCATE	NO	
11	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	6"	RELOCATE	NO	
12	MEDJOL DATE PALM	PHOENIX DACTYLIFERA	15"	RELOCATE	NO	MOVE +/- 5' TO CENTER OF THE MODIFIED LANDSCAPE ISLAND
13	MEDJOL DATE PALM	PHOENIX DACTYLIFERA	15"	RELOCATE	NO	MOVE +/- 5' TO CENTER OF THE MODIFIED LANDSCAPE ISLAND
14	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	
15	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	
16	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	
17	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	
18	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	
19	DAHOON HOLLY	ILEX CASSINE	3"	RELOCATE	NO	



LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

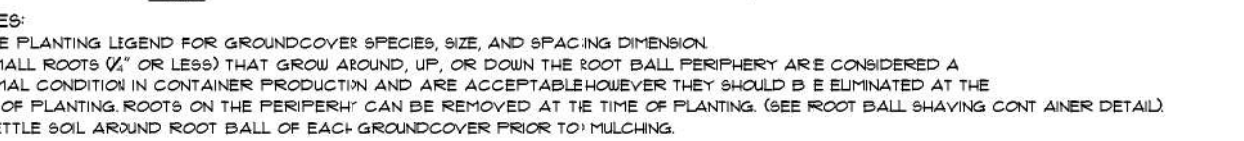
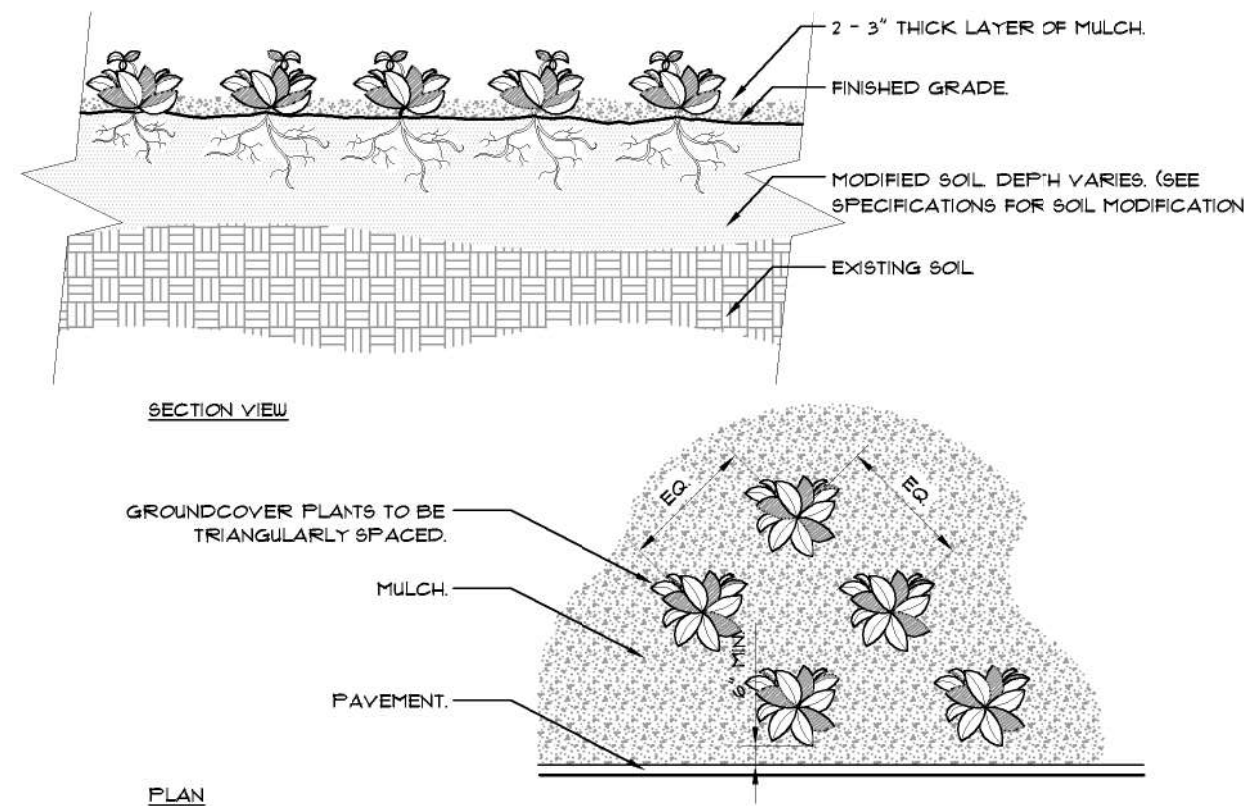
1. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
2. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



1 TREE GUY WIRE PLANTING

NOT TO SCALE

FX-PL-FX-TREE-11



4 GROUND COVER

NOT TO SCALE

FX-PL-FX-GROU-01

- NOTE:
1. ALLOW 3 MONTHS FOR THE ROOT-PRUNING PROCESS OF A LARGE TREE BEFORE RELOCATING IT.
 2. IF THE RELOCATION IS SCHEDULED DURING DRY OR ACTIVE GROWING SEASON, THE TREE SHALL BE WATERED DAILY DURING THE ROOT PRUNING PROCESS.
 3. THE TIME OF THE RELOCATION SHALL BE 90 DAYS AFTER THE START OF THE ROOT PRUNING PROCESS. THEN, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 4. AFTER RELOCATION, THE TREE SHALL BE THOROUGHLY WATERED DAILY FOR THE FIRST TWO WEEKS, AND THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

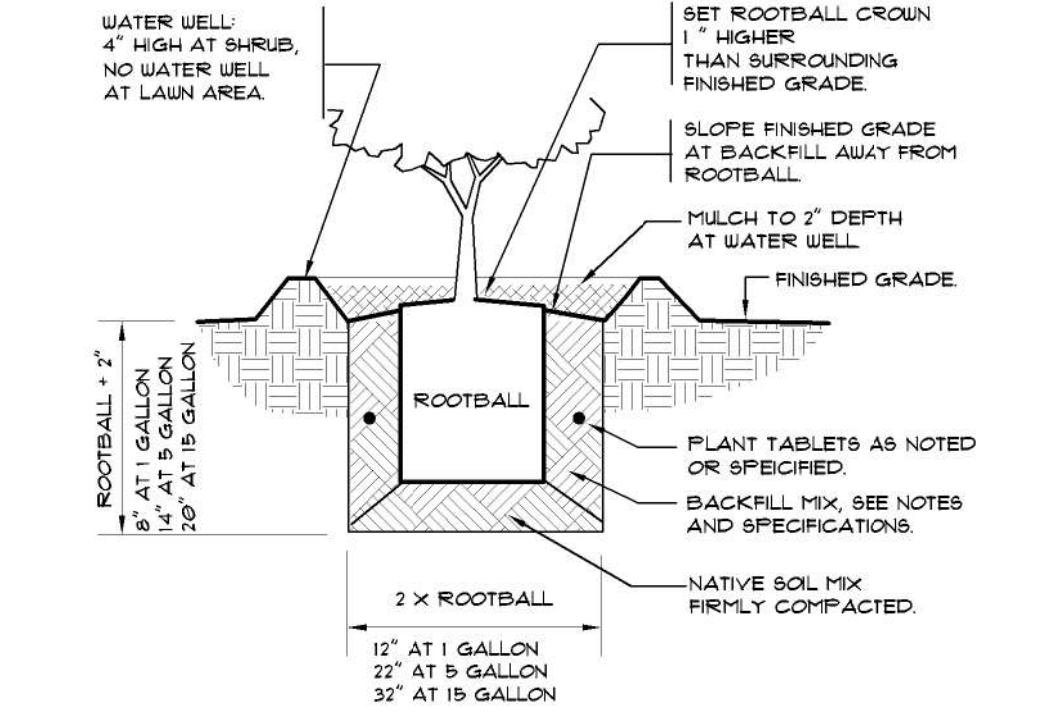
5 TREE RELOCATION

NOT TO SCALE

2 PALM TREE PLANTING

NOT TO SCALE

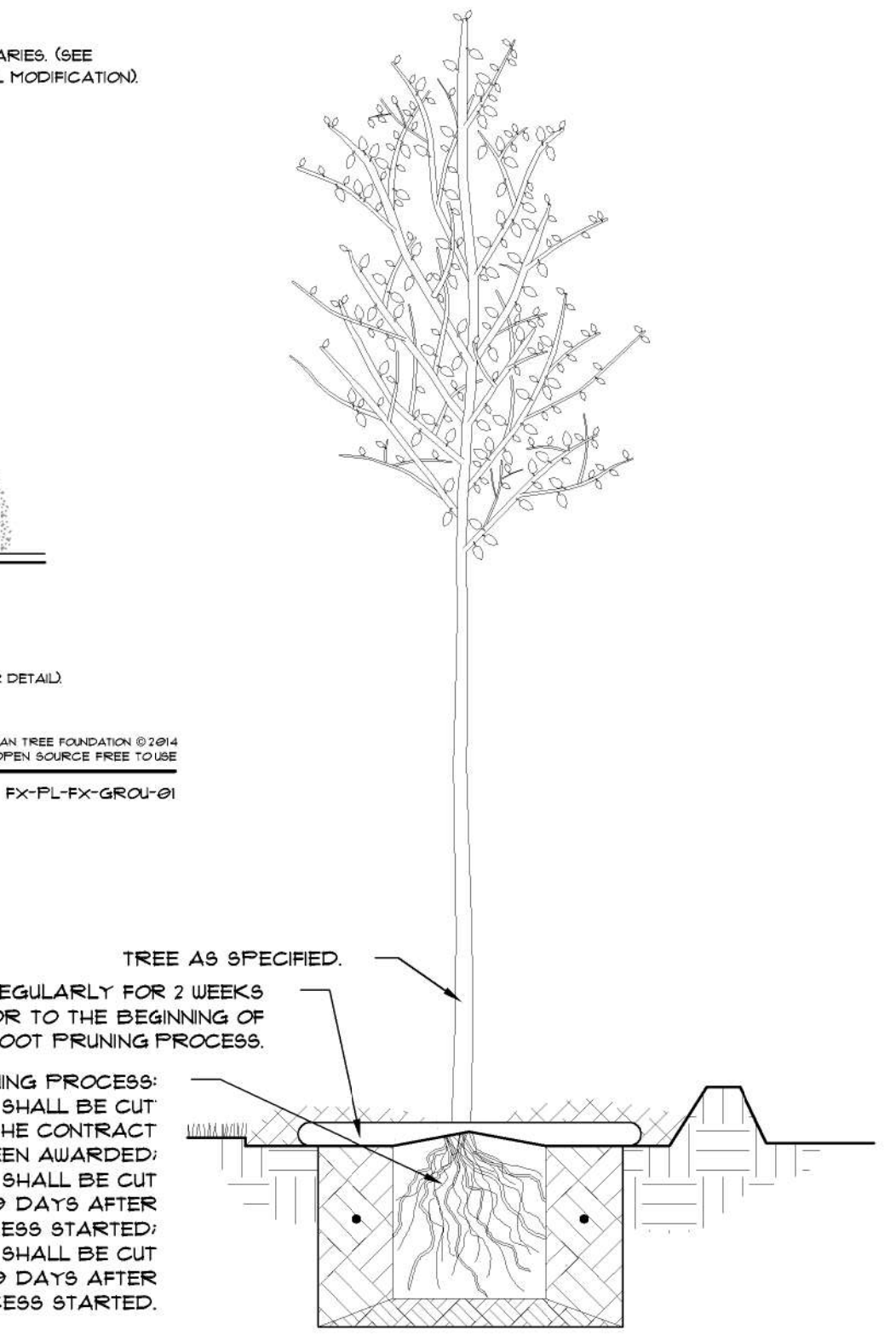
FX-PL-FX-TREE-15



3 SHRUB PLANTING

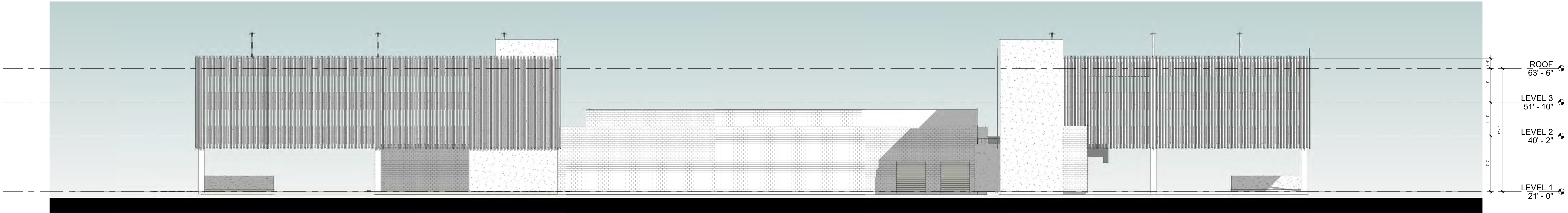
NOT TO SCALE

FX-PL-FX-SHRUB-01



LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
- 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
 - 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
 - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
 - 1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
- 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2. APPLY 3" LAYER OF M&C CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
3. FERTILIZING:
- 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
 - 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
 - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
 - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
4. PEST AND DISEASES:
- 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
 - 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
 - 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
5. WEEDS:
- 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
 - 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
6. IRRIGATION:
- 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
 - 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
 - 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
 - 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
 - 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
 - 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
 - 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
 - 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING:
- 7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
 - 7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
 - 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
 - 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
 - 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
 - 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
 - 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVIDING PLANTS:
- 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
- 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
10. MAINTAINING SOIL PH:
- 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
 - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
 - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
- 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.



OVERALL ELEVATION - WEST

1/16" = 1'-0"

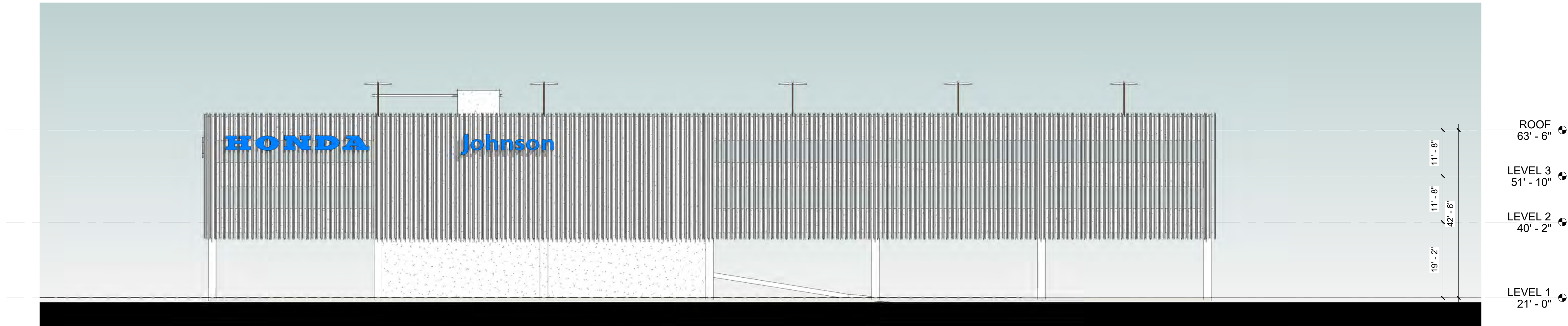
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OVERALL ELEVATION - EAST

1/16" = 1'-0"

2

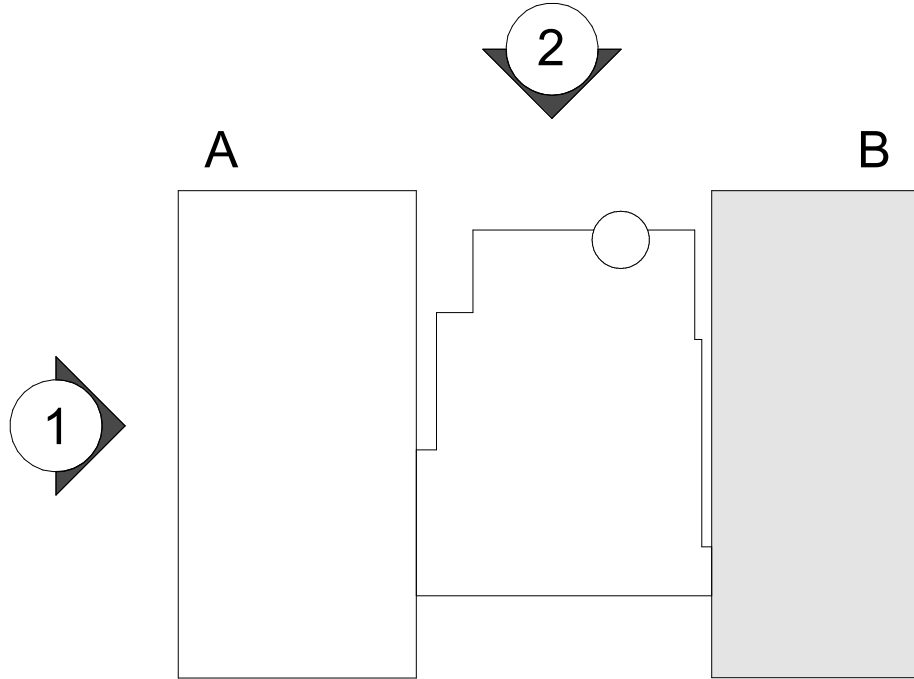


OVERALL ELEVATION - NORTH

1/16" = 1'-0"

1

KEY MAP



REVISIONS

PROJECT NAME

JOHNSON HONDA STUART

4200 SE Federal Hwy, Stuart, FL 34997

SHEET TITLE

OVERALL ELEVATIONS

SHEET NUMBER

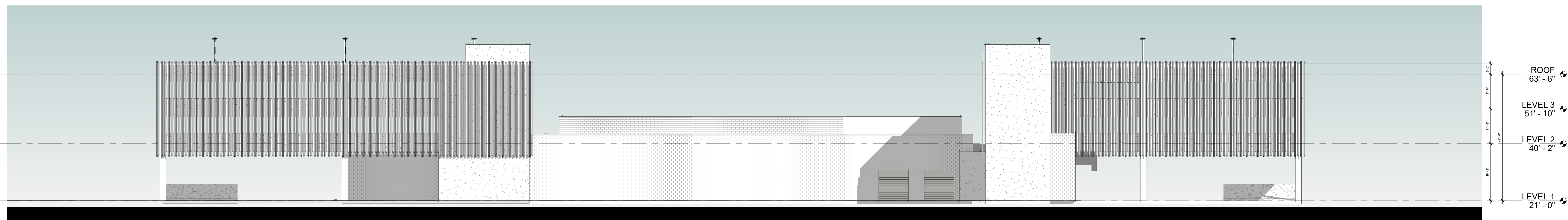
A2-21.1

PROJECT NUMBER

2110195

MVE
+ PARTNERS

NO SIGNAGE



OVERALL ELEVATION - WEST

 $1/16'' = 1'-0''$

3

WALL AREA (FRONT): 10,961 SF
SIGNAGE AREA: 306 SF

PROVIDED % : 2.79% (< 4.5%, ALLOWABLE *) (*) refer to the Table 6.11.09



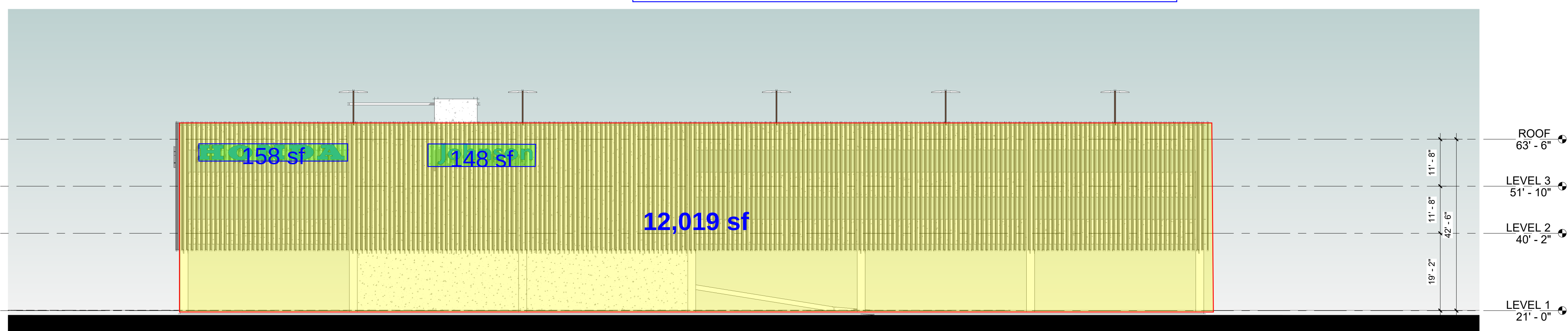
OVERALL ELEVATION - EAST

$$1/16'' = 1'-0''$$

2

WALL AREA (SIDE): 12,019 SF
SIGNAGE AREA: 306 SF

PROVIDED % : 2.54% (< 4.5%, ALLOWABLE)



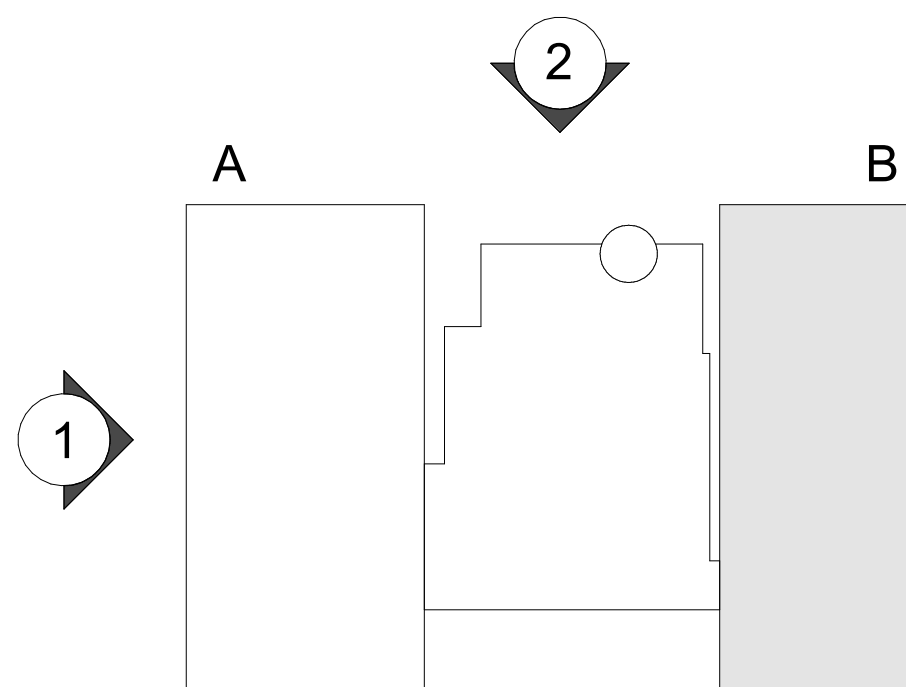
OVERALL ELEVATION - NORTH

$$1/16'' = 1'-0''$$

1

UNIFIED SIGNAGE AREA TABLE [6.11.09](#)

Square Footage of Building Face Area	Percent Allowable
0— less than 500 SF	7 %
500 SF - less than 1,000 SF	5.75 %
1,000 SF - less than 1,500 SF	5.5 %
1,500 SF - less than 2,500 SF	5.25 %
2,500 SF - less than 3,500 SF	4.75 %
3,500 SF — up	4.5 %



REVISIONS	STAMP
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PROJECT NAME	
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SHEET TITLE
OVERALL ELEVATIONS

SHEET TITLE

SHEET NUMBER
A2-21.1

PROJECT NUMBER
2110195

MVE
+ PARTNERS

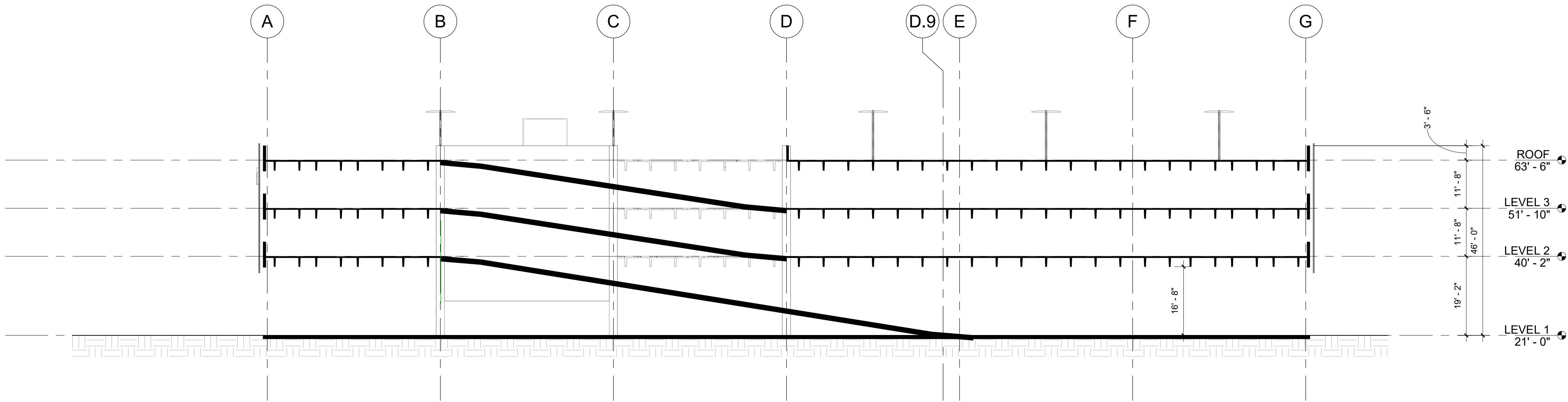
PHASE - II

PROJECT NAME
JOHNSON HONDA STUART

4200 SE Federal Hwy, Stuart, FL 34997

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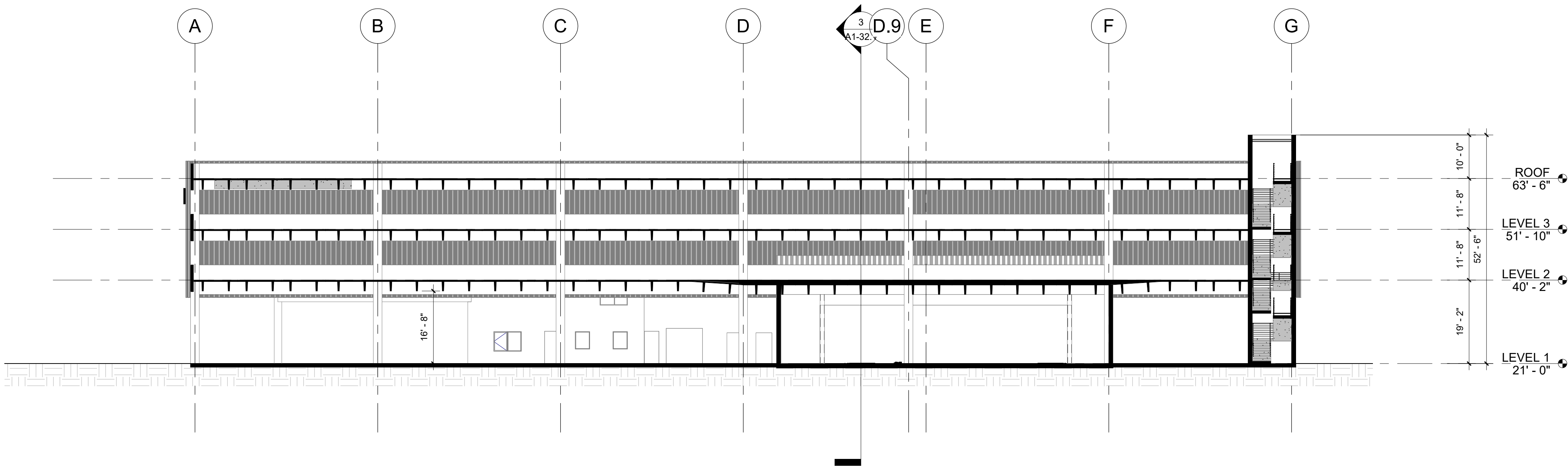
100% DESIGN DEVELOPMENT SET - 06/10/2022



BLDG A - SECTION 2

1/16" = 1'-0"

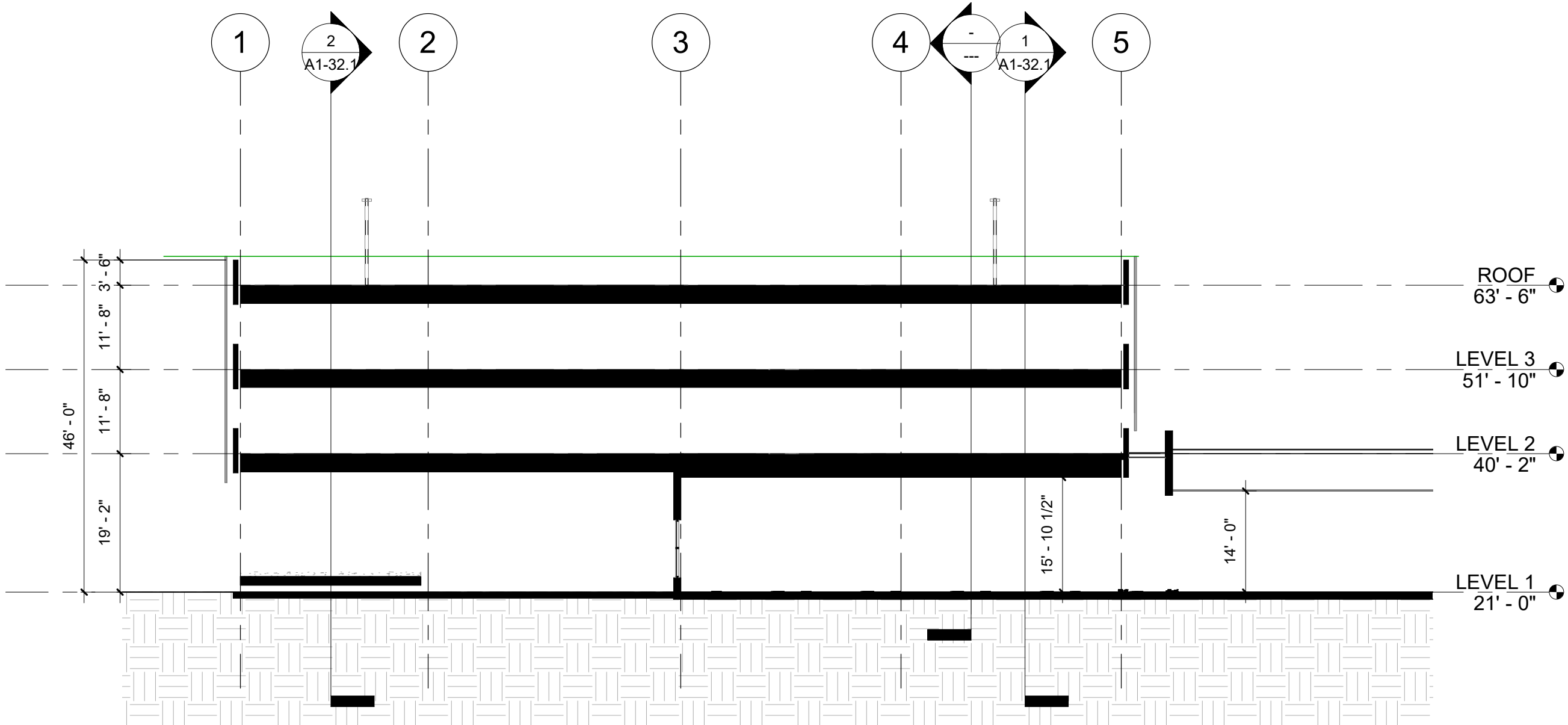
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BLDG A - SECTION 1

1/16" = 1'-0"

1

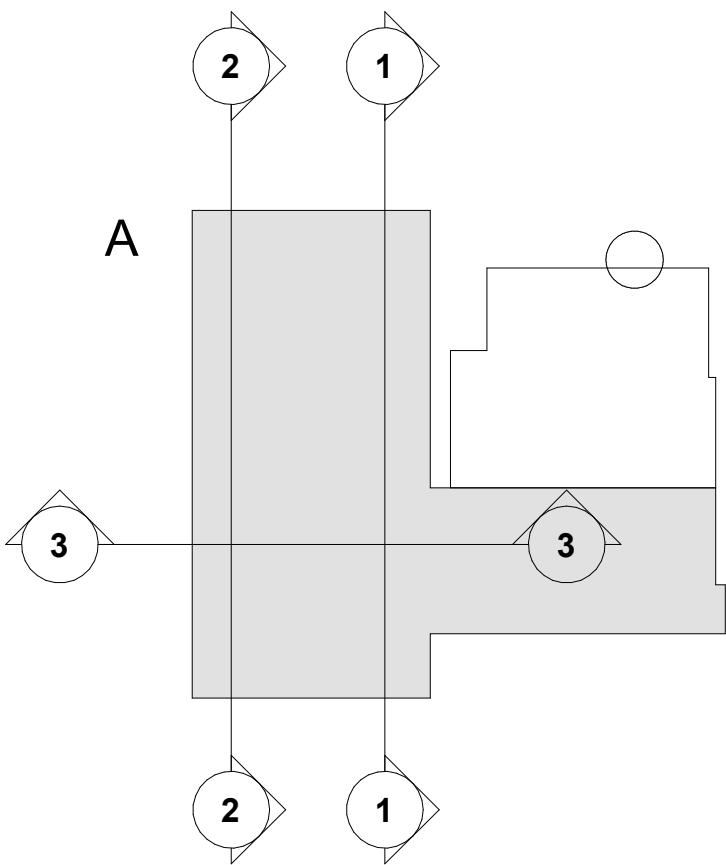


BLDG A - SECTION 3

1/16" = 1'-0"

3

KEY MAP



SHEET TITLE

BLDG A - BUILDING SECTIONS

SHEET NUMBER

A1-32.1

PROJECT NUMBER

2110195

MVE
+ PARTNERS

PROJECT NAME

JOHNSON HONDA STUART

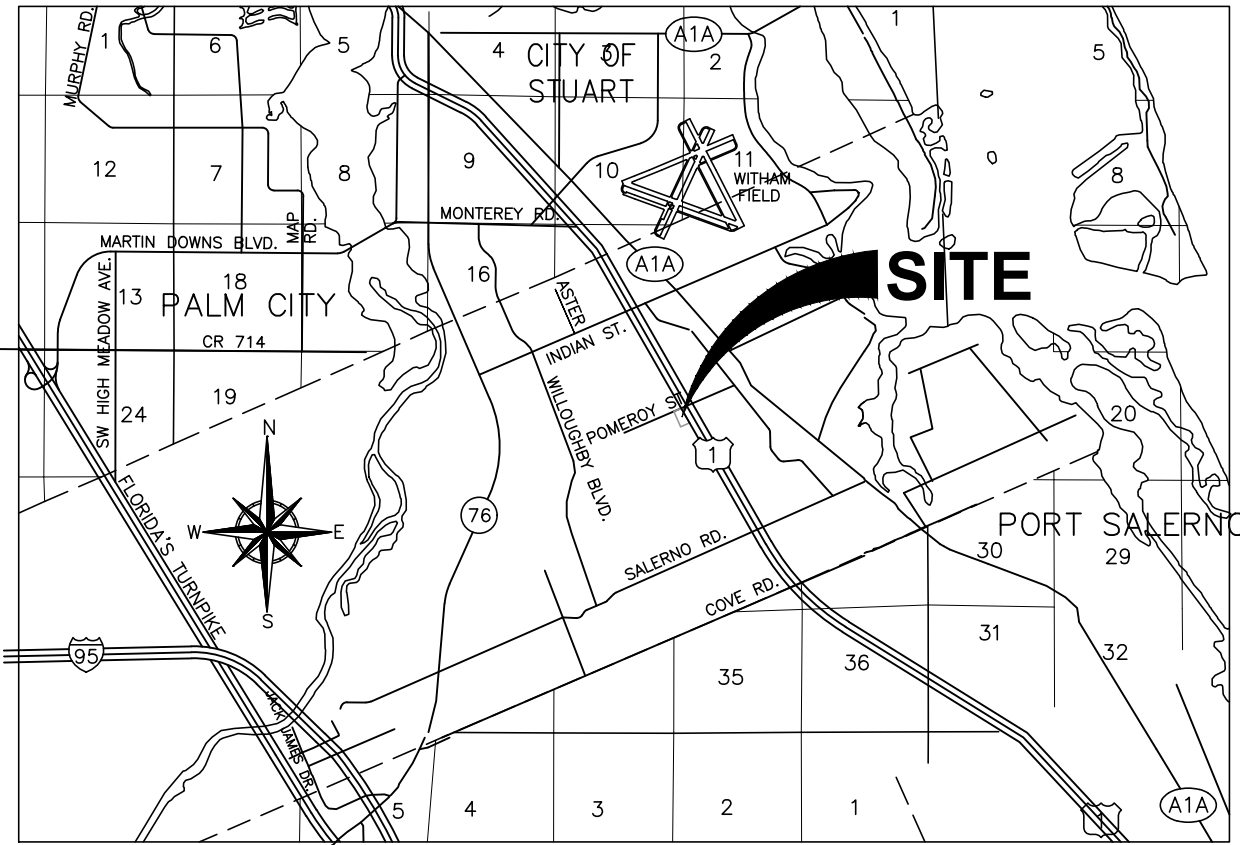
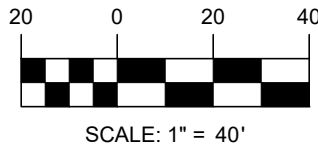
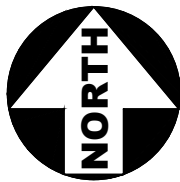
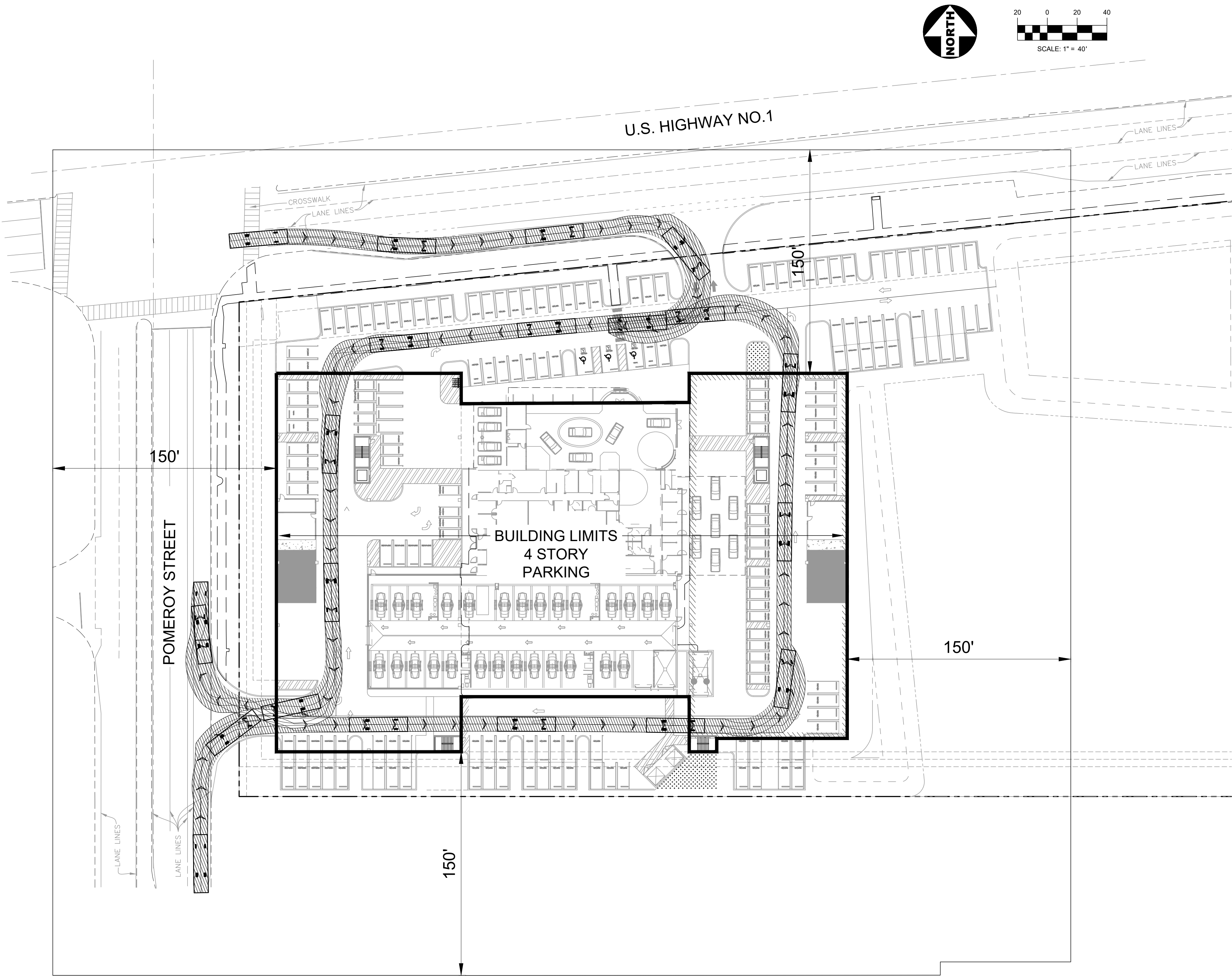
420 SE Federal Hwy, Stuart, FL 34997

REVISIONS

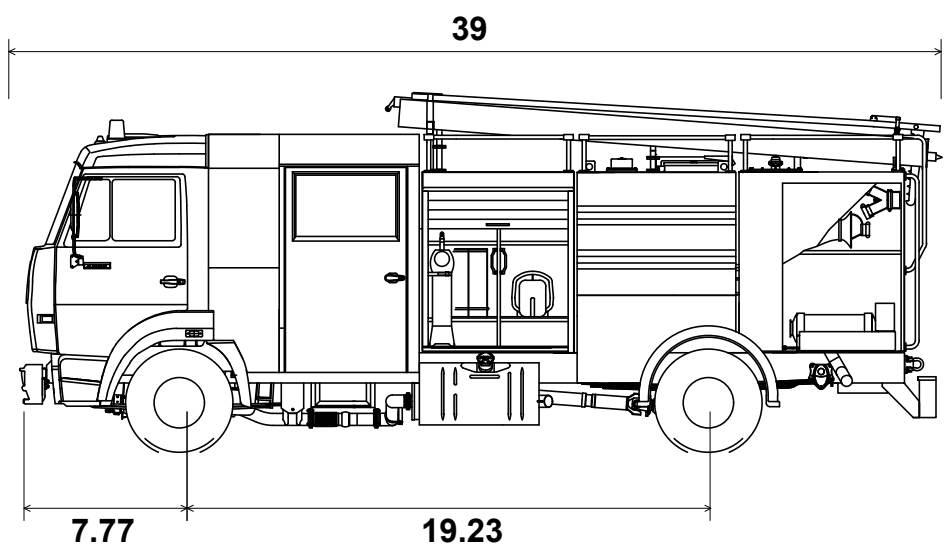
STAMP

PHASE - I

P:\2020\2049 - Johnson Honda Stuart\Draw\2049 VEHICLE TRACKING.dwg, 9/22/2022 2:32:24 AM, mabakwin



LOCATION MAP
(NOT TO SCALE)



Fire Truck	
Overall Length	39.000ft
Overall Width	9.600ft
Overall Body Height	7.280ft
Min Body Ground Clearance	0.530ft
Track Width	6.910ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

9-23-22

SCALE
VERIFICATION
0 1
SOLID BAR IS EQUAL TO
ONE INCH ON ORIGINAL
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

JOHNSON HONDA OF STUART CPUD
PARKING GARAGE IMPROVEMENTS
City of Stuart, Florida
VEHICLE TRACKING (AUTOTURN)
FIRE TRUCK

Joseph W. Capra, P.E.
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2049
SHEET
1 OF 1

DATE: 6-8-2022
DRAWN BY: MDB
DESIGNED BY: SPM
CHECKED BY: JWC
PROJECT NO.: 1888
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 40'
CADD FILE: 2049 VEHICLE TRACKING



301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business
No. EE-007157

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 CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.



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

Received by: 

Reviewed by: 

Planned Unit Development (PUD) Amendment Application

Project ID# 22060002
(Staff Entry)

Pre-App Conference Date: April 14, 2022	Application Date:
---	-------------------

SITE INFORMATION

Project Name: Johnson Honda of Stuart	Parcel ID#: 38-38-41-002-217-00010-0
Site Address: 4200 SE Federal Highway, Stuart, Florida 34997	
Subdivision: N/A	Lot(s): N/A
Site Acreage: 5.83	Flood Zone/Base Flood Elevation: Zone X (No elevation) FFE is 19.54 NAVD
Existing Zoning District / CRA Subdistrict (if applicable):	CPUD
Proposed Zoning District / CRA Subdistrict (if applicable):	CPUD
Current Comprehensive Plan Future Land Use Designation:	Commercial
Proposed Comprehensive Plan Future Land Use Designation:	Commercial
Existing Land Use: Auto Dealership	Proposed Land Use: Auto Dealership
Proposed Square Footage (if applicable): 174,090 SF Total	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Turquoise Moon LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 5839 Capital Boulevard, Raleigh, North Carolina 27616	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Drew Wilkinson	Phone Number / Email Address: (919) 877-1955 dwilkinson@johnsonautomotive.com
Agent's Mailing Address: 5839 Capital Boulevard, Raleigh, North Carolina 27616	
Architect: MVE and Partners doh@mve-architects.com	Engineer: CAPTEC Engineering, Inc. jcapra@gocaptec.com smarquant@gocaptec.com kkrumbholz@gocaptec.com
Planner: N/A	Landscape Architect: Micheal Flaugh Landscape Architect mike@mikeflaughla.com pete@mikeflaughla.com

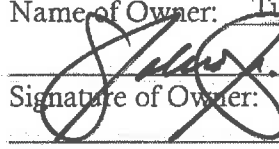
Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared C. David Johnson, Jr. (manager of
Who, being by me first duly sworn, on oath deposed and says: Turquoise Moon LLC)

- Turquoise Moon LLC
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 CPUD Major Amendment in the City of Stuart, FL.
 3. That he/she has appointed Staff at CAPTEC Engineering, Inc. to act as an authorized agent on his/her behalf to accomplish the above project. and Drew Wilkinson of Johnson Automotive

Name of Owner: Turquoise Moon LLC

Signature of Owner: 

C. David Johnson, Jr. / Manager

By: Name/Title

Street Address
5839 Capital Boulevard

City, State, Zip Code
Raleigh, North Carolina 27616

P.O. Box

City, State, Zip Code

Telephone Number

Fax Number

(919) 877-1955

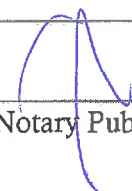
Email Address: dwilkinson@johnsonautomotive.com

STATE OF FLORIDA, COUNTY OF _____

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

_____ day of _____, By _____

Personally Known OR Produced Identification
Type of Identification Produced:


Notary Public

My Commission expires: _____

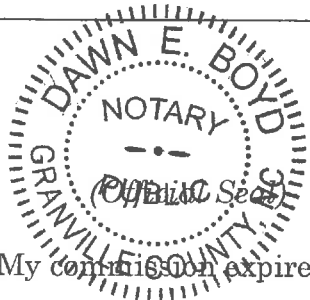
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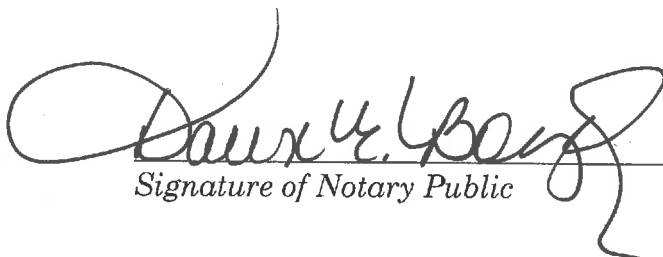
STATE OF NORTH CAROLINA, COUNTY OF Wake

Sworn and subscribed before me by means of physical presence, this 6 day of June, 2022, by C. DAVID JOHNSON, JR.

Personally Known OR Produced Identification

Type of Identification Produced:




Signature of Notary Public

My commission expires: 9/30/25

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.

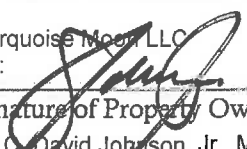
Name: C. David Johnson, Jr. As manager of Turquoise Moon LLC
Title: Manager
Company: Turquoise Moon, LLC
Company Address: 5839 Capital Boulevard

City/State/Zip Code: Raleigh, North Carolina 27616
Telephone Number: (919) 877-1955
Facsimile Number:
Email Address (optional): dwilkinson@johnsonautomotive.com

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

1. Signed this 6th day of June, 2022.

Turquoise Moon LLC

By: 

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

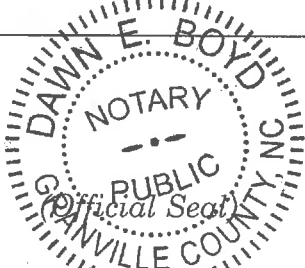
C. David Johnson, Jr., Manager

STATE OF NORTH CAROLINA, COUNTY OF Wake

Sworn and subscribed before me by means of physical presence, this 6 day of June, 2022, by C. DAVID JOHNSON, JR.

Personally Known OR Produced Identification

Type of Identification Produced:



Dawn E. Boyd
Signature of Notary Public

My commission expires: 9/30/25

Application Requirements

Fees:

- ☒ Major PUD Amendment - \$3,195.00; or
- ☐ Minor PUD Amendment: \$2,130.00; or
- ☐ PUD Agreement Amendment (text change only): \$1,065.00

(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)

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(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. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:

- (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
- (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
TURQUOISE MOON LLC

Filing Information

Document Number M07000000935
FEI/EIN Number 20-8262327
Date Filed 02/16/2007
State NC
Status ACTIVE

Principal Address

5839 CAPITAL BOULEVARD
RALEIGH, NC 27616

Mailing Address

5839 CAPITAL BOULEVARD
RALEIGH, NC 27616

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

JOHNSON, C. DAVID JR
5839 CAPITAL BOULEVARD
RALEIGH, NC 27616

Annual Reports

Report Year	Filed Date
2020	03/24/2020
2021	02/12/2021
2022	03/30/2022

Document Images

[03/30/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

02/12/2021 -- ANNUAL REPORT	View image in PDF format
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01/28/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
02/04/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/08/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
02/16/2007 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

(3)
5/9/07 44
AB 23310

This Instrument Prepared by:
Lisa A. Atty, Esq.
McGuire Woods LLP
1800 Century Park East, 8th Floor
Los Angeles, CA 90067
~~Recording Requested By and~~
~~When Recorded Mail to:~~
Turquoise Moon, LLC
5839 Capital Boulevard
Raleigh, NC 27616
Attn: David Johnson

INSTR # 2020024
OR BK 02256 PG 2329
Pgs 2329 - 2333 (5 pgs)
RECORDED 06/18/2007 11:52:41 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 22,312.50
RECORDED BY S Phoenix

Return to:
Chicago Title Insurance Co.
495 State Road 436
Casselberry, Florida 32707
100610326007

MAIL TAX STATEMENTS TO:
Turquoise Moon, LLC
5839 Capital Boulevard
Raleigh, NC 27616
Attn: David Johnson

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 5th day of June, 2007, by GLOCAL DEVELOPMENT, LLC, a Delaware limited liability company, whose address is c/o Wilmington Trust Services, Inc., Attention: Donald R. McLamb, Jr., 1105 North Market Street, Suite 1300, Wilmington, Delaware 19801 ("Grantor") and Turquoise Moon LLC, a North Carolina limited liability company, whose address is 5839 Capital Boulevard, Raleigh, North Carolina 27616 ("Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, fee simple title encumbered only by those permitted exceptions provided in Exhibit "B," attached hereto and by this reference incorporated herein, in that certain land situate in Martin County, Florida (the "Property"), as described on Exhibit "A" attached hereto.

It is the intent of the Grantor to convey to the Grantee its full, collective and undivided interest in and to the Property.

THE PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF THE GRANTOR OR OF ANY INDIVIDUAL REPRESENTING THE GRANTOR, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR OR OF ANY INDIVIDUAL REPRESENTING THE GRANTOR.

[Property Appraiser's Parcel Identification No.: 38-38-41-002-217-00010.00000]

TOGETHER with all the improvements, tenants, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property and subject only to those matters

specifically set forth on Exhibit "B" attached hereto and by this reference incorporated herein; provided, however, this reference hereto shall not serve to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby warrants the title to the Property and will defend the same against the lawful claims of all parties and persons claiming by, through and under Grantor, and that the Property is free of all encumbrances, except only for real property taxes accruing subsequent to December 31, 2006 and the matters listed on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

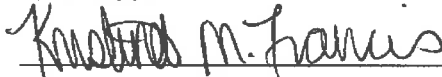
Glocal Development, LLC
a Delaware limited liability company

WITNESS:



By: Wilmington Trust SP Services,
Inc., a Delaware corporation
Its: Manager

WITNESS:



By: 
Name: Donald R. McLamb, Jr.
Its: Assistant Vice President

ALL-PURPOSE ACKNOWLEDGEMENT

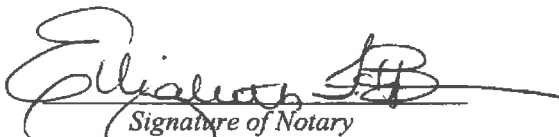
State of DELAWARE)
County of NEW CASTLE)

On JUNE 6, 2007 before me, Elizabeth F. Bothner,
Date Name and Title of Notary Public

personally appeared DONALD R. MCLAMB, JR.,
Name of Document Signer

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary

ELIZABETH F. BOTHNER
Notary Public - State of Delaware
My Comm. Expires Sept. 29, 2009

EXHIBIT "A" TO SPECIAL WARRANTY DEED**DESCRIPTION OF PROPERTY****Exhibit "A"**

Being a portion of Tracts 217 and 218 according to the Plat of Port Sewall (Sewall's Point Land Company Subdivision) as recorded in Plat Book 3, Page 7, Public Records of Palm Beach (now Martin) County, Florida and being more particularly described as follows:

Commence at the Point of Intersection of the South line of said Plat of Port Sewall and the Westerly right-of-way line of U.S. Highway No 1; thence North $29^{\circ}01'32''$ West, along said Westerly right of way line a distance of 50.23 feet to a point in the said Westerly right-of-way that is 50.00 feet Northerly of, as measured at right angles to the said South line of the Plat of Port Sewall and being the Point of Beginning.

Thence continue North $29^{\circ}01'32''$ West along the said Westerly right of way line of U.S. Highway No 1, a distance of 702.18 feet to the intersection with a line of 5.00 feet Southerly of, as measured at right angles, to the North line of said Tracts 217 and 218; thence South $66^{\circ}47'01''$ West, along lastly said line, a distance of 331.11 feet; thence South $23^{\circ}12'59''$ East a distance of 699.57 feet to the intersection with a line 50.00 feet Northerly of, as measured at right angles, to the said South line of the Plat of Port Sewall; thence North $66^{\circ}38'28''$ East, parallel with said South line a distance of 402.18 feet to the Point of Beginning.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS TO SPECIAL WARRANTY DEED

1. Real property taxes for the year 2007 and subsequent years, which are not yet due and payable.
2. Declaration of Special Property Use Restrictions, Right of First Refusal and Option to Repurchase between Grantor and Grantee dated May 29, 2007.
3. Permanent Drainage Easement as set forth in that Order of Taking Under Civil Action No. 94-227CA, filed June 6, 1994, in Official Records Book 1074, Page 2143, Public Records of Martin County, Florida.
4. Matters shown on plat of Port Sewall as recorded in Plat Book 3, page 7, Public Records of Martin County, Florida.

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

AFFIDAVIT ATTESTING TO NOTIFICATION

C. David Johnson Jr. being first duly sworn, depose(s) and say(s):
Turquoise Moon LLC

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:

4200 SE Federal Highway, Stuart, Florida 34997

That a copy of the notice was sent by regular U.S. Mail on (09/26/2022) 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.

Turquoise Moon LLC

By: [Signature]

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF NORTH CAROLINA, COUNTY OF Wake

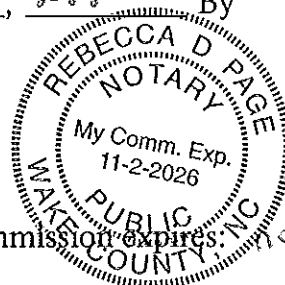
Sworn and subscribed before me by means of ✓ physical presence or online notarization, this 28 day of September, 2022 By [Signature]

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of NC
(Notary Seal)

My Commission expires: 11-2-2026



2049
Johnson Honda
Notices to adjacent
property owners
within 300 feet.

9/26/2022



STUART
801 SE JOHNSON AVE
STUART, FL 34994-9998
(800)275-8777

09/26/2022

02:41 PM

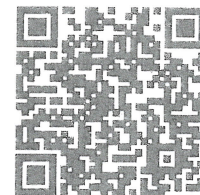
Product	Qty	Unit Price	Price
Hold Mail Pkup	1		\$0.00
Forever Love 2022	20	\$0.60	\$12.00
US Flags	3	\$0.60	\$1.80
Grand Total:			\$13.80
Cash			\$20.00
Change			-\$6.20

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 118745-0620
Receipt #: 840-53270168-2-4670906-1
Clerk: 5



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.

ABC JS AUTO SALES LLC
5850 CENTENNIAL CENTER BLVD
LAS VEGAS NV 89149

KIMURA, STEPHANIE M
4352 SE ALDEN ST
STUART FL 34997

WAL-MART STORES EAST LP USO1087
PO BOX 8050-MS 0555
BENTONVILLE AR 72716

ANWORTH PROPERTIES INC
INFINITY PROPERTY MANAGEMENT AND
SERVICES INC
PALM BEACH GARDENS FL 33410

LEE CHAD MITCHELL
2514 SE WASHINGTON ST N
STUART FL 34997

YEOMANS MURRAY A & SANDRA J
2453 SE WASHINGTON ST N
STUART FL 34997

BE A MAN BUY LAND LLC
4260 SE FEDERAL HWY
STUART FL 34997

LOLMAUGH TAYLOR BROWN KARI M
2524 SE WASHINGTON ST N
STUART FL 34997

YEOMANS MURRAY A YEOMANS SANDRA J
2453 SE WASHINGTON ST N
STUART FL 34997

BE A MAN BUY LAND LLC
4260 SE FEDERAL HWY
STUART FL 34997

MENDEZ WILLIAM MENDEZ SINFOROSA
2443 SE WASHINGTON ST N
STUART FL 34997

BM KROMREY LLC
3402 SE FAIRWAY WEST
STUART FL 34997

MILLS CLINTON T JR MILLS DEBRA ANN
2494 SE WASHINGTON ST N
STUART FL 34997

BROWN GLENMOOR CARR IV
2503 SE WASHINGTON ST N
STUART FL 34997

RACETRAC INC
200 GALLERIA PRKWY SE #900
ATLANTA GA 30339

CERVANTES REALTY GROUP LLC
2554 SE WASHINGTON ST N
STUART FL 34997

SOWARDS BEVLOLITA
2493 SE WASHINGTON ST N
STUART FL 34997

EAGLE ROCK HOLDINGS LLC
PO BOX 318
MALVERNE NY 11565

STUART NISSAN LLC
4313 SE FEDERAL HIGHWAY
STUART FL 34997

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

TIMPANO GERARD K
305 W 28TH ST #13A
NEW YORK NY 10001

JEFFREY C AND BERNADINE D ROBERTSON
LIVING TRUST ROBERTSON JEFFREY C
TTEE
85 ECHO ST
ROCHESTER NY 14609

TURQUOISE MOON LLC
5839 CAPITAL BLVD
RALEIGH NC 27616

NOTICE OF PUBLIC HEARING
MAJOR PUD AMENDMENT REQUEST
FOR JOHNSON HONDA

Request to consider a Major PUD Amendment Request to
add two parking garages over existing asphalt parking lots on
approximately 5.83 acres of land.

STUART LOCAL PLANNING AGENCY
October 13, 2022 AT 5:30 P.M.

AND

STUART CITY COMMISSION
October 24, 2022 AT 5:30 PM

STUART CITY HALL 321 SW FLAGLER AVE 772 388-9326 8:30 AM 5:00 PM.
VISIT WWW.CITYOFSTUART.FL FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING
MAJOR PUD AMENDMENT REQUEST
FOR JOHNSON HONDA

Request to consider a Major PUD Amendment Request to
add two parking garages over existing asphalt parking lots on
approximately 5.83 acres of land.

STUART LOCAL PLANNING AGENCY
October 13, 2022 AT 5:30 P.M.

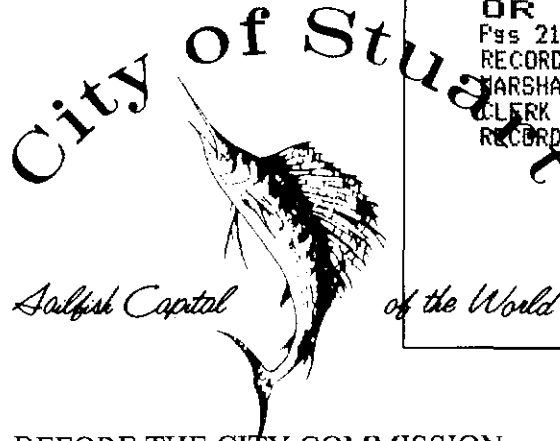
AND

STUART CITY COMMISSION
October 24, 2022 AT 5:30 PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM-5:00 P.M.
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

FEDERAL HWY

35



INSTR # 2100008
OR BK 02344 PG 2193
Pgs 2193 - 2205 (13pgs)
RECORDED 08/08/2008 03:01:08 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 2163 - 08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ON THE PROPERTY LOCATED ON SOUTHWEST CORNER OF SE FEDERAL HIGHWAY AND SE POMEROY STREET; PROVIDING FOR AN APPROVAL OF A FINAL SITE PLAN; PROVIDING CONDITIONS FOR DEVELOPMENT AND TO ESTABLISH THE "JOHNSON HONDA OF STUART COMMERCIAL PLANNED UNIT DEVELOPMENT," AN AUTOMOBILE DEALERSHIP; DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

WHEREAS, the City Commission approves major amendment to the Commercial Planned Unit Development CPUD for the subject property for that certain 5.8 acre of land on the southwest corner of SE Federal Highway and SE Pomeroy Street; and

WHEREAS, an application to amend the CPUD was properly filed on behalf of the petitioner, Turquoise Moon, LLC, ("Owner," "Applicant," or "Developer," as variously used herein); and

Ordinance 2163-08
HONDA

WHEREAS, Turquoise Moon, LLC is the Owner of the property, legally described as set forth in **"Exhibit A"**, has applied for a major amendment to the CPUD for development of an automobile dealership; and

WHEREAS, the Applicant has committed to the City that its development documents are complete; and

WHEREAS, the final site plan approval does not constitute construction approval which is required prior to the issuance of development permits; 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 "Johnson Honda of Stuart" as a Commercial Planned Unit Development (the "CPUD"); and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

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

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

SECTION 2: 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. The conditions of development for the property are attached hereto as “**Exhibit C**” and made a part hereof by reference and shall constitute one of development documents.

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 are on file as public records of the City at the office of the City Development Department in City Hall, and as listed on “Exhibits A,B &C”, and as attached hereto, hereinafter the “Development Documents”, shall be deemed a part of the development regulations applicable to the Property:

- A. Final Site Plan – Prepared By; Captec Engineering Inc., Project #902; Last Revised 07/01/08**
- B. Final Landscape Plan - Prepared By; Natural Balance Design Studio, Inc. Project #052108; Last Revised 06/25/08**
- C. Architectural Elevations - Prepared By; Black Corley Owens + Hughes Architects; Last Recieved 07/03/2008**

SECTION 5. Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City until the development documents are submitted in final form and approval without further hearing . The

Ordinance 2163-08
HONDA

failure of the Developer to comply 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 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 6: In addition to any other action for failure to complete development or to comply with this ordinance, the City Development Director may obtain a hearing before the City Commission, and shall there upon 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 Ordinance 2163-08 has been breached; the City Commission may impose a penalty of up to

Ordinance 2163-08
HONDA

\$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 7: 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 8: 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 9: 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 10: 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 14 day of July, 2008.

Ordinance 2163-08
HONDA

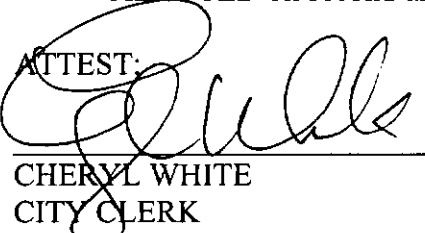
Commissioner Hutchinson offered the foregoing ordinance and moved its adoption. The motion was seconded by Commissioner Waxler. and upon being put to a roll call vote, the vote was as follows:

JEFFREY KRAUSKOPF, MAYOR
JAMES CHRISTIE, VICE MAYOR
MARY HUTCHINSON, COMMISSIONER
MIKE MORTELL, COMMISSIONER
CAROL WAXLER, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

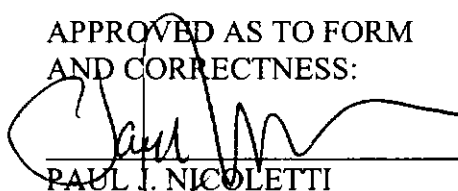
ADOPTED on second and final reading this 28th day of July, 2008.

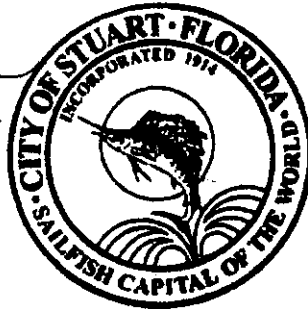
ATTEST:


CHERYL WHITE
CITY CLERK


JEFFREY KRAUSKOPF
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



RENDERED & FILED IN
THE OFFICE OF
THE STUART CITY CLERK

on July 31, 2008

ACCEPTANCE AND AGREEMENT

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

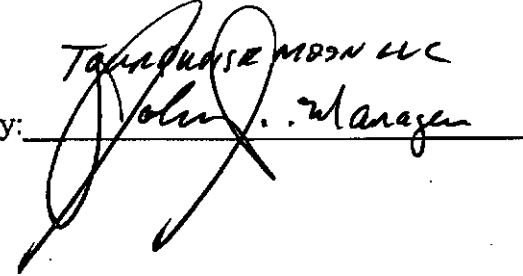
IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:


Print Name: Clint S. Rouben

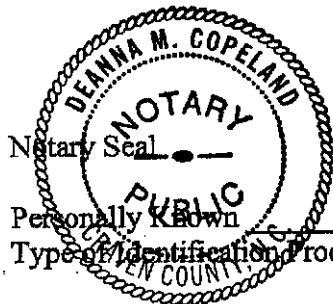

Print Name: Kim Banks

By:

Tahquase Moon LLC

John J. Managan

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this
4th day of August, 2008, by C. David Johnson, Jr., the
Manager of Tulquise Moon LLC.



Deanna M. Copeland
Notary Public, State of ~~Florida~~ North Carolina
My Commission Expires: 3/7/2009

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced North Carolina Drivers License

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this
_____ day of _____, 2008, by Jeffrey Krauskopf Mayor, and Cheryl White, City
Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Notary Public, State of Florida
My Commission Expires: _____

Notary Seal

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

ORDINANCE #2163-08 'JOHNSON HONDA' – EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 217 AND 218 ACCORDING TO THE PLAT OF PORT SEWALL (SEWALL'S POINT LAND COMPANY SUBDIVISION) AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

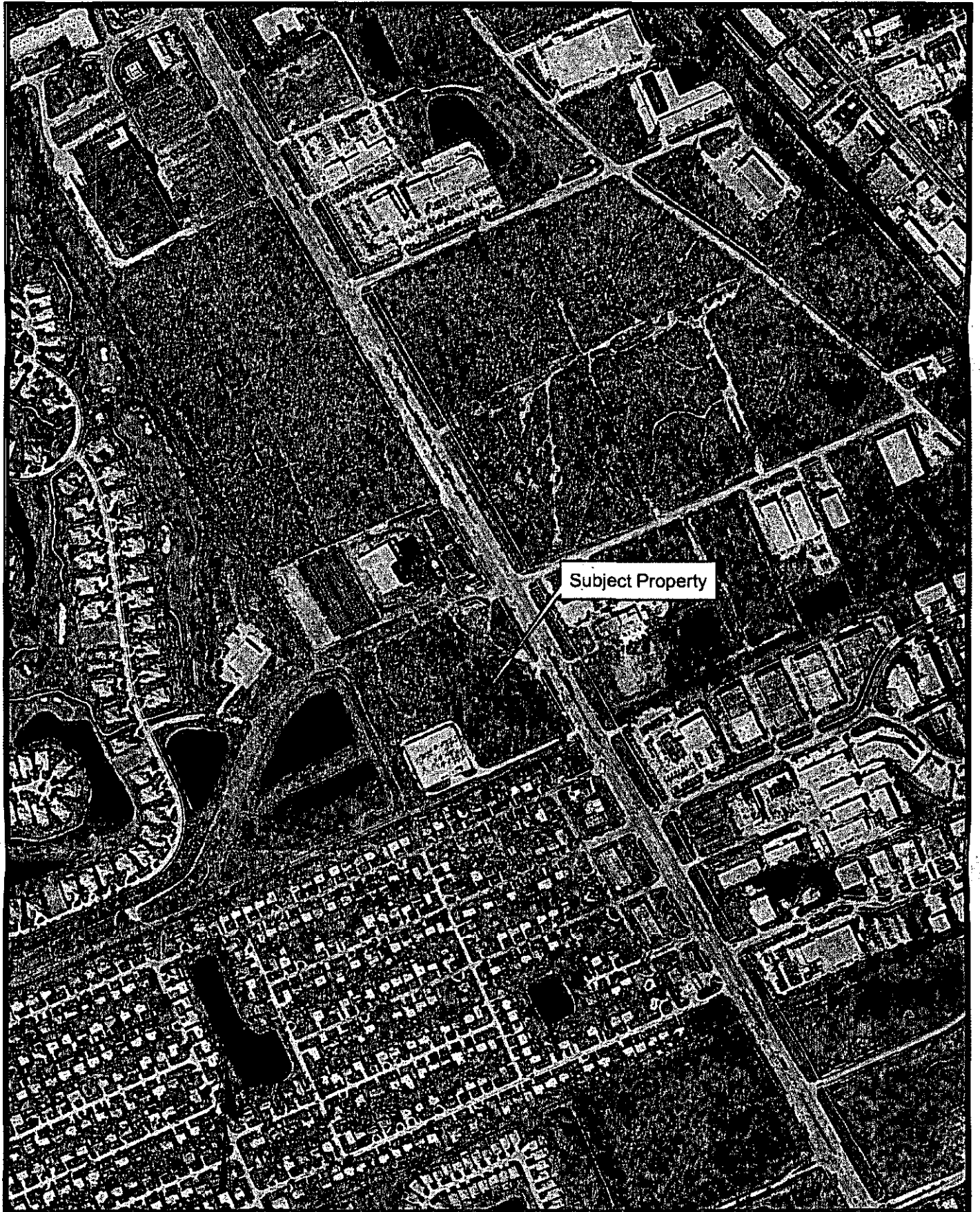
COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SAID PLAT OF PORT SEWALL AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 29°01'32" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 50.25 FEET TO A POINT IN THE SAID WESTERLY RIGHT OF WAY THAT IS 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE PLAT OF PORT SEWALL AND BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 29°01'32" WEST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 702.18 FEET TO THE INTERSECTION WITH A LINE OF 5.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACTS 217 AND 218; THENCE SOUTH 66°47'01" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 331.11 FEET; THENCE SOUTH 23°12'59" EAST A DISTANCE OF 699.57 FEET TO THE INTERSECTION WITH A LINE OF 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE SAID SOUTH LINE OF THE PLAT OF PORT SEWALL; THENCE NORTH 66°38'28" EAST, PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 402.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 256,329 SQUARE FEET OR 5.88 ACRES, MORE OR LESS.

Proposed Project:
Johnson Honda of Stuart

EXHIBIT B



ORDINANCE #2163-08 'JOHNSON HONDA' – EXHIBIT "C"

Approved Plans and Documents

1. The project shall comply with the Final Site Plan By Prepared By Captec Engineering, Inc. Last Revised 07/01/2008
2. The project shall comply with the Landscape Plan By Natural Balance Design Studio Last Revised 06/25/2008
3. Architectural Elevations - Prepared By Black Corley & Owens PA architects Last Received 07/03/2008
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.

Prior to Issuance of Development Permits

5. The applicant agrees to contribute \$56,608.13 to the City's tree mitigation fund prior to the issuance of a site construction permit.
6. The applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.
7. Final site plan construction drawings shall be reviewed and approved by all applicable City departments.
8. 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.
9. 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.

Landscaping

10. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
11. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The

developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.

- 12.A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted prior to the issuance of a certificate of occupancy.
13. "Hat racking" of trees is prohibited on the property.

Development and Construction

14. Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.
15. All mechanical equipment associated with the development shall be roof top or located behind the building and screened decoratively screened or landscaped with hedge material.
16. 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.
17. The property owner agrees to be liable for burying overhead utilities adjacent to or upon its property, other than FPL transmission lines - whenever the City requires adjacent property owners to do the same as part of a comprehensive streetscape scheme. This includes the five (5) existing overhead wooden poles. This provision shall not expire upon the transfer of the property from one owner to the next owner, but shall be deemed to "run with the land," and each and every deed out of an owner, as Grantor, and of all subsequent owners as grantors, shall contain this same provision, until such time as the overhead utilities are buried, and this provision is released by the City. This condition shall be memorialized by a separate writing signed by the owner and recorded in the public records of Martin County, as a deed restriction on the property.
18. 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.
19. All pole lighting, bollards, fencing and similar structures shall be of a decorative character. Lighting poles shall not exceed 25 ft. in height. All lighting shall have a consistent theme throughout the development and no lighting shall spill onto adjacent properties.
20. Construction of all permanent buildings shall be of concrete and/or masonry units.
21. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.

22. Street furniture provided on-site shall be of high quality and aesthetically pleasing appearance. Street furniture shall be reviewed and approved by staff prior to the issuance of a development permit.
23. Any sidewalk damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the last building.

Development Timetable

24. Time table for development shall be as follows:

Site Permit Submission	August 1, 2008
Building Permit Submission	December 1, 2008
Certificate of Occupancy Issued	September 1, 2010

25. No temporary or modular buildings are permitted on the property.
26. Billboards are prohibited on the property.
27. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.
28. No vehicles shall be displayed or stored within the public right-of-ways at anytime.
29. To avoid noise disruption to surrounding properties, the facility shall not utilize an outdoor public announcement (P.A.) system.
30. This development shall use the "green development" techniques described and approved for at least minimal certification by Sec. 6.10.14, Green development, Land Development Code, City of Stuart using the criteria of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ of the U. S. Green Building Council ("LEED for New Construction v 2.2"), and shall apply for incentive credit measures therefore.
31. The fourth floor parking deck shall not be utilized for anything other than automobile inventory and/or employee parking. Visibility over the buildings' parapet from all public right of ways shall be limited without aesthetically hindering the project site. Signage, banners or any advertisement is strictly prohibited from the fourth floor.

10

CITY OF STUART, FLORIDA
CITY COMMISSION
AGENDA ITEM

MEETING DATE: July 28, 2008

PREPARED BY: Murriah Dekle – Project Planner

TITLE OF ITEM: *Public Hearing:* Request to consider a major PUD amendment to the Commercial Planned Unit Development (CPUD) to approve:

- 1) A Final Site Plan;
- 2) Compliance with the Site Design Qualitative Development Design Standards; and
- 3) A List of Development Conditions including a Timetable for Development

Project Name:

Johnson Honda of Stuart

Property Location:

4200 SE Federal Highway (SW corner of SE Pomeroy Street & SE Federal Highway)

Property Owner/Applicant:

Turquoise Moon LLC C/O C. David Johnson, JR

Representative:

Monica Graziani – Captec Engineering

POST 1ST READING UPDATE:

The Commission unanimously approved the project on July 14, 2008. Two additional development conditions were generated at first reading and have been incorporated into Exhibit C.

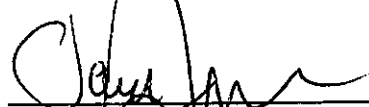
- Number thirty (30) pertains to requirements to utilize 'green' features.
- Number thirty-one (31) prohibits any activity/storage other than, employee parking or inventory visible from any public right of ways. Also, display signage or banners are prohibited above the buildings' parapet.

SEE ATTACHED DOCUMENTS:

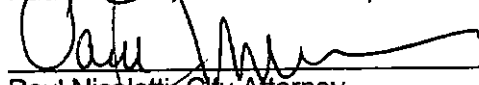
- Ordinance 2163 -08 w/attached Exhibits A, B & C
- City Commission Meeting Minutes July 14, 2008

DEPARTMENT HEAD RECOMMENDATION:

ADOPT Ordinance No. 2163-08 upon 2nd reading.



Paul Nicoletti, Interim Development Director



Paul Nicoletti, City Attorney



Dan Hudson, City Manager

7-22-08
Date

7-22-08
Date

7/22
Date

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

Meeting Date: 10/13/2022

Prepared by: Bonnie Landry

Title of Item:

Major Amendment to the Wallace Volvo PUD

ORDINANCE NUMBER 2505-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.78-ACRE PROPERTY OWNED BY WALLACE J 2755 SE FEDERAL HIGHWAY, LLC AT 2675 SE FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING WALLACE VOLVO AUTO DEALERSHIP CPUD TO DEMOLISH ONE SINGLE-STORY BUILDING AND ADD A SHOWROOM WITH OFFICE AND GENERAL STORAGE SPACE, AUTO REPAIR BAYS, OUTDOOR DISPLAY AREA, AND ADDITIONAL PARKING INCLUDING ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This is a request to amend the most recent CPUD agreement for this automobile dealership approved July 6, 2007 by Ordinance No. 2109-07.

Funding Source:

n/a

Recommended Action:

Staff recommends approval this Major Amendment to the CPUD including approval for a variance to the interior landscape requirement.

ATTACHMENTS:

1. A. LPA Staff Report
2. B. LPA Draft Ordinance 2505-2022
3. C. LPA Ordinance 2505-2022 'Exhibit D'
4. D. LPA Application
5. E. LPA Attachments/Back up material



Ordinance 2505-2022 Staff Report

A. Application

Wallace Auto Major Amendment to a CPUD Application Number: Z2202001

Applicant	Wallace J 2755 SE Federal Highway, LLC
Property Owner	Wallace J 2755 SE Federal Highway, LLC
Agent for Applicant	Scott Montgomery
Project Manager	Hal Herndon & Associates
Date of Report	9.27.2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a major amendment to the Wallace Volvo auto dealership CPUD. Wallace Automobile Sales and Services is located on 5.78 acres of land located at 2675 SE Federal Highway, Stuart, Florida.

The Applicant is requesting Major PUD Amendment.

On October 13, 2022, the Local Planning Agency (LPA) recommended (approval/denial) of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2505-2022.

Background

The applicant is requesting the demolition of two existing, single-story buildings and add a showroom with office and general storage space, auto repair bays, outdoor display area, and additional parking including electric vehicle charging stations to the existing site.

Address	2675 SE Federal Highway, Stuart, FL
Parcel Number(s)	15-38-41-000-000-00211-0; 15-38-41-000-000-00210-8
Existing Zoning	CPUD
Current Future Land Use	Commercial
Site Area (acres)	5.78
Present Use	Automobile Sales & Services
Proposed Future Land Use Designation	Commercial
Current Zoning	CPUD

Proposed Zoning District	CPUD
Proposed Use	Automobile Sales & Services

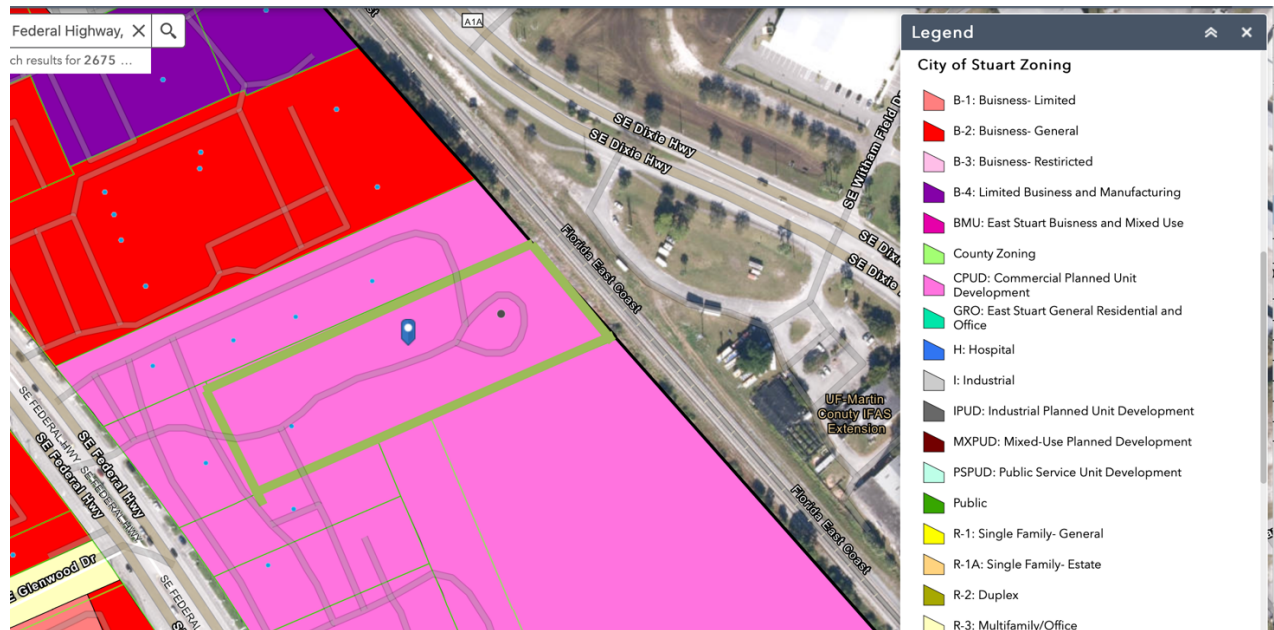
C. Site Location and Information

Location Map

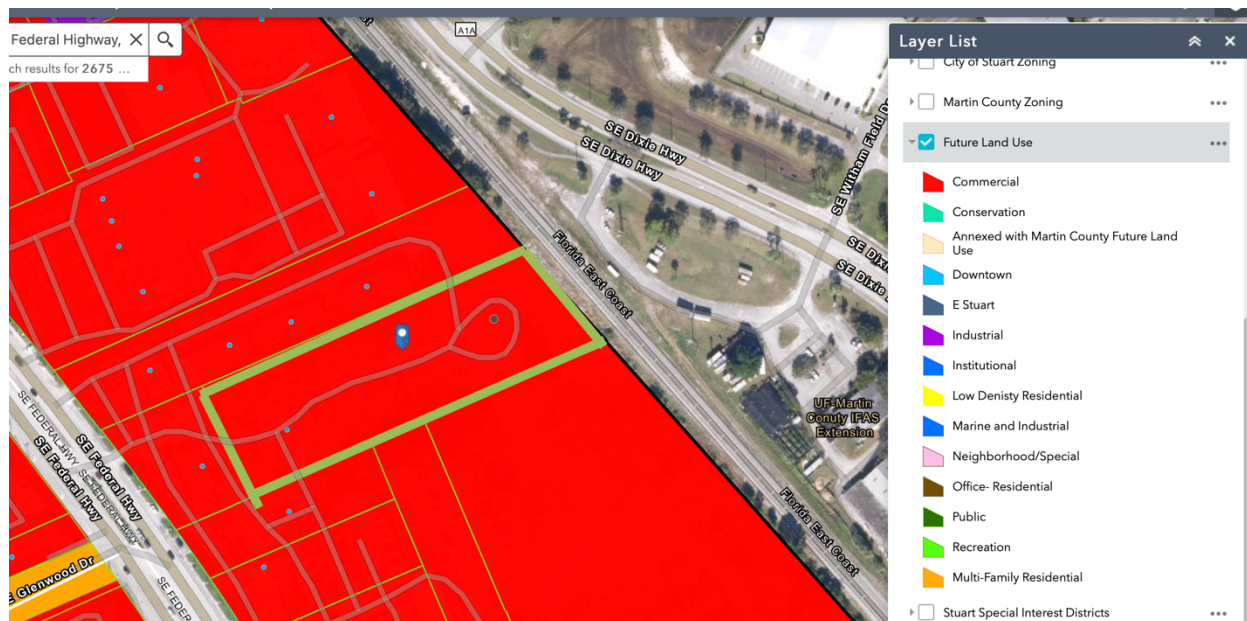
Location Map



Existing Zoning Map



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: The proposed major CPUD amendment is consistent with Policy 1.A3.2.

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 is proposing a modification to the existing site that will better utilize the property for the use of the auto dealership. This redevelopment of the property is compliant with objective 1.B1.

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 redevelopment of the property is compliant with surrounding land uses and business on US Hwy 1.

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 redevelopment does not create any new development on existing natural or open spaces. It is simply the redevelopment of an existing, impervious site to better suit the needs of the property and auto dealership business. The project, when originally developed, did not alter native vegetation, habitat, or wetlands on the property.

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 proposed redevelopment is consistent with Policy 1.B3.9.

E. Project Details

Traffic

The City's Traffic Review Consultant 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 Wallace Volvo auto dealership will generate 16 net AM and PM peak hour trips. These trips will not cause levels of service to fall below acceptable levels in the future.

Drainage

The City's Engineering Consultant provided comments on Oct. 3, 2022 stating that, final drainage calculations are not required at the time of PUD Amendment; however, requested preliminary calculations to demonstrate that the stormwater system has the necessary capacity for the development site.

The Applicant's engineer provided the following statement to attest to the site's stormwater capacity and is in the process of providing the additional calculations to the City's Engineering Consultant:

1. The final Stormwater Management Calculations will be in accordance with City of Stuart Land Development Code Section 6.03.
2. The proposed stormwater management system will provide storage volumes within the designated dry detention area as follows:

Approximately two (2) times the calculated water quality treatment volume requirement.

A storage volume equivalent to the total of the increased runoff from the additional impervious area proposed for the project.

3. The proposed stormwater management system will provide attenuation and perimeter grading such that:

Design storm stages will comply with City of Stuart regulations. The proposed site improvements will not cause increased design storm elevations on adjacent properties.

Please note that the limits of the proposed stormwater detention area at the rear of the project area is not restricted by site improvements and we have elected to expand the detention area by approximately thirty (30) percent to maintain a conservative position at this time.

Existing Site Details

The subject property stands presently as the Wallace Volvo Auto Dealership. The applicant is requesting a major amendment to the CPUD in order to demolish an existing, single-story building on the premises and replace it with a showroom, office, storage facility, and service bay.

Proposed Project Details

Access and Circulation

Access is granted to the site through one entrance via US Hwy 1.

Parking

The proposed building will not have an impact on parking requirements as it will be a replacement to two existing building on the property.

Landscaping, Open Space, and Native Vegetation Area

City staff has reviewed the proposed landscaping. The project is redevelopment of a site developed prior to the LDC requirement for 50% interior landscaping. The applicant is requesting a waiver from this requirement.

Architecture

The applicant's proposal includes architectural features that are consistent with the existing building and architecture.

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 and is located at the entrance to the property along US Hwy 1. The applicant has also proposed wall signage on the proposed structure as shown on the West and South elevations.

F. Conclusion

Staff has reviewed the subject petition for a major amendment to CPUD to Commercial located at 2675 SE Federal Highway, Stuart, Florida.

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

Staff recommends approval of Ordinance 2505-2022.



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

ORDINANCE NUMBER 2505-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.78-ACRE PROPERTY OWNED BY WALLACE J 2755 SE FEDERAL HIGHWAY, LLC AT 2675 SE FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING WALLACE VOLVO AUTO DEALERSHIP CPUD TO DEMOLISH ONE SINGLE-STORY BUILDING AND ADD A SHOWROOM WITH OFFICE AND GENERAL STORAGE SPACE, AUTO REPAIR BAYS, OUTDOOR DISPLAY AREA, AND ADDITIONAL PARKING INCLUDING ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the Local Planning Agency board held a properly noticed hearing on October 13th, 2022, to consider the applicant’s request and recommended approval of the subject petition to the City Commission to amend the CPUD; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Wallace J 2755 SE Federal Highway, LLC (property owner), for a 5.78-acre parcel of land located at 2675 Southeast Federal Highway; and

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

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

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

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

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

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

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

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

- a. **Boundary Survey, prepared by *Stephen J. Brown*, updated 08.31.2023.**
- b. **Site Plan, Sheet 1, by *C. Calvert Montgomery and Associates, Inc*, dated 06.22.2022.**
- c. **Enlarged Site Plan, Sheet 2 of 2, by *C. Calvert Montgomery and Associates, Inc*, dated 12.228.2021.**
- d. **Unified Sign Plan with Elevations, (4 pages) by *AGI*, dated 3.31.22**
- e. **Landscape Plan, Sheets L1, by *Daniel J. Sugg*, dated 06.02.2022.**
- f. **Traffic Analysis, by *O’Rourke Engineering and Planning*, dated June 15, 2022.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain Commercial (C). The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall remain "CPUD" Commercial Planned Unit Development amended by this ordinance to allow for demolition of one single story building and add a showroom with office and general storage space, repair bays, outdoor display area, and additional parking including electric vehicle chargers.

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 and the Florida Building Code.

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

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

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

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

SECTION 9: Upon complete execution of this Ordinance, including the Acceptance and

Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

(The remainder of this page intentionally left blank)

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

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

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

(The remainder of this page intentionally left blank)

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

William L. Wallace of Wallace J

2755 SE Federal Highway, LLC

By: _____

Print Name: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day of _____, 2022, by William L. Wallace of Wallace J 2755 SE Federal Highway, LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGEMENT

STATE OF FLORIDA,

COUNTY OF _____

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

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

WALLACE AUTO CUPD

W 145' OF THE SLY 209.64' OF GL 2 (AS MSD AT RIGHT ANGLES TO N/LN HG)
LYING E/O US 1 R/W & W OF FEC RY

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

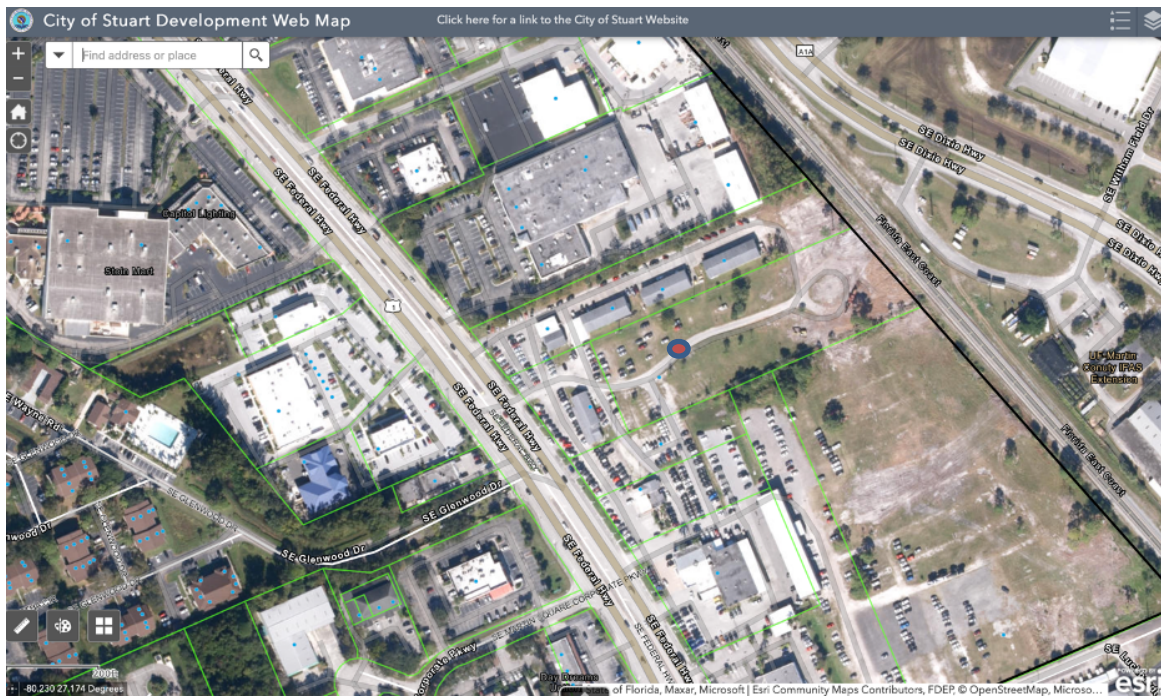


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The Wallace Volvo CPUD amendment project and use thereof shall comply with the following drawings and documents:
 - a. Boundary Survey, prepared by *Stephen J. Brown*, updated 08.31.2023.
 - b. Site Plan, Sheet 1, by *C. Calvert Montgomery and Associates, Inc*, dated 06.22.2022.
 - c. Enlarged Site Plan, Sheet 2 of 2, by *C. Calvert Montgomery and Associates, Inc*, dated 12.228.2021.
 - d. Unified Sign Plan with Elevations, (4 pages) by *AGI*, dated 3.31.22
 - e. Landscape Plan, Sheets L1, by *Daniel J. Sugg*, dated 06.02.2022.
 - f. Traffic Analysis, by *O'Rourke Engineering and Planning*, dated June 15, 2022.
2. Any modifications to the CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, location of drainage areas, location of monument and building signage, and location of landscaping may be approved by the City's Development Director; however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

3. The build out date shall be two years from the date that this ordinance is recorded.
4. Additional stormwater calculations and exhibits shall be provided, as requested, prior to final site approval.
5. Approval by the Public Works department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction, or violation of City Code. Code Compliance rests with the design engineer.
6. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.
7. 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.
8. All work shall conform with the 7th edition of the Florida Fire Prevention Code.
9. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
10. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit all required recorded easements and easement modifications to the City Development Departmen

EXHIBIT D – DEVELOPMENT DOCUMENTS

PARCEL 2-A - PROPERTY OWNED BY FAR NORTH CORP.
(Parcel Control Number: 15-38-41-000-000-00200.0)

Commence at the point of intersection of the Northwest boundary line of the Hanson Grant and the Northeast right-of-way line of U.S. Highway No. 1, in Government Lot 2, Section 15, Township 38 South, Range 41 East, Martin County, Florida; thence Northwestly along said right-of-way line a distance of 216.32 feet to a Point of Beginning; thence continue along said right-of-way line a distance of 110 feet; thence North 66°05'27" East, a distance of 794.91 feet to the Southwest right-of-way line of the Florida East Coast Railway Company, thence South 41°53'13" East along said right-of-way line a distance of 111.51 feet; thence South 66°02'57" West along the line parallel to the Northwest line of the Hanson Grant a distance of 802.46 feet to the Point and Place of Beginning.

The above described parcel is more particularly described as that part of Government Lot 2, Section 15, Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commencing at the intersection of the Eastern right-of-way of U.S. Highway No. 1 (State Road No.5) and the North boundary of the Hanson Grant (also the South boundary said Government Lot 2), run Northwestly and parallel to the East line of said Government Lot 2 a distance of 714.6 feet to a point; thence bearing North 36°09'58" West through a central angle of 02°07'49" on an arc length of 214.44 feet to a point on said Eastern boundary line; thence continue along said right-of-way on a curve having a radius of 5767.18 feet, a chord of 110.67 feet and a chord bearing of North 37°46'44" West through a central angle of 10°05'58" on an arc length of 110.67 feet to a point on said Eastern boundary line; thence continue along said right-of-way a parallel line a distance of 795.93 feet to a point on the Westerly right-of-way line of the Florida East Coast Railway Company, thence South 41°09'21" East along said Westerly right-of-way a distance of 112.01 feet to a point; thence South 11°05'21" West on a line parallel with the Hanson Grant line a distance of 80.55 feet to Point and Place of Beginning.

PARCEL 2-B - PROPERTY OWNED BY FAR NORTH CORP.
(Parcel Control Number: 15-38-41-000-000-00211.0)

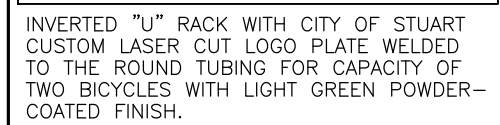
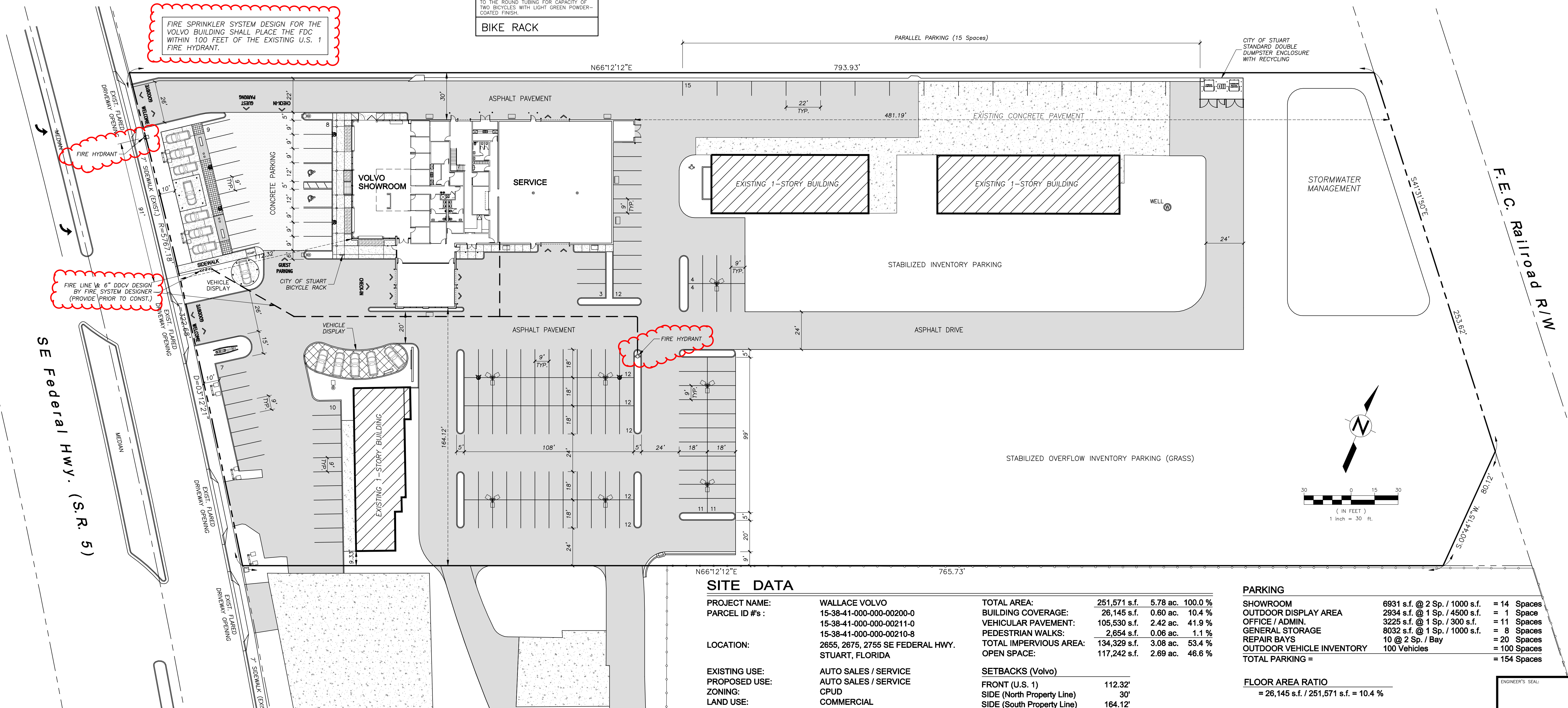
The West 145 feet of the following described portion of Government Lot 2, Section 15, Township 38 South, Range 41 East, being the Southerly 209.64 feet of said Government Lot 2 (as measured at right angles to the North line of the Hanson Grant) lying East of State Road No.5 right-of-way and West of Florida East Coast Railway Company right-of-way.

The above described parcel is more particularly described as follows: the part of Government Lot 2, Section 15, Township 38 South, Range 41 East, Martin County, Florida, described as follows: Beginning at the intersection of the centerline of the road known as Highway 90, running North-South; thence along said road 66'12" West to Grant (also the South boundary of said government lot 2) thence run North 66°12'12" E. along the said North line of the Hanson Grant a distance of 145.00 feet to a point; thence run North N 23°47'48" W. West a distance of 209.45 feet to a point on a line being parallel and 209.45 feet North of as measured at right angle to the North line of the Hanson Grant; thence South 66°12'12" West along said parallel line a distance of 190.93 feet to a point; thence South 66°12'12" West along said parallel line a distance of 190.93 feet to a point; thence along a radius of 5767.18 feet, a central angle of 02°07'49", a chord bearing of South 36°09'50" East; thence in a clockwise direction along the arc of said curve a distance of 214.44 feet to the Point and Place of Beginning.

PARCEL 3 - PROPERTY OWNED BY AJAX DEVELOPMENT CORP.
(Parcel Control Number: 15-38-41-000-000-00210.8)

The following described portion of Government Lot 2, Section 15, Township 38 South, Range 41 East, being the Southerly 209.64 feet of said Government Lot 2 (as measured at right angles to the North line of the Hanson Grant) lying East of the right-of-way of State Road No.5 and West of the Florida East Coast Railway Company right-of-way, less the West 145 feet.

The above described parcel is more particularly described as that part of Government Lot 2, Section 15, Township 38 South, Range 41 East, Martin County, Florida, described as follows: commencing at the intersection of the North line of the South boundary of said Government Lot 2, with the East line of the North line of the Hanson Grant (also the South boundary of said Government Lot 2), then run North 66°12'12" East along said North line of said Hanson Grant a distance of 145.00 feet to the Point of Beginning, then run North 23°47'48" West a distance of 142.36 feet to a point on the east line of said Government Lot 2, then run North 66°12'12" East along said East line of said Government Lot 2 a distance of 620.73 feet to a point on the West line of said Government Lot 2, then run North at right angles to the North line of the Hanson Grant a distance of 61.83 feet to a point on the Westerly right-of-way line of the Florida East Coast Railway Company, then South 41°09'21" East along said right-of-way a distance of 142.36 feet to a point on the east line of said Government Lot 2, then South 00°44'15" West along said East line of said Government Lot 2 a distance of 145.00 feet to the Point of Beginning, then run North 66°12'12" West along said Hanson Grant line a distance of 620.73 feet to the Point and Place of Beginning.

[illegible]

PROJECT NAME:	WALLACE VOLVO
PARCEL ID #s :	15-38-41-000-000-00200-0
	15-38-41-000-000-00211-0
	15-38-41-000-000-00210-8
LOCATION:	2655, 2675, 2755 SE FEDERAL HWY.
	STUART, FLORIDA
EXISTING USE:	AUTO SALES / SERVICE
PROPOSED USE:	AUTO SALES / SERVICE
ZONING:	CPUD
LAND USE:	COMMERCIAL

TOTAL AREA:	251,571 s.f.	5.78 ac.	100.0 %
BUILDING COVERAGE:	26,145 s.f.	0.60 ac.	10.4 %
VEHICULAR PAVEMENT:	105,530 s.f.	2.42 ac.	41.9 %
PEDESTRIAN WALKS:	2,654 s.f.	0.06 ac.	1.1 %
TOTAL IMPERVIOUS AREA:	134,329 s.f.	3.08 ac.	53.4 %
OPEN SPACE:	117,242 s.f.	2.69 ac.	46.6 %
SETBACKS (Volvo)			
FRONT (U.S. 1)	112.32'		
SIDE (North Property Line)	30'		
SIDE (South Property Line)	164.12'		
REAR	481.19'		

SHOWROOM	6931 s.f. @ 2 Sp. / 1000 s.f.	= 14 Spaces
OUTDOOR DISPLAY AREA	294 s.f. @ 1 Sp. / 14500 s.f.	= 1 Space
OFFICE / ADMIN.	3225 s.f. @ 1 Sp. / 300 s.f.	= 11 Spaces
GENERAL STORAGE	8032 s.f. @ 1 Sp. / 1000 s.f.	= 8 Spaces
REPAIR BAYS	10 @ 2 Sp. / Bay	= 20 Spaces
OUTDOOR VEHICLE INVENTORY	100 Vehicles	= 100 Spaces
TOTAL PARKING =		= 154 Spaces

$$= 26,145 \text{ s.f.} / 251,571 \text{ s.f.} = 10.4 \%$$

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers—Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580

1	REV. PER C.O.S. COMMENTS	06.22.22
NO REVISION		DATE
DESIGNED BY:		DATE: 12.28.21
DRAWN BY:		SCALE: 1"=30'

C.P.U.D. SITE PLAN

SITE DEVELOPMENT PLANS FOR
WALLACE VOLVO
STUART, FLORIDA

PROJECT NO.
SHEET
1
OF 2



October 3, 2022
068.462

Bonnie Landry, AICP
Planning Consultant
CITY OF STUART
121 SW Flagler Ave
Stuart, FL 34994
(772) 266-9427
blandry@ci.stuart.fl.us

RE: WALLACE VOLVO – MAJOR PUD AMENDMENT
1ST APPLICATION REVIEW

Dear Mrs. Landry:

CAPTEC Engineering (CAPTEC) has reviewed the submittal materials received via email on September 22, 2022. The Applicant is requesting a Major PUD Amendment for the Wallace Volvo site, located at 2675 SE Federal Highway, in Stuart.

CAPTEC has reviewed the information submitted to the City on June 22, 2022 and on August 29, 2022. We note that the following items were provided by the City of Stuart:

Dated June 22, 2022:

- Zoning and FLU Maps
- Boundary Survey
- Revised CPUD Site Plan
- Landscape Plan
- Preliminary Civil Construction Plan Set
- Traffic Study
- Lighting Plan
- AutoTurn Plans (Sanitation Truck, Auto Carrier, Fire Trucks)

Dated August 29, 2022:

- Boundary Survey, signed & sealed, revised to include the Site acreage
- Revised CPUD Site Plan
- Civil Construction Plan Set including utility specifications and details sheets
- Geotechnical Report
- Photometric Plan
- Unified Sign Plan

CAPTEC has reviewed the following Civil Engineering items for conformance with City of Stuart regulations:

Dated June 22, 2022:

- Revised CPUD Site Plan
- Preliminary Civil Construction Plan Set
- AutoTurn Plans (Sanitation Truck, Auto Carrier, Fire Trucks)

Dated August 29, 2022:

- Revised CPUD Site Plan
- Civil Construction Plan Set including utility specifications and details sheets

1. The Applicant is responsible for obtaining all state, federal and local permits that may be required as part of this project such as South Florida Water Management District (ERP/Dewatering), Martin County Public Works for roadway and driveway connections, and FDOT for drainage and driveway connections.
2. The City of Stuart Public Works, Utility and Fire Departments should review the plan for water, sewer, dumpster, fire hydrant, fire lane, utility separation requirements and accessibility.

Based on our review, the following items will need to be submitted:

Drainage Calculations

For a Major PUD Amendment, final drainage calculations are not required. However, preliminary calculations demonstrating that the stormwater management system will accommodate the water quality and attenuation for the entire project, including the additional proposed impervious area, will be required. Note that stabilized parking area are considered impervious for drainage calculations. In addition, it appears that the proposed stormwater system will interconnect the on-site 'stormwater management' pond in the northeast corner of the site to an off-site pond south of the property. Please provide calculations demonstrating that the system will function adequately and will not cause increased design storm elevations on adjacent properties. Also, documentation regarding ownership and maintenance of the shared stormwater management system must be provided.

All stormwater management calculations must be in accordance with City of Stuart Land Development Code Section 6.03.

Site Plan (from LDC Appendix C – Site Plan Components)

- Add number of buildings with total square footage of each building.
- Add handicap parking calculation.
- Add existing uses and zoning on adjacent property.
- Add minimum finished floor elevations of subject property and adjacent property.
- Ensure handicap access to all points of entry.

Civil Construction Plan Set

- Provide sufficient details for the stormwater management system to demonstrate that adequate water quality treatment is being provided and the design stages will meet City of Stuart regulations.
- Add finished floor elevations for the two existing buildings.
- Provide sufficient off-site topography and add flow arrows to show off-site drainage patterns drainage patterns.
- Demonstrate that the 100-year – 3 day storm event is contained on-site if there is no legal outfall.
- Provide cross sections of proposed roads / parking lots.
- Provide cross sections of the proposed 'stormwater management' area.
- Provide cross sections at property boundaries to demonstrate how the project will tie into adjacent properties.

AutoTurn Plans

- The AutoTurn Plans are sufficient for this level of review. No comments.

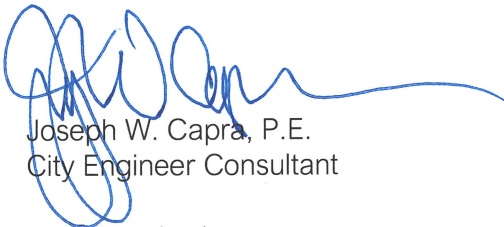
CAPTEC performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin Count/FDOT criteria.

CAPTEC's fees for the above stated review are attached. Payment is due upon receipt of this letter to the applicant. CAPTEC will not review further response to comments until all prior fees are paid in full.

Please note suggestions provided by CAPTEC are offered in order to assist the Applicant in complying with the City of Stuart Codes and Regulations. However, the Applicant bears the burden of demonstrating that their submittal meets the applicable City Code requirements.

If you should need further clarification or have any questions with regard to this matter, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Capra', with a long horizontal flourish extending to the right.

Joseph W. Capra, P.E.
City Engineer Consultant

Attachment: invoice

JWC/TA/gc
P:\000\068\068.462 Wallace Volvo\2022-1003 1st review - Major PUD Amendment.docx



INSTR # 2042511
OR BK 02282 PG 2343
Pgs 2343 - 2348; (6pgs)
RECORDED 10/04/2007 10:37:08 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

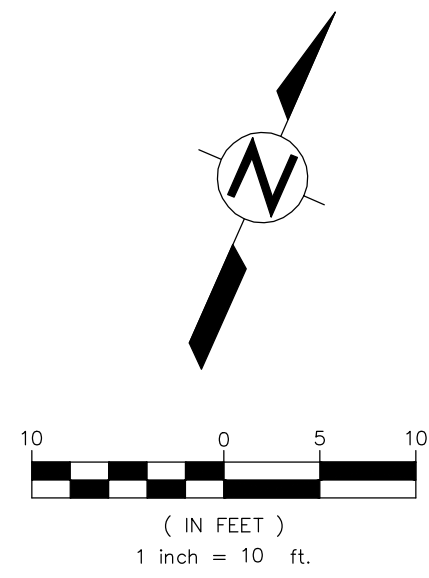
Return to:

City Attorney's Office
City of Stuart
121 SW Flagler Street
Stuart, FL 34994

ORDINANCE NO. 2110-07

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE CITY OF STUART TO "COMMERCIAL," PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA FOR A PARCEL OF LAND CONSISTING OF 10.6 ACRES OWNED BY AJAX DEVELOPMENT CORPORATION LOCATED AT EAST OF US1, WEST OF FEC RAILWAY IN STUART, FLORIDA; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; SAID LANDS TO BE CONCURRENTLY DESIGNATED AS A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LAND DEVELOPMENT (ZONING) DISTRICT ON THE CITY OF STUART OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, Petitioner(s), Ajax Development Corp, A Florida corporation constituting all of the fee simple title holders to those lands located at S.E. Luckhardt Street East of US 1, and more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, and



ASPHALT GRAPHICS IN
VOLVO BROAD FONT, TYP.

PLAZA BENCH

POTTED PLANT

EV CHARGING STATION

LIGHT GRAY PAVER
TO MATCH CONCRETE
(CELLULAR GRASSED
PAVER SYSTEM)

FEATURE DISPLAY PAD WITH
RECESSED LIGHTING AND LIGHT
GRAY CONCRETE WITH A BRUSHED
PATTERN ON ALL VISIBLE SURFACES

BROWN STAINED CONCRETE
WITH STAMPED WOOD DECK
PATTERN

SITE LIGHTING, SEE
SITE ELECTRICAL PLAN

LIGHT GRAY CONCRETE WITH
A BRUSHED PATTERN ON ALL
VISIBLE SURFACES

FEATURE DISPLAY PAD WITH
RECESSED LIGHTING AND LIGHT
GRAY CONCRETE WITH A
BRUSHED PATTERN ON ALL
VISIBLE SURFACES

VOLVO PYLON

NORTH PROPERTY LINE

WELCOME
GOODBYE

CONCRETE
EXPANSION JOINT

CONCRETE PARKING

(9) GUEST

SIDEWALK

WELCOME
GOODBYE

GUEST
PARKING

(8) GUEST

CBV WALL: WHITE STUCCO, SMOOTH FINISH,
WITH ILLUMINATED VOLVO C.B.V. LETTER
SIGNAGE (BY VENDER OF RECORD)

PLAZA BENCH

LIGHT GRAY CONCRETE, SMOOTH,
SAND BLASTED FINISH WITH
REVEALS AT 30" O.C. EA. WAY

DARK GRAY CONCRETE,
WITH A BRUSHED PATTERN
ON ALL VISIBLE SURFACES

LIGHT GRAY CONCRETE,
WITH BRUSHED PATTERN
ON ALL VISIBLE SURFACES

EV CHARGING STATION

SMOOTH SMALL SEA PEBBLES, VARYING
IN NEUTRAL COLORS, VARYING SIZES

LOW LYING SHRUBBERY

VOLVO
SHOWROOM

ENTRY MAT

LIGHT GRAY CONCRETE WITH BRUSHED
PATTERN ON ALL VISIBLE SURFACES

BOLLARD, TYP.

CITY OF STUART BICYCLE RACK

SITE LIGHTING, SEE
SITE ELECTRICAL PLAN

ASPHALT GRAPHICS IN
VOLVO BOLD FONT

CHECK-IN

C.P.U.D. SITE PLAN ENLARGED

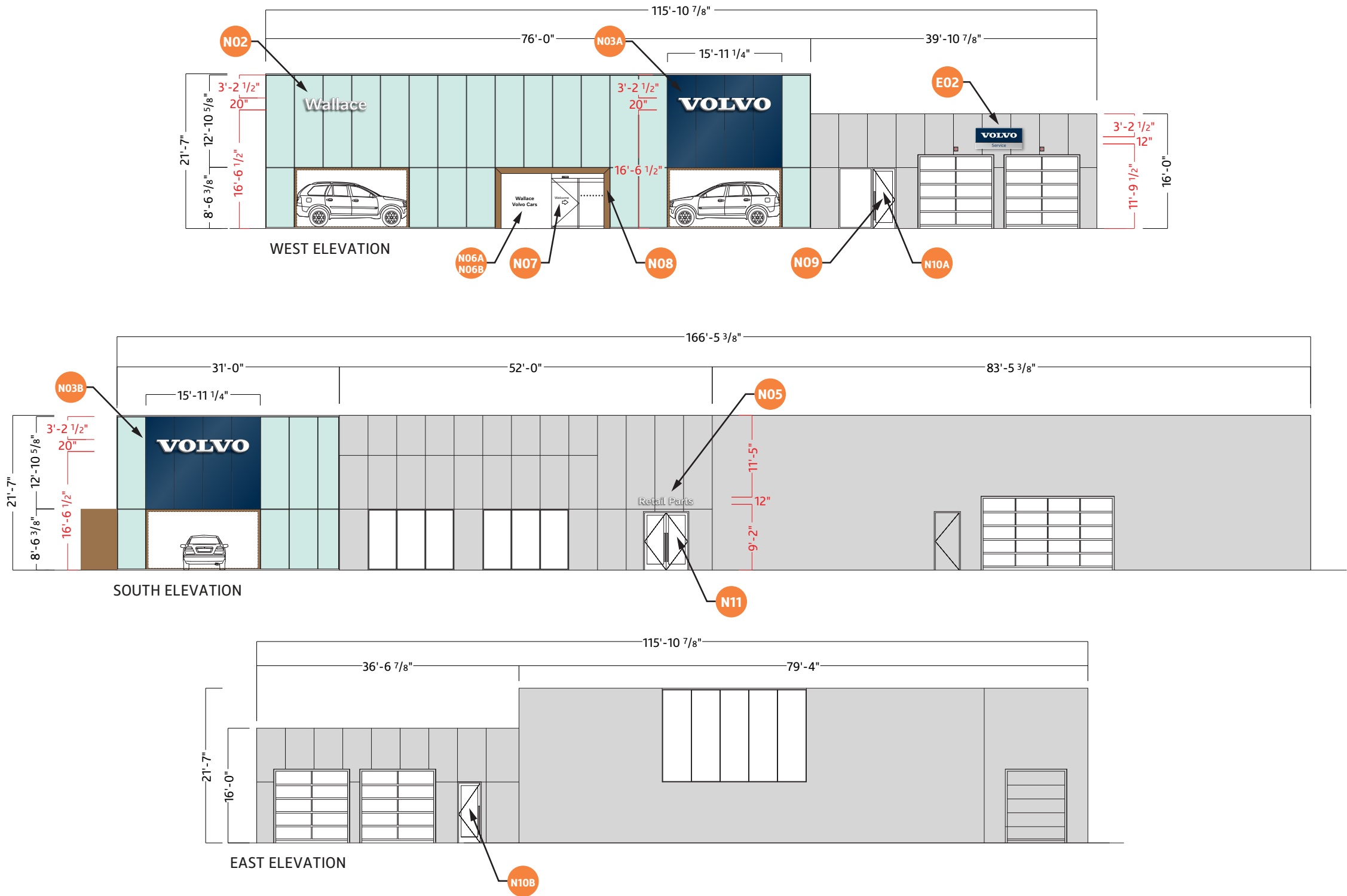
WALLACE VOLVO CARS

DATE: 03/31/22



ELEVATIONS

*ALL 20" GLASS SIGNAGE SHOULD BE 38 1/2" FROM ROOF LINE TO TOP OF SIGN



LOCATION: WALLACE VOLVO CARS
2655 SE FEDERAL HWY.
STUART, FL 34994

SITE ID: 7293

SCALE: 1/16 = 1'-0"

DRAWN BY: J. W.

AGI REP: RACHEL BECK

DATE: 11/01/21

DATE REVISED: 03/31/22

APPROVED BY:

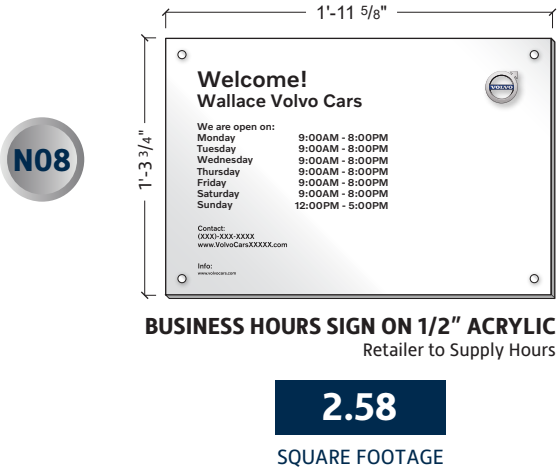
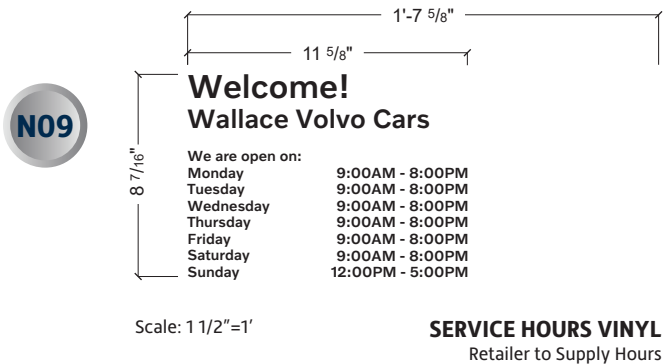
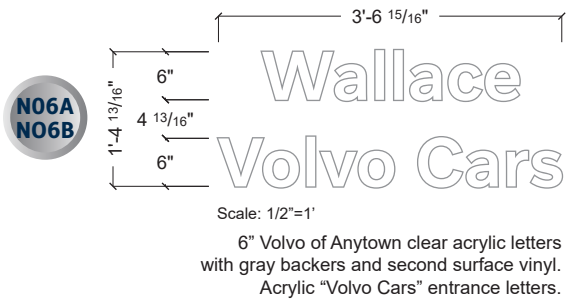
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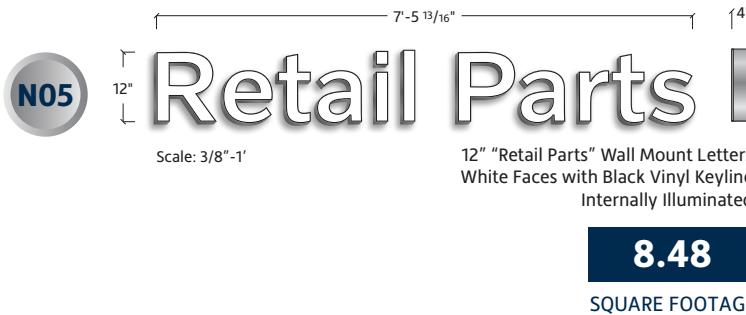
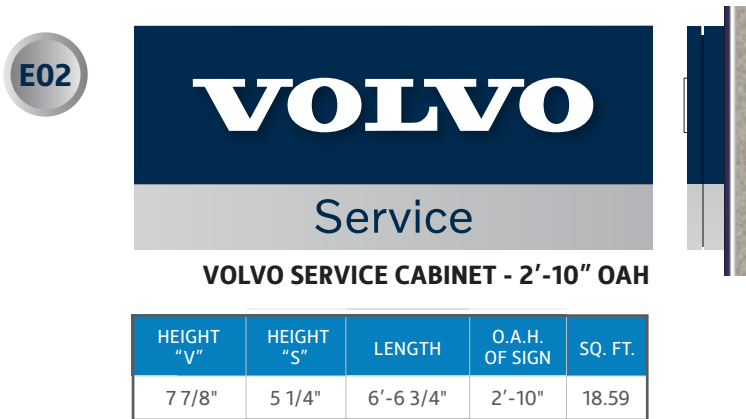
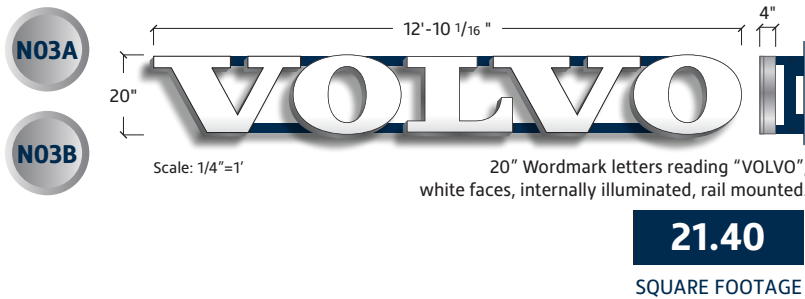
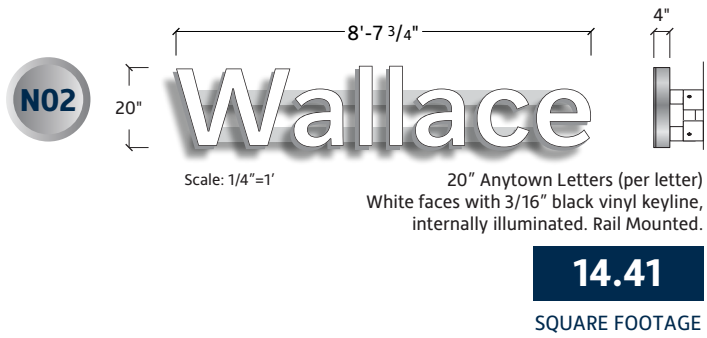
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Toll Free: (800) 877-7868
www.AGI.net



- DEALER TO PROVIDE 120 VOLT, 20 AMP DEDICATED CIRCUIT TO EACH ILLUMINATED SIGN. LARGER SETS MAY REQUIRE ADDITIONAL CIRCUITS.
- DEALER TO PROVIDE BEHIND-THE-WALL ACCESS FOR INSTALLATION AND STRUCTURAL SUPPORT FOR SIGNS.
- DEALER IS RESPONSIBLE FOR COVERING SIGNAGE MOUNTING/WIRES/TRANSFORMERS IF THEY ARE VISIBLE ON THE INSIDE OF THE BUILDING.
- COPY ON AND PLACEMENT OF SIGNS TO BE VERIFIED BY DEALER.
- DEALER TO SUPPLY NOTES ABOVE TO GC, ARCHITECT, AND OTHER CONSTRUCTION TEAM MEMBERS.
- DEALER TO ADVISE AGI OF ANY SUBSEQUENT CHANGES TO DRAWINGS AND SUPPLY NEW DRAWINGS, AS APPLICABLE.
- SIGNS MAY REQUIRE A VARIANCE.



WALL SIGNS



LOCATION: WALLACE VOLVO CARS
2655 SE FEDERAL HWY.
STUART, FL 34994

SITE ID: 7293

SCALE: VARIES

DRAWN BY: J. W.

AGI REP: RACHEL BECK

DATE: 11/01/21

DATE REVISED: 03/31/22

APPROVED BY:

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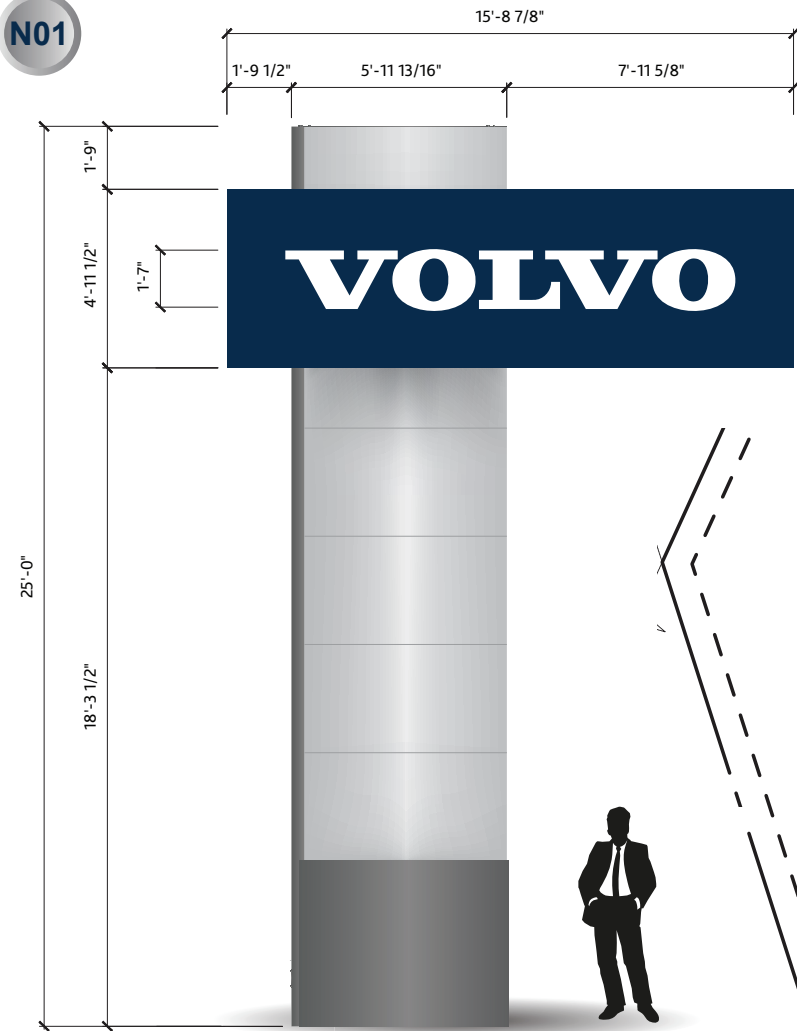
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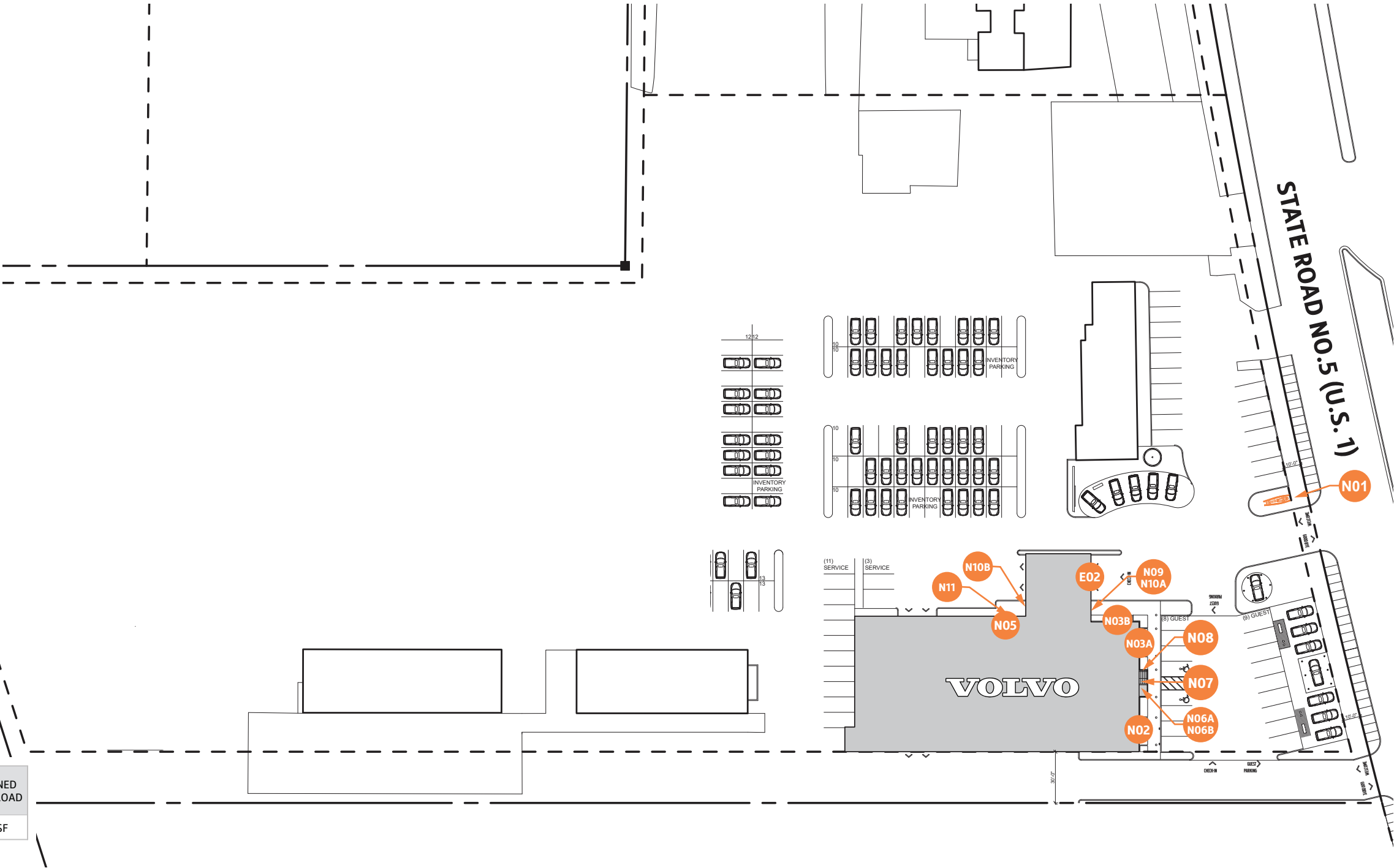
SITE PLAN

N01



78.04
7500 PRIMARY ID VOLVO PYLON @ 25 O.A.H.
Push-through acrylic letters, internally illuminated.
SCALE: 3/16" = 1'

MODEL NUMBER	SIGN DIMENSIONS			HT. FROM SIGN TO GRADE	O.A.H. OF SIGN	ELECTRICAL TOTAL AMPS	DESIGNED WIND LOAD
	HEIGHT	LENGTH	SQ. FT.				
7500	4'-11 1/2"	15'-8 7/8"	78.04	18'-3 1/2"	25'	8.1	30 PSF



LOCATION: WALLACE VOLVO CARS
2655 SE FEDERAL HWY.
STUART, FL 34994

APPROVED BY:

SITE ID: 7293

SCALE: VARIES

DRAWN BY: J. W.

AGI REP: RACHEL BECK

DATE: 11/01/21

DATE REVISED: 03/31/22

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LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

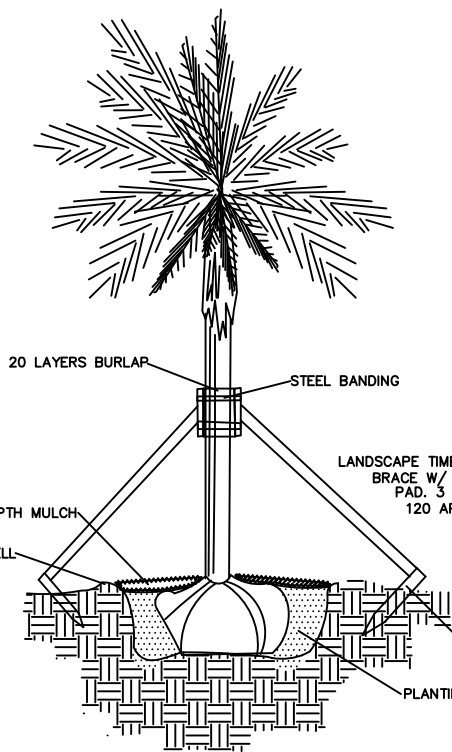
THE LANDSCAPE CONTRACTOR SHOULD HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELLED AND WATERED IF DRY. PALM, TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE. ACCORDING TO THE MANUFACTURER'S RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL. PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOTTIPS. DO NOT PLACE TABLETS IN BOTTOM OF HOLE.

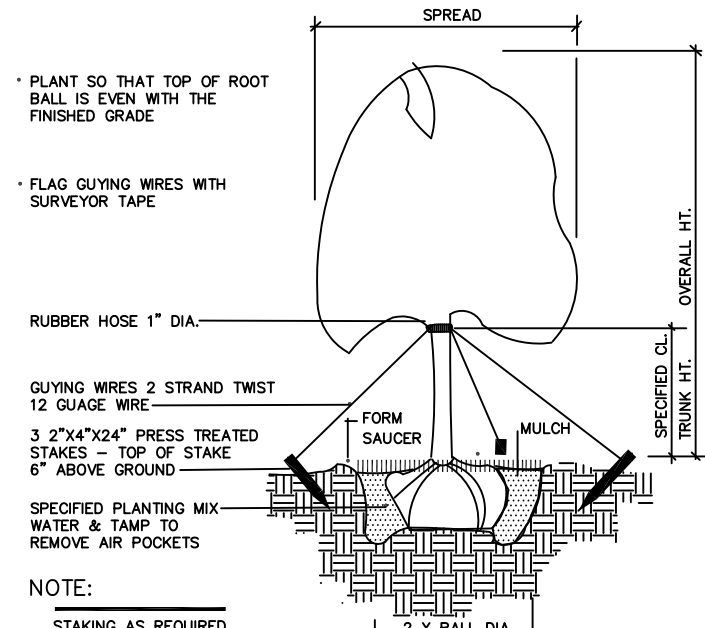
THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE ALIVE AND THIRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THIRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.



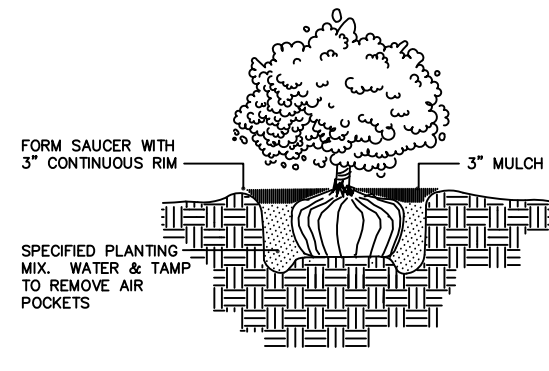
PALM PLANTING

SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)

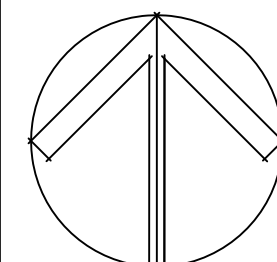
Code Name	Quantity	Scientific Name	Common Name	Planting Size
* ED	21	ELEDICARPUS DECIPIENS	JAPANESE BLUEBERRY	12' X 4', 4' CT 2 1/2" DBH
* QV	30	QUERCUS VIGINIANA	LIVE OAK	12' X 5', 4' CT 2 1/2" DBH
PS	4	PHOENIX SYLVESTERIS	SYLVESTER PALM	18' X 14', 8' CT 2 1/2" DBH
WB	45	WODYETIA BIFURCATA	FOXTAIL PALM	16' X 10', 6' CT 2 1/2" DBH

SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover)

Code Name	Quantity	Scientific Name	Common Name	Planting Size
CI	303	CHRYSOBALANUS ICACO	RED TRPPED COCOPLUM	24" X 20" #3, 30' OC
ED	14	ELEDICARPUS DECIPIENS	JAPANESE BLUEBERRY	8' CONE #25, 4' OC
ING	85	IXORA NORA GRANT	NORA GRANT IXORA	24" X 20" #3, 30' OC
PM	229	PODOCARPUS MAKI	PODOCARPUS MAKI	24" X 18" #3, 28" OC
SA	69	SCHOFFLERA ARBORCOLA	GREEN SCHEFFLERA	24" X 20" #3, 30' OC
TAV	895	TRACHELOSPERMUM ASIATICUM VARIGATUM	VARIGATED ASIATIC JASMINE	4" X 6" #1, 12" OC

OTHER MATERIALS

MULCH	92	CU. YDS. ENVIRO MULCH (EST.)
SOD	3500	SQ. FT. BAHIA SOD (EST.)



SCALE: 1" = 30'

SHEET
1
OF ONE

LANDSCAPE PLAN

WALLACE VOLVO

DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com

DATE: 6/3/22



TRAFFIC ANALYSIS

FOR

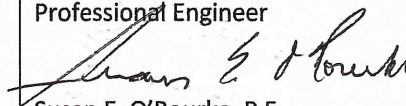
WALLACE VOLVO

Prepared for:
Mr. Lee Smith – Wallace Auto Group
c/o C. Calvert Montgomery & Associates, Inc.
959 SE Federal Highway
Stuart, FL 34994

Prepared by:
O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, FL 34994
(772) 781-7918

June 15, 2022

MR22043.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole St Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/15/2022 License #: 42684
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O'ROURKE
ENGINEERING & PLANNING

June 15, 2022

Mr. Scott Montgomery
C. Calvert Montgomery & Associates, Inc.
Civil Engineers
959 S. Federal Hwy.
Stuart, FL 34994

Re: Wallace Volvo

Dear Mr. Montgomery:

O'Rourke Engineering and Planning has completed the analysis of the Volvo dealership to be located north of Luckhardt, on the east side of US 1. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
O'Rourke Engineering & Planning



Susan E. O'Rourke, P.E.
President

C5 – Report – Wallace Volvo Traffic Analysis 6.15.2022

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APPENDIX A: Site Plan

APPENDIX B: Martin County 2019 Roadway Level of Service Inventory Report

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Wallace Volvo to be located east of US-1 and north of Miami Avenue in the City of Stuart, Florida. **Appendix A** includes the site plan. The purpose of this report is to determine the project's impact on the surrounding roadway system. This report follows the procedures outlined in the County Ordinance Article 5.

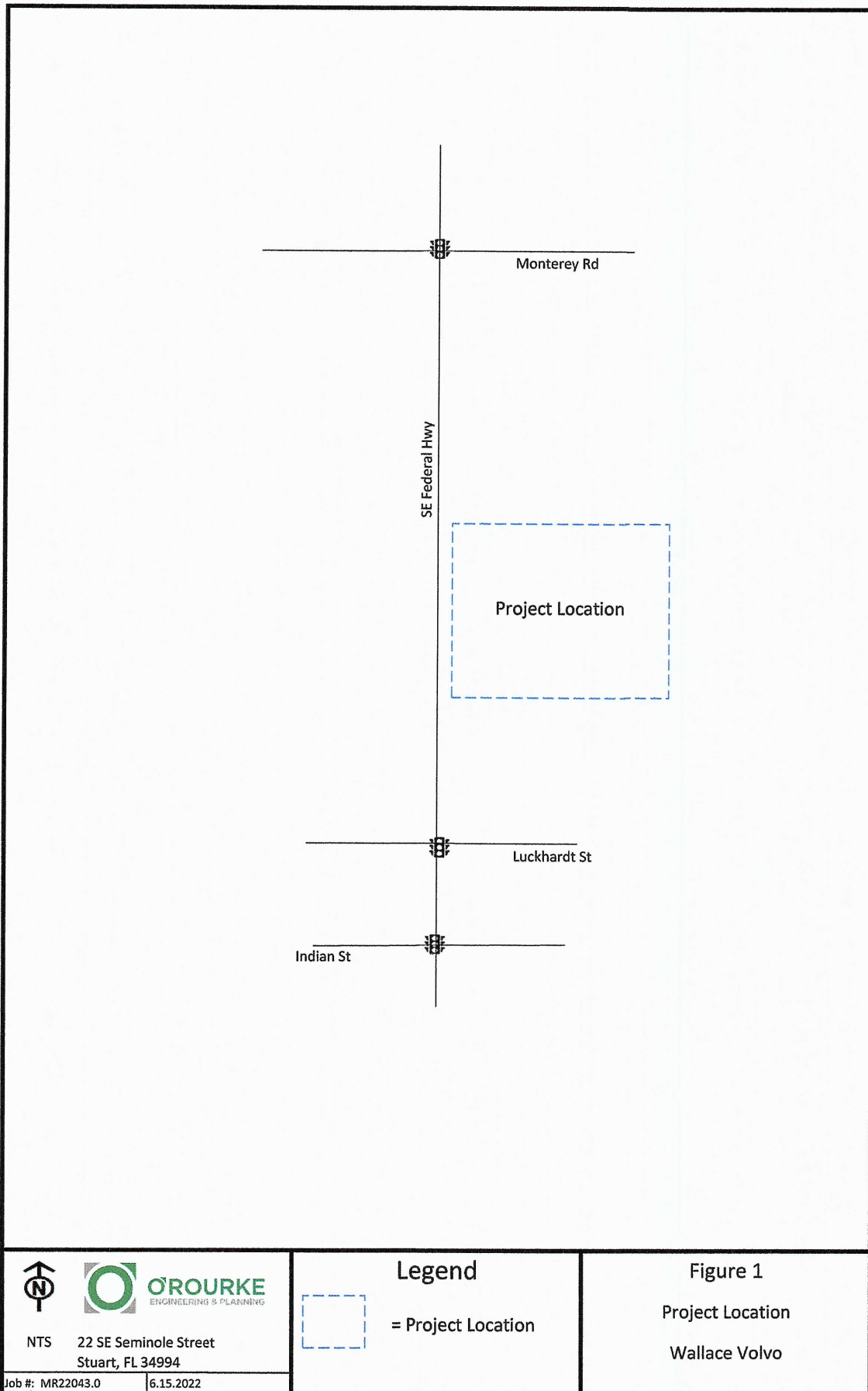
In order to make the determination that the project complies with City of Stuart concurrency guidelines, the following analytical steps were taken:

- ◆summary of the project,
- ◆summary of existing lane geometrics,
- ◆summary of maximum allowable service volumes,
- ◆assessment of project traffic,
- ◆determination of study area
- ◆summary of cumulative traffic volumes
- ◆comparison of volumes to allowable levels of service

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed project will consist of removing 4,920 square feet of building area, keeping 11,176 square feet and adding 15,047 square feet for the new Volvo dealership/service center. The project will utilize the three existing driveways for the new site plan. A project buildout of 2024 was applied to the analysis. The project location is shown in **Figure 1**.



ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 2% of the level of service capacity of the roadway. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics

The study area was reviewed to determine the existing number and type of lanes and the traffic control along the roadway. Each roadway is described below.

Federal Highway is a class I six-lane divided major arterial with a north/south alignment.

SE Salerno Road is a class II two-lane undivided minor arterial with an east/west alignment.

SE Dixie Highway is a four-lane divided minor arterial.

Monterey Road is a four-lane divided major arterial.

PROJECT TRAFFIC

To estimate traffic generated by the project, the ITE Trip Generation, 11th Edition auto trip rates and general office were applied to the proposed square footages. These calculations provide an estimate of the typical generation. The trip generation for the proposed project at buildout is shown in **Table 1**.

The project will generate 16 net new AM peak hour trips with 12 trips entering the project and 4 trips exiting the project. The PM peak hour will have 16 net new trips with 7 entering and 9 exiting.

PROJECT DISTRIBUTION / ASSIGNMENT/ IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Assignment -- This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2** for the buildout.

Project Impact -- **Table 2** summarizes the project impact as it related to the percent of the service volume capacity or maximum allowable service volume for the project. As shown, there are no links with a 2% or greater impact.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Pass-by Trips			Net New Trips	
					In	Out	In	Out	In	Out	Total	In	Out
Existing Automobile Sales - to be removed	840	4,920	Sft	(T) = 27.06(X)	50%	50%	67	66	10	10	20	15.0%	57
Existing Automobile Sales - to remain	840	11,176	Sft	(T) = 27.06(X)	50%	50%	151	151	23	22	45	15.0%	128
Proposed Automobile Sales - to be added	840	15,047	Sft	(T) = 27.06(X)	50%	50%	204	203	31	30	61	15.0%	173
Total Auto Sales							355	354	709	54	52	106	301
Net Impact							288	288	576	44	42	86	244

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Pass-by Trips			Net New Trips	
					In	Out	In	Out	In	Out	Total	In	Out
Existing Automobile Sales - to be removed	840	4,920	Sft	(T) = 1.86(X)	73%	27%	7	2	9	1	1	15.0%	6
Existing Automobile Sales - to remain	840	11,176	Sft	(T) = 1.86(X)	73%	27%	15	6	21	2	1	15.0%	13
Proposed Automobile Sales - to be added	840	15,047	Sft	(T) = 1.86(X)	73%	27%	20	8	28	2	2	15.0%	18
Total Auto Sales							42	16	58	3	1	4	37
Net Impact							13	6	19	3	6	12	4

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Pass-by Trips			Net New Trips	
					In	Out	In	Out	In	Out	Total	In	Out
Existing Automobile Sales - to be removed	840	4,920	Sft	(T) = 1.81(X) + 20.91	40%	60%	12	18	30	2	3	15.0%	10
Existing Automobile Sales - to remain	840	11,176	Sft	(T) = 1.81(X) + 20.91	40%	60%	16	25	41	2	4	15.0%	14
Proposed Automobile Sales - to be added	840	15,047	Sft	(T) = 1.81(X) + 20.91	40%	60%	19	29	48	2	5	15.0%	17
Total Auto Sales							28	43	71	4	7	11	41
Net Impact							7	11	18	2	6	8	7

Source: ITE 11th Edition Trip Generation Rates

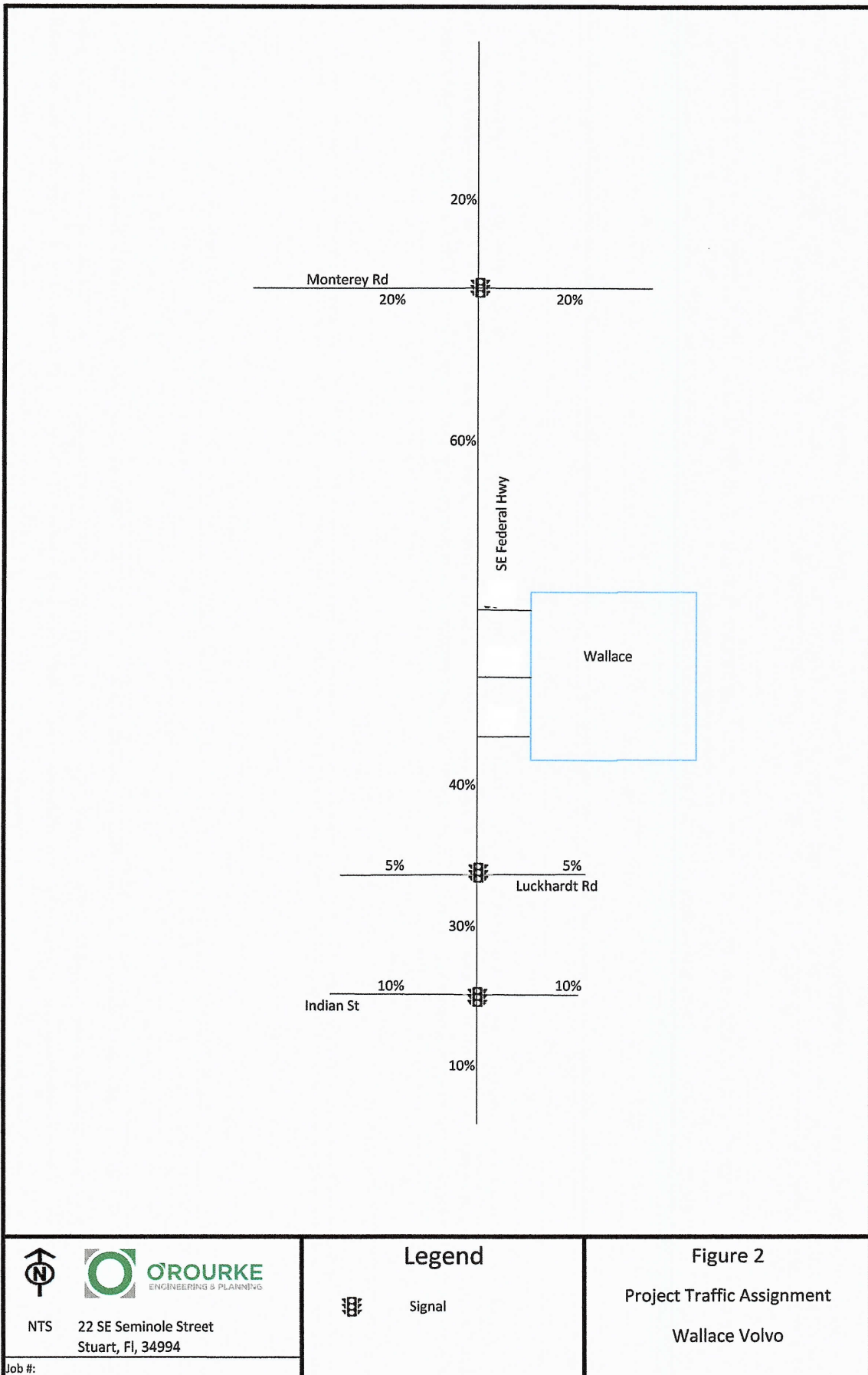


Table 2: Project Impact Percentages

Road name	From	To	Type	2% or Greater	LOS D Peak Hour Peak Direction	Project Volume - Peak Direction	% Project of Capacity - Peak Direction	Percent Assignment Peak Direction
Monterey Rd	Monterey Ext.	US-1	Class II: 2-Ln divided	no	2000	2	0.12%	20%
	US-1	Dixie	Class II: 2-Ln Undivided	no	1630	2	0.15%	20%
US-1	Salerno Rd	Monroe St	Class I: 6-Ln Divided	no	3020	4	0.12%	30%
	Monroe St	Indian St	Class I: 6-Ln Divided	no	3020	7	0.24%	60%
	Indian St	SR-714	Class I: 6-Ln Divided	no	3020	2	0.08%	20%
Indian St	Willoughby	US-1	Class I: 4-Ln Divided	no	2000	2	0.12%	20%
	US-1	Commerce Ave	Class I: 4-Ln Divided	no	2000	2	0.12%	20%

Trips In: 12

Table 3: Link Analysis - 2024

Road Name	From	To	Type	2% or Greater	2019 Peak Hour Directional Volume	Growth Rate	2024 Volume (2019 x growth/year)	Generalized Service Capacity	Project Volume - Peak Direction	Total Traffic	% Project of Capacity Peak Direction	Does Project Meet Concurrency ?	Percent Assignment Peak Direction
US-1	Monroe St	Indian St	Class I: 6-Ln Divided	No	1,859	1.005	1,906	3,020	1	1,907	0.33%	Yes	10%
	Indian St	Monterey	Class I: 6-Ln Divided	No	2267	1.005	2,324	3,020	7	2,331	0.20%	Yes	60%

12
5
Project Trips
Years grown

FUTURE TRAFFIC / CONCURRENCY REVIEW

Since no links have a 2% or greater impact, the first directly accessed link of SE Federal Highway was analyzed. Wallace Volvo is estimated to be completed by 2024. To estimate 2024 volumes, 2019 peak hour volumes from the Martin County 2019 Roadway Level of Service Inventory Report were used. Growth rates from that same report were used to grow the traffic to 2024. The project traffic was then added to the grown volumes to estimate the 2024 future Total Traffic volumes. **Table 3** summarizes the results. As shown, SE Federal Highway will operate at an acceptable Level of Service at project buildout.

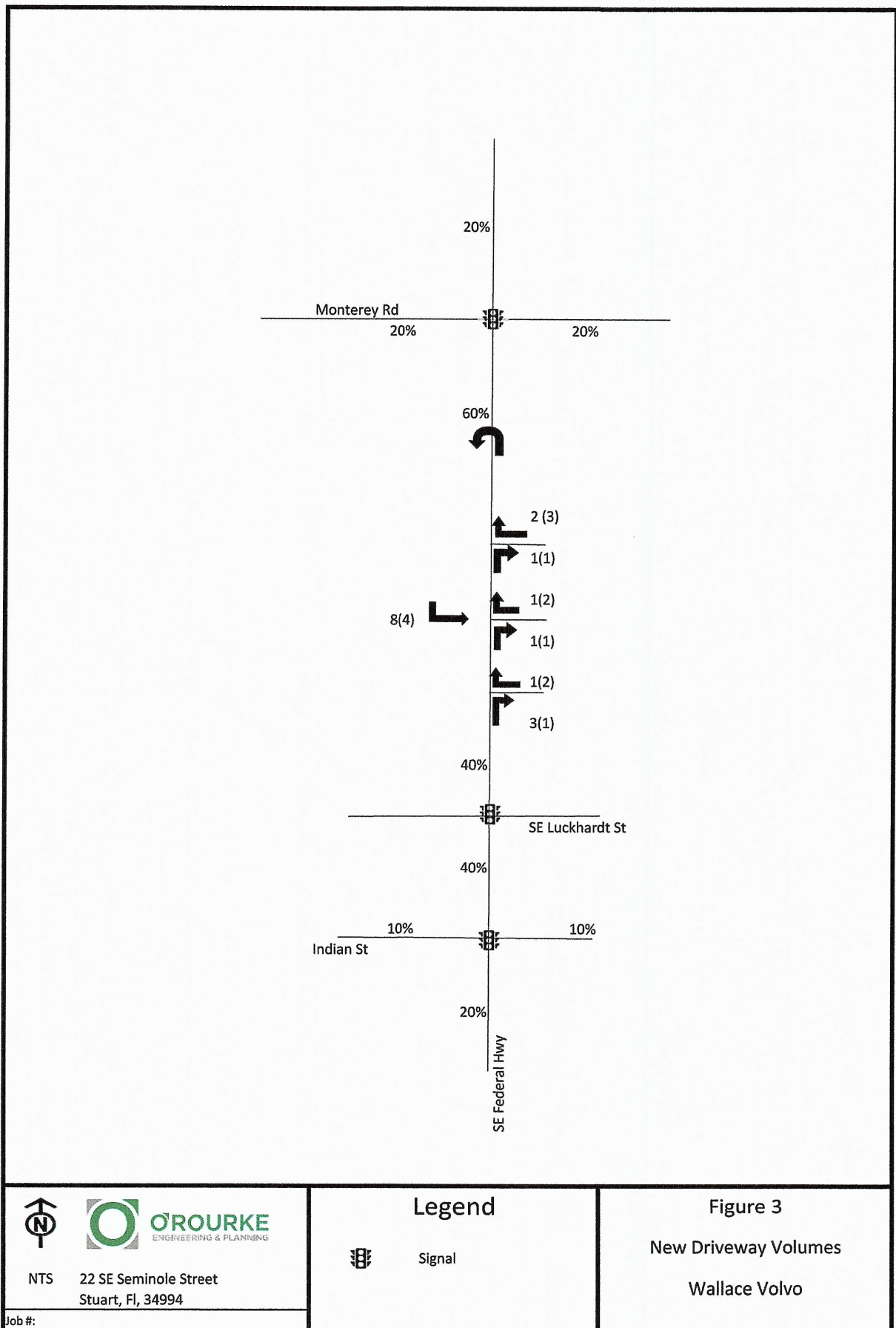
Appendix B provides the Martin County 2019 Roadway Level of Service Inventory Report.

DRIVEWAY VOLUMES

The project traffic volumes are illustrated in **Figure 3**. As shown, the project volumes are very low and will not meet industry thresholds to require turn lanes.

CONCLUSION

Wallace Volvo will have a traffic impact of 16 net new AM and PM peak hour trips. These trips will not cause levels of service to fall below acceptable levels in the future. Based on the data and calculations presented herein, the project does not require additional analysis and is deemed to be consistent with transportation concurrency requirements.



NTS



OROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL, 34994

Job #:

Legend



Signal

Figure 3

New Driveway Volumes

Wallace Volvo

APPENDIX A

SITE PLAN

APPENDIX B

**MARTIN COUNTY 2019 ROADWAY LEVEL OF SERVICE
INVENTORY REPORT**

Martin County 2019 Roadway Level of Service Inventory Report

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

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/5B) and Murphy Rd (PM/NB).

4 of 9
Effective March 13, 2020

Martin County 2019 Roadway Level of Service Inventory Report

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

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

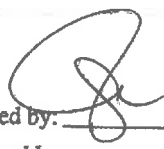
Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pl 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/5B) and Murphy Rd (PM/NB).



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

Received by: 
Reviewed by: _____

Planned Unit Development (PUD) Amendment Application

Project ID# 22010001
(Staff Entry)

Pre-App Conference Date:	Application Date:
--------------------------	-------------------

SITE INFORMATION

Project Name: Wallace Auto	Parcel ID#: 15-38-41-000-000-00200-0;
Site Address: 2675 S.E. Federal Highway, Stuart, FL	15-38-41-000-000-00211-0; (15-38-41-000-000-00210-8)
Subdivision: N/A	Lot(s): (See Legal Description, Exhibit "A" attached)
Site Acreage: 5.78 Acres	Flood Zone "X" / Base Flood Elevation: N/A
Existing Zoning District / CRA Subdistrict (if applicable): CPUD	
Proposed Zoning District / CRA Subdistrict (if applicable): CPUD	
Current Comprehensive Plan Future Land Use Designation: Commercial	
Proposed Comprehensive Plan Future Land Use Designation: Commercial	
Existing Land Use: Automobile Sales & Service	Proposed Land Use: Automobile Sales & Service
Proposed Square Footage: 9,656 s.f. Increase	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Wallace J 2755 SE Federal Highway, LLC	ph. 772-872-0011 / leesmith@wallaceautogroup.net
Property Owner's Mailing Address: 3801 S.E. Federal Hwy, Stuart, FL 34997	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Scott Montgomery	ph. 772-287-3636 / scott@ccmaengineers.com
Agent's Mailing Address: P.O. Box 92, Stuart, FL 34995	
Architect: Hal Herndon & Associates	Engineer: C. Calvert Montgomery & Associates, Inc.
Planner:	Landscape Architect:

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

Application Requirements

Fees:

- ☒ Major PUD Amendment - \$3,195.00; or
- ☐ Minor PUD Amendment: \$2,130.00; or
- ☐ PUD Agreement Amendment (text change only): \$1,065.00

(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)

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(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. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:

- (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
- (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

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 William L. Wallace

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 PUD Amendment in the City of Stuart, FL.
3. That he/she has appointed Lee Smith to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Wallace I 2755 SE Federal Highway, LLC

[Signature]
Signature of Owner:

3801 SE Federal Hwy.
Street Address

P.O. Box

772-872-0010

Telephone Number

billwallace@wallaceautgroup.net

Email Address:

William L. Wallace, President

By: Name/Title

Stuart, FL 34997

City, State, Zip Code

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF Martin

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

13th day of December, 2021 By William L. Wallace

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:

6/2/2022



Amy Jo Vanilla
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG213458
Expires 6/2/2022

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)

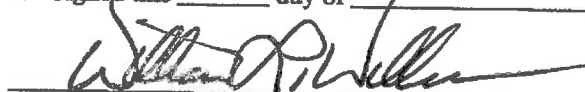
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: William L. Wallace
Title: President
Company: Wallace Automotive Group
Company Address: 3801 SE Federal Hwy., Stuart, FL 34997

City/State/Zip Code: Stuart, FL 34997
Telephone Number: 772-872-0010
Facsimile Number:
Email Address (optional):

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

1. Signed this 13th day of December, 2021.



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

Return to:

**City Attorney's Office
City of Stuart
121 SW Flagler Street
Stuart, FL 34994**

ORDINANCE NO. 2109-07

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND CONSISTING OF 10.6 ACRES OWNED BY AJAX DEVELOPMENT CORPORATION; LOCATED, EAST OF US1, WEST OF FEC RAILWAY IN UNINCOPORATED MARTIN COUNTY; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, Petitioner(s), Ajax Development Corp, A Florida corporation, constituting all of the fee simple title holders to those lands located at 1400 S.E. Luckhardt Street, East of US 1, and west of the Florida East Coast Railway, and more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, have voluntarily requested the City of Stuart annex said lands into the corporate limits of the City; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for annexation, and has also considered the recommendation of the City staff.

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

Section 1. Findings. The City Commission finds the above statements are true and correct,

and serve as a basis for consideration of this ordinance; that said lands are reasonably compact, and are contiguous with the corporate limits of the City of Stuart, create no enclaves, and the City can effectively provide police, fire, and sanitary services to said land, all in compliance with the terms and requirements of Chapter 171, Florida Statutes, and the City of Stuart Code.

Section 2. Annexation. The City Commission has determined that development of said lands upon annexation shall be in accordance with the regulatory requirements of Martin County, until such time as the City's Comprehensive Land Use Plan amendment herein shall become effective; and that the parcel of land more particularly described in **Exhibit "A"**, is hereby annexed into and shall be within the corporate limits of the City of Stuart, Florida, and that same shall henceforth be a part of said City as if said lands were originally a part of the City of Stuart.

Section 3. Future Development Conditions.

1) Ordinance Number 1773-01 "STUART VOLKSWAGEN" dealership at 2805 S. Federal Highway previously annexed, providing for development documents, for development conditions, and for development standards; shall remain in full force and effect unless otherwise later amended or revoked.

2) The Final Development Plan / Construction drawings shall be submitted for review and approval prior to the issuance of any development permits.

3) Any future development on the subject property shall tie in to the City sewer system and potable water system.

4) The project shall comply with the City's Concurrency Management System prior to the issuance of any development permits.

5) Outdoor storage of equipment and materials or supplies shall in accordance with section 7.02.00(outdoor storage) the City's LDR.

6) All vehicle repair, maintenance, bodywork, etc. shall be done within a completely enclosed building. No work shall be permitted outdoors of the maintenance facility.

7) All vehicles shall be kept in an orderly fashion to allow emergency access to the site and facility.

8) Overflow parking for the B&A flea market shall be permitted on weekends only.

Section 4. Directions to the City Clerk. The City Clerk shall cause the boundaries as set forth in the City's Charter to be amended and codified. The City Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court in Martin County, the Chief Administrative Officer of Martin County, and the Florida Department of State within seven (7) days following adoption, in accordance with Section 171.044, Florida Statutes. Upon complete execution of this Ordinance, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date: This ordinance shall be effective upon its adoption.

ADOPTED on First Reading this 21 day of May, 2007.

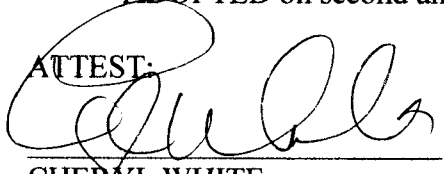
Commissioner Waxler offered the foregoing ordinance and moved its adoption. The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

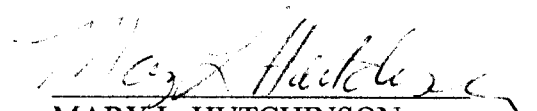
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE MAYOR
JAMES CHRISTIE, COMMISSIONER
MICHAEL MORTELL, COMMISSIONER
CAROL WAXLER, COMMISSIONER

YES	NO	ABSENT
x		
		x
		x
x		
x		

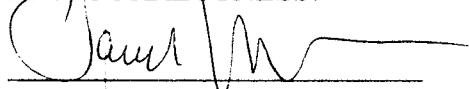
ADOPTED on second and final reading this 25 day of June, 2007.

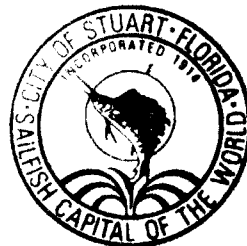
ATTEST:


CHERYL WHITE
CITY CLERK


MARY L. HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY

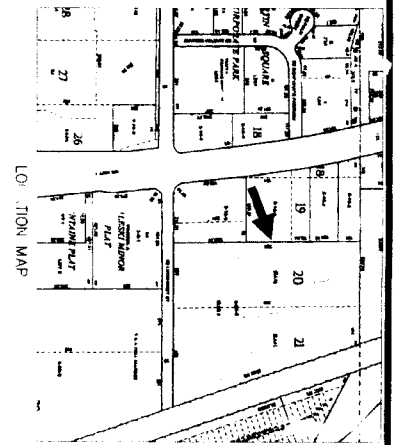


Cheryl A. White
City Clerk

RENDERED & FILED IN
THE OFFICE OF
THE STUART CITY CLERK

ON July 16, 2007.

P



PAGES 20 AND 21 OF THE FINAL REPORT AND CONCLUSIONS OF THE NEWELL HEARING ARE CORRECTLY REPRODUCED IN PAGE 2 OF PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

2. CERTIFIED TO:

STEPHEN J. BROWN INC.

STEPHEN J. BRONF, PROFESSIONAL SUIF FOR AND MARINE?
REGISTRATION NO. 4099, STATE OF FLORIDA

1. The following information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.

Page 145 of 213



INSTR # 2042511
OR BK 02282 PG 2343
Pgs 2343 - 2348; (6pgs)
RECORDED 10/04/2007 10:37:08 AM
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

ORDINANCE NO. 2110-07

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE CITY OF STUART TO "COMMERCIAL," PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA FOR A PARCEL OF LAND CONSISTING OF 10.6 ACRES OWNED BY AJAX DEVELOPMENT CORPORATION LOCATED AT EAST OF US1, WEST OF FEC RAILWAY IN STUART, FLORIDA; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; SAID LANDS TO BE CONCURRENTLY DESIGNATED AS A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LAND DEVELOPMENT (ZONING) DISTRICT ON THE CITY OF STUART OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, Petitioner(s), Ajax Development Corp, A Florida corporation constituting all of the fee simple title holders to those lands located at S.E. Luckhardt Street East of US 1, and more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, and



October 3, 2022
068.462

Bonnie Landry, AICP
Planning Consultant
CITY OF STUART
121 SW Flagler Ave
Stuart, FL 34994
(772) 266-9427
blandry@ci.stuart.fl.us

RE: WALLACE VOLVO – MAJOR PUD AMENDMENT
1ST APPLICATION REVIEW

Dear Mrs. Landry:

CAPTEC Engineering (CAPTEC) has reviewed the submittal materials received via email on September 22, 2022. The Applicant is requesting a Major PUD Amendment for the Wallace Volvo site, located at 2675 SE Federal Highway, in Stuart.

CAPTEC has reviewed the information submitted to the City on June 22, 2022 and on August 29, 2022. We note that the following items were provided by the City of Stuart:

Dated June 22, 2022:

- Zoning and FLU Maps
- Boundary Survey
- Revised CPUD Site Plan
- Landscape Plan
- Preliminary Civil Construction Plan Set
- Traffic Study
- Lighting Plan
- AutoTurn Plans (Sanitation Truck, Auto Carrier, Fire Trucks)

Dated August 29, 2022:

- Boundary Survey, signed & sealed, revised to include the Site acreage
- Revised CPUD Site Plan
- Civil Construction Plan Set including utility specifications and details sheets
- Geotechnical Report
- Photometric Plan
- Unified Sign Plan

CAPTEC has reviewed the following Civil Engineering items for conformance with City of Stuart regulations:

Dated June 22, 2022:

- Revised CPUD Site Plan
- Preliminary Civil Construction Plan Set
- AutoTurn Plans (Sanitation Truck, Auto Carrier, Fire Trucks)

Dated August 29, 2022:

- Revised CPUD Site Plan
- Civil Construction Plan Set including utility specifications and details sheets

1. The Applicant is responsible for obtaining all state, federal and local permits that may be required as part of this project such as South Florida Water Management District (ERP/Dewatering), Martin County Public Works for roadway and driveway connections, and FDOT for drainage and driveway connections.
2. The City of Stuart Public Works, Utility and Fire Departments should review the plan for water, sewer, dumpster, fire hydrant, fire lane, utility separation requirements and accessibility.

Based on our review, the following items will need to be submitted:

Drainage Calculations

For a Major PUD Amendment, final drainage calculations are not required. However, preliminary calculations demonstrating that the stormwater management system will accommodate the water quality and attenuation for the entire project, including the additional proposed impervious area, will be required. Note that stabilized parking area are considered impervious for drainage calculations. In addition, it appears that the proposed stormwater system will interconnect the on-site 'stormwater management' pond in the northeast corner of the site to an off-site pond south of the property. Please provide calculations demonstrating that the system will function adequately and will not cause increased design storm elevations on adjacent properties. Also, documentation regarding ownership and maintenance of the shared stormwater management system must be provided.

All stormwater management calculations must be in accordance with City of Stuart Land Development Code Section 6.03.

Site Plan (from LDC Appendix C – Site Plan Components)

- Add number of buildings with total square footage of each building.
- Add handicap parking calculation.
- Add existing uses and zoning on adjacent property.
- Add minimum finished floor elevations of subject property and adjacent property.
- Ensure handicap access to all points of entry.

Civil Construction Plan Set

- Provide sufficient details for the stormwater management system to demonstrate that adequate water quality treatment is being provided and the design stages will meet City of Stuart regulations.
- Add finished floor elevations for the two existing buildings.
- Provide sufficient off-site topography and add flow arrows to show off-site drainage patterns drainage patterns.
- Demonstrate that the 100-year – 3 day storm event is contained on-site if there is no legal outfall.
- Provide cross sections of proposed roads / parking lots.
- Provide cross sections of the proposed 'stormwater management' area.
- Provide cross sections at property boundaries to demonstrate how the project will tie into adjacent properties.

AutoTurn Plans

- The AutoTurn Plans are sufficient for this level of review. No comments.

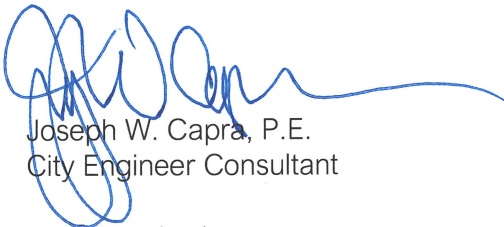
CAPTEC performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin Count/FDOT criteria.

CAPTEC's fees for the above stated review are attached. Payment is due upon receipt of this letter to the applicant. CAPTEC will not review further response to comments until all prior fees are paid in full.

Please note suggestions provided by CAPTEC are offered in order to assist the Applicant in complying with the City of Stuart Codes and Regulations. However, the Applicant bears the burden of demonstrating that their submittal meets the applicable City Code requirements.

If you should need further clarification or have any questions with regard to this matter, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Capra', with a long horizontal flourish extending to the right.

Joseph W. Capra, P.E.
City Engineer Consultant

Attachment: invoice

JWC/TA/gc
P:\000\068\068.462 Wallace Volvo\2022-1003 1st review - Major PUD Amendment.docx

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

Meeting Date: 10/13/2022

Prepared by: Bonnie Landry

Title of Item:

FIRE STATION 3 - SMALL SCALE FUTURE LAND USE AMENDMENT FROM COMMERCIAL TO PUBLIC:

ORDINANCE No. 2503-2022; AN ORDINANCE OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. § 163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.78-ACRE PARCEL FROM THE FUTURE LAND USE OF COMMERCIAL TO THE FUTURE LAND USE OF PUBLIC; FOR THE PURPOSE OF DEVELOPING THE SITE FOR A NEW FIRE STATION TO SERVE THE NORTHERN PART OF THE CITY; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

If adopted, the ordinance will amend the Future Land Use Map (FLUM) created by the City of Stuart Comprehensive Plan. The current future land use designation for the parcel is commercial. The Future Land Use is being amended from Commercial to Public. The FLUM Amendment is consistent with the goals, objectives and policies of the City of Stuart Comprehensive Plan and is therefore in compliance.

Funding Source:

n/a

Recommended Action:

Staff recommends approval of the Future Land Use Map/ Comprehensive Plan Amendment from Commercial to Public.

ATTACHMENTS:

1. A. LPA Staff Report
2. B. LPA Draft Ordinance 2503-2022
3. C. LPA Application
4. D. LPA Affidavit & Pictures



Ordinance 2503-2022 Staff Report

A. Application

Fire Station 3 Future Land Use Amendment from Commercial to Public

Applicant	City of Stuart
Property Owner	City of Stuart
Agent for Applicant	CAPTEC Engineering, Inc.
Date of Report	October 6, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to change the Future Land Use of the parcel to Public to allow the construction of Fire Station 3 on 1.78 acres of land located at 3473 NW Green River Parkway. This Fire Station will allow the City to continue to deliver critical, efficient public safety services to the northern part of the City of Stuart.

The Applicant is requesting a Future Land Use Map Amendment from Commercial to Public. This request has a companion item for the same parcel for a rezone from CPUD to Public which is consistent with the Future Land Use of Public.

On October 13, 2022, the Local Planning Agency (LPA) recommended (approval/denial) of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2503-2022.

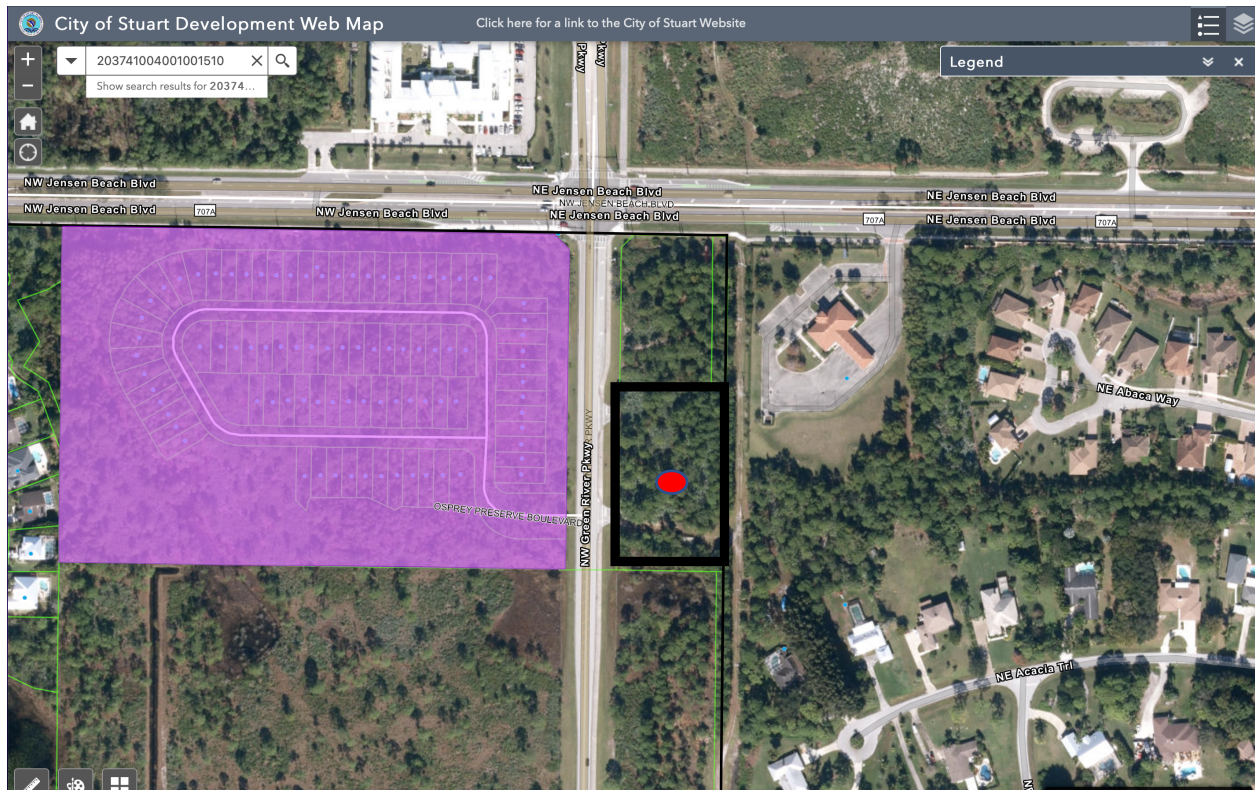
Background

The subject parcel is currently vacant and strategically located near the corner of Green River Parkway and Jensen Beach Boulevard allowing the City to provide a fire station north of the Roosevelt Bridge. This will improve the responsiveness and life safety services to the City of Stuart.

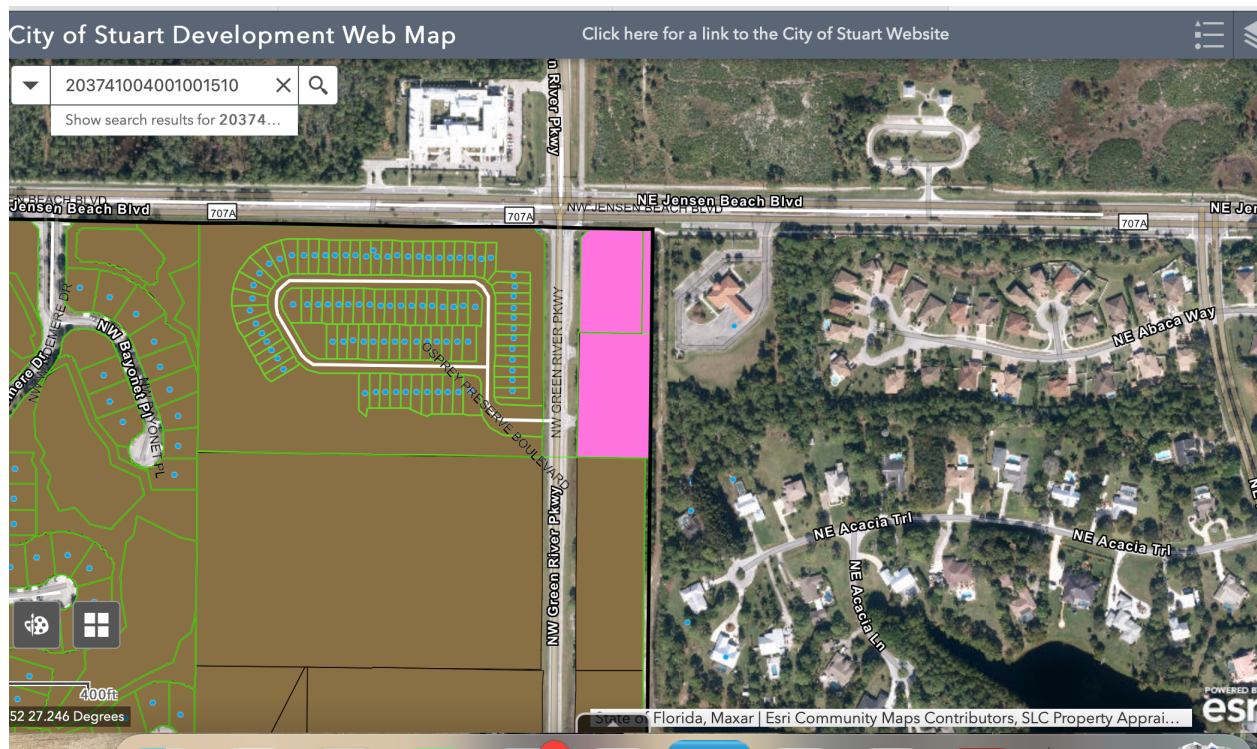
C. Site Location and Information

Address	3473 NW Green River Parkway
Parcel Number(s)	20-37-41-004-001-00151-0
Existing Zoning	CPUD
Future Land Use	Commercial
Site Area (acres)	1.78
Present Use	Vacant Land
Proposed Future Land Use Designation	Public
Proposed Zoning District	Public
Proposed Use	Fire Station

Location Map



Existing Zoning Map



B. Determination of compliance with Comprehensive Plan

Upon approval of the companion agenda item for the Future Land Use (FLU) Map amendment of the site, the corresponding zoning of Public will be consistent with the FLU of Public. The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Policy 8.A1.2. Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect public health, welfare and safety; to fulfill the City's legal commitment to provide facilities and services; or to preserve or achieve full use of existing facilities;
- b. Whether the project increases efficiency of use of existing facilities; prevents or reduces future improvement cost; provides service to developed areas lacking full service to eliminate existing deficits; serves public schools; or promotes in-fill development and redevelopment;

Staff Analysis: Consistent. Fire Stations provide vital life safety services to the City. Public health, safety and welfare are a prioritized capital improvement.

Policy 4.A3.2. The Five-Year Public Facility work programs and the Ten-Year Water Supply Facilities Work Plan, consistent with the Capital Improvements Element of this Plan, shall be evaluated on an annual basis in order to ensure that necessary projects are prioritized based upon current conditions and future resident demand. Based upon the annual evaluation, amend the Comprehensive Plan as necessary, including updating level of service standards.

Staff Analysis: Consistent. This facility is prioritized because of its life safety services and is prioritized as this fire station will provide services to the northern part of the City and needed for both current and future residents; needs.

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: Consistent. The future fire station architecture is designed to be harmonious with the surrounding area.

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: Consistent. The design will include CPTED elements to ensure a safe and defensible space.

E. Project Details

Existing Site Details

The subject property is vacant.

Building Area and Site Layout

The proposed Future Land Use Map Amendment will provide a Public Future Land Use on property for the future home of Fire Station 3. The new fire station will be a single-story building with three drive through apparatus bays to serve the northern portion of the City.

Building Description: The station will have six private bunks and a private officer bunk. The building has flat roofs, with a lower roof above the living quarters and a higher roof above the apparatus bay. The roofs have a minimum parapet height of 24" to screen rooftop equipment. An internal roof ladder and hatch provides access to the low roofs. A fixed exterior ladder on the east elevation, which is not visible from the public right of way provides access to the high roof. The building has a light grey base color with an accent color matching the City of Stuart Fire Department. The windows frames are white and apparatus bay doors are white. The building will be fully sprinklered.

F. Conclusion

City staff and the City's consultants have determined that the proposed Future Land Use Map amendment from Commercial to Public meets the requirements of the City of Stuart Comprehensive Plan. The project complies with many objectives and policies within the City's Comprehensive Plan to continue to provide the vital services of public safety.

Staff recommends approval of Ordinance 2503-2022.



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

ORDINANCE NO. 2503-2022

AN ORDINANCE OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. § 163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.78-ACRE PARCEL FROM THE FUTURE LAND USE OF COMMERCIAL TO THE FUTURE LAND USE OF PUBLIC; FOR THE PURPOSE OF DEVELOPING THE SITE FOR A NEW FIRE STATION TO SERVE THE NORTHERN PART OF THE CITY; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on December 11, 1989, the City of Stuart City Commission approved 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; and

WHEREAS, the Local Planning Agency board held a properly noticed public hearing at a regularly scheduled meeting on October 13, 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 public hearing at a regularly scheduled City Commission to consider the application by City Of Stuart (applicant) for a 1.78 -acre parcel of land; and

WHEREAS, the City of Stuart must continue to deliver efficient, vital public safety services throughout the City; and

WHEREAS, the City of Stuart finds this additional fire station to be in the best interest of the City of Stuart; and

WHEREAS, this public project meets the goals, objectives, and policies of the City of Stuart Comprehensive Plan; and

WHEREAS, Policy 4.A2.1 of the Infrastructure Element of the City of Stuart comprehensive plan proposed capital improvements projects will be evaluated and ranked in order of the following guideline:

a. The protection of public health, safety and welfare to fulfill the City's Legal commitment to provide facilities and services, or to maximize the use of existing facilities; and

WHEREAS, Policy 8.A1.2 of the Capital Improvement and Concurrency Management System Element of the City of Stuart comprehensive plan establishes that the proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

a. Whether the project is needed to protect public health, welfare and safety; to fulfill the City's legal commitment to provide facilities and services; or to preserve or achieve full use of existing facilities;

b. Whether the project increases efficiency of use of existing facilities; prevents or reduces future improvement cost; provides service to developed areas lacking full service to eliminate existing deficits; serves public schools; or promotes in-fill development and redevelopment; and

WHEREAS, Policy 4.A3.2 of the Infrastructure Element of the City of Stuart Comprehensive Plan establishes the Five-Year Public Facility work programs and the Ten-Year Water Supply Facilities Work Plan, consistent with the Capital Improvements Element of this Plan, shall be evaluated on an annual basis in order to ensure that necessary projects are prioritized based upon current conditions and future resident demand.; and

WHEREAS, this ordinance will amend the Comprehensive Plan Future Land Use Map for said property, more specifically identified in “Exhibit A” and “Exhibit B” from Commercial to Public Future Land Use designation to provide for the construction of Fire Station 3 to provide vital public safety services to the northern portion of the City of Stuart.

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

SECTION 1. The City of Stuart Comprehensive Plan Future Land Use Map is hereby amended to designate this parcel with the Future Land Use designation of Public.

PASSED AND ADOPTED this _____ day of _____, _____.

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

Passed on first reading the ____ day of _____, 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:

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

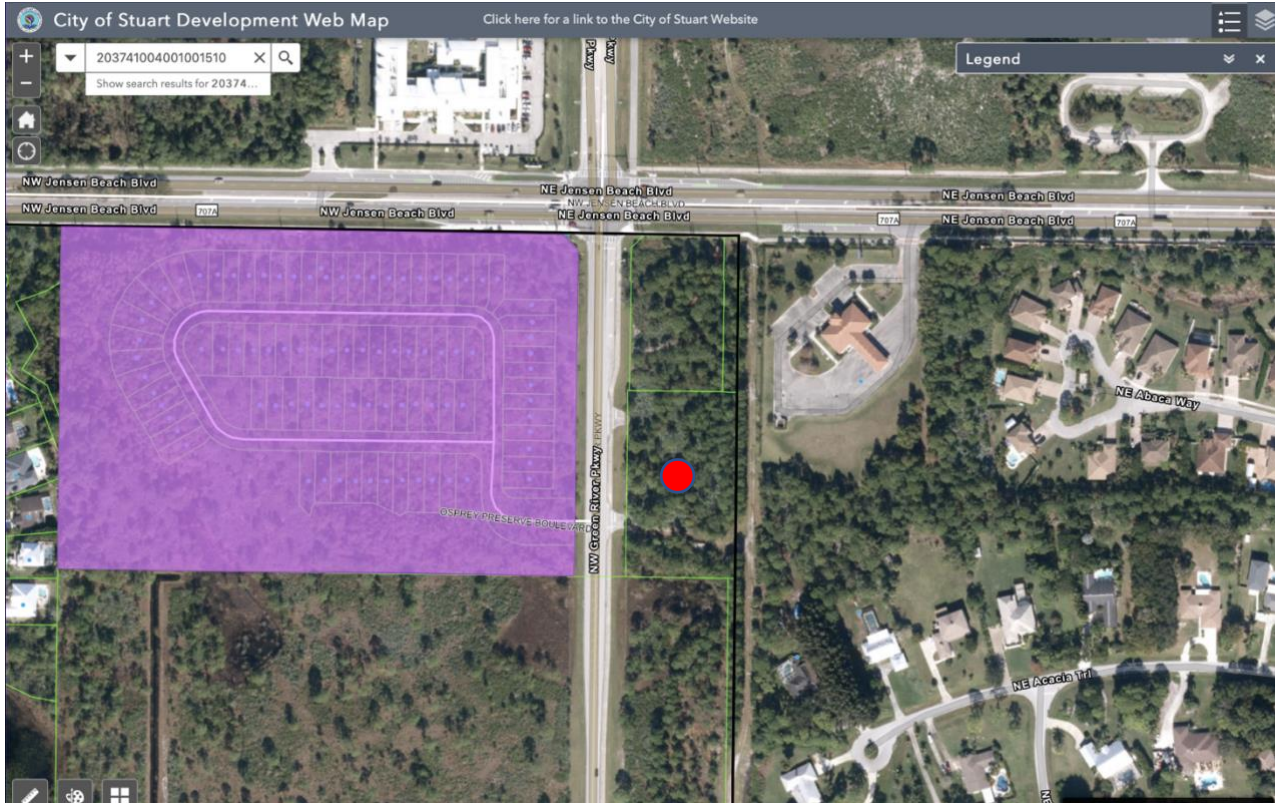
(The remainder of this page intentionally left blank)

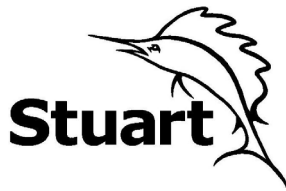
EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SEC 20-37-41 MARTIN COUNTY FLORIDA
BEING A PORTION OF LOT 15 & 16 BLOCK 1 SAINT LUCIE GARDENS
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE
35 PUBLIC RECORDS ST LUCIE NOW MARTIN COUNTY FLORIDA BEING
MORE PARTICULARLY DESCRIBED IN OR 3030/2484 PUBLIC RECORDS
MARTIN COUNTY FLORIDA

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP





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# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
--------------------------	-------------------

SITE INFORMATION

Project Name: City of Stuart Fire Station 3	Parcel ID#: 20-37-41-004-001-00151-0
Site Address: SE Green River Parkway, Jensen Beach, Florida 34957 - number TBD	
Subdivision: N/A	Lot(s): N/A
Site Acreage: 1.78 Acres	Flood Zone/Base Flood Elevation: Flood Zone X
Existing Zoning District / CRA Subdistrict (if applicable): Commercial	
Proposed Zoning District / CRA Subdistrict (if applicable): Public	
Current Comprehensive Plan Future Land Use Designation: Low Density Residential	
Proposed Comprehensive Plan Future Land Use Designation: Public	
Existing Land Use: Vacant (Commercial)	Proposed Land Use: Fire Station (Public)
Proposed Square Footage (if applicable): 6,523 SF	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: City of Stuart	Phone Number / Email Address: (772) 288-5312 ddyess@ci.stuart.us
Property Owner's Mailing Address: 121 SW Flagler Avenue, Stuart, Florida 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Joseph W. Capra, P.E.	Phone Number / Email Address: (772) 692-4344 jcapra@gocaptec.com tjshaw@gocaptec.com kkrumbholz@gocaptec.com
Agent's Mailing Address: 301 NW Flagler Avenue, Stuart, Florida 34994	
Architect: Joby L. Balint, PGAL (561) 988-4002 JBalint@pgal.com sferreri@pgal.com	Engineer: Joseph W. Capra, P.E., CAPTEC Engineering, Inc. jcapra@gocaptec.com tjshaw@gocaptec.com kkrumbholz@gocaptec.com
Planner:	Landscape Architect: Mike Flaugh, Landscape Architect (772) 419-0024 mike@mikeflaughla.com pete@mikeflaughla.com

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared David Dyess

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 Minor Site Plan Application in the City of Stuart, FL.
3. That he/she has appointed Captec Engineering, Inc. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: City of Stuart

[Signature]
Signature of Owner:

David Dyess, City Manager

By: Name/Title
Stuart Florida 34994

Street Address
121 SW Flagler Avenue

City, State, Zip Code
Stuart, Florida 34994

P.O. Box
772-288-5312

City, State, Zip Code

Telephone Number

Fax Number

Ddyess@ci.stuart.us

Email Address:

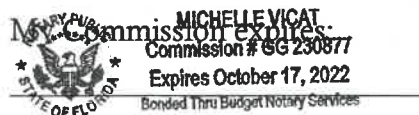
STATE OF FLORIDA, COUNTY OF Martin

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

3 day of October, 2022 By David Dyess

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public



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: David Dyess
Title: City Manager
Company: City of Stuart
Company Address: 121 SW Flagler Ave

City/State/Zip Code: Stuart Florida, 34994
Telephone Number: 772-288-5312
Facsimile Number:
Email Address (optional): Dyess@ci.stuart.us

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

1. Signed this 03 day of October, 2022.



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

Application Requirements

Fees:

- ☒ Minor Development Plan - \$1,703.00; or
☐ Amendment to approved site plan - \$852.00

(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)

A Minor Development Plan is one which is:

- A single-family, multi-family or duplex residential project of between 3 and 35 units, inclusively.
- A non-residential development under 50,000 square feet in area.
- A mixed-use development under 50,000 square feet in area.
- A public or private institutional development less than one acre in land area.
- Commercial tenant finishes.

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. *(The data requirements for a site plan are available at the Development Department)*

Approving Authority: The Development Director has the administrative authority to approve this application after review by appropriate City staff and, if necessary, the City's consultants.

Justification: Please provide 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)

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

AFFIDAVIT ATTESTING TO NOTIFICATION

David Dyess, being first duly sworn, depose(s) and say(s):

That I am the owner or petitioner of the following described property which constitutes the location for which notification is required:

3473 NW GREEN RIVER PKWY JENSEN BEACH 34957

That a copy of the notice was sent by regular U.S. Mail on (09/09/2022) 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 Martin
Sworn and subscribed before me by means of ✓ physical presence or
online notarization, this 19 day of September, 2022 By

David Dyess
Personally Known OR Produced Identification


Type of Identification Produced:

Notary Public, State of Florida
(Notary Seal)

My Commission expires:



MICHELLE VICAT
Commission # GG 230877
Expires October 17, 2022
Bonded Thru Budget Notary Services



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.

CITY OF STUART
121 SW FLAGLER AVE
STUART FL 34994

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

ERB MEL J JR PARK SUSIE
3401 SW ST LUCIE SHORES DR
PALM CITY FL 34990

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

OSPREY KEY ASSOCIATION INC
1400 CENTERPARK BLVD STE 1000
WEST PALM BEACH FL 33401

FRUGGIERO JEFFREY E FRUGGIERO
SHAUNA
63 NE ACACIA TRL
JENSEN BEACH FL 34957

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

OSPREY KEY ASSOCIATION INC
1400 CENTERPARK BLVD STE 1000
WEST PALM BEACH FL 33401

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

PINECREST LAKES INC
340 JENSEN BEACH BLVD
JENSEN BEACH FL 34957

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

STINSON CHRISTOPHER & RENEE
93 NE ACACIA TRL
JENSEN BEACH FL 34957

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

THOMAS TRUST L L C
4 MARINA ISLES BLVD #302
INDIAN HARBOUR BEACH FL 32937

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

THOMAS TRUST LLC
4 MARINA ISLES BLVD STE 302
SATELLITE BEACH FL 32937

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

WADELL CHARLES R WADELL SONDR A F
123 NE ACACIA TRL
JENSEN BEACH FL 34957-4621

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401



JENSEN BEACH
2301 NE SAVANNAH RD
JENSEN BEACH, FL 34957-9998
(800)275-8777

09/09/2022 02:32 PM

Product	Qty	Unit Price	Price
Mightv MS	1	\$6.00	\$6.00

Grand Total: \$6.00

Credit Card Remit \$6.00

Card Name: VISA
Account #: XXXXXXXXXXXX9406
Approval #: 319023
Transaction #: 431
AID: A0000000031010 Contactless
AL: VISA CREDIT

Every household in the U.S. is now
eligible to receive a third set
of 5 free test kits.
Go to www.covidtests.gov

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

Preview your mail
Track your Packages
Sign up for FREE @
<https://intormedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 114470-0410
Receipt #: 840-53270162-3-5722035-1
User: 21

1783.28.1
City of Stuart Task 4B

Fire Station 3

Notices to adjacent
property owners.

9/9/2022

NOTICE OF PUBLIC HEARING

**FUTURE LAND USE AMENDMENT
FROM COMMERCIAL TO PUBLIC**

Fire Station 3

STUART LIA October 1st, 2012 at 9:30 PM

AND

CITY COMMISSION

October 24th, 2012 at 5:30 P.M.

STUART CITY HALL 325 SW FLAGLER AVE.

772-268-5326 9:30 AM- 5:00 PM

**VISIT WWW.CITYOFSTUART.US FOR MORE
INFORMATION**



NOTICE OF PUBLIC HEARING

**FOR ZONE C-200 USE AMENDMENT
FROM COMMERCIAL TO PUBLIC**

See Ordinance 2

Public Hearing: 10/1/14, 6:00 PM to 8:00 PM

City Commission

Meeting: 10/1/14, 8:00 PM to 9:00 PM

City Council: 10/1/14, 9:00 PM to 10:00 PM

City Council: 10/1/14, 10:00 PM to 11:00 PM

City Council: 10/1/14, 11:00 PM to 12:00 PM

City Council: 10/1/14, 12:00 PM to 1:00 PM

City Council: 10/1/14, 1:00 PM to 2:00 PM

City Council: 10/1/14, 2:00 PM to 3:00 PM

City Council: 10/1/14, 3:00 PM to 4:00 PM

City Council: 10/1/14, 4:00 PM to 5:00 PM

City Council: 10/1/14, 5:00 PM to 6:00 PM

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City Council: 10/1/14, 7:00 PM to 8:00 PM

City Council: 10/1/14, 8:00 PM to 9:00 PM

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City Council: 10/1/14, 6:00 PM to 7:00 PM

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City Council: 10/1/14, 12:00 PM to 1:00 PM

City Council: 10/1/14, 1:00 PM to 2:00 PM

City Council: 10/1/14, 2:00 PM to 3:00 PM

City Council: 10/1/14, 3:00 PM to 4:00 PM

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

Meeting Date: 10/13/2022

Prepared by: Bonnie Landry

Title of Item:

FIRE STATION 3 - REZONE FROM CPUD TO PUBLIC:

ORDINANCE No. 2506-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.78-ACRE PARCEL; LOCATED AT 3473 NW GREEN RIVER PARKWAY; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO PUBLIC; DEVELOPING THE SITE FOR A NEW FIRE STATION WITH 6,523 SQ FT TO SERVE THE NORTHNERN PART OF THE CITY; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; 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 subject property is located on a parcel that has recently been the subject of a Future Land Use Amendment that changed the land use to Public. As a result, the prior zoning of CPUD is no longer a conforming zoning for the new land use and requires amendment. This ordinance will rezone the parcel from CPUD to Public which will bring it into compliance with the new Future Land Use of Public. The rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding zoning.

Funding Source:

n/a

Recommended Action:

Staff recommends approval of the rezoning request from CPUD to Public.

ATTACHMENTS:

1. A. LPA Staff Report
2. B.1 LPA Draft Ordinance 2506-2022
3. B.2 LPA Ordinance 2506 'Exhibit D'
4. C. LPA Application
5. D. LPA Affidavit & Pictures



Ordinance 2506-2022 Staff Report

A. Application

Fire Station 3 Rezone from CPUD to Public

Applicant	City of Stuart
Property Owner	City of Stuart
Agent for Applicant	CAPTEC Engineering, Inc.
Date of Report	October 6, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to rezone the parcel to Public zoning district allow the construction of Fire Station 3 on 1.78 acres of land located at 3473 NW Green River Parkway. This Fire Station will allow the City to continue to deliver critical, efficient public safety services to the northern part of the City of Stuart.

The Applicant is requesting a zoning change from CPUD to Public. This request has a companion item for the same parcel for a Small-Scale Future Land Use Map.

On October 13, 2022, the Local Planning Agency (LPA) recommended (approval/denial) of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2506-2022.

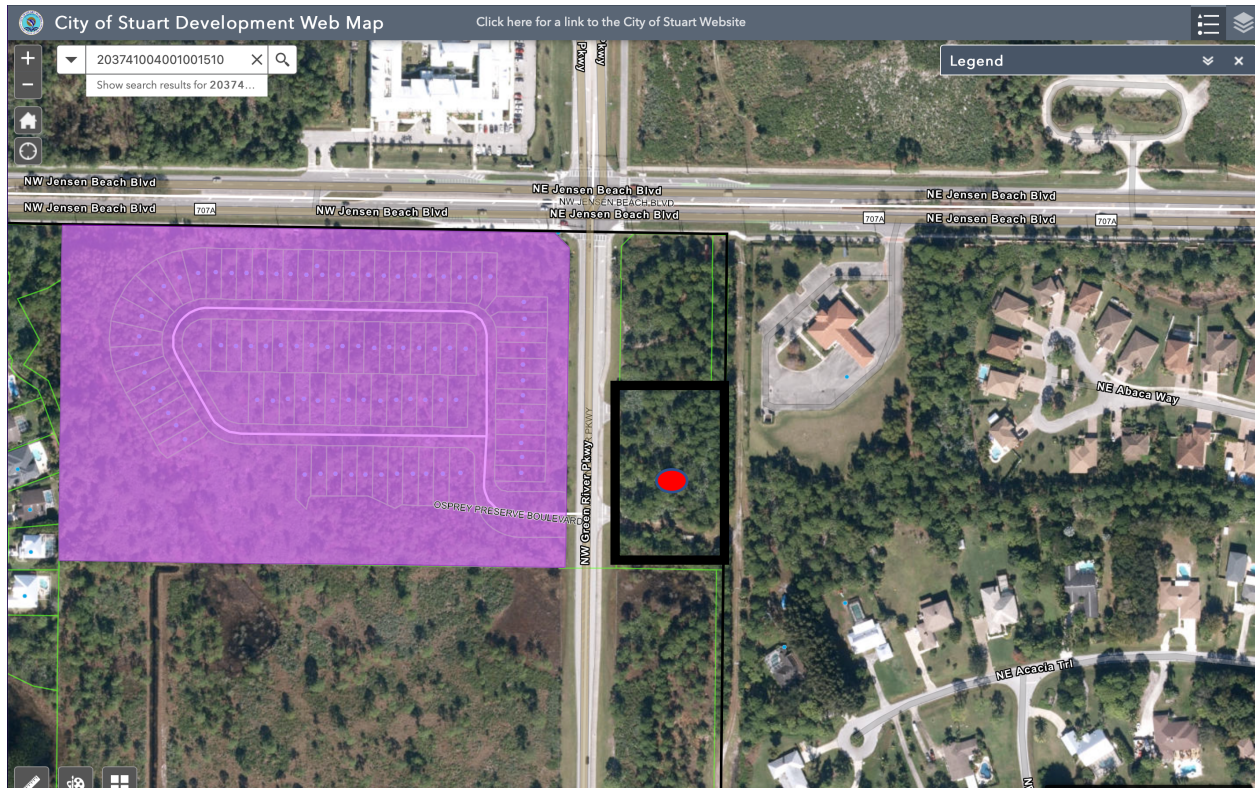
Background

The subject parcel is currently vacant and strategically located near the corner of Green River Parkway and Jensen Beach Boulevard allowing the City to have a fire station north of the Roosevelt Bridge.

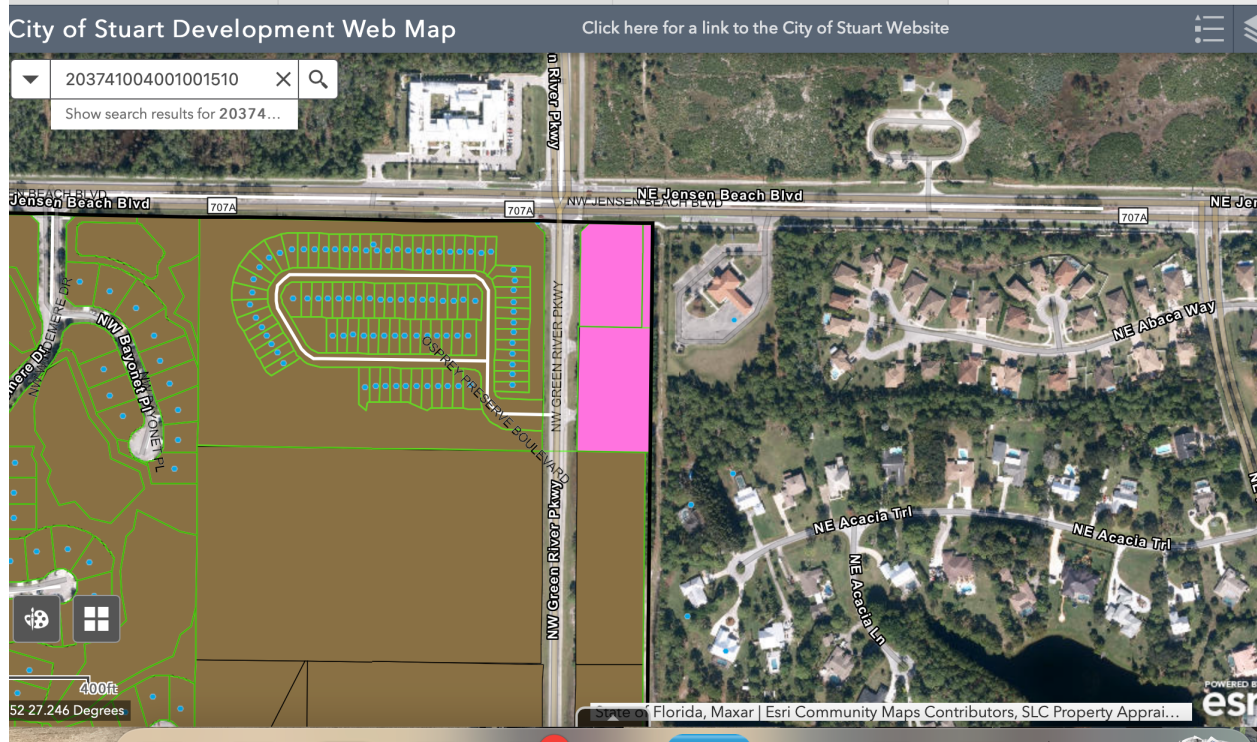
C. Site Location and Information

Address	3473 NW Green River Parkway
Parcel Number(s)	20-37-41-004-001-00151-0
Existing Zoning	CPUD
Future Land Use	Commercial
Site Area (acres)	1.78
Present Use	Vacant Land
Proposed Future Land Use Designation	Public
Proposed Zoning District	Public
Proposed Use	Fire Station

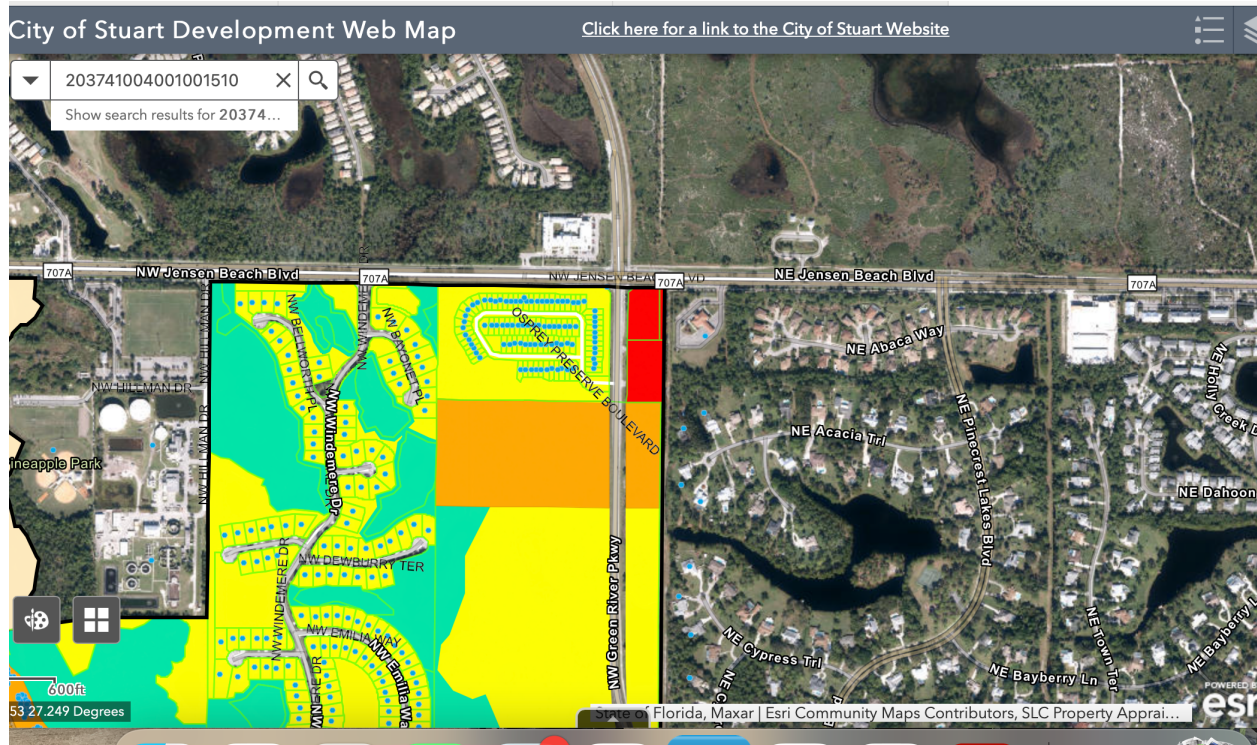
Location Map



Existing Zoning Map



Existing Future Land Use Map



B. Determination of compliance with Comprehensive Plan

Upon approval of the companion agenda item for the Future Land Use (FLU) Map amendment of the site, the corresponding zoning of Public will be consistent with the FLU of Public. The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Policy 8.A1.2. Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect public health, welfare and safety; to fulfill the City's legal commitment to provide facilities and services; or to preserve or achieve full use of existing facilities;
- b. Whether the project increases efficiency of use of existing facilities; prevents or reduces future improvement cost; provides service to developed areas lacking full service to eliminate existing deficits; serves public schools; or promotes in-fill development and redevelopment;

Staff Analysis: Consistent. Fire Stations provide vital life safety services to the City. Public health, safety and welfare are a prioritized capital improvement.

Policy 4.A3.2. The Five-Year Public Facility work programs and the Ten-Year Water Supply Facilities Work Plan, consistent with the Capital Improvements Element of this Plan, shall be evaluated on an annual basis in order to ensure that necessary projects are prioritized based upon current conditions and future resident demand. Based upon the annual evaluation, amend the Comprehensive Plan as necessary, including updating level of service standards.

Staff Analysis: Consistent. This facility is prioritized because of its life safety services and is prioritized as this fire station will provide services to the northern part of the City and needed for both current and future residents; needs.

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: Consistent. The future fire station architecture is designed to be harmonious with the surrounding area.

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: Consistent. The design will include CPTED elements to ensure a safe and defensible space.

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. The total trip generation potential for the proposed fire station is 7 PM peak hour trips (2 entering / 5 exiting). Access to the site is provided via SE Green River Parkway. The traffic statement demonstrates that the study are roadways will operate acceptably upon project buildout.

Existing Site Details

The subject property is vacant.

Proposed Project Details

Access and Circulation

Access to the site is provided via SE Green River Parkway.

Building Area and Site Layout

The proposed construction includes a single-story Fire Station with three drive through apparatus bays to serve the northern portion of the City. The project will be constructed in a single phase on vacant property with two existing curb cuts along Green River Parkway. The project will also include impervious on-site parking for staff members and general public, and a surface water management system.

Building Description: The station will have six private bunks and a private officer bunk. The building has flat roofs, with a lower roof above the living quarters and a higher roof above the apparatus bay. The roofs have a minimum parapet height of 24" to screen rooftop equipment. An internal roof ladder and hatch provides access to the low roofs. A fixed exterior ladder on the east elevation, which is not visible from the public right of way provides access to the high roof. The building has a light grey base color with an accent color matching the City of Stuart Fire Department. The windows frames are white and apparatus bay doors are white. The building will be fully sprinklered.

Parking

The fire station will meet the parking requirements with 17 total parking spaces (5 employee, 7 visitor and 1 disabled).

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.

F. Conclusion

City staff and the City's consultants have determined that the proposed rezoning from CPUD to Public meets the requirements of the Land Development Code. The project complies with many objectives and policies within the City's Comprehensive Plan to continue to provide the vital services of public safety.

Staff recommends approval of Ordinance 2506-2022.



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

ORDINANCE NUMBER 2506-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.78-ACRE PARCEL; LOCATED AT 3473 NW GREEN RIVER PARKWAY; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO PUBLIC; DEVELOPING THE SITE FOR A NEW FIRE STATION WITH 6,523 SQ FT TO SERVE THE NORTHNERN PART OF THE CITY; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; 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 approved 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; and

WHEREAS, the City of Stuart City Commission adopted Ordinance 2503-2022, approving a future land use map amendment of this property from Commercial to Public; and

WHEREAS, the Local Planning Agency board held a properly noticed public hearing at a regularly scheduled meeting on October 13, 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 public hearing at a regularly scheduled City Commission to consider the application by City Of Stuart (applicant) for a 1.78 - acre parcel of land; 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 City of Stuart has determined that changing the Land Development Zoning District for said lands is in the best interest of the City; 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 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. **COS FIRE STATION Site Plan, prepared by *CAPTEC Engineering, Inc*, dated September 21, 2022.**
- b. **Boundary & Topographic Survey, Sheets 1-2, prepared by *Betsy Lindsay, Inc.* dated April 11, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *CAPTEC Engineering, Inc*, dated September 30, 2022.**
- d. **Landscape Plans, Sheets L-1 through L-9, prepared by *Michael Flaugh, Landscape Architect*, dated August 15, 2022.**
- e. **Building Elevations, Sheet A6.10, prepared by *PGAL*, dated August 2, 2022.**
- f. **Overall Floor Plans, Sheet A2.10, prepared by *PGAL*, dated July 18, 2022.**
- g. **Traffic Analysis, prepared MacKenzie Engineering & Planning, dated September 27, 2022.**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as “Public” amended by this ordinance to provide for the construction of City of Stuart Fire Station 3.

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 and Florida Building 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.

SECTION 6: This ordinance shall be effective upon the following to occur: adoption by the City Commission.

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, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

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

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

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

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:

Fire Station 3 Rezone to Public – Ordinance 2506-2022

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SEC 20-37-41 MARTIN COUNTY FLORIDA
BEING A PORTION OF LOT 15 & 16 BLOCK 1 SAINT LUCIE GARDENS
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE
35 PUBLIC RECORDS ST LUCIE NOW MARTIN COUNTY FLORIDA BEING
MORE PARTICULARLY DESCRIBED IN OR 3030/2484 PUBLIC RECORDS
MARTIN COUNTY FLORIDA

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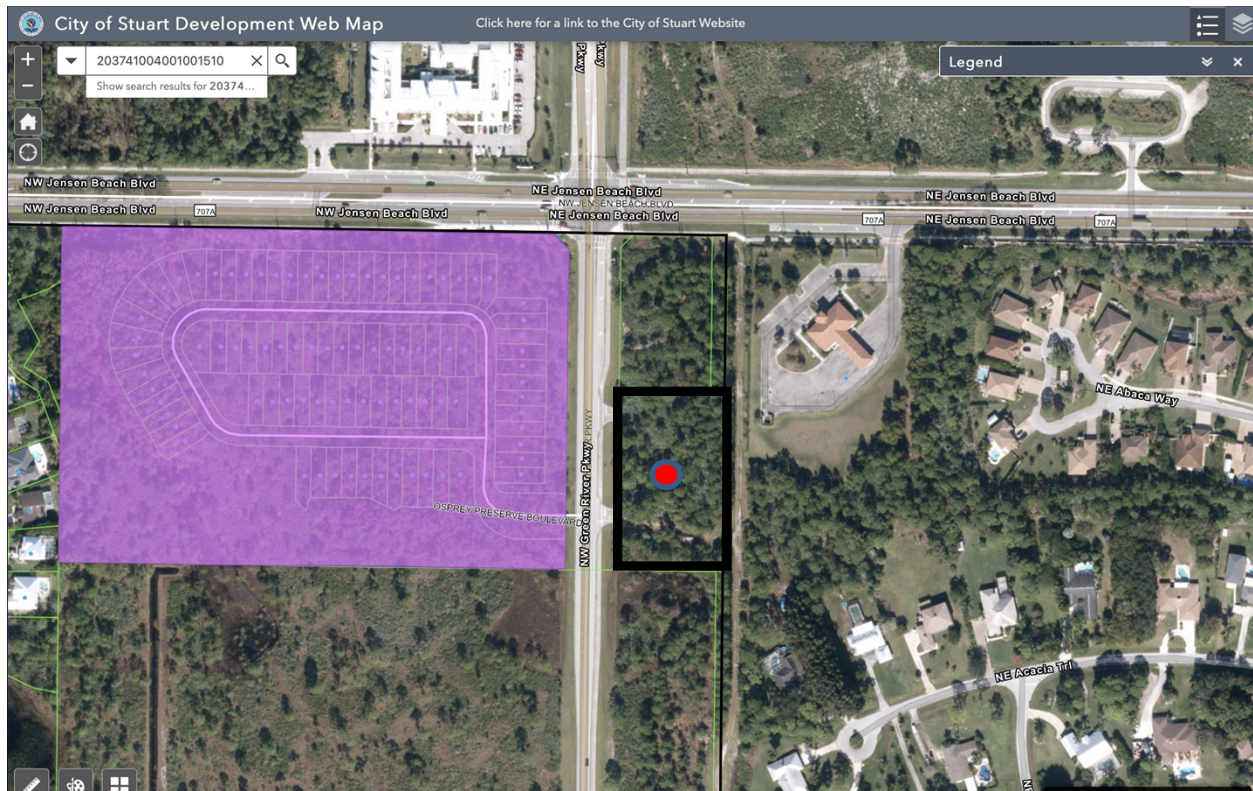
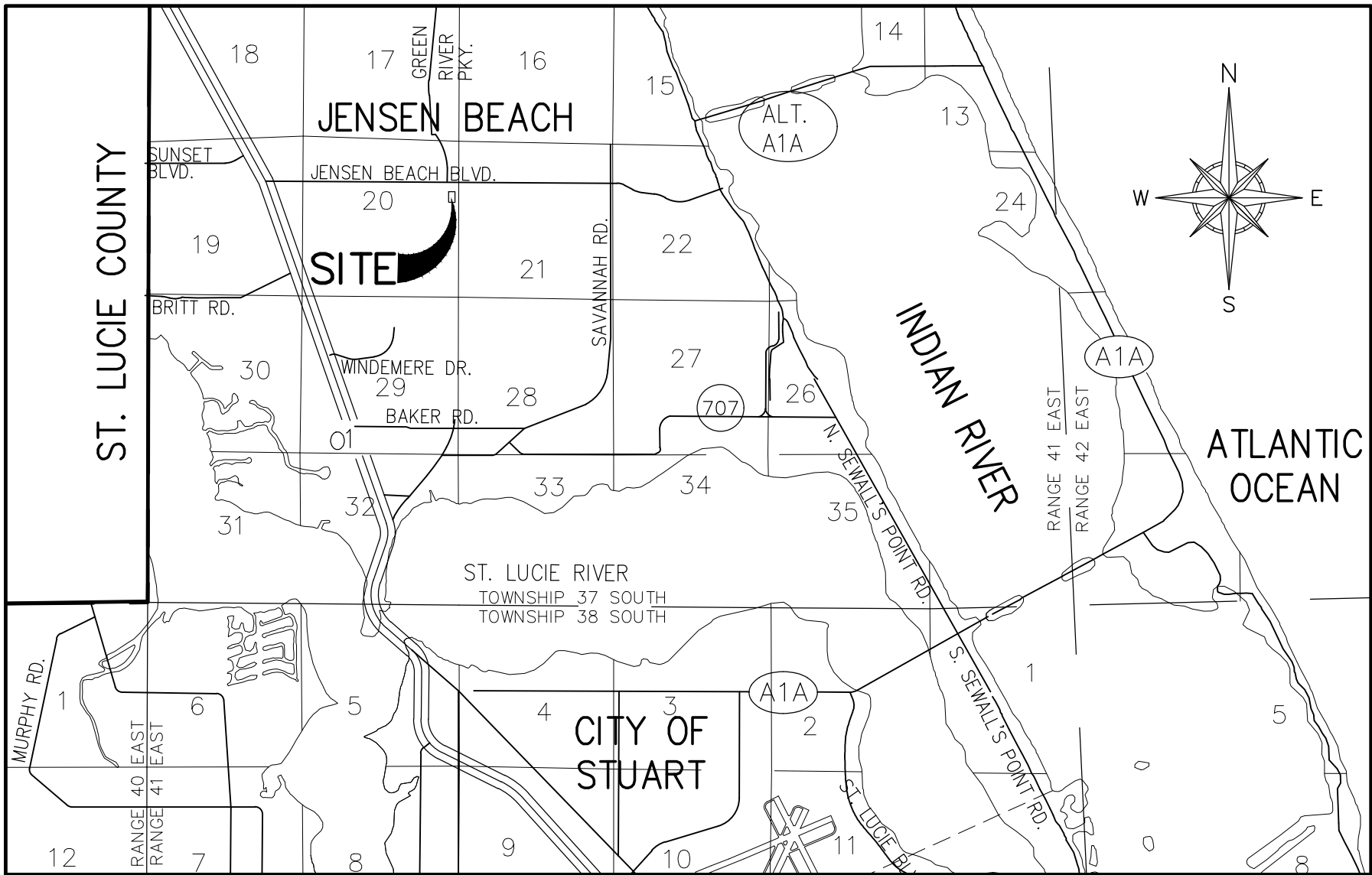


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

The City of Stuart Fire Station 3 NON-PUD project and use thereof shall comply with the following plans and documents:

- a. **COS FIRE STATION Site Plan, prepared by *CAPTEC Engineering, Inc.*, dated September 21, 2022.**
- b. **Boundary & Topographic Survey, Sheets 1-2, prepared by *Betsy Lindsay, Inc.* dated April 11, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *CAPTEC Engineering, Inc.*, dated September 30, 2022.**
- d. **Preliminary Landscape Plans, Sheets L-1 through L-9, prepared by *Michael Flaugh, Landscape Architect*, dated August 15, 2022.**
- e. **Building Elevations, Sheet A6.10, prepared by *PGAL*, dated August 2, 2022.**
- f. **Overall Floor Plans, Sheet A2.10, prepared by *PGAL*, dated July 18, 2022.**



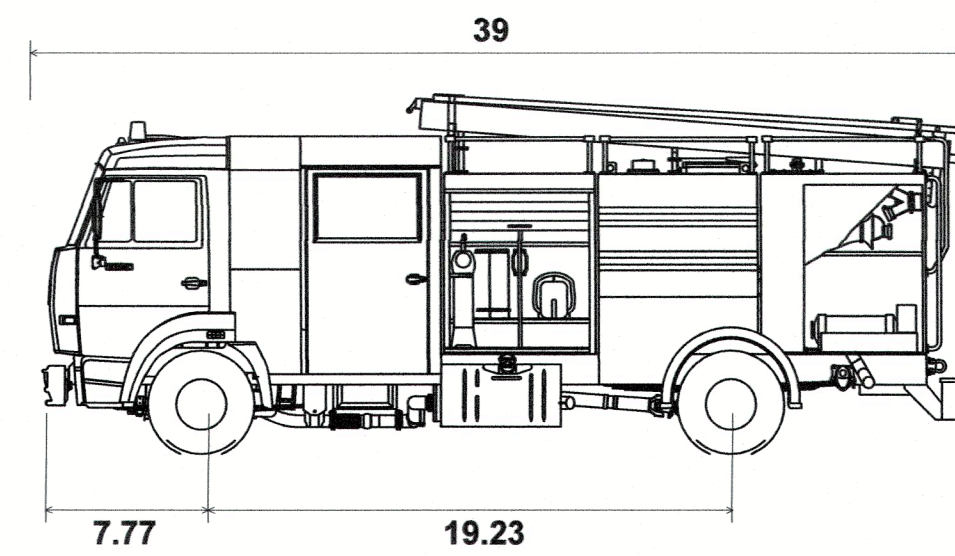
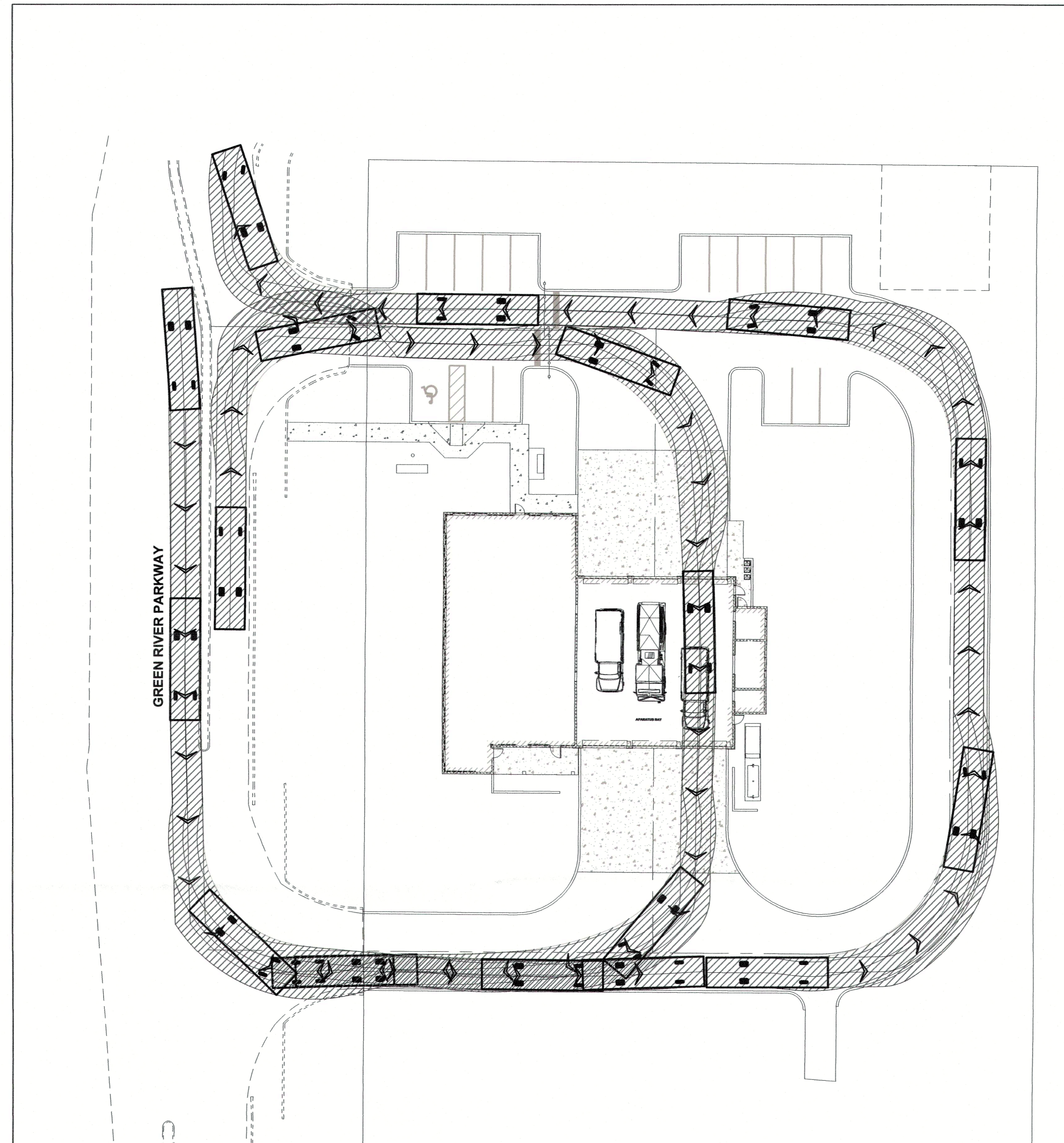
DATE	REVISIONS
5/24/22	ADD WETLAND LOC.

DATE 04/11/2022
SCALE AS SHOWN
FIELD BK. MC 66
DRAWN BY D.B.
CHECKED BY E.A.L.

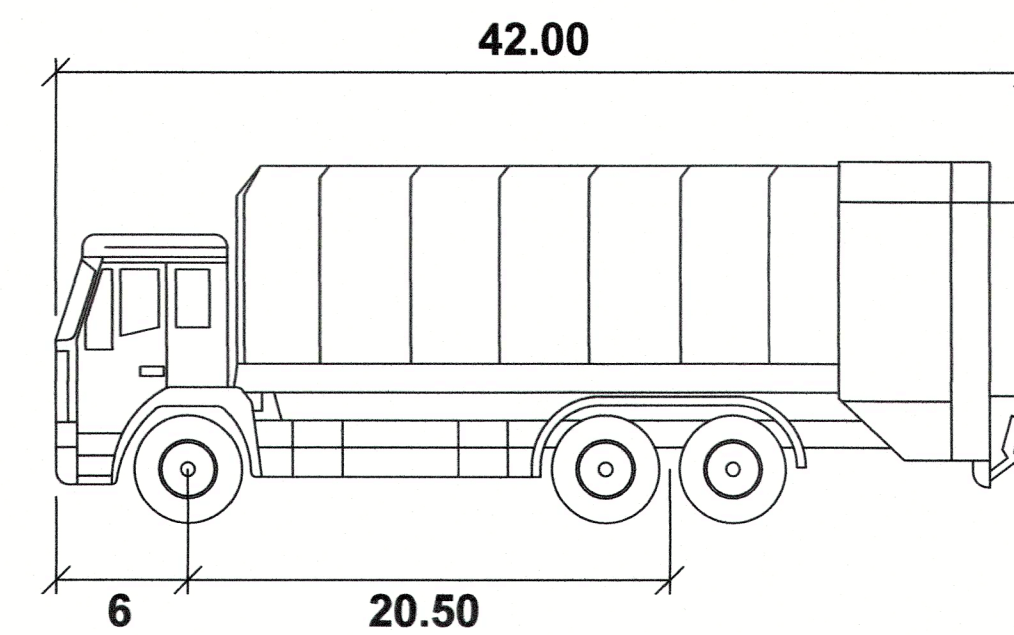
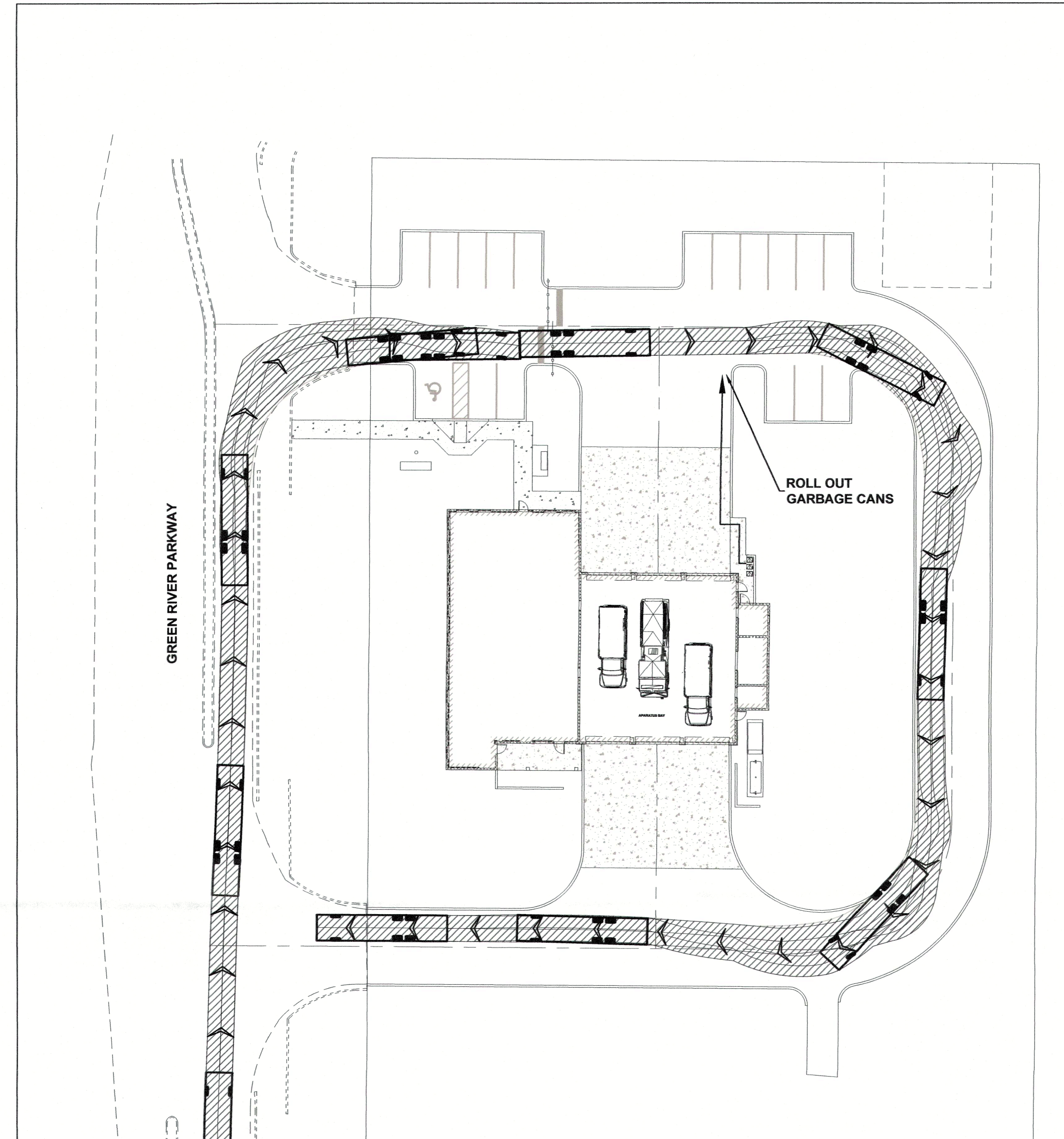
A PORTION OF LOT 16, BLOCK 1, ST. LUCIE GARDENS
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
CAPTEC ENGINEERING, INC.

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
22-33

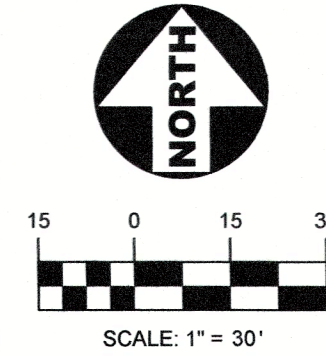


C.O.S. FIRE TRUCK	
Overall Length	39.000ft
Overall Width	9.600ft
Overall Body Height	7.280ft
Min Body Ground Clearance	0.530ft
Track Width	6.910ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



C.O.S. GARBAGE TRUCK

Width	: 9.83
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



DATE:	9-6-22
DRAWN BY:	MDB
DESIGNED BY:	TJ
CHECKED BY:	JWC
PROJECT No.:	1783.28.1
HORIZ. SCALE:	1" = 30'
VERT. SCALE:	NA
CADD FILE:	1783.28.1 VEHICLE TRACKING

[illegible]

**SCALE
VERIFICATION**

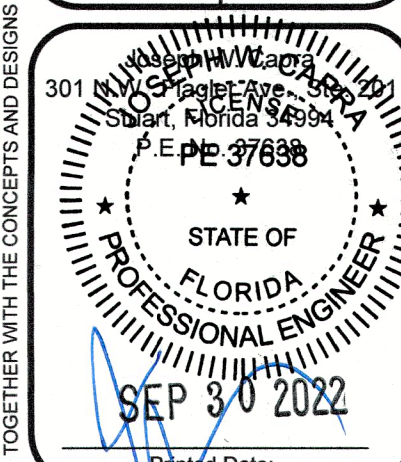
0  1

SOLID BAR IS EQUAL TO
ONE INCH ON ORIGINAL
DRAWING, ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

CITY OF STUART FIRE STATION NO. 3

CITY OF STUART, FLORIDA

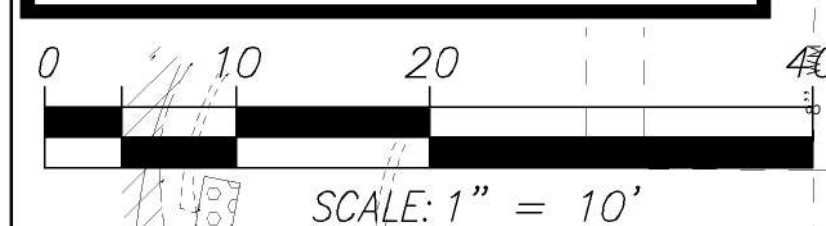
**AUTO TURN
VEHICLE TRACKING**

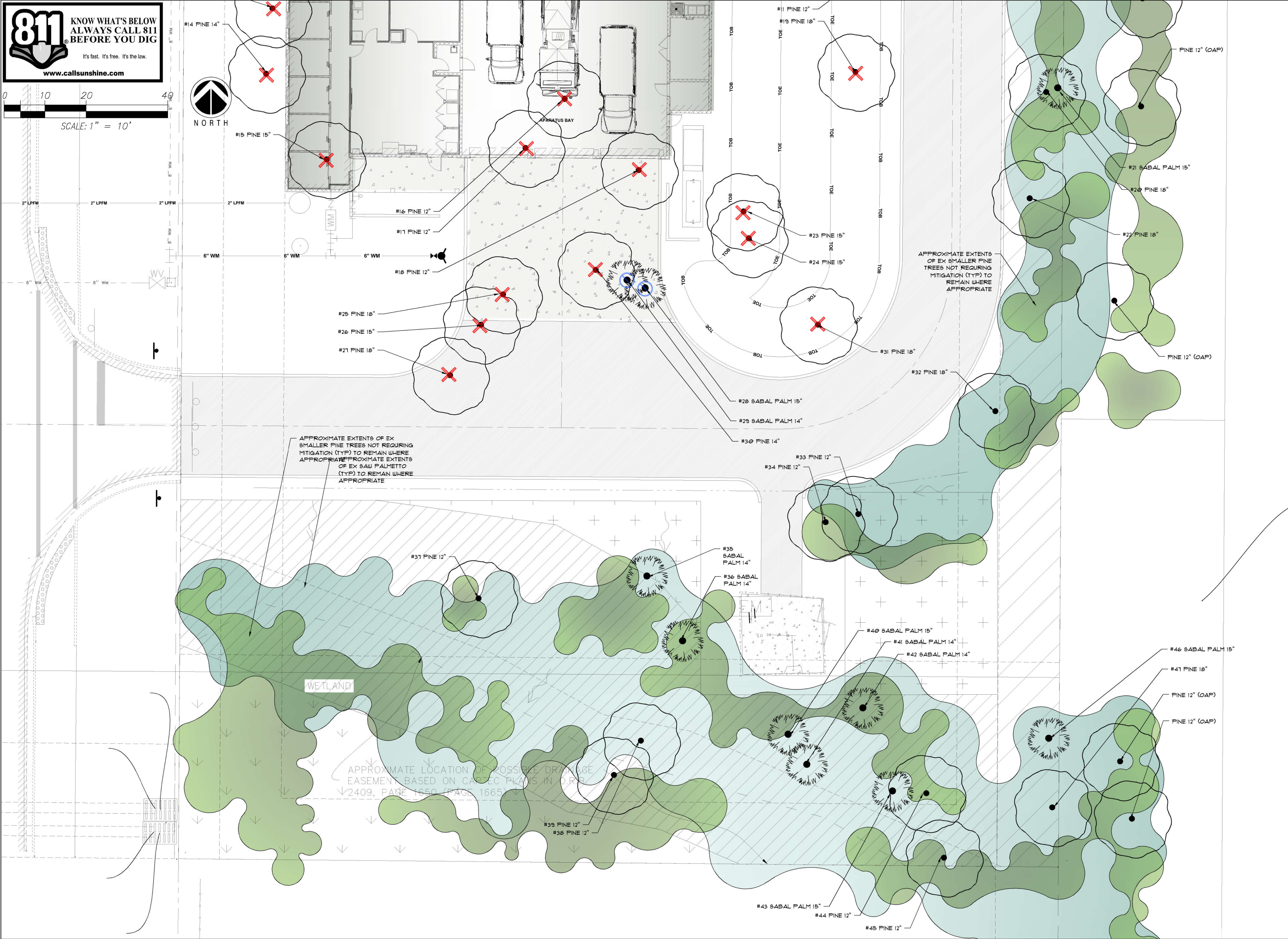
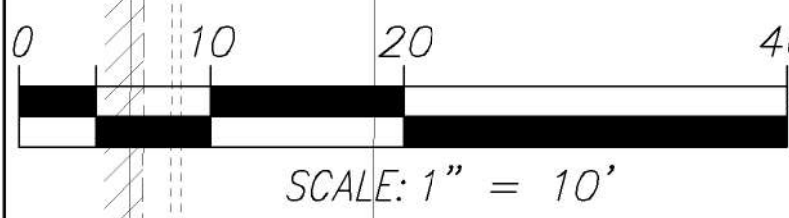


JOB No.: **1783.28.1**
SHEET
1 OF **1**

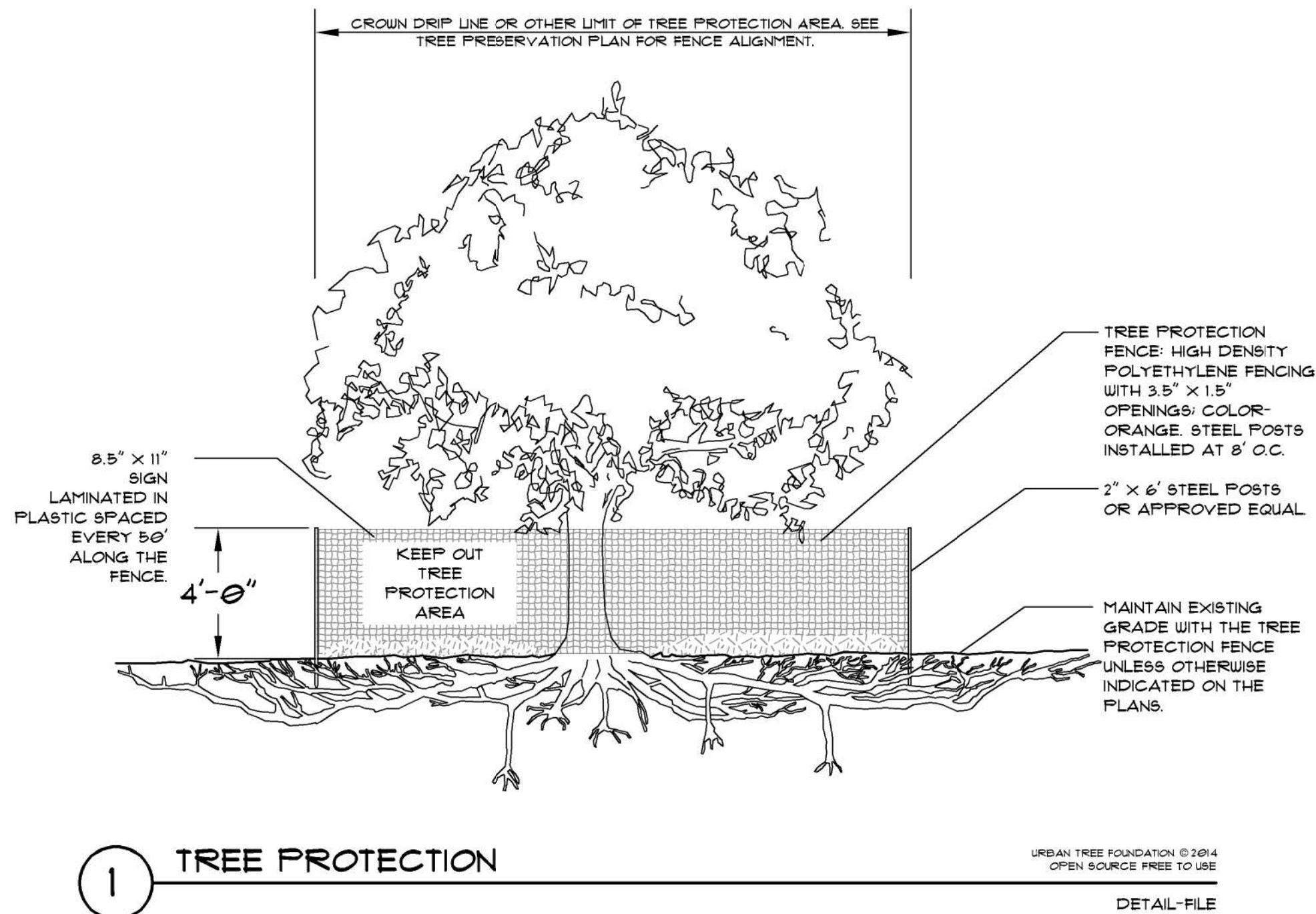
- 301 NW Flagler Ave, Ste. 201
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

Engineering Business
No. EB-0007657





MITIGATION TABLE							
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	CALIPER	ACTION	MITIGATION REQUIRED	MITIGATION INCHES REQUIRED	NOTES
1	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
2	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
3	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
4	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
5	SLASH PINE	PINUS ELLIOTII	14"	REMOVE	YES	14	NATIVE
6	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
7	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
8	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
9	SABAL PALM	SABAL PALMETTO	15"	RELOCATE	NO		NATIVE
10	SABAL PALM	SABAL PALMETTO	14"	RELOCATE	NO		NATIVE
11	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
12	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
13	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
14	SLASH PINE	PINUS ELLIOTII	14"	REMOVE	YES	14	NATIVE
15	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
16	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
17	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
18	SLASH PINE	PINUS ELLIOTII	12"	REMOVE	YES	12	NATIVE
19	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
20	SLASH PINE	PINUS ELLIOTII	18"	REMAIN	NO		NATIVE
21	SABAL PALM	SABAL PALMETTO	15"	REMAIN	NO		NATIVE
22	SLASH PINE	PINUS ELLIOTII	18"	RAMAIN	NO		NATIVE
23	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
24	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
25	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
26	SLASH PINE	PINUS ELLIOTII	15"	REMOVE	YES	15	NATIVE
27	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
28	SABAL PALM	SABAL PALMETTO	15"	RELOCATE	NO		NATIVE
29	SABAL PALM	SABAL PALMETTO	14"	RELOCATE	NO		NATIVE
30	SLASH PINE	PINUS ELLIOTII	14"	REMOVE	YES	14	NATIVE
31	SLASH PINE	PINUS ELLIOTII	18"	REMOVE	YES	18	NATIVE
32	SLASH PINE	PINUS ELLIOTII	18"	REMAIN	NO		NATIVE
33	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
34	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
35	SABAL PALM	SABAL PALMETTO	14"	REMAIN	NO		NATIVE
36	SABAL PALM	SABAL PALMETTO	14"	REMAIN	NO		NATIVE
37	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
38	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
39	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
40	SABAL PALM	SABAL PALMETTO	15"	REMAIN	NO		NATIVE
41	SABAL PALM	SABAL PALMETTO	14"	REMAIN	NO		NATIVE
42	SABAL PALM	SABAL PALMETTO	14"	REMAIN	NO		NATIVE
43	SABAL PALM	SABAL PALMETTO	15"	REMAIN	NO		NATIVE
44	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
45	SLASH PINE	PINUS ELLIOTII	12"	REMAIN	NO		NATIVE
				TOTAL SLASH PINE INCHES REMOVED		312	
				SLASH PINE REPLACEMENT FACTOR: 1.5		468	
				# OF 4.5" CALIPER SLASH PINES REQUIRED		104	
				NUMBER OF THE TREES TO BE PAID INTO THE TREE FUND		52	
				NUMBER OF THE TREES TO BE INSTALLED ON SITE		52	



PLANT SCHEDULE

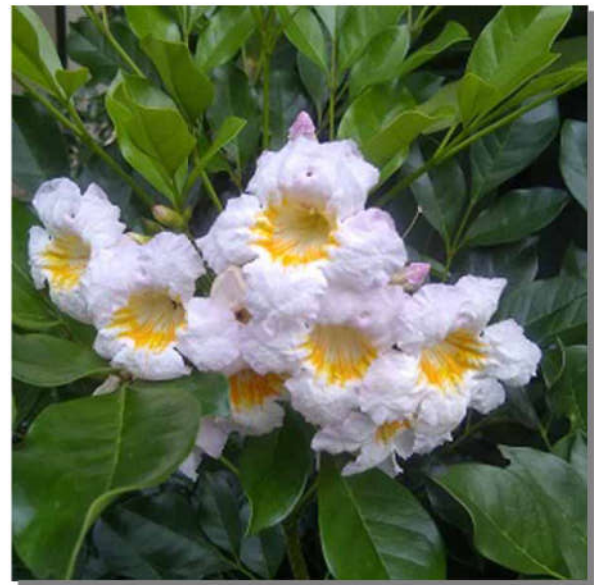
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	6	BURSERA SIMARUBA	GUMBO LIMBO	65 GAL	4" CAL	14-16' OA HT., 6-8' SPRD.	NATIVE, DROUGHT TOLERANT
	5	ELAEOCARPUS DECIPENS TM	JAPANESE BLUEBERRY TREE	65 GAL	3.5" CAL	11-12' OA HT., 4-5' SPRD.	
	1	RADERMACHERA X 'KUNMING' FRAGRANT BLOOMS	DWARF TREE JASMINE	15 GAL	SPECIMEN	4-5' OA HT.	
	9	ROYSTONEA REGIA	ROYAL PALM	B & B	HEAVY	3-6' GW, 16-18' OAH.	FLORIDA FANCY
	8	THRINAX MORRISII NATIVE	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	
	5	THRINAX MORRISII NATIVE	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 1' OA HT.	
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	52	PINUS ELLIOTTI	SLASH PINE (M)	B & B	4.5" CAL	14-16' O.A.	
	4	SABAL PALMETTO	SABAL PALM (R)	TRANSPLANTED		EXISTING	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	128	ACALYPHA WILKESIANA 'MARDI GRAS'	MARDI GRAS COPPERLEAF	3 GAL	24" OC	30" X 20"	
	5	ALCANTAREA ODORATA	SILVER BROMELIAD	1 GAL	AS SHOWN	30" X 30"	FULL SUN
	1	DIOON SPINULOSUM	GIANT DIOON	1 GAL		32" HT. X 36" SPRD.	
	5	MONSTERA DELICIOSA	MONSTERA	1 GAL	36" O.C.	28" SPRD., FULL	
	213	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	3 GAL	24" O.C.	18" HT., 15" SPRD.	NATIVE, DROUGHT TOLERANT
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	182	CHRYSOBALANUS ICACO 'HORIZONTALIS' NATIVE	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8" X 12"	
	333	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	1 GAL	18"	FULL	
	256	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	12" OC	6" X 8"	
	410	SPARTINA BAKERI	SAND CORDGRASS	3 GAL	36" O.C.	24" HT., FULL	NATIVE, DROUGHT TOLERANT
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	20,020 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' WEED AND DISEASE FREE, TIGHTLY FITTED STAGGERED JOINTS	FLORATAM SOD	SOD	TIGHT		



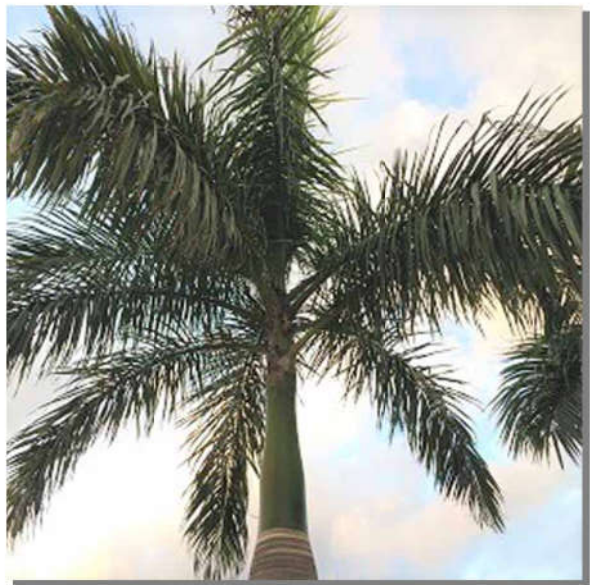
GUMBO LIMBO



JAPANESE BLUEBERRY TREE



DWARF TREE JASMINE



ROYAL PALM



KEY THATCH PALM



SLASH PINE



SABAL PALM



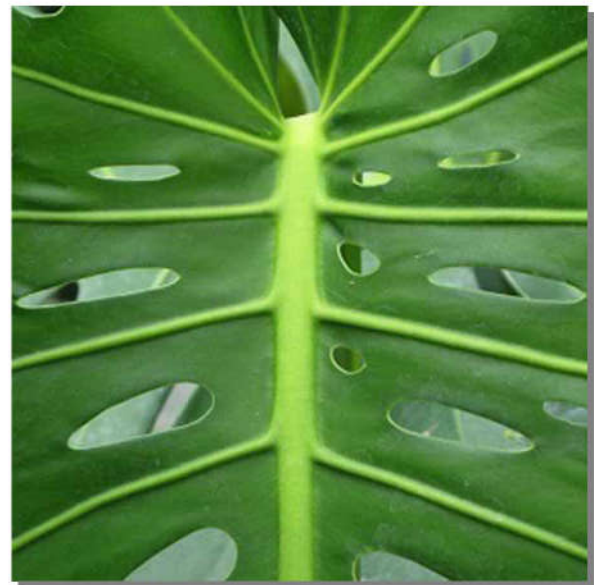
MARDI GRAS COPPERLEAF



GIANT SILVER BROMELIAD



DIOON



MONSTERA



SIMPSON STOPPER



HORIZONTAL COCOPLUM



SHORE JUNIPER



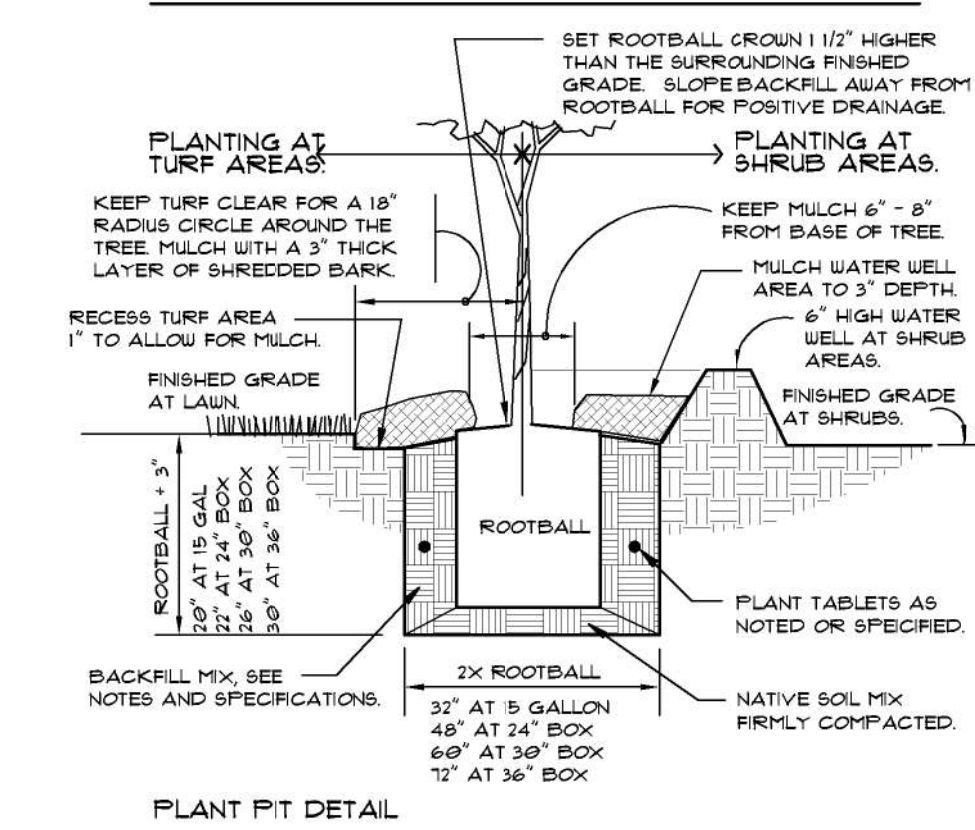
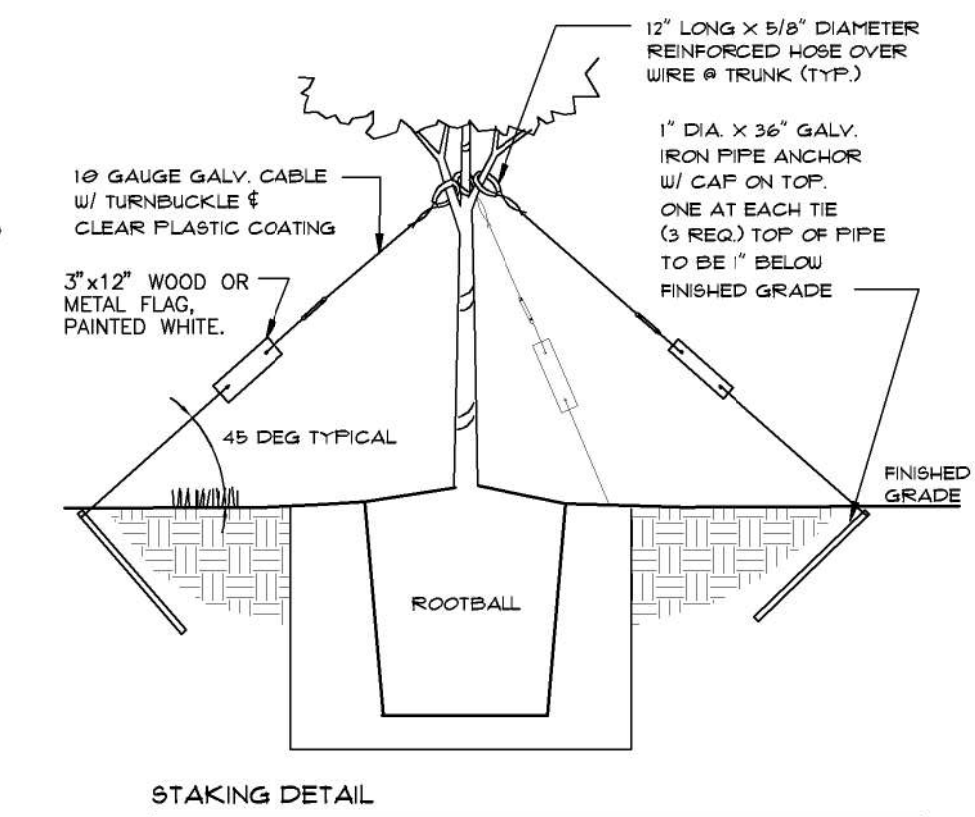
BIG BLUE LIRIOPE



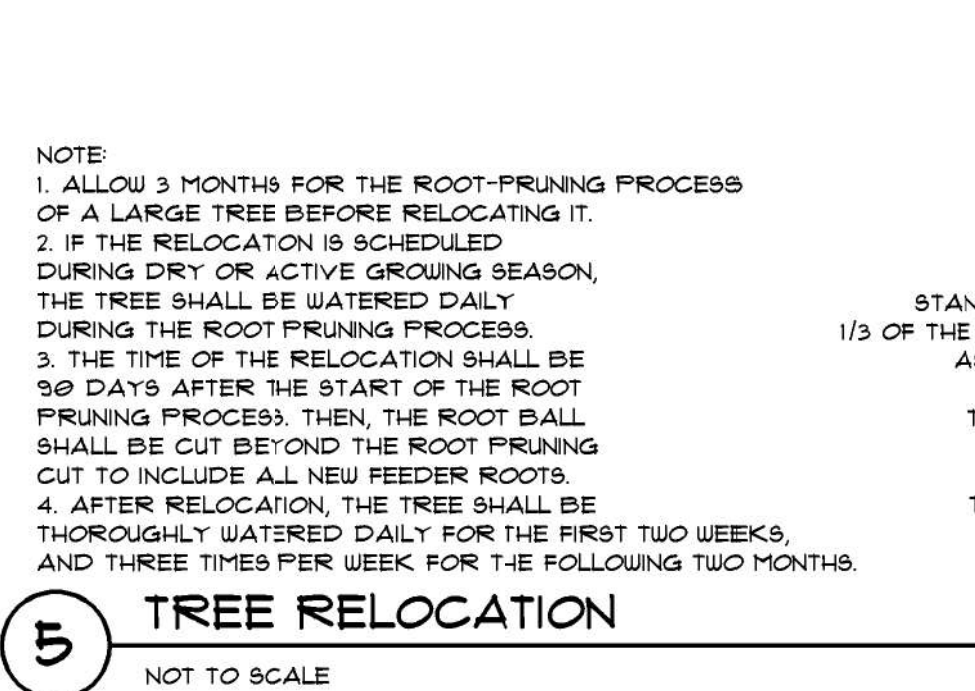
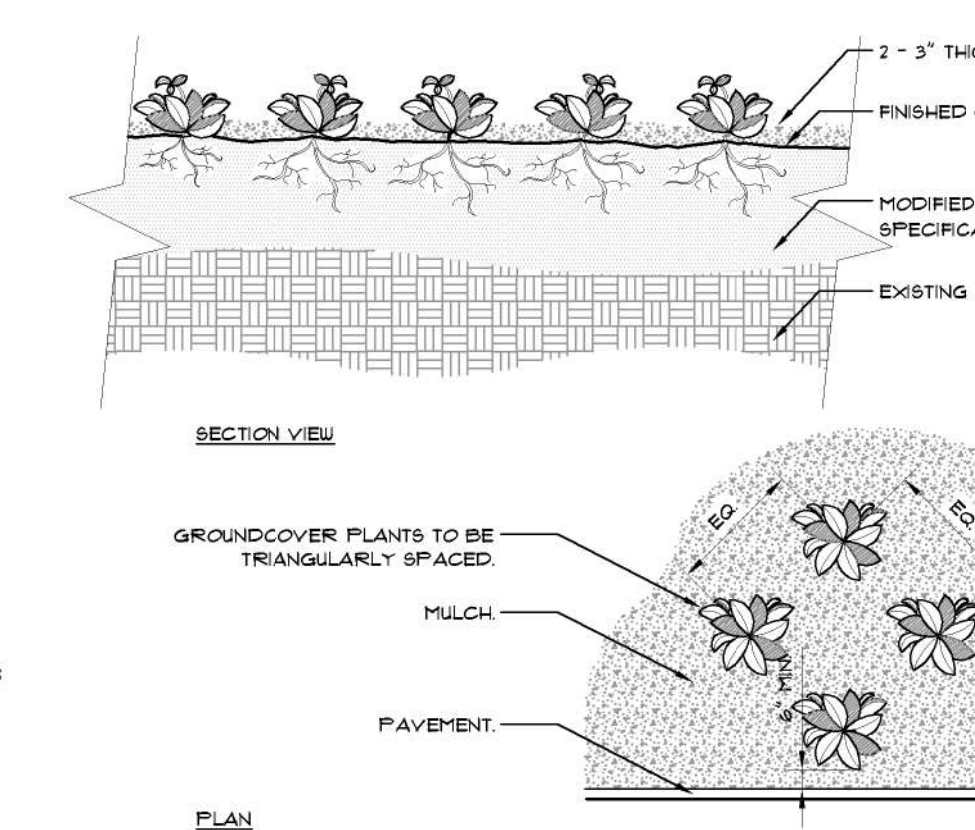
SAND CORDGRASS

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

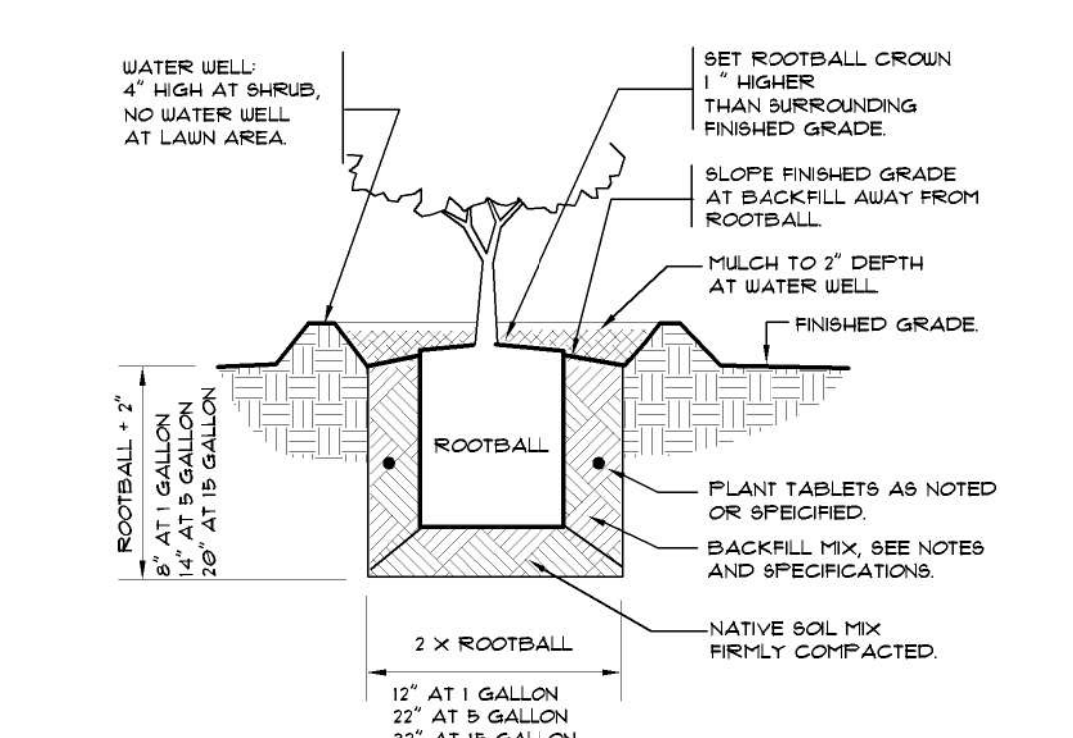


1 TREE GUY WIRE PLANTING

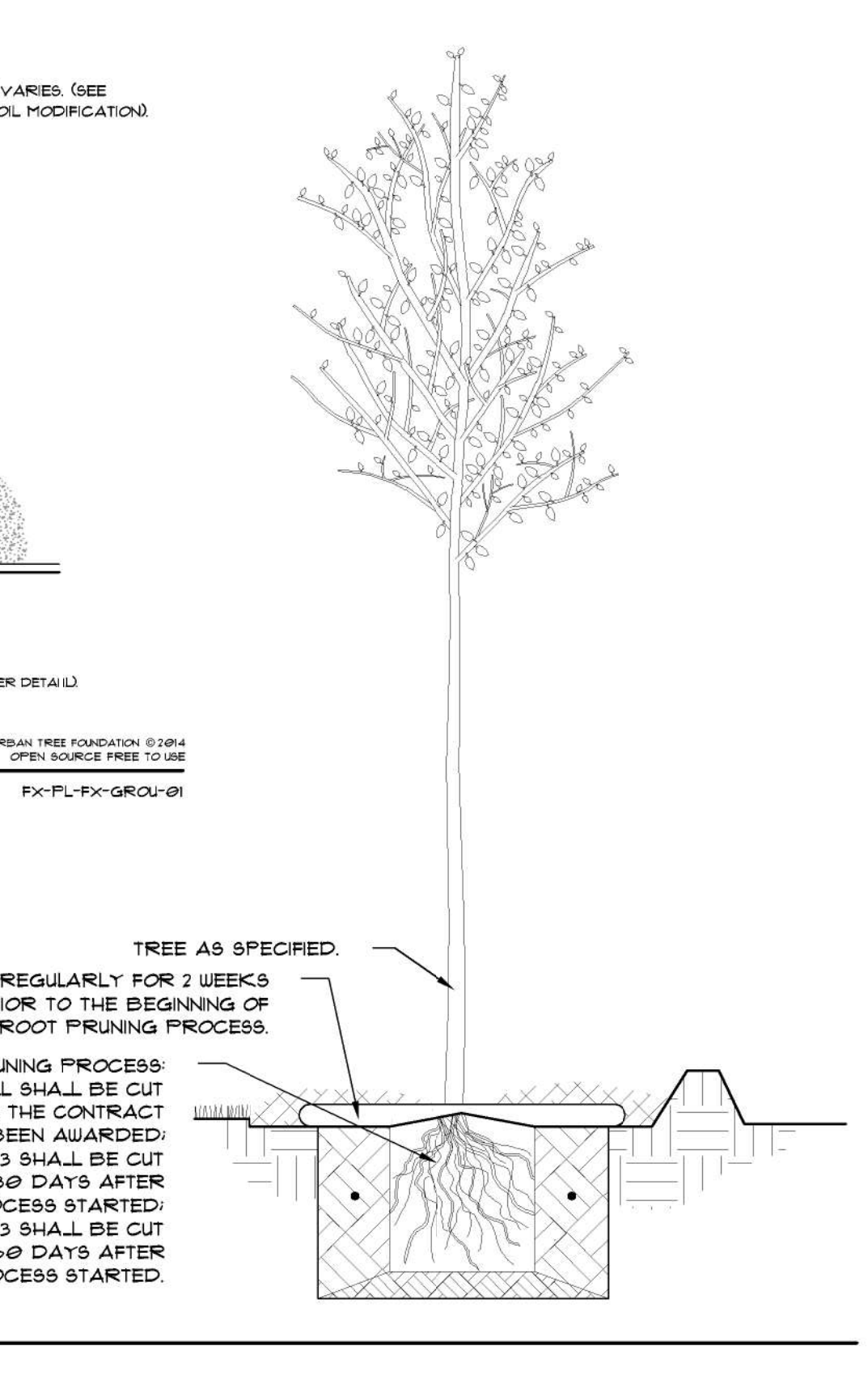


5 TREE RELOCATION

2 PALM TREE PLANTING



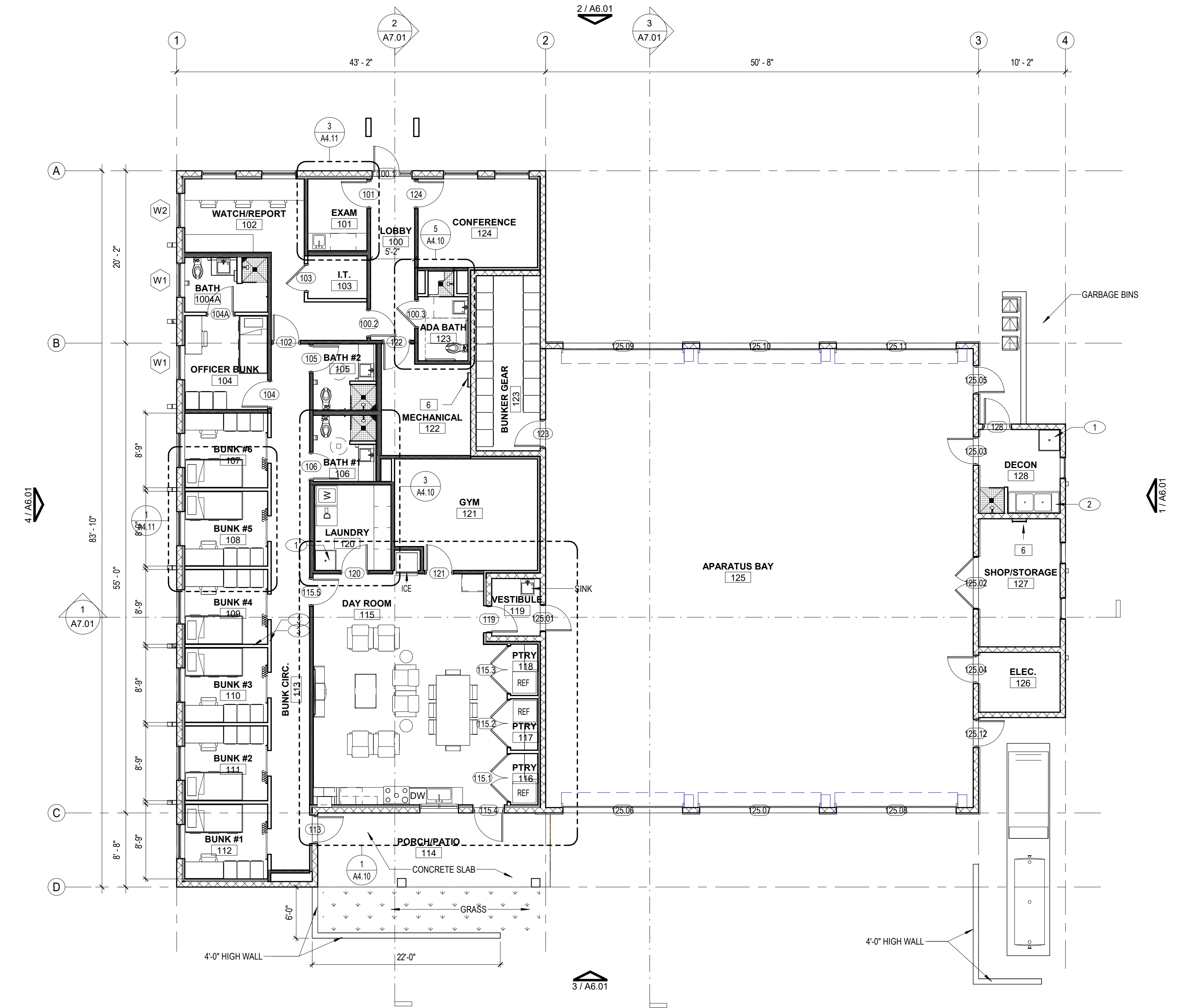
3 SHRUB PLANTING



LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
- 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
- 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
- 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
- 1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
- 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
- 2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
3. FERTILIZING:
- 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
- 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
- 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
- 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
4. PEST AND DISEASES:
- 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
- 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
- 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
5. WEEDS:
- 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
- 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
6. IRRIGATION:
- 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
- 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
- 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
- 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
- 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
- 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
- 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
- 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING:
- 7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
- 7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
- 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
- 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
- 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
- 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
- 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVIDING PLANTS:
- 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
- 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
- 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
- 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
- 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
- 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
10. MAINTAINING SOIL PH:
- 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
- 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
- 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
- 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
- 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
- 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
- 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
- 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

FILENAME: C:\Revit\Locals\Stuart FS_P22_Rahmadinejad@pgal.com.rvt
STAMP: 7/18/2022 4:58:08 PM



GROUND LEVEL 1/8" = 1'-0" 1

FLOOR PLAN NOTES

1. BUILDING FINISH FLOOR ELEVATION IS 0'-0"; REFER TO CIVIL FOR ACTUAL BUILDING DATUM ELEVATION.
2. DO NOT SCALE DRAWINGS; CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATIONS OR MISSING DIMENSIONS
3. ALL DIMENSIONS ARE TO FACE OF STUD, GRID LINE OR FACE OF MASONRY U.O.N. AS "CLEAR" OR "FINISH" TO MAINTAIN ADA CLEARANCES.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION IN WRITING BEFORE EXECUTION OF WORK.
6. REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF NON-COMBUSTIBLE BLOCKING FOR INSTALLATION OF SIGNAGE, TOILET ACCESSORIES, HARDWARE, MILLWORK, ETC.
8. ALL CONCEALED WOOD OR EXPOSED PLYWOOD BACKING IN MECHANICAL, ELECTRICAL AND I.T. ROOMS SHALL BE FIRE RETARDANT TREATED (IF R.T.).
9. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
10. ALL EXTERIOR THRESHOLDS AT THE GROUND FLOOR OR ABOVE FLOOR EXTERIOR PATIO SHALL NOT EXCEED A TOTAL HEIGHT OF 1/2" PER ADA, WHICH INCLUDES THE 1/4" BEVEL
11. REFER TO SHEET A4 SERIES FOR ENLARGED FLOOR PLANS.

GRAPHIC LEGEND

REFER TO TYPICAL PLAN LEGEND GRAPHICS ON GENERAL PROJECT INFORMATION SHEET
INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF

WALL GRAPHIC LEGEND

	LOAD BEARING CMU W/ FURRING
	DRYWALL PARTITION
	LOAD BEARING CMU, SEE STRUCTURAL
	DRYWALL PARTITION W/ SOUND BATT INSULATION

NOTE:
REFER TO SHEET A0.10A FOR WALL SCHEDULES

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY & NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

KEYNOTE LEGEND

NUMBER	DESCRIPTION
1	FLOOR MOUNTED MOP SINK.
2	STAINLESS STEEL DOUBLE BASIN SINK.
3	8'-0" HIGH WALL(TYP.).
6	ROOF ACCESS LADDER.

CLIENT



121 SW FLAGLER AVE,
STUART, FL 34994

www.cityofstuart.us

T: (772) 288 5300

ARCHITECT



791 Park of Commerce BLVD.
SUITE 400
BOCA RATON, FL 33487

T 561 988 4002

F 561 988 3002

LIC. No. AA0003337

www.pgal.com

CONSULTANTS

REGISTRATION

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Joby L. Balint, AIA

AR-0016653

DRAWING HISTORY

NO.	DATE	DESCRIPTION

PROJECT NAME

CITY OF
STUART FIRE
STATION #3

PROJECT LOCATION

SE GREEN RIVER
PKWY, JENSEN
BEACH, FL 34957

PROJECT NUMBER

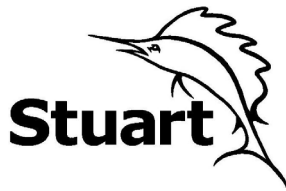
1006546

SHEET TITLE

OVERALL GROUND
LEVEL FLOOR PLAN

SHEET NUMBER

A2.10



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:	Application Date:
--------------------------	-------------------

SITE INFORMATION

Project Name: City of Stuart Fire Station 3	Parcel ID#: 20-37-41-004-001-00151-0
Site Address: SE Green River Parkway, Jensen Beach, Florida 34957	
Subdivision:	Lot(s):
Site Area/Acreage: 1.78 Acres	Flood Zone/Base Flood Elevation: Flood Zone X
Existing Zoning District / CRA Subdistrict: Commercial	
Proposed Zoning District / CRA Subdistrict: Public	
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: Low Density Residential	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): Public	
Existing Land Use: Vacant (Commercial)	Proposed Land Use: Fire Station (Public)
Proposed Square Footage (if applicable): 6,523 SF	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: City of Stuart David Dyess, City Manager	Phone Number / Email Address: (772) 288-5312 ddyess@ci.stuart.us
Property Owner's Mailing Address: 121 SW Flagler Avenue, Stuart, Florida 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Joseph W. Capra, P.E.	Phone Number / Email Address: (772) 692-4344 jcapra@gocaptec.com tjshaw@gocaptec.com kkrumbholz@gocaptec.com
Agent's Mailing Address: 301 NW Flagler Avenue, Stuart, Florida 34994	
Architect: Joby L. Balint, PGAL (561) 988-4002 JBalint@pgal.com sferreri@pgal.com	Engineer: Joseph W. Capra, P.E., CAPTEC Engineering, Inc. jcapra@gocaptec.com tjshaw@gocaptec.com kkrumbholz@gocaptec.com
Planner:	Landscape Architect: Mike Flaugh, Landscape Architect mike@mikeflaughla.com pete@mikeflaughla.com

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 Michelle Lee Berger

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 Rezoning in the City of Stuart, FL.
3. That he/she has appointed CAPTEC Engineering, Inc., Staff to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: City of Stuart

Signature of Owner: [Signature]

121 SW Flagler Avenue

Street Address

P.O. Box

(772) 288-5312

Telephone Number

mberger@ci.stuart.fl.us

Email Address:

Louis J. Boglioli III

Michelle Lee Berger, Project Manager

By: Name/Title

Stuart, Florida 34994

City, State, Zip Code

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF Martin

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

1 day of August, 2022 By Louis Boglioli

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public

My Commission Expires

Commission # GG 230877

Expires October 17, 2022

Bonded thru Budget Notary Services

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: <i>Louis J. Beglioli III</i> Michelle Lee Berger, M.P.A.
Title: Project Manager
Company: City of Stuart
Company Address: 121 SW Flagler Avenue

City/State/Zip Code: Stuart, Florida 34994
Telephone Number: (772) 288-5312
Facsimile Number:
Email Address (optional): mberger@ci.stuart.fl.us <i>lbeglioli@ci.stuart.fl.us</i>

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

I. Signed this 1 day of August, 2022.


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)

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

AFFIDAVIT ATTESTING TO NOTIFICATION

David Dyess, being first duly sworn, depose(s) and say(s):

That I am the owner or petitioner of the following described property which constitutes the location for which notification is required:

3473 NW GREEN RIVER PKWY JENSEN BEACH 34957

That a copy of the notice was sent by regular U.S. Mail on (09/09/2022) 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 Martin

Sworn and subscribed before me by means of ✓ physical presence or online notarization, this 19 day of September, 2022 By

David Dyess
Personally Known OR Produced Identification


Type of Identification Produced:

Notary Public, State of Florida
(Notary Seal)

My Commission expires:



MICHELLE VICAT
Commission # GG 230877
Expires October 17, 2022
Bonded Thru Budget Notary Services



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.

CITY OF STUART
121 SW FLAGLER AVE
STUART FL 34994

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

ERB MEL J JR PARK SUSIE
3401 SW ST LUCIE SHORES DR
PALM CITY FL 34990

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

OSPREY KEY ASSOCIATION INC
1400 CENTERPARK BLVD STE 1000
WEST PALM BEACH FL 33401

FRUGGIERO JEFFREY E FRUGGIERO
SHAUNA
63 NE ACACIA TRL
JENSEN BEACH FL 34957

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

OSPREY KEY ASSOCIATION INC
1400 CENTERPARK BLVD STE 1000
WEST PALM BEACH FL 33401

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

PINECREST LAKES INC
340 JENSEN BEACH BLVD
JENSEN BEACH FL 34957

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

STINSON CHRISTOPHER & RENEE
93 NE ACACIA TRL
JENSEN BEACH FL 34957

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

THOMAS TRUST L L C
4 MARINA ISLES BLVD #302
INDIAN HARBOUR BEACH FL 32937

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

THOMAS TRUST LLC
4 MARINA ISLES BLVD STE 302
SATELLITE BEACH FL 32937

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

WADELL CHARLES R WADELL SONDR A F
123 NE ACACIA TRL
JENSEN BEACH FL 34957-4621

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401

MERITAGE HOMES OF FLORIDA INC
1400 CENTREPARK BLVD #1000
WEST PALM BEACH FL 33401



JENSEN BEACH
2301 NE SAVANNAH RD
JENSEN BEACH, FL 34957-9998
(800)275-8777

09/09/2022 02:32 PM

Product	Qty	Unit Price	Price
Mighty MS	1	\$6.00	\$6.00

Grand Total: \$6.00

Credit Card Remit \$6.00

Card Name: VISA
Account #: XXXXXXXXXXXX9406
Approval #: 319023
Transaction #: 431
AID: A0000000031010 Contactless
AL: VISA CREDIT

Every household in the U.S. is now
eligible to receive a third set
of 5 free test kits.
Go to www.covidtests.gov

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

Preview your mail
Track your Packages
Sign up for FREE @
<https://intormedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 114470-0410
Receipt #: 840-53270162-3-5722035-1
User: 21

1783.28.1
City of Stuart Task 4B

Fire Station 3

Notices to adjacent
property owners.

9/9/2022

NOTICE OF PUBLIC HEARING

**FUTURE LAND USE AMENDMENT
FROM COMMERCIAL TO PUBLIC**

Fire Station 3

STUART LIA October 1st, 2012 at 9:30 PM

AND

CITY COMMISSION

October 31st, 2012 at 5:30 P.M.

STUART CITY HALL 325 SW FLAGLER AVE.

772-288-5326 9:30 AM- 5:00 PM

**VISIT WWW.CITYOFSTUART.US FOR MORE
INFORMATION**



NOTICE OF PUBLIC HEARING

**FOR THE ZONING AND AMENDMENT
FROM COMMERCIAL TO PUBLIC**

For Ordinance 2

Ordinance 2, Ordinance 2, Ordinance 2, Ordinance 2

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