



City of Stuart

A G E N D A

**REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD February 8, 2021
AT 4:00 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Eula R. Clarke
Vice Mayor Merritt Matheson
Commissioner Becky Bruner
Commissioner Troy McDonald
Commissioner Mike Meier**

ADMINISTRATIVE

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

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

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

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

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

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

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

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT

PROCLAMATIONS

2. BLACK HISTORY MONTH - FEBRUARY 2021

PRESENTATIONS

3. EMPLOYEE SERVICE RECOGNITION - FEBRUARY 2021
4. EMPLOYEE OF THE MONTH - FEBRUARY 2021
5. EMPLOYEE OF THE YEAR AND RUNNER-UP 2020
6. ALTERNATIVE WATER SUPPLY UPDATE
7. PRESENTATION BY AGUACULTURE ON MECHANICAL REMOVAL OF AQUATIC VEGETATION ON LAKE OKEECHOBEE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

8. APPROVAL OF 01/25/2021 JOINT CRA/CRB/CCM AND 01/25/2021 CCM MINUTES (RC)

9. SUPPORTING INNOVATIVE PILOT PROJECTS MECHANICALLY REMOVING INVASIVE AQUATIC VEGETATION ON LAKE OKEECHOBEE (RC):

RESOLUTION No. 16-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING INNOVATIVE PILOT PROJECTS ON LAKE OKEECHOBEE TO MECHANICALLY REMOVE INVASIVE AQUATIC VEGETATION TO BETTER UNDERSTAND EFFECTIVE METHODS TO REDUCE NUTRIENT POLLUTION IN THE FUTURE.

10. FY 2021 BUDGET AMENDMENT #5 FOR PURCHASE OF EMS REPORT WRITING TABLETS UTILIZING EMS TRUST FUND GRANT FUNDS (RC):

RESOLUTION No. 19-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #5 TO THE 2021 OPERATING BUDGET; FOR TRANSFER OF FUNDS FROM EMS GRANT TRUST FUND IN THE AMOUNT OF \$9,382.71; FOR THE PURCHASE OF EMS REPORT WRITING TABLETS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. LANDSCAPE MAINTENANCE SERVICES (RC):

RESOLUTION No. 20-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-201, LANDSCAPE MAINTENANCE SERVICES TO THE TWO MOST QUALIFIED FIRMS, SUNSHINE LAND DESIGN OF STUART FLORIDA AND BRIGHTVIEW LANDSCAPE SERVICES OF STUART FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

ORDINANCE SECOND READING

ORDINANCE FIRST READING

12. HIDDEN KEY RPUD REZONING (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2457-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING THE 1.36 ACRE PARCEL FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), LOCATED NORTH OF THE ARC OF MARTIN COUNTY AND SOUTH OF THE ESTATES OF STUART, EAST OF KANNER HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE HIDDEN KEY RPUD CONSISTING OF TWENTY-EIGHT (28) MULTI-FAMILY UNITS WITHIN TWO TWO-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE,

AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 2/8/2021

Prepared by: Mary Kindel, City Clerk

Title of Item:

ARTS MOMENT

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Present certificate and take photo.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Ryanne Cavo

Title of Item:

BLACK HISTORY MONTH - FEBRUARY 2021

Summary Explanation/Background Information on Agenda Request:

The observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and it also calls our attention to the ever-present systemic racism and oppression embedded in our institutions and everyday life and the continued need to work to build an equitable and just society.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

	Description	Upload Date	Type
□	Proclamation - Black History Month February 2021	2/2/2021	Proclamation

**PROCLAMATION
BLACK HISTORY MONTH
FEBRUARY 2021**

WHEREAS, in 1926, historian Dr. Carter G. Woodson, established what would become Black History Month to bring special acknowledgement and awareness of African American accomplishments, contributions, and history in the shaping of America; and

WHEREAS, the African American community has endured decades of struggle to be recognized as equal among our fellow citizens and has persevered through hate and bigotry to stand up for their rights and the basic rights we are all entitled to: life, liberty and the pursuit of happiness; and

WHEREAS, the 2021 theme selected for Black History Month is The Black Family: Representation, Identity, and Diversity. “Its representation, identity, and diversity have been revered, stereotyped, and vilified from the days of slavery to our own time. The black family knows no single location, since family reunions and genetic-ancestry searches testify to the spread of family members across states, nations, and continents.”; and

WHEREAS, the observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and it also calls our attention to the ever-present systemic racism and oppression embedded in our institutions and everyday life and the continued need to work to build an equitable and just society; and

WHEREAS, the City of Stuart is proud to honor the history, contributions, and achievements of African Americans in our community, throughout our State, and our Nation.

NOW, THEREFORE, in recognition of African Americans, past and present, in the City of Stuart, I, EULA R. CLARKE, Mayor for the City of Stuart, do hereby proclaim February 2021 as Black History Month, and encourage all residents to celebrate the diverse heritage and culture and continue the efforts to create a world that is more just, peaceful, and prosperous for all.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 8th day of February, 2021.

EULA R. CLARKE
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 2/8/2021

Prepared by: Roz Johnson, Human Resources Director

Title of Item:

EMPLOYEE SERVICE RECOGNITION - FEBRUARY 2021

Summary Explanation/Background Information on Agenda Request:

Martin Meehan - 5 years - Water Treatment Plant Operator III
Ben Hogarth - 5 years - Community Affairs Liaison
George Stocks - 15 years - Meter Reader

Funding Source:

General Fund

Recommended Action:

Present Service Awards

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 2/8/2021

Prepared by: Roz Johnson, Human Resources Director

Title of Item:

EMPLOYEE OF THE MONTH - FEBRUARY 2021

Summary Explanation/Background Information on Agenda Request:

Recognize the Employee of the Month for February 2021

Funding Source:

General Fund

Recommended Action:

Recognize the nominated employee as Employee of the Month for February 2021

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 2/8/2021

Prepared by: Roz Johnson, Human Resources Director

Title of Item:

EMPLOYEE OF THE YEAR AND RUNNER-UP 2020

Summary Explanation/Background Information on Agenda Request:

Recognize the Employee of the Year and Runner-Up for 2020

Funding Source:

General Fund

Recommended Action:

Present each of the two employees with their award

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Tim Voelker, P.E. - Utilities & Engineering Director

Title of Item:

ALTERNATIVE WATER SUPPLY UPDATE

Summary Explanation/Background Information on Agenda Request:

The presentation will give an overview of the project components for the Alternative Water Supply project. In addition, the presentation will also discuss the items completed to date, as well as, the cost of each project component.

Funding Source:

Debt service payments were included in the 2017 Water and Wastewater Rate Study.

Recommended Action:

No action required.

ATTACHMENTS:

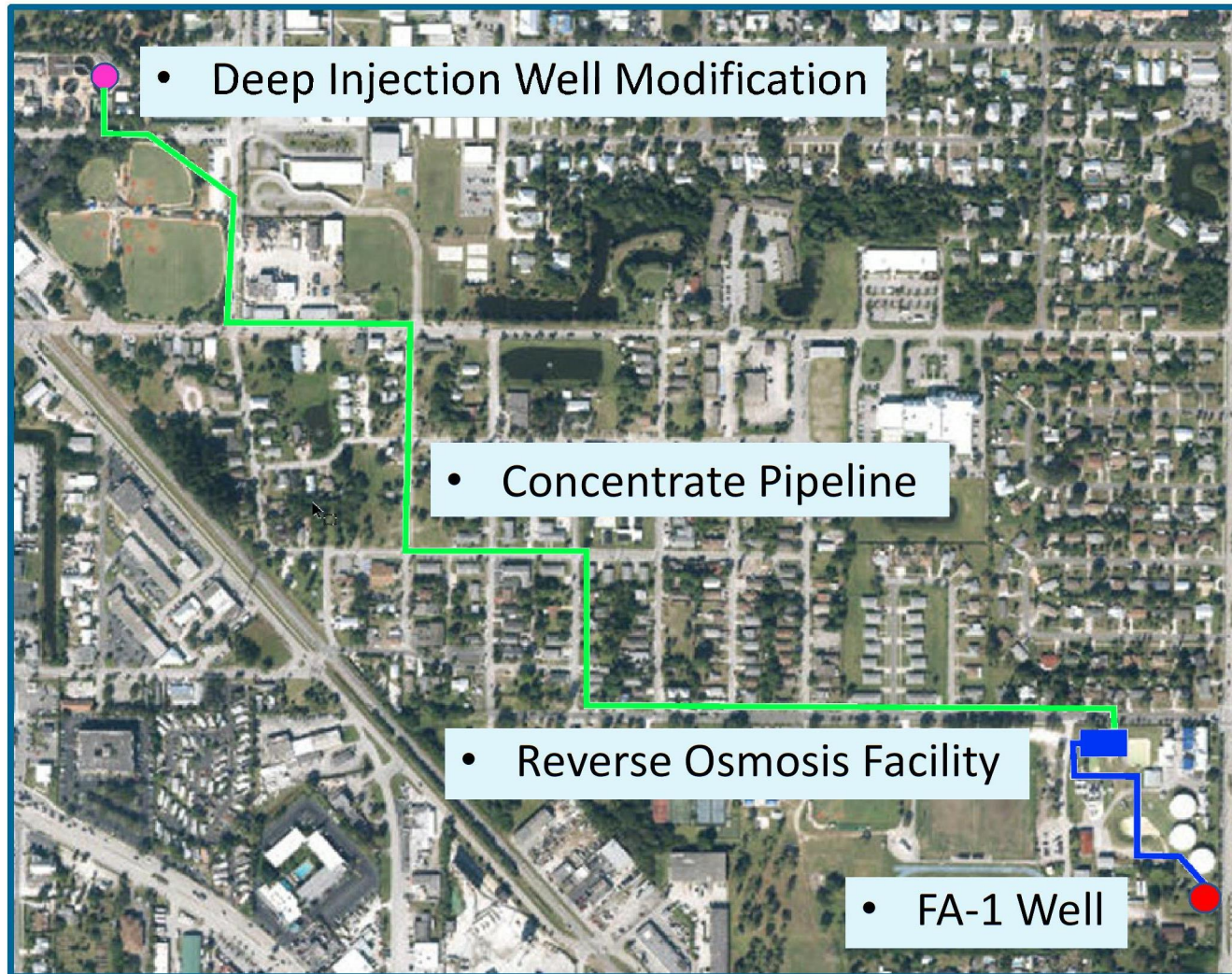
Description	Upload Date	Type
□ Presentation	1/29/2021	Presentation

ALTERNATIVE WATER SUPPLY UPDATE



February 8, 2021

ALTERNATIVE WATER SUPPLY PROJECT COMPONENTS



FLORIDAN AQUIFER WELL FA-1

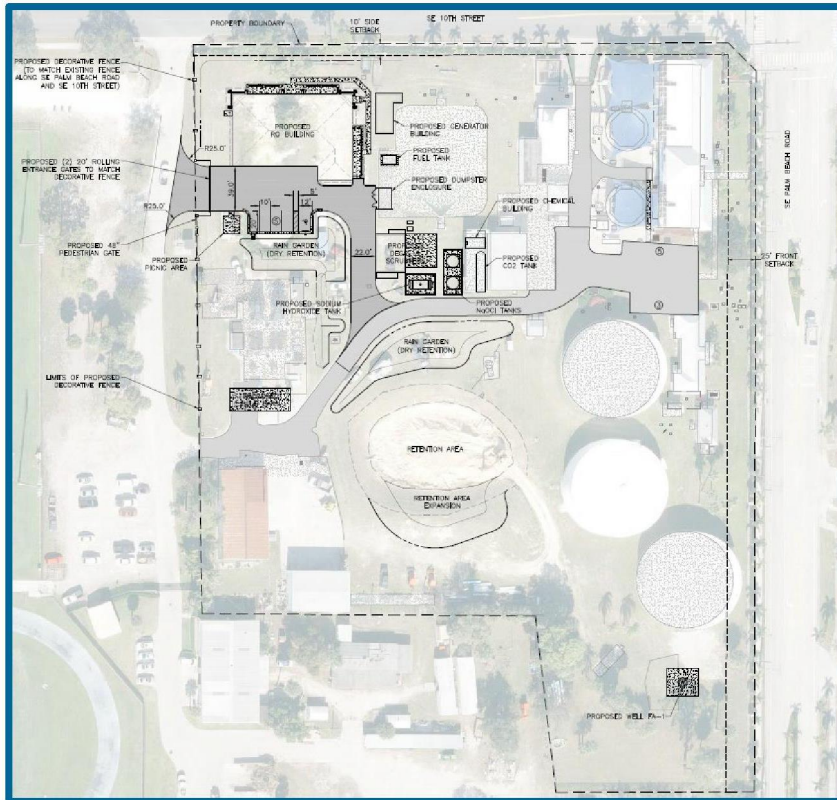
- Completed December 2020
- 1,620 feet below surface (bls)
- Testing of well indicates FA-1 is productive



Floridan Aquifer Well FA-1

Improvements
Use
ental
uilding

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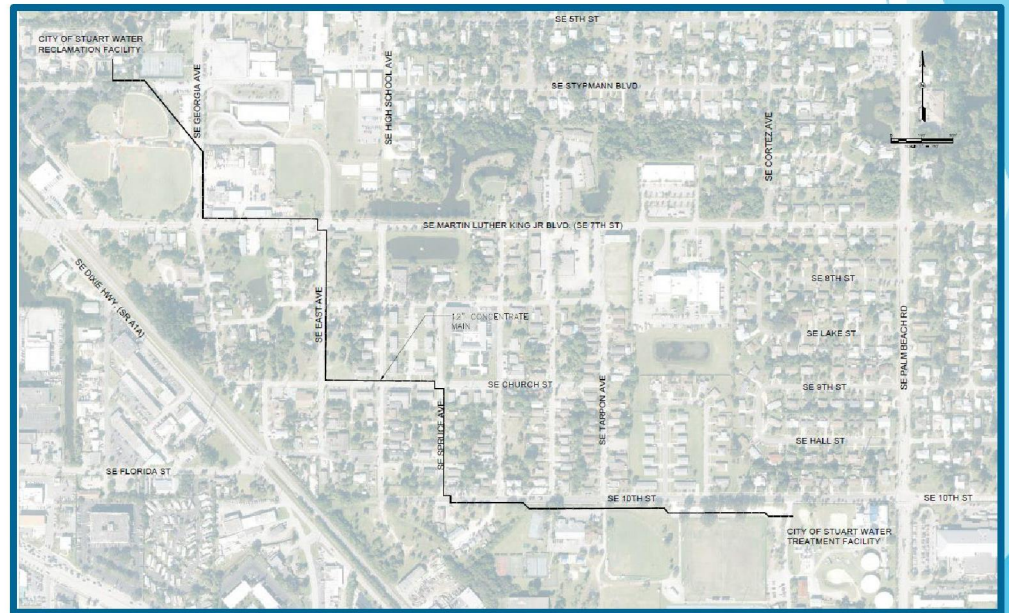


Site Plan

- 100% design complete
- Received FDEP permit for construction of WTP improvements
- Submitted SFWMD Water Use Permit Modification
- Submitted FDEP Environmental Resource Permit
- Submitted City of Stuart Building Department Application

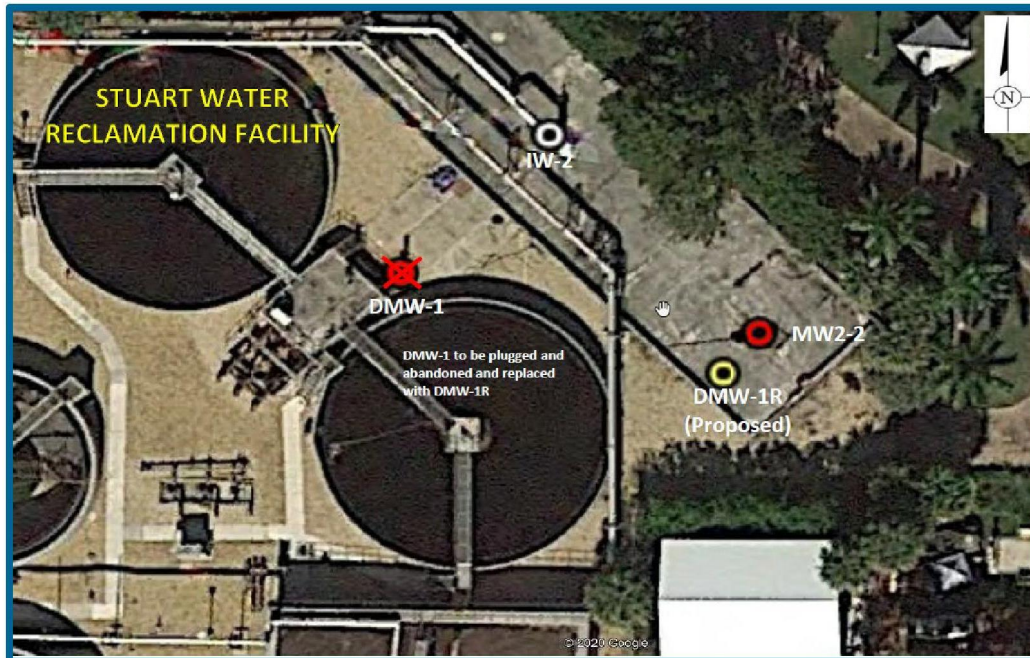
CONCENTRATE PIPELINE DESIGN

- 90% design complete
- Received FDEP permit for construction of WTP improvements



Concentrate Pipeline

DEEP INJECTION WELL MODIFICATION DESIGN



Location of Existing Deep Injection Well IW-2

- 60% design complete
- Modification of existing deep injection well IW-2
- Includes new deep monitoring well (DMW-1R)
- Submitted FDEP Injection Well Permit Modification

PROJECT CONSTRUCTION COSTS

PROJECT COMPONENT	COST
Reverse Osmosis Facility	\$14,195,794.47
Concentrate Pipeline	\$1,046,100.00
Deep Injection Well Modification	\$4,498,593.00
TOTAL	\$19,740,487.47

***Debt service payments for the above listed improvements were included
in the 2017 Water and Wastewater Rate Study

FUNDING RECEIVED TO DATE

AMOUNT AWARDED	AWARD AGENCY
\$100,000	SFWMD Alternative Water Supply Grant for FA-1 Well Construction
\$250,000	2019-2020 State Appropriation for design of RO Facility
\$460,000	SRF Principal Loan Forgiveness for FA-1 Well Construction
\$1,000,000	2020-2021 State Appropriation for RO Facility Construction
\$1,810,000	TOTAL

POTENTIAL FUTURE FUNDING

AMOUNT REQUESTED	AGENCY	APPLICATION SUBMITTAL DATE
\$11,688,750	Florida Department of Economic Opportunity Community Development Block Grant-Mitigation (CDBG-MIT)	9/8/2020
\$500,000	2021-2022 State Appropriation	12/31/2020
\$6,500,000	SFWMD Alternative Water Supply Grant	2/26/2021

QUESTIONS

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Ben Hogarth

Title of Item:

PRESENTATION BY AGUACULTURE ON MECHANICAL REMOVAL OF AQUATIC VEGETATION ON LAKE OKEECHOBEE

Summary Explanation/Background Information on Agenda Request:

SHORT PROJECT DESCRIPTION

FWC, The Army Corps of Engineers and South Florida Water Management District are interested in testing the innovative technology that AguaCulture has patented which consists of mechanically harvesting aquatic vegetation such as algae, water hyacinths and hydrilla. This harvesting technology focuses on nutrient reduction by economically and efficiently harvesting the aquatic vegetation that has absorbed nutrients from the water column. The vegetation is reduced to a slurry, applied to upland areas and harvested as part of a process that removes nutrients from the watershed. The result is improved water quality and a reduced potential for algae blooms. FWC will designate an area which will be the focus of this project to showcase the efficacy, feasibility and standardization of this system as a solution for aquatic weed management and nutrient control for Florida waterways. The project objectives are outlined as below:

1. Demonstrate the pounds of phosphorus removed via AguaCulture's innovative technology.
2. Demonstrate that harvesting aquatic vegetation and unconsolidated sludge is economically feasible.
3. Demonstrate that the waste product can be applied to Agricultural land.

Funding Source:

Recommended Action:

ATTACHMENTS:

Description	Upload Date	Type
□ AguaCulture Presentation	2/2/2021	Attachment



OUR MISSION

We are committed to becoming a watershed to Agriculture and restoring it to its rightful place in the economy. This is substantiated through our ability to Envision the Big Picture and pinpoint the inefficiencies within our industry and provide solutions which ultimately contributes to our Mandate, Commitment and Successes.

AGENDA

- ▶ OUR ROAD
- ▶ OUR SOLUTION
- ▶ HOW OUR SYSTEM WORKS
- ▶ THE PRODUCT
- ▶ OUR VALUABLE FINAL PRODUCTS
- ▶ QUESTIONS

- 02082024 CCM

THE HISTORY OF ALGAE/AQUATIC WEEDS

- In the late 1970's NASA discovered water hyacinths natural ability to clean water. Researchers placed the water hyacinths in sewage lagoons along with a multitude of chemicals. Within one week, the wastewater had reached drinking water standards. Algae has also been proven to have the same natural abilities.

1991 — San Diego County

The **Aqua 2000 Research Center** and adjacent Water Reclamation Facility are built in the San Pasqual Valley by the City of San Diego Public Utilities Department to produce 1 million gallons a day of reclaimed wastewater for irrigation. The research center studies advanced water treatment and potable reuse using a variety of treatment methods. It is discontinued in 2001.



2012, RIT Eric Lannan at Rochester Institute of Technology testing algae from the scaled up tank.



WHAT HAPPENED NEXT?

- Mechanical harvesting of algae, but more specifically water hyacinths was cumbersome and inefficient. Secondly, no one at the time had a simple solution for handling and disposing of the plant material.
- Most often the plant material was left on the side of the bank, resulting in point source pollution.



AQUATIC WEED MANAGEMENT TODAY

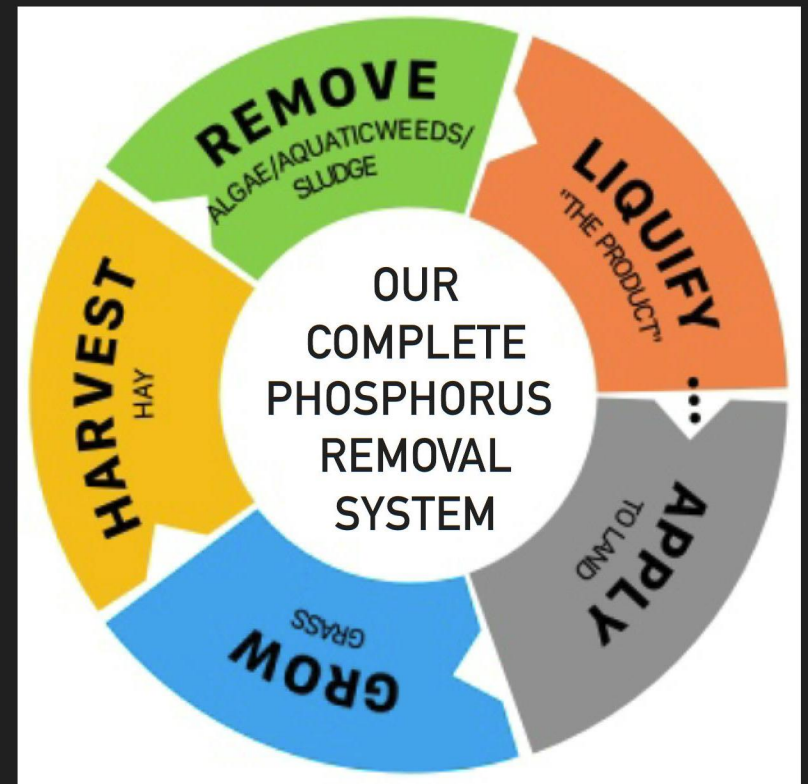
- Current management of Algae/ Hydrilla/Water Hyacinths consists of the use of toxic, harmful chemicals, further degrading fresh water bodies and leading to increased Algae blooms due to the massive amounts of nutrients these plants release into the water as they die and sink to the bottom.



Aerial Spraying - FGFWFC, 1963

AGUA CULTURE - OUR SOLUTION

- To harvest unconsolidated sludge/muck and algae/aquatic weeds, "the product" via our patented system.
- Immediately process the product into a liquid form.
- Pump the product to shore via our patented hose.
- Apply the harvested liquified product as a soil amendment for nutrient uptake via growing native grass. This grass can eventually be harvested to further remove phosphorus from the area and sold as hay.



GROW HAY



- Hay is a simple crop. Grass is harvested every 30 days which means that we can harvest everyday and have a place to apply our liquified product. The grass fields will hold the nutrients in place until they are absorbed into the growing grass and then harvested as hay, further removing phosphorus from the region.

PRODUCT APPLICATOR

- This applicator will apply the product to the land after the grass has been harvested.



MECHANICAL HARVESTING

- Conventional harvesters harvest the algae/aquatic weeds, then haul them to shore or place them on a barge and shuttle the weeds back to shore spending more time shuttling than harvesting.



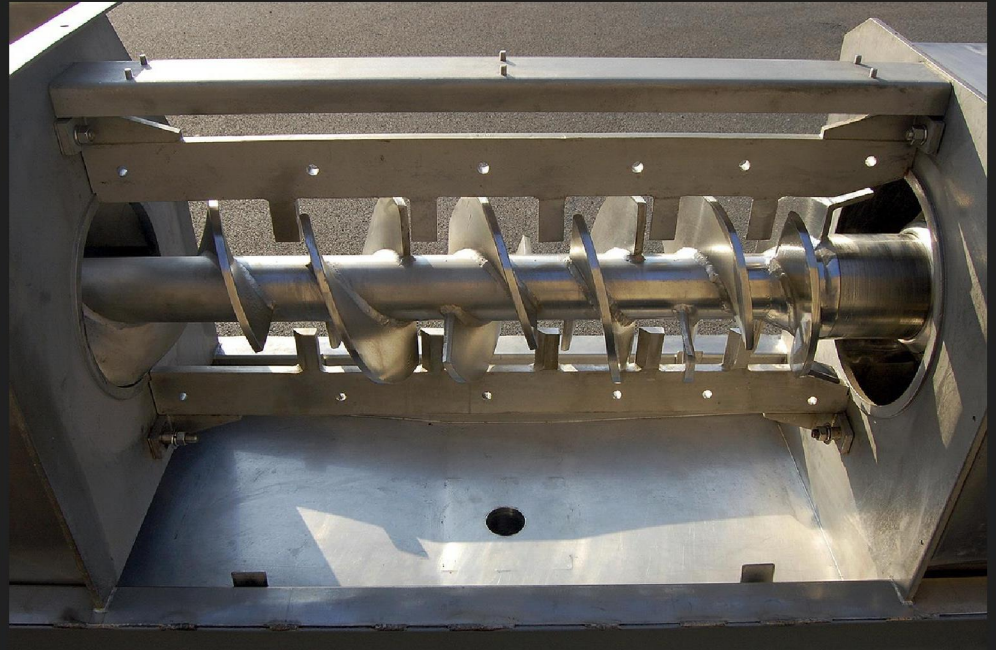
VERSATILE HARVESTING SYSTEM

- Our harvesting system will be mounted to an airboat resulting in a versatile harvester that can not only float, but harvest the product in shallow waters where traditional harvesters can not go. This includes storm retention ponds and wetlands.



PROCESSOR

- Our processor results in a liquified product that can easily be pumped to shore and utilized.



CMA (CONTINUOUS MANURE APPLICATOR) REEL

- This hose design eliminates the need for the harvester to travel back and forth to shore with the liquified product, maximizing efficiency and production.
- As the harvesting system goes further out onto the water the hose reel unwinds as the liquified product runs through the hose to shore.



SOIL AMENDMENT

- Algae/Water Hyacinths has proven to clean water through the plants ability to absorb nutrients such as phosphorus, potassium, nitrogen to name a few; and store it in the plant. Through third party analysis these nutrients have been measured and contain the perfect balance for conventional crops.



THE MAJOR BENEFITS OF OUR AGUACULTURE SYSTEM

- SUSTAINABLE, VIABLE & GREEN
- REPURPOSING A WASTE
- REDUCE CHEMICAL USE
- CLEANER WATER
- IMPROVE LOCAL ECONOMY
- SEQUESTER CARBON
- PROVEN TECHNOLOGY



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Mary Kindel, City Clerk

Title of Item:

APPROVAL OF 01/25/2021 JOINT CRA/CRB/CCM AND 01/25/2021 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Motion to approve Minutes.

ATTACHMENTS:

	Description	Upload Date	Type
▣	01/25/2021 Joint CRA/CRB/CCM Minutes	1/31/2021	Attachment
▣	01/25/2021 CCM Minutes	1/31/2021	Attachment

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD January 25, 2021
AT 4:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke
Vice Mayor Merritt Matheson
Commissioner Becky Bruner
Commissioner Troy McDonald
Commissioner Mike Meier

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Eula R. Clarke
Vice Chairperson - Merritt Matheson
Board Member - Becky Bruner
Board Member - Troy McDonald (LATE 4:36 PM)
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - Frank Wacha
Vice Chairman - Chris Lewis (ABSENT)
Board Member - Tom Campenni
Board Member - Nina Dooley
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Pete Walson

ADMINISTRATION

City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman

THIS MEETING WAS AVAILABLE LIVE VIA ZOOM:
Zoom links and ID information can be found at www.cityofstuart.us/meetings

 **4:31 PM CALL TO ORDER**

New CRA Members Nina Dooley and Nikolaus Schroth were sworn in under Oath by Attorney Mike Mortell as Community Redevelopment Board Members.

 **4:33 PM ROLL CALL**

Present: Eula Clarke, Becky Bruner, Merritt Matheson, Troy McDonald, Mike Meier, Tom Campenni, Pete Walson, Frank Wacha, Nina Dooley, Nik Schroth, and Katie Makemson

Absent: Chris Lewis

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

 **4:35 PM MOTION: Move approval.**
MOVED BY: Board Member Campenni
SECONDED BY: Board Member Wacha
Motion carries unanimously.

COMMUNITY REDEVELOPMENT AGENCY

1. APPROVAL OF 10/26/2020 JT CRA/CRB/CCM MINUTES

 **4:35 PM MOTION: So moved.**
MOVED BY: Board Member Campenni
SECONDED BY: Board Member Meier
Motion carries unanimously.

2. APPROVAL OF 11/23/2020 CRA MINUTES

 **4:35 PM MOTION: Move approval.**
MOVED BY: Board Member Walson
SECONDED BY: Board Member Campenni
Motion carries unanimously.

 **4:36 PM Commissioner McDonald arrived.**

3. BUDGET AMENDMENT TO ALLOCATE CRA FUNDS FOR HIGH VISIBILITY CROSSWALKS IN EAST STUART

RESOLUTION No. 01-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #1 TO THE FY 2021 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO THE EAST

STUART HIGH VISIBILITY CROSSWALKS IN THE AMOUNT OF \$75,000 TO IMPROVE THE VISIBILITY OF PEDESTRIAN CROSSWALKS; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, presented the benefits and details of the crosswalks project in East Stuart, identifying 11 crosswalk locations near Spectrum High School, 4 near Gertrude Walden Daycare Center, and 23 throughout the neighborhood.

CRA members agreed that this project is attractive and will have a positive impact on the community.

Commissioner McDonald suggested arrow markings to help pedestrians and bikers.

 **4:41 PM MOTION: Move approval.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member Walson
Motion carries unanimously.**

CITY COMMISSION

COMMUNITY REDEVELOPMENT BOARD

4. ANNUAL COMMUNITY REDEVELOPMENT BOARD REORGANIZATION

CRB Chair, Frank Wacha requested nominations for Chair and Vice Chair.

 **4:49 PM MOTION: I nominate Chris Lewis move up to Chair and Tom Campenni to be Vice Chair.
MOVED BY: Board Member Walson
SECONDED BY: Board Member Campenni
Motion carries unanimously.**

5. ANNUAL STUART MAIN STREET APPOINTMENT

Newly appointed CRB Vice Chair, Tom Campenni suggested that Nik Schroth be appointed for the position.

 **5:51 PM MOTION: I'll make the motion.
MOVED BY: Board Member Wacha
SECONDED BY: Board Member Walson**

 **4:51 PM ADJOURNMENT**

CCM

Mary R. Kindel, City Clerk

Eula R. Clarke, Mayor

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 26th day April, 2021.

CRA

Mary R. Kindel, City Clerk

Eula R. Clarke, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 26th day April, 2021.

CRB

Mary R. Kindel, City Clerk

Chris Lewis, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 26th day April, 2021.

MRK

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD January 25, 2021
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke

Vice Mayor Merritt Matheson

Commissioner Becky Bruner

Commissioner Troy McDonald

Commissioner Mike Meier

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel



5:32 PM ROLL CALL

Present: Mayor Clarke, Vice Mayor Matheson, Commissioner Bruner, Commissioner McDonald, Commissioner Meier

PLEDGE OF ALLEGIANCE

PROCLAMATIONS



5:33 PM Mayor Clarke announced she would attend and present a proclamation to Ms. E. Thelma Waters of Indiantown for her Woman of Distinction Award celebration on Jan. 28th.

PRESENTATIONS



5:35 PM COMMENTS BY CITY COMMISSIONERS

Commissioner Bruner

- **Commented that she would like to add an item to Discussion and Deliberation (D & D) regarding the Green Market Lease to tonight's meeting.**

- Recently viewed a live Facebook meeting hosted by Eve Samples on the Friends of the Everglades with guests discussing the algae blooms; she would like the commission to have a future discussion concerning this issue to keep it in the forefront and thanked Vice Mayor Matheson for all his efforts.

Commissioner McDonald

- Attended MPO Meeting today and good to see the many City projects being funded, noted a discussion on the three lanes turning left from Kanner Hwy. onto US1 and that it is not practical. Feels that intersection to Palm City Rd. and the hot right needs to be reviewed, hoping this will be an MPO priority within the next year.
- Commented that he's been in contact with Mike Roberts pertaining to the condition of the Road to Victory Museum. Mr. Roberts is not in charge of the museum any longer and commented that more homeless people are using Memorial Park, causing people to not use the park. Requested reaching out to programs to help provide them with assistance. Thanked the Police Department.

Commissioner Meier

- Provided an update as the Vice President of the League of Cities, bills are being filed by legislators, Representative Overdorf has filed HB 2057, an appropriation request for the Alternative Water Supply, nice to have his support.
- Requested D & D Item to the Agenda to review the single use plastics Ordinance to ensure we are enforcing the Ordinances and rules we do have in place.
- Request to pull Item #2 from Consent Calendar.
- Thanked Vice Mayor Matheson on a great job with the boat tour on the river.
- Commented on the Mayor's Goals Meetings, interested in addressing the discussed items and would like to have a workshop in the future to discuss homelessness, housing, and possible federal resources.

Vice Mayor Matheson

- Commented in favor of the Allapattah Flats Ribbon Cutting and wetland restoration of over 6,700 acres by the South Florida Water Management District and Martin County. Noted its importance and was sorry to miss the ceremony, but one the same day, was happy to host a Miami Commissioner, Ken Russell's visit to discuss water quality issues in Stuart and Biscayne Bay.
- Commented on The Toxic Puzzle as mentioned by Commissioner Bruner, noting the dangers of toxic algae and agrees that it must remain a "hot topic".
- Provided Lake Okeechobee levels, stated we are still in a scary position.
- Commented on the MPO projects, provided additional comments pertaining to the Kanner Highway and US1 turn, reviewed various upcoming MPO project plans, including the continuation of the East Coast Greenway over the old Roosevelt Bridge.

Mayor Clarke

- Wished Vice Mayor Matheson a Happy Birthday and thanked him for coordinating the river boat trip for the Commissioner from Miami.
- Commented that the Martin Luther King Celebration in East Stuart went well and appreciates the coordinators and the participants who made it special.
- Attended the River House opening by artist, Geoffrey Smith and appreciated the artwork and being invited.
- Requested to pull Items #3 and 4 from Consent Calendar to pull things together for her vision.
- Announced that she met the new School Board Superintendent at the Martin Luther King Jr. event and will be meeting with him on February 2nd.

Commissioner Bruner requested to make an additional comment.

- Commented that the City's Annual Report was well done and everyone should get a copy.
- Announced statistics from the Harbor Branch Oceanographic Institute on algae blooms and suggested Vice Mayor Matheson contact Harbor Branch for information.

Mayor Clarke thanked board members Chris Lewis, Tom Campenni as they we voted Chair and Vice Chair of the Community Redevelopment Board, and all board members for their volunteerism. Noted the approval of the crosswalk improvement project approved during the Joint CRA/CRB/CCM Meeting. Thanked Pinal Gandhi-Savdas, CRA Administrator for all she does.

COMMENTS BY CITY MANAGER

City Manager Dyess had no comments.

APPROVAL OF AGENDA

 **6:07 PM MOTION: Approve agenda pulling items 2, 3, and 4 and adding for discussion and deliberation, the Green Market Lease that's in front of us as well as our plastic Ordinance.**

MOVED BY: Commissioner Matheson

SECONDED BY: Commissioner Meier

Motion passed unanimously.

6:08 PM COMMENTS FROM THE PUBLIC

- 1) **Michael Roberts – 14th Street; Noted that he is not currently running the Military Museum but commented that he is disappointed and has received many complaints on the current condition of the building and equipment.**

CONSENT CALENDAR

1. APPROVAL OF 01/5/2021 SCM - MAYOR'S GOALS I & II AND 01/11/2021 CCM MINUTES

(PULLED) 2. APPOINTMENT OF LOCAL PLANNING AGENCY (LPA) ADVISORY BOARD MEMBER

(PULLED) 3. RFP #2021-200; DESIGN OF GUY DAVIS PARK:

RESOLUTION No. 03-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA REQUESTS AUTHORIZATION TO NEGOTIATE FOR RFP #2021-200, DESIGN OF GUY DAVIS COMMUNITY PARK IMPROVEMENTS TO THE TOP RANKED FIRM, CALVIN, GIORDANO & ASSOCIATES, INC. OF PORT SAINT LUCIE, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(PULLED) 4. 2020 UPDATED MARTIN COUNTY UNIFIED LOCAL MITIGATION STRATEGY PLAN:

RESOLUTION No. 09-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO ADOPT THE 2020 UPDATED MARTIN COUNTY UNIFIED LOCAL MITIGATION STRATEGY PLAN AS THE OFFICIAL DOCUMENT FOR INCLUSION IN THE STATEWIDE HAZARD MITIGATION STRATEGY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

5. BA #4 NEW DEVELOPMENTS - WATER METERS AND SANITATION CARTS:

RESOLUTION No. 10-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 4 TO THE 2020-2021 WATER & SEWER FUND AND SANITATION FUND; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR NEW DEVELOPMENT – WATER METERS AND SANITATION CARTS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6. EXTENSION #10 OF THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19:

RESOLUTION No. 18-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR



6:12 PM MOTION: Move approval less Items 2, 3 and 4, therefore, 1, 5, and 6.
MOVED BY: Commissioner Meier
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

2. APPOINTMENT OF LOCAL PLANNING AGENCY (LPA) ADVISORY BOARD MEMBER

Commissioner Meier pulled Item #2 to say thank you to Mr. Campbell Rich and was sorry to hear that he resigned due to COVID- 19 and not being able to attend meetings in person. He is happy to appoint Jackie Vitale.



6:14 PM MOTION: Approve appointment of Ms. Jackie Vitale
MOVED BY: Commissioner Meier
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

3. RFP #2021-200; DESIGN OF GUY DAVIS PARK:

RESOLUTION No. 03-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA REQUESTS AUTHORIZATION TO NEGOTIATE FOR RFP #2021-200, DESIGN OF GUY DAVIS COMMUNITY PARK IMPROVEMENTS TO THE TOP RANKED FIRM, CALVIN, GIORDANO & ASSOCIATES, INC. OF PORT SAINT LUCIE, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor Clarke requested to pull Items # 3 & 4 for the City Manager to provide an explanation for budget purposes.

City Manager Dyess reported on the opportunity to negotiate with the top ranked firms to include discussions on scope, pricing, and design.

Commissioner McDonald suggested to consider cost of construction and maintenance, entry access, and a regulation track be included in the discussion.

Public Comment:

- 1) Kyle Osinga – MLK Blvd; Suggested self-weight gym equipment that use your own body weight.**
- 2) Helen McBride – Flamingo Avenue; Commented about the age of the 10th Street building and asked about the past talk of a gymnasium.**
- 3) Gwendolyn Hall-Brinkley – Majorca Ave; Questioned whether these plans were in the old East Stuart Sharrett.**



6:21 PM MOTION: Move for approval for Item 3.
MOVED BY: Commissioner McDonald
SECONDED BY: Commissioner Meier
Motion passed unanimously.

4. 2020 UPDATED MARTIN COUNTY UNIFIED LOCAL MITIGATION STRATEGY PLAN:

RESOLUTION No. 09-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO ADOPT THE 2020 UPDATED MARTIN COUNTY UNIFIED LOCAL MITIGATION STRATEGY PLAN AS THE OFFICIAL DOCUMENT FOR INCLUSION IN THE STATEWIDE HAZARD MITIGATION STRATEGY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Mayor Clarke announced that she pulled the item for further explanation.

City Manager Dyess explained the County puts the plan together every 5 years, it is submitted to the State, and adopted by the County. It is recommended to adopt the plan as it helps the City with the Federal Grant applications.



6:31 PM MOTION: Move approval.

MOVED BY: Commissioner Meier

SECONDED BY: Commissioner McDonald

Motion passed unanimously.

COMMISSION ACTION

7. ACKNOLWEDGE FDOT FOR BRIDGE WORK:

RESOLUTION No. 17-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THANKING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT FOUR SECRETARY FOR HIS PERSONAL INVOLVEMENT IN THE ROOSEVELT BRIDGE REPAIRS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Commissioner Meier requested this Resolution be added to the agenda and suggested we call out Representative Overdorf and Senator Harrell, staff, and public safety personnel, as they were actively involved. Noted suggested changes, City Manager agreed that the Resolution would be modified.

Brief Commission discussion commending FDOT and staff in how all handled the Roosevelt Bridge reconstruction.



6:35 PM MOTION: Move approval with suggested changes.

MOVED BY: Commissioner Meier

SECONDED BY: Commissioner McDonald

Motion passed unanimously.

ORDINANCE SECOND READING

8. AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - RESIDENTIAL INFILL STORMWATER MANAGEMENT:

ORDINANCE No. 2453-2020 2021; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING SECTION 6.03.00. OF THE LAND DEVELOPMENT CODE ENTITLED "STORMWATER MANAGEMENT" OF CHAPTER VI ENTITLED "ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS" IN RESPECT OF STANDARDS FOR RESIDENTIAL SINGLE FAMILY AND DUPLEX INFILL DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

***Correction: Ordinance No. 2453-2021**

Key Freeman, Development Director reviewed updates to Ordinance since First Reading.

- 1) Applicability and Requirements**
- 2) Standards**



6:43 PM MOTION: Move approval for discussion.

MOVED BY: Commissioner Meier

SECONDED BY: Commissioner Matheson

Motion passed unanimously.

9. TOBACCO AND ELECTRONIC NICOTINE REGULATION:

ORDINANCE No. 2459-2021; AN ORDINANCE OF THE CITY OF STUART AMENDING ARTICLE VII; SECTION 12-163 THROUGH 12-172 RELATING TO THE SALE AND USE OF NICOTINE DELIVERY DEVICES AND TOBACCO PRODUCTS; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

City Attorney Mortell explained upon first reading the Board was provided a redlined version and the changes have now been adopted. He received an email from Kim Nash from Quitdoc.com with a suggestion for licensing. He explained the process was more detailed.

Discussion took place on licensing and penalties.

Public Comment:

- 1) Stacey Hetherington – Zoom; Martin County Commissioner; Commented that with COVID-19, there is a reported increase in tobacco product usage and stated they all have the same goal in mind, appreciates all the Commissioners and the commitment to our youth.**
- 2) Kim Nash – Zoom; QuitDoc Foundation; Clarified the Tobacco Licensing Agreement reasoning. The County implemented a structure in which the license can be revoked or suspended in addition to fines and fees. Alachua County gave their rights for the checks and licensing to the County. Feels this Ordinance required more conversation.**
- 3) Elise Elder – Zoom; Martin County Attorney; Extended her assistance as she was one of the Attorneys to help develop the Agreement for the County.**

- 4) Tom Campenni – St. Lucie Crescent; He felt the comments made about the ordinances being passed by the County were not public comment and were a gross misjudgment and inappropriate. He agreed with Commissioner McDonald to move forward with the Ordinance and adjust later if needed.

Commission discussion on implementation and notification for businesses.

 7:22 PM MOTION: Move approval with changes to penalty section to remove the 60-days imprisonment, to have an escalating fine starting at \$250.00 1st offense, 2nd offense of \$500, 3rd offense of \$1,000 and of course, that will not include the appearance fees, effective date upon adoption.

MOVED BY: Commissioner McDonald

SECONDED BY: Commissioner Matheson

Motion passed unanimously.  7:28 PM

ORDINANCE FIRST READING

 7:28 PM DISCUSSION AND DELIBERATION

GREEN MARKET LEASE; Commissioner Bruner provided the Commissioners a copy of the Green Market Lease Agreement and noted that they have only been paying \$2,000.00 per year for the past 20 years or more. There are approximately 40 tents and she asked the board to think about putting this out for proposal in the future.

Attorney Mortell commented that this lease does not expire until July 31st and pointed out some contractual language. Jim Chrulski, Community Services Director reported that he has not received obligatory reporting from Green Market Manager, Kevin Osborne as required. Discussion of location and reporting.

Public Comment:

- 1) Helen McBride – Flamingo Ave; Commented that the original Green Market was in the City Hall parking lot and wondered what non-profit was getting the money.

Commissioner Meier commented as a former Green Market vendor that he agrees that it should be in a park instead of taking up valuable downtown parking and space. Feels if the agreement is not being complied with, the City must find someone else.

- 2) Jim Gallegos – Manor Dr; Commented that at the Green Market, they take the plastics Ordinance lightly, feels it could be a profit-making organization and the City was taking a loss because the market is small compared to other markets.

 7:57 PM PLASTICS; Commissioner Meier stated his concerns of non-compliance pertaining to the single use plastics Ordinance in place and address how to handle the various situations. Commissioners discussed equality among events, organizations, and resources.

Mayor Clarke commented on a possible workshop to invite businesses to notify all the Single-Use Plastics Ordinance.

Ben Hogarth, Community Services, came forward and commented on the event agreements.

Mayor Clarke commented on how staff needs to be instructed on how to comply.

City Manager Dyess reported that he will take care of the compliance issues for the Ordinance.



8:23 PM ADJOURNMENT

Mary R. Kindel, City Clerk

Eula R. Clarke, Mayor

Minutes to be approved at the Regular Commission Meeting this 8th day of February, 2021.

mk

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Ben Hogarth

Title of Item:

SUPPORTING INNOVATIVE PILOT PROJECTS MECHANICALLY REMOVING INVASIVE AQUATIC VEGETATION ON LAKE OKEECHOBEE (RC):

RESOLUTION No. 16-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING INNOVATIVE PILOT PROJECTS ON LAKE OKEECHOBEE TO MECHANICALLY REMOVE INVASIVE AQUATIC VEGETATION TO BETTER UNDERSTAND EFFECTIVE METHODS TO REDUCE NUTRIENT POLLUTION IN THE FUTURE.

Summary Explanation/Background Information on Agenda Request:

FWC, The Army Corps of Engineers, and South Florida Water Management District are interested in testing the innovative technology that AguaCulture has patented which consists of mechanically harvesting aquatic vegetation such as algae, water hyacinths and hydrilla. This harvesting technology focuses on nutrient reduction by economically and efficiently harvesting the aquatic vegetation that has absorbed nutrients from the water column. The vegetation is reduced to a slurry, applied to upland areas and harvested as part of a process that removes nutrients from the watershed. The result is improved water quality and a reduced potential for algae blooms. FWC will designate an area which will be the focus of this project to showcase the efficacy, feasibility and standardization of this system as a solution for aquatic weed management and nutrient control for Florida waterways. The project objectives are outlined as below:

1. Demonstrate the pounds of phosphorus removed via AguaCulture's innovative technology.
2. Demonstrate that harvesting aquatic vegetation and unconsolidated sludge is economically feasible.
3. Demonstrate that the waste product can be applied to Agricultural land.

There is an array of major environmental benefits that this project will accomplish. First and foremost, this project will improve the water quality by removing nutrients, beyond just phosphorus, from the water which will mitigate against future algae blooms and improve water clarity, improve dissolved oxygen levels for other aquatic species as well as improving fish habitat. A reduction of chemical use may also lead to a reduction of unconsolidated sludge as the weeds are sprayed, die, sink to the bottom, rot and release the nutrients that the plant absorbed into the water perpetuating the problem. One drawback to traditional harvesting is the disposal of harvested material. An additional benefit of this system is repurposing the waste into a useful product that eliminates point source pollution and improves soil conditions for higher yields and healthier crops. The system can work year-round, resulting in continual nutrient removal. Lastly, the removal of aquatic invasive plants will benefit native habitat and the fish and wildlife dependent on these.

This resolution would support the pilot project as outlined by our collaborating state and federal agencies, in addition to certain neighboring communities which have already adopted resolutions in support.

Funding Source:

N/A

Recommended Action:

Move approval of Resolution No. 16-2021

ATTACHMENTS:

Description	Upload Date	Type
▣ R16-2021 Supporting innovative pilot projects mechanically removing invasive aquatic vegetation on Lake Okeechobee	1/20/2021	Resolution add to Y drive
▣ R16-2021 Updated Grant Proposal AguaCulture	2/2/2021	Attachment



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 16-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING INNOVATIVE PILOT PROJECTS ON LAKE OKEECHOBEE TO MECHANICALLY REMOVE INVASIVE AQUATIC VEGETATION TO BETTER UNDERSTAND EFFECTIVE METHODS TO REDUCE NUTRIENT POLLUTION IN THE FUTURE.

* * * * *

WHEREAS, the health of Lake Okeechobee is intricately connected to the wellbeing of our state, its residents, wildlife, and our economy, and nutrient loads in Lake Okeechobee; and

WHEREAS, legacy nutrients and other sources of excess nutrients pollute our waterways and contribute to the proliferation of harmful algal blooms; and

WHEREAS, unless a concerted effort is made to remove sources of excess nutrients from Lake Okeechobee, decades of work and billions of dollars in public and private investment towards restoring the Everglades and our estuaries will be in vain; and

WHEREAS, pilot project proposals exist, such as the AguaCulture Project, which would provide for the mechanical removal of algae and invasive aquatic vegetation from adversely effected water bodies, while creating a soil amendment beneficial to agriculture; and

WHEREAS, the Florida Department of Environmental Protection should support scalable, versatile, cost effective, alternative solutions that in addition to water quality and conveyance benefits, provide a tertiary economic benefit with potential to be utilized statewide; and

WHEREAS, innovative methods of mechanical removal of aquatic vegetation that demonstrate an overall nutrient removal from the watershed should be identified as credited activities, or otherwise Best Management Practices (BMPs) that can be incorporated into Basin Management Action Plans (BMAPs) for stakeholder nutrient reduction credits; and

WHEREAS, it is the sense of the City Commission of the City of Stuart that the substitution of traditional chemical treatments of invasive aquatic vegetation with innovative mechanical removal technologies will substantially mitigate further harm to Lake Okeechobee, south Florida, and estuarial ecologies.

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

SECTION 1: The foregoing precatory language is adopted as if set forth below.

SECTION 2: The City of Stuart, Florida and City Commission hereby approve and adopt this resolution supporting innovative pilot projects mechanically removing invasive aquatic vegetation from our watersheds. The City Commission also affirms that:

1. Lake Okeechobee is worth protecting for the benefit of all stakeholders including the natural environment, and nutrient reduction is a primary goal to protect our waterways.
2. Reducing nutrient loading and removing legacy nutrients will help combat the conditions which proliferate harmful algal blooms in Lake Okeechobee.
3. Innovative solutions must be implemented that support the billions of dollars in capital Floridians have invested toward restoring the Everglades and the estuaries.
4. We the undersigned join our State and Federal agencies in support of innovative pilot projects moving forward which will result in nutrient reduction within our watershed.

SECTION 3: This Resolution shall become effective upon its adoption.

Resolution No. 16-2021

Supporting innovative pilot projects mechanically removing invasive aquatic vegetation

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Nutrient Reduction through Innovative Technology in Removing Biomass and Accumulated Nutrients

Prepared For: FWC/South Florida Prepared By: AguaCulture

SHORT PROJECT DESCRIPTION

FWC, The Army Corps of Engineers and South Florida Water Management District are interested in testing the innovative technology that AguaCulture has patented which consists of mechanically harvesting aquatic vegetation such as algae, water hyacinths and hydrilla. This harvesting technology focuses on nutrient reduction by economically and efficiently harvesting the aquatic vegetation that has absorbed nutrients from the water column. The vegetation is reduced to a slurry, applied to upland areas and harvested as part of a process that removes nutrients from the watershed. The result is improved water quality and a reduced potential for algae blooms. FWC will designate an area which will be the focus of this project to showcase the efficacy, feasibility and standardization of this system as a solution for aquatic weed management and nutrient control for Florida waterways. The project objectives are outlined as below:

1. Demonstrate the pounds of phosphorus removed via AguaCulture's innovative technology.
2. Demonstrate that harvesting aquatic vegetation and unconsolidated sludge is economically feasible.
3. Demonstrate that the waste product can be applied to Agricultural land.

PROJECT BENEFITS

There is an array of major environmental benefits that this project will accomplish. First and foremost, this project will improve the water quality by removing nutrients, beyond just phosphorus, from the water which will mitigate against future algae blooms and improve water clarity, improve dissolved oxygen levels for other aquatic species as well as improving fish habitat. A reduction of chemical use may also lead to a reduction of unconsolidated sludge as the weeds are sprayed, die, sink to the bottom, rot and release the nutrients that the plant absorbed into the water perpetuating the problem. One drawback to traditional harvesting is the disposal of harvested material. An additional benefit of this system is repurposing the waste into a useful product that eliminates point source pollution and improves soil conditions for higher yields and healthier crops. The system can work year-round, resulting in continual nutrient removal. Lastly, the removal of aquatic invasive plants will benefit native habitat and the fish and wildlife dependent on these.

CONTACT INFORMATION (Government Agency):

Matt Phillips, Section Leader
Florida Fish and Wildlife Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399

Project Funding Type: New Project

ANTICIPATED GRANT FUNDS NEEDED: \$500,000

MATCH: \$50,000 (will be updated during development of Scope of Work)

TOTAL PROJECT COST: \$550,000

COST EFFECTIVENESS

Current methods of aquatic vegetation harvesting are high cost and low yield due to disposal issues. When harvesting aquatic vegetation, the harvesters extract the material and shuttle the vegetation to shore. The material is typically sent to a landfill or deposited to dry and then transported away which adds a significant cost to the agencies or the material is left at the side of the bank resulting in point source pollution as nutrient wash back into the waterbody, further exacerbating the problem. Again, both factors result in an ineffective, inefficient and unsustainable temporary solution to nutrient reduction through removal of aquatic vegetation. AguaCulture's system processes the weeds instantly eliminating the need to shuttle the weeds back to shore. Additionally, the end-product has been tested through 3rd party laboratory testing and a value to the material being harvested has been established creating an agricultural market for the product and providing placements for future harvesting. This created market will offset the cost overtime and the days of high landfill and hauling costs associated with current disposal methods will be non-existent with AguaCulture's innovative technology.

Lastly, this harvesting system is versatile in that it can harvest a variety of aquatic plants such as water hyacinths, hydrilla along with unconsolidated sludge and algae. The versatility of this project results in an affordable, efficient and effective solution for the State of Florida as mitigation against future algae blooms through nutrient reduction.

COMMITMENT TO OPERATE AND MAINTAIN PROJECT

FWC, ACOE and SFWMD will be providing matching funds and in-kind services. AguaCulture plans to expand operations and pursue government contracts to continue to reduce nutrients through the removal of aquatic vegetation such as water hyacinths/hydrilla/unconsolidated sludge/algae and continue to work with the Agencies to improve water quality and utilize this technology as mitigation against future algae blooms for the State of Florida.

PROPOSED START DATE: December 2020

THE MANAGEMENT TEAM INFORMATION:

FOUNDER, NICHOLAS SZABO has been in Agriculture for over 30 years. He grew up on a large hog farm in Southwest Ontario where his passion for Agriculture began. Mr. Szabo recognized at a very young age the inefficiencies within his own family farm. At the age of 19, he started a manure hauling company which led to the birth of his loading system which enabled his family business to haul manure 300% more efficiently than anyone in the industry. In 2008, Mr. Szabo ventured across the border to the USA for an opportunity to capitalize on a larger Agricultural Industry. Working on some of North America's largest farms such as Cargill, Premium Standard Farms, Smithfield Foods, Murphy Family Ventures and an egg farm in the midwest, utilizing his expertise in logistics made viable the converting of what many in the industry considered a waste and began marketing/selling/hauling/applying this as a viable product to local crop farmers selling over 1 million dollars worth. To date, each journey that he

has taken in his life continues to expand his Knowledge, Perspective and Understanding, each fundamental to the attainment of his mission.

LOGISTICS MANAGER, TED MCINTYRE is the founder and CEO of MTT. His vision and dedication to ingenuity has resulted in MTT completing more diverse custom turbine engine packaged solutions than any other company in the world. These projects involve in-house engineering, production, test and aftermarket services. One of Mr. McIntyre's greatest accomplishments was draining the City of New Orleans by utilizing his turbine technology and drained the City in 3 days after the electric pumps had failed.

OPERATIONS MANAGER, JOEL ANDERSON has over 40 years of experience working and consulting with multi-million-dollar corporations such as Disney, USDOT, Duke Energy, Florida Power and Light, Hensel-Phelps to name a few. Mr. Anderson has been recognized as a jack of all trades with his expertise ranging from Welding/Fabrication to Marine Propulsion Systems and specializes in Detroit Diesel and Caterpillar Generators.

NAVAL ARCHITECT, CHRIS GUNTER has over 40 years-experience practicing as a Naval Architect designing and building specialized watercraft for commercial, military, leisure among others. Mr. Gunter is a member of the Royal Institution of Naval Architects since 1990 due to his many multi- discipline naval accomplishments building vessels ranging from 20ft to 200ft in length.

ADVISOR, RON SKINNER is part of the Xylem Corporation which specializes in project pumping systems for liquid. One of the company's accomplishments was draining Houston, TX after a Hurricane devastated the city with extreme flooding.

ADVISOR, DR. DAN CANFIELD is a professor of Limnology and he specializes in applied research that directly relates to the management of aquatic ecosystems. Mr. Canfield is the founder of Florida LAKEWATCH, a statewide citizen volunteer water quality monitoring program now being emulated across the United States and Internationally.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Vince Felicione

Title of Item:

FY 2021 BUDGET AMENDMENT #5 FOR PURCHASE OF EMS REPORT WRITING TABLETS UTILIZING EMS TRUST FUND GRANT FUNDS (RC):

RESOLUTION No. 19-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #5 TO THE 2021 OPERATING BUDGET; FOR TRANSFER OF FUNDS FROM EMS GRANT TRUST FUND IN THE AMOUNT OF \$9,382.71; FOR THE PURCHASE OF EMS REPORT WRITING TABLETS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Utilize funding from EMS Grant Trust Fund to purchase upgraded portable report writing tablets. Paramedics utilize these portable devices to document the EMS report on every patient interaction they have throughout their shift. The medical reports generated by these devices are due at the hospital and onto our secure server within a certain time frame. Our current report writing tablets are obsolete and beyond their useful life.

Funding Source:

From: EMS Grant Funds:

GIVME17: \$1,034.09

GIVME18: \$3,994.54

GIVME19: \$4354.08

To: Operating Budget 1201-564 Equipment: \$9,382.71

EMS grant funds are collected throughout the state and are proportionately divided among several grant programs. This specific grant is referred to as the EMS Trust Fund County Aware Grant; these funds are divided among counties based upon the percentage of total EMS calls within that county and are to improve and expand pre-hospital EMS service. The funds are then divided between Martin County Fire Rescue and Stuart Fire Rescue based upon the percentage of EMS calls run by each agency. Stuart Fire Rescue generally receives approximately 20% of the overall amount of funds returned to Martin County.

Recommended Action:

Approve Resolution No.19-2021; BA #5

ATTACHMENTS:

Description	Upload Date	Type
□ R19-2021 BA#5 TRANSFER OF FUNDS FROM EMS GRANT TRUST FUND	1/27/2021	Cover Memo



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

RESOLUTION NUMBER 19-2021

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA, AUTHORIZING BUDGET
AMENDMENT #5 TO THE 2021 OPERATING BUDGET;
AUTHORIZING TRANSFER OF FUNDS FROM EMS GRANT
TRUST FUND IN THE AMOUNT OF \$9,382.71;
AUTHORIZING THE PURCHASE OF EMS REPORT
WRITING TABLETS; PROVIDING AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida authorizes Budget Amendment #5 and the transfer of \$9382.71 from EMS Grant Trust Fund into the 2021 Operating Budget for the purchase of EMS report writing tablets.

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

SECTION 1: The foregoing precatory language is incorporated herein, as if set forth below.

SECTION 2: The City of Stuart, Florida receives an annual allocation of EMS Grant Funds.

SECTION 3: The 2021 Fiscal Year Budget of the Fire Rescue Department is hereby further amended as follows:

FROM: EMS Grant Trust Fund:
GIVME17: \$1,034.09
GIVME18: \$3,994.54
GIVME19: \$4354.08

Resolution No. 19-2021
Budget Amendment No. 5

TO: Fire Rescue (1201) Acct. 564 Equipment: \$9,382.71

This authorization is to transfer and expend funds in the amount of \$9,382.71 from EMS Grant Trust Fund into 2021 Operating Budget, for purchase of EMS report writing tablets.

SECTION 4: Conflicts. All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5: Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 6: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

Resolution No. 19-2021
Budget Amendment No. 5

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Alaina Knofla

Title of Item:

LANDSCAPE MAINTENANCE SERVICES (RC):

RESOLUTION No. 20-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-201, LANDSCAPE MAINTENANCE SERVICES TO THE TWO MOST QUALIFIED FIRMS, SUNSHINE LAND DESIGN OF STUART FLORIDA AND BRIGHTVIEW LANDSCAPE SERVICES OF STUART FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This solicitation was advertised in the Palm Beach Post on November 13, 2020. Demandstar notified one hundred and ninety-eight (198) potential bidders, there were eighteen (18) plan holders, and issued seven (7) bid packages for this project. Three (3) bids were received by the bid opening date and time of 2:30 pm. December 15, 2020.

A three (3) member selection committee evaluated the responses based on the following criteria: the firms overall experience, knowledge, & qualifications, operational plan, past performance in similar activities in Florida, and proposed compensation schedule of rates. After detailed review and tabulation of proposed prices, it is in the City's best interest to award each section to the lowest proposer, for the maximum savings to the City as follows.

Sunshine Land Design was the lowest on nineteen (19) sections for an annual total of **\$247,527.12**.

Brightview Landscape Services was the lowest on eight (8) sections for an annual total of **\$76,581.00**.

Funding Source:

1230/534 & 1243-549

Recommended Action:

Adopt Resolution No. 20-2021

ATTACHMENTS:

	Description	Upload Date	Type
▢	R20-2021 Award RFP 20-2021 Landscape Maintenance Services	1/29/2021	Cover Memo



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 20-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-201, LANDSCAPE MAINTENANCE SERVICES TO THE TWO MOST QUALIFIED FIRMS, SUNSHINE LAND DESIGN OF STUART FLORIDA AND BRIGHTVIEW LANDSCAPE SERVICES OF STUART FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The City Commission of the City of Stuart hereby approves the award of RFP #2021-201: Landscape Maintenance Services to the two (2) most qualified firms for the initial period of two (2) years with the option of three one-year renewal options.

SECTION 2: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 2/8/2021

Prepared by: Stephen Mayer

Title of Item:

HIDDEN KEY RPUD REZONING (QUASI-JUSICIAL) (RC):

ORDINANCE No. 2457-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING THE 1.36 ACRE PARCEL FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), LOCATED NORTH OF THE ARC OF MARTIN COUNTY AND SOUTH OF THE ESTATES OF STUART, EAST OF KANNER HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE HIDDEN KEY RPUD CONSISTING OF TWENTY-EIGHT (28) MULTI-FAMILY UNITS WITHIN TWO TWO-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

History

In order for the applicant to modify plans in response to comments made by the Local Planning Agency at the November 12th, 2020, public hearing, staff and the applicant requested to continue the item to January 11, 2021. The property was not noticed correctly and it was required to place an additional sign along Kanner Highway, being continued to February 8, 2011.

On LPA recommendation LPA the applicant removed the bio-swale from the rear of the property in order to provide a denser landscape buffer strip. In addition, and in accordance with LPA recommendation with regard to pedestrian safety, a sidewalk has been located on the north side of the entrance. Minor corrections of typos on the elevations, and the labeling of the 6' high perimeter wall, bike rack, mailbox, and future electric vehicle charging station locations are also updated on the site and landscape plans.

Summary

The subject property consists of one parcel totaling 1.36 acres in size, located south of the Estates of Stuart, north of ARC of Martin County and east of Kanner Highway. The property is currently vacant and undeveloped with no wetlands. An environmental assessment shows a mix of exotic and native vegetation, including laurel oak and slash pines which will be mitigated for with new landscaping and payment to the tree replacement fund.

A Site Plan has been planned with 28 multi-family apartment flats within a two-story building. The property is much longer in width than it is in depth. This places site constraints on the property as it related to the usage of the front parking lot and the rear buffer area.

The applicant is requesting the following two (2) waivers from the City's Land Development Code:

- 1 . **Section 2.07.00 Density.** The applicant is requesting 28 units, or 20.6 units per acre. Under the

provisions of the Land Development regulations the proposal is within the maximum permitted gross density as prescribed by policy 1.A.7.2 of the City of Stuart Comprehensive Plan relating to gross densities, which for a RPUD with an Office/Residential future land use located outside of the CRA is not greater than 30 units per acre. The density entitled by the existing R-3 zoning is up to 11.62 units per acre (15 units). The request will therefore increase the unit count by 13 on this site.

The infill project received a previous minor site plan approval for 13 town home units and met all applicable code sections. However, the applicant desires to develop the property as an apartment flat style with one additional waiver to the northern transitional buffer (waiver request below). The applicant is providing 34% open space when the credit is given for the use of semi-pervious brick pavers. The applicant is exceeding the landscape requirement and is providing a bioswale toward the sides of the property and a transitional landscape buffer toward the rear. The site plan consists of 83% native, including native grasses, with the only non-native planting being Alexander and Sylvester Palm trees. The applicant is providing for new housing opportunities in a site that is currently an undeveloped infill lot. Staff recommends supporting the granting of the increased density allocation for this site.

2 . **Section 6.04.06. Land Use Transitions and Landscape Buffers.** The buffer width requirement for a two-story multi-family use adjacent to multi-family use is 30' along the rear side. The applicant is requesting a consistent 15' wide landscape buffer along the northern and eastern property lines, where the proposed multi-family use is abutting an existing multi-family community (Estates of Stuart), including a 6' high perimeter wall. Within this zone, there is a proposed landscape buffer consisting of two rows of tree plantings. The applicant is required to install 39 shade trees. The applicant is preserving, relocating or planting 49 shade trees, not including the Queen myrtle and palm trees as under story trees.

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance 2457-2021 on first reading.

ATTACHMENTS:

Description	Upload Date	Type
□ A1. Ordinance 2457-2021	1/29/2021	Ordinance add to Y drive
□ B1. Staff Report	1/29/2021	Staff Report
□ C1. Site Plan	12/31/2020	Exhibit
□ C2. Landscape Plan	12/31/2020	Exhibit
□ C3. Boundary and Tree Survey	11/2/2020	Exhibit
□ C4. Environmental Assessment	11/2/2020	Exhibit
□ C5. Traffic Statement	11/2/2020	Exhibit
□ C6. Concept Floor Plan and Architecture	12/31/2020	Exhibit



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

ORDINANCE NUMBER 2457-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING THE 1.36 ACRE PARCEL FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), LOCATED NORTH OF THE ARC OF MARTIN COUNTY AND SOUTH OF THE ESTATES OF STUART, EAST OF KANNER HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE HIDDEN KEY RPUD CONSISTING OF TWENTY-EIGHT (28) MULTI-FAMILY UNITS WITHIN TWO TWO-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Jeremy LeMaster of MDL Holdings, LLC, for a 1.36 acre parcel of land located at PCN # 093841021000000200; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for a rezoning to from R-3 to RPUD, and has also considered the recommendation of the 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 approved RPUD; and

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

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

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

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

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

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the

“Development Documents”, shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

- a. Site Plan, Sheet 1 of 1, by Creech Consulting, Inc., dated 8.27.2020**
- b. Landscape Plan, Sheet 1 thru 3 of 3, by Eileen G Designs, Inc., dated 10.12.20**
- c. Floor Plan and Elevations, untitled and undated.**
- d. Boundary and Tree Survey, by GCY, Inc., dated June 2018**
- e. Hidden Key Environmental Assessment Report, prepared by EDC, Inc. dated November 2017.**
- f. Hidden Key Traffic Statement, prepared by Susan O’Rourke, dated 10.12.2020**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development, above.

SECTION 3: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

SECTION 7: 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 _____, 2021.

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

By: _____

Print Name: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by _____

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires: _____

Notary Seal:

CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by MICHAEL J. MEIER, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires: _____

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

LEGAL DESCRIPTION

Lot 2, KANNER MINOR PLAT, according to the plat thereof, as recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

TOGETHER WITH an easement for common driveway/access over the North 16 feet of the South 110 feet of the West 564 feet of the North three-quarters of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 9, Township 38 South, Range 41 East, less the right of way for State Road 76, as described in Official Records Book 1355, Page 1382, of the Public Records of Martin County, Florida.

ALSO TOGETHER WITH an easement for common driveway/access over the South 10 feet of Lot 1, KANNER MINOR PLAT, as shown on said plat recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

2. The Hidden Key Residential RPUD project and use thereof shall comply with the following drawings:
 - a. **Site Plan, Sheet 1 of 1, by Creech Consulting, Inc., dated 8.27.2020**
 - b. **Landscape Plan, Sheet 1 thru 3 of 3, by Eileen G Designs, Inc., dated 10.12.20**
 - c. **Floor Plan and Elevations, untitled and undated. (Renderings to be provided; however, by final approval the applicant must provide elevations that have been signed by a registered architect)**
 - d. **Boundary and Tree Survey, by GCY, Inc., dated June 2018**
 - e. **Hidden Key Environmental Assessment Report, prepared by EDC, Inc. dated November 2017.**
 - f. **Hidden Key Traffic Statement, prepared by Susan O'Rourke, dated 10.12.2020**
3. Any modifications to the Hidden Key RPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
4. Development of the Subject Property as a RPUD shall include an impervious area of no more than (50%) impervious coverage for the RPUD. The maximum building height within the RPUD shall be 2 stories. Height shall be measured from the lowest

permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof.

5. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
6. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
7. Prior to City Commission approval, the applicant shall provide a site plan showing a bike rack location, EV parking space locations, and a double dumpster accepted by the City's Public Works Department.

Landscaping

8. The common areas including the projects community recreation areas and entry features shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
9. 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.
10. A landscape maintenance plan, executed in accordance with the Land Development Regulations, including protocols for the use of pesticides, shall be submitted to the Development Department and approved prior to the issuance of a vertical construction building permit.

11. Prior to Certificate of Occupancy, all prohibited exotics and invasive species shall be removed from the entire site.

Required Open Space and Native Preserve Area

12. RPUD shall maintain the open space as depicted on the Site Plan by **Creech Consulting, Inc.** as described in Exhibit C. Required open space may include native vegetation areas and landscape buffers between the RPUD and adjacent property.
13. The location of the native vegetation shall comply with the project's landscape plan, by **Eileen G Designs, Inc.** The project shall adhere to the Preserve area mitigation and monitoring plan (PAMP) provided to the City prior to vertical construction building permit approval. The owner and developer shall adhere to the provisions of the Wetland Maintenance and Monitoring Plan and permanent maintenance will be the responsibility of the Developer, their successors or assigned. The City's protocol for the use of pesticides shall be adhered to in the continual maintenance of the PAMP.

Tree Mitigation

14. The project shall comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code.

Prior to Issuance of Site Permits

15. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
16. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

17. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
18. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

19. The Developer shall construct the project's infrastructure in one phase.
20. The Developer shall install landscaping at the development's entry as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit.
21. The property owner shall provide easements for licensed television services. Preserve area easements shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.
22. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
23. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
24. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

25. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.
26. The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas/wetlands, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins". The proposed dry retention shall have native grasses along the edges of the retention area are to become part of the stormwater filtration process.
27. Temporary or freestanding storage units are prohibited on the property once construction is complete.
28. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed approved by the city's public works department and the city's engineering consultant prior to permitting.
29. Prior to final site plan approval, the applicant shall provide a designated parking space for mail pick-up.
30. Prior to Certificate of Occupancy, the applicant shall provide two (2) EV parking spaces at a level 2 charging rate with a dedicated branch circuit and overcurrent protection device, per space.
31. All roof-top mounted equipment, including air conditioners, shall be screened from public view.

Signage

32. All signs throughout the RPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development.

HOA Requirements & Future Amendments

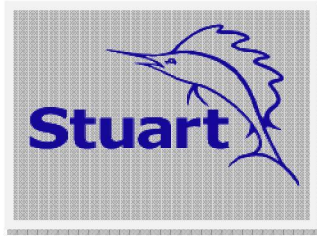
33. Owner shall not subject the Property to any condominium conversion and neither shall any portion of the Property be converted to units for sale in connection with a condominium conversion nor shall the title to any such units be transferred to any party other than being held as a single parcel for the purposes of apartment rental unless owner amends this restriction through a minor PUD amendment process.
34. Any applications to amend this Ordinance shall be limited to the Developer.
35. The City may elect at any time to assign a future land use designation of “Conservation” to the PUD’s preserve areas without objection by the owners. Further, the City may at its discretion, take over maintenance of the preserve area(s) without objection by the owners.

36. Timetable for development shall be as follows:

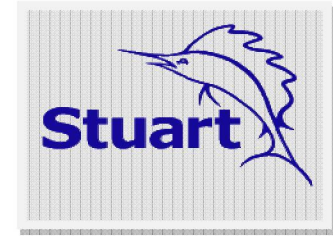
Site and building permit application deemed sufficient for permit review under city codes and standards.	January 1, 2023
Final Certificate of Occupancy for all site and building improvements.	January 1, 2024

Allowable Uses

37. The following uses shall be permitted:
- Multi-Family Residential
 - Home Occupations in accordance with the City’s Land Development Code.



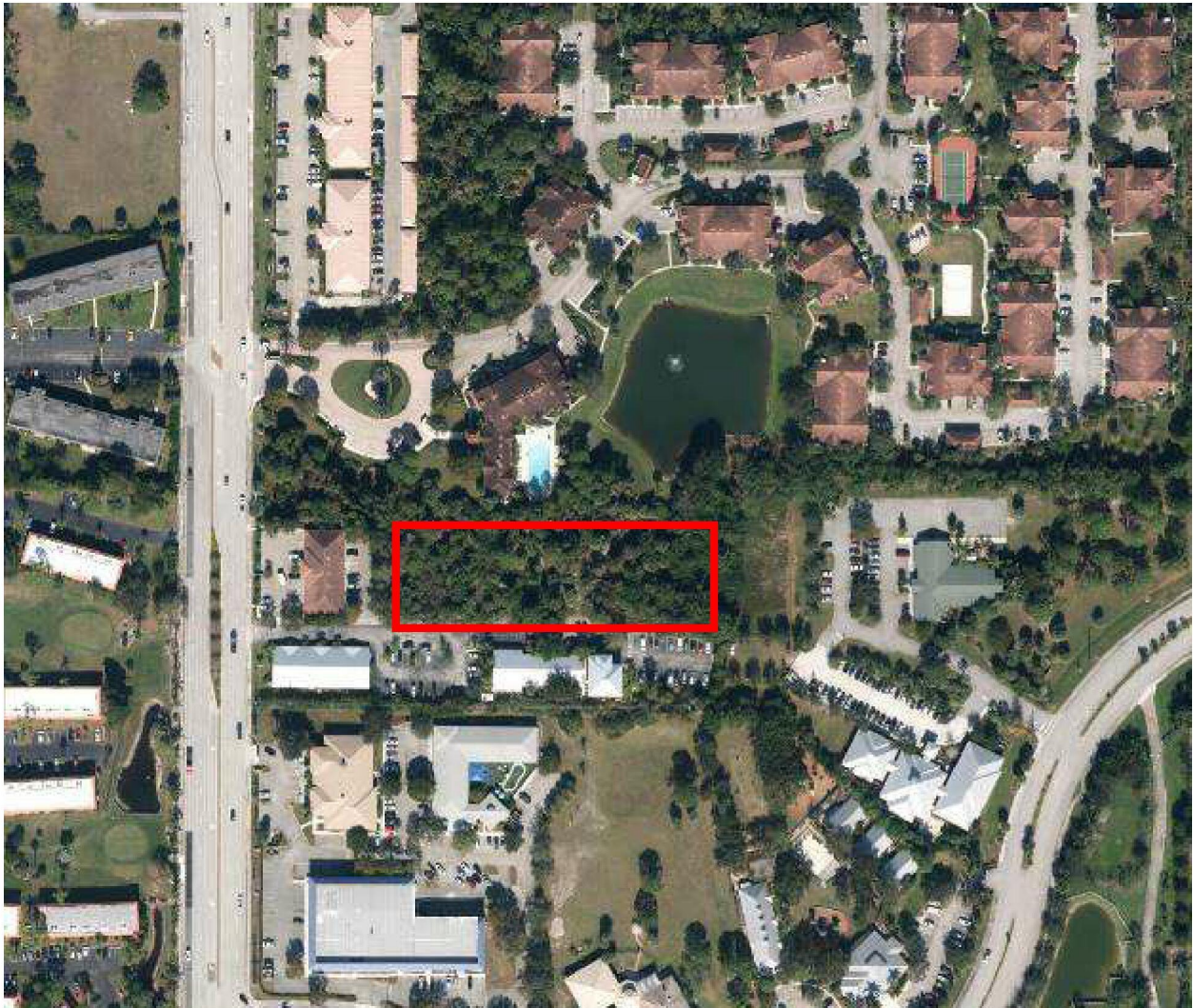
**CITY OF STUART
CITY COMMISSION**
February 8, 2021



Project Name: Hidden Key RPUD - Rezoning	Property Owner: MDL Holdings, LLC
PCN #: 09-38-41-02-100-00002-00	Applicant/Petitioner:
Ordinance No: 2457-2021	Agent/Representative: Creech
	Case Planner: Stephen Mayer
Location: A parcel lying south of the Estates of Stuart, north of ARC of Martin County and east of Kanner Highway	

PROJECT SUMMARY		
Property Size (area)		1.36 Acres
Present Use		Undeveloped
Subject Property Land Use		Office/Residential
<i>Adjacent FLU</i>	<i>North</i>	Office/Residential
	<i>South</i>	Office/Residential
	<i>East</i>	Commercial
	<i>West</i>	Office/Residential
Subject Property Zoning		Multi-Family/Office (R-3)
<i>Adjacent Zoning</i>	<i>North</i>	R-3 (Estates of Stuart) - Apartments
	<i>South</i>	R-3 ARC of Martin County)
	<i>East</i>	B-2 (Unity Church)
	<i>West</i>	R-3 (Kanner Trust) Offices
Proposed Land Use Designation		Office/Residential – NO CHANGE
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		28 Multi-family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – No comments at this time. Public Works – No comments at this time. Police Department – No comments at this time
Brief Explanation		The intent of this application is to request a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 1.36 acres. The property is currently undeveloped. The intent of this project is to allow 28 attached multi-family apartment homes within a 2-story building to be developed on the site while maintaining a 15-foot buffers and 20 units per acre.

Staff Recommendation: Staff recommends approval for the zoning district designation change from Residential Multi-Family/Office (R-3) to RPUD (Residential Planned Unit Development).



STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for the zoning district designation to RPUD has been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Code.

B. Site Posting Date: October 28, 2020

C. Mail Notice Postmark: October 28, 2020 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAP AMENDMENT ORDINANCE NO. 2457-2021

III. APPLICATION: Dated September 23, 2020

IV. HISTORY OF THE SITE

The applicant is requesting to assign a RPUD zoning district to establish a new site plan with two waivers, including an increase in density allocation, in order develop the property for 28 multi-family residential units. The property currently has a city minor site plan approval for 13 townhome units.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of one parcel totaling 1.36 acres in size, located south of the Estates of Stuart, north of ARC of Martin County and east of Kanner Highway. The property is currently vacant and undeveloped with no wetlands. An environmental assessment shows a mix of exotic and native vegetation, including laurel oak and slash pines that will either be mitigated for or paid for thru the tree replacement fund.

B. Project Description

A Site Plan has been planned with 28 multi-family apartment flats within a two-story building. The property is much longer in width than it is in depth. This places site constraints on the property as it related to the usage of the front parking lot and the rear buffer area.

C. Future Land Use Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed use is consistent with the existing Office-Residential Land Use Designation:

This land-use category is a mixed-use category that allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed. Also, public facilities and electric distribution substations are allowed.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

The applicant is requesting the following two (2) waivers from the City's Land Development Code:

1. **Section 2.07.00 Density.** A RPUD with the existing Office/Residential future land use designation is permitted to have up to 30 units per acre. The applicant is requesting 28 units, or 20.6 units per acre. The existing zoning of R-3 allows up to 11.62 units per acre, or 15 units.

Request: An increased density allocation of approximately 13 units is requested, to accommodate the 28 1,281 square foot 2-bedroom apartments. The infill project received a previous minor site plan approval for 13 townhome units and met all applicable code sections. However, the applicant desires to develop the property as an apartment flat style with one additional waiver to the northern transitional buffer (waiver request below). The applicant is providing 34% open space when the credit is given for the use of semi pervious brick pavers. The applicant is exceeding the landscape requirement and is providing a bioswale within the transitional buffers along the sides and a full landscape buffer with two rows of plantings along the rear. The site plan consists of 83% native, including native grasses, with the only non-native planting being alexander and Sylvester Palm trees. The applicant is providing for new housing opportunities in a site that is currently an undeveloped infill lot. Staff recommends supporting the granting of the increased density allocation for this site.

2. **Section 6.04.06. Land Use Transitions and Landscape Buffers.** The buffer width requirement for a two-story multi-family use adjacent to multi-family use is 30' along the rear side.

Request: The applicant is requesting a consistent 15' wide landscape buffer along the northern and eastern property lines, where the proposed multi-family use is abutting an existing multi-family community (Estates of Stuart), including a 6' high perimeter wall. The applicant is required to install 39 shade trees. The applicant is preserving, relocating or planting 49 shade trees, not including the Queen myrtle and palm trees as understory trees.

Staff recommended that that prior to City Commission approval, the applicant shall provide a signed architectural elevation and a revised site plan showing bike rack location, EV parking space locations, and a double dumpster accepted by the City's Public Works Department. The applicant has not provided a signed architectural elevation. One would be required prior to final building permit approval, however. The applicant has provided a revised site plan showing the bike rack locations, EV parking spaces and a double dumpster.

VII. LPA AND STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed rezoning to RPUD and the attached site and landscape plans are consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.

TOTAL SITE AREA:	59,342 SF	1.36 ACRES	100%
EXISTING ZONING:	MULTIFAMILY/OFFICE		
FUTURE LAND USE:	OFFICE-RESIDENTIAL		
PARCEL CONTROL NUMBER	93841021000000200000		
PROPOSED ZONING:	RPUD		
PROPOSED/EXISTING USE:	MULTIFAMILY/VACANT		

TOTAL OPEN SPACE			
PROVIDED	10,869 SF	0.25 ACRES	18%
PAVERS (CREDIT)	9,240 SF	0.21 ACRES	15%
TOTAL	20,109 SF	0.46 ACRES	33%

KANNER ROW HOMES, 2012

TOTAL DEVELOPED AREA			
BUILDING	19,978 SF	0.46 ACRES	34%
PAVERS (18,280 x 50%)	9,140 SF	0.21 ACRES	15%
CONCRETE/DUMPSTER	629 SF	0.01 ACRES	1%

BUILDING DATA		
TOTAL GROSS FLOOR AREA	19,978 SF	0.46 ACRES
TOTAL 28 UNITS	20.59 UNITS / ACRE	
UNIT SIZE	1,286 SQUARE FEET	
	0.607 F.A.R.	
BUILDING HEIGHT	MAX 2 STORIES (3 STORIES MAX)	

<u>PARKING PROVIDED</u>	
REGULAR :	54 SPACES
HANDICAP:	2 SPACES
TOTAL	56 SPACES

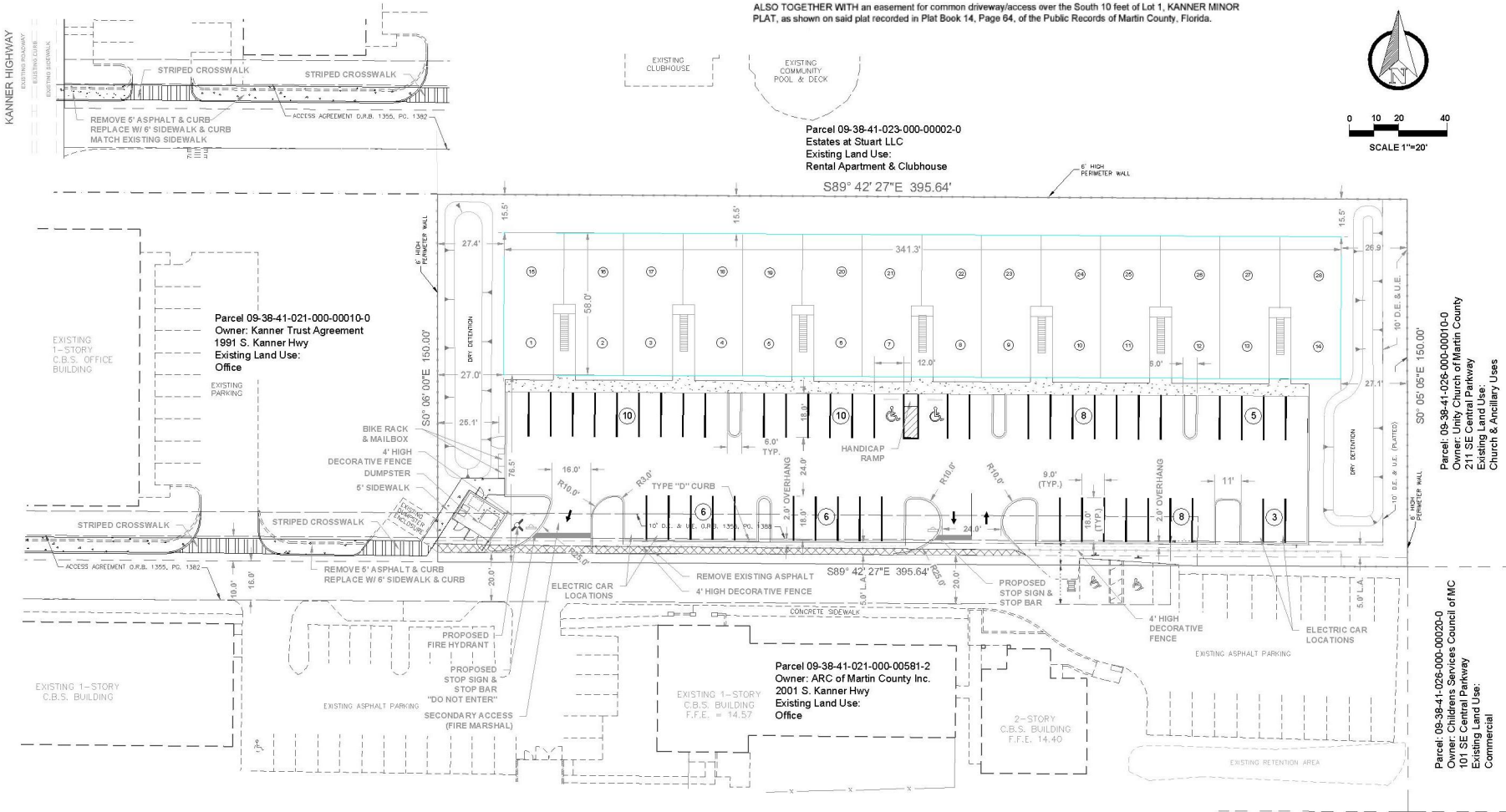
LEGAL DESCRIPTION

TOGETHER WITH an easement for common driveway/access over the North 16 feet of the South 110 feet of the West 564 feet of the North three-quarters of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 9, Township 36 South, Range 41 East, less the right of way for State Road 76, as described in Official Records Book 1355, Page 1382, of the Public Records of Martin County, Florida.



0 10 20 40

SCALE 1"=20'



Parcel: 09-38-41-026-000-00010-0
Owner: Unity Church of Martin County
211 SE Central Parkway
Existing Land Use:
Church & Ancillary Uses

Parcel: 09-38-41-026-000-00020-0
Owner: Childrens Services Council of MC
101 SE Central Parkway
Existing Land Use:
Commercial

CREECH CONSULTING, INC.
SITE DEVELOPMENT - PLANNING - ENGINEERING
1235 SE INDIAN STREET - SUITE 102
STUART, FL 34997
772 485 2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 0159
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LD-000606

CITY of STUART

PROJECT # : --

FILE:

SCALE: AS SHOWN

DRAWN BY: DGP

DATE: 11/25/2020

1 OF 1



HIDDEN KEY APARTMENTS

Martin County, Florida

TREE REMOVAL/MITIGATION PLAN

Date	By	Description
10/12/20	EG	Initial Submission
12/2/20	EG	Revisions

N
Sheet
2 of 3

JUSTIFICATION STATEMENT FOR REMOVAL OF PROTECTED TREES

PER 4.666 CA C - Trees removed in the storm water management areas due to essential grade changes needed to implement safety standards common to standard engineering or architectural practices, and reference to a text where such standards are found shall be required.

PER 4.666 CA D - Trees removed due to location of driveways, buildings or other permanent improvements where there is no other alternative or to provide access.

KEY

P = Protected Tree

T = Transplanted Tree

EXISTING TREE REMOVAL LIST

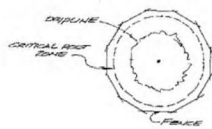
TREE #	DBH REMOVED	SPECIES	ACTION	REPLACEMENT CREDITS REQUIRED
1	5"	Live Oak	Remove	12.5
2	7"	Live Oak	Remove	17.5
3	10"	Live Oak	Remove	25
4	7"	Live Oak	Remove	17.5
5	5"	Live Oak	Remove	12.5
6	5"	Live Oak	Remove	12.5
7	6"	Live Oak	Remove	15
8	5"	Live Oak	Remove	12.5
9	5"	Live Oak	Remove	12.5
10	5"	Live Oak	Remove	12.5
11	5"	Live Oak	Remove	12.5
12	5"	Live Oak	Remove	12.5
13	6"	Live Oak	Remove	15
14	6"	Live Oak	Remove	15
15	6"	Live Oak	Remove	15
16	6"	Live Oak	Remove	15
17	5"	Live Oak	Remove	12.5
18	20'	Sabel Palm	Protect	0
19	20'	Sabel Palm	Protect	0
20	7"	Sand Pine	Protect	-3
21	20'	Sabel Palm	Protect	0
22	12"	Slash Pine	Protect	-7.5
23	6"	Slash Pine	Protect	0
24	10"	Slash Pine	Transplant	-5.5
25	11"	Slash Pine	Transplant	-6.5
26	11"	Slash Pine	Transplant	-6.5
27	5"	Live Oak	Protect	-12.5
28	13"	Live Oak	Protect	-8.5
29	20'	Sabel Palm	Protect	0
30	13"	Slash Pine	Transplant	-8.5
31	20'	Sabel Palm	Protect	0
32	20'	Sabel Palm	Protect	0
33	20'	Sabel Palm	Protect	0
34	13"	Slash Pine	Transplant	-8.5
35	8"	Live Oak	Remove	20
36	5"	Live Oak	Remove	12.5
37	12"	Sand Pine	Remove	30
38	24"	Live Oak	Remove	60
39	7"	Sand Pine	Remove	17.5
40	5"	Sand Pine	Remove	12.5
41	5"	Sand Pine	Remove	12.5
42	10"	Slash Pine	Transplant	-3.5
43	8"	Live Oak	Remove	20
44	8"	Slash Pine	Remove	12
45	17"	Slash Pine	Transplant	-12.5
46	16"	Slash Pine	Transplant	-11.5
47	13"	Slash Pine	Transplant	-8
26 Native Trees Removed.				394.5
7 Sabel Palms Protected				
9 Slash Pines 10" or Greater Transplanted.				
5 Native Trees 4.5" or Greater Protected.				
Oak/Sand Pine Mitigation: 173 x 2.5 = 432.5 Inches / 4.5" = 96 Trees				
Slash Pine Mitigation: 8 x 1.5 = 12 Inches / 2.5" = 5 Trees				



Tree Barriers for Protected Trees

During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots, no fill, compaction or removal of soil, and, no use of concrete, paint, chemicals or other foreign substances.

Barricades must be constructed around the critical protection zone of each tree or cluster of trees. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of two wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation. All barricades must be maintained intact for the duration of construction. The location of proposed development activities that are within 15 feet of the critical protection zone of a protected tree must be located using brightly colored flagging to indicate corners.

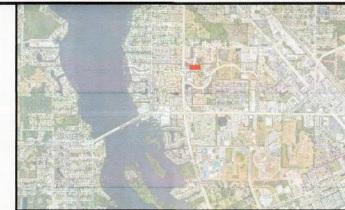


TREE SCHEDULE					
Native	Qty	Credits Given	Common	Botanical	Size
NO	14	7	Alexander Palms Triple	Pythosperma elegans	14' c.t.
YES	8	8	Bald Cypress	Taxodium distichum	14-16' Ht., 6' Spd., 4.5" Cal.
YES	11	2.5	Cabbage Palm	Sabel Palm	12-18' OA, Staggered
YES	7	3.5	Cabbage Palm	Sabel Palm	Existing Protected
YES	9	9	Dahoon Holly	Ilex Cassine	12' Ht., 4' Spd., 2.5" Cal.
YES	8	8	East Palatka Holly	Ilex Attenuata	12' Ht., 4-5' Spd., FTB
YES	6	6	Gumbo Limbo	Bursera Simaruba	100g., 16-18' Ht., 8' Spd., 4.5" Cal.
YES	2	2	Live Oak	Quercus Virginiana	Existing 5" & 13" (Protected)
YES	2	2	Paradise Tree	Simarouba Glauca	14-16' Ht., 6' Spd., 4.5" Cal.
YES	4	4	Queen Myrtle	Lagerstroemia Speciosa	14-16' Ht., 5-6' Spd., 4.5" Cal.
YES	9	9	Red Maple	Acer Rubrum	14-16' Ht., 5-6' Spd., 4.5" Cal.
YES	1	1	Sand Pine	Pinus Clausa	Existing 7" Protected
YES	21	21	Slash Pine	Pinus Elliotti	8-10' Ht.
YES	2	2	Slash Pine	Pinus Elliotti	Existing, 6" & 12"
YES	9	9	Slash Pine	Pinus Elliotti	Existing 10"-17", Transplant
NO	2	2	Sylvester Palm	Phoenix Sylvestris	14' c.t., B & B, Pineapple Cut
Total	115	96	CALCULATIONS FOR TREE REQUIREMENTS BASED ON LOT SIZE 59,342 - 15,978 = 39,364 / 1,500 SF = 26.24 or 26 TREES REQUIRED (50% NATIVE = 13 NATIVE SHADE TREES)		
Native	99	86%	PROVIDED: 115 TOTAL TREES & PALMS, CREDIT FOR 96 TREES AND PALMS (2 PALMS = 1 TREE)		
Not Native	16	14%	86% Native Trees & Palms		
Total	115	100%			

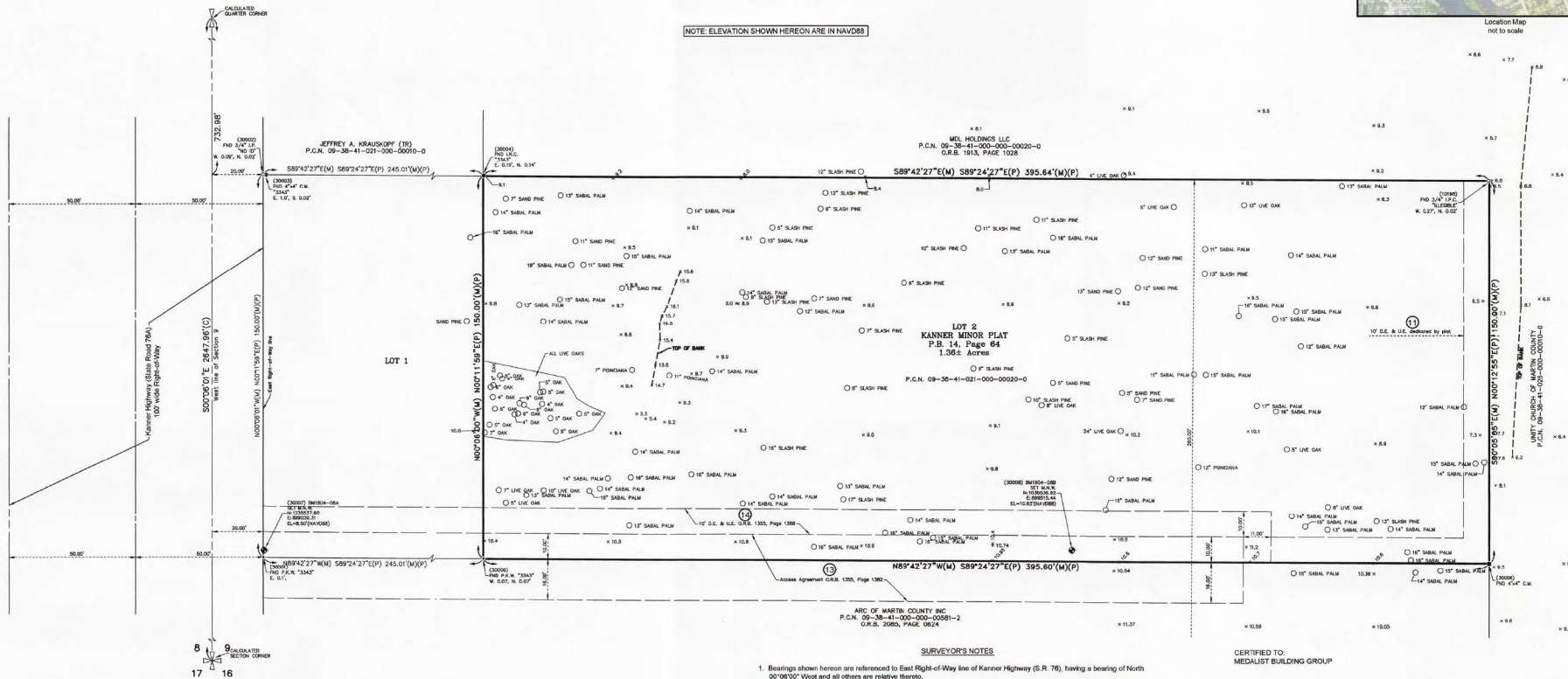
TREE MITIGATION DATA:						
TOTAL INCHES FOR SPECIMAN TREES 4.5" AND ABOVE	MITIGATION FORMULA	TOTAL # INCHES TO BE REPLACED	/ MINIMUM SIZE TO REPLACE 4.5"	TOTAL # TREES TO PLANT	X 50% MITIGATION FOR TREE FUND	X 175% OF PLANTFINDER WHOLESALE
173	2.5	432.5	4.5	96		
TREE MITIGATION REQUIREMENTS MET ON LANDSCAPE PLAN						
TOTAL INCHES FOR SLASH PINES	MITIGATION FORMULA	TOTAL # INCHES TO BE REPLACED	/ MINIMUM SIZE TO REPLACE 2.5"	TOTAL # TREES TO PLANT	X 50% MITIGATION FOR TREE FUND	X 175% OF PLANTFINDER WHOLESALE
8	1.5	12	2.5	5		

SEAL
FIVE SEALS

Boundary Survey for: Medalist Building Group
Section 9, Township 38 South, Range 41 East,
City of Stuart, Martin County, Florida



(NOTE: ELEVATION SHOWN HEREON ARE IN NAVD83)



LEGAL DESCRIPTION

Lot 2, KANNER MINOR PLAT, according to the plat thereof, as recorded in Plat Book 14, Page 54, of the Public Records of Martin County, Florida.

TOGETHER WITH an easement for common driveway/access over the North 16 feet of the South 110 feet of the West 554 feet of the North three-quarters of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 9, Township 38 South, Range 41 East, less the right of way for State Road 76, as described in Official Records Book 1355, Page 1382, of the Public Records of Martin County, Florida.

ALSO TOGETHER WITH an easement for common driveway/access over the South 10 feet of Lot 1, KANNER MINOR PLAT, as shown on said plat recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

LEGEND	
P.C.N.	= PARCEL CONTROL NUMBER
O.R.B.	= OFFICIAL RECORDED BOOK
I.R.	= IRON ROD
I.R.C.	= IRON ROD AND CAP
I.F.C.	= IRON PIPE AND CAP
C.M.	= CONCRETE MONUMENT
M.W.	= MAG. NAIL AND WASHNER
X10.0	= SPOT ELEVATION
(M)	= MEASURED
(P)	= PLAT
(C)	= CALCULATED
(T)	= TREE TYPE AND SIZE
(X)	= TITLE EXCEPTION

SURVEYOR'S NOTES

- Bearings shown hereon are referenced to East Right-of-Way line of Kanner Highway (S.R. 76), having a bearing of North 00°00'00" West and all others are relative thereto.
- All visible above ground improvements have been located.
- There has been no attempt to locate any underground utilities or improvements.
- This property is located in Flood Zone "OTHER AREAS", "ZONE X" & "ZONE D" according to Flood Insurance Rate Map Community Panel No. 12085C01420, dated March 15, 2015.
- Additions and/or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- Coordinates shown hereon are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011 and are further referenced to the TRIMBLE VRSNOW Real-Time Network as verified by repeated ties to various NGS Horizontal Control Points located in the vicinity of the project.
- All elevations shown hereon are in feet and referenced to the North American Vertical Datum 1988, and based on a Martin County Benchmark designated "M.C. BENCHMARK 76-028", having an elevation of 8.51 feet.
- I have reviewed the Old Republic National Title Insurance Company, issued by Old Republic National Title Insurance Company, commitment for title insurance, Agent's File Number 8-18113, effective date of October 27, 2017 @ 12:00 a.m., with regards to Schedule B, Section 8 Exceptions that are matters of survey and have the following comments:
Exception 11 - Restrictions, reservations, covenants, assessments and conditions as per plat as recorded in Plat Book 14, Page 64, Public records of Martin County, Florida. Affects subject property as shown on survey.
Exception 12 - Sewer Lift Station Agreement as recorded in Official Records Book 1913, Page 1050, of the Public Records of Martin County, Florida.
Exception 13 - Access Agreement as recorded in Official Records Book 1355, Page 1382, of the Public records of Martin County, Florida. Affects subject property as shown on survey.
Exception 14 - Easement as recorded in Official Records Book 1355, Page 1388, of the Public Records of Martin County, Florida. Affects subject property as shown on survey.

CERTIFIED TO:
MEDALIST BUILDING GROUP

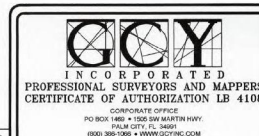
Certification

(Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper)

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.
I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

6/26/2018
Date of Survey

Professional Surveyor and Mapper
Florida Certificate No. 5199



BOUNDARY SURVEY FOR:			
Medalist Building Group			
MARTIN COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No.	
1"=20'	June 2018	17-1001-06	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	1 of 1	

Medalist Kanner Highway

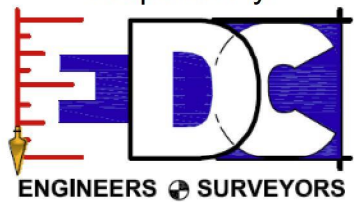
Parcel ID number: 09-38-41-021-000-00020-0

Environmental Assessment

Prepared For:

Medalist Building Group

Prepared By:



10250 SW Village Parkway, Suite 201,
Port St Lucie, FL 34987
772-223-5200

©EDC, Inc.
November 2017

The following environmental assessment report has been prepared in accordance with the City of Stuart Development Review Division and provisions of the state of Florida. The property is located within Section 9, Township 38 South, and Range 41 East unincorporated Martin County Florida. The parcel is listed by the Martin County Property Appraiser as Parcel ID number: 09-38-41-021-000-00020-0 and totals approximately 1.3623 acres. The parcel is located along the east side of S Kanner Highway, north of SE Central Parkway and south of SE Hancock Street, Stuart, Florida. The following report details the findings of our on-site investigation as it pertains to the City of Stuart and the State of Florida.

VEGETATION:

The composition of the vegetation is a mixture of native, exotic and nuisance species. Species observed during the site reconnaissance included the following:

Muscadine Grape (*Vitis rotundifolia*)
Cabbage palm (*Sabal palmetto*)
Laurel Oak (*Quercus laurifolia*)
Slash Pine (*Pinus elliotii*)

Brazilian pepper (*Schinus terbinthifolius*)
Ear Leaf Acacia (*Acacia auriculiformis*)
Napier Grass (*Pennisetum purpureum*)
Umbrella Tree (*Schefflera actinophylla*)

WILDLIFE EVALUATION:

On November 16th, 2017, EDC, Inc. Environmental Division conducted pedestrian transects across the property to investigate for the presence of listed flora and fauna, including gopher tortoise burrows. During the pedestrian transects of the property, no gopher tortoise burrows or other listed plant or animal species were observed.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey online database, the soil types identified on this parcel are not associated with hydric soil characteristics. The soils are described below:

Arents, 0 to 2 percent slopes - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

Jonathan Sand, 0 to 5 percent slopes - This soil is a nearly level to gently sloping, moderately drained soil in elevated ridges in the flatwoods. It is often located within the eastern portion of Martin County. The water table is typically at a depth of 40 to 60 inches for 1 to 4 months during wet seasons, and below a depth of 60 inches for most of the rest of the year. The surface layer is typically dark gray sand about 5 inches thick. Natural vegetation includes slash pine, saw palmetto, scrub oak, gallberry, fetterbush, running oak, gopher apple, grass leaf, gold astor, cacti and scattered sprigs of pineland threeawn and other grasses. This soil is not suitable for cultivated crops due to the doughiness and sandy texture. The soil is suitable to citrus and low for the commercial production of pine trees.

WETLAND DELINEATION:

Based on the State definition of a wetland, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not observed during field reconnaissance. In our professional opinion, this property does not include State and Federal jurisdictional wetland areas on the site.

NATIVE HABITAT

The review conducted by EDC, Inc. found native species on site in this upland habitat, however the dense exotic content (**Brazilian Pepper**) on site leads to the conclusion there is not native habitat on site as defined by the Florida Natural Areas Inventory (FNAI) and Department of Transportation (DOT) Florida Land Uses Cover Classification System (FLUCCS). It is the professional opinion of EDC, Inc. Consultants Inc. that native upland habitat does not exist on the property. The property contains native and dense exotic plant species (**Brazilian Pepper -FLUCCS 422**) and does not fit into the native upland habitat, which requires preservation.

CITY REQUIREMENTS

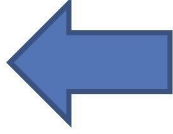
This property does not contain native upland habitat and is not subject to City of Stuart Chapter 5 preservation and avoidance requirements.

LAND USE RECORDS

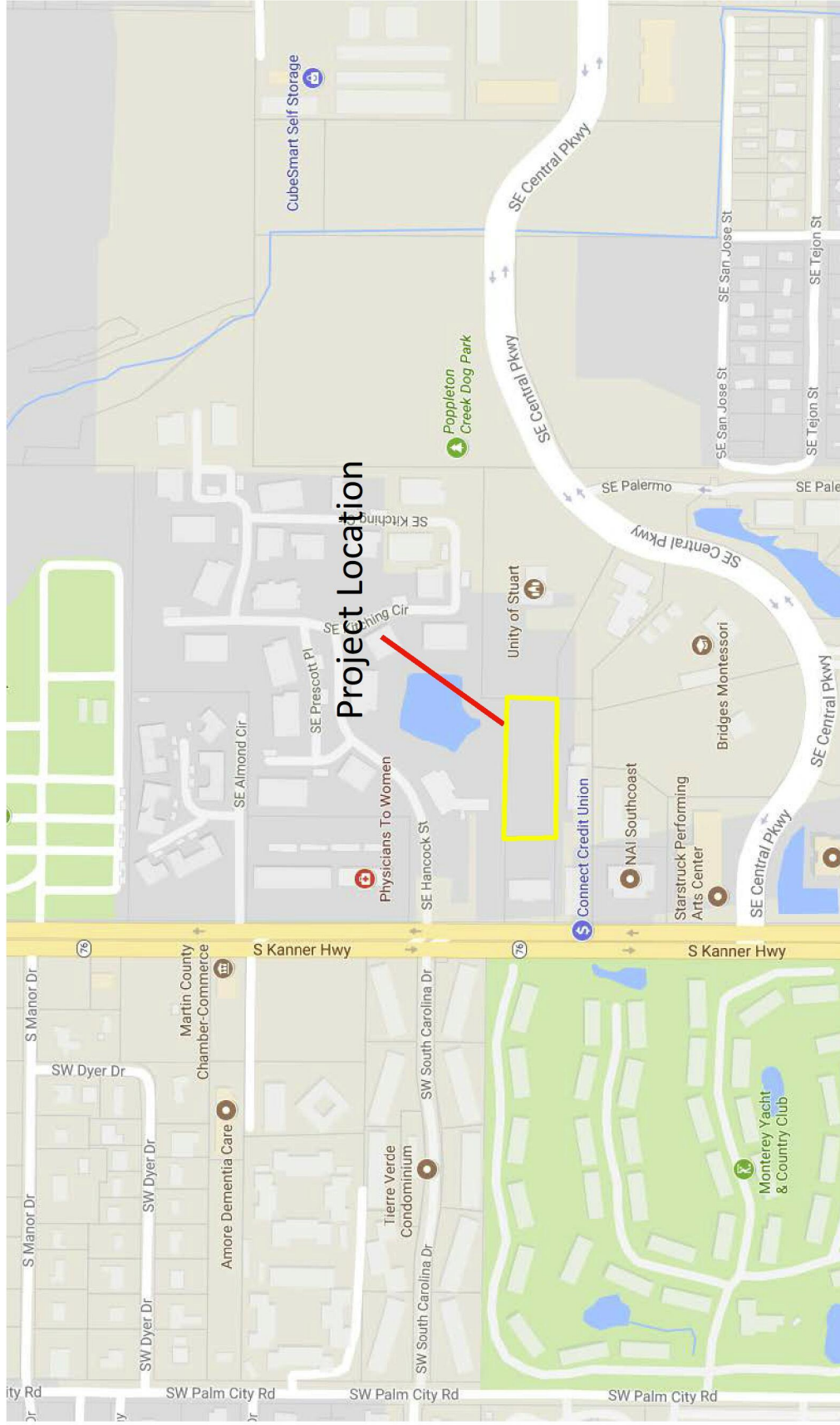
According to the Martin County Property Appraiser's Report, the subject property has a land use code of 1000, vacant commercial.

SUMMARY:

Based on City requirements, EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any listed plant or animal species. No State or Federal listed species were observed on the property. Native habitat associations were not determined to exist on the property due to the dense amounts of exotic vegetation present (**Brazilian Pepper- 422**). It is the professional opinion of EDC, Inc. that there are State and Federal jurisdictional wetlands not present on the site.



North



020820211/CCM

LOCATION MAP

Section: 9, Township 38 , Range 41

Location:

Date: 11/15/2017

Project: Medalist Kanner Highway

City: Stuart County: Martin County

Source: Google Maps
Page 106 of 106



North



AERIAL MAP

Section: 9, Township 38 , Range 41

Location:

Date: 11/15/2017

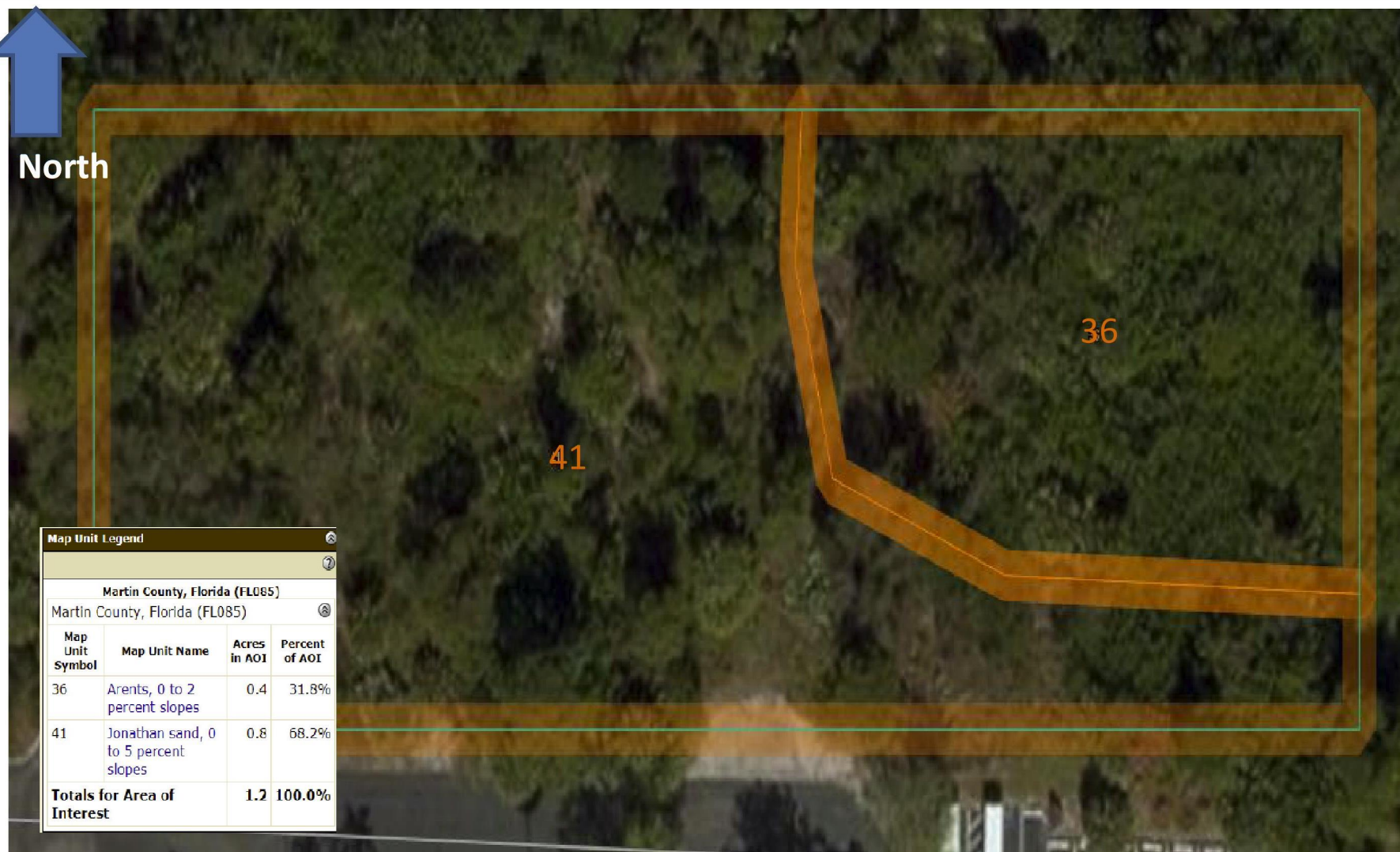
Project: Medalist Kanner Highway

City: Stuart County: Martin County

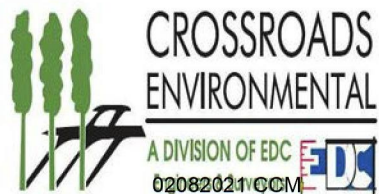
Page 101 of 114



North



Map Unit Legend			
Martin County, Florida (FL085)			
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Arents, 0 to 2 percent slopes	0.4	31.8%
41	Jonathan sand, 0 to 5 percent slopes	0.8	68.2%
Totals for Area of Interest		1.2	100.0%



SOILS MAP

Section: 9, Township 38 , Range 41

Location:

Date: 11/15/2017

Project: Medalist Kanner Highway

City: Stuart County: Martin County

Page 102 of 114



O'ROURKE
ENGINEERING & PLANNING

October 12, 2020

Mr. Richard T. Creech
Creech Consulting, Inc.
PO Box 327
Stuart, FL 34995

Re: Hidden Key

Dear Mr. Creech:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed residential development consisting of 28 multifamily residential dwelling units. The steps in the analysis and the ensuing results are presented herein.

For projects with less than 20 peak hour trips, only a limited traffic statement is required.

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located east of Kanner Highway (SR-76) along a shared access road south of SE Hancock Place. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

Hidden Key is located on the east side of Kanner Highway (SR-76) south of SE Hancock Street in Martin County. The development consists of 28 multifamily dwelling units. The project will take access off a shared roadway/access driveway with a right-in/right-out on Kanner Highway. The project is expected to be built out by 2022.

Trip Generation — Multifamily Residential (Low-Rise) rates from the ITE Trip Generation 10th Edition were applied to the 28 multifamily residential units.

The trip generation of the site is summarized in **Attachment B**.

As shown, the project will generate 14 AM peak hour trips with 3 in and 11 out and 19 PM peak hour trips with 12 in and 7 out.

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

The project traffic was assigned as 100% northbound on Kanner Highway based on the right-in/right-out access at Kanner Highway with an ultimate distribution of 55% north and 45% south.

To determine the project impact in 2022, the existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report. The table summary is included as **Attachment C**. As shown, Kanner Highway will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report are included in Attachment C.

DRIVEWAY VOLUMES

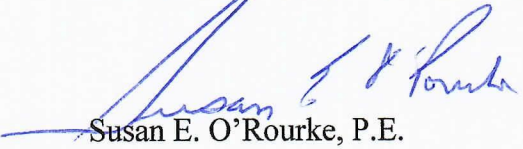
The project will have immediate access to a shared roadway/drive immediately south of the project. That roadway has a right-in/right-out access onto Kanner Highway (SR-76). The driveway volumes are included in **Attachment D**. The driveway will accommodate the minor increase in traffic.

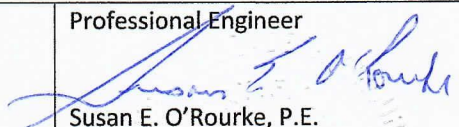
CONCURRENCY REVIEW/ CONCLUSION

The Hidden Keys development will have a traffic impact of 14 AM peak hour trips with 3 in and 11 out and 19 PM peak hour trips with 12 in and 7 out. These trips will not cause levels of service to fall below acceptable levels in the future. Given the traffic is less than 20 peak hour trips, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING


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

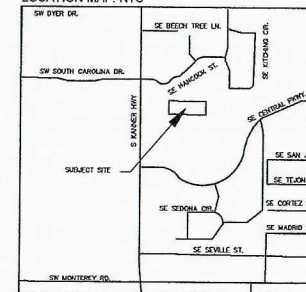
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 10/12/2020 License #: 42684
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ATTACHMENT A

Site Plan

HIDDEN KEY			
	Sq. Ft.	Ac.	%
SITE DATA			
Total site area	59,241.66	1.36	100%
Zoning	Multi-Family/Office		
Future Land Use	Office-Residential		
PTV	9384192140000200000		
Proposed parking use	Multi-Family/Vanpool		
OPEN SPACE			
Total open space	Required		
	Divided	10,869	0.23
			18%
IMPROVEMENTS AREA			
Total developed area	Front	Side	Rear
	25'	15'	20'
	Building	19,978	0.43
	Driveway	19,965	0.43
	Concrete / Driveway	496	0.011
	Pavement	1,838	0.012
			1%
		7,611	0.17
			13%
USE DETERMINATION			
BUILDING DATA			
Total gross floor area			
Building coverage density	(Max) 3-stories	19,978	0.43
Height (in stories)			34%
PARKING			
Required	2,018 = 56 spaces		
Provided	58 spaces		

LOCATION MAP: NTS



BSL
FILE NO. 38092
EDWARD CREECH

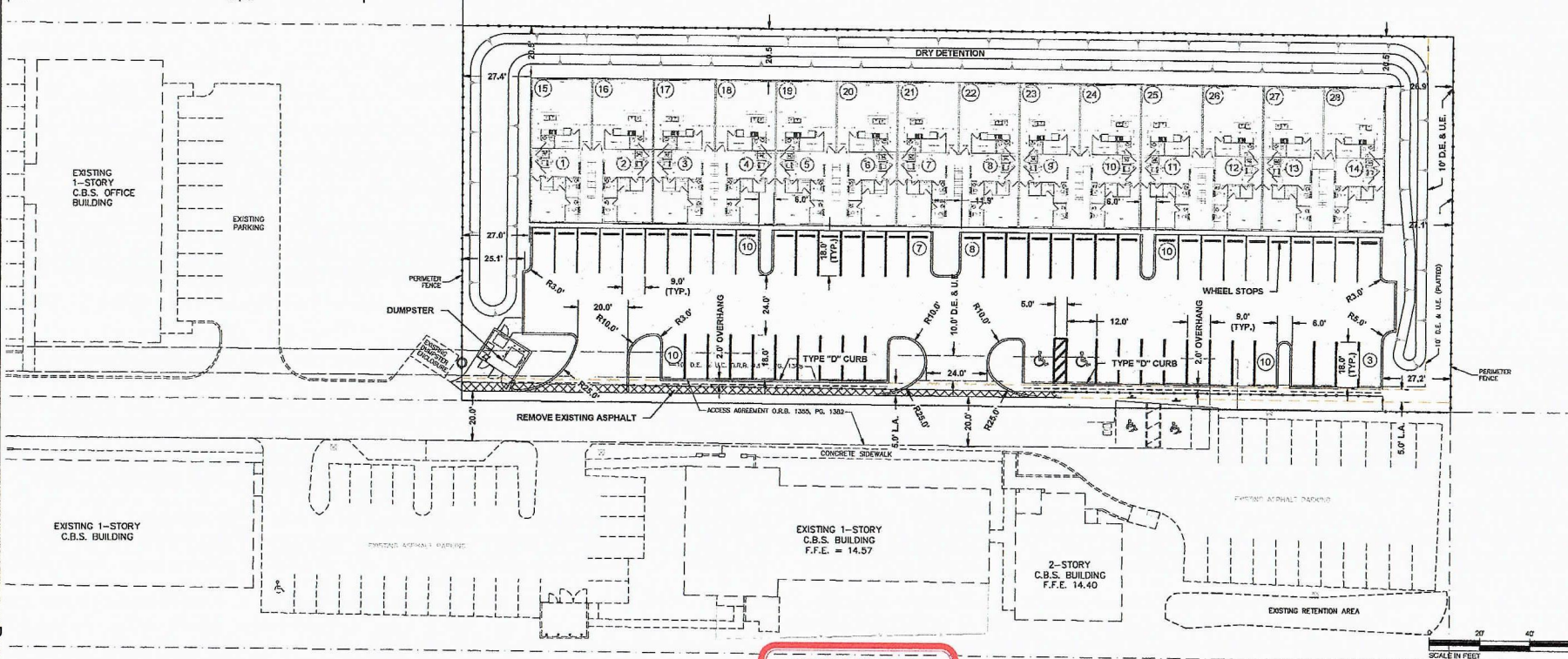
P.O. Box 327
Stuart, Florida 34956
Phone: 888-613-9139
Fax: 888-613-9139
CREECH
CONSULTING, INC.



LAT 27°10'50.32"N
LON 80°15'52.27"W
MARTIN COUNTY, FLORIDA

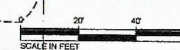
SITE DEVELOPMENT PLANS
HIDDEN KEY
LOT 2, KANNER MINOR PLAT, STUART
SITE PLAN

PROJ. NO. 2001
DRAWN BY: RC
DATE: 00/00/00
SHEET:
S1.1



PRELIMINARY
PROGRESS PLAN
6/23/20

REV. NO.	DATE	DESCRIPTION



ATTACHMENT B

Trip Generation

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	28	DU	$T = 7.56(X) - 40.86$	50%	50%	86	85	171

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	28	DU	$\ln(T) = 0.95\ln(X) - 0.51$	23%	77%	3	11	14

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	28	DU	$\ln(T) = 0.89\ln(X) - 0.02$	63%	37%	12	7	19

Source: ITE 10th Edition Trip Generation Rates

ATTACHMENT C

Link Analysis

Table 2a: Link Analysis - AM Peak Hour

Segment	From	To	Is Project Traffic 1% or More of Capacity?	2019 AADT	2019 Volume Peak Hour Peak Direction	Growth Rate	2022 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	SR-714	Project Entrance	no	25,158	1006	1.005	1021	3020	3	100%	0.10%	1024	Yes
	Project Entrance	SR-5	no	25,158	1006	1.005	1021	3020	11	100%	0.36%	1032	Yes

In: 3
 Out: 11
 Years Grown: 3

Table 2b: Link Analysis - PM Peak Hour

Segment	From	To	Is Project Traffic 1% or More of Capacity?	2019 AADT	2019 Volume Peak Hour Peak Direction	Growth Rate	2022 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	SR-714	Project Entrance	no	25,158	1006	1.005	1021	3020	12	100%	0.40%	1033	Yes
	Project Entrance	SR-5	no	25,158	1006	1.005	1021	3020	7	100%	0.23%	1028	Yes

In: 12
 Out: 7
 Years Grown: 3

Martin County 2019 Roadway Level of Service Inventory Report

02082021 CCM	Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
	SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
	SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
	SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
	SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
	SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
	SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
	SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
	SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
	SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
	SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
	SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
	SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
	SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
	SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
	SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
	SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
	SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
	St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non- State	675	3,305	172	C	0.5%
	St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non- State	675	7,524	429	D	3.3%
	Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
	Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

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

ATTACHMENT D

Driveway Volumes

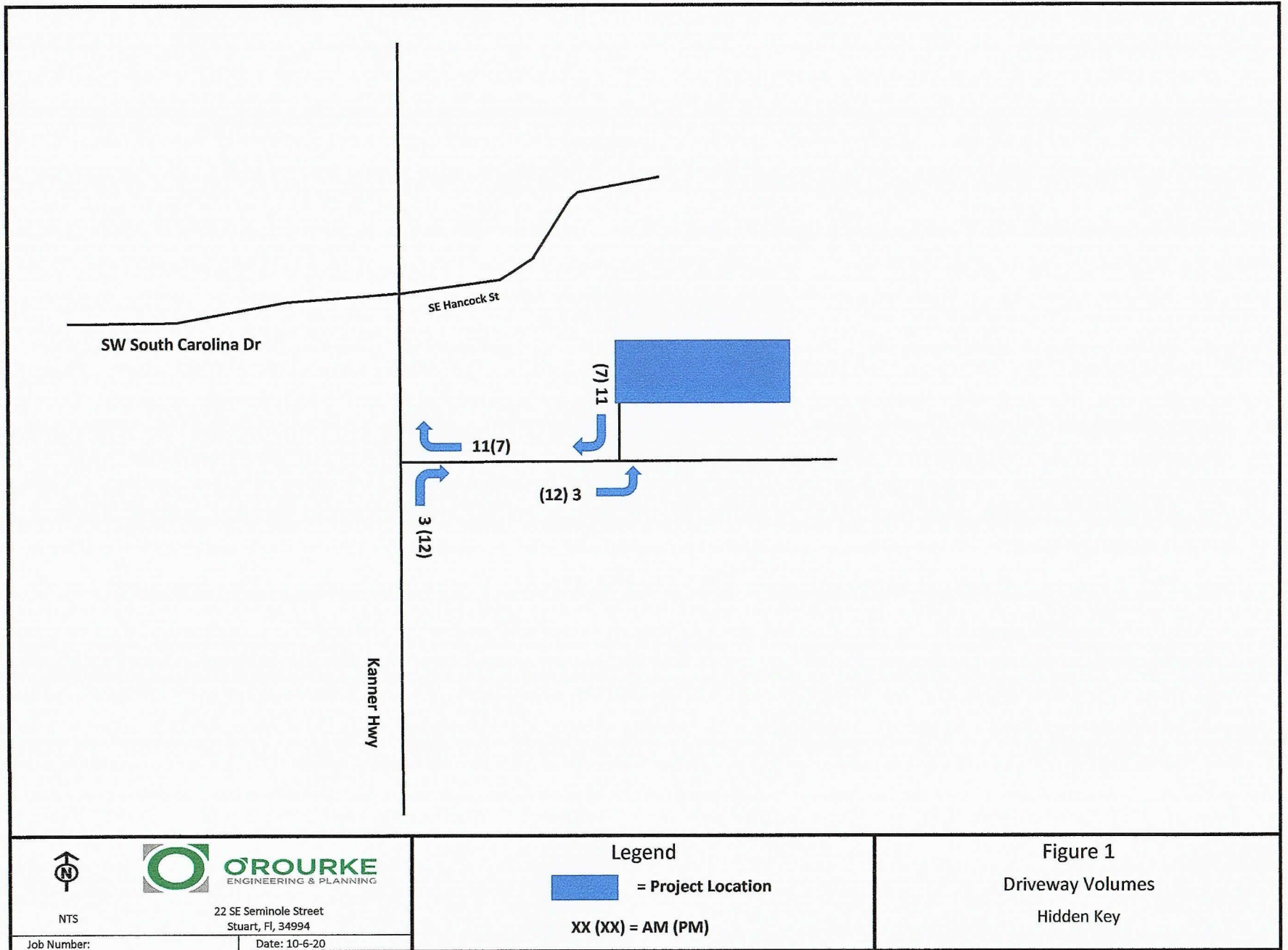


Figure 1 - Driveway Volumes - Hidden Key

