City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD March 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 - ELLIOTT MUSEUM PRESENTATION BY ROB STEELE, PRESIDENT & CEO OF HISTORICAL SOCIETY OF MARTIN COUNTY

PRESENTATIONS

2. SERVICE AWARDS - MARCH 2021

3. EMPLOYEE OF THE YEAR AND RUNNER-UP 2020

4. THE 100 CLUB OF MARTIN COUNTY IN RECOGNITION OF RESERVE OFFICER SERGEANT DAVID SCHOONOVER

5. FLORIDA'S CONSTITUTIONAL AMENDMENT 2 - MINIMUM WAGE INCREASE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

6. APPROVAL OF 02/22/2021 CCM MINUTES (RC)

7. AWARD OF ITB# 2021-104; SHEPARD PARK BOAT PARKING IMPROVEMENTS (RC):

   RESOLUTION No. 29-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-104, SHEPARD PARK BOAT PARKING IMPROVEMENTS TO THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER TOTAL UNIT PRICE OF $529,072.08 TO FERREIRA CONSTRUCTION SOUTHERN DIVISION CO, INC.. OF HOBE SOUND, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. PLAT OF NEW AVONLEA PUD PARCEL 2 (RC):

   RESOLUTION No. 31-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD FIRST REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.11 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. PLAT OF NEW AVONLEA PUD PARCEL 12 (RC):

   RESOLUTION No. 32-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD SECOND REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.11 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

10. EXTENSION #11 TO THE DECLARATION OF STATE OF EMERGENCY FOR COVID-19 (RC):

    RESOLUTION No. 22-2021; 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.

11. AUTHORIZATION OF MAYOR TO SEND CORRESPONDENCE TO CONGRESSIONAL MEMBERS REQUESTING DIRECT FEDERAL COVID-19 FUNDING RELIEF (RC):

    RESOLUTION NUMBER 33-2021A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO SEND CORRESPONDENCE ON BEHALF OF THE CITY COMMISSION TO CONGRESSIONAL MEMBERS REQUESTING THEIR SUPPORT OF DIRECT FEDERAL COVID-19 FUNDING RELIEF FOR ALL CITIES; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

12. FOURWINDS AT ST LUCIE; REZONING (RC):

ORDINANCE No. 2460-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

13. CENTRAL PARKWAY LOFTS - MAJOR AMENDMENT TO RPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2461-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE "CENTRAL PARKWAY LOFTS (NORTH)" AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; 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.

14. FLORIDA FRIENDLY LANDSCAPING CODE OF ORDINANCE TEXT AMENDMENT (RC):

ORDINANCE No. 2462-2021;AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING CHAPTER 42, ARTICLE II, DIVISION 4 OF THE CODE OF ORDINANCES ENTITLED "CONSERVATION" IN RESPECT OF STANDARDS FOR THE PROVISION OF REGULATING FLORIDA FRIENDLY LANDSCAPING AND THE USE OF RAIN SENSOR DEVICES ON AUTOMATIC SPRINKLER SYSTEMS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Mary Kindel, City Clerk

Title of Item:

ARTS MOMENT - ELLIOTT MUSEUM PRESENTATION BY ROB STEELE, PRESIDENT & CEO OF HISTORICAL SOCIETY OF MARTIN COUNTY

Summary Explanation/Background Information on Agenda Request:

A PowerPoint presentation on the Elliott Museum by Rob Steele, President & CEO Historical Society of Martin County - Elliott Museum - House of Refuge Museum.

Funding Source:

N/A

Recommended Action:

Enjoy!

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** R. Johnson

Title of Item:

SERVICE AWARDS - MARCH 2021

Summary Explanation/Background Information on Agenda Request:

Ryanne Powers-Cavo City Attorney 5 years

Funding Source:

General Fund

Recommended Action:

Present Awards

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **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: 3/8/2021 **Prepared by:** J. Tumminelli

Title of Item:

THE 100 CLUB OF MARTIN COUNTY IN RECOGNITION OF RESERVE OFFICER SERGEANT DAVID SCHOONOVER

Summary Explanation/Background Information on Agenda Request:

Presentation made by Retired Police Chief, Lou Savini.

Funding Source:

N/A

Recommended Action:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	100 Club Nomination letter	2/23/2021	Cover Memo

STUART POLICE DEPARTMENT

Joseph Tumminelli, Chief of Police
830 SE Martin L. King Blvd. Stuart, FL 34994
Telephone 772-287-1122 Fax 772-220-5986

We are S.P.D! Selfless ♦ Proud ♦ Dedicated

August 17, 2020

100 Club of Martin County
P.O. Box 3118, Stuart, FL 34997
Stuart, FL 34994

Law Enforcement Officer of the Year Award Committee,

The Stuart Police Department is honored to nominate Reserve Sergeant David Schoonover for your Law Enforcement Officer of the Year Award. Reserve Sergeant David Schoonover became a Stuart Police Reserve Officer in 1979.

Reserve Sergeant Schoonover volunteers a minimum of 50 hours per week with our Criminal Investigations Unit, investigating complicated fraud, identity theft, and financial crimes. Reserve Sergeant Schoonover carries an average case load of 24 complex criminal cases.

Over the past 40 years, Reserve Sergeant Schoonover has never asked for any monetary compensation or any recognition for his relentless work. Reserve Sergeant Schoonover has become a legend with the Stuart Police Department. He is sought after for advice on cases from new officers to seasoned veterans. When asked, Reserve Sergeant Schoonover never hesitates to assist anyone with an investigation from inside or outside our agency.

Many of the cases investigated by Reserve Sergeant Schoonover have developed into complex organized crimes cases which have led to the involvement the Federal Bureau of Investigation, Georgia Bureau of Investigations, Florida Department of Law Enforcement, and other state and federal agencies.

Reserve Sergeant Schoonover is an essential piece to our Criminal Investigation Unit and police department as a whole. Reserve Sergeant Schoonover's 40 years as a Reserve Sergeant has shown his dedication not only to the police department and the City of Stuart, but to the community it serves.

Sincerely,

Joseph Tumminelli
Chief of Police

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Roz Johnson, Human Resources Director

Title of Item:

FLORIDA'S CONSTITUTIONAL AMENDMENT 2 - MINIMUM WAGE INCREASE

Summary Explanation/Background Information on Agenda Request:

Florida's Constitutional Amendment 2 was approved by voters on November 3, 2020. Amendment 2 increases Florida's minimum wage from $8.65 (as of January 1, 2021) to $10.00 effective September 30, 2021. The minimum increases by $1.00 every year through September 30, 2026, at which time the minimum wage shall be $15.00. The minimum wage would thereafter be adjusted annually for inflation, beginning September 30, 2027.

This presentation will provide an overview of the City's current position in relation to Amendment 2, as well as compensation strategies for consideration.

Funding Source:

N/A

Recommended Action:

Provide direction for advancing forward and adhering to upcoming timelines.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memorandum to City Manager - Florida Minimum Wage	2/26/2021	Attachment

City of Stuart

Human Resources Department

MEMO

TO: David Dyess, City Manager
FROM: Roz Johnson, Human Resources Director
SUBJECT: Amendment 2 – Florida Minimum Wage
DATE: November 8, 2020 - **Updated**

Background:

Florida's Constitutional Amendment 2 was approved by voters on November 3, 2020. Amendment 2 increases Florida's minimum wage from $8.65 (as of January 1, 2021) to $10.00 effective September 30, 2021. The minimum increases by $1.00 every year through September 30, 2026 (5 years), at which time the minimum wage shall be $15.00. The minimum wage would thereafter be adjusted annually for inflation, beginning September 30, 2027.

This document provides an overview of the City's current compensation position in relation to Amendment 2, offering some suggestions for consideration.

Analyses will continue, and I will reach out to our peers throughout the State to learn how they are responding.

Current City of Stuart Pay Ranges *(first five ranges only, for illustration, FY21):*

Range 1: 12.29 – 19.96 (Custodian, Laborer, PT Leisure Driver)
Range 2: 12.90 – 20.65 (Groundskeeper, Office Assistant)
Range 3: 13.55 – 21.68 (Recreation Leader, Parking Enforcement Specialist)
Range 4: 14.23 – 22.76 (Groundskeeper II, Nursery Worker)
Range 5: 14.94 – 23.90 (Afterschool Program Leader, Groundskeeper Specialist, Sanitation Worker)

Strategy:

- Elevate ranges gradually and conservatively, beginning FY21 or FY22 (a few options appear on following page);
- Ensure compliance with Florida's annual Minimum Wage every fiscal year;
- Ensure existing employees are far enough from each range's minimum to allow for incoming new hires (compression mitigation).

Strategy	Pros	Cons	Comments
Pay ranges remain status quo FY21	Employees will be at least 2% away from the range minimum, giving us a head start on compression prevention	Have to make up for zero range adjustments this year with larger adjustments in subsequent years, creating a greater fiscal impact	If ranges remain untouched this year, we will have to adjust more than 3% in subsequent years (3.5%, etc)
Ranges elevate 2% in FY21, matching the recent GWI	Gives us a jump start on range adjustments toward the $15 minimum	Six employees (plus some new hires) will remain at the minimum; compression with new hires will be unavoidable	Would recommend one-time rate adjustments for the six (+/-) employees to move them from the floor – see "Discussion" below
Implement 3% GWI every fiscal year, with accompanying range adjustments	Employees move with the ranges and can plan on the 3% each year – good retention tool; by September 30, 2026 the City's minimum will match FL Minimum Wage	The 3% is less than the rate of growth in the FL Minimum Wage each year (10% year one, 9% year two, 8% year three, and so forth); the City's minimum will match FL Minimum Wage, which can work against us in recruitment	This is a conservative approach and ensures the City meets the State's deadline; other options include a variety of combinations of GWI each fiscal year (such as a 4% GWI with ranges only moving 3%), but **the key is elevating the ranges at least 3% each fiscal year.**

Discussion:

1. To achieve success with any strategy selected, existing employees at the minimum will need to be elevated off the floor of their range. As much possible of the first quartile of a range should be reserved for new hires to mitigate compression. Moving existing employees from the minimum can be achieved with a one-time rate adjustment for the few to whom it applies. While additional analyses will be performed, and aside from very new hires, it is believed there are very few affected employees. The six identified in the lowest five grades are isolated to two divisions (10th Street and Tram Services). Compression within the ranks will be evaluated, but again, it appears isolated and minimal. Any other anomalies will be identified and discussed.

2. The six existing employees at the minimum in ranges 1 through 5:
   - One PT Leisure Driver
   - Five PT Recreation Leaders
   - *Others are placed within the ranges at varying compa ratios*
   - *Employees in pay range 6 and higher will be evaluated, and with the exception of some new hires in the past few months, it's likely employees are already above the minimum due to the Paypoint study of 10/1/19.*

3. If an annual GWI is implemented, and without other increases (such as a 1% merit or otherwise), employees will remain static in placement within their assigned pay range for five (5) years. An employee at 90% compa ratio would remain at 90% compa ratio for the same period – *however, non-bargaining employees don't tend to have as much concern about "moving through the range" as bargaining employees do; rather, they are more concerned with receiving a wage increase every year, and they don't want new hires too close to their rate of pay, and we have a system to monitor that dynamic (see #4 below).*

4. New Hires will continue to be processed in accordance with policy, not to exceed 15% above the range minimum, unless approved by the CM; HR continues to analyze internal equity with each new hire; if existing employees are far enough away from the minimum of a range, we can hire successfully without compression or internal equity issues;

5. Fire and Police are collectively bargained, with rates comparable to the market at present; it is yet to be seen how the unions may respond to the increasing FL Minimum Wage;

Option #1 For Range Adjustments *(Range 1 only, for illustration – no changes to current ranges in FY21 – applying 3.50% each FY):*

FY21 (today's minimum; no range adjustments) - $12.29
FY22 - $12.72 (FL Min Wage $10)
FY23 - $13.17 (FL Min Wage $11)
FY24 - $13.63 (FL Min Wage $12)
FY25 - $14.10 (FL Min Wage $13)
FY26 - $14.60 (FL Min Wage $14)
FY27 - $15.11 (FL Min Wage $15)

Option #2 For Range Adjustments *(Range 1 only, for illustration – current ranges increase by 2% now, with one-time adjustments to employees to elevate them above the minimum – applying 3% GWI each FY):*

FY21 (new range minimum, adjusted by 2% to match recent GWI) - $12.54
FY22 - $12.91 (FL Min Wage $10)
FY23 - $13.30 (FL Min Wage $11)
FY24 - $13.70 (FL Min Wage $12)
FY25 - $14.11 (FL Min Wage $13)
FY26 - $14.53 (FL Min Wage $14)
FY27 - $15.00 (FL Min Wage $15) – *GWI 3.25%*

Pros and Cons of Above Proposals:

Pros:

1. Both of the proposals above are conservative and meet the deadline;
2. City could grant a higher GWI in one year and less in another year (however, ranges must adjust each year by 3% on average to meet the goal);
3. Employees would receive 3% each fiscal year, except in the final year (3.25%), which is a good recruitment and retention tool.

Cons:

1. The FL Minimum Wage increases by 10% in year one, 9% in year two, 8% in year three, etc. and our 3% adjustment each year doesn't keep good pace – it gets the job done, and it's conservative, but it's not optimal;
2. The City's minimum rate is currently 44% above the FL Minimum Wage of $8.56. By the end of the 5 years, and with 3% adjustments (only) each year, that distance from the minimum shrinks to zero. The City's minimum pay would match the FL Minimum Wage, and this could negatively impact recruitment efforts (e.g., a Laborer in a safety-sensitive role who is paid a minimum rate earns the same as a Cashier – *no disrespect intended with comparisons*; even though we can hire above the minimum, in compliance with our hiring policies, it's a perception issue);
3. If we don't elevate all existing employees from the floor of the ranges, new hires would be paid the same rate as employees with seniority, who are also at the minimum, creating internal inequity – in addition to the one-time adjustment for a few, as noted earlier, a consideration to get around new employee compression is to implement the 3% GWI plus a 2% merit for say, two years, to *move everyone through the ranges and further away from the minimums*. After the two years, return to lump sums. Other options can be evaluated.

Amendment 2 Impact:

Joly can advise the fiscal impact based on recommendations, and I can confer with him in the next two weeks unless you wish to meet with him ahead of my return. Additional analyses will continue during my absence, including examining other compensation strategies. Discussion and surveys have already launched among my peers, so I'll be engaged in collaboration with all of them. I'll keep you posted.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Mary Kindel, City Clerk

Title of Item:

APPROVAL OF 02/22/2021 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	2/22/2021 CCM Minutes	3/2/2021	Attachment

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD February 22, 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

5:30 PM ROLL CALL

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. FIRST PRESENTATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT - CORONAVIRUS (CDBG-CV) PROGRAM BY CORBETT ALDAY FROM GUARDIAN CRM, INC.

Pinal Gandhi-Savdas, CRA Administrator, provided a brief overview of the CDBG-CV program and introduced Mr. Corbett Alday from Guardian CRM, Inc.

Corbett Alday thanked the Commission and presented a PowerPoint presentation on the CDBG-CV Grant Program requirements and process, specifying the grant requirements must be associated with the Coronavirus directly, meet income requirements, and offered project examples and reviewed the overall process.

Mayor Clarke requested clarification on the pre-application process and Pinal Gandhi-Savdas provided information.

Public Comment:

1) **Helen McBride - Flamingo Ave.; Commented that she does not feel the grant was advertised well and asked who could apply; felt it was a wonderful grant and she supported helping the businesses.**

2) **Armond Pasquale - Seminole St.; Suggested using the grant money to increase water supply because water is becoming extremely expensive and commented that his bills are going up.**

Mayor Clarke requested to make the information for this grant available for residents.

City Manager Dyess noted the City has already applied for a CDBG grant as it related to the alternative water supply source in the last grant cycle.

Commissioner Meier suggested using the grant funding for rent and utility assistance for those affected by lost wages though COVID-19. He was interested in earmarking funds for local businesses.

Mr. Corbett Alday stated the application had to be one activity/project and one application.

Commissioners continued their discussion to include working with other organizations to help promote jobs, rent assistance, job creation, ideas of a business incubator, incentives, and rental assistance.

City Manager Dyess presented the staff idea to purchase the property located at 720 SE Martin Luther King Jr. Blvd and create a job training center and business incubator. He mentioned the trade gap in the community and offered the idea of the rehabilitation work on the property be done by the trades people attending the program.

Mr. Alday explained how Columbia County has an industrial site that they will build a water and sewer plant for their PPE plant. They are using the State of Florida Jobs Grant, the CDBG-CV Grant, and Economic Administration. He explained how the City was eligible to apply for the same grants.

Discussion took place on the benefit of the grant, direction the City should take in making sure the grant makes the most impact, suggested partners, timelines, and process.

City Attorney Mortell informed the Commission they could apply for the grant then identify the property.

Mayor Clarke asked City Manager Dyess to find out what they are doing to help the residents with COVID-19. She wanted to ensure the residents were using all the County resources.

6:07 PM Public Comment:

3) **Mr. Tom Campenni, St Lucie St; stated the United Way helped with the rent, utilities, food, and mental health. The County helped with businesses affected by Covid-19 who met the criteria.**

4) **Gwendolyn Hall-Brinkley, Majorca Ave.; Questioned if there were boundaries for the people who would be able to benefit from the program. She was told the guidelines from the program have not yet been structured.**

6:04 PM MOTION: Accept staff's proposal to pursue the pre-application process with staff's proposed idea.
MOVED BY: Commissioner Meier
SECONDED BY: Vice Mayor Matheson
Motion passed unanimously. 6:11 PM

6:12 PM COMMENTS BY CITY COMMISSIONERS

Commissioner Bruner

- **No Comments**

Commissioner McDonald

- **Commented that he attended MPO Meeting and noted that if the City has a future project they would like prioritized by the State, they will have to let the MPO Administrator know by April.**
- **Announced that he mentioned the Riverwalk Cafe was still participating in the Oyster Shell Recycling Program after 6 years.**

Commissioner Meier

- **Announced the legislative session starts next week and that he will provide updates. Unfortunately, there are a lot of bad bills going through the committees that we should be aware of.**
- **Suggested drafting a letter to oppose Senate Bill 62 that would eliminate regional planning councils.**

6:18 PM MOTION: Draft and send a resolution in support of the Regional Planning Council opposing SB 62 to the Legislative Delegation and Chairs of the Committees that would see that bill.
MOVED BY: Commissioner Meier
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

- **Reported that he met with Representative Snyder and looking forward to working with him.**
- **Reviewed LPA meeting notes on Central Parkway Project, thinks it is important to prioritize meetings and have a workshop on the housing funds and policy.**

Vice Mayor Matheson

- **Commented on his support of the Treasure Coast Regional Planning Council, they are working on two studies: Gateway Triangle District and US1 Economic Corridor. MPO funding in place for right turning lane US1 to Kanner Hwy, would like to invite TCRPC to an upcoming meeting to present some options.**
- **Commented that he spoke with the owner of Culvers in Stuart and he is saving money by not offering straws.**
- **Provided update on Lake Okeechobee height and trends.**
- **Attended MPO & LOSOM Meeting and discussed Lake Okeechobee Action Management Plan for 2022, spoke to organizations who complimented Ben Hogarth (Community Affairs Liaison) who spoke on City of Stuart priorities.**
- **Reported he is communicating with Kate Cotner of FPL on the wooden telephone poles, they are on the list to be removed.**

Mayor Clarke

- **Read a thank you note from Ms. Thelma Waters on her induction onto the Florida Women's Hall of Fame.**
- **Addressed concerns in the community regarding COVID-19 vaccine.**
- **Mentioned lawsuit correspondence received from Caryn Hall Yost-Rudge.**

City Attorney Mortell informed the Commission it was dismissed, and the City is not party to the lawsuit.

- **Commented in support of the TCRPC Resolution.**
- **Attending the Airport Advisory Committee Meeting.**
- **Working with staff on ideas for affordable housing.**

COMMENTS BY CITY MANAGER

No Comments

APPROVAL OF AGENDA

6:32 PM MOTION: Motion to approve the agenda.
MOVED BY: Commissioner Matheson
SECONDED BY: Commissioner Meier
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max)

1) **Betty Brinkley - Nassau Ave.; Felt no one came to the black community to offer COVID-19 vaccines and mentioned the roads in the black community were not maintained as they were in the white community. On January 17th the police officer was very disrespectful and threatening to the black citizens and it scares her.**

CONSENT CALENDAR

2. APPROVAL OF 02/08/2021 CCM MINUTES

3. ALTERNATIVE WATER SUPPLY FUNDING APPLICATION AUTHORIZATION:

RESOLUTION No. 23-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE UTILITIES & ENGINEERING DEPARTMENT TO SUBMIT A GRANT APPLICATION FOR AN ALTERNATIVE WATER SUPPLY GRANT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO PROVIDE FUNDING FOR THE CITY'S ALTERNATIVE WATER SUPPLY PROJECT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

4. AXON PAYMENT AGREEMENT:

RESOLUTION No. 24-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION OF A LEASE/PAYMENT FOR A FIVE (5) YEAR TERM W ITH AXON ENTERPRISES INC, FOR AXON BODY W ORN CAMERAS (BW C'S), UNLIMITED EVIDENCE STORAGE, AND TASER STORAGE TRACKING; AND PROVIDING AN EFFECTIVE DATE AND FOR OTHER MATTERS.

END OF CONSENT CALENDAR

6:36 PM MOTION: To approve Consent Calendar.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

COMMISSION ACTION

5. URGING THE FLORIDA LEGISLATURE AND GOVERNOR TO ENSHRINE APPROPRIATIONS FOR THE EAA RESERVOIR:

RESOLUTION No. 26-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, URGING THE FLORIDA LEGISLATURE TO ENSHRINE ALL NECESSARY STATE APPROPRIATIONS FOR THE EVERGLADES AGRICULTURAL AREA RESERVOIR PROJECT UNTIL ITS COMPLETION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:38 PM MOTION: Move to approval.
MOVED BY: Commissioner McDonald
SECONDED BY: Vice Mayor Matheson
Motion passed unanimously.

6. LETTER TO THE SFWMD ON MAXIMIZING CONVEYANCE OF LAKE WATER SOUTH DURING THE DRY SEASON:

RESOLUTION No. 27-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A LETTER TO THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT URGING THE DISTRICT TO MAXIMIZE THE CONVEYANCE OF LAKE OKEECHOBEE WATER SOUTH THROUGH THE STORMWATER TREATMENT AREAS AND TO THE FLORIDA EVERGLADES DURING THE DRY SEASON; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:41 PM MOTION: Motion to include additional language of only 6% of total water sent to STA's came from Lake Okeechobee.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

7. AUTHORIZATION TO APPLY FOR FIND GRANT FOR POLICE BOAT:

RESOULTION No. 28-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY OF STUART POLICE DEPARTMENT TO APPLY FOR AND, IF SUCCESSFUL DESIGNATE THE POLICE CHIEF AS THE AUTHORIZED REPRESENTATIVE TO EXECUTE THE GRANT, AND SUBSEQUENTLY APPROVE THE EXPENDITURE OF THE GRANT FUNDS FROM THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM, TO FUND THE STUART POLICE DEPARTMENT MARINE PATROL WATERWAY SAFETY PROJECT; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

City Manager Dyess stated this was a 50/50 match grant and the City will not be retaining the current boat if the grant was approved.

6:44 PM MOTION: Move for approval.
MOVED BY: Commissioner Meier
SECONDED BY: Commissioner McDonald
Motion passed unanimously.

ORDINANCE SECOND READING

8. HIDDEN KEY RPUD REZONING (QUASI-JUSICIAL):

ORDINANCE No. 2457-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING THE 1.36 ACRE PARCEL FROM RESIDENTIAL MULTIFAMILY/ 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 TW ENTY-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.

Three (3) people sworn; Kev Freeman and Stephen Mayer, City of Stuart Development Department, and Mr. Creech of Creech Engineering.

Stephen Mayer, Senior Planner, provided an update with an addition to Condition #32 based on comments from the first hearing.

Mr. Rick Creech agreed with the staff recommendations.

6:49 PM MOTION: Motion to approve Ordinance No. 2457-2021.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner Meir
Motion passed unanimously.

ORDINANCE FIRST READING

No items.

DISCUSSION AND DELIBERATION

6:50 PM 9. STUART GREEN MARKET DISCUSSION

Jim Chrulski, Community Services Director presented on the history of the City of Stuart Green Market and offered a comparison of the of the Treasure Coast and Palm Beach markets, including the IRS statuses.

Commissioners reviewed and discussed concerns about the financials, transparency, cooperation, and accurate reporting. Commissioner Meier stated, although he is concerned about the financials, he felt the green markets are a social service and that it is important to provide a space for vendors and attract people to downtown and the financials are not as important. Commissioner Bruner noted that this is only generating $2,000 a year and feels it needs to grow.

Mr. Kevin Osborne, Manager of Stuart Green Market, addressed the Commission by providing a history of the management and his role in the Stuart Green Market. After the loss of Mr. Bernie Malone, the creator of the Stuart Green Market, he has been learning as he goes. He stated he was compliant through COVID-19 and his concerns were for the 60 families that relied on the market for their livelihood. Stated the contributions the Green Market has made to help the community.

City Attorney Mortell clarified a few issues mentioned by Mr. Osborne and informed the Commission there was a meeting with the board in 2018 where the guidelines and requirements were discussed.

Commissioners continued their discussion on the transparency issue, noting the City needs to be associated with organizations that follow the rules and should demand transparency with the taxpayer's money. They reviewed what they want the future of the market to be to benefit the City and draw people to downtown and agreed to consider options on how to proceed.

Mr. Patrick Bradley, Founder and President of the Stuart Green Market, came forward and thanked the Commission for their consideration. He answered questions, stating he did not have his hearing aids in, but went on to answer that the Green Market Board meets weekly at the market on day to day operations and has had annual meetings in the past.

In addition to multiple questions, Commissioner McDonald requested a copy of the Minutes and By-Laws from meetings held by the Green Market Board.

City Attorney Mortell explained to Mr. Bradley that in the event his Board is failing to report, his answers could be used against him. Mr. Brandley was seated.

City Manager Dyess informed the Commission the license agreement was perpetual and does not end on July 1st. It would require a 60-day termination at any time. Options of the Green Market location and an RFP discussed.

Public Comment:

1) **Helen McBride - Flamingo Ave; Commented on concerns about the sales tax being charged by the vendors at the Green Market and would like to see it run better. Asked to get a better contract and preferred in Memorial Park.**

2) **Jim Gallegos - Manner Drive; Inquired if the license would remain a perpetual license or become an annual license and expressed concern about the future of the Green Market as he is not happy how it is currently being run.**

7:53 PM MOTION: Bring back an item before the City Commission at the next meeting that will be a 2-part discussion; A- To discuss and determine if we're going to terminate the license agreement and the effective date of the termination pursuant to the license agreement and B- if we choose to terminate it, that we have an RFP ready to go that we can approve. MOTION AMENDED TO ADD: Two meetings from now, March 22nd Meeting.
MOVED BY: Commissioner McDonald
SECONDED BY: Commissioner Bruner
Motion passed unanimously. 8:01 PM

8:01 PM ADJOURNMENT

Mary R. Kindel, City Clerk **Eula R. Clarke, Mayor**

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

KJL/MK

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Alaina Knofla

Title of Item:

AWARD OF ITB# 2021-104; SHEPARD PARK BOAT PARKING IMPROVEMENTS (RC):

RESOLUTION No. 29-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-104, SHEPARD PARK BOAT PARKING IMPROVEMENTS TO THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER TOTAL UNIT PRICE OF $529,072.08 TO FERREIRA CONSTRUCTION SOUTHERN DIVISION CO, INC.. OF HOBE SOUND, 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 January 15, 2021. DemandStar notified two hundred ninety-six (296) potential bidders, there were eighteen (18) plan holders, and issued nine (9) bid packages for this project. Four (4) bids were received by the bid opening date and time of 2:30 pm. February 10, 2021

Captec Engineer of record has checked references and recommends award to the lowest responsive and responsible bidder, for a total unit price $529, 072.08.

Funding Source:

1230/563

Recommended Action:

Adopt Resolution No. R29-2021

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R29-2021	2/18/2021	Cover Memo

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 29-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-104, SHEPARD PARK BOAT PARKING IMPROVEMENTS TO THE LOWEST MOST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF $529,072.08 TO FERREIRA CONSTRUCTION SOUTHERN DIVISION CO, INC. OF HOBE SOUND, 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 ITB #2021-104: Shepard Park Boating Parking Improvements to the lowest most, responsive, and responsible bidder, Ferreira Construction Southern Division Co, Inc., of Hobe Sound, Florida at the unit price total of $529,072.08; subsequent to review and approval by City Attorney.

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

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: 3/8/2021 **Prepared by:** S. Mayer

Title of Item:

PLAT OF NEW AVONLEA PUD PARCEL 2 (RC):

RESOLUTION No. 31-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD FIRST REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.11 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On June 11, 2021, the City Commission adopted Ordinance 2366-2018, allowing for development of 30 attached homes located on the north side of Baker Road, within Parcel 2 of the New Avonlea PUD.

Conditions #61 and #63 of the approving ordinance requires plat approval prior to any development activity and that Parcels 2 and 12 may be platted separately. The owner now seeks approval of a plat for the "New Avonlea PUD First Replat" project.

The City's Consultant, Kimley-Horn and Associates has reviewed the plat for consistency with Chapter 177, Florida Statutes and the City's Land Development Code and provided comments which the applicant has addressed. See Kimley-Horn's final approval comments attached.

Funding Source:

N/A

Recommended Action:

Move for approval of Resolution 31-2021

ATTACHMENTS:

	Description	Upload Date	Type
🗋	A1. R31-2021	2/26/2021	Resolution add to Y drive
🗋	A2. Plat Sheet 1 of 2	2/26/2021	Exhibit
🗋	A3. plat Sheet 2 of 2	2/26/2021	Exhibit
🗋	D1. KHA Final Review Comments	2/26/2021	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION No. 31-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD FIRST REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.11 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR 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: That certain plat titled "NEW AVONLEA PUD FIRST REPLAT" prepared by Robert F. Kemerson, A Florida Professional Surveyor, a copy of which was initially filed with the City Development Department on February 8, 2021, is hereby approved by the City Commission as being in compliance with the requirements for platting in Chapter 177, Florida Statues and with local laws relative thereto.

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

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

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING RESOLUTION 100-2019, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS. IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Print Name: _____ Avonlea JV Stuart, LLC

_____ _____
Name: Nikolaus M. Schroth
Print Name: _____ Title: Director

_____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution 31-2021 was acknowledged before me this _____ day of _____, 2021 by Nik Schroth, the director of the Avonlea JV Stuart, LLC.

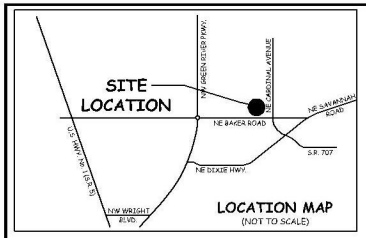
Notary Public, State of _____
My Commission Expires:
Notary Seal Personally Known OR Produced Identification

Type of ID_____

NEW AVONLEA P.U.D. 1ST REPLAT

BEING A REPLAT OF LOT 2, PRESERVE A1 AND PRESERVE A2, ACCORDING TO THE PLAT OF NEW AVONLEA P.U.D., AS RECORDED IN PLAT BOOK 17, PAGE 35, LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____



TITLE CERTIFICATION

I, HOWARD E. GOOSE JR., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____:

1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN AVONLEA JV STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY.

2. TAXES ARE DUE AND PAYABLE FOR 202_ UNDER TAX I.D. NUMBER: 1115814.

3. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LANDS DESCRIBED HEREON.

DATED THIS _____ DAY OF _____, 202_.

BY: _____
HOWARD E. GOOSE JR.

GENERAL PLAT NOTES:

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0132H. DATED 2/19/20.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF S 89°58'55" E ALONG THE NORTH RIGHT OF WAY LINE OF NE BAKER ROAD.

2. PLAT CONTAINS 3.11 ACRES.

3. PLAT CONTAINS 30 LOTS.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS; WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS _____ DAY OF _____, 202_.

_____
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE INDICATED.

_____ _____
DATE MICHAEL J. MEIER - CITY MAYOR

_____ _____
DATE MARY KINDEL - CITY CLERK

_____ _____
DATE MICHAEL MORTELL CITY ATTORNEY

_____ _____
DATE KEVIN M. ROBERSON - CITY ENGINEER - KIMLEY HORN AND ASSOCITES INC.

_____ _____
DATE E. C. DEMETER, PSM - CITY PLAT REVIEWER

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT AND HEREBY DEDICATES AS FOLLOWS:

1. THE NEW PRESERVE AREAS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR PRESERVATION PURPOSES. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVE AREA SHALL OCCUR, EXCEPT AS APPROVED BY THE CITY OF STUART, FLORIDA. SAID CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
2. THE PRIVATE ROADWAY TRACT SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS OF WAY.
3. THE OPEN SPACE TRACTS AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR OPEN SPACE PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. THE RECREATION TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT FOR RECREATION PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. THE STORM WATER MANAGEMENT TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 1ST REPLAT ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC AS A PRIVATE STORM WATER MANAGEMENT TRACT FOR THE PURPOSE OF WATER DETENTION, INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STORM WATER MANAGEMENT TRACT.

SIGNED AND SEALED ON BEHALF OF SAID OWNER.

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

BY: ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ITS SOLE MANAGER
BY: _____
NIKOLAUS M. SCHROTH, DIRECTOR
PRINTED NAME: NIKOLAUS M. SCHROTH
TITLE: DIRECTOR
DATE: _____

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

BY: AVONLEA PROPERTY OWNERS ASSOCIATION, INC.
BY: _____
NIKOLAUS M. SCHROTH, DIRECTOR
PRINTED NAME: NIKOLAUS M. SCHROTH
TITLE: DIRECTOR
DATE: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, AS SOLE MANAGER FOR AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF AVONLEA PROPERTY OWNERS ASSOCIATION, INC., WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES: _____

CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 2021.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

28-37-41-013-000-00020-0
PARCEL CONTROL NUMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION, INC., WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

LOT 2, PRESERVE A1 AND A2, NEW AVONLEA P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING
VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE B
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

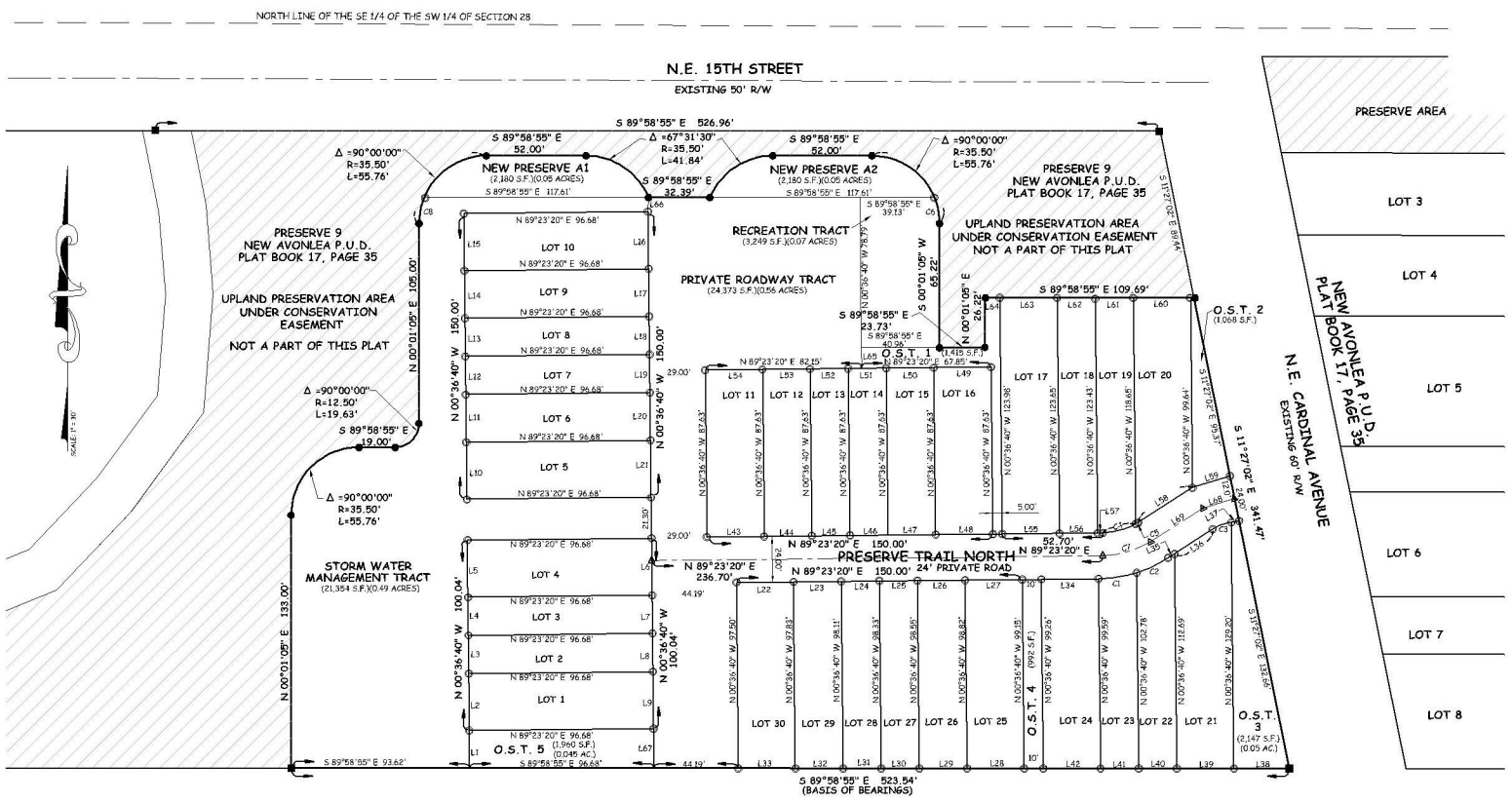
SHEET 1 OF 2

N:\Projects\2019\19-1018 Avonlea Parcel P.S.B\SURVEY\NSV\19-1018 PLAT.dwg, PLAT Sheet1, 7/15/2021 7:40:56 AM, Victor Group, Inc., (772) 879-0477

NEW AVONLEA P.U.D. 1ST REPLAT

BEING A REPLAT OF LOT 2, PRESERVE A1 AND PRESERVE A2, ACCORDING TO THE PLAT OF NEW AVONLEA P.U.D., AS RECORDED IN PLAT BOOK 17, PAGE 35, LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.74	N00°36'40"W
L2	30.00	N00°27'53"W
L3	20.00	N00°27'53"W
L4	20.00	N00°27'53"W
L5	30.04	N00°27'53"W
L6	30.04	N00°36'40"W
L7	20.00	N00°36'40"W
L8	20.00	N00°36'40"W
L9	30.00	N00°36'40"W
L10	30.00	N00°27'53"W
L11	25.00	N00°27'53"W
L12	20.00	N00°27'53"W
L13	20.00	N00°27'53"W
L14	25.00	N00°27'53"W
L15	30.00	N00°27'53"W
L16	30.00	N00°36'40"W
L17	25.00	N00°36'40"W
L18	20.00	N00°36'40"W
L19	20.00	N00°36'40"W
L20	25.00	N00°36'40"W
L21	30.00	N00°36'40"W
L22	30.00	N89°23'20"E
L23	25.00	N89°23'20"E
L24	20.00	N89°23'20"E
L25	20.00	N89°23'20"E
L26	25.00	N89°23'20"E
L27	30.00	N89°23'20"E
L28	30.00	S89°58'55"E
L29	25.00	S89°58'55"E
L30	20.00	S89°58'55"E
L31	20.00	S89°58'55"E
L32	25.00	S89°58'55"E
L33	30.00	S89°58'55"E
L34	30.00	N89°23'20"E
L35	4.01	N57°05'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L36	23.77	N57°05'08"E
L37	4.14	N78°32'58"E
L38	29.00	S89°58'55"E
L39	30.00	S89°58'55"E
L40	19.94	S89°58'55"E
L41	20.09	S89°58'55"E
L42	30.00	S89°58'55"E
L43	30.00	N89°23'20"E
L44	25.00	N89°23'20"E
L45	20.00	N89°23'20"E
L46	20.00	N89°23'20"E
L47	25.00	N89°23'20"E
L48	30.00	N89°23'20"E
L49	30.00	N89°23'20"E
L50	25.00	N89°23'20"E
L51	30.00	N89°23'20"E
L52	20.00	N89°23'20"E
L53	25.00	N89°23'20"E
L54	30.00	N89°23'20"E
L55	30.00	N89°23'20"E
L56	20.00	N89°23'20"E
L57	2.70	N89°23'20"E
L58	33.81	N57°05'08"E
L59	20.60	N72°57'19"E
L60	30.00	S89°58'55"E
L61	20.00	S89°58'55"E
L62	20.00	S89°58'55"E
L63	30.00	S89°58'55"E
L64	7.84	S89°58'55"E
L65	10.93	S00°36'40"E
L66	7.45	N01°37'23"E
L67	20.80	S00°36'40"E
L68	17.55	N72°57'19"E
L69	32.50	N57°05'08"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	20.38	68.08	20.30	N80°58'54"E	17°09'08"
C2	18.24	68.08	18.19	N64°43'51"E	15°21'09"
C3	10.59	23.00	10.50	N70°16'41"E	26°23'05"
C4	18.01	44.33	17.89	N74°37'38"E	23°16'37"
C5	1.60	44.33	1.60	N61°57'11"E	02°04'15"
C6	13.92	35.50	13.83	N11°14'10"W	22°28'16"
C7	26.37	55.70	26.13	N73°30'04"W	27°07'46"
C8	13.92	35.50	13.83	N11°15'20"W	22°28'30"

LEGEND

AC. = ACRES
C1 = CURVE ONE
DE = DRAINAGE EASEMENT
L1 = LINE 1
L = LENGTH OF ARC
LB = LICENSE BUSINESS
(M) = MEASURED
ORB= OFFICIAL RECORDS BOOK
O.S.T. = OPEN SPACE TRACT
PCP = PERMANENT CONTROL POINT
PG = PAGE
P.U.D. = PLANNED UNIT DEVELOPMENT
PRM = PERMANENT REFERENCE MONUMENT
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
Δ = CENTRAL ANGLE OF CURVE
Δ= SET POP "LB 8206"
◎ = SET 5/8" IRON ROD/CAP "VELCON LB 8206"
● = FOUND 5/8" IRON ROD/CAP "VELCON LB 4942" REPLACED WITH CAP STAMPED "PRM LB 8206 "
■ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 4942"

GRAPHIC SCALE
30 0 30 60 120
(SCALE IN FEET)
1" = 30

SHEET 2 OF 2

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

N:\Projects\2018\18-1018 Avonlea Parcel P.S.B\SURVEY\NEW 1018 PLAT.dwg, PLAT Sheet 2, 7/30/2021 11:47:25 AM, Velcon Group, Inc., (772) 879-0477

Kimley»Horn

To: Stephen Mayer
Senior Planner
City of Stuart Development Department

From: Kevin Roberson, P.E.
Kimley-Horn and Associates, Inc.

Date: February 22, 2021

Re: **Avonlea Parcels 2 and 12 – Stuart, Florida – 3rd Plat review**

Dear Mr. Mayer,

Kimley-Horn has reviewed the plat re-submittal documents provided to Kimley-Horn on February 19, 2021, prepared by Velcon Engineering and Surveying, LLC for the proposed Avonlea development in Stuart, Florida.

We completed our 3rd review of New Avonlea P.U.D. 1st Replat and New Avonlea P.U.D. 2nd Replat on 2-4-21. The applicant has addressed all of our comments.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. By conducting this limited evaluation, Kimley-Horn is not assuming responsibility for the content and accuracy of the plat, which remain the sole responsibility of the Engineer of Record and the Surveyor of Record. Please contact us if you have any questions or need additional information.

Sincerely,

Kimley-Horn and Associates, Inc.

Kevin M. Roberson, P.E.
Senior Vice President

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** S. Mayer

Title of Item:

PLAT OF NEW AVONLEA PUD PARCEL 12 (RC):

RESOLUTION No. 32-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD SECOND REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.11 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On June 11, 2021, the City Commission adopted Ordinance 2366-2018, allowing for development of 32 attached homes located on the south side of Baker Road, within Parcel 12 of the New Avonlea PUD.

Conditions #61 and #63 of the approving ordinance require plat approval prior to any development activity and that Parcels 2 and 12 may be platted separately. The owner now seeks approval of a plat for the "New Avonlea PUD First Replat" project.

The City's Consultant, Kimley-Horn and Associates has reviewed the plat for consistency with Chapter 177, Florida Statutes and the City's Land Development Code and provided comments which the applicant has addressed. See Kimley-Horn's final approval comments attached.

Funding Source:

N/A

Recommended Action:

Move for approval of Resolution 32-2021

ATTACHMENTS:

	Description	Upload Date	Type
🗋	A1. R32-2021	2/26/2021	Resolution add to Y drive
🗋	A2. Plat Sheet 1 of 2	2/26/2021	Exhibit
🗋	A3. Plat Sheet 2 of 2	2/26/2021	Exhibit
🗋	D1. KHA Final Review Comments	2/26/2021	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION No. 32-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "NEW AVONLEA PUD SECOND REPLAT", WITH LANDS SITUATED IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CONTAINING 3.07 ACRES, PREPARED BY ROBERT F. KEMERSON OF VELCON ENGINEERING AND SURVERYING, LLC, A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER NO. 6285, PROVIDING FOR 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: That certain plat titled "NEW AVONLEA PUD SECOND REPLAT" prepared by Robert F. Kemerson, A Florida Professional Surveyor, a copy of which was initially filed with the City Development Department on February 8, 2021, is hereby approved by the City Commission as being in compliance with the requirements for platting in Chapter 177, Florida Statues and with local laws relative thereto.

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

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

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING RESOLUTION 32-2021, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS. IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Print Name: _____ Avonlea JV Stuart, LLC

_____ _____
Name: Nikolaus M. Schroth
Print Name: _____ Title: Director

_____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution 32-2021 was acknowledged before me this _____ day of _____, 2021 by Nik Schroth, the director of the Avonlea JV Stuart, LLC.

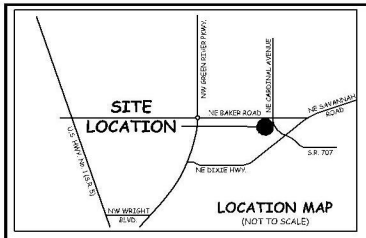
Notary Public, State of _____
My Commission Expires:
Notary Seal Personally Known OR Produced Identification

Type of ID_____

NEW AVONLEA P.U.D. 2ND REPLAT

BEING A REPLAT OF LOT 12, ACCORDING TO THE PLAT OF NEW AVONLEA P.U.D., AS RECORDED IN PLAT BOOK 17, PAGE 35, LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____



TITLE CERTIFICATION

I, HOWARD E. GOOSE JR., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____, 2021:

1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN AVONLEA JV STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY.

2. TAXES ARE DUE AND PAYABLE FOR 202_ UNDER TAX I.D. NUMBER: 1115824.

3. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
HOWARD E. GOOSE JR.

GENERAL PLAT NOTES:

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0132H, DATED 2/19/20.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS) REFERENCE BEARING OF S 89°58'55" E ALONG THE SOUTH RIGHT OF WAY LINE OF NE BAKER ROAD.

2. PLAT CONTAINS 3.07 ACRES.

3. PLAT CONTAINS 32 LOTS.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS; WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS _____ DAY OF _____, 2021.

_____
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE INDICATED.

DATE	MICHAEL J. MEIER - CITY MAYOR
DATE	MARY KINDEL - CITY CLERK
DATE	MICHAEL MORTELL CITY ATTORNEY
DATE	KEVIN M. ROBERSON - CITY ENGINEER - KIMLEY HORN AND ASSOCIATES INC.
DATE	E.C. DEMETER, PSM - CITY PLAT REVIEWER

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT AND HEREBY DEDICATES AS FOLLOWS:

1. THE PRIVATE ROADWAY TRACT SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT ARE HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS OF WAY.
2. THE OPEN SPACE TRACTS AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC. FOR OPEN SPACE PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE RECREATION TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT IS HEREBY DEDICATED TO THE PRESERVE AT AVONLEA HOME OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR RECREATION PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. THE STORM WATER MANAGEMENT TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC. AS PRIVATE STORM WATER MANAGEMENT TRACTS FOR THE PURPOSE OF WATER DETENTION, INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STORM WATER MANAGEMENT TRACTS.
6. THE LIFT STATION TRACT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. 2ND REPLAT IS HEREBY DEDICATED TO MARTIN COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN COUNTY.

SIGNED AND SEALED ON BEHALF OF SAID OWNER.

AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

BY: ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ITS SOLE MANAGER

PRINTED NAME: _____

BY: _____
NIKOLAUS M. SCHROTH, DIRECTOR

WITNESS: _____

PRINTED NAME: NIKOLAUS M. SCHROTH

PRINTED NAME: _____

TITLE: DIRECTOR

DATE: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY NIKOLAUS M. SCHROTH, DIRECTOR OF ERFOLG HOLDINGS, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, AS SOLE MANAGER FOR AVONLEA JV STUART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

_____
NOTARY PUBLIC:

PRINTED NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES: _____

CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 202_.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

28-37-41-013-000-00120-0
PARCEL CONTROL NUMBER

LEGAL DESCRIPTION:

LOT 12, NEW AVONLEA P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PLAT PREPARED BY:

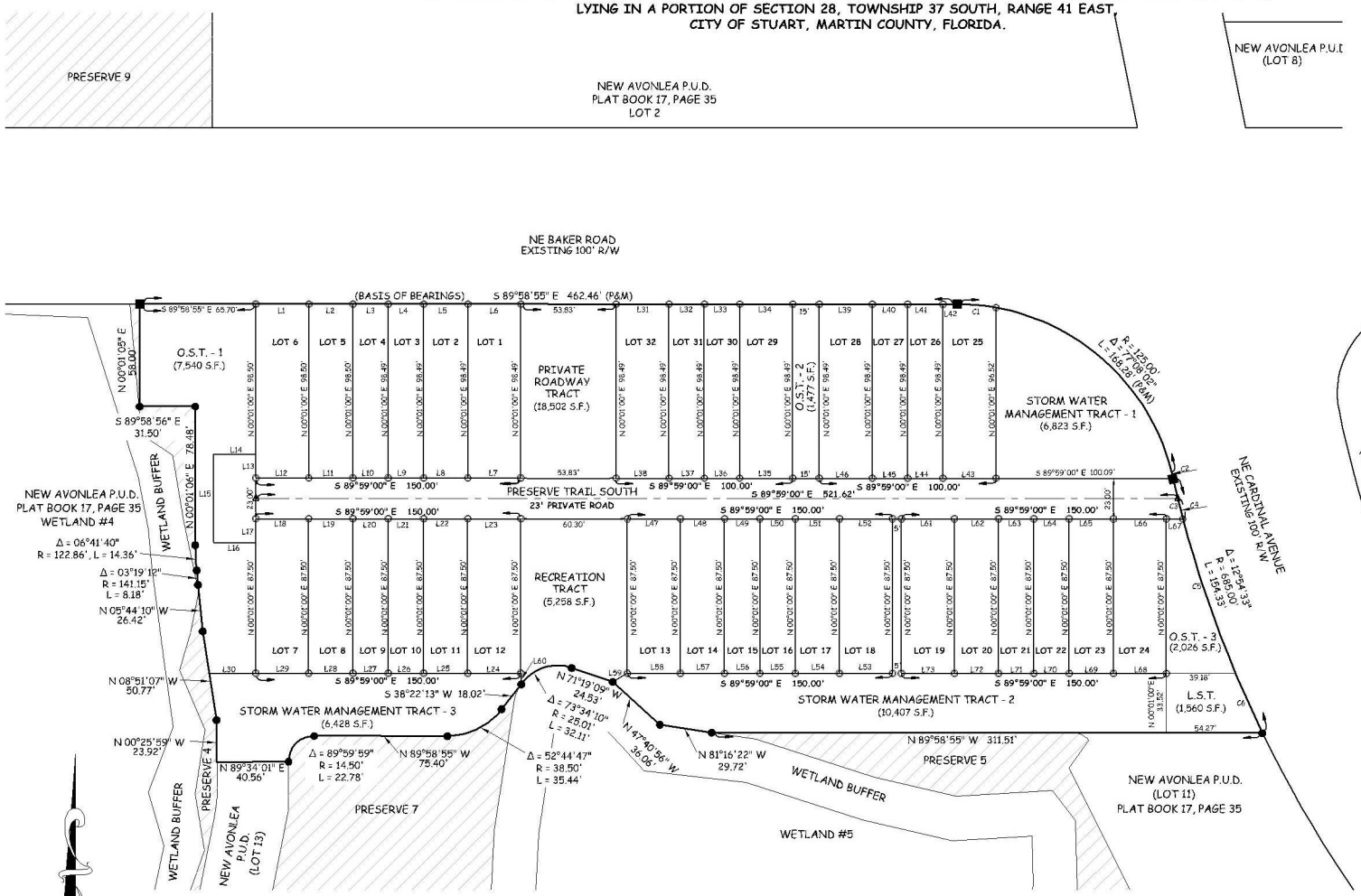
VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

N:\Projects\2019\19-1019 Avonlea Parcel 12\Surveying\19-1019 PLAT.dwg PLAT SHEET 1, 2/8/2021 11:37:37 AM, Velcon Group, Inc., (772) 879-0477

NEW AVONLEA P.U.D. 2ND REPLAT

BEING A REPLAT OF LOT 12, ACCORDING TO THE PLAT OF NEW AVONLEA P.U.D., AS RECORDED IN PLAT BOOK 17, PAGE 35, LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S89°58'55"E
L2	25.00	S89°58'55"E
L3	20.00	S89°58'55"E
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L21	20.00	S89°59'00"E
L22	25.00	S89°59'00"E
L23	30.00	S89°59'00"E
L24	30.00	S89°59'00"E
L25	25.00	S89°59'00"E
L26	20.00	S89°59'00"E
L27	20.00	S89°59'00"E
L28	25.00	S89°59'00"E
L29	30.00	S89°59'00"E
L30	26.29	S89°59'00"E
L31	30.00	S89°58'55"E
L32	20.00	S89°58'55"E
L33	20.00	S89°58'55"E
L34	30.00	S89°58'55"E
L35	30.00	S89°59'00"E
L36	20.00	S89°59'00"E
L37	20.00	S89°59'00"E

LINE TABLE		
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L55	20.00	S89°59'00"E
L56	20.00	S89°59'00"E
L57	25.00	S89°59'00"E
L58	30.00	S89°59'00"E
L59	9.95	S60°14'28"W
L60	6.18	S02°45'17"E
L61	30.00	S89°59'00"E
L62	25.00	S89°59'00"E
L63	20.00	S89°59'00"E
L64	20.00	S89°59'00"E
L65	25.00	S89°59'00"E
L66	30.00	S89°59'00"E
L67	9.34	S89°59'00"E
L68	30.00	S89°59'00"E
L69	25.00	S89°59'00"E
L70	20.00	S89°59'00"E
L71	20.00	S89°59'00"E
L72	25.00	S89°59'00"E
L73	30.00	S89°59'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	22.19	125.00	22.16	S84°53'47"E	10°10'17"
C2	1.35	685.00	1.35	S12°54'18"E	00°06'47"
C3	23.70	685.00	23.70	S13°57'10"E	01°58'57"
C4	11.88	685.00	11.87	S14°26'50"E	00°59'36"
C5	92.52	685.00	92.45	S18°48'47"E	07°44'19"
C6	36.76	685.00	36.76	S24°13'12"E	03°04'30"

LEGEND

AC. = ACRES
C1 = CURVE ONE
DE = DRAINAGE EASEMENT
L1 = LINE 1
L = LENGTH OF ARC
LB = LICENSE BUSINESS
L.S.T. = LIFT STATION TRACT
(M) = MEASURED
ORB= OFFICIAL RECORDS BOOK
O.S.T. = OPEN SPACE TRACT
PCP = PERMANENT CONTROL POINT
PG = PAGE
P.U.D. = PLANNED UNIT DEVELOPMENT
PRM = PERMANENT REFERENCE MONUMENT
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
Δ = CENTRAL ANGLE OF CURVE
△ = SET PCP "LB 8206"
◎ = SET 5/8" IRON ROD/CAP "VELCON LB 8206"
● = FOUND 5/8" IRON ROD/CAP "VELCON LB 4942" REPLACED WITH CAP READING "PRM LB 8206 "
■ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 4942"

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

N:\Projects\2019\19-1019 Avonlea Parcel 11\Surveying\19-1019 PLAT.dwg PLAT SHEET 7, 7/8/2021 11:37:56 AM, Velcon Group, Inc., (772) 879-0477

Kimley»Horn

To: Stephen Mayer
Senior Planner
City of Stuart Development Department

From: Kevin Roberson, P.E.
Kimley-Horn and Associates, Inc.

Date: February 22, 2021

Re: **Avonlea Parcels 2 and 12 – Stuart, Florida – 3rd Plat review**

Dear Mr. Mayer,

Kimley-Horn has reviewed the plat re-submittal documents provided to Kimley-Horn on February 19, 2021, prepared by Velcon Engineering and Surveying, LLC for the proposed Avonlea development in Stuart, Florida.

We completed our 3rd review of New Avonlea P.U.D. 1st Replat and New Avonlea P.U.D. 2nd Replat on 2-4-21. The applicant has addressed all of our comments.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. By conducting this limited evaluation, Kimley-Horn is not assuming responsibility for the content and accuracy of the plat, which remain the sole responsibility of the Engineer of Record and the Surveyor of Record. Please contact us if you have any questions or need additional information.

Sincerely,

Kimley-Horn and Associates, Inc.

Kevin M. Roberson, P.E.
Senior Vice President

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Ryanne Cavo

Title of Item:

EXTENSION #11 TO THE DECLARATION OF STATE OF EMERGENCY FOR COVID-19 (RC):

RESOLUTION No. 22-2021; 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.

Summary Explanation/Background Information on Agenda Request:

The City Commission finds that it is necessary and reasonable for the City to continue exercising emergency powers invoked by the Declaration of Local Emergency signed by the Mayor in order to protect the health, safety and welfare of the citizens of Stuart, Florida, and finds that it is necessary to confirm and extend the Declaration of Emergency.

Funding Source:

N/A

Recommended Action:

Approve Resolution 22-2021.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R22-2021 - Ext. #11 to the Declaration of State of Emergency for COVID-19	2/3/2021	Resolution add to Y drive
🗋	Declaration of State of Local Emergency	1/21/2021	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 22-2021

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.

WHEREAS, on March 16, 2020, the Mayor of the City of Stuart issued a Local Emergency Declaration pursuant to §252.38(2), Florida Statutes. The Emergency Declaration was extended multiple times and expired on August 10, 2020. On August 11, 2020, the Mayor issued another Emergency Declaration of Local Emergency which has also been extended multiple times and expired on March 8, 2021, if not extended by the City Commission; and

WHEREAS, the City Commission hereby finds that the City remains in a state of emergency due to the potential exposure to COVID-19; and

WHEREAS, due to the recommendations of the Center for Disease Control, the World Health Organization as well as the State of Emergency entered by the Governor of Florida, it has become necessary to continue essential operations as contemplated by the State of Emergency entered by the Mayor; and

WHEREAS, the City Commission finds that it is necessary and reasonable for the City to continue exercising emergency powers invoked by the Declaration of Local Emergency signed by the Mayor in order to protect the health, safety and welfare of the citizens of Stuart, Florida, and finds that it is necessary to confirm and extend the Declaration of Emergency; and

WHEREAS, pursuant to Section 252.38(2), Florida Statutes, the City of Stuart shall be authorized to waive the procedures and formalities otherwise required by law pertaining to performance of public works, operation of the City and otherwise providing for the health and welfare of the citizens of Stuart, Florida; and

WHEREAS, on October 23, 2020, The Department of Health Offices of Tallahassee, Leon County, Florida, renewed its Declaration of Public Health Emergency as COVID-19 continues to pose a threat to public health in the State of Florida and requires ongoing measures be taken to protect public health.

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

SECTION 1. The City Commission hereby confirms and extends until April 12, 2021, the Declaration of Local Emergency signed by the Mayor on March 16, 2020. An executed copy of the Declaration of Local Emergency is attached to this Resolution and fully approved by the City Commission and incorporated herein by this reference.

SECTION 2. Effective Date. This Resolution shall take effect immediately upon adoption.

SECTION 3. This Resolution shall authorize the City to waive the procedures and formalities otherwise required by law pertaining to performance of public works, operation of the City and otherwise providing for the health and welfare of the citizens of Stuart, Florida due to the potential exposure to the Novel Coronavirus (COVID-19).

SECTION 4. All directives entered by the City Manager under the original State of Local Emergency related to COVID-19 shall remain in full force and effect until the expiration of the emergency or modified by the City Manager or Commission Action.

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

ADOPTED this ____ day of March, 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
DECLARATION OF STATE OF LOCAL EMERGENCY
(COVID-19 State of Emergency)

WHEREAS, Section 16-4 of the City of Stuart, Code of Ordinances authorizes the Mayor to declare a State of Local Emergency; and

WHEREAS, the Mayor has determined that a State of Local Emergency exists within the City of Stuart, Florida; and

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and other potential methods, and presents with symptoms similar to those of influenza; and

WHEREAS, in December of 2019, a new and substantial outbreak of COVID-19 emerged in Wuhan, China, and has since spread rapidly to more than 117 Countries and territories throughout the World including the United States, and more specifically several locations within the State of Florida;

WHEREAS, on March 1, 2020, Governor Ron DeSantis issued Executive Order 20-51, declaring that appropriate measures to control the spread of COVID-19 in the State of Florida are necessary, and therefore directed that a Public Health Emergency be declared in the State of Florida. Further the Governor issued a statement recommending that local municipalities and private entities strongly consider limiting or postponing mass gatherings in the State of Florida; and

WHEREAS, on March 9, 2020, Governor Ron DeSantis issued Executive Order 20-52, declaring a State of Emergency in the State of Florida regarding the COVID-19 pandemic. The Governor's Declaration of Emergency has been extended several times and remains in full force and effect; and

WHEREAS, on August 10, 2020, there were over five (5) million cases of the Coronavirus identified in the United States in excess of One Hundred and Sixty-Three Thousand (163,000) deaths. On March 16, 2020, when the City of Stuart declared the initial state of emergency related to Covid 19, there existed 142,539 confirmed cases of COVID-19 globally, and in excess of 5,393

deaths. There now exists more deaths in the United States than there were global cases of Covid 19 when this emergency began; and

WHEREAS, the Center for Disease Control and Prevention (CDC) prediction that it is was likely that widespread transmission of COVID-19 will occur throughout the United States was accurate. The public health threat posed by COVID-19 continues to be "high", both in the United States and throughout the world; the CDC has advised that older adults and persons with serious chronic medical conditions are at a higher risk of severe illness caused from exposure to COVID-19, and should take extra precautions to avoid exposure and further transmission; and

WHEREAS, no vaccine or drug is currently available to cure or combat COVID-19; and

WHEREAS, the City of Stuart, Florida is threatened by COVID-19 because of the apparent ability of the virus to spread rapidly among humans, and COVID-19 thereby constitutes a clear and present threat to the health, safety, and welfare of the citizens and visitors of the City of Stuart, Florida; and

WHEREAS, the City of Stuart should take protective measures – including activation of the emergency operations center at such time as deemed necessary by the City Manager; procurement of personal protective equipment; consequence management, and similar activities to support the public health and safety of the community; and

WHEREAS, the City of Stuart Code of Ordinances authorizes the Mayor to declare a State of Local Emergency which in turn empowers the City Commission, City Manager and other Staff to waive the procedures and formalities otherwise required by law pertaining to:

1. Make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency' provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Commission;

2. Obtain vital supplies, equipment, and such other properties found lacking and needed for the protection of life and property and bind the City for the fair value thereof and, if required immediately, commandeer the same for public use;

3. Require emergency service of any City officer or employee and command the aid of as many citizens of this community as is deemed necessary in the execution of its duties; such persons shall be entitled to all privileges, benefits, and immunities as are provided by state law for registered disaster service workers;

4. Performance of public works and those actions necessary to ensure the health, safety and welfare of the community, including but not limited to denying or

revoking permits for public gatherings and/or cancelling mass gatherings taking place during the Local State of Emergency.

5. Entering into contracts; Incurring obligations; Rental of equipment; Acquisition and distribution, with or without compensation, of supplies, materials and facilities; Appropriation and expenditure of public funds.

NOW, THEREFORE,

I, Michael J. Meier of the City of Stuart, Florida, pursuant to the authority vested in me by Section 16-4, Code of Ordinances of the City of Stuart, Florida, do hereby declare and establish a Local State of Emergency for the next seven (7) days, and unless sooner rescinded, and waive the procedures and formalities as provided herein.

Dated, in the City of Stuart, Florida this 11th day of August, 2020.

ATTEST:

MARY KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

CITY OF STUART · FLORIDA · INCORPORATED 1914 · SAILFISH CAPITAL OF THE WORLD ·

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Michael J. Mortell, Esq.

Title of Item:

AUTHORIZATION OF MAYOR TO SEND CORRESPONDENCE TO CONGRESSIONAL MEMBERS REQUESTING DIRECT FEDERAL COVID-19 FUNDING RELIEF (RC):

RESOLUTION NUMBER 33-2021A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO SEND CORRESPONDENCE ON BEHALF OF THE CITY COMMISSION TO CONGRESSIONAL MEMBERS REQUESTING THEIR SUPPORT OF DIRECT FEDERAL COVID-19 FUNDING RELIEF FOR ALL CITIES; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

As Congress considers additional COVID-19 relief measures, the City of Stuart, Florida would like to request support for direct federal funding for all municipal governments to help mitigate the losses from COVID-19.

Funding Source:

N/A

Recommended Action:

Approve Resolution 33-2021

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R33-2021 Authorization of Mayor to Send Correspondence to Congressional Members requesting Direct Federal COVID-19 Funding Relief	3/1/2021	Resolution add to Y drive
🗋	Letter to Congressional Members	3/1/2021	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 33-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO SEND CORRESPONDENCE ON BEHALF OF THE CITY COMMISSION TO CONGRESSIONAL MEMBERS REQUESTING THEIR SUPPORT OF DIRECT FEDERAL COVID-19 FUNDING RELIEF FOR ALL CITIES; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, as Congress considers additional COVID-19 relief measures, the City of Stuart, Florida would like to request support for direct federal funding for all municipal governments to help mitigate the losses from COVID-19; and

WHEREAS, the City Commission believes that direct emergency funding to municipalities focused on COVID-19 will help support local jobs and small businesses, protect local first responders and residents, and maintain essential services and keep neighborhoods safe; and

WHEREAS, the City Commission believes that it is in the best interest of the City of Stuart to send correspondence executed by the Mayor on behalf of all commissioners, to our congressional members urging them to support direct federal COVID-19 funding relief for the City of Stuart.

NOW THEREFORE, the City Commission of the City of Stuart, Florida hereby resolves as follows:

SECTION 1: The City Commission hereby authorizes the Mayor of the City of Stuart to execute correspondence to our congressional members requesting their support of direct federal COVID-19 funding relief for all cities.

SECTION 2: This resolution shall take effect immediately 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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

ADOPTED this _____ day of March, 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

121 SW FLAGLER AVENUE • STUART FLORIDA 34994

Phone: 772.288.5312
Fax: 772.288.5316
Email: eclarke@ci.stuart.fl.us

Eula R. Clarke
Mayor

March 1, 2021

Representative Brian Mast
U.S. House of Representatives
171 SW Flagler Avenue
Stuart, Florida 34994
(Sent via Email: james.langenderfer@mail.house.gov)

Senator Marco Rubio
U.S. Senate
4580 PGA Boulevard
Palm Beach Gardens, Florida 33418
(Sent via Email: lauren_reamy@rubio.senate.gov)

Senator Rick Scott
U.S. Senate
415 Clematis Street, Ste. 201
West Palm Beach, Florida 33401
(Sent via Email: jon_foltz@rickscott.senate.gov)

Re: Support Direct Federal COVID-19 Funding Relief for all Cities

Dear Congressional Members:

As Congress considers additional COVID-19 relief measures, the City of Stuart, Florida requests your support for direct federal funding for all municipal governments to help mitigate the losses from COVID-19.

COVID-19 has affected every Florida city, and has resulted in major public health and safety challenges requiring significant demand for the critical services our cities provide. Our cities not only help ensure the safety of our communities, but also employ thousands of essential workers. As cities face diminished revenues, any cuts to municipal staff impact both the ability to provide those services and contribute to our economic downturn. Absent direct federal assistance, some cities may have to make cuts to their workforce, exacerbating the economic and public health crisis we are facing.

The State of Florida has received more than $8.3 billion from the Coronavirus Relief Fund. While we appreciate efforts to try and address the financial impacts to the state and the 12 direct CARES Act recipients in the previous round of federal relief packages, due to the population thresholds in the CARES Act, only one Florida city qualified for direct federal support.

We need Congress to pass dedicated and flexible funding for all cities in the next stimulus package. **This is not a request for a handout, nor a call for a federal bailout.** Direct emergency funding to municipalities focused on COVID-19 will help to support local jobs and small businesses, protect local first responders and residents, and maintain essential services and keep neighborhoods safe.

Fiscally strong local governments are the key to ensuring a strong and successful recovery for the state of Florida. We not only want America to survive but also to thrive; and that begins at the local level.

Your attention to this matter is very much appreciated. Thank you for your time.

Sincerely,

Eula R. Clarke
City of Stuart Mayor

ERC/rc

cc: City of Stuart Commissioners
David Dyess, City Manager
Allison Payne, Florida League of Cities *(Sent via Email: apayne@flcities.com)*

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Tom Reetz

Title of Item:

FOURWINDS AT ST LUCIE; REZONING (RC):

ORDINANCE No. 2460-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On February 11, the Local Planning Agency recommended approval (4-1) for the rezoning of two existing parcels from R-1 to R-2 for the Fourwinds @ St. Lucie property. Since then, Mr. Thornberry, 265 S.E. St. Lucie Blvd. (neighbor) has applied with the City to be an intervenor at tonight's meeting. **See attachment - Intervenor-Thornberry**

The subject property is located south on the northeast corner of SE St. Lucie Boulevard and SE Fourwinds Drive. The property consists of two (2) parcels (.298) and (.448) acres with an existing single family home on each in the R-1 Single-Family General zoning district.

The applicant, is requesting a change to the Zoning Map designation from R-1 to R-2. The R-2 zoning district allows single family criteria and two family criteria. The (Single-family option) will allow five (5) single-family homes to be built on 50 foot wide lots. The (Two-family option) will allow three (3) two-family homes to be built on 75 foot wide lots upon application, review and final approval of building permits by the City's Development Department.

It is important to note the subject property (lots 14, 15, 16, 17 and 18) was originally platted as 50 foot wide lots. Also, Ordinance No. 2454-2020 provides minimum width for R-2 lots of 50 feet for the (Single-family option) only, which matches the underlying platted lots.

Funding Source:

N/A

Recommended Action:

Recommend approval of Ordinance No. 2460-2021 at First Reading.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	A.1 Ord 2460-2021 Fourwinds @ St Lucie	2/25/2021	Ordinance add to Y drive
🗋	B.1 Staff/Review/Report	2/25/2021	Staff Report
🗋	C.1 Application	2/3/2021	Backup Material
🗋	D.1 Applicant's Submittal	2/3/2021	Backup Material
🗋	D.2 Ord 2454-2020 R2 & R3	2/3/2021	Ordinance add to Y drive
🗋	E.1 Public Notice	2/3/2021	Ordinance add to Y drive
🗋	F.1 Intervenor Application	2/25/2021	Backup Material
🗋	F.2 Intervenor Presentation	2/25/2021	Backup Material

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2460-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by 245 St. Lucie LLC & 257 4Winds LLC, (owner) of 2 parcels of developed land totaling .75 acres and located on the northeast corner of SE St. Lucie Boulevard and SE Fourwinds Drive.

WHEREAS, the City of Stuart has determined the need to change the zoning district from (R-1) Single-Family General to (R-2) – Duplex for said lands; and

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

WHEREAS, the owner 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 this ordinance; 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, this residential development will be in harmony with surrounding properties and their anticipated development; and

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

WHEREAS, the property is legally described in **"Exhibit A"** of this ordinance. A Boundary Survey depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference**.**

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

SECTION 1: The Zoning designation of the subject property shall be established as "R-2" on the City of Stuart's Official Zoning Map.

SECTION 2: 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 3: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

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

SECTION 5: Following the adoption and acceptance of this ordinance by the Owners, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.

b. Direct the City Development Director to initiate the process to rezone the property or any portion of the property.

c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

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

SECTION 7: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 8: 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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

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

ATTEST:

MARY R. KINDEL	EULA R. CLARKE
CITY CLERK	MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A REZONING ORDINANCE 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 PROPERTY IN 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:

_____ 245 St. Lucie LLC & 257 4Winds LLC,

By: _____ _____

Print Name: _____ Douette Pryce, MGMR

By: _____

Print Name: _____

OWNER'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 _____, 2021, 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 _____, 2021, by EULA R. CLARKE, 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 _____

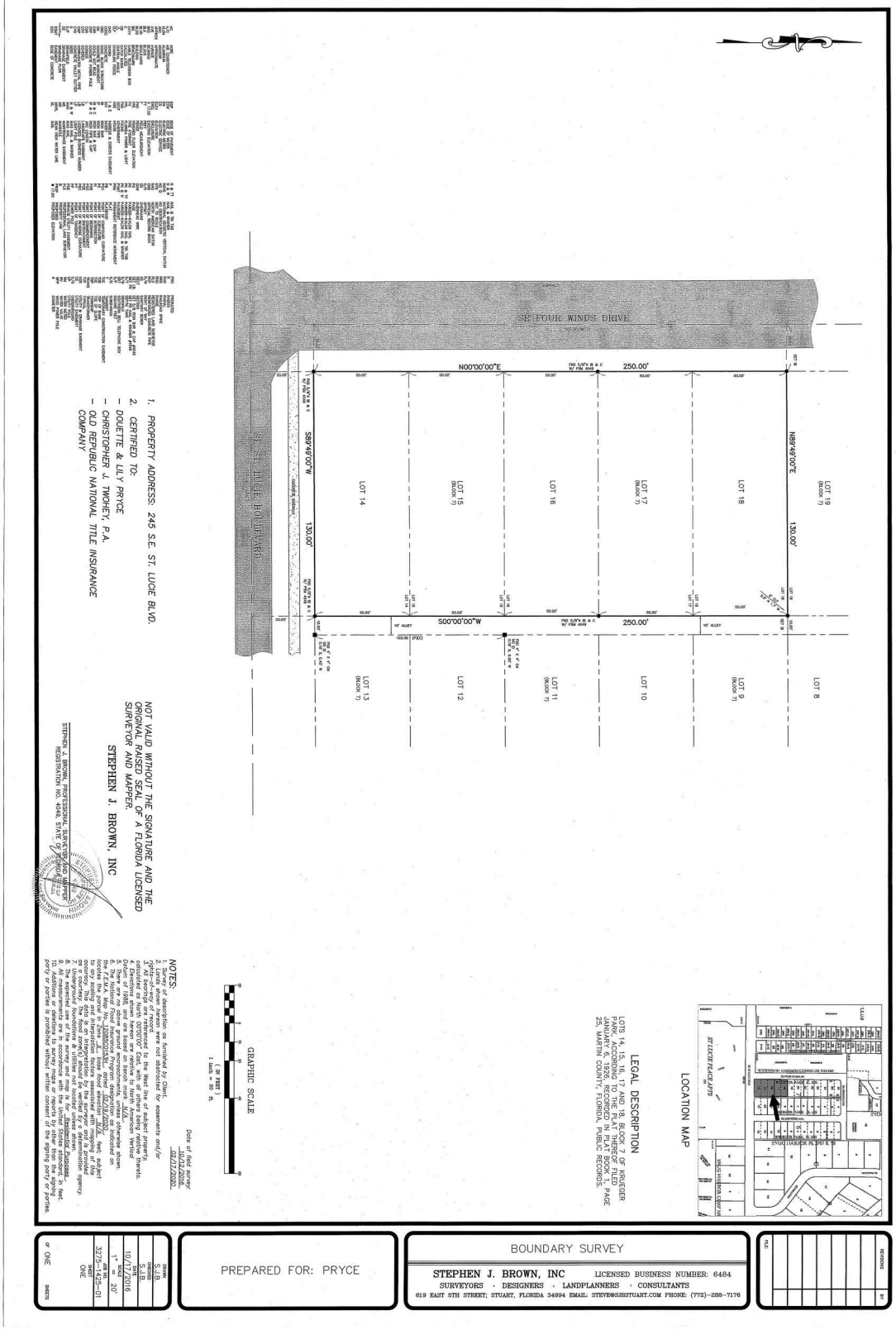
Signature of Notary Public: _____
Commission Expires:

Notary Seal:

EXHIBIT "A"

LOTS 14, 15, 16, 17 AND 18, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

EXHIBIT "B"


SE FOUR WINDS DRIVE
S.E. ST. LUCIE BOULEVARD
N00°00'00"E
250.00'
S89°49'00"W
130.00'
S00°00'00"W
N89°49'00"E
LOT 14
LOT 15 (BLOCK 7)
LOT 16
LOT 17 (BLOCK 7)
LOT 18
LOT 19 (BLOCK 7)
LOT 13 (BLOCK 7)
LOT 12
LOT 11 (BLOCK 7)
LOT 10
LOT 9 (BLOCK 7)
LOT 8
10' ALLEY
LEGAL DESCRIPTION
LOTS 14, 15, 16, 17 AND 18, BLOCK 7, OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1925, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
LOCATION MAP
GRAPHIC SCALE
1. PROPERTY ADDRESS: 245 S.E. ST. LUCIE BLVD.
2. CERTIFIED TO:
– DOUETTE & LILY PRYCE
– CHRISTOPHER J. TWOHEY, P.A.
– OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
STEPHEN J. BROWN, INC
STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4946 STATE OF FLORIDA
NOTES:
PREPARED FOR: PRYCE
BOUNDARY SURVEY
STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484
SURVEYORS · DESIGNERS · LANDPLANNERS · CONSULTANTS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176

Staff Review

A. Application

Fourwinds @ St Lucie

Applicant	Douette Pryce, MGRM (Applicant) 257 4Winds LLC and 245 St Lucie LLC
Property Owner	257 4Winds LLC and 245 St Lucie LLC (Property Owner)
Agent for Applicant	Douette Pryce
Project Manager	Tom Reetz
Date of Report	3/8/2021

B. Project Description

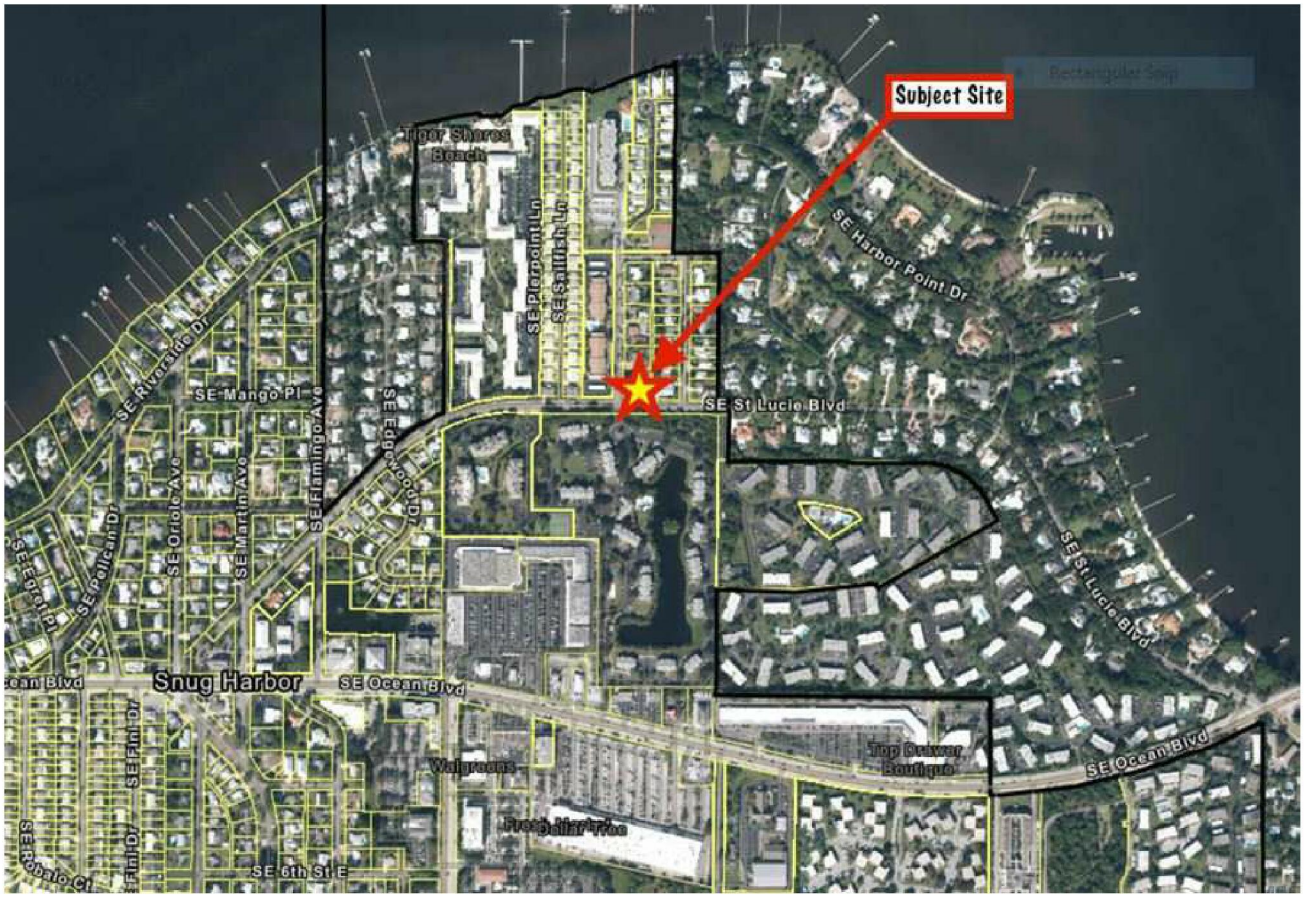
The intent of this application is to request a rezoning of the property from the current zoning designation of R-1 Residential to R-2 Residential.

C. Location and site information

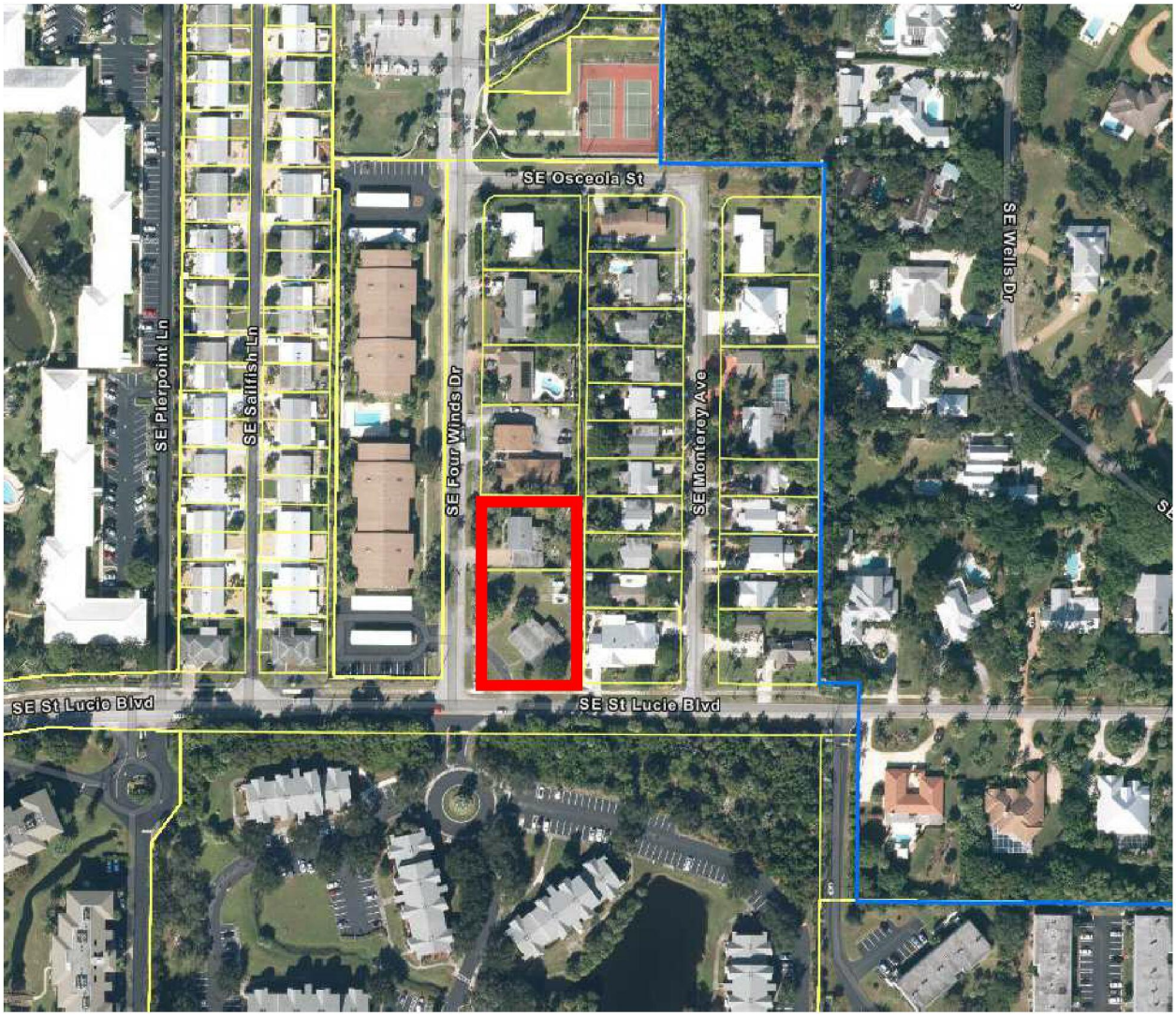
Address	257 SE Four Winds Drive & 245 SE St Lucie Blvd.
Parcel Number(s)	033841006007001505 & 033841006007001701
Existing Zoning	R-1
Future Land Use	Low Density Residential
Site Area (acres)	.298 & .448
Present Use	2 Single Family Residential Units
Subject Property Land Use	Low Density Residential
Proposed Land Use Designation	Low Density Residential – NO CHANGE
Subject Property Zoning	R-1
Proposed Zoning District	R-2
Proposed Use	Residential
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 rezoning of the property from the current zoning designation of R-1 to R-2
Staff Recommendation: Staff recommends approval for the zoning district designation change from R-1 to R-2.	

Aerial Map

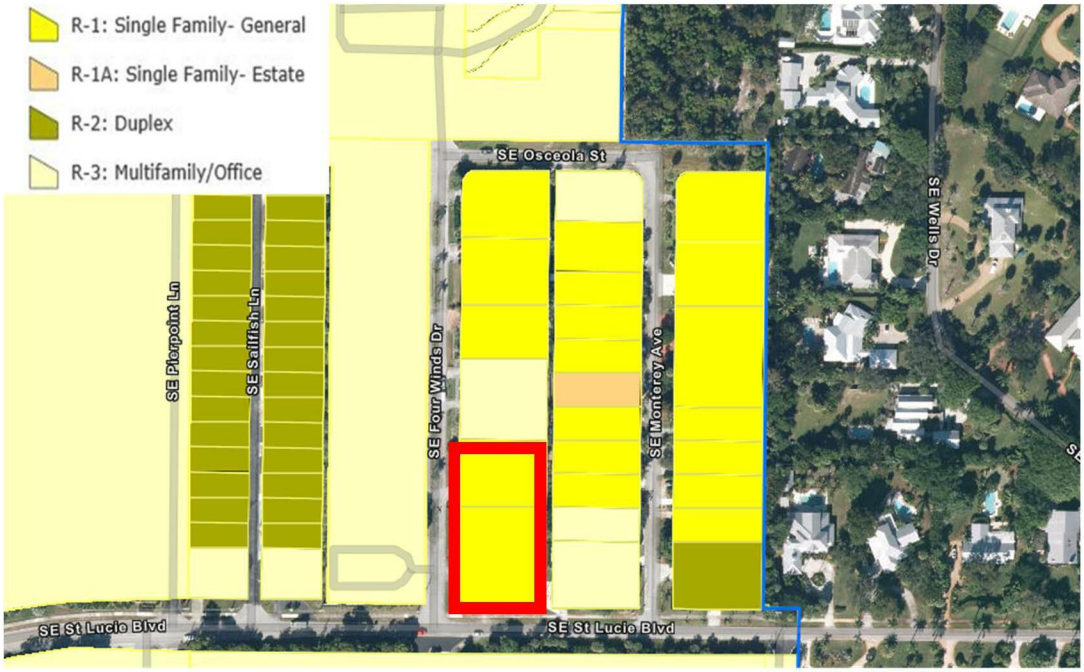


Location/Aerial



Existing Zoning

R-1: Single Family-General



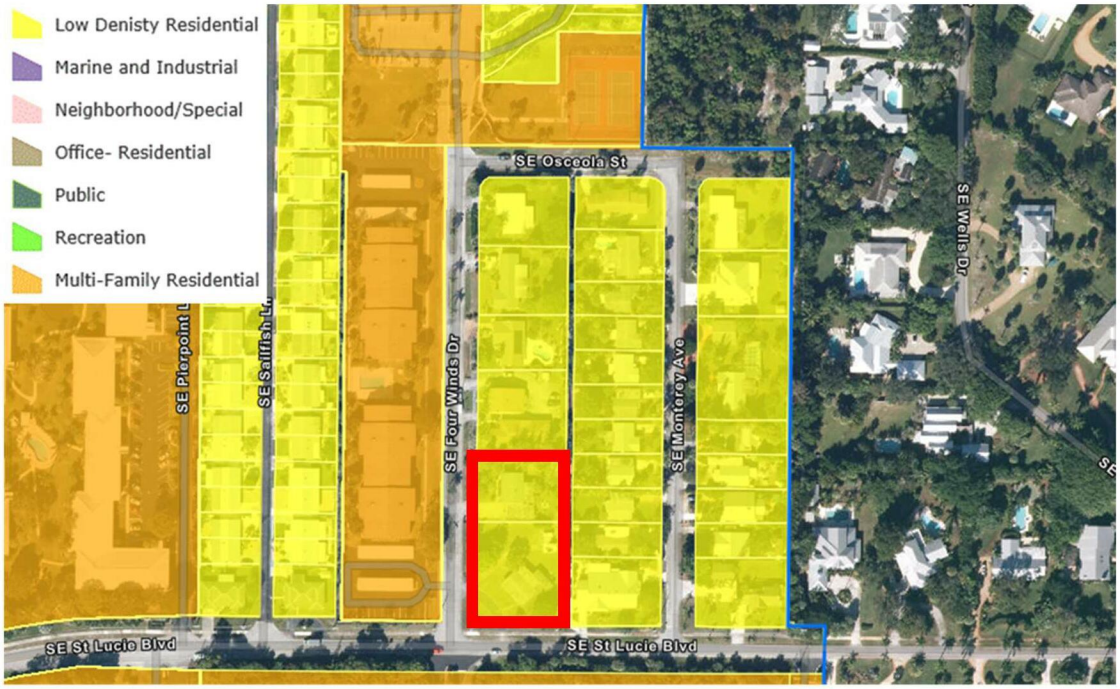
Proposed Zoning

R-2: Single Family/Duplex



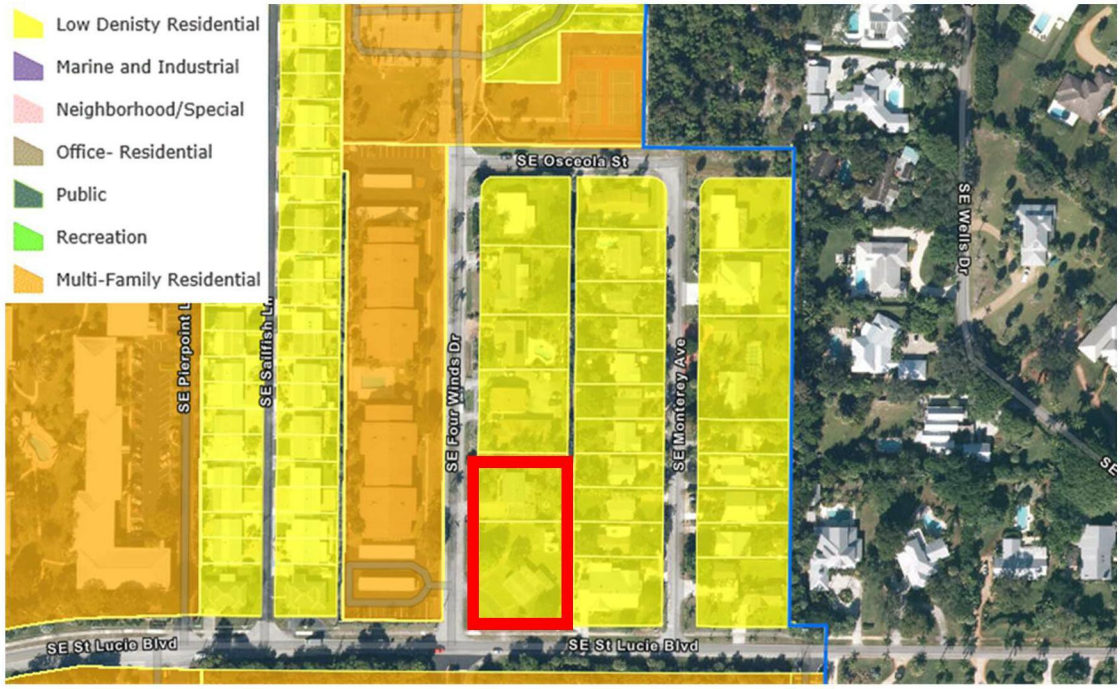
Existing Future Land Use

Low Density Residential



Proposed Future Land Use

Low Density Residential



D. Determination of compliance with Comp Plan

The proposed rezoning to R-2 is in compliance with the underlying future land use of **Low Density Residential**.

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

A. Low Density Residential: One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

E. Review Comments

1. Zoning and Site Design

The proposal to rezone from the R-1 district to the R-2 district, is in compliance with the existing future land use of Low Density Residential. The underlying plat and lots dimensions will allow the individual lots to be developed within the lot area, lot width and setback requirements of the R-2 zoning district.

2. Architectural Design

The applicant has supplied conceptual architectural designs and site layout dimensions that are in compliance with the R-2 zoning district.

3. Engineering – Drainage/Stormwater

The development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code relating to stormwater design and treatment relating to infill residential.

4. Environmental and Landscaping

The future development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code site planning requirements relating to environmental and landscaping in respect of development within the R-2 zoning district.

5. Traffic and Transportation

The traffic impact from the proposed re-zoning to facilitate five R-2 single-family or three two-family lots has been analyzed and has a de-minimis impact.

6. Public Works

N/A

7. School District

Rezoning to allow the development of five single-family residential lots or three two-family lots is determined to be de-minimis. The development of each lot will be subject to School District impact fee.

CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
REZONE REAL PROPERTY APPLICATION
(including Planned Unit Developments)

Reviewed By:

RECEIVED
JAN 04 2021
DEVELOPMENT

Application must be legible with all relevant fields completed.

Project ID# 2210100001
(Staff Entry)

Received By:

Pre-App Conference Date:	November 23, 2020	Application Date:	
Project Name:	Fourwinds @ St Lucie		
Parcel ID#	03-38-41-006-007-00170-1. & 03-38-41-006-007-00150-5	Project Address:	257 SE Fourwinds Dr & 245 St Lucie Blvd
Current Zoning:	R-1A - Single Family Residential Estate	Current Land Use:	Low Density Residential
Proposed Zoning:	R-2 - Single Family Residential	Proposed Land Use:	Low Density Residential
Present Use:	Single Family Residential	Site Area/Acreage:	32,500 sq ft / .75 Acres

Fees *(check box)*: *This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.*

Rezoning to CPUD	$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MXPUD	$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	$1,433.00	X	

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Written justification supporting the application and demonstrating how the application:

- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and
- Complies with the relevant development standards of the City of Stuart Land Development Code *(include additional pages if needed).*

**See attached Justification Statement

(over)

General Information
(Please Print or Type)

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

Name: Douette Pryce	City/State/Zip Code: Stuart, FL 34996
Title: MGRM	Telephone Number: (772)324-9220
Company: 245 ST Lucie LLC & 257 4Winds LLC	Facsimile Number:
Company Address: 22 NE Fieldway Drive	Email Address (optional): dpryce@pryceresources.com

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

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

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

Name: Douette Pryce	City/State/Zip Code: Stuart, FL 34996
Title: MGRM	Telephone Number: (772)324-9220
Company: 245 ST Lucie LLC & 257 4Winds LLC	Facsimile Number:
Company Address: 22 NE Fieldway Drive	Email Address (optional):

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

4. Signed this 28 day of December, 2020.

Lisa Broom
State of Florida
My Commission Expires 04/01/2024
Commission No. GG 972869

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 28th day of December 2020 by Douette H. Pryce who is personally known to me, or who has produced Florida Driver's License as identification and who did/did not take an oath.

Lisa Broom
Notary Signature

Commission expires:



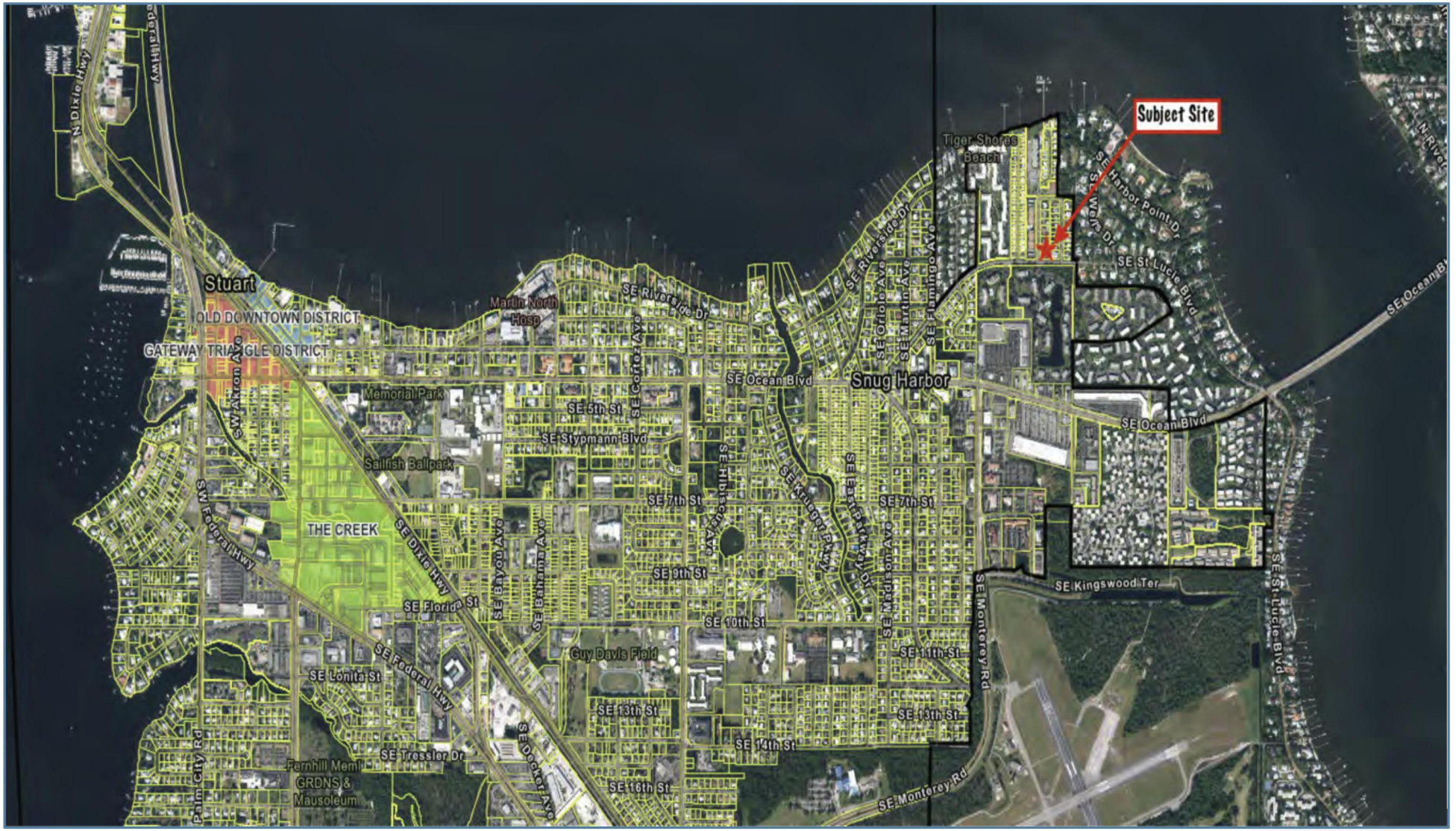
"A PLACE FOR PARTICULAR PEOPLE"
THE MISSING MIDDLE

FOUR WINDS AT ST LUCIE

PRYCE RESOURCES

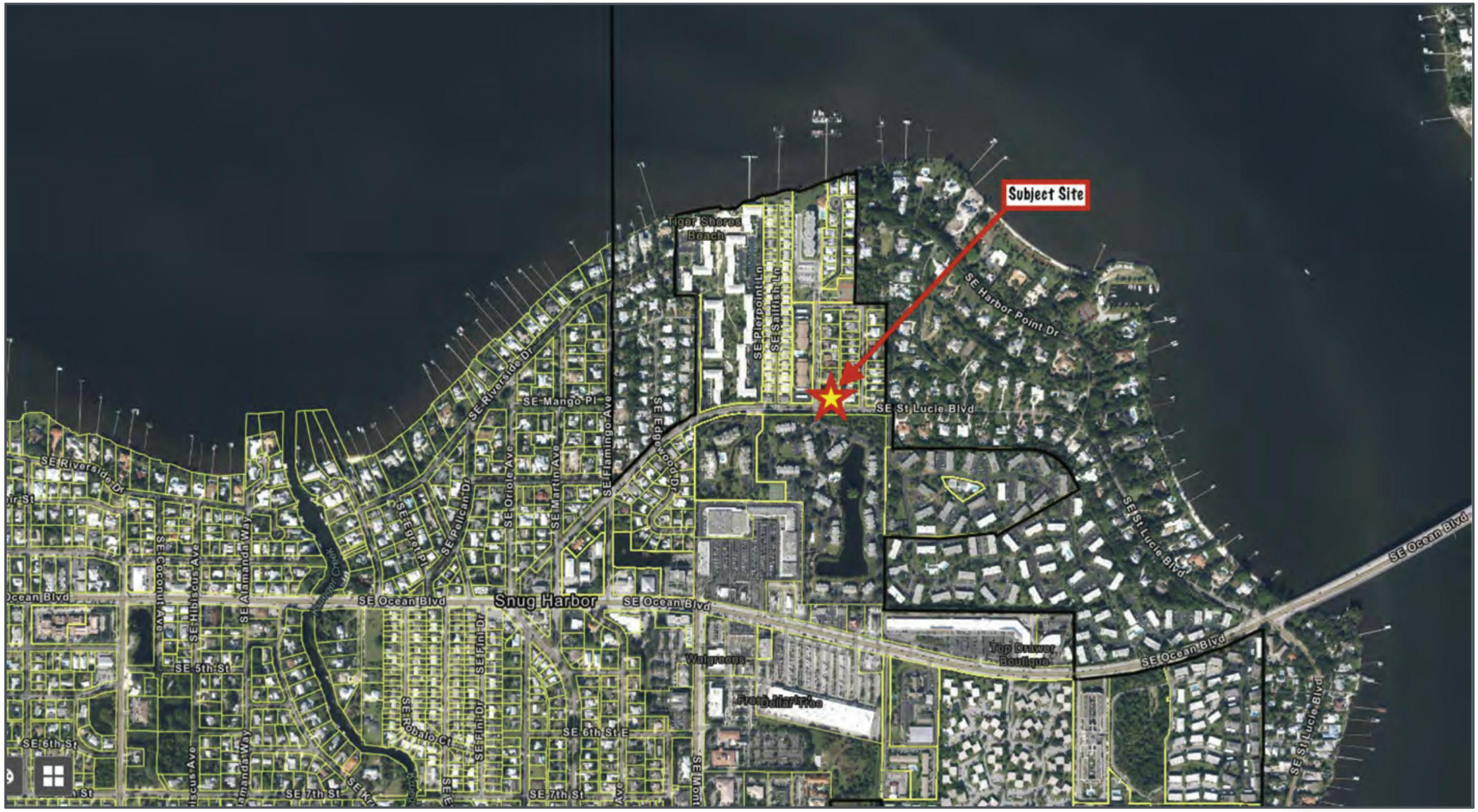
LOCATION MAPS

SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*



APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

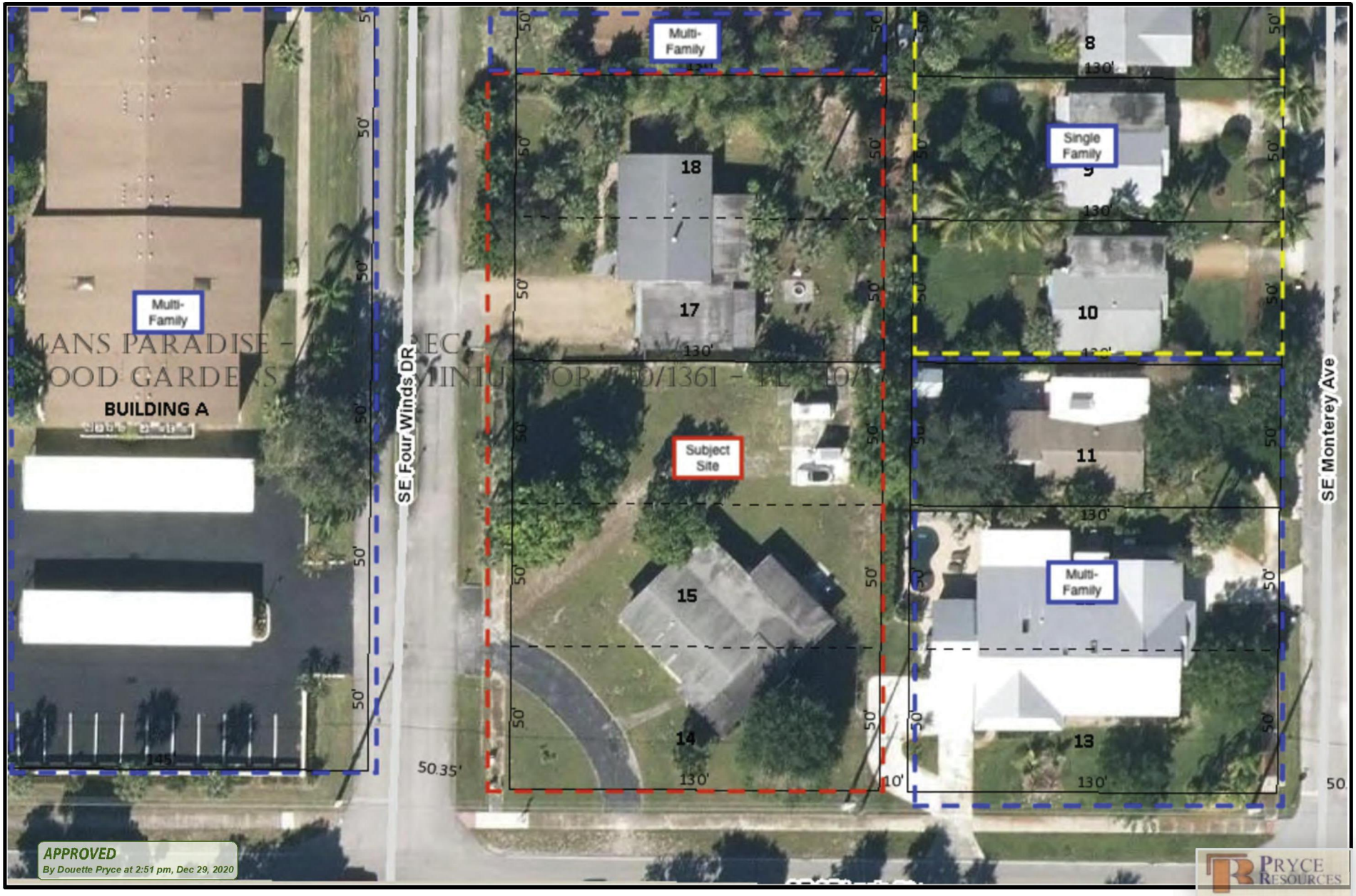
SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*



APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

PRYCE RESOURCES

SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*

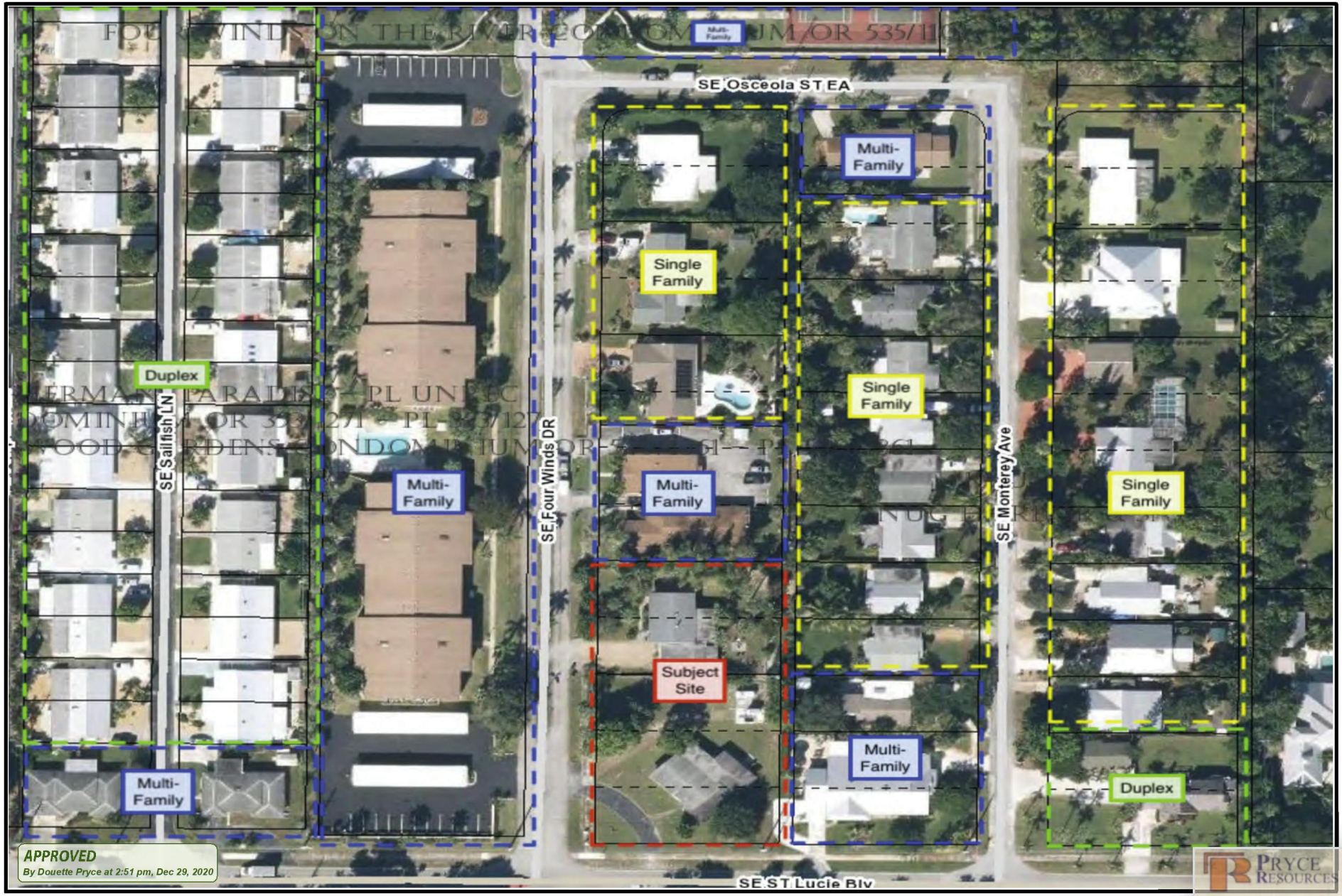


VICINITY MAPS

VICINITY MAP- 300' SITE RADIUS



VICINITY MAP- SURROUNDING ZONED USES



ZONING/FLU MAPS

ZONING



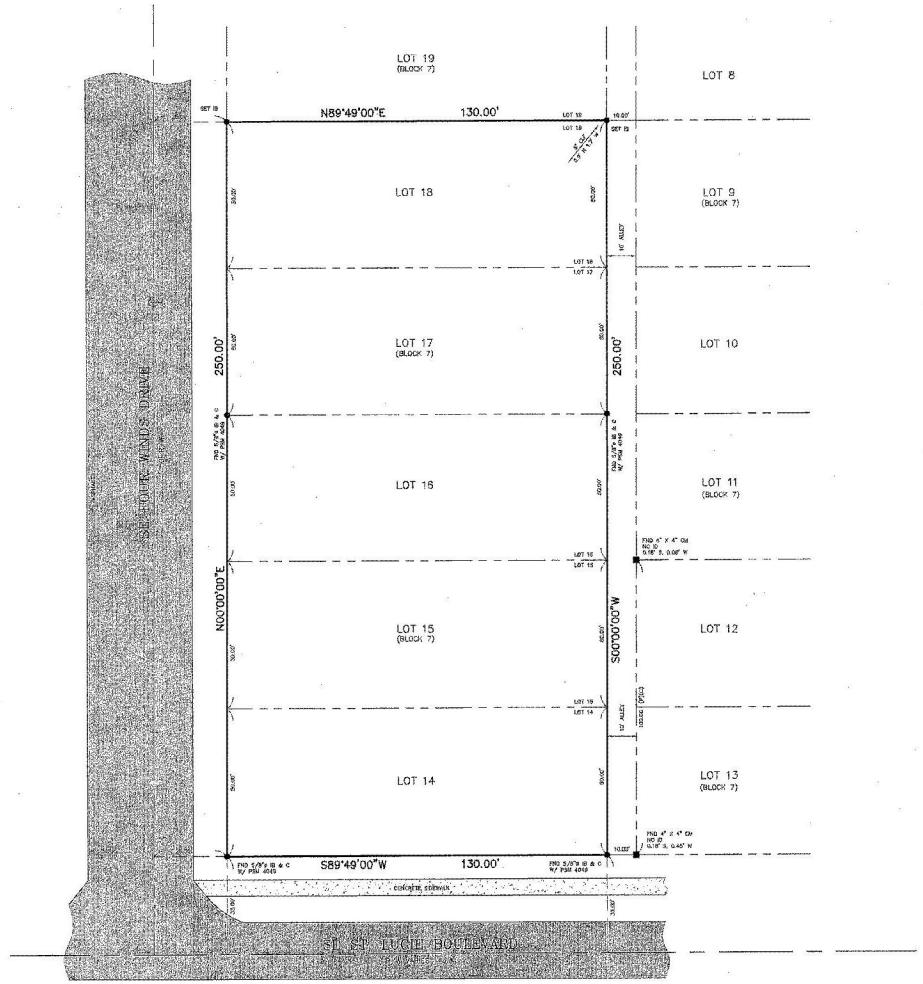
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By Douette Pryce at 11:56 am, Jan 26, 2021

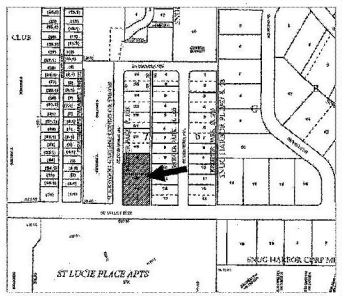
PRYCE RESOURCES

Future Land Use



COMBINED SITE SURVEYS





LOCATION MAP

LEGAL DESCRIPTION

LOTS 14, 15, 16, 17 AND 18, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

AC.	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	R & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RAD	RADIAL
ANC	ANCHOR	EV	ELECTRIC VERVICE	NO ID	NO IDENTIFICATION	RNG	RANGE
APPROX	APPROXIMATE	ELEV	ELEVATION	NR	NON RADIAL	RR	RAILROAD SPIKE
ASPH	ASPHALT	ENCL	ENCLOSURE	NAD	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
BFG	BEARING	X 17.00	EXISTING ELEVATION	ORB	OFFICIAL RECORD BOOK	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	O/S	OFFSET	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	OH	OVERHANG	SS	SANITARY SEWER
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SECTN	SECTION
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I/S	SET I/S IRON BAR & CAP ANDOR
C.A.T.V	CABLE TV BOX/PEDESTAL/RISER	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET PK	SET PK NAIL & WASHER #4049
CB	CATCH BASIN	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SET TIN TAB
CP	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK
Δ	CENTRAL ANGLE	COVI	COVENANT	PVMT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CBX	CHAINLINK FENCE	HSE	HOUSE	PRM	PERMANENT REFERENCE MONUMENT	S/F	SQUARE FEET
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/D	SUBDIVISION
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	TAN	TANGENT
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PC	POINT OF COMPOUND CURVATURE	TOE	TOE OF SLOPE
CIP	CORR. IRON PIPE	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CM	COUNTER MONUMENT	IR	IRON ROD	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CORR. NAIL AND DISK	IR & C	IRON ROD & CAP	POB	POINT OF BEGINNING	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	IRR	IRRIGATION	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COR	CORNER	L	ARC LENGTH	POE	POINT OF ENDING	UP	UTILITY POLE
CBY	COUNTY	LAE	LANDSCAPE EASEMENT	PCC	POINT OF ENCROACHMENT	VIN	VINYL
CRS	COORDINATED REAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CWG	CONCRETE WATER SYSTEM	LE	LAKE EASEMENT	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DELTA	M	METER	PP	POWER POLE	UOC	UNDERGROUND
D/F	DRAINFIELD	M & P	MAG NAIL & WASHER	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	MAG	MAG NAIL	PLS	PROFESSIONAL LAND SURVEYOR	VAL	WATER VALVED
	DRAINAGE FLOW	MH	MANHOLE	R	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	NL	NAIL	● 17.00	PROPOSED ELEVATION	P	DIAMETER

1. PROPERTY ADDRESS: 245 S.E. ST. LUCIE BLVD.
2. CERTIFIED TO:
   - DOUETTE & LILY PRYCE
   - CHRISTOPHER J. TWOHEY, P.A.
   - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey: 10/12/2016 - 02/17/2020

NOTES:
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West line of subject property, calculated as North 00°00'00" East, with all others being relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153H, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for Residential Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISIONS	BY
FILED	

BOUNDARY SURVEY

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS · DESIGNERS · LANDPLANNERS · CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176

PREPARED FOR: PRYCE

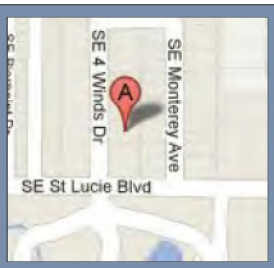
DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	10/17/2016
SCALE	1" = 20'
JOB NO.	3275-1425-01
SHEET	ONE
OF ONE	SHEETS

257 SE Four Winds Survey

Prepared By:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



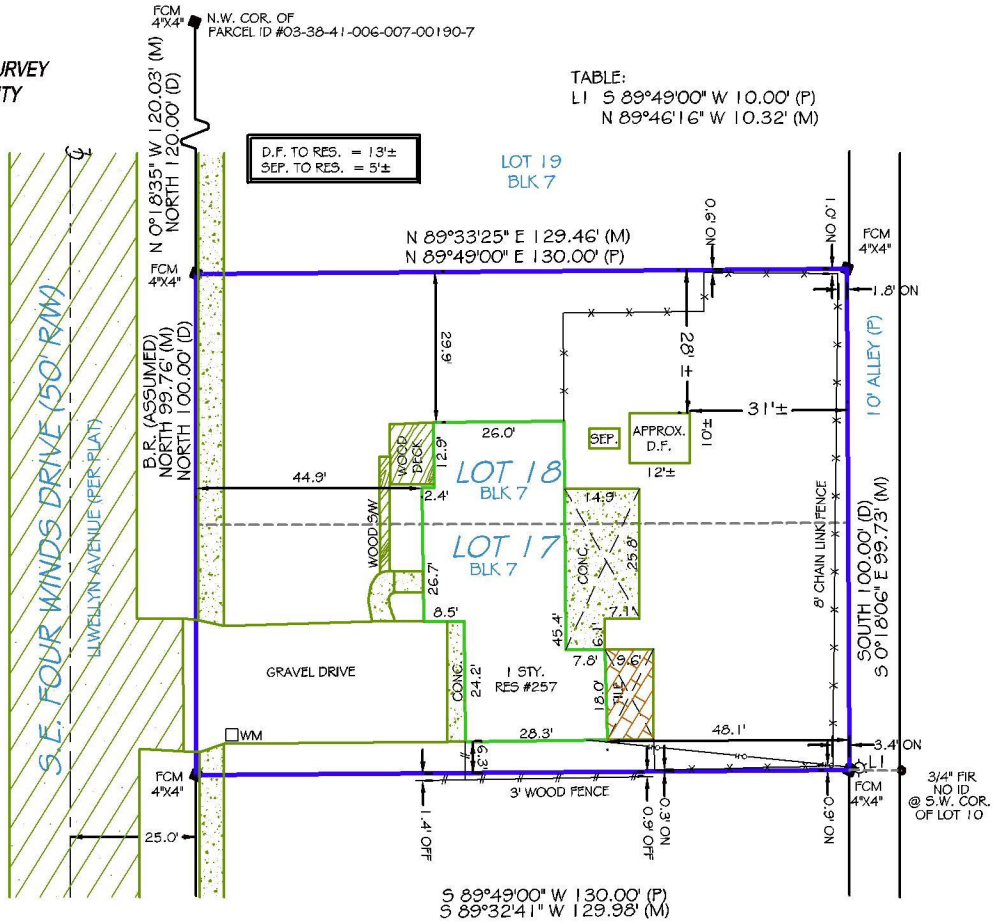


PROPERTY ADDRESS: 257 SE FOUR WINDS DRIVE Stuart , Florida 34996

SURVEY NUMBER: 1204.0682

FIELD WORK DATE: 4/19/2012 **REVISION DATE(S):** (rev.2 4/19/2012) (rev.2 4/12/2012) (rev.1 4/10/2012)

FL 1204.0682
BOUNDARY SURVEY
MARTIN COUNTY



I hereby certify that this Sketch of Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.

MARK A. JOHNSON LICENSE NUMBER 6572 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Mark A. Johnson
State of Florida Professional Surveyor and Mapper
License No. 6572

NOTES:
FENCE OWNERSHIP NOT DETERMINED
LOT APPEARS TO BE SERVICED BY CITY WATER

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF STUART, community number 120165, dated 10/4/02.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 4/19/2012

BUYER: Douette Pryce

SELLER: Douette Pryce

CERTIFIED TO: DOUETTE PRYCE

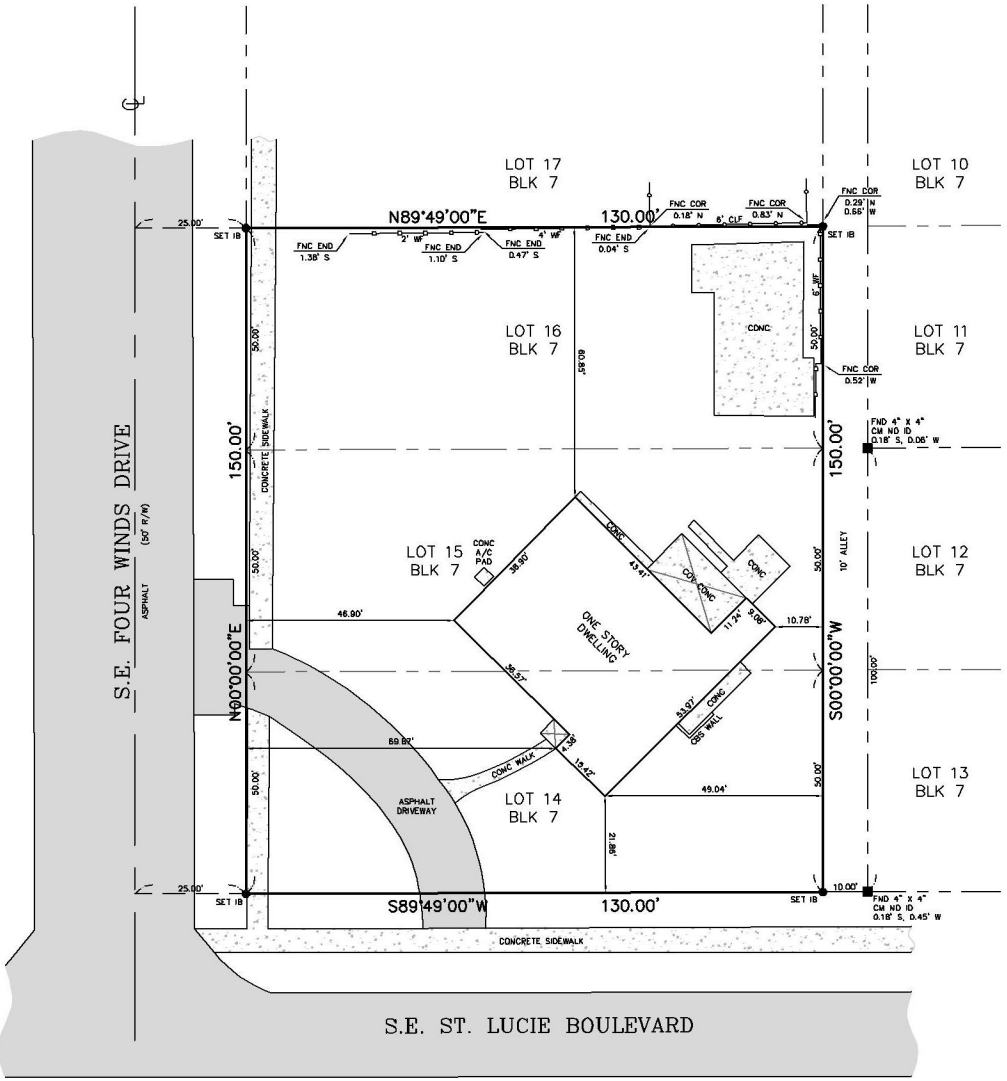
This is page 1 of 2 and is not valid without all pages.

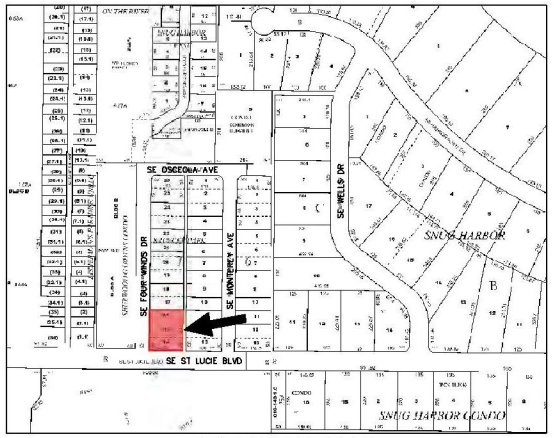
Florida Land Title Association
AFFILIATE MEMBERS

EXACTA
Land Surveyors, Inc.
LB# 7337
www.exactaland.com
P (305)668-6169 • F (305)668.6325
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

245 SE St Lucie Blvd Survey

AC	ACRE
A/C	AIR CONDITIONER
ALUM	ALUMINUM
ANC	ANCHOR
APPROX	APPROXIMATE
AVE	AVENUE
BRG	BEARING
BLK	BLOCK
BLVD	BOULEVARD
BLDG	BUILDING
BM	BENCHMARK
CATV	CABLE TELEVISION BOX
C	CALCULATED
CB	CATCH BASIN
Δ	CENTRAL ANGLE
CLF	CHAINLINK FENCE
CHD	CHORD
CONC	CONCRETE
CBS	CONC. BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CNR	COULD NOT READ
CPP	CONCRETE POWER POLE
COR	CORNER
COV	COVERED
CMP	CORRUGATED METAL PIPE
CVG	CONCRETE VALLEY GUTTER
D	DEED
D/F	DRAINFIELD
DE	DRAINAGE EASEMENT
	DRAINAGE FLOW
ESMT	EASEMENT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EM	ELECTRIC METER
ES	ELECTRIC SERVICE
ELEV	ELEVATION
ENCL	ENCLOSURE
X 17.00	EXISTING ELEVATION
FT	FEET
F	FIELD MEASUREMENT
FNC	FENCE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FPL	FLORIDA POWER & LIGHT
FND	FOUND
GOVT	GOVERNMENT
HSE	HOUSE
I & E	INGRESS & EGRESS EASEMENT
INV	INVERT
IB	IRON BAR
IP	IRON PIPE
IB & C	IRON BAR & CAP
IP & C	IRON PIPE & CAP
L	ARC LENGTH
LE	LANDSCAPE EASEMENT
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
M & W	MAG NAIL & WASHER
MAG	MAG NAIL
ME	MAINTENANCE EASEMENT
MH	MANHOLE
MHWL	MEAN HIGH WATER LINE
MF	METAL FENCE
N & TT	NAIL & TIN TAB
N & W	NAIL & WASHER
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID	NO IDENTIFICATION
NTS	NOT TO SCALE
NAD	NORTH AMERICAN DATUM
ORB	OFFICIAL RECORD BOOK
O/S	OFFSET
OHW	OVERHEAD WIRE
PG	PAGE
PK	PARKER-KALON NAIL
PK & TT	PARKER-KALON NAIL & TIN TAB
PK & W	PARKER-KALON NAIL & WASHER
PVMT	PAVEMENT
PRM	PERMANENT REFERENCE MONUMENT
P	PLAT
PB	PLATBOOK
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENCROACHMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PP	POWER POLE
PUE	PRIVATE UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	PROPERTY LINE
PROP	PROPOSED
+ 17.00	PROPOSED ELEVATION
PRO	PRORATED
R	RADIUS
RAD	RADIAL
RRS	RAILROAD SPIKE
RNG	RANGE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SECT	SECTION
SET I.B.	SET 5/8 IRON BAR & CAP #4049
SET PK	SET PK NAIL & WASHER #4049
S/T	SEPTIC TANK
S/W	SIDEWALK
SBT	SOUTHERN BELL TELEPHONE BOX
S/F	SQUARE FEET
S/D	SUBDIVISION
T	TANGENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP	TOWNSHIP
TRANS	TRANSFORMER
TYP	TYPICAL
UDE	UTILITY & DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U/G	UNDERGROUND
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
⌀	DIAMETER





LOCATION MAP

LEGAL DESCRIPTION

LOTS 14, 15, AND 16, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

1. PROPERTY ADDRESS: 245 S.E. ST. LUCIE BLVD
2. CERTIFIED TO:
   - DOUETTE & LILY PRYCE
   - CHRISTOPHER J. TWOHEY, P.A.
   - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey: 10/12/2016

NOTES:
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West line of subject property, calculated as N00°00'00"E, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.

REVISIONS	BY

BOUNDARY SURVEY PREPARED FOR: PRYCE

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	10/17/2016
SCALE	1" = 20'
JOB NO.	3275-1425-01
SHEET	ONE

OF ONE SHEETS

PLAT MAP

KRUEGER PARK

STUART, FLORIDA

MARTIN COUNTY



STATE OF FLORIDA } SS
COUNTY OF MARTIN }
This Instrument was filed for Record at 2:30 P.M. this 6th day of Jan. 1926 and duly recorded on the 6th day of January 1926 in Book 1 of Plats on Page 25. Record Verified.

J.R. Emery
CLERK CIRCUIT COURT
By:
DEPUTY CLERK

EXAMINED AND CHECKED AND RECOMMENDED FOR APPROVAL

R. F. Ensey
STUART FLA. Dec 30 1925 CITY ENGINEER

APPROVED AS RECOMMENDED

J. E. Taylor
CHAIRMAN STUART CITY COMMISSION

ATTEST
Florida H. Sykes
CITY CLERK

APPROVED Wm H. Root
STUART FLA. January 6th 1926 COUNTY SURVEYOR MARTIN CO.

RECOMMENDED TO CITY COMMISION FOR APPROVAL
STUART FLA. Jan 4th 1926 CITY PLAN BOARD
W. Haspenwall
CHAIRMAN
W. J. Farley
SECRETARY

LOCATION

Being the Subdivision of the E½ of the West Government Lot #1, Section 3, Township 38 South, Range 41 East.

This is a true Copy of the Original Plat of Record of "KRUEGER PARK" Plat Book 1, Page 25, Martin County, Florida.

Leopold Keuper
Registered Land Surveyor
Florida Certificate No. 665

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:- That Albert P. Krueger and Karl Krueger, both single the fee simple owners of the above described land have, caused said land to be surveyed and platted as shown hereon, according to the Engineers Certificate attached and does hereby dedicate to the perpetual use of the Public, the Roads and Streets shown hereon reserving unto themselves the reversions of same wherever discontinued by law.
In Witness whereof the said Albert P. Krueger, and Karl Krueger have signed these presents and affixed their Seal this 13th day of June, A.D. 1925.

Witness: L. E. Mirlank
J. L. Ward

Albert P. Krueger L.S.
Karl Krueger L.S.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me a Notary public for the state of Fla. personally appeared Albert P. Krueger and Karl Krueger to me well known and known to be the persons who signed the foregoing dedication.
In witness whereof I have set my hand and affixed my official Seal this 13th day of June, A.D. 1925.

A. J. Williams
Notary Public.
My Commission Expires April 5th 1929

ENGINEERS CERTICATE

We certify that the location, measurements and angles of the boundary lines of the plat shown hereon are taken from actual data found on the ground by survey under our direction, that the subdivision into lots of the plat shown, and as located by the above mentioned survey was made under our direction and that the information shown hereon is true and accurate to the best of our knowledge and belief.

C. A. Barnett
Florida State Certificate No. 1A

Subscribed and Sworn to before me this 13th day of June, A.D. 1925.

A. J. Williams
Notary Public.
My Commission Expires April 5th, 1929.

REZONE REQUEST

PROPOSED ZONING – R2(DUPLEX/SINGLE-FAMILY)

Proposed Standards (Single Family Residential)				
R-2 Zoning Requirements (per OR# 2454-2020)			Subject Site Standards (R-2)	
Minimum Zoning Lot	*5,000 Sq Ft*		Proposed Zoning Lot	*6,499 Sq Ft*
Minimum Lot Width	*50'*		Proposed Lot Width **	*50'*
Maximum Impervious Surface Coverage	*50%*		Maximum Impervious Surface Coverage	*50%*
Front Setback *(No Front Porch)*	*25'*		Front Setback *(No Front Porch)*	*25'*
Front Setback *(w/ Porch over 50% frontage)*	*15'*		Front Setback *(w/ Porch over 50% frontage)*	*15'*
Side Setbacks *(1-2 Story)*	*5'*		Side Setbacks *(1-2 Story)*	*5'*
Rear Setbacks	*15'*		Rear Setback	*15'*
Height	*35'*		Height	*35'*
Maximum Number of Stories	*3*		Maximum Number of Stories	*3*

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

JUSTIFICATION STATEMENT



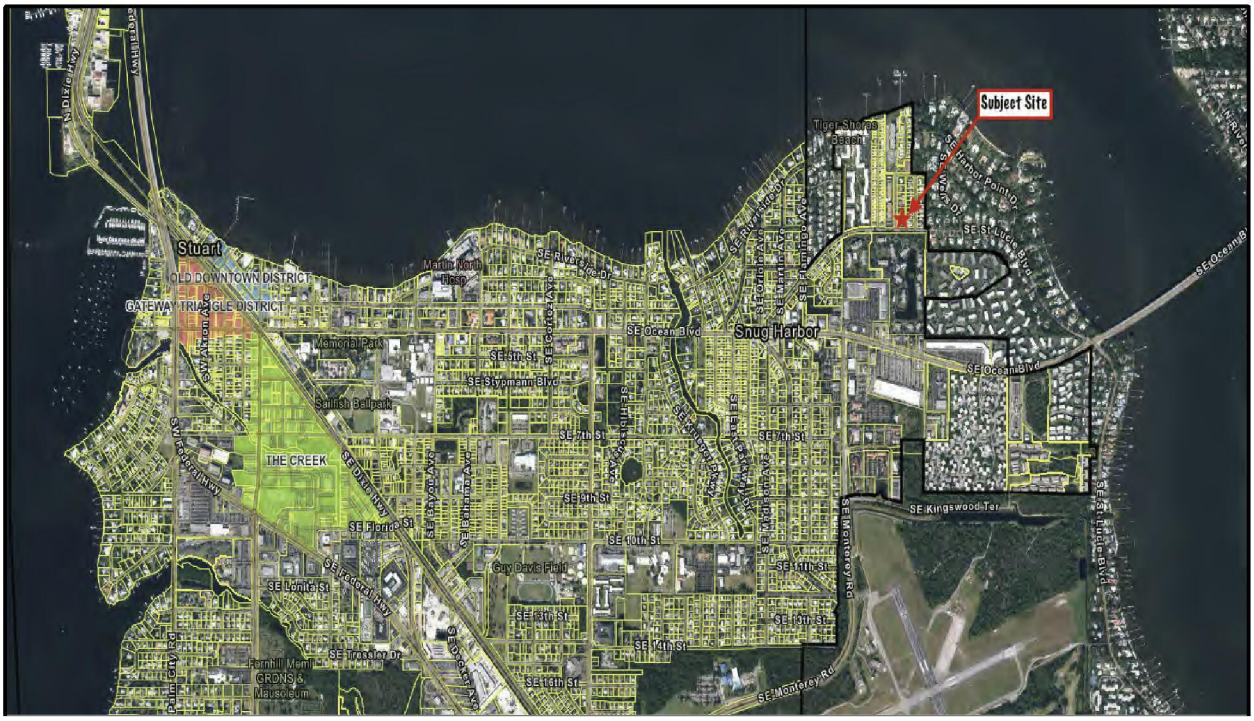
FOURWINDS AT ST LUCIE

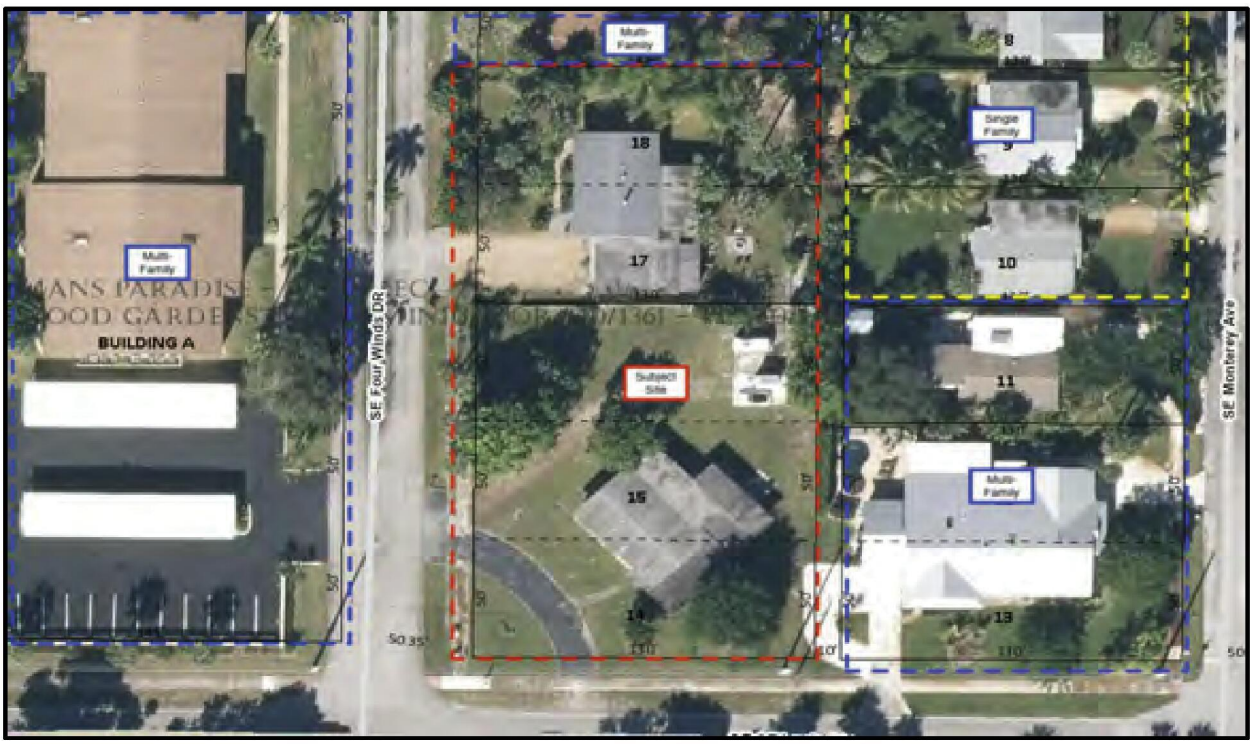
JUSTIFICATION STATEMENT

PRYCE RESOURCES

PROJECT LOCATION

245 St Lucie Blvd and 257 SE Fourwinds Drive, Stuart Florida





REQUEST

Rezone the subject properties from Residential Single-Family (R-1) to Residential Single Family (RS-2). The request is to allow for single family residential development with replacement of the 2 existing residences to 5 residences which is line with a density of 8.72(SF)/11.62(DUP)dwelling units per acre (Sec2.03.09).

APPROVED 2021 CCM
By Douette Pryce at 11:56 am, Jan 26, 2021

PRYCE RESOURCES

THE SITE

The property is located on the corner of St Lucie Boulevard and Fourwinds Drive. It is a combination of a 1 platted corner lot and 4 interior platted lots, 50'x130' each, with a total of ±.75 Acres combined. It could be considered as being located in a "Middle Neighborhood" which is defined as an area with working class and or retiree households with a housing stock that is older and maintained which is neither healthy and thriving, nor overtly distressed. Also known as the "Missing Middle" which refers to a range of housing types that can at times provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.







SUBJECT SITE		
	#1	#2
ADDRESS	257 Fourwinds Drive	245 SE St Lucie Blvd
PCN	03-38-41-006-007-00170-1	03-38-41-006-007-00150-5
OWNER	257 4Winds LLC	245 ST LUCIE LLC
ZONING	R1	R1
ACRE	0.298	0.448
SQ FT PER LOT	12,981	19,515



Martin County Property Information Lookup

General Information

Parcel #	03384106600700170
Owner Name:	257 4WINDS LLC
Owner Address:	22 FIELDWAY DR STUART, FL 34996
Site Address:	257 SE FOUR WINDS DR STUART, FL 34996-1303
Storm Surge Evacuation Zone:	E
Flood Zone - BFE:	X - N/A NAVD
FIRM Panel:	12085C0153H
Urban Service District:	Primary
Municipality:	City of Stuart
Taxing District:	Municipality
ISO-PPC Rating:	Contact City of Stuart Fire Rescue
Subdivision infill applicability:	Yes
Development Imposed Conditions:	Residential Fire Sprinklers Not Required
Building Design Wind Speed	
Occupancy Category I,II,III/IV:	150, 160, 170

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495

Zoning:	STUART
Zoning Details:	N/A
Future Landuse	NO DATA
Landuse Details:	N/A

Community Redevelopment

CRA:	N/A
Zoning Overlay Zone:	N/A
Mixed Use Areas:	N/A

Schools

School information obtained from the Martin County School District system, 772-219-1200

Elementary School:	J D Parker Elementary
Middle School:	Stuart Middle School
High School:	Jensen Beach High School

Property Location Map

Election Information

Voter Precinct:	7	
Commission District:	1	
Commissioner:	Doug Smith	772-288-5400
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576
County Sheriff:	William Snyder	772-220-7000
Property Appraiser:	Laurel Kelly	772-288-5608
School Superintendent:	Laurie J. Gaylord	772-219-1200
Supervisor of Elections:	Vicki Davis	772-288-5637
Tax Collector:	Ruth Pietruszewski	772-288-5600

Utilities & Solid Waste

Service:	Utility:	Availability:	Phone:
Water:	City of Stuart Utilities	Call	772-288-5317
Sewer:	City of Stuart Utilities	Call	772-288-5317

Recycle Collection:	Monday
Trash Collection:	Monday and Thursday



Martin County Property Information Lookup

General Information

Parcel #	03384106600701505
Owner Name:	245 ST LUCIE LLC
Owner Address:	22 NE FELDWAY DR STUART, FL 34996
Site Address:	245 SE ST LUCIE BLVD STUART, FL 34996-1358
Storm Surge Evacuation Zone:	E
Flood Zone - BFE:	X - N/A NAVD
FIRM Panel:	12085C0153H
Urban Service District:	Primary
Municipality:	City of Stuart
Taxing District:	Municipality
ISO-PPC Rating:	Contact City of Stuart Fire Rescue
Subdivision infill applicability:	Yes
Development Imposed Conditions:	Residential Fire Sprinklers Not Required
Building Design Wind Speed	
Occupancy Category I,II,III/IV:	150, 160, 170

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Zoning:	STUART
Zoning Details:	N/A
Future Landuse	NO DATA
Landuse Details:	N/A

Community Redevelopment

CRA:	N/A
Zoning Overlay Zone:	N/A
Mixed Use Areas:	N/A

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Utilities & Solid Waste

Service:	Utility:	Availability:	Phone:
Water:	City of Stuart Utilities	Call	772-288-5317
Sewer:	City of Stuart Utilities	Call	772-288-5317

Recycle Collection:	Monday
Trash Collection:	Monday and Thursday

PRYCE RESOURCES

FLOOD ZONE



ZONING

The subject site is zoned R-1 (Residential Single-Family) however it is surrounded with Multifamily zoned properties to its immediate North, South, East and West. This zoning of the existing property, as it is, in essence created an isolated zoned district as it is not compatible with its proximity grouping to non-complementary zoning use activities.



APPROVED 2021 CCM
By Douette Pryce at 11:56 am, Jan 26, 2021

PRYCE RESOURCES

STREETS

SE Four Winds Drive (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units with minimal Single-family residential units.

SE St Lucie Blvd (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.

UTILITIES

Water, Sewer and Garbage is provided by City of Stuart. Electric by Florida Power Light. Cable by ATT and or Xfinity.

SURROUNDING PROPERTIES

The existing site is in a legally platted condition of five 50'x130' lots of record. This request is a natural evolution to R-2. As noted in Exhibits A&B below you will see that in the immediate neighborhood the request to R-2 which allows for 50'x130' lots are in keeping with some existing conditions of the community.



EXHIBIT A

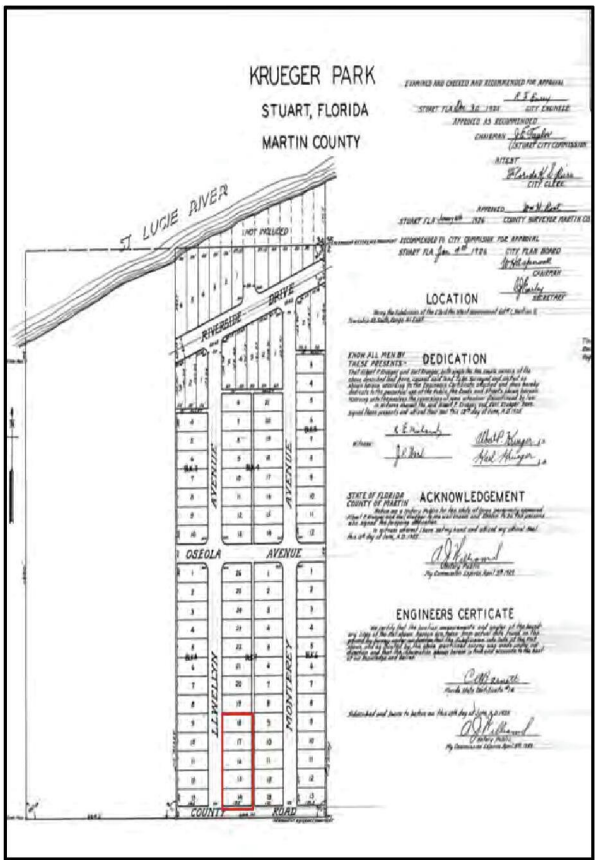


EXHIBIT B *(RECORDED PLAT MAP)*

WEST (MULTI-FAMILY)

Shurwood Gardens: This condo complex was built in 1982 and consists of two, two story buildings with 8 units per floor for a total of 32 condos.





SOUTH (MULTI-FAMILY)

Ocean Pointe Apartments: An apartment complex built in 1995 consists of two-three story buildings for a total of 200 units. The community is participant in a subsidized rental housing program.



NORTH (MULTIFAMILY/SINGLE FAMILY)

241 Se Fourwinds: An Apartment complex built in 1979 consisting of two one story buildings with 5 rental units.







147, 177 & 207 Se Fourwinds (Single Family Homes) 50'x130' lots





Snug Harbor West: A blended gated community with single family homes of varying elevations in an Anglo Caribbean/Key West blend.





Four Winds on the River: A gated condo community built in 1981 consists of a four-story building with a total of 39 units and 2 guest suites.



Source: Google Maps

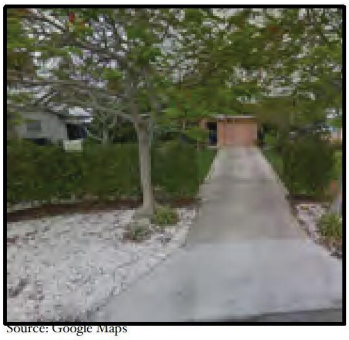
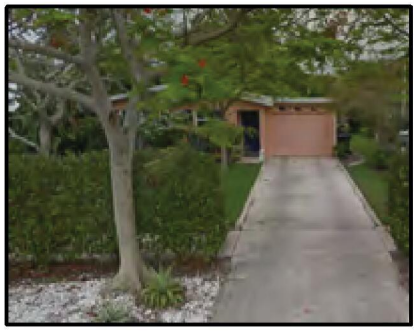
EAST (MULTIFAMILY/SINGLE FAMILY)

To the immediate East boundary of the subject site there is a 10' alley that is now utilized as a Utility Easement.

262 & 272 SE Monterey (Single Family) 50'x130' lots

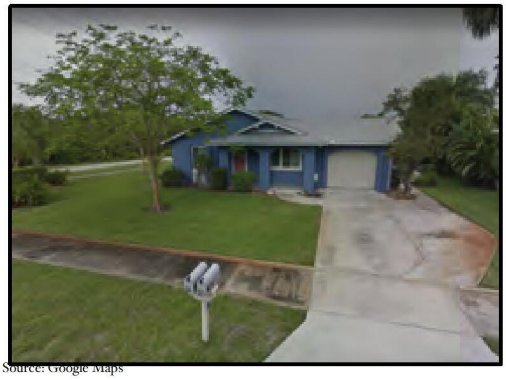
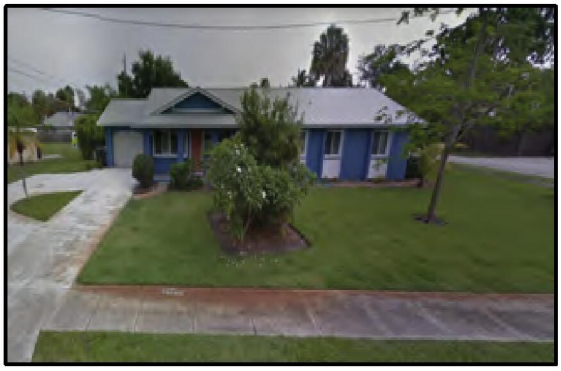



282 SE Monterey (Multifamily) 50'x130' lot
This property is zoned multi-family but has a single-family home on the lot.


Source: Google Maps

292 SE Monterey (Multifamily) 50'x130 lots -property is zoned multi-family but has a Duplex on the lot.

Source: Google Maps

RESIDENTIAL DENSITY CALCULATION

The proposed zoning if kept in existing legal platted lots configuration will consists of 5 single family lots on a combined acreage of .75 acres. The property is an existing platted five lot property with 50' width lots as shown on Survey.

The proposed density is in accordance with policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Sec 2.03.08-Table 3A. has been used for the purpose of calculating residential density within the proposed R-2.

Comprehensive Plan Land Use Classification	Zoning Districts			
	R 1-A	R-1	R-2	R-3
Low density residential	8.72	8.72	8.72 to 11.62 [2]	
Multi-family residential [1]				10 to 11.62 [3]

APPROVED CCM
By Douette Pryce at 2:51 pm, Dec 29, 2020

COMPREHENSIVE PLAN COMPONENTS

OBJECTIVE A5. – RESIDENTIAL DEVELOPMENT

The proposed rezone ensures land use compatibility by grouping complementary land use activities, building location, and architectural design into a cohesive development pattern along an established neighborhood street. Low Residential.

The subject site is set in a mixture of zonings which does not group complementary zoning in a cohesive manner. The subject property is Single Family (R-1) however it is surrounded on its immediate North, South, East and West by Multi-Family (R-3) zoning uses, some more dense than others.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern.

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

Policy A5.5. The City shall market itself as a community for families.

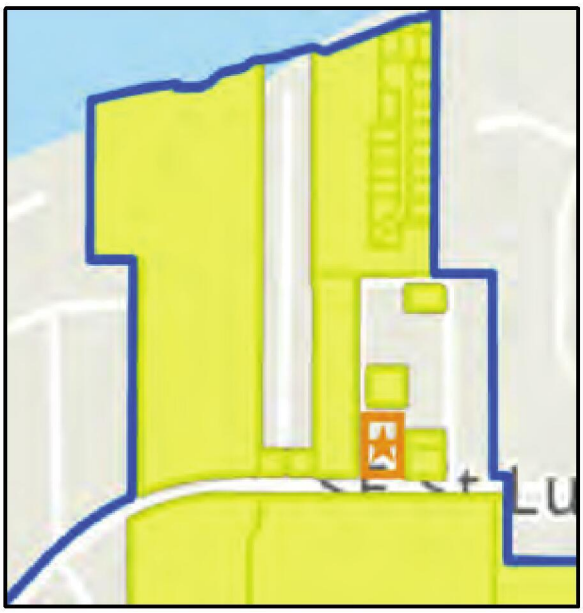
The proposed zoning forms part of an existing community and allows for the opportunity to widen housing options for existing and new residents of the City.

SITE CONCURRENCY

1. The existing land use pattern - ***Low Density Residential:*** *One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences.*

The proposed project is in keeping to the existing future land use pattern though it is a variation in relation to the existing irregular zoning pattern within the subject site area as is reflected in the City of Stuart R-3 Zoning Chart.





APPROVED 21 CCM
By Douette Pryce at 11:56 am, Jan 26, 2021

2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

   The proposed rezoning to R-2 (Duplex/Residential Single Family) would not create an isolated zoning classification in regard to nearby classifications of zoning. The request is to provide an alternative to allow for development to accommodate its density as allowed by the R-2 zoning. And create a resolution to the existing isolated zoning district created over time.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

   A possible density of 6 single family dwelling units and or 4 duplex units would be allowed per the R-2 zoning criteria which on the subject property meets the intent of providing additional housing within the City as an infill development within proximity to established development patterns of residential, commercial, restaurant office, municipal and public amenities. This in essence would not increase and or overtax the load of the public facilities such as schools, utilities and streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

   The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

   The type and intensity of development that is feasible is not anticipated to overload the City's utility services. The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and storm-water quality on the property.

6. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;*

   The subject property is an underutilized lot surrounded by a multitude of uses and development patterns within the City of Stuart's. Approving the subject property with a rezone to R-2(Residential Single Family) provides an opportunity to remove the existing blight and inconsequential isolated zoning. The provision of additional residential units is appropriate in meeting the City of Stuart's existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

7. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

   The type and intensity of development that is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, future land use category and the design principles of the area that will continue to surround the site.

8. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas. It will not significantly reduce light or air to adjacent properties and areas.

9. *The impact of the proposed rezoning upon property values in the adjacent area;*

   The rezoning to R2(Residential Single Family) would likely result in an increase in property values in the adjacent area by allowing for future development of new housing stock nearby, rather than an underutilized lot with older homes past there life cycle.

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

10. *The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations;*

The rezoning to R-2 (Residential Single Family) would not impact adjacent properties to improve or develop in accordance with existing regulations. The proposed project would be a boone in creating a guidance of redevelopment of existing MF zoned sites to the immediate North and West boundary to proposed FLUM.

11. *The existence of other adequate sites in the City for the proposed use in districts already permitting such use.*

The subject location is ideal for single family/duplex residences due to the proximity to surrounding residential and family. Population projections applicable to the City of Stuart anticipate a growth from 16,906 in 2020 to 19,465 by 2045 according to Florida Office of Demographic Research data and the Growth and Development Trends, February 2019. Consistent with the City of Stuart Comprehensive Plan Housing Element Goal Statement A, approval of the rezoning to R-2 is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

2. Municipalities (2017)

Municipalities City/County	2010	2016	2020	2025	2030	2035	2040	2045
Total County	**146,318**	**150,870**	**157,481**	**164,293**	**169,749**	**174,300**	**178,077**	**181,312**
Jupiter Island	817	810	810	810	810	810	810	810
Ocean Breeze Park	355	343	1,030	1,030	1,030	1,030	1,030	1,030
Sewalls Point	1,996	2,002	2,099	2,109	2,119	2,121	2,123	2,125
Stuart	15,593	16,197	16,906	17,638	18,224	18,712	19,118	19,465
Unincorporated	127,557	131,518	136,636	142,706	147,567	151,627	154,997	157,882

Source: Florida Office of Demographic Research, adjusted locally

OBJECTIVE B3. - DESIRABLE PATTERN OF LAND USES.

The proposed rezone promotes and enhances a pattern of land use that is compatible; convenient to City residents; avoids the inappropriate or wasteful use of land; and encourages efficient use of land, resources and facilities.

The proposed zoning of R-2 (Residential Single Family) has been designated to support the existing community character. Reduces the blighted area which is a key entry point to key neighborhoods (Four Winds, Snug Harbor West, Snug Harbor) through redevelopment. The proposed zoning of R-2 ensures consistency with the City's Comprehensive Plan.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The proposed rezoning of subject site is compatible with and compliments the existing uses and does not affect existing approved activities.

SEC. 6.00.04. - SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS.

B. Standards.

1. *Harmonious and efficient organization. All elements of a development plan shall be organized harmoniously and efficiently in relation to topography, the size and type of the subject property, the character and development of nearby property, and the type and size of buildings. Site improvements shall be arranged to have minimal effects on nearby property and in a manner that will not impede the development of nearby property for uses permitted by the Stuart Comprehensive Plan and this Code.*

The proposed rezoning of the site as existing historic platted lots organized harmoniously and efficient in relation to existing topography and neighboring properties. The implementation of single

A0308202 CCM
By Douette Pryce at 2:51 pm, Dec 29, 2020

family/duplex uses allows for open space and less impact to neighboring existing multi-family, duplex and single-family home sites.

2. *Preservation of natural conditions. The landscape shall be preserved in its natural state to the maximum degree practical by minimizing tree and soil removal and by other appropriate site planning techniques. Terrain and vegetation shall not be disturbed in a manner likely to increase soil erosion in or near the site or to harm endangered or threatened plant or animal populations.*

   Efforts will be made to preserve as much of the natural condition and landscape as possible.

3. *Screening and buffering. Fences, walls, or vegetative screening shall be provided where needed to protect the occupants of the site from undesirable views, lighting, noise or other adverse effects of nearby property, and to protect the occupants of nearby property from like adverse effects produced by the development of the site.*

   Noted.

4. *Drainage. Storm-water drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate storm-water retention, percolation and drainage, and to prevent erosion and the formation of silt.*

The lot sites will be deigned to allow for Storm-water drainage to be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. Each lot redevelopment will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and storm-water quality on the property.

Any proposed lot development intends to review options that will allow for sufficient drainage and storm-water retention on the proposed lot sites as required.

PROCEDURAL REQUIREMENTS

A pre-application meeting was held November 23, 2020 with City staff ahead of the submittal of the request to rezone to R-2. Site plan, architectural elevations/conceptual options and renderings dependent on option selected were discussed.

It is understood the project will be reviewed by City staff, considered by the LPA Board for recommendations and then by the City Commission with a first and second reading.

03082021 CCM
By Douette Pryce at 2:51 pm, Dec 29, 2020

TRAFFIC STATEMENT

Kimley»Horn

December 29, 2020

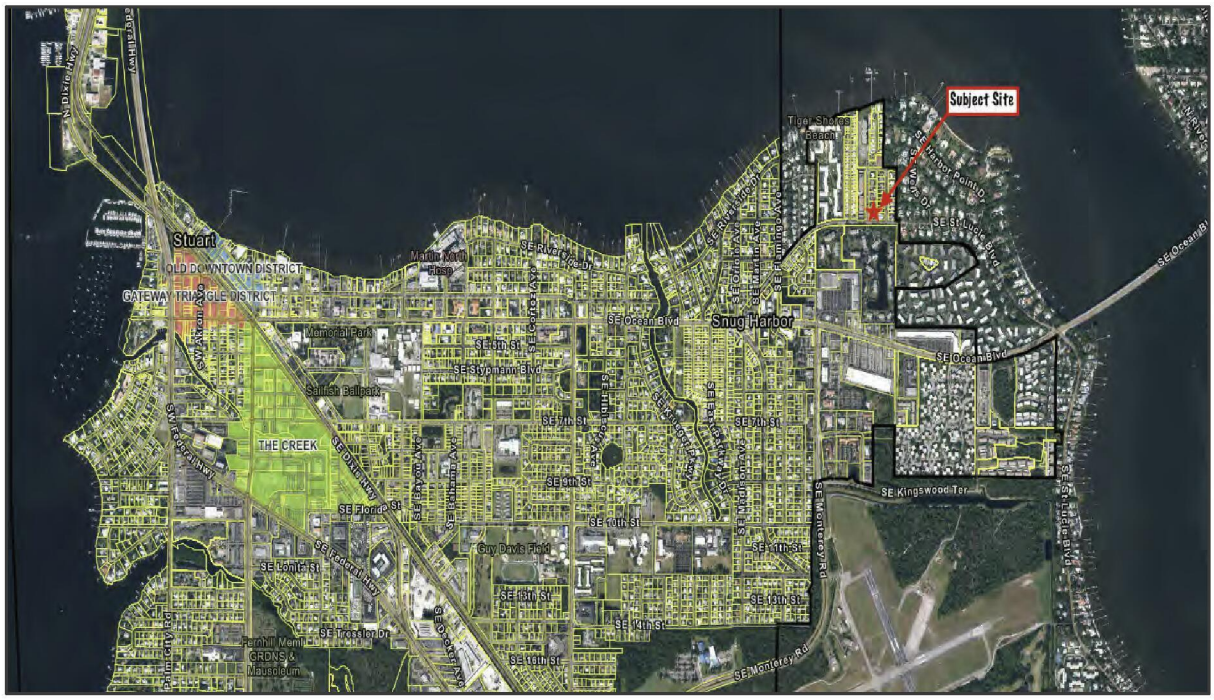
Mr. Kevin Freeman
Development Director, City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994

Re: Fourwinds at St. Lucie Single Family Residential Project
Parcel ID's 03-38-41-006-007-00170-1, and 03-38-41-006-007-00150-5

Dear Mr. Freeman,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") has been retained to prepare a traffic impact statement that evaluates and determines compliance with the City of Stuart Land Development Code. The traffic statement is associated with the rezoning application for the referenced site from R-1A to R-2.

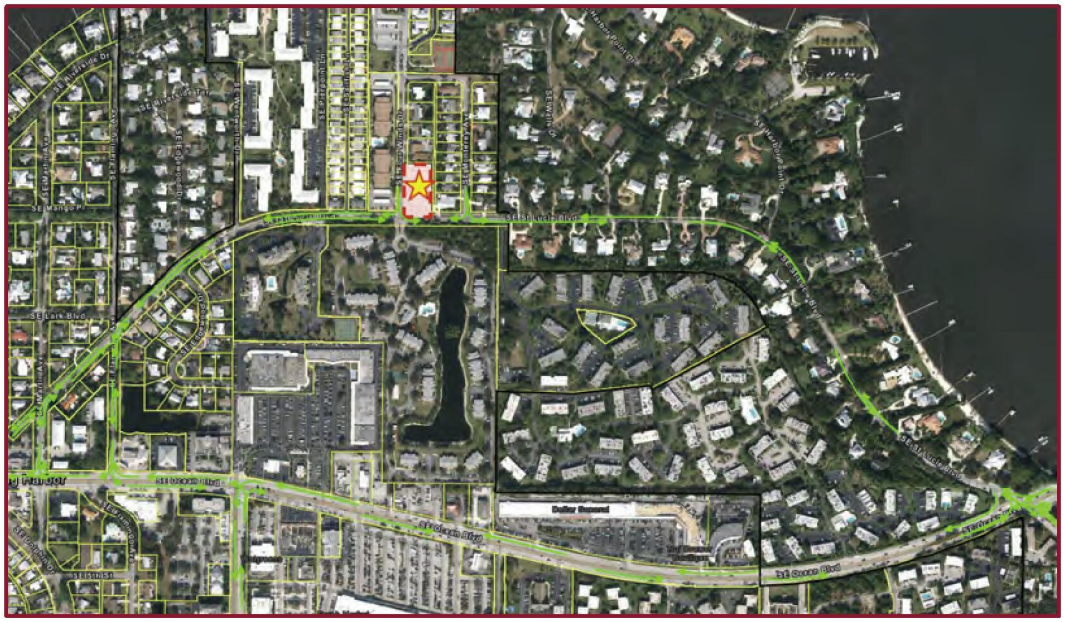
The Four Winds at St. Lucie project is located on SE Fourwinds Drive and St Lucie Blvd, located North of Ocean Boulevard (SR-A1A), about 0.60 miles East of Monterey Road (SR-714) in the City of Stuart.



SE Four Winds Drive (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units along with Single-family residential units.



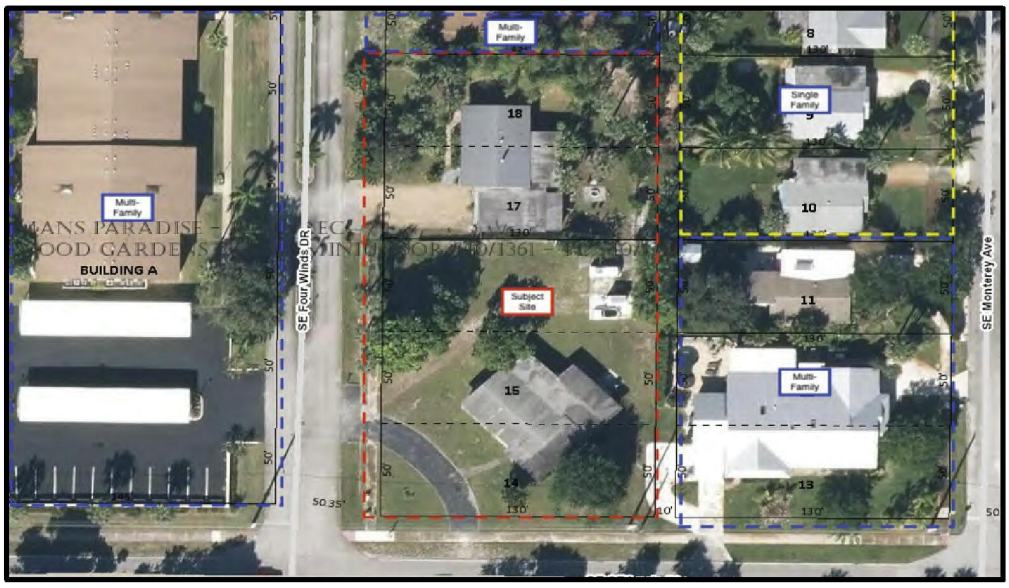
SE St Lucie Blvd (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.



SITE DATA

The request is to rezone to R-2, Residential Single Family, with a density of five(5), 50'x130', single family residential homesites. The existing site has two single family residential homes situated on the existing 5 platted lots.

SUBJECT SITE		
	#1	#2
ADDRESS	257 Fourwinds Drive	245 Se St Lucie Blvd
PCN	03-38-41-006-007-00170-1	03-38-41-006-007-00150-5
OWNER	257 4Winds LLC	245 ST LUCIE LLC
ZONING	R-1A	R-1A



TRIP GENERATION

• Single Family Detached Housing Land Use #210 Daily Weekday

**The daily, AM peak-hour and PM peak hour trips for this site were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition*

Table 1: Trip Generation Rates								
		Daily Trip	AM Peak Hour			PM Peak Hour		
Land Use	ITE Code	Gen	In	Out	Total	In	Out	Total
Single Family	210	9.44	25%	75%	0.74	63%	37%	0.99

Table 2: Trip Generation									
			Daily	AM Peak Hour			PM Peak Hour		
	Land Use	Intensity	Traffic	In	Out	Total	In	Out	Total
Existing Platted Property	Single Family	5	47	1	3	4	3	2	5
Proposed Property	Single Family	5	47	1	3	4	3	2	5
Differential		0	0	0	0	0	0	0	0

RESULTS

In keeping the existing platted option of 5 single family lot sites with ability to develop 5 single family home sites will result in 0 change.

CONCLUSION

Based upon the above calculations the traffic impact of Fourwinds at St Lucie to be de-minimis and concurrency is requested with this traffic statement per the City of Stuart Land Development Code (Section 4.00.00).

Sincerely:

Kimley-Horn and Associates, Inc.

By: _____

Name: Aaron E. Buchler, P.E. Lic. # 54606

Title: Senior Vice President

PUBLIC SCHOOL CONCURRENCY

From: **Everman, Kimberly** evermak@martinschools.org
Subject: RE: Stuart RPUD Application School Capacity analysis
Date: November 19, 2020 at 2:31 PM
To: Douette Pryce dpryce@pryceresources.com

KE

Hi Douette, and thanks for sending this over:

In review, seeing this project already has 2 existing units and adding 4, the calculation would be on the 4 new units only. This would be considered a de minimis impact to the School District as it generates only 1 student on our current student generation (SGR) yield per unit.

I submit this to you as a notice of 'No Objection' from the district for this small development as planned. If the number of units should increase, we may need to look at it again.

Thank you,
Kimberly Everman
Capital Projects/Planning Specialist
Martin County Schools - Facilities Dept.
1939 SE Federal Hwy., Stuart FL 34994
evermak@martin.k12.fl.us
phone: 772-219-1200 x30220

From: Douette Pryce [mailto:dpryce@pryceresources.com]
Sent: Thursday, November 19, 2020 9:48 AM
To: Everman, Kimberly <evermak@martinschools.org>
Subject: Re: Stuart RPUD Application School Capacity analysis

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good day Miss Everman,
Thank you for your call yesterday as promised find attached the Site location from Property Appraiser showing the 5 platted lots that a this time has 2 single family homes on the lots.

As I pointed out previously the proposed development plan is to attain approval to build 6 homes in its stead basically bringing the total homes in that location up 4 additional homes from 2 to 6.

Please feel free to contact me with any other questions you may need to review the school impact.



Regards
Douette Pryce

"Business Focused Real Estate Minded" ©
(O) 772-324-9220
(C) 954-258-2727
www.pryceresources.com

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On Nov 18, 2020, at 6:57 AM, Everman, Kimberly <evermak@martinschools.org> wrote:

Good Morning:

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

CONCEPTUAL LOT PLAN OPTIONS (R-2 – ZONING)

**Plans are strictly conceptual in nature. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.



APPROVED
By Douette Pryce at 11:56 am, Jan 26, 2021

03082021 CCM

PRYCE RESOURCES

CONCEPTUAL VISION

- Single family homes

- 1 or 2 story elevations

- Modern Florida Vernacular/Anglo Caribbean

- A front porch,
- Two different roof bearing heights on primary buildings or porches.
- Two different wall planes on the front elevation.
- Trim color accenting the main wall color.
- Contrasting materials on front elevation for architectural effect.
- Façade differentials. No elevation same next to each other.
- No color the same next to each other



**Plans and pictures are strictly conceptual ideas. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

PRYCE RESOURCES

CONCEPTUAL ELEVATION *(NE STREET VIEW)*





**CONCEPTUAL ELEVATION NOT TO SCALE. SHOWN ONLY AS OPTION POSSIBILITY FOR LOCATION. LOT DEVELOPMENT TO MEET ALL MINIMUM CODE REQUIREMENTS IN CITY OF STUART LAND DEVELOPMENT CODE AT TIME OF PERMIT SUBMITTAL

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

PRYCE RESOURCES

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2454-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING SECTION 2.04.00, OF THE LAND DEVELOPMENT CODE ENTITLED "AREA, IMPERVIOUS SURFACE, SETBACK, AND HEIGHT REQUIREMENTS" OF CHAPTER II, TABLE 5 ENTITLED "RESIDENTIAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACKS, AND HEIGHT REQUIREMENTS" AND SECTION 2.04.02 OF THE LAND DEVELOPMENT CODE ENTITLED "SUPPLEMENTAL AREA REQUIREMENTS", IN RESPECT OF STANDARDS FOR LOT SIZE, LOT WIDTH AND BUILDING SETBACKS FOR THE R-2 AND R-3 ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES..

* * * * *

WHEREAS, the purpose of this Land Development Code amendment is to support the objectives of the City's Comprehensive Plan; and

WHEREAS, the purpose of this Land Development Code amendment is to establish minimum criteria for provision of single-family lot sizes, lot widths, and building setbacks in the Residential Single Family/Duplex (R-2) and the Residential Multi-Family (R-3) zoning districts; and

WHEREAS, the Land Planning Agency reviewed the proposed amendments to the Land Development Code at a public hearing on October 8, 2020; and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on October 26, 2020, to consider this ordinance and provide for full public participation in the Land Development Code amendment process.

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

SECTION 1: The Stuart Land Development Code is hereby amended as follows:

Chapter 2 – Zoning Districts Uses Allowed, Density, Intensity

2.04.00 Area, Impervious Surface, Setback and Height Requirements

2.04.01 Generally

Table 5 – Residential Area, Impervious Surface Coverage, Setback and Height Requirements

Standard	R-1A	R-1	R-2 (Single-family)	R-2 (Two-Family)	R-3 (Single-family)	R-3 (Two-family)	R-3 (Multi-family)	R-3 (Professional Bldg.)	R-3 (Residential units with business)
Minimum zoning lot size:									
Minimum lot area (sq. feet)	10,000	7,500	5,000	7,500	4,356	7,500	10,000	10,000	10,000
Minimum lot width (feet)	100'	75'	50'	75' *	50'	75' *	100'	100'	100'
Maximum Impervious Surface Coverage	50%	50%	50%	50%	50%	50%	40%	40%	40%
Building Setback (Minimum Yards):									
Minimum front	25'	25'	25'	30'	20'	30'	25'	25'	25'
Minimum side	10'	7.5'	5' for one and two story 7.5' for three story	10' **	5' for one and two story 8' for three story	10' **	15' **	15'	25'
Minimum rear	15'	15'	15'	20'	15'	20'	20'	20'	20'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	45'	45'
Maximum Number of Stories	3	3	3	3	3	3	3	4	4

Note: The above table does not apply to the CRA except for footnotes 1 and 2 noted below. Refer to chapter III, Special Zoning Codes for the development standards for the CRA.

* Total width for both duplex units

** A zero-foot setback allowed for common wall of duplex dwelling units and fee-simple townhome devising walls

Sec. 2.04.02. - Supplemental area requirements

A. Minimum width and area of lots.

1. No lot, even though it may consist of one or more adjacent lots of record, shall be reduced so that the lot width or depth, front, side or rear yard, minimum lot area or other requirements of this Code are not maintained. This section shall not apply when a portion of a lot is subsequently acquired for public purposes.

2. No residential lot shall be less than 50 feet in width. In the case of irregularly shaped lots, the average lot width shall be measured and determined in accordance with the definition of average lot width set forth in chapter XII.

3. No platted lot shall contain less than 4,356 square feet.

B. Adjoining lots of record.

1. If two or more adjoining lots with continuous frontage are in a single ownership at any time and such lots individually are less than the lot width requirements for the zone in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the resulting lot or lots shall be subject to the dimensional requirements of this chapter.

*****

SECTION 2: All ordinances or parts of ordinances herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The provision of Sections 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon adoption

Passed on first reading the 26th day of October, 2020.

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

	YES	NO	ABSENT	ABSTAIN
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
TROY MACDONALD, COMMISSIONER				

ADOPTED on second and final reading this 9th day of November, 2020.

ATTEST:

_____

MARY R. KINDEL
CITY CLERK

_____

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

MICHAEL J. MORTELL
CITY ATTORNEY

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

AFFIDAVIT ATTESTING TO NOTIFICATION

(NAME OF PROPERTY OWNER), 257 4WINDS LLC AND 245 ST LUCIE LLC, BY DOUETTE PRYCE, MGRM being first duly sworn, depose(s) and say(s):

That we the owners of the following described property which constitutes the location for which notification is required:

Address: 257 SE FOURWINDS DRIVE AND 245 ST LUCIE BLVD

That a copy of the notice was sent by U.S. Mail on DATE 22 January 2021 to the property owners within 300 feet of the subject property.

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

That a photograph showing the placement of the notification sign(s) shall be made a part of this Affidavit.

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 25 day of Jan, 2021

NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires:

Gina C. Jordan
Notary Public
State of Florida
My Commission Expires 09/12/2022
Commission No. GG 258002

Notice to Surrounding Property Owners

Subject:	**Notice of Public Hearings Before:** **The City of Stuart Local Planning Agency and City Commission**
Petitioner:	**Douette Pryce, MGRM (Applicant)** **257 4Winds LLC and 245 St Lucie LLC (Property Owner)**
Parcel ID #:	**03-38-41-006-007-00170-1 & 03-38-41-006-007-00150-5**
Address of Property:	**257 SE Fourwinds Dr & 245 St Lucie Blvd, Stuart** **(see enclosed location map)**
Proposed Request:	**The applicant is requesting to rezone the property from the current zoning designation of R-1 Residential - Single Family General to R-2 Single Family Residential - Duplex.**

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and the First Reading before the City Commission on the dates and time as listed below:

City of Stuart Local Planning Agency on **Thursday February 11, 2021 at 5:30 P.M.** and the City Commission on **Monday, March 8, 2021 at 4:00 P.M.** to consider the above request.

The public hearing will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Treetz@ci.stuart.fl.us
Development Department, City of Stuart

Martin County Property Appraiser
Laurel Kelly, CFA

Main Office
1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex
11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Notice

Rev. 06/2020

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling a results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down. Compatible with Avery 5160.

The Property Appraiser's Office is YOUR office. Feel free at all times to visit and look over our records.

JOHANSEN ROBERT P
283 SE SAILFISH LN
STUART FL 34996

JOHNSON LYNN MARIE L/E
200 SE FOUR WINDS DR #113
STUART FL 34996

JOHNSON, WILLIAM T
261 SE MONTEREY AVE
STUART FL 34996

JOHNSTON MARIE E
200 SE FOUR WINDS DR #112
STUART FL 34996

KALLAS ALAN DKALLAS DIANE
209 SE SAILFISH LN
STUART FL 34996

KELLER GAIL
200 SE FOUR WINDS DR #115
STUART FL 34996

LEBEAU NICOLE C
200 SE FOUR WINDS DR #212
STUART FL 34996

LEDON SONIA
200 SE FOUR WINDS DR #213
STUART FL 34996

LEE DARLENE MARIE
4083 SE FAIRWAY EAST
STUART FL 34997

LOWE CHARLOTTELOWE RONALD R
177 SE FOUR WINDS DR
STUART FL 34996

MASEMER HAROLD DMASEMER ALICE B
4303 SE MULFORD LN
STUART FL 34997

MCCARTY JOSEPH P & JENNIFER
251 SE MONTEREY AVE
STUART FL 34996-1306

MCDONALD, THOMAS FMCDONALD DEBORAH ANN
207 SE FOURWINDS DR
STUART FL 34996

MILLER JANE T
272 SE MONTEREY AVE
STUART FL 34996

NORMAN KEITH C
215 SE ST LUCIE BLVD
STUART FL 34996

OATES DEBRA S
PO BOX 283
YANKEETOWN FL 34498

PAPPALARDO DEBORAH L/E
250 SE FOUR WINDS DR #208
STUART FL 34996

PETER R & JUDITH S BURGHARDT REVOCAB
233 SE SAILFISH LN
STUART FL 34996

PETER R & JUDITH S BURGHARDT REVOCAB
233 SE SAILFISH LN
STUART FL 34996

PLOTNICK NATINE H L/E
250 SE FOUR WINDS DR #108
STUART FL 34996

REDDINGTON MARIANN
250 SE FOUR WINDS DR #105
STUART FL 34996

REGAN, PETER J
8321 SE KETCH CT
HOBE SOUND FL 33455

REMPT VIRGINIA MACKIE L/E
ADELHEIDSTRAAT 10
2595 ED DEN HAAG

RIZZOTTO JEAN L/E
231 SE MONTEREY AVE
STUART FL 34996

ROBERTS KIMBERLY K
250 SE FOUR WINDS DR #102
STUART FL 34996

SASSLER MARVIN L
56 PALMER DR
WAYNE NJ 07470

SERI ALBANO
250 SE FOUR WINDS DR #205
STUART FL 34996

SHARFI LILA L/E
669 NE PLANTATION RD #206
STUART FL 34996

SHURWOOD GARDENS CONDOMINIUM ASSOCI
PO BOX 111
JENSEN BEACH FL 34958

SLOANE RICHARD J & SALLY A
203 SE SAILFISH LN
STUART FL 34996


SE Osceola ST EA
SE Pierpoint LN
SE Sailfish LN
SE Four Winds DR
SE Monterey Ave
SE Wells DR
SE ST Lucie Blv
BUILDING A
(27.1)
(28)
(28.1)
(29)
(29.1)
(30)
(30.1)
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(2)
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(1.1)

PRYCE RESOURCES
Business Focused. Real Estate Minded. ©

FOURWINDS @ ST LUCIE
PICTURE EVIDENCE SIGN NOTICE


Fourwinds Drive SE view

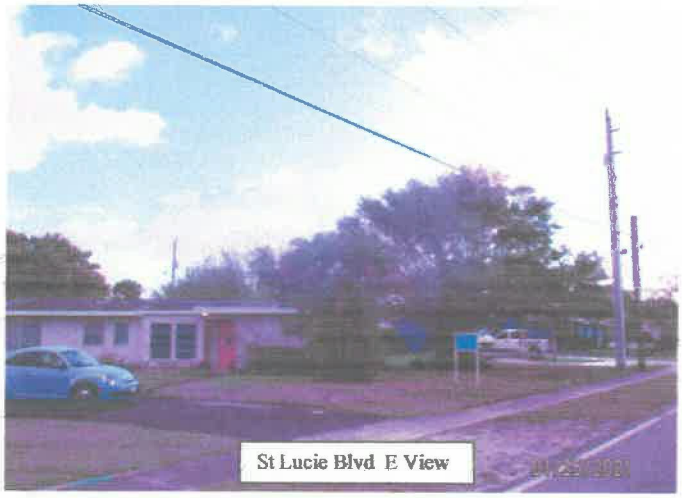


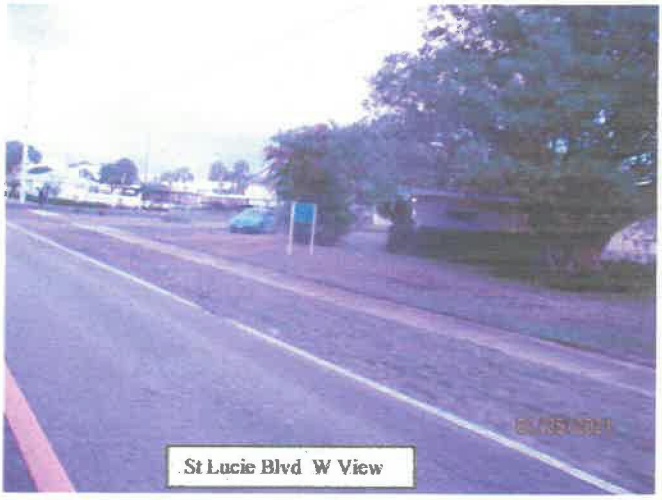
Fourwinds Drive NE view


Fourwinds Drive NE view



St Lucie Blvd E view


St Lucie Blvd E View


St Lucie Blvd W View

APPLICATION FOR INTERVENOR STATUS

RECEIVED
FEB 24 2021
BY: MK Clerk

INFORMATION ABOUT THE PETITIONER	For Office Use Only
APPLICATION FEE: $400.00 (LDR) 11.03.06	
FILE NAME: Four Winds Project	
FIRST NAME: Dale	LAST NAME: Thornberry
MAILING ADDRESS	
STREET: 265 S.E. St Lucie Blvd	CITY: Stuart STATE: FL ZIP: 34996
CONTACT INFORMATION	
WORK PHONE	EMAIL: dale@thornberryconsulting.com
CELL PHONE: 317-319-0960	

PETITIONER'S REPRESENTATIVE IF APPLICABLE

FIRM/ORGANIZATION NAME:	
FIRST NAME:	LAST NAME:
MAILING ADDRESS	
STREET	CITY STATE ZIP
CONTACT INFORMATION	
WORK PHONE	EMAIL
CELL PHONE	

LIST OBJECTIONS TO BE INCLUDED IN AGENDA:

The proposed change of zoning will cause parking, health and safty issues

Signature: [signature] Date: 2/20/2021



Thank you. The following payment has been successfully submitted.

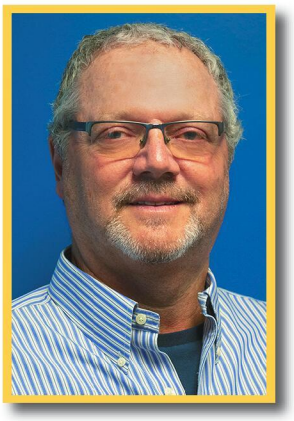
Payment Submitted

Confirmation number:	**1517622712**
Payment Date:	**Feb 24, 2021 10:35:12 AM**
Payment Type:	**Miscellaneous Billing**
Account Number:	**Intervenor App**
Payment Method:	**MasterCard**
Card Number:	**************2133**
Payment Amount:	**$400.00**
Total Amount Charged:	**$400.00**

Objection to Rezoning of Four Winds Project

Intervenor - Dale Thornberry, 265 S.E. St. Lucie Blvd.

- 40 years as a licensed Contractor
- 16 years as a licensed Florida Building Contractor
- Education in Construction Engineering and Planning at Purdue University
- 20 year owner of Real Estate Investment Company



Statement

We support the removal of the 2 existing dwellings and construction of 3 new single family residences consistent with the current R1 zoning. Any density beyond that should be carefully planned using a PUD Zoning Classification (***see attached*** *for more detailed information*).

PLEASE NOTE: We have also attached a ***signed*** petition with **64** names of local people that will be negatively impacted by this project if it is moved forward and rezoned.


3D
SE Osceola St
1
2
3
E
Condos
SE Four Winds Dr
50' Lots
SE Monterey Ave
Subject Property
Dale & Julie
Lucie Blvd
SE St Lucie Blvd
70°
AQI 34

Important points to consider

- Missing Middle title is quite a stretch given the **lack of walkability** of the neighborhood. ***(See attached)***

- The current zoning allows for building 3 homes where there was only 2.
  Why is a 50% increase in density not enough?

- The average set back on all the properties along St. Lucie Blvd., Four Winds Blvd. and Monterey Ave. are in excess of 25 feet which is the standard for R-1.
  Why does this need to be reduced?

- The average width of the front of the lots in the Kruger Park addition is approximately 74 feet which is nearly the same as the 75 foot lot width requirement in R-1. If they build 3 homes the under the current zoning the lot width would be 83.33 ft.
  Why does this need to be reduced?

- The average lot width on Four Winds Blvd. is 108 ft. This allows for a 2 car wide drive and solves parking concerns.
  Why is 75 ft too large?

- Because **Four Winds Blvd. is only 14' wide** and has center islands, it does **not** allow for street parking in any form.
  Why would this be good for anyone except the owner to jam additional homes with narrow driveways only 15 feet from the property line without consideration for parking?

- Any lot size and driveway configuration that doesn't resemble the three units on the north end of Four Winds Blvd. **WILL** create a health and safety hazard for all the occupants of the condos and West Snug Harbor.

If this is approved, one person wins at the expense of everyone who drives, walks or lives near Four Winds Blvd.

It is the job of city to protect its citizens from this type of overdevelopment.
(See attached)

50' Wide Lots Will NOT work!!!

SE Monterey Ave street parking



- 50' lots with a single car driveway will create parking overflow
- These homes are on average 30' off the property line, which is double from the proposal

Creating a Clear Health and Safety Hazard!



- The average width of a fire engine is 10'4". The road is only 14' wide, leaving less than 4 total feet of roadway left

CONCLUSION: An emergency vehicle such as a fire engine CANNOT safely and expeditiously navigate this roadway with ANY parked vehicles. The zoning must stay R1 to allow for on site parking or it WILL create a health and safety hazard.



About
Market
Characteristics
Assembly
How to Enable MMH

What is Missing Middle Housing?

Opticos Design founder Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term "Missing Middle Housing," a transformative concept that highlights a time-proven and beloved way to provide more housing and more housing choices in sustainable, walkable places.

#1 characteristic on the list of Missing Middle Housing is *WALKABLE* context!

Missing Middle Housing:

House-scale buildings
with multiple units
in walkable neighborhoods

These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide

8:00 AM Wed Feb 10 71%

AA walkscore.com

Walk Score Get Scores Find Apartments My Favorites Add to Your Site Log in

Type an address, neighborhood or city Go Share

265 Southeast Saint Lucie Boulevard

Add scores to your site

A location in Stuart

Commute to **Stuart fl**

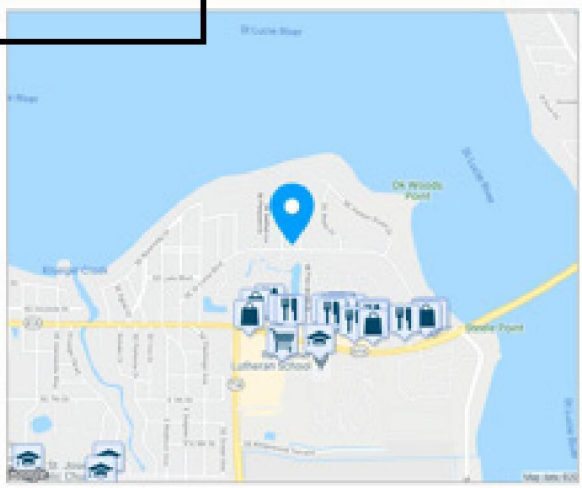
8 min 13 min 42 min View Routes

Favorite Map Nearby Apartments

Disqualifies our Neighborhood for Missing Middle Status!

Walk Score 36 **Car-Dependent**

Most errands require a car.



Bike Score 43 **Somewhat Bikeable**

Minimal bike infrastructure.

About your score

About this Location



265 Southeast Saint Lucie Boulevard has a Walk Score of 36 out of 100. This location is a Car-Dependent neighborhood so most errands require a car.

Current Stuart R1 zoning accomplishes the purposes set out by the Stuart Comprehensive Plan in accordance with the Florida Administrative Code.

Sec.1.01.01

The City Commission of the City of Stuart deems it necessary to adopt the code to accomplish the following purposes:

1. Guiding and accomplishing coordinated and harmonious development in accordance with existing and future needs of the city.

The proposed project is not coordinated or harmonious with the other properties on Four Winds Blvd.

2. Protecting, promoting, and improving the public health, safety, and general welfare.

The proposed project will endanger the health, safety and welfare of the neighborhood.

3. Balancing the interest of the general public In Stuart and that of individual property owners, and protecting landowners from adverse impacts of surrounding development.

The individual property owner can benefit from increasing the number of homes from 2 to 3 without a zoning change and endangering the surrounding neighborhood.

4. Protecting the character, maintaining stability, and promoting the orderly development of residential, agricultural, business, industrial, recreation and public areas.

The proposed project of adding quasi-multifamily complexes to this corner will create parking chaos for our neighborhood, is a clear public safety hazard, and is not in any way orderly development of our community.

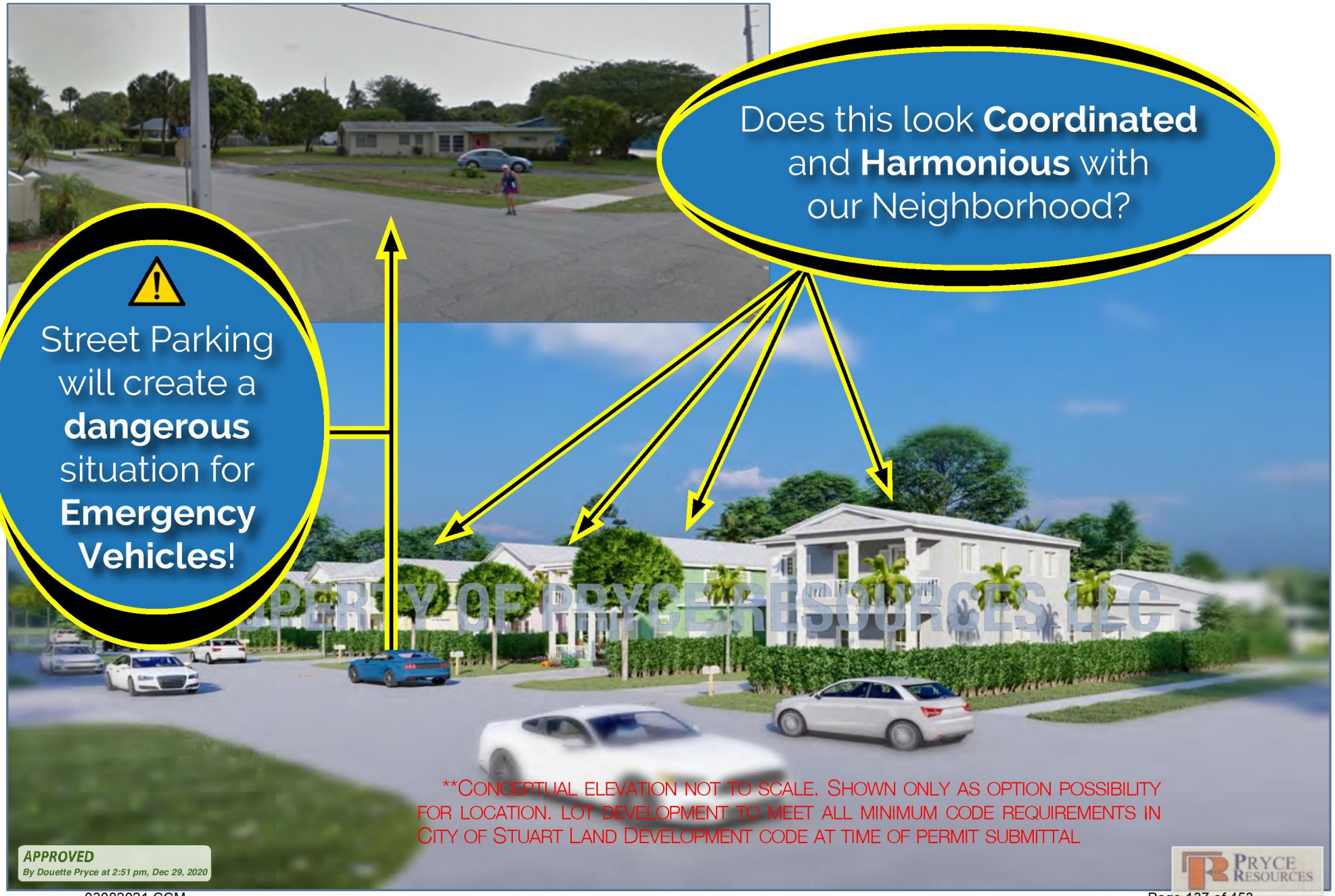
5. Controlling and regulating the growth of the city through the establishment of appropriate standards, including the type, distribution and intensity of development, consistent with future land-use elements and the comprehensive plan.

The current R1 zoning standard is the only standard consistent with the current development pattern of the neighborhood.

6. Protecting the city tax base by enhancing business opportunities and increasing property values through promoting quality improvements, infill development, and redevelopment:

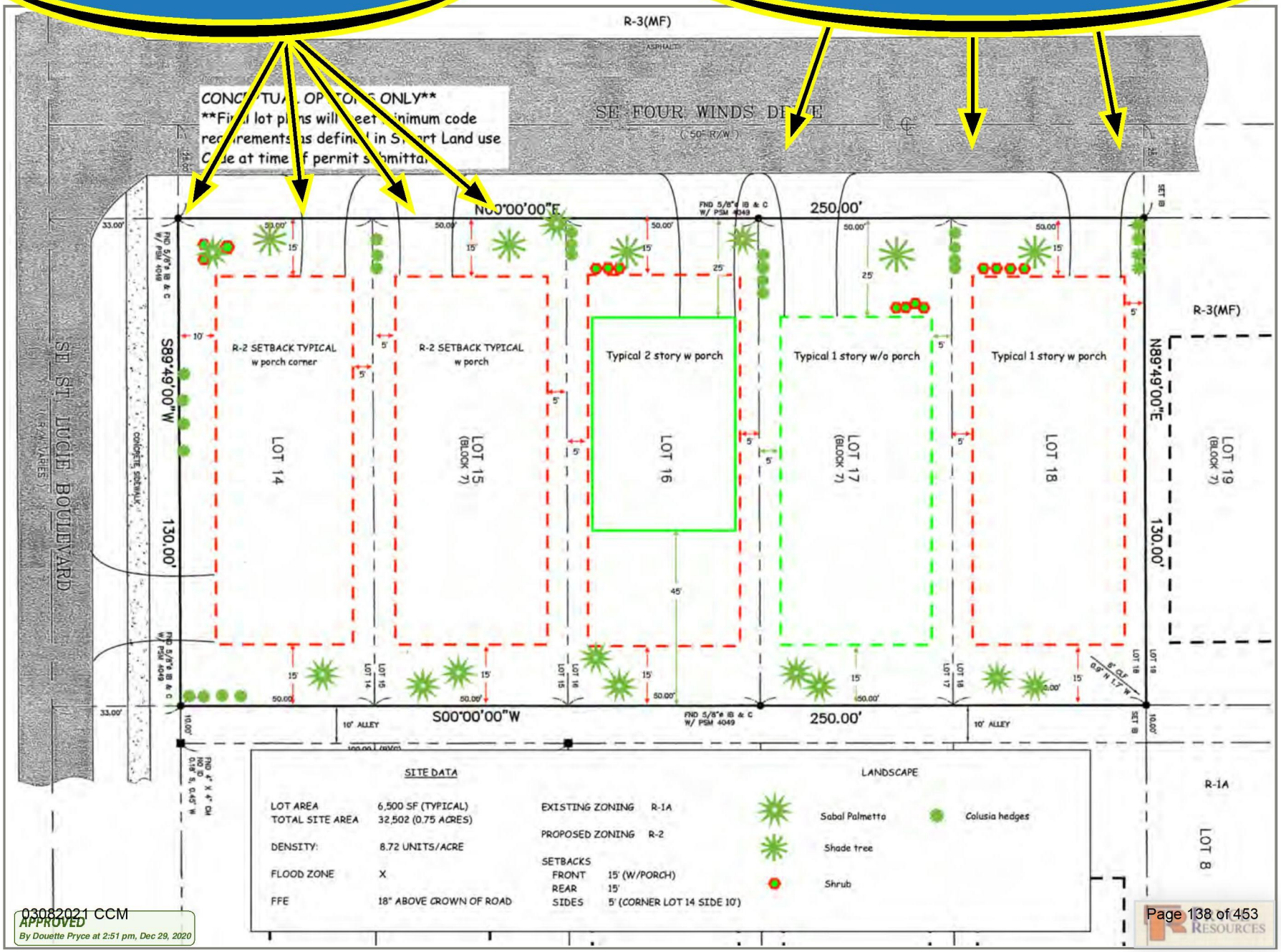
Building three new homes instead of the quasi-multifamily complexes replacing two undermaintained homes will significantly increase the tax base.

CONCEPTUAL ELEVATION *(NE STREET VIEW)*



Where is the **SIDEWALK**?

Do you see **PARKING** for **20 Cars**?



03082021 CCM

APPROVED
By Douette Pryce at 2:51 pm, Dec 29, 2020

Resident Petition List - P. 1

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment	Date
Julieanne K Thornberry	Julieanne K Thornberry	265 SE ST LUCIE BLVD STUART FL 34996		2/3/2021
Kim Roberts	Kimberly K. Roberts	250 SE FOUR Winds Dr. stuart, FL 34996	I'm willing to let Julie Thornberry speak for me	2/2/2021
Bernard Rose		250 SE FOUR WINDS DR STUART FL 34996	" BJF "	2/2/2021
Sheila West	Sheila West	250 SE FOUR WINDS DR Stuart, FL 34996	" SW "	2-2-2021
Alan E Stamm	ALAN E STAMM	230 SE 202 FOURWINDS DR	AE Stamm	2-2-21
Deb Pappalardo		250 SE Four Winds Dr.	-NO-	2/2/21
Kate Koate	Kate Koate	250 SE Four Winds Dr 103	Yes KK	2/2/21
Natine Wlotnick	Natine Wlotnick	250 SE four winds D. #103	Yes I'm against it	2/2/21
Thomas Manning	Thomas Manning	250 SE FOUR WINDS DR	" " Tom	2/2/21
Mario Cirabisi	MARIO CIRABISI	250 SE FOURWINDS DR	Yes MC	2/2/21
ROSALEE CIRABISI	Rosalie Cirabisi	250 SE FOURWINDS DR	Yes RC	2/2/21
ALEX BAGG		200 SE FOURWINDS DR Unit 104	YES - AGB	2/2/21

Resident Petition List - P.2

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment (I am willing to let Dale Thornberry speak on my behalf)	Date
Zack O'Byrne		200 S.E Four Winds Dr.	Yes ZO	2/2/20
Marie Johnston	Marie Johnston	200 SE Four Winds Dr #112	YES MJ	2/4/20
Paul Droppa	Paul M Droppa	200 SE Four Winds Dr #116	YES PMD	2-2-21
Rita Carter	Rita Carter	200 SE Four Winds #116	Yes RR	2-2-21
Gail Keller	Gail Keller	200 SE Four Winds #115	Yes	2-2-21
Sarah Brouillet	Sarah Brouillet	200 SE Four Wind #211	Yes SB	2/2/21
Richard Perkins		200 SE Four Winds #215	YES	2-2-21
Tom McDonald	Thomas McDonald	2075 E Four Winds Dr	yes	2-2-21
Ron Lowe		1775E four winds DR	YES RRL	2-2-21
Dale T Abrahamson		147 SE Four Winds Dr.	Yes DTA	2/3/21
Lynda A. Abrahamson	Lynda A. Abrahamson	147 SE Four Winds Dr.	Yes LAA	2/3/21
Deborah Flynn		2512 SE Osceola St	yes	2/3/21

Resident Petition List - P.3

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment (I'm willing to let Date Thornberry speak on my behalf)	Date
Cynthia Seeley		3352 SE Osceola Stuart FL	a 34996	2/5/21
Tom Jawke		801 SE Monterey Ave	Yes TJ	2/5/21
Mike Mannino	MIKE Mannino	181 SE Monterey Ave Stuart 34996	Yes MKM	2/3/21
Rebecca Grady	Rebecca Grady	212 SE Monterey Ave	Yes RD	2/3/21
Jean Nizzardo		231 SE Monterey Ave	yes	2/3/21
MARY Lou Pults		281 SE montoro Ave	yes MLP	2/3/21
LARRY TORRENCE		271 SE MONTEREY AVE	YES	2/3/21
LYNNE McMASTER TORRENCE		271 SE Monterey Ave	YES	2/3/21
Jennifer McCarty		251 SE Monterey Ave	No	2-3-21
Amber Wilson		232 SE Monterey Ave	yes	2-3-21
[illegible]		224 SE Wells Dr	Yes	2-3-21
Jane Fenton		183 SE Wells Dr	yes	2/21/21

Resident Petition List - P.4

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

I'm willing to allow Dale Thornberry to speak on my behalf.

Printed Name	Signature	Address	Comment Yes / No	Date
Karina Walter		262 SE Monterey Ave	Yes KW	02/04/21
Lynn Johnson		200 SE Four Winds Dr.	yes	2/6/21
Roger Berger		301 S.E. Hancock Point	YES	2/6/21
Thomas Latta		175 SE St Lucie Blvd	Yes	2/6/21
Christine Elsen		175 S.E. St. Lucie	Yes	2/6/21
Kathy Peterson		294 SE Sailfish Lane	yes	2/6/21
Janelle McCarthy		1508 SE Lark Blvd	yes	2/6/21
Bryan McCarthy		1508 SE Lark Blvd	yes	2/6/21
David Orr	DAVID ORR	175 SE Lucie Blvd	Yes	2/6/21
Mary Walsh	M. Walsh	175 SE St Lucie Blvd	No more flooding	2/6/21
Barbara Berger		175 SE St Lucie Blvd	YES	2/6/21
Karen Foust		175 SE St Lucie Blvd	yes	2/6/21

Resident Petition List - P.5

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

I'm waiting to have Dale Thornberry speak on my behalf

Printed Name	Signature	Address	Comment	Date
GAIL WILSON	Gail Wilson	2950 SE Ocean Blvd #36-6 Stuart FL	"	2/6/21
RoseMarie Pascente	RoseMarie Pascente	2950 SE Ocean Blvd 38-3 Stuart, Fla 34996		2/6/21
Rina Jacobelli	Rina Jacobelli	2950 SE OCEAN BLVD #38 34-5 STUART FL		

Resident Petition List - P.6

Petition to City of Stuart Commissioners

Petition summary and background	Overdevelopment of the NE corner of SE St. Lucie Blvd. and SE Four Winds Drive
Action petitioned for	Deny the zoning change from R1 to R2 Duplex at the NE corner of SE St Lucie Blvd and SE Four Winds Dr

Printed Name	Signature	Address	Comment	Date
JAMES SAVASTANO		315 SE ST. LUCIE BLVD STUART, FL 34996	OUT OF CHARACTER WAY TOO MUCH	2/9/21
Annie MacMillan		42 SE Harbor Point Dr.	" I agree	02/10/21
Mary Shaw		152 SE Harbor Pt Dr, Stuart	Parking nightmare	02/9/21
Linda Gardner		22 SE Harbor Pt Dr		02/9/21
Ed Gardner		22 SE Harbor Pt Dr		2-9-21
Chris Bullock		253 SE WILLS		2/9/21
Scott Wash		91 SE Harbor Point Dr		2/9/21
Shelley Guedard		590 SE St Lucie Blvd		2/9/21
Rosalie Gobbo		151 SE HARBOR PT DR		2/9/21
[illegible]		[illegible]		2/9/21
Vianne Nichol		233 SE Wells Dr.		2/9/21
Susan Mondo		222 SE Harbor Pt Dr		2/9/21
Barb Collins		282 SE Harbor Dr		2/9

Property Image 1



Property Image 2



Property Image 3



Property Image 4



Property Image 5



Property Image 6



Property Image 7



CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** Tom Reetz

Title of Item:

CENTRAL PARKWAY LOFTS - MAJOR AMENDMENT TO RPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2461-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE "CENTRAL PARKWAY LOFTS (NORTH)" AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; 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
On February 11, 2021 the Local Planning Agency conditionally approved a major amendment to the Central Parkway Lofts project. Approval conditions included reducing density from 29.47 dwelling units per acre to 24, provided parking at 1.6 spaces per unit and crosswalks with mature landscaping provided at S.E. Central Parkway's median.

Summary
This this application proposes amendment to the Residential Planned Unit Development (RPUD) originally adopted May 16, 2005. The proposed amendment allows for the construction of 196 multifamily units on 6.65 acres. The property is bounded to the east by commercial office/warehouse flex space and on the west by right-of-way owned by Martin County for a future Willoughby Blvd. extension.

The proposed project consists of five (5) 4-story apartment buildings formed around a two-way central street with parallel parking, continuous green-space on each side lined with native trees and sidewalks. Additionally, the street is designed as an "at grade section", where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk will create a seamless environment that prioritizes pedestrians while further establishing an urban storm water treatment-like facility.

Access to the property from Central Parkway will include right-in right-out curb cuts for both the north and the south buildings. The City's traffic consultant has confirmed that the existing road configuration satisfies

additional trips with no new turning lanes being proposed.

The developer has agreed to reserve 20 two bedroom units (10% of the total units rounded up) at the lower 80% of the Area Median Income ("AMI") for a 10 year period.as determined by the U.S. Department of Housing and Urban Development (HUD).

The applicant is asking for the following 4 variance exceptions to the City's code which allows for flexibility that may be offset by providing amenities that give value to the project and the community. The applicant will expound at tonight's meeting. The exceptions are as follows:

1. 2.07.00.D3 Density, The code allow up to 15 dwelling units per acre by right and up to 30 DU with City Commission approval. The applicant is proposing 29.47 DU/acre.
2. 2.07.03.d.4.b Requires Open Space > 30%. The applicant is proposing 27% Open Space including buffers and retention areas.
3. 6.01.09 Parking Code: The requires 1.6 parking spaces for one bedroom apartments and 2 parking spaces for two bedrooms. The applicant is proposing 1.5 spaces for both the one and two-bedroom units a reduction of 47 parking stalls overall.
4. 5.02.A4 For sites with no native vegetation, the landscaping requirements of this Code shall be met with native vegetation, however side and rear landscape strip shall be 25 feet in depth and planted with native vegetation. The applicant is proposing 15 feet of native preserve plantings along the eastern property line between commercial use and the multifamily project.

See Attachment - B.2 Staff review - Residential PUD

Funding Source:

N/A.

Recommended Action:

Motion to approve Ordinance No. 2461-2021 at first reading.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	A.1 Ordinance 2461-2021	2/26/2021	Ordinance add to Y drive
🗋	A.2 Ordinance 2461-2021 Exhibit D	2/26/2021	Ordinance add to Y drive
🗋	B.1 Staff Report	2/26/2021	Staff Report
🗋	B.2 Staff Review - Residential RPUD	2/26/2021	Backup Material
🗋	B.3 Staff Comp Plan Review	2/1/2021	Backup Material
🗋	B.4 Net Present Value Attainable Housing	2/26/2021	Backup Material
🗋	B.5 Economic Benefits PUD	2/26/2021	Backup Material
🗋	C.1 Application - Amendment to RPUD	2/2/2021	Backup Material
🗋	C.2 Applicant's response to comments	2/26/2021	Backup Material

D.1 Traffic Report		2/2/2021	Backup Material
D.2 Environmental Analysis		2/2/2021	Backup Material
E.1 Public Notice		2/2/2021	Backup Material

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2461-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE "CENTRAL PARK LOFTS (NORTH)" AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; 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 Farrell Building Company, LLC for a 6.65 acre property consisting of two parcels opposite one another on S.E. Central Parkway approximately

midway between its intersections with S. Kanner Highway to the west and U.S. Highway One to the east.

WHEREAS, the City Commission, has considered the Petitioner's request to amend the Residential Planned Unit Development (RPUD) for Central Park Lofts (North) and for Central Park Lofts (South), and has also considered the recommendation of the City staff.

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

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

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

SECTION 2: The legal description of the property is set forth in **Exhibit 'A'** attached hereto and made a part hereof by reference. A Map depicting the Property is attached hereto as **Exhibit 'B'** and made a part hereof by reference. The conditions of development attached hereto as

Exhibit 'C' and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 3: The following documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit 'D'**, hereinafter the 'Development Documents', shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

a. **The Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, dated 05.21.2020 and last revised on 02.23.21.**
b. **Boundary and Topographic Survey, Sheet 1 of 3, prepared by Velcon Engineering and Surveying's Robert F. Kemerson, (Professional Surveyor and Mapper), dated 03.06.20.**
c. **The Landscape Plans, Sheets L-1 thru L-4, prepared Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
d. **CSEC Holdings, LLC, Garbage Truck Exhibit and Fire Truck Exhibit, Sheets EX-1 & EX-2, prepared by Velcon Engineering and Surveying LLC, dated 03.23.2020.**
e. **Central Parkway Conceptual Engineering Plan, Sheet 02, & 03 prepared by Velcon Engineering & Surveying, LLC dated 3.23.20.**
f. **Central Parkway Apartments Architectural Floor Plans, Sheet A-1.1 thru A-1.8, Elevations, A-3.1 thru A-3.4 by Claren Architecture, dated 09.10.20 and last revised on 1.16.21**
g. **Photometric Plan, Sheet L-1.1, by Lighting Dynamics, dated 01.13.21.**

SECTION 4: Except as otherwise provided herein, no development permits, site permits or building permits shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the

Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 5: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose any or all the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: 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 7: 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 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 90 days from the date of this approval, failing which this ordinance shall become void.

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

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

ADOPTED on second and final reading 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'S ACKNOWLEDGMENT

STATE OF FLORIDA,

COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐nline notarization, this _____day of _____, 2021, by EULA R. CLARKE, 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:

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: Owner: Ferrell Building Company Inc,

_____

Print Name: _____ By: _____

_____

Print Name: _____

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of phy☐cal presence or onli☐notarization, this _____ day of _____, 2021, by

_____

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF STUART FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 456, AND OFFICIAL RECORDS BOOK 663, PAGE 1206, AND LESS AND EXCEPT THE NORTH 200 FEET TO FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 1074, PAGE 1032, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The RPUD project and use thereof shall comply with the following drawings:

   a. **The Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, dated 05.21.2020 and last revised on 02.23.21.**
   b. **Boundary and Topographic Survey, Sheet 1 of 3, prepared by Velcon Engineering and Surveying's Robert F. Kemerson, (Professional Surveyor and Mapper), dated 03.06.20.**
   c. **The Landscape Plans, Sheets L-1 thru L-4, prepared Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
   d. **CSEC Holdings, LLC, Garbage Truck Exhibit and Fire Truck Exhibit, Sheets EX-1 & EX-2, prepared by Velcon Engineering and Surveying LLC, dated 03.23.2020.**
   e. **Central Parkway Conceptual Engineering Plan, Sheet 02, & 03 prepared by Velcon Engineering & Surveying, LLC dated 3.23.20.**
   f. **Central Parkway Apartments Architectural Floor Plans, Sheet A-1.1 thru A-1.8, Elevations, A-3.1 thru A-3.4 by Claren Architecture, dated 09.10.20 and last revised on 1.16.21**
   g. **Photometric Plan, Sheet L-1.1, by Lighting Dynamics, dated 01.13.21.**

2. Any modifications to the Master RPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, impervious areas and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

3. The developer has agreed that 20 (10% rounded up) of the two-bedroom units will be rented at rates no greater than 80% of Area Median Income ("AMI") in Martin County (as such AMI may change from time to time) and based upon the annual Florida Housing

Finance Corporation Family Rental Program schedule published annually by the Florida Housing Finance Corporation, and the balance of the units can be rented at market rates. The developer shall self-monitor compliance with the foregoing rental rate restriction and will provide the City with an annual occupancy report in the form of a Rent Roll for the Units. The City shall have the right, with prior notice to developer, to conduct an on-site inspection of the project to audit the tenant files. The foregoing restrictions shall be in effect for a period of ten (10) years from the issuance of the first certificate of occupancy for the improvements constructed on the property. Notwithstanding, in the event of a foreclosure sale or the transfer of ownership by deed in lieu of foreclosure by any institutional lender of any mortgage, deed of trust or other security instrument encumbering the Property this restriction shall be extinguished

4. The maximum building height within the RPUD shall be 4 stories or 50'-8" to the highest roof parapet. 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.

Landscaping

7. The common areas including the projects clubhouse and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.

8. A Landscape plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

9. Open Space. Not less 1.79 acres or 27 % of the RPUD shall be Open Space as depicted on the Site Plan by Conceptual Design Group, Inc. as described in Exhibit C. Required open space may include contiguous buffer and retention areas, however, other required interior landscaping shall not count towards the open space requirement.

Tree Mitigation

10. The project shall comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code. All required tree mitigation will be met on site.

Prior to Issuance of Site Permits

11. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

12. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

13. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.

14. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

15. The property owner shall provide easements for licensed television services that can coexist together with power in a public utility easement.

16. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.

17. 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.

18. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to City of Stuart Public Works. The developer shall grant any such utility easements necessary for this site as may be required by the City of Stuart.

19. Any existing sidewalks damaged along SE Central Parkway during construction, or requiring full replacement given that the on-site grade is significantly altered, the developer shall be required to repair or replace the entire sidewalk prior to the issuance of a Certificate of Occupancy.

20. Temporary or freestanding storage units are prohibited on the property once construction is complete.

21. Site work including but not limited to land preparation, retention area excavation, clearing and grading, drainage and water, sewer and irrigation lines shall be reviewed and approved

by the city's public works department and the city's engineering consultant prior to permitting.

22. Proposed landscaping in the SE Central Parkway median shall be preserved and maintained by the developer and/or home-owner's association in perpetuity. Subject to mutually agreed upon maintenance easement agreement and indemnification between the developer and the City relative to ROW liability issues.

Signage

23. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to sign criteria found in Chapter 6 of the City's Land Development Code.

Future Amendments

24. 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.

Timetable for Development

25. Timetable for development shall be as follows:

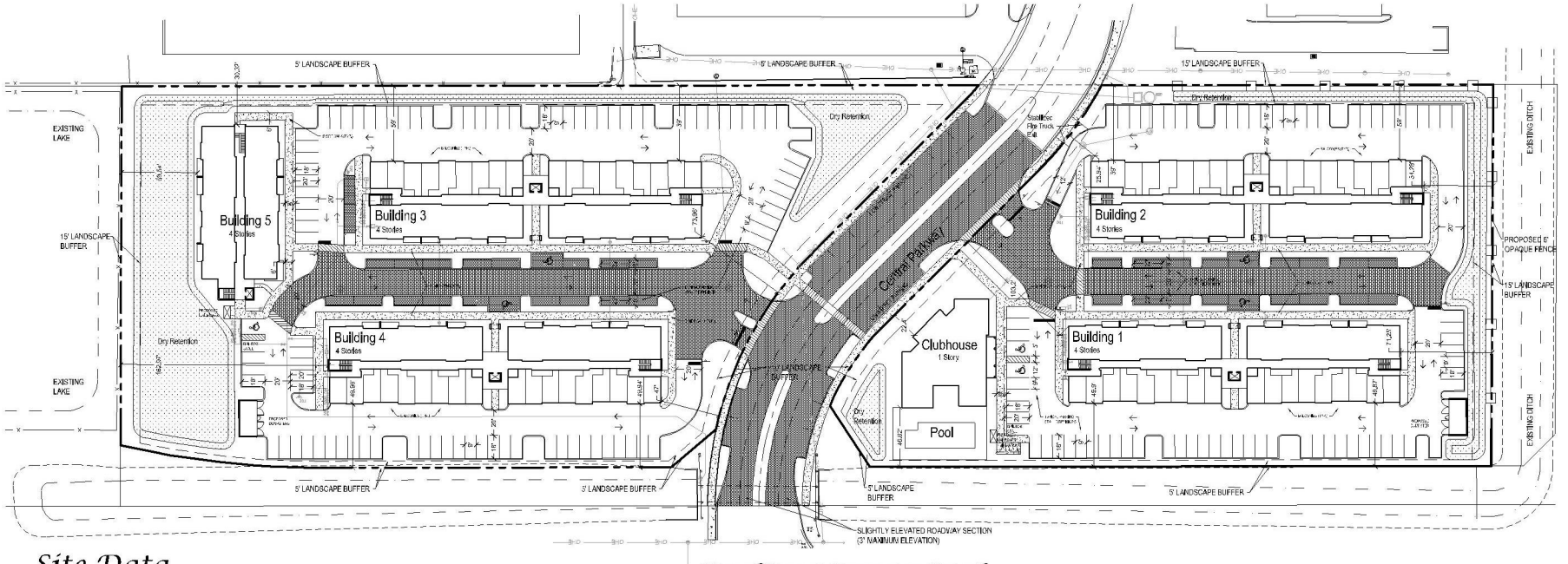
Site and building permit application deemed sufficient for permit review under city codes and standards.	**April 1, 2023**
Final Certificate of Occupancy for all site and building improvements.	**April 1, 2024**

Allowable Uses

26. The following uses shall be permitted:

a. Multi-Family Residential

b. Home Occupations in accordance with the City's Land Development Code.



Site Data

Parcel Size:	290,098.29 s.f.	6.65 Acres	
North:	161,340.52 s.f.	3.70 Acres	
South:	128,757.77 s.f.	2.95 Acres	
Total Residential Units:		198	
Density:		29.47 D.U. /Acre	
Building Height:		45' Maximum (4 Stories)	
Parcel Control Numbers:		09384100000003304	
Existing Use:		Vacant	
Proposed Use:		Multifamily Residential	
Existing Zoning:		RPUD	
Proposed Zoning:		RPUD	
Future Land Use:		Office / Residential	
Impervious:	199,208.84 s.f.	4.57 Acres	69%
Buildings (Flat roof outline)	72,360 s.f.	1.66 Acres	25%
Vehicular Use Area (Excludes area inside building)	107,821.12 s.f.	2.48 Acres	37%
Sidewalks & Pool Deck	18,127.72 s.f.	.41 Acres	6%
Pools	900 s.f.	.02 Acres	1%
Pervious:	90,889.45 s.f.	2.08 Acres	31%
Landscape Area:	59,112.33 s.f.	1.33 Acres	20%
Dry Retention Area:	32,777.22 s.f.	.75 Acres	11%

Open Space:	Required:	Provided:
	30% Minimum	31%
Total Open Space Provided = 90,889.45 s.f. /2.08 Acres		31%
Total Open Space Less Interior Open Areas = 78,404.27 / 1.79 Acres		27%

Parking Calculations:	Required:	Provided:
1,5 Spaces per 1 Bedroom Unit 62 Units x 1,5 = 93 Spaces	93	62 (@ 1 Unit)
2 Spaces per 2 Bedroom Units 102 Units x 2 = 204 Spaces	204	164 (@ 1,6 /Unit)
2 Spaces per 3 Bedroom Units 32 Units x 2 = 64 Spaces	64	64 (@ 2 Unit)
Guest / Clubhouse	0	9
Total:	361	299

Building Data:	
Total Proposed Building Areas: (All Buildings All Floors including Clubhouse)	271,590 s.f.
Total Proposed Residential Building Areas: (All Residential Buildings All Floors)	262,866 s.f.
Buildings #1 + 4 (Shown as each building)	
Total Proposed Building Areas: (All Floors)	58,147 s.f.
Ground Floor	14,917 s.f.
Second Floor	14,961 s.f.
Third Floor	14,761 s.f.
Fourth Floor	13,508 s.f.
Buildings #5	
Total Proposed Building Areas: (All Floors)	30,076 s.f.
Ground Floor	7,696 s.f.
Second Floor	7,686 s.f.
Third Floor	7,686 s.f.
Fourth Floor	7,010 s.f.
Clubhouse Building	
Total Proposed Building Areas:	8,914 s.f.
Ground Floor Building Area	4,794 s.f.
Ground Floor Covered Entrance Area	240 s.f.
Ground Floor Outdoor Patio Area	662 s.f.
Second Floor Building Area	3,598 s.f.
Second Floor Outdoor Patio Area	320 s.f.

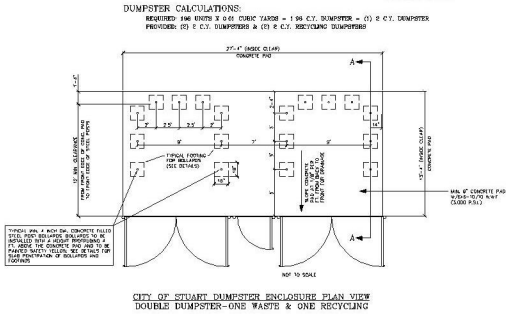
Total Residential Units: (All Floors)			198
Building#	1 Bedroom	2 Bedroom	3 Bedroom
Building 1	14	22	7
Building 2	14	22	7
Building 3	14	22	7
Building 4	14	22	7
Building 5	6	14	4
Sub-total:	62	102	32

General Notes

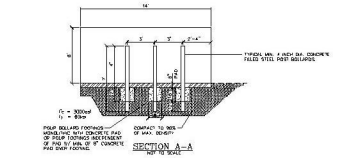
1. This project will be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if any indigenous Pine trees presently located on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as a buffer between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in the development, if a wired network shall specifically pertain to the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations TYPE are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

City of Stuart Dumpster Detail

Not To Scale

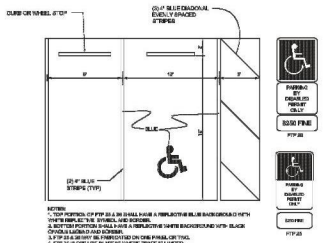


CITY OF STUART DUMPSTER ENCLOSURE PLAN VIEW
DOUBLE DUMPSTER-ONE WASTE & ONE RECYCLING



Standard & Handicap Parking Space Detail

Not To Scale



Site Plan



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130A
Stuart, Florida 34994
(772) 344-1340
Lic. 26000198

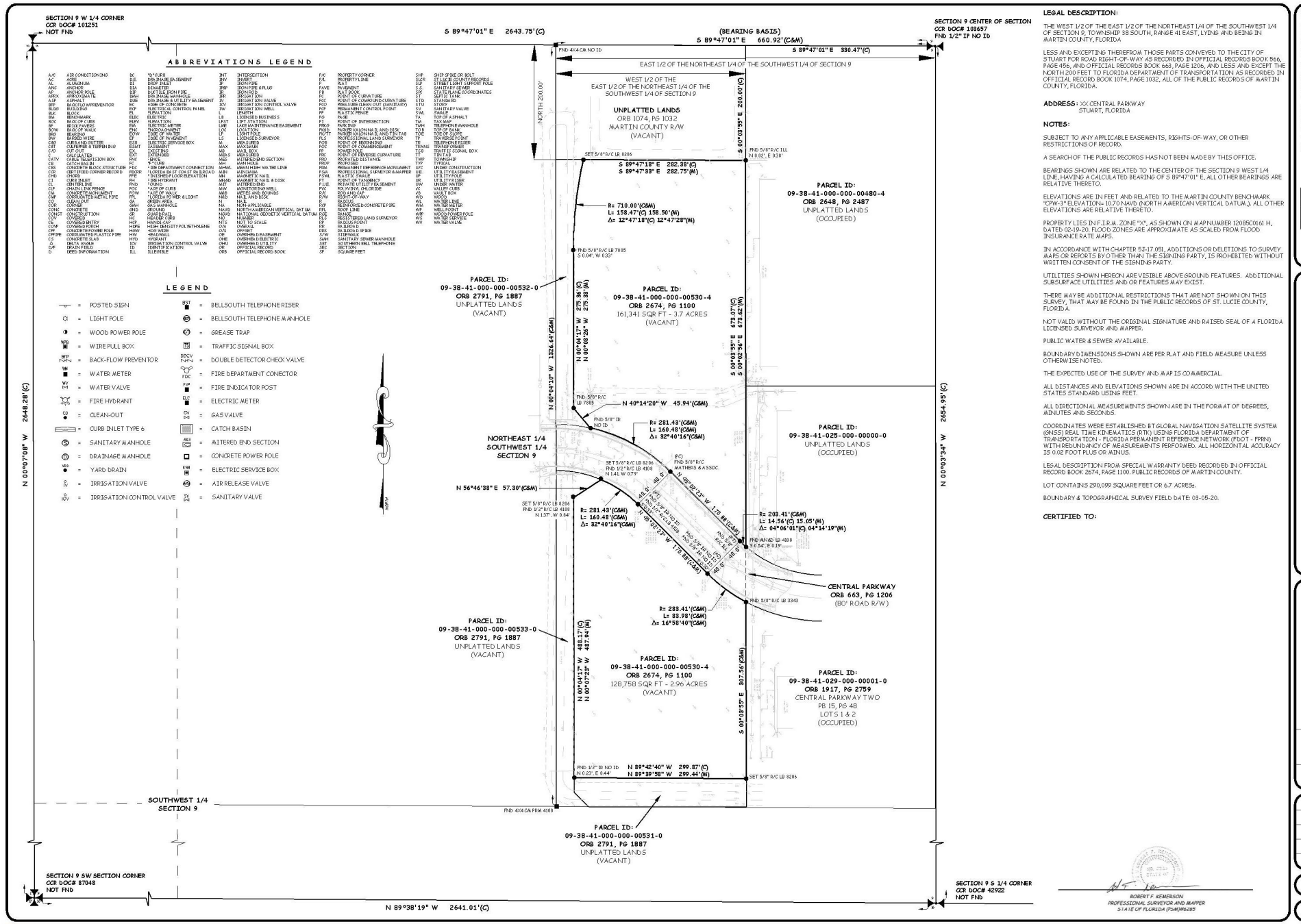
Central Parkway

City of Stuart, Florida

Job No.	19-1002
Drawn By:	JWS
Submittal Dates:	5-21-2020
11-5-2020	11-10-2020
1-14-2021	2-1-2021
2-18-2021	2-23-2021
Revision Dates:	
Bedroom Types	11-5-2020
Truck Radius	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021
City Comments	2-23-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet 1 of 1



ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D"CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHF	SHIP SHONE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IMP	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APROX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	D.U.E.	DRAINAGE UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
ATM	AIR TEMPERATURE PREVENTOR	E/E	EDGE OF ESPLANADE	ICV	IRRIGATION CONTROL VALVE	POC	PRECAST CONCRETE CLEAN OUT (SANITARY)	STM	STORM
BLDG	BUILDING	EP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	POP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLK	BLOCK	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALLE
BM	BENCHMARK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BOC	BACK OF CURB	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TAN	TAN MAP
BP	BRICK PAVERS	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PP&G	PARKSIDE	TMH	TELEPHONE MANHOLE
BOW	BACK OF WALK	ENC	ENCROACHMENT	LOC	LOCATION	PP&D	PARKER KALONYAN SL AND DESC	TOB	TOP OF BANK
BRG	BEARING	EOW	EDGE OF WATER	LP	LIGHT POLE	PP&TT	PARKER KALONYAN SL AND TR1 TAB	TOE	TOE OF SLOPE
BW	BOTTOM OF WALL	EP	ELECTRIC PEDESTAL	LS	LICENSED SURVEYOR	PLS/PT	PROFESSIONAL LAND SURVEYOR	TP	TELEPHONE RISER
C&G	CURB AND GUTTER	E/B	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
CBT	CULVERT PIPE & TERMINAL	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C/O	CUT OUT	EX	EXISTING	MB	MAIL BOX	PP	POWER POLE	T.S.B	TRAFFIC SIGNAL BOX
C	CALCULATED	EXT	EXTENDED	MB&S	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TINTAB
CATV	CABLE TELEVISION BOX	FHC	FENCE	MES	MITERED END SECTION	PRO	PROPERTY DISTANCE	TWP	TOWNSHIP
CB	CATCH BASIN	FC	"F"CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CBS	CONCRETE BLOCK STRUCTURE	FDC	FIRE DEPARTAMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PSM	PERMANENT REFERENCE MONUMENT	UW	UNDER WATER EASEMENT
CCR	CERTIFIED CORNER RECORD	FD&SR	"L"DRAIN SW ST COAST SALINAS	MPK	MAGNAIL	PSM&C	PROFESSIONAL SURVEYOR & MAPPER	UE	UTILITY EASEMENT
CHD	CHORD	FFE	" FINISHED FLOOR ELEVATION	NAIL	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
C.I.	CURB INLET	FH	" FIRE HYDRANT	NAIL&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	" FOUND	M.I.T.	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	"ACE OF CURB	MW	MONITOR WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	"ACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VB	VAULT BOX
CMP	CORRUGATED METAL PIPE	FPL	"FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	NA	NO ACCESS	RD	RADIUS	WL	WATER LINE
COE	CORP OF ENGINEERS	GH&H	GUARD HOUSE	NA	NOT APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RPL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GR	GUARD RAIL	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDICAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
CSP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	OVA	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HORW	"HOR WEIRE	OS	OFFSET	RRS	RAILROAD SPIKE		
CPP/PE	CONCRETE POWER POLE/ELECTRIC	HW	"HEADWALL	O/S	OVERSIZED EASEMENT	S/W	SIDEWALK		
CR	CONCRETE	HYD	"FIRE HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/W	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

LEGEND

	= POSTED SIGN	BST	= BELLSOUTH TELEPHONE RISER
	= LIGHT POLE	BS	= BELLSOUTH TELEPHONE MANHOLE
	= WOOD POWER POLE	GT	= GREASE TRAP
WPB	= WIRE PULL BOX	TS	= TRAFFIC SIGNAL BOX
BFP	= BACK-FLOW PREVENTOR	DDCV	= DOUBLE DETECTOR CHECK VALVE
WM	= WATER METER	FDC	= FIRE DEPARTAMENT CONECTOR
WV	= WATER VALVE	FIP	= FIRE INDICATOR POST
	= FIRE HYDRANT	E/C	= ELECTRIC METER
CO	= CLEAN-OUT	GV	= GAS VALVE
	= CURB INLET TYPE 6		= CATCH BASIN
	= SANITARY MANHOLE	A/E	= MITERED END SECTION
	= DRAINAGE MANHOLE		= CONCRETE POWER POLE
YD	= YARD DRAIN	ESB	= ELECTRIC SERVICE BOX
	= IRRIGATION VALVE		= AIR RELEASE VALVE
ICV	= IRRIGATION CONTROL VALVE	SV	= SANITARY VALVE

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA

LESS AND EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF STUART FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 456, AND OFFICIAL RECORDS BOOK 663, PAGE 1206, AND LESS AND EXCEPT THE NORTH 200 FEET TO FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 1074, PAGE 1032, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ADDRESS: XX CENTRAL PARKWAY
STUART, FLORIDA

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE CENTER OF THE SECTION 9 WEST 1/4 LINE, HAVING A CALCULATED BEARING OF S 89°47'01" E, ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE MARTIN COUNTY BENCHMARK "CPW-3" ELEVATION= 10.70 NAVD (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0161 H, DATED 02-19-20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 61J-17.081, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PUBLIC WATER & SEWER AVAILABLE.

BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASURE UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

COORDINATES WERE ESTABLISHED BT GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.02 FOOT PLUS OR MINUS.

LEGAL DESCRIPTION FROM SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2674, PAGE 1100. PUBLIC RECORDS OF MARTIN COUNTY.

LOT CONTAINS 290,099 SQUARE FEET OR 6.7 ACRES±.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 03-05-20.

CERTIFIED TO:

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

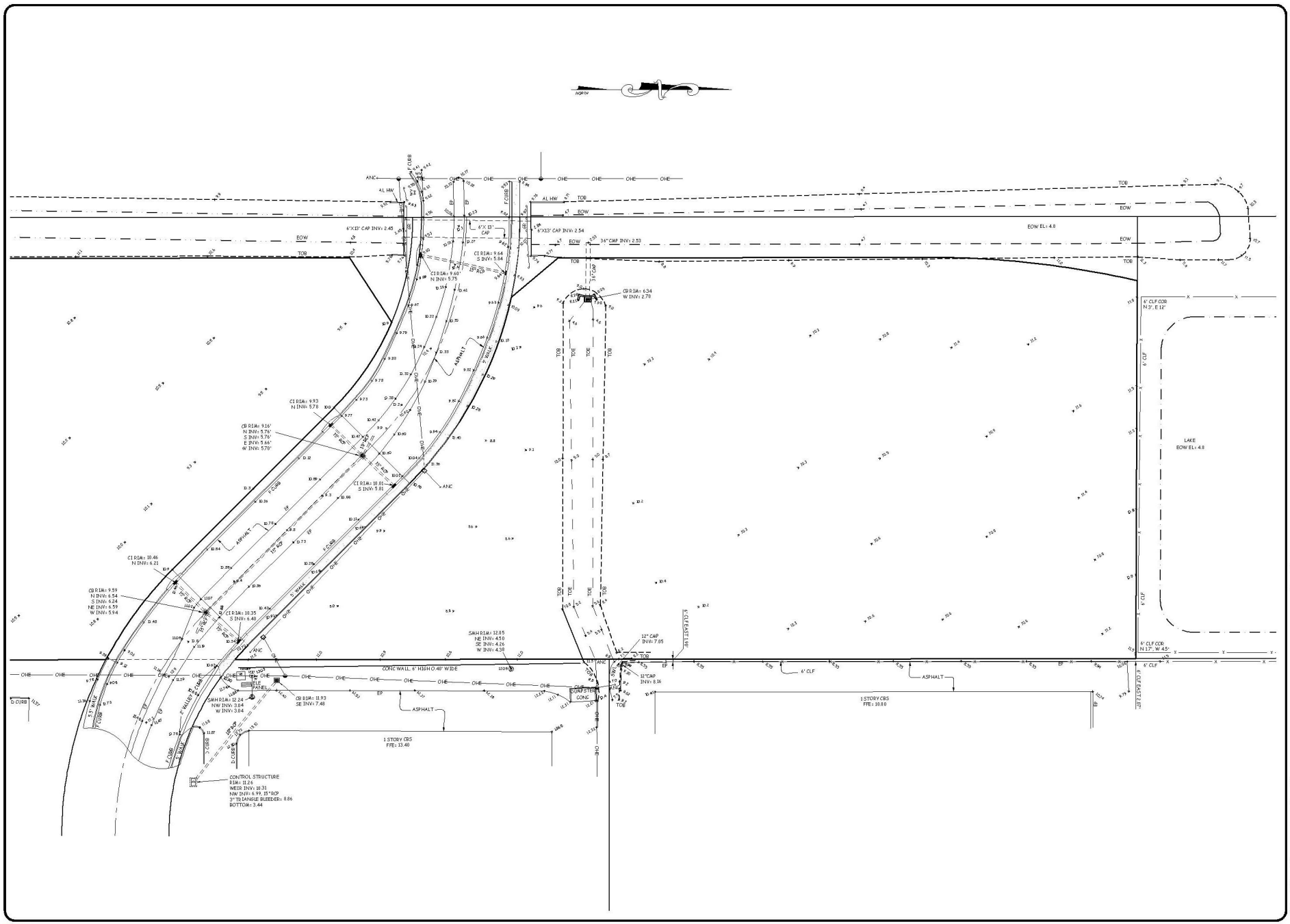
VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
5900 NW PEACOCK BLVD, SUITE B
PORT ST. LUCIE, FLORIDA 34986
(772) 345-4777
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
CSEC HOLDINGS, LLC

BY:	DATE:	REVISIONS

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 70'
DATE: 03-06-20
FIELD BOOK/PAGES: PLANS
JOB NUMBER: 20-1004
SHEET: 1 OF 3

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CERTIFICATE OF AUTHORIZATION NO. LB 8206
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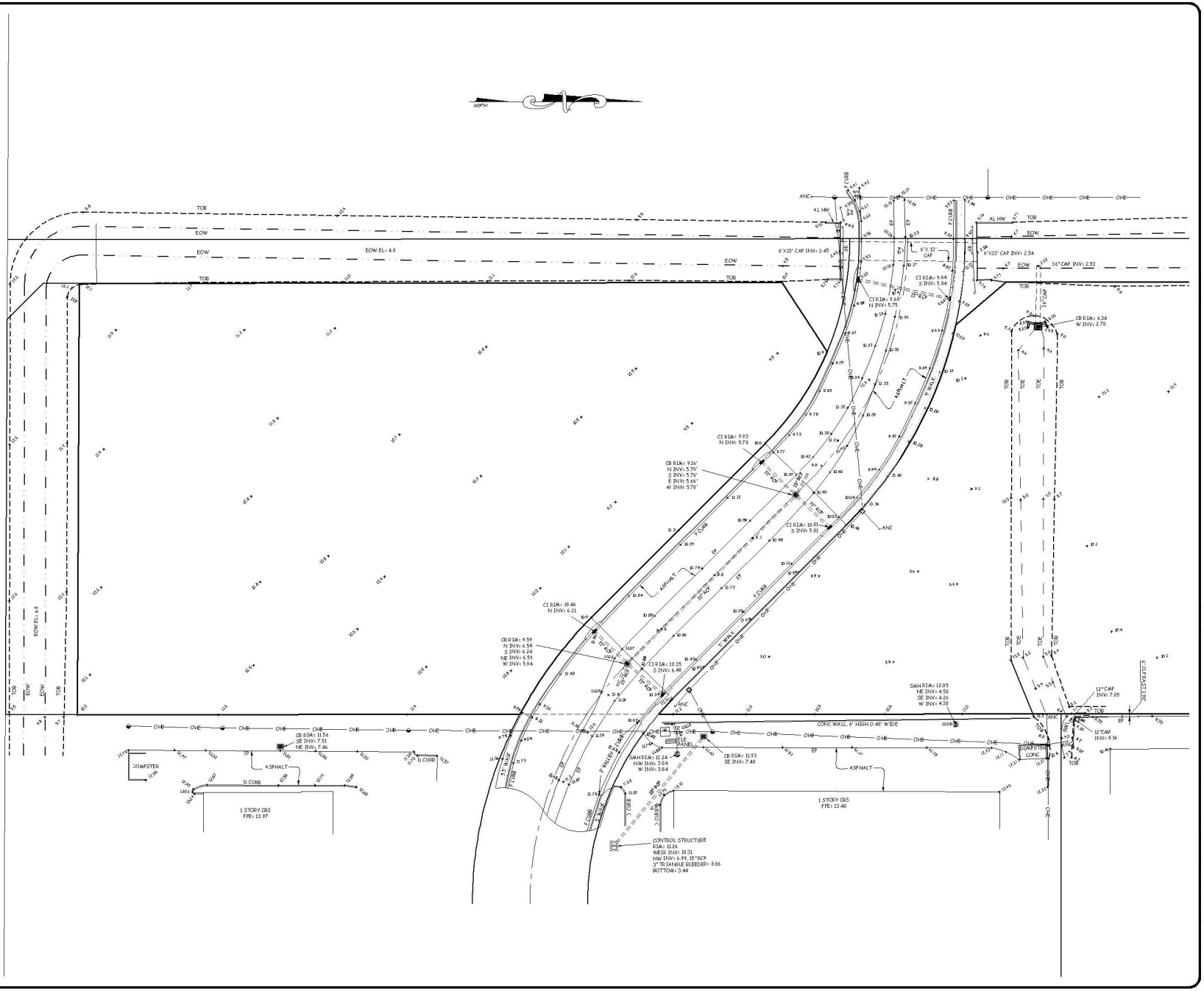
BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
CSEC HOLDINGS, LLC

BY:	DATE:	REVISIONS

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 03-06-20
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 20-1004

SHEET: 2 OF 3



VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
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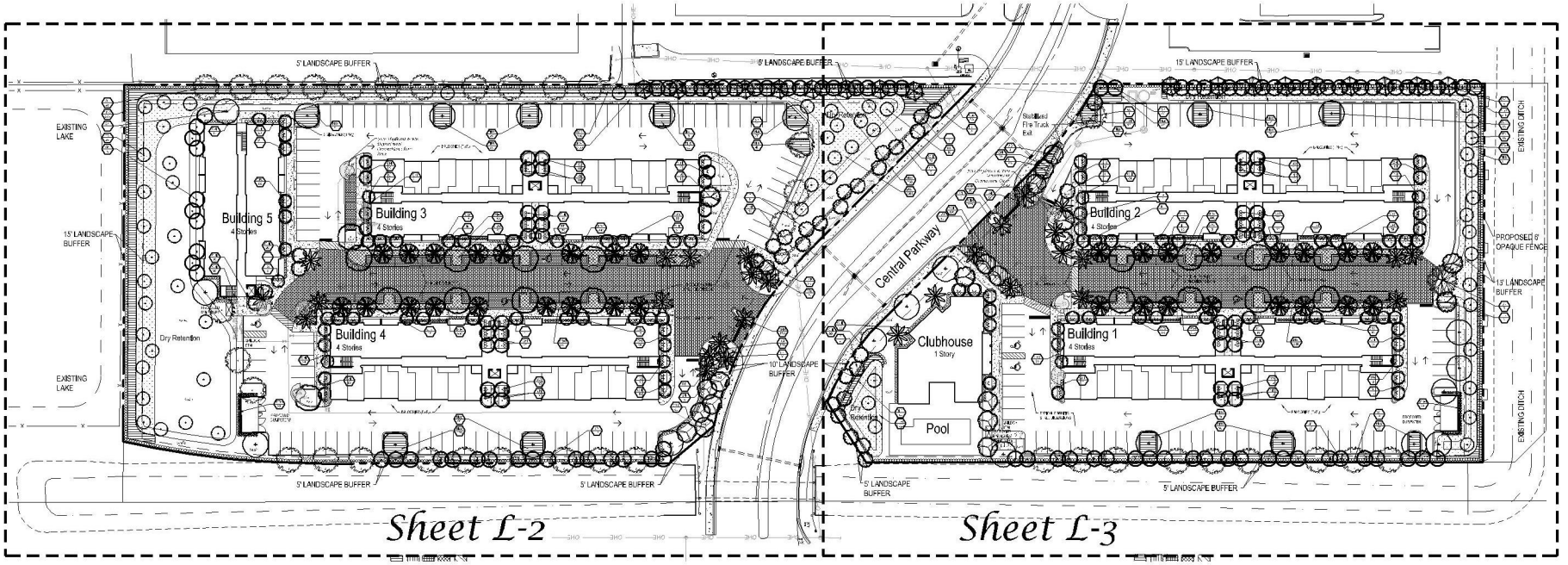
BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
CSEC HOLDINGS, LLC

BY:	DATE:	REVISIONS

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
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FIELD BOOK/PAGES: PLANS
JOB NUMBER: 20-1004
SHEET: 3 OF 3

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Landscape Data

Total Site Area:	*290,098.29 s.f.*	*6.65 Ac.*	*100%*
Landscape Area: (6.04.03.H.1)			
Required: 20% of developed area = 290,098.29 x 20% = 58,019.66			*58,019.66*
Provided:			*90,889.45 (31%)*
Trees:			
Multi-Family Trees: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 290,098.29 / 1,500 = 193.3			*193*
Provided:			*193*
Perimeter & Interior Island Trees Required: (6.04.07.C.5 & 6)			
Required:			*52*
Provided:			*52*
Shrubs Trees Required: (6.04.02.A.2)			
Required: 50% of total required trees = 241 x 50% = 121			*121*
Provided:			*177*
Total Native Trees Required: (6.04.02.A.1)			
Required: 50% of total required trees = 241 x 50% = 121			*121*
Provided:			*(73%) 176*
Total Trees Required: (Multi-Family + Islands + Buffers + Buildings)			*241*
Total Trees Provided: 323 (240 Trees + 29 Palms @ 1:1 + 108 Palms @ 2:1 = 54 Trees)			*323*
Landscape Buffers:			
Parking Buffer Adjacent to (right) of Way (6.04.08.B) 10' Width			
Required: 1 Tree / 25 L.F. = 782' / 25' = 32			*32*
Provided:			*32*
Required: Hedge @ 2' O.C. = 782' / 2 = 391			*391*
Provided:			*400*
Required: 25% of strip in Ground Cover = 1,955 s.f. (1,001 Plants)			*1,001*
Provided:			*1,001*
Note: Low shrubs are used in some areas to not block safe sight lines.			
Parking Buffer Adjacent to Private Property (6.04.07.H) 5' Width			
Required: 1 Tree / 30 L.F. = 2,485' / 30' = 83			*83*
Provided:			*83*
Required: Hedge @ 2' O.C. = 2,485' / 2 = 1,243			*1,243*
Provided:			*1,250*
Required: 25% of strip in Ground Cover = 3,106 s.f. (1,590 Plants)			*1,590*
Provided:			*1,600*
Building Foundations:			
Planters Adjacent to Buildings (6.04.07.C.2.) 5' & 2' Planter Width (Total Building Lengths = 2,225')			
Required: 1 Tree / 30 L.F. = 2,225' / 30' = 74			*74*
Provided:			*74*
Required: Shrubs @ 2' O.C. = 2,225' / 2 = 1,113			*1,113*
Provided:			*1,200*

Building Lengths:		*2,225'*	*Trees:*	*Total Trees:*	*Shrubs:*	*Total Shrubs:*
Buildings 1 - 4	*(4 x 420')*	*1,680'*	*14*	*56*	*210*	*840*
Building 5		*300'*	*12*	*12*	*180*	*180*
Clubhouse		*185'*	*6*	*6*	*93*	*93*
			Total:	*74*		*1,113*

Landscape Data Notes:

1. Low shrubs are used in some areas so not block safe sight lines.
2. Some perimeter buffer trees were shifted into the dry retention areas adjacent to that section of buffer to allow for better water quality enhancement.
3. Some perimeter buffer trees and interior trees are smaller to meet the requirements of 372 Tight Tree Tight Fence Requirement.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / ORNAMENTAL TREES							
1	*DR*	*BELOMIX REGIA*	*ROYAL POINCIANA*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
33	*IE**	*ILEX x ATTENUATA 'EAGLESTON'*	*EAGLESTON NOLLY*	*14' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY, 4' C.T., SPECIMEN*	*LOW*
18	*IE-T**	*ILEX x ATTENUATA 'EAGLESTON'*	*EAGLESTON NOLLY*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
31	*LT*	*LAGERSTROEMIA INDICA 'TUSKEGEE'*	*CREPE MYRTLE 'RED'*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
8	*MG**	*MAGNOLIA GRANDIFLORA*	*D.D. BLANCHARD SOUTHERN MAGNOLIA*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
36	*QL**	*QUERCUS LAURIFOLIA*	*LAUREL OAK*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
24	*QV**	*QUERCUS VIRGINIANA*	*LIVE OAK*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
18	*QVH-T**	*QUERCUS VIRGINIANA 'HIGH RISE'*	*HIGH RISE LIVE OAK*	*18' x 8', 3.5" CAL.*	*A.S.*	*FULL CANOPY, 4' C.T., SPECIMEN*	*LOW*
6	*TA*	*TABEBUIA AUREA*	*YELLOW TABEBUIA*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
8	*TG*	*TIBOUCHINA GRANULOS*	*TIBOUCHINA STANDARD*	*3' O.A./3' SPRD.*	*A.S.*	*FULL CANOPY*	*LOW*
57	*TD**	*TAXODIUM DISTICHUM*	*BALD CYPRESS*	*12' x 6', 2.5" CAL.*	*A.S.*	*FULL CANOPY*	*LOW*
PALMS							
6	*BN*	*BISMARCKIA NOBILIS*	*BISMARCK PALM SILVER SELECT*	*8' C.T.*	*A.S.*	*FULL CANOPY, STRAIGHT FAT / THICK TRUNKS, MATCHED SPECIMEN*	*LOW*
85	*PT*	*PTYCHOSPERMA ELEGANS*	*ALEXANDER PALM*	*12' C.T.*	*A.S.*	*DOUBLE STRAIGHT TRUCKS, FULL CANOPY*	*LOW*
23	*RE**	*ROYSTONEA ELATA*	*ROYAL PALM*	*12' C.T.*	*A.S.*	*FULL CANOPY, STRAIGHT FAT TRUNK, MATCHED*	*LOW*
13	*SO*	*PTYCHOSPERMA ELEGANS*	*SOLITAIRE PALM*	*12' C.T.*	*A.S.*	*SLEDDER SINGLE STRAIGHT TRUCK, FULL CANOPY*	*LOW*
80	*SP**	*SABLE PALMETTO*	*SABAL PALM*	*12' C.T.*	*A.S.*	*SLICK TRUNKS*	*LOW*
LARGE SHRUBS / HEDGES / ACCENTS							
1,929	*CNI**	*CHRYSOBALANUS ICACO*	*COCOPLUM*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*	*LOW*
162	*CES**	*CONOCARPUS ERECTUS VAR. SERICEUS*	*SILVER BUTTONWOOD*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*	*LOW*
125	*HAP**	*HAMELIA PATENS*	*FIREBUSH*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*	*LOW*
1,300	*MYR**	*MYRICANTHES FRAGRANS*	*SIMPSON STOPPER*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*	*LOW*
60	*MYR-T**	*MYRICANTHES FRAGRANS*	*SIMPSON STOPPER*	*#7, 4' x 3'*	*3' O.C.*	*FULL & THICK*	*LOW*
5,550	*SPB-T**	*SPARTINA BAKERI*	*SAND CORDGRASS*	*LINER*	*1' O.C.*	*FULL & THICK*	*LOW*
40	*VIS*	*VIBURNUM SUSPENSUM*	*SANDANKWA VIBURNUM*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*	*LOW*
MED. SHRUBS / GROUNDCOVERS / VINES / SOD							
350	*ANN*	*ANNUALS*	*SEASONAL ANNUALS*	*4" POTS*	*9" O.C.*	*IMPATIENS-WINTER, BEGONIAS-SUMMER*	*MEDIUM*
420	*FCI*	*FICUS MICROCARPA 'GREEN ISLAND'*	*FICUS GREEN ISLAND*	*#3, 12" x 12"*	*24" O.C.*	*FULL & THICK*	*LOW*
2,833	*NRB**	*NEPHROLEPIS EXALTATA*	*BOSTOR FERN*	*#1, 12" x 12"*	*24" O.C.*	*FULL & THICK*	*LOW*
24,500	*SPB-T*	*SPARTINA BAKERI*	*SAND CORDGRASS*	*LINER*	*12" O.C.*	*FULL & THICK*	*LOW*
	SOD-1	*PASPALUM NOTATUM*	*BAHIA SOD*			*RETENTION AREAS & PARKING OVERHANGS ON BUFFERS - SEE SPECS*	*LOW*
	SOD	*STENOTAPHRUM SECUNDATUS*	*ST. AUGUSTINE SOD*			*SEE SPECS*	*HIGH*

* = Florida Native

Dry Retention Areas

IN AREAS AS SHOWN, INSTALL PER MANUFACTURER'S SPECIFICATIONS "ORIM MAT 90" COCONUT MAT BY GRANITE ENVIRONMENTAL, (727)937-9116 WWW.GRANITEENVIRONMENTAL.COM 800-705-9885) TO STABILIZE THE SLOPES OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI 12" O/C CENTERS. MAT SHALL BE ON THE SIDE SLOPES ONLY AND 3' PAST THE TOP OF BANK UNDER THE SOD OR CANVA CRUSS AND 3' PAST THE TOE OF SLOPE AT THE BOTTOM OF THE BASIN. IN AREAS WHERE SOD IS INSTALLED ADJACENT TO DRY RETENTION AREAS, ONLY BAHIA SOD SHALL BE USED. IN AREAS WHERE THIS IS NOT SHOWN IN PLAN VIEW, INSTALL BAHIA SOD IN THE RETENTION AREAS.

Xeriscape Points

Option	*Points*
Utilization of moisture sensing controller other than rain switch	*5*
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	*5*
25% - 50% of the required shrubs are made up of drought tolerant species from the list	*5*
51% or more of the required trees are made up of drought tolerant species from the list	*10*
Sod area less than 50% of landscape area	*10*
Utilization of mulch other than Cypress mulch	*5*
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	*10*
Points Required:	*50*
Points Provided:	*50*

Landscape Plan

North
Scale: 1" = 40'
0 20' 40 80

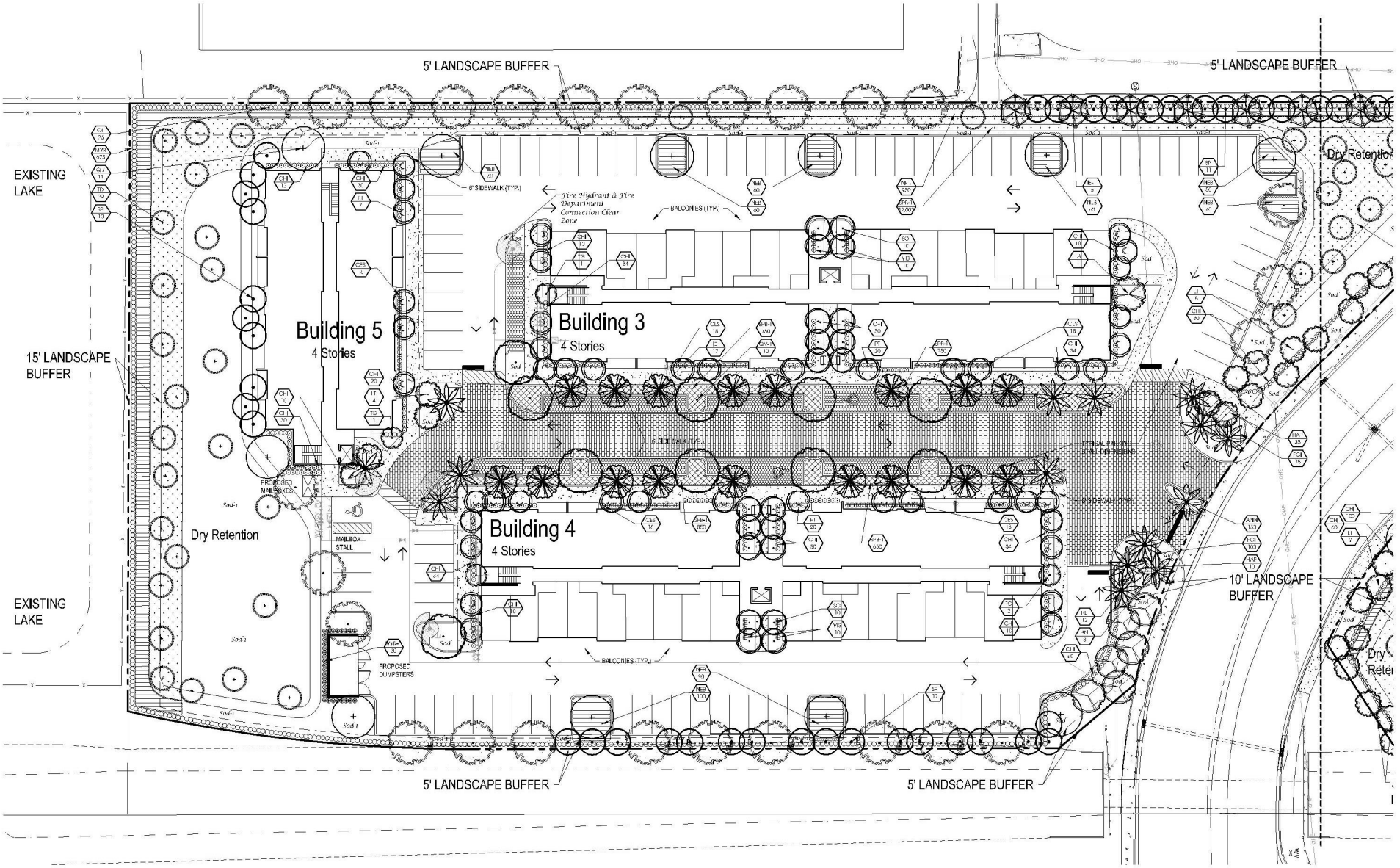
Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
999 East Ocean Boulevard, Suite 3rd
Stuart, Florida 34994
(772) 344-1240
LC. 26000238

Central Parkway
City of Stuart, Florida

Job No.	*20-0107*
Drawn By	*JWS*
Submittal Dates	*7-6-2020*
11-10-2020	*1-14-2021*
Revision Dates	
	11-10-2020
City Comments	*1-14-2021*
City Comments	*2-1-2021*

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Sheet L-1 *of* 4



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130
Stuart, Florida 34994
(772) 544-2540
LC 26000198

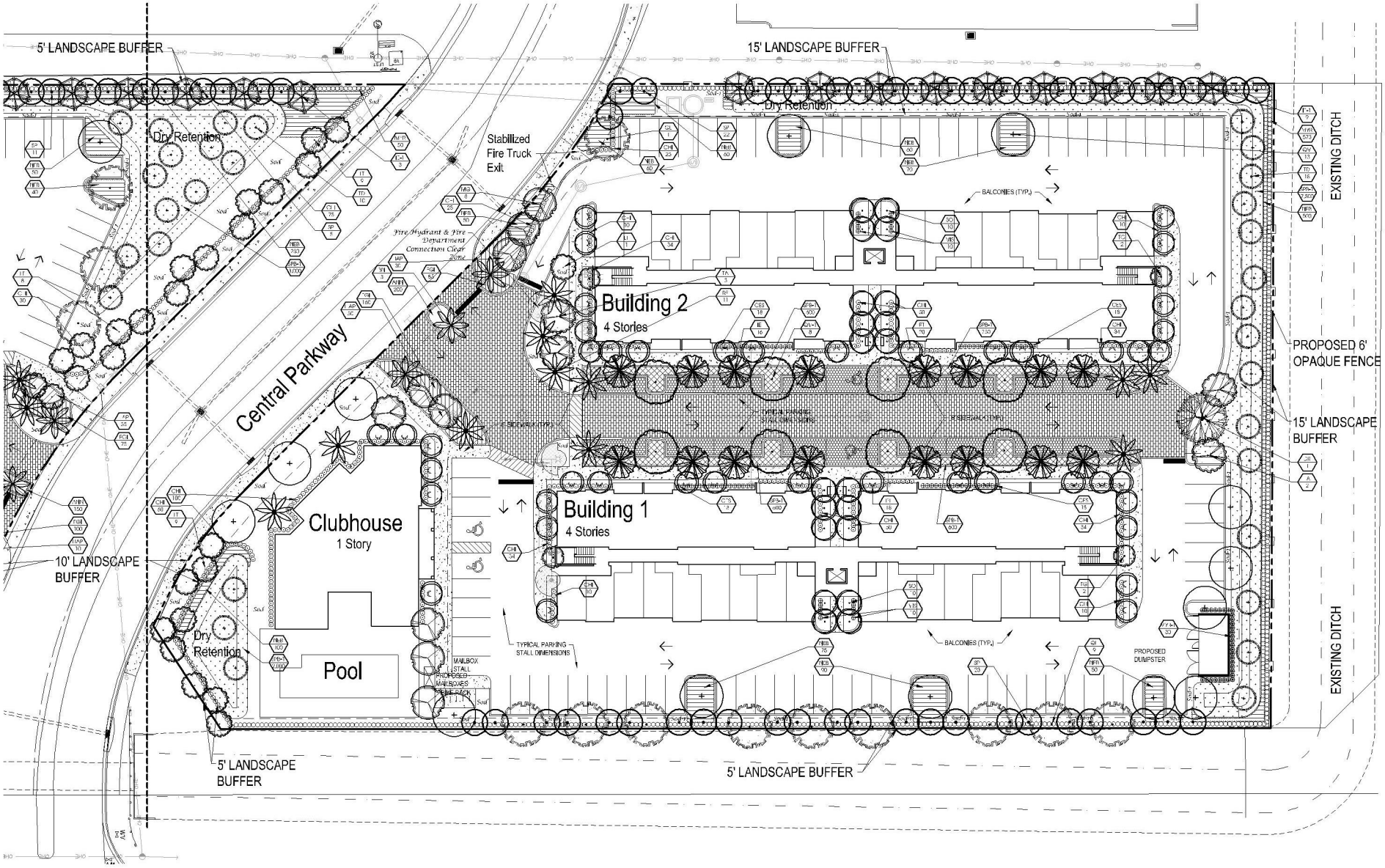
Central Parkway

City of Stuart, Florida

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	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021

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Sheet L-2 of 4



North
Scale: 1" = 20'
0 10' 20 40'

Landscape Plan

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Landscape Architecture - Site Planning
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Stuart, Florida 34994
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Lic. #6666708

Central Parkway

City of Stuart, Florida

Job No.	20-0107
Drawn By	JWS
Submittal Dates	7-6-2020
	11-10-2020
	1-14-2021
Revision Dates	
	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021

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Sheet L-3 of 4

Landscape Specifications

1. All trees and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage. (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Understating or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Eradicated, Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems, mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Save excavation in approximately 3/4 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a ratio of agronomically 20N2 or 3N3 (e.g. one labeled 12-6-6), Slotted and jobs such as 16-6-8 (4S2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or ulfa nitrogen as IBDU or urea-form aldehyde have extended release perio., Tally to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

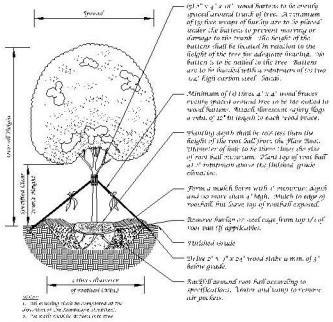
Agriform 20-4-5 tablet/agriform gran planting tablets may be substituted for granular fertilizer, if utilized, the following rates will be utilized: Provided dim. In rela. Bonsall: railway as the nautical, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
7 Gallon & B&B Trees 3 per 1" caliper

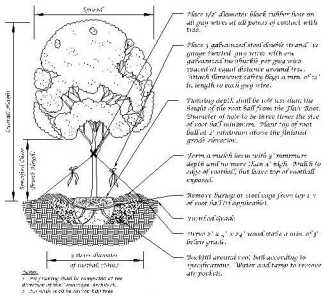
1. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
2. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stakes and guying and repair trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance, which Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
3. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
4. Planting Lawns Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritam (unless otherwise noted), meeting stripsod not more than 24 hours prior to laying. Grass and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with layer joints, roll or tamp lightly, and water thoroughly.
5. Maintain positive drainage, no planting is to block drainage.
6. Drainage Testing
   Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
   A) Dig each planting pit to the minimum specified size.
   B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
   C) When a drainage channel is required, the drainage channel must extend down through the iron porous soil and into porous soil. (See Drainage Testing Detail)
   D) Discard all material removed from the drainage channel.
   E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bids. If drainage is inadequate, the soil specification in Item #5 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and upon direction shall be provided to the contractor a appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Stuart & Martin County's fertilizer ordinance.

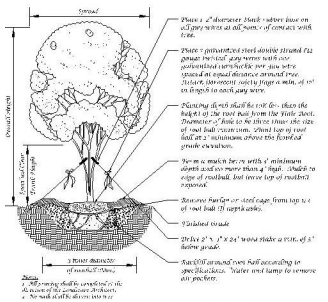
Landscape Details



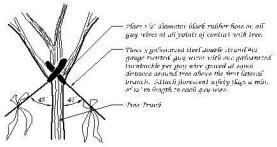
Large Tree Planting Detail (15" Caliper or Greater)
Not to Scale



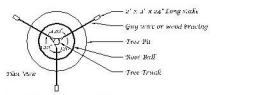
Tree Planting Detail
Not to Scale



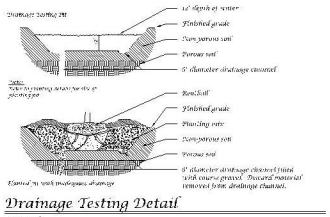
Multi-Trunk Tree Planting Detail
Not to Scale



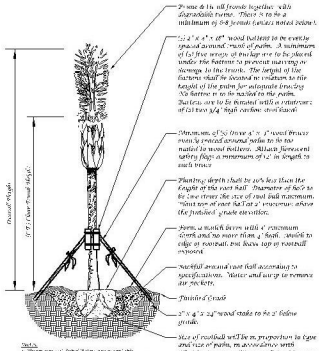
Guy Wire Attachment Detail
Not to Scale



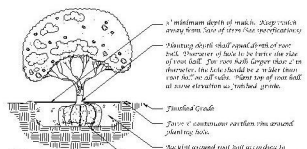
Staking Detail
Not to Scale



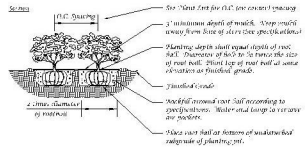
Drainage Testing Detail
Not to Scale



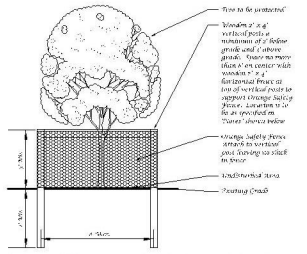
Palm Planting Detail
Not to Scale



Shrub Detail
Not to Scale



Ground Cover Detail
Not to Scale



Existing Tree Protection Barricade Detail
Not to Scale

Landscape Plan

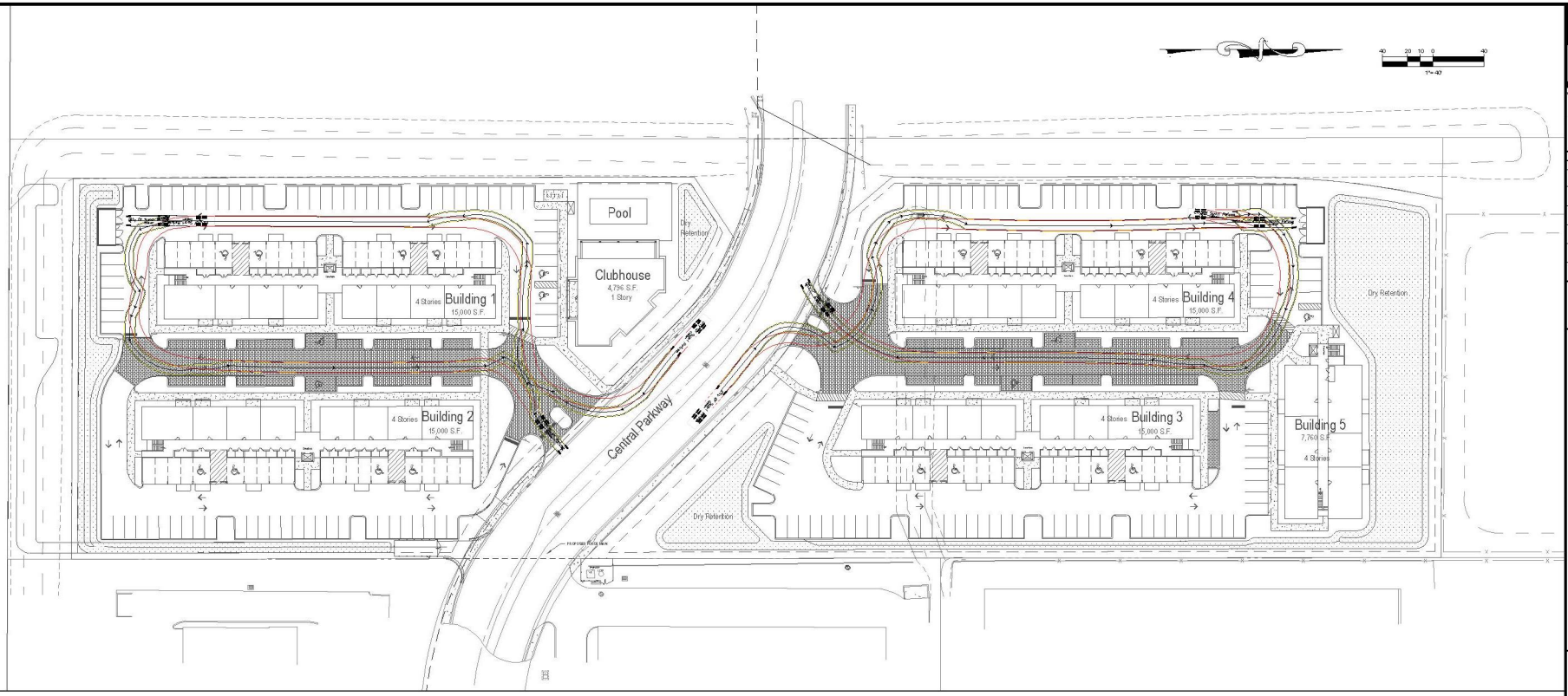
Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 Sea Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2580
LC 26000198

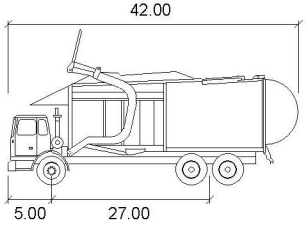
Central Parkway
City of Stuart, Florida

Job No.	20-0107
Drawn By	JWS
Submittal Dates	7-6-2020
	11-10-2020 1-14-2021
Revision Dates	
	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-4 of 4





City Of Suart Refuse

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VELCON
ENGINEERING & SURVEYING, LLC
902 NW PEACOCK BLVD, SUITE #6
PORT ST. LUCIE, FL 34986
PHONE: (772) 924-0077
FBPE C.O.A. # 30222

REVISIONS:

BY	DATE	COMMENT

PROJECT: CENTRAL PARKWAY

CLIENT: CSEC HOLDINGS, LLC

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/14/21

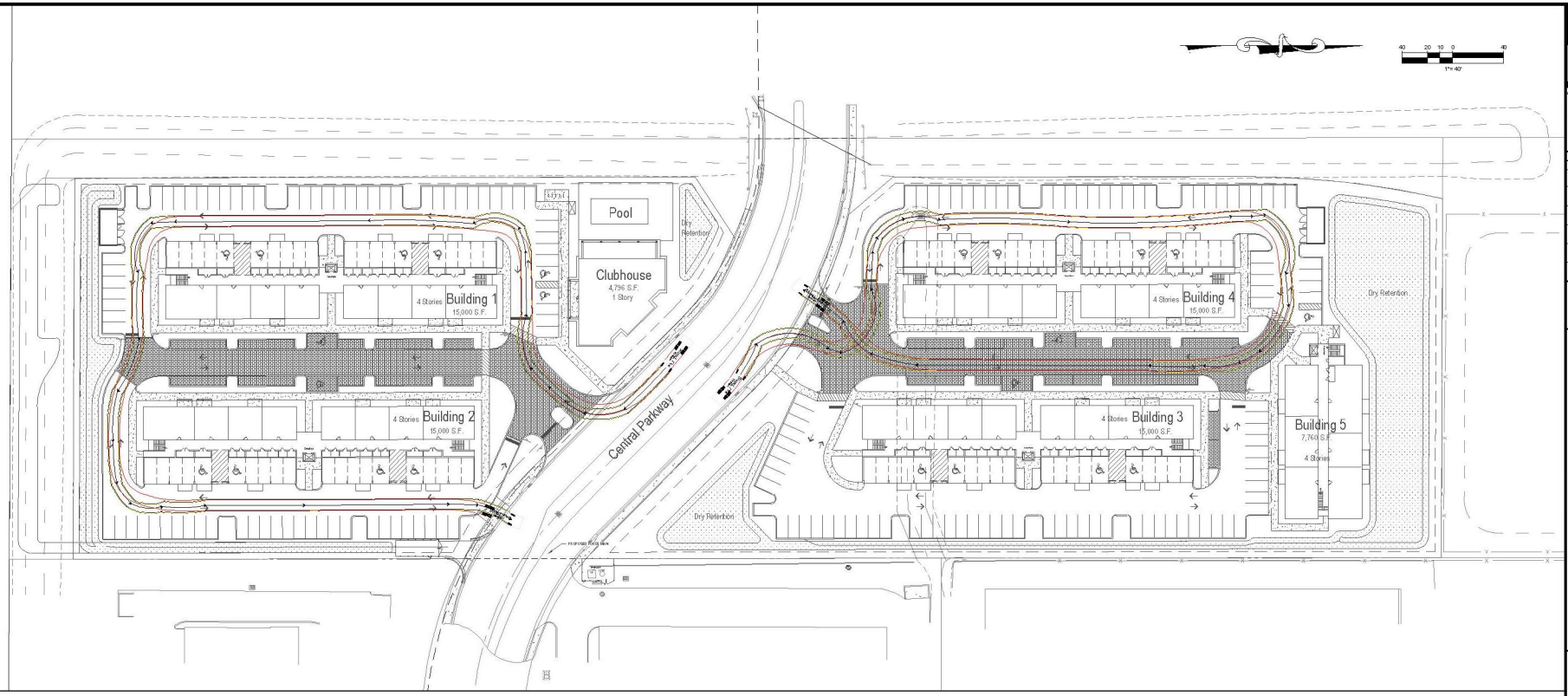
PROJECT No.: 20-1004
DRAWN BY: SDG
CHECKED BY: RR
DATE: 03/23/2020
CAD I.D.: AUTOTURN TRUCK

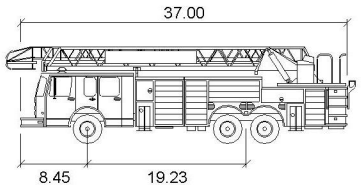
SHEET TITLE:
GARBAGE TRUCK EXHIBIT

SHEET NUMBER:
EX-1

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG

Plotted on Thursday, January 14, 2021 - 8:28 AM by DSHTCP
P:\PROJECTS\2020\20-1004 CENTRAL PARKWAY\CAD\SITE\EXHIBITS\AUTOTURN TRUCK.DWG
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Stuart Fire

	feet
Width	: 9.60
Track	: 8.40
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

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PORT ST. LUCIE, FL 34986
PHONE: (772) 924-2427
FBPE C.O.A. # 30222

REVISIONS:

BY	DATE	COMMENT

PROJECT: CENTRAL PARKWAY

CLIENT: CSEC HOLDINGS, LLC

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/14/21

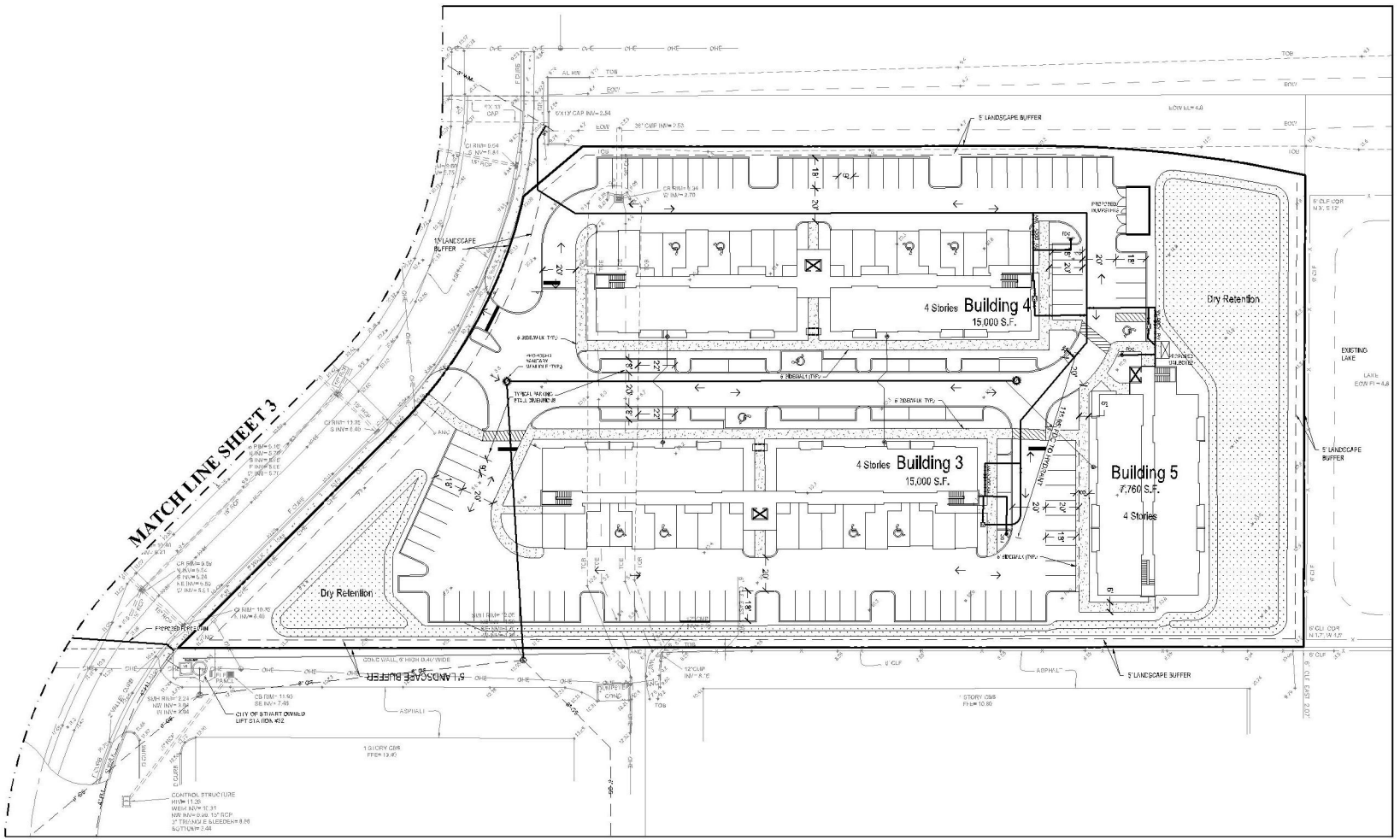
PROJECT No.: 20-1004
DRAWN BY: SDG
CHECKED BY: RR
DATE: 03/23/2020
CAD I.D.: AUTOTURN TRUCK

SHEET TITLE: FIRE TRUCK EXHIBIT

SHEET NUMBER: EX-2

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P:\PROJECTS\2020\20-1004 CENTRAL PARKWAY\CAD\AUTOTURN\TRUCK TRACE------EX2 FIRE TRUCK



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3000 SW 42ND AVE, SUITE 3
PALM CITY, FLORIDA 34990
PHONE (772) 781-4477
FAX (772) 781-4422

REVISIONS

BY	DATE	COMMENTS

PROJECT: CENTRAL PARKWAY

CLIENT: FLORIDA

PROJECT NO.: 20-1004
DRAWN BY: SOO
CHECKED BY: RR
DATE: 03/24/2020
LAST ED.: CONCEPTUAL PLAN

SHEET TITLE: CONCEPTUAL ENGINEERING PLAN

SHEET NUMBER: 02

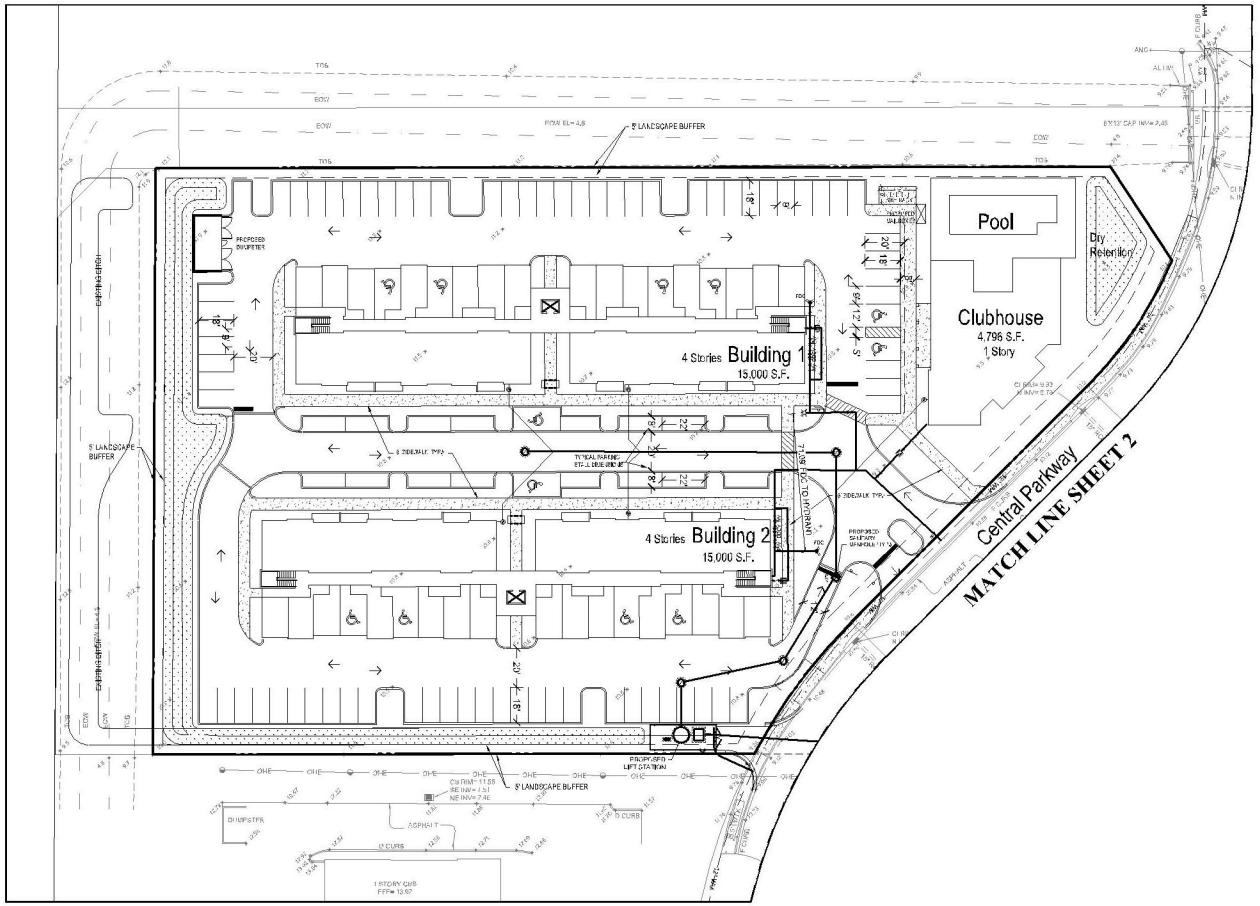
NOTE
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT FROM N.A.V.D. 88 TO N.G.V.D. '29, ADD 1.49' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

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CITY OF PSL PROJECT NO.: PXX-XXX
PSLSUR FILE NO.: XXXXX

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03/01/2021 CCM



NOTE
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT FROM NAVD 88 TO NGVD 29, ADD 1.49' TO THE NAVD ELEVATIONS TO GET NGVD ELEVATIONS.

CITY OF PSL PROJECT NO. PXX-XXX
PSLSUR FILE NO. XXXXX

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REVISIONS
BY	DATE	COMMENT

PROJECT: CENTRAL PARKWAY
CLIENT: FLORIDA

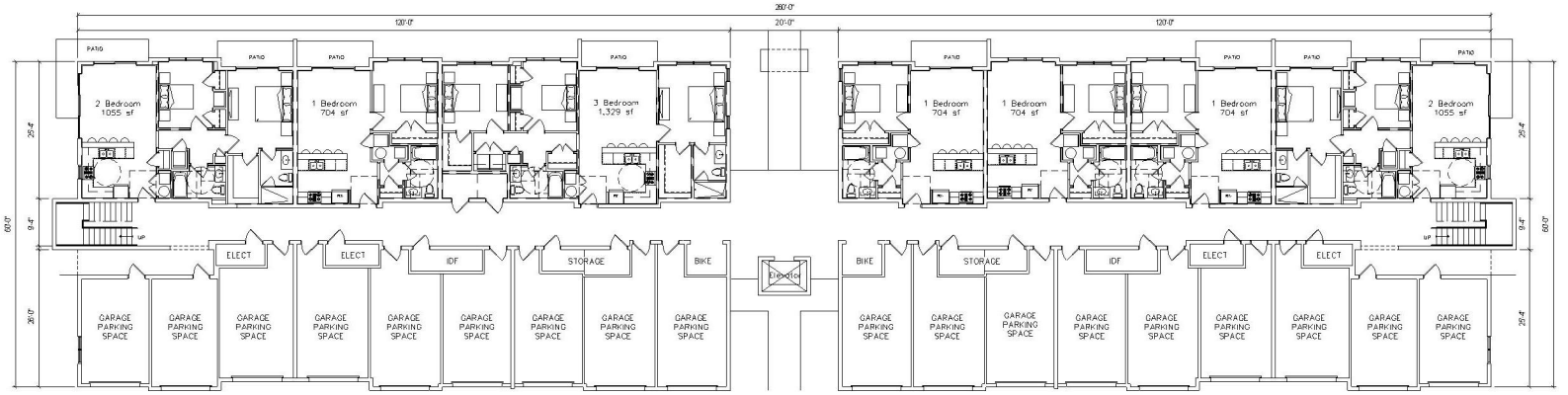
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DRAWN BY: SOO
CHECKED BY: RR
DATE: 03/24/2020
LAST ED.: CONCEPTUAL PLAN

SHEET TITLE
CONCEPTUAL ENGINEERING PLAN

SHEET NUMBER
03

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03/24/2021 OSKAR

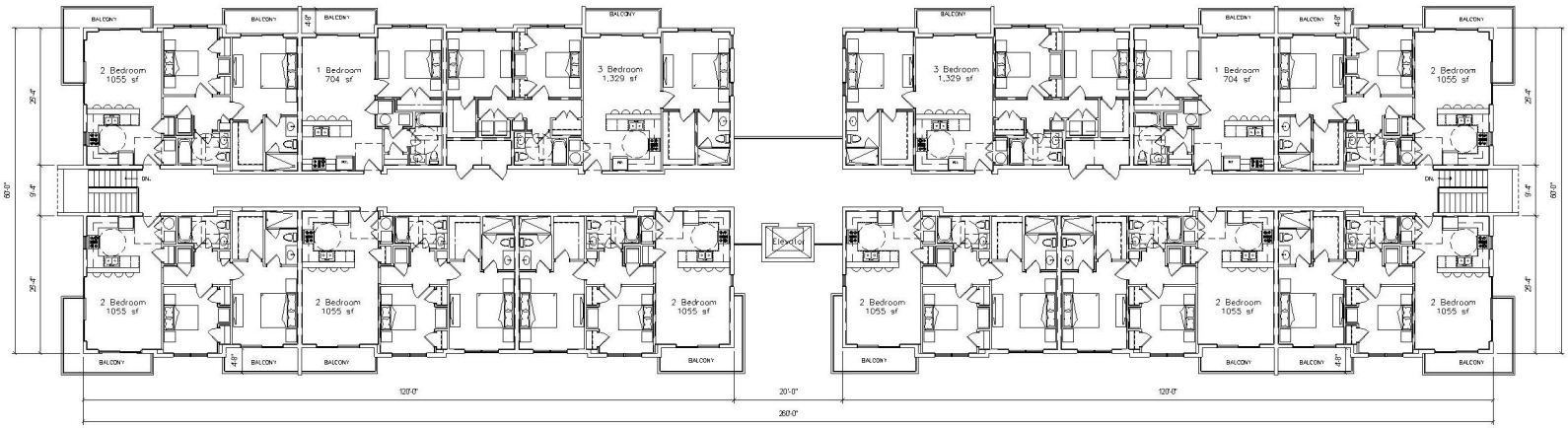


01 1ST FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N

BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

PRELIMINARY - NOT FOR CONSTRUCTION

Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

New Apartment Complex

Central Parkway Apartments

Stuart, Florida

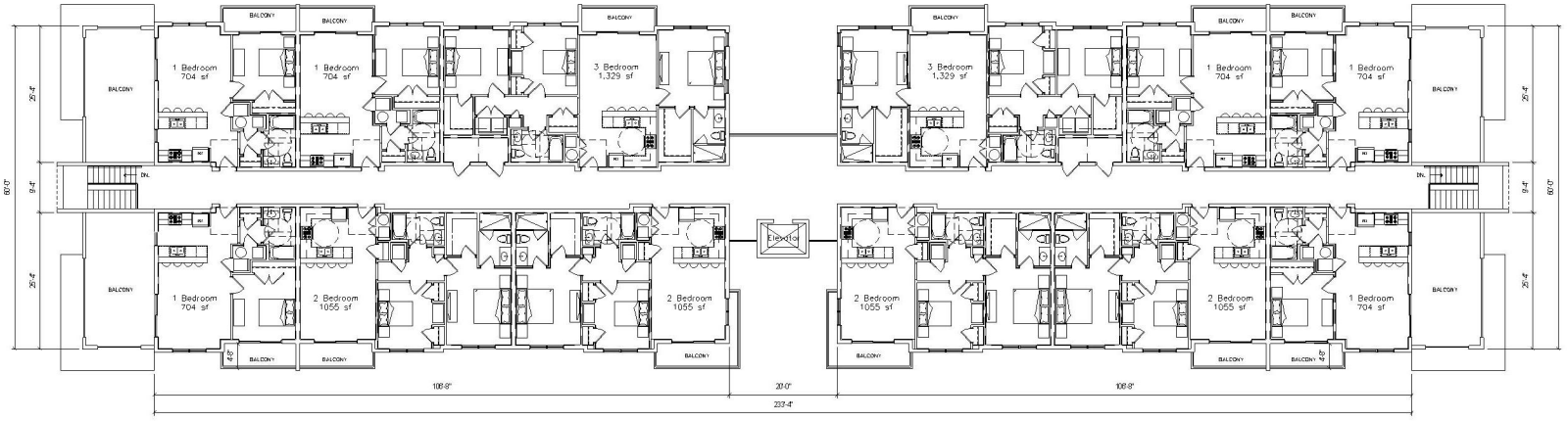
STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021

SHEET #

A-1.1

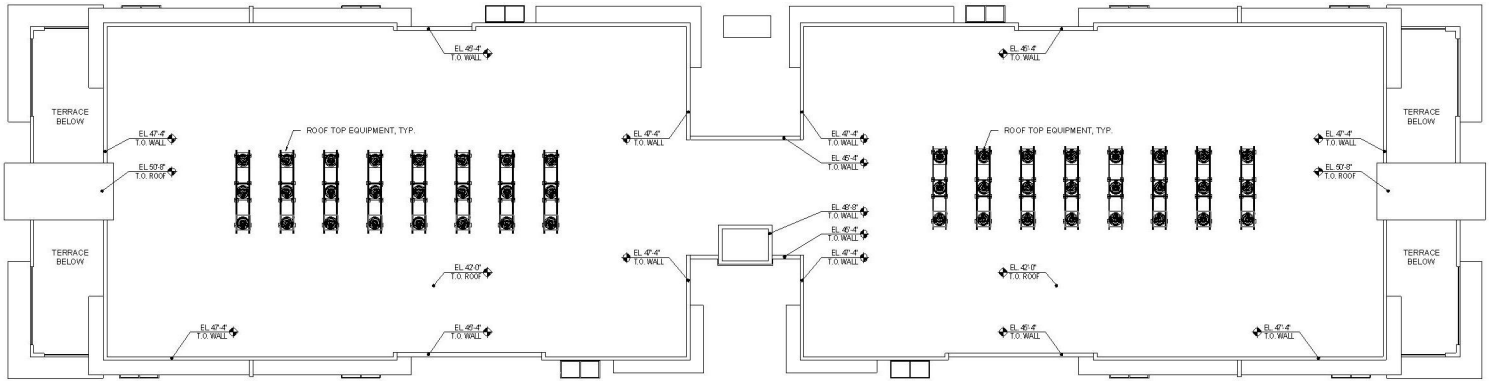
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01 4TH FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"



02 ROOF PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

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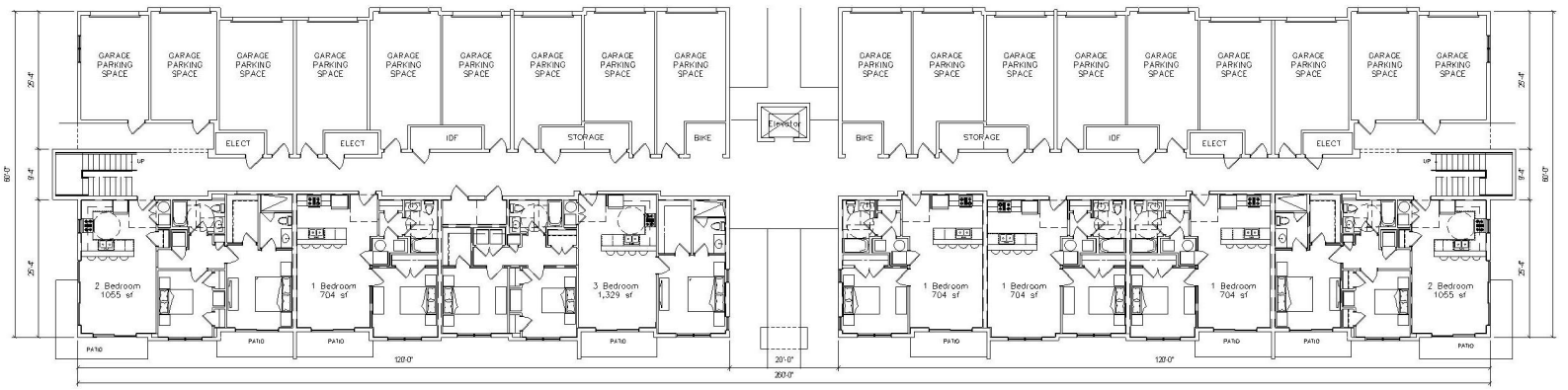
Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR85258
REGISTERED ARCHITECT

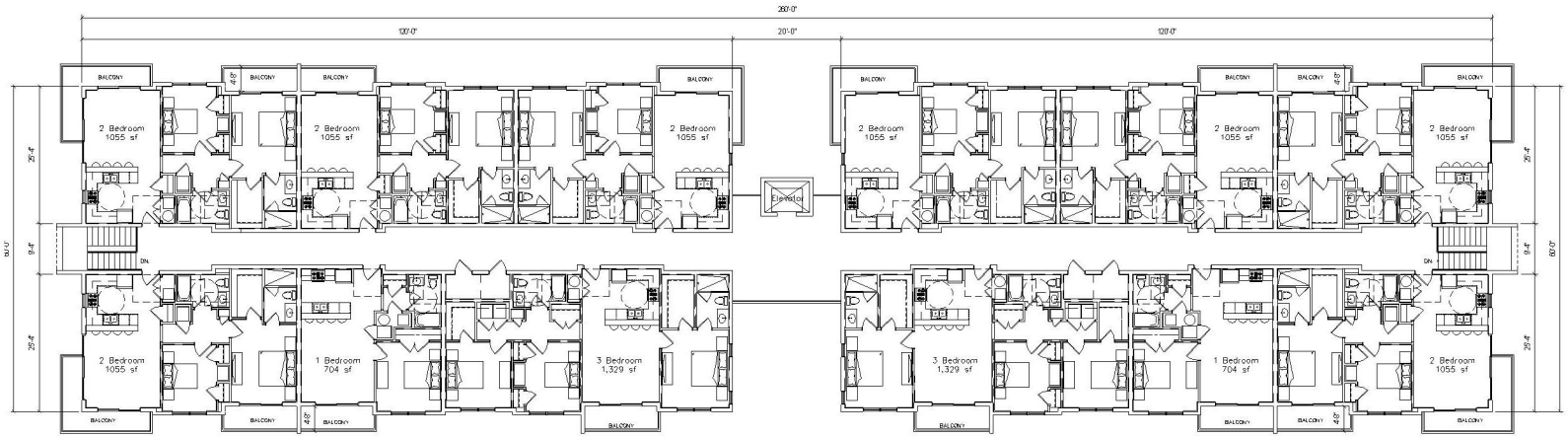
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DATE	9-10-2020
REV #	DATE
1	1-14-2021
SHEET #	A-1.2

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01 1ST FLOOR PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"

N

BUILDINGS 2 & 4 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

PRELIMINARY - NOT FOR CONSTRUCTION

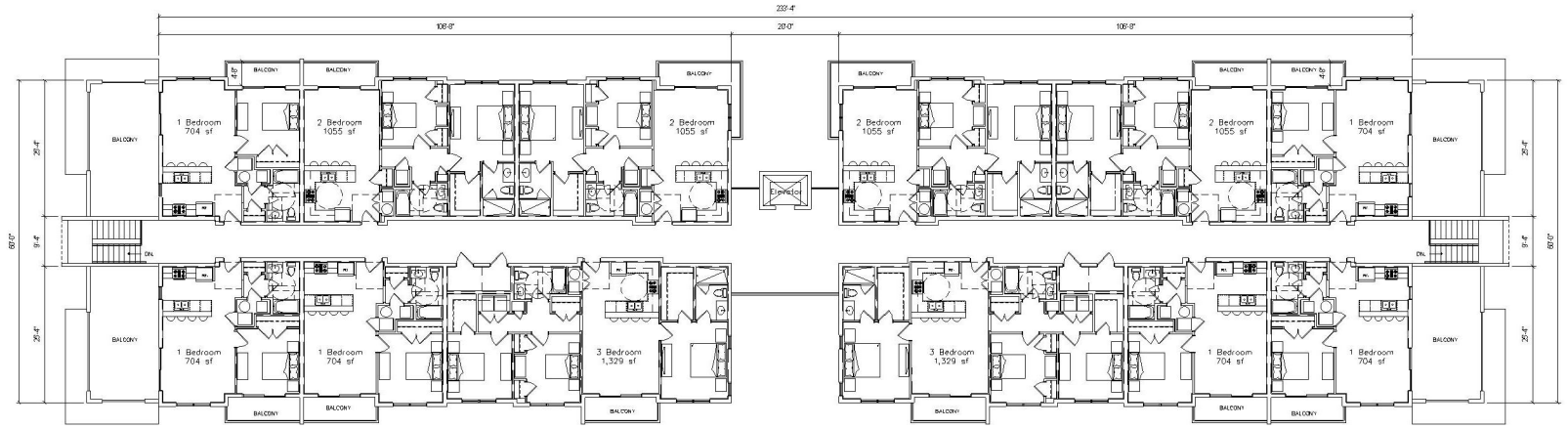
Claren Architecture + Design, Inc.
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BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

New Apartment Complex
Central Parkway Apartments
Stuart, Florida

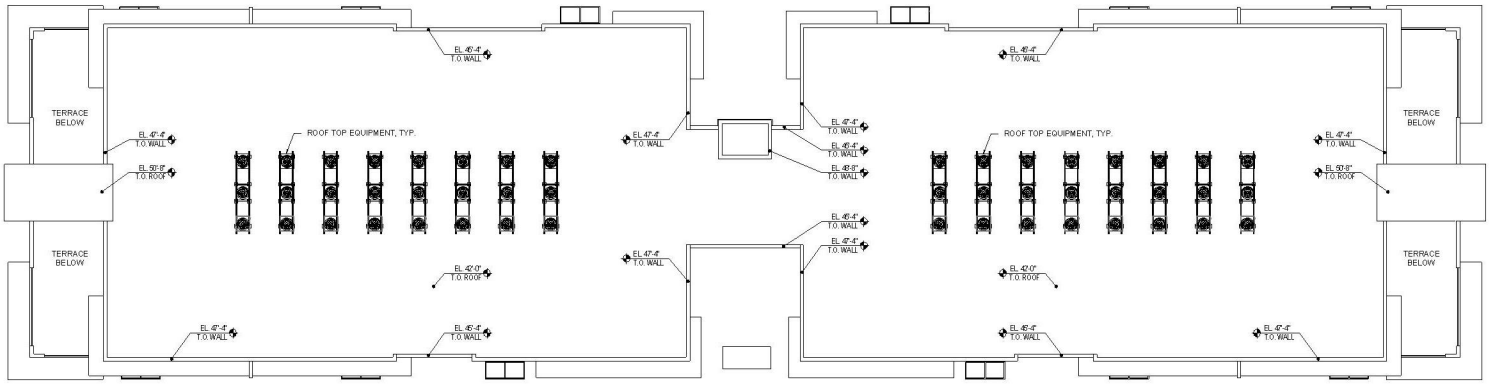
STATE OF FLORIDA
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REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021
SHEET #	A-1.3

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01 4TH FLOOR PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



02 ROOF PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"

BUILDINGS 2 & 4 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

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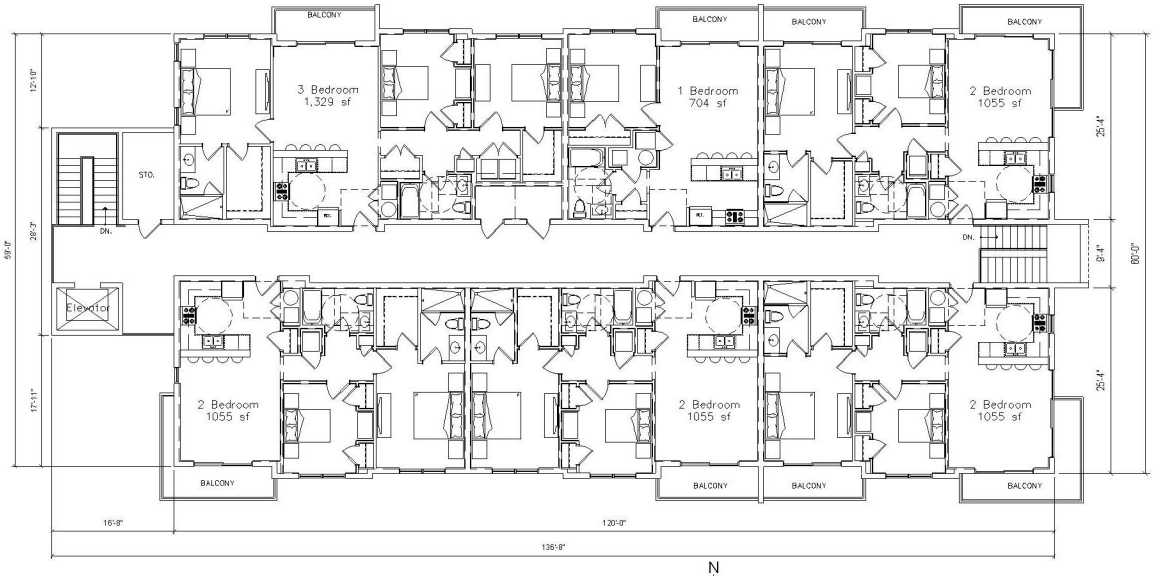
New Apartment Complex
Central Parkway Apartments
Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR85258
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021

SHEET #
A-1.4

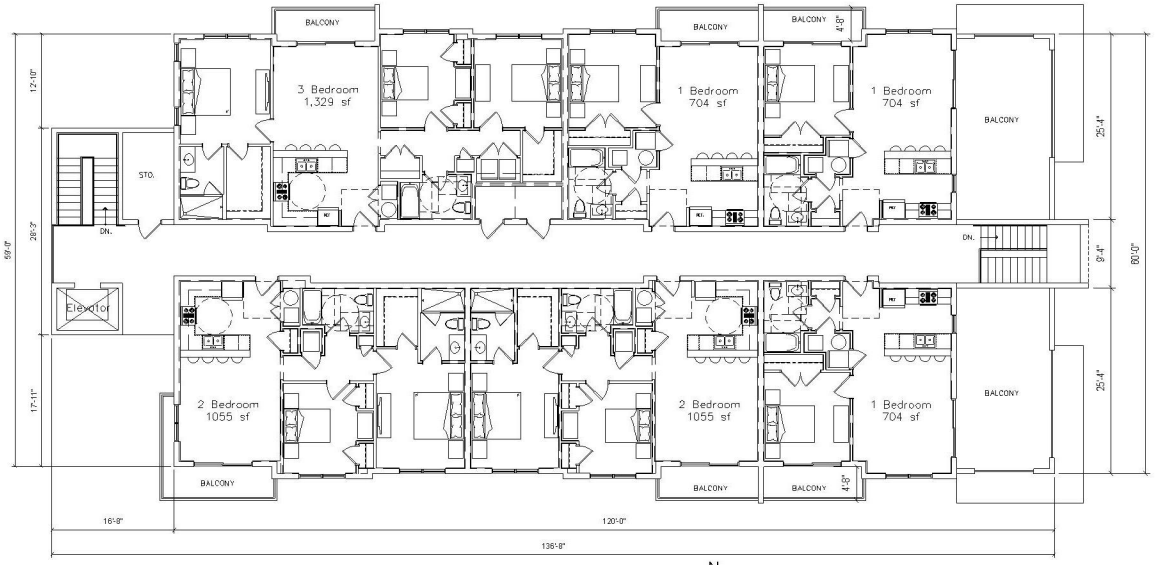
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01 1ST FLOOR PLAN

BUILDING 5 SCALE: 1/8" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN

BUILDING 5 SCALE: 1/8" = 1'-0"

N

BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24

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BOCA RATON, FL 33487
561.961.4884
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New Apartment Complex

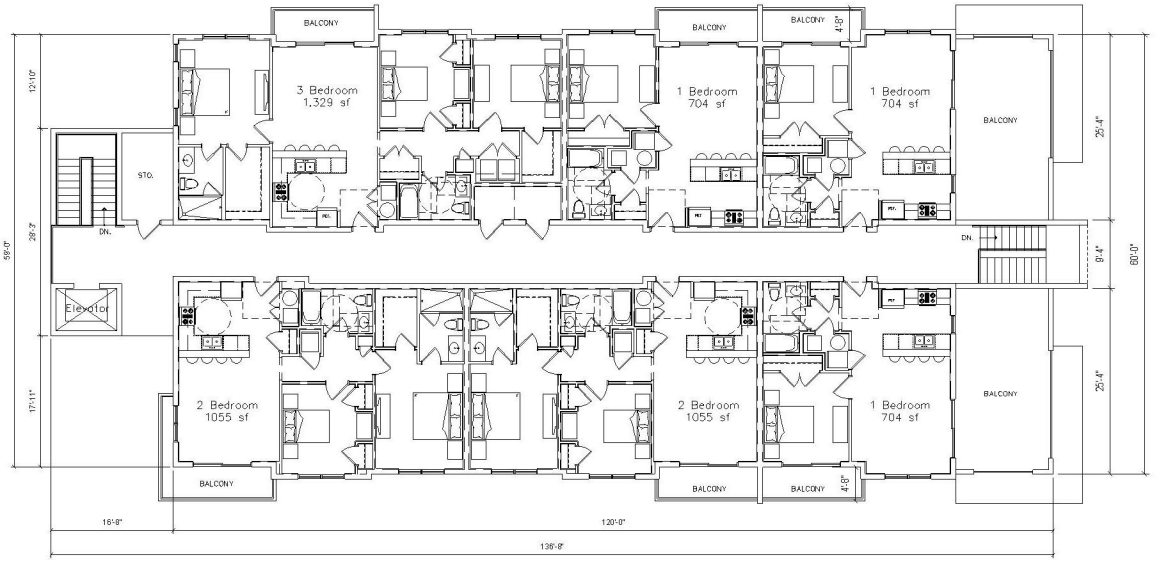
Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021
SHEET #	A-1.5

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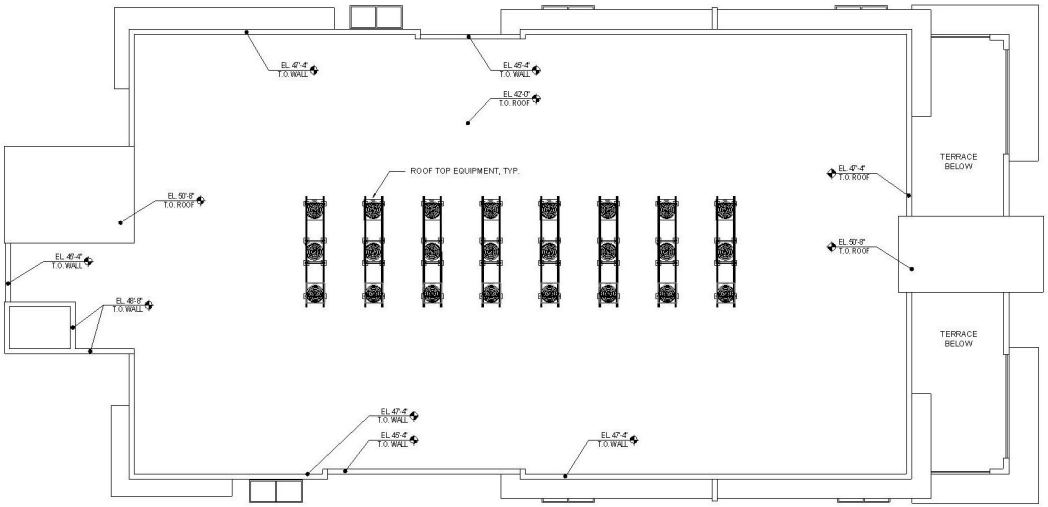


01 4TH FLOOR PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"

N



02 ROOF PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"

N

BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24

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6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
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New Apartment Complex

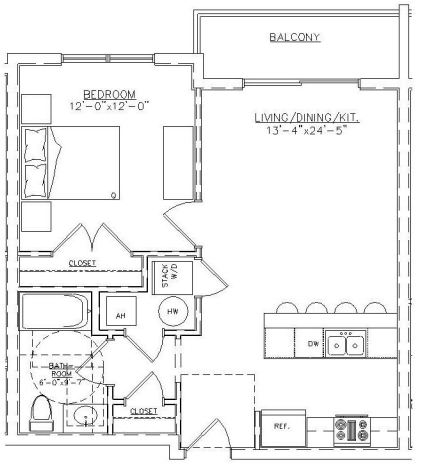
Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR85258
REGISTERED ARCHITECT

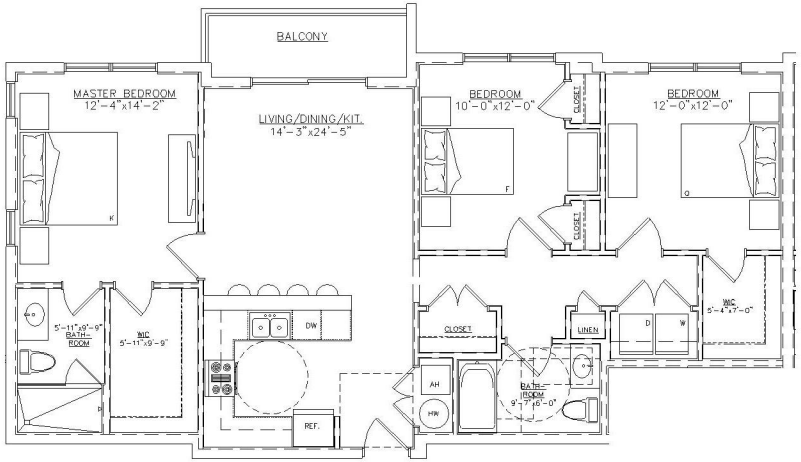
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DATE	9-10-2020
REV #	DATE
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SHEET #	A-1.6

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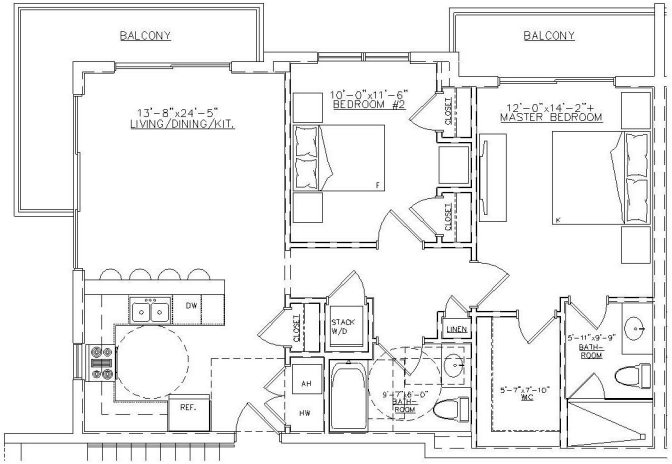
01 TYP. 1 BR APARTMENT FLOOR PLAN

704 SF | 1 BR 1 BATH SCALE: 1/4" = 1'-0"



03 TYP. 3 BR APARTMENT FLOOR PLAN

1329 SF | 3 BR 2 BATH SCALE: 1/4" = 1'-0"



02 TYP. 2 BR APARTMENT FLOOR PLAN

1055 SF | 2 BR 2 BATH SCALE: 1/4" = 1'-0"

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6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
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New Apartment Complex

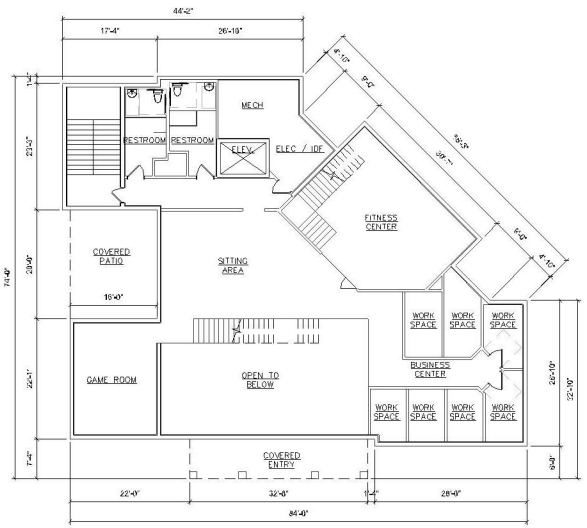
Central Parkway Apartments

Stuart, Florida

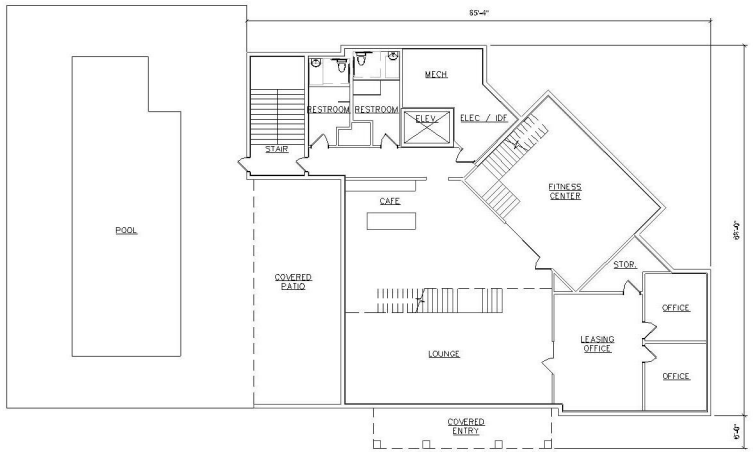
STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
SHEET #	A-1.7

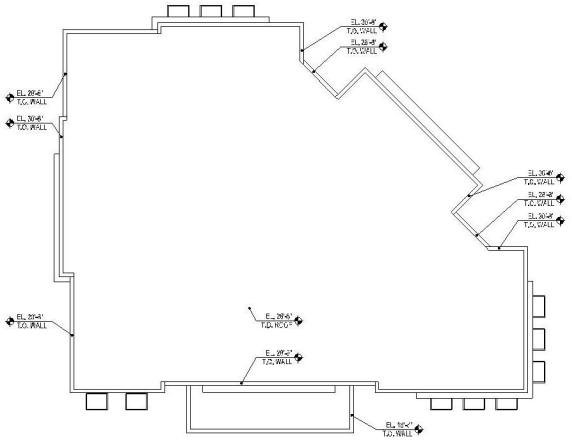
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02 2ND FLOOR PLAN
CLUBHOUSE
SCALE: 3/32" = 1'-0"



01 1ST FLOOR PLAN
CLUBHOUSE
SCALE: 3/32" = 1'-0"



03 ROOF PLAN
CLUBHOUSE
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: NTS

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New Apartment Complex
Central Parkway Apartments
Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95298
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-18-2020
REV #	DATE
1	1-14-2021
SHEET #	A-1.8

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01 EAST ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



02 WEST ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



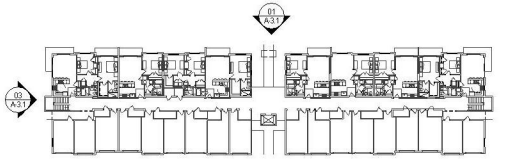
04 SOUTH ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



03 NORTH ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



KEY PLAN SCALE: NTS N

PRELIMINARY - NOT FOR CONSTRUCTION

Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

New Apartment Complex

Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021
SHEET #	A-3.1

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01 WEST ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



02 EAST ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



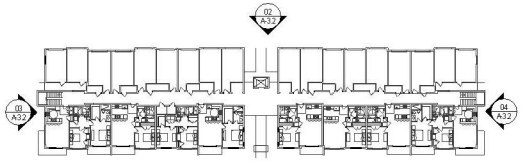
03 NORTH ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



04 SOUTH ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: NTS

N

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DATE	9-10-2020
REV #	DATE
1	1-14-2021

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02 EAST ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



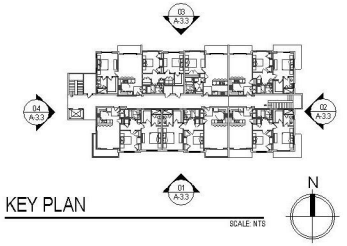
04 WEST ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: NTS

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New Apartment Complex

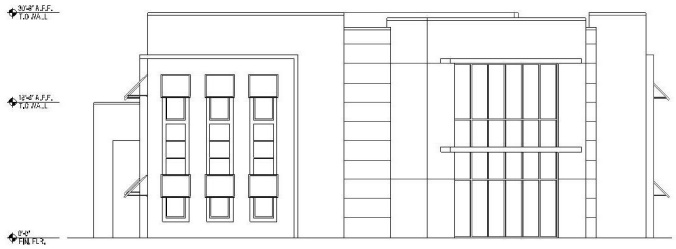
Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
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PROJECT #	20-035
DATE	9-10-2020
REV #	DATE
1	1-14-2021
SHEET #	A-3.3

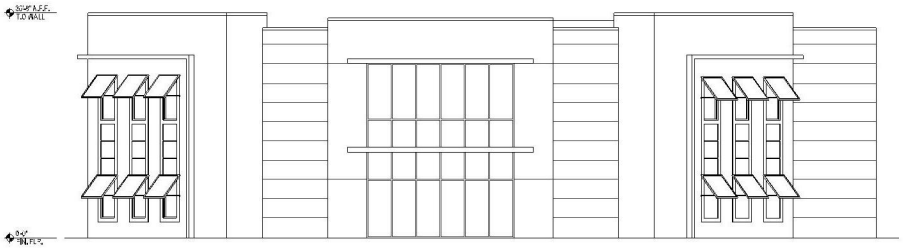
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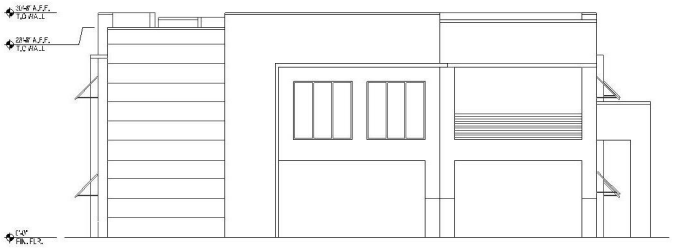
04 EAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



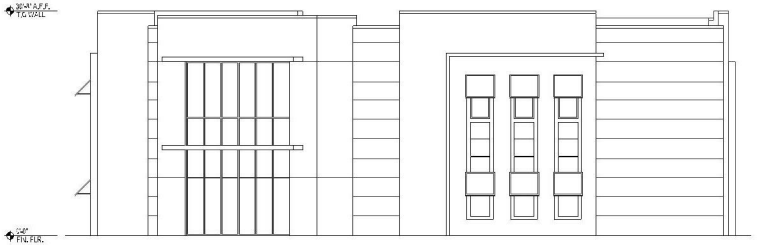
01 SOUTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



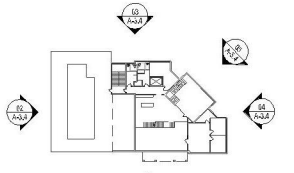
05 NORTHEAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS



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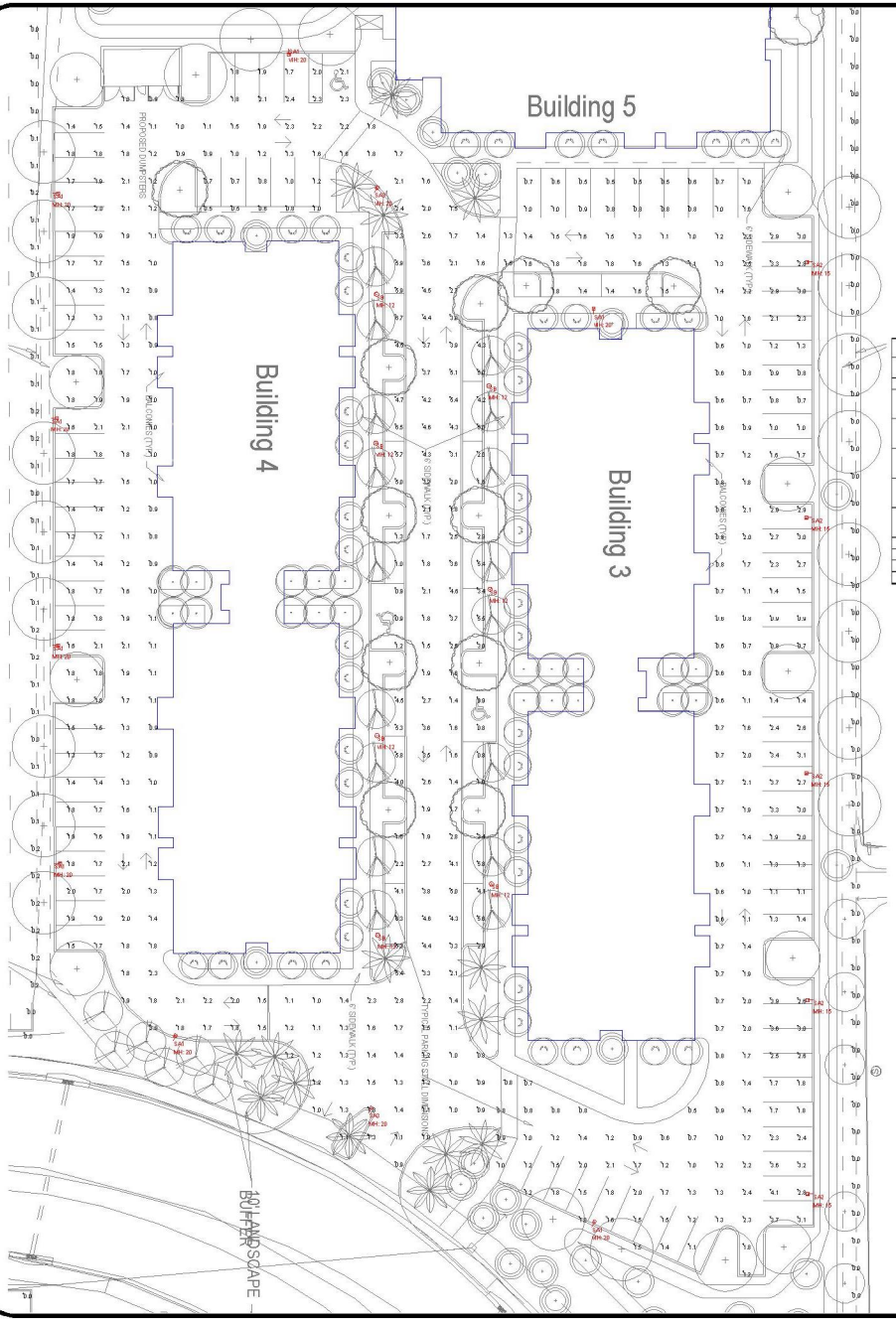
New Apartment Complex
Central Parkway Apartments
Stuart, Florida



PROJECT #	20-035
DATE	9-10-2020
REV. #	DATE
1	1-11-2021

SHEET #
A-3.4

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CENTRAL PARKWAY - SITE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
SA1	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SA2	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	15' POLE	NOTE 2
SA3	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-SWQ-WH / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SB	LED PEDESTRIAN LIGHTING	INVUE	LXS-VA3-740-U-AST-S-WH / MA1036-XX	UNV	LED	99W	0-10V	12' POLE	NOTE 3

FIXTURE SCHEDULE NOTES

NOTE 1: FIXTURE MOUNTED ON 20' VALMONT ALUMINUM DIRECT-BURIAL POLE #1908-30504TE-P2-FINISH
NOTE 2: FIXTURE MOUNTED ON 15' VALMONT ALUMINUM DIRECT-BURIAL POLE #1408-30404TE-P2-FINISH
NOTE 3: FIXTURE MOUNTED ON 12' VALMONT ALUMINUM DIRECT-BURIAL POLE #1108-30404TE-P2-FINISH
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT **RYAN HUFF** AT LIGHTING DYNAMICS: #772-285-7169, RHUFF@LIGHTINGDYNAMICS.COM

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	20	SA1	SINGLE	6627	6627	0.900	74	74
	5	SA2	SINGLE	6627	6627	0.900	74	74
	4	SA3	SINGLE	9280	9280	0.900	74	74
	14	SB	SINGLE	8200	8200	0.900	99	99

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING 1 & 2 IN-BETWEEN LOT	Illuminance	Fc	3.13	7.0	0.6	5.22	11.67
BUILDING 1 PARKING LOT	Illuminance	Fc	1.49	3.3	0.6	2.48	5.50
BUILDING 2 PARKING LOT	Illuminance	Fc	1.52	3.2	0.6	2.53	5.33
BUILDING 3 & 4 IN-BETWEEN LOT	Illuminance	Fc	3.15	6.7	0.8	3.94	8.38
BUILDING 3 PARKING LOT	Illuminance	Fc	1.50	4.1	0.5	3.00	8.20
BUILDING 4 PARKING LOT	Illuminance	Fc	1.47	2.8	0.5	2.94	5.60
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all the values and evaluations in this report are in compliance with the referenced standards and/or guidelines. The responsible Electrical Contractor is to be responsible to the owner for any deviations in this report. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions. Actual performance of any manufacturer's luminaire may deviate from these values due to variations in electrical voltage, tolerance in lamps and other conditions which are beyond the control of Lighting Dynamics Incorporated. Lighting Dynamics Incorporated does not warrant the values given herein will be met in actual field conditions. Lighting Dynamics Incorporated will not be responsible for any deviations in the performance of the luminaires or the actual lighting values measured in the field.

NOTES:

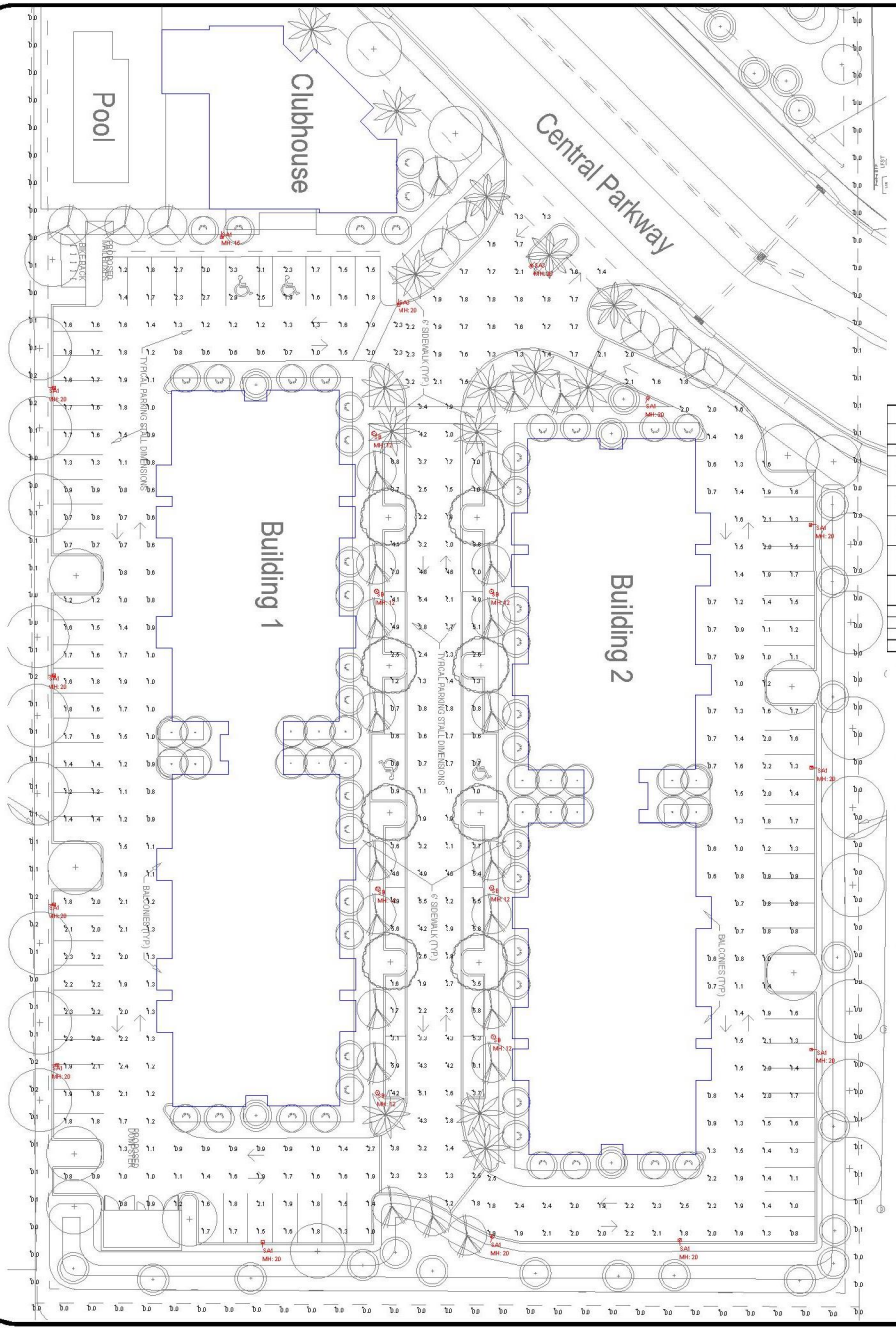
No.	Revision/Issue	Date
7	PHOTOMETRIC STUDY	01/13/21
6	PHOTOMETRIC STUDY	11/11/20
5	ADDED POLE DETAIL	11/09/20
4	ADDED POLE DETAIL	11/05/20
3	PHOTOMETRIC STUDY	11/04/20
2	PHOTOMETRIC STUDY	10/28/20
1	PHOTOMETRIC STUDY	10/27/20

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
CENTRAL PARKWAY
Site - North Section
Stuart, FL

FILE J:\PROJECTS\2020\OCTOBER
CLIENT Claren Architecture

Project Central Parkway
Date 01/13/2021
Scale 3/64" = 1'-0"
Sheet **L1.1**
DRAWN BY RH



CENTRAL PARKWAY - SITE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
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LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and recommendations contained within this layout are approximate and must be verified in the field by the contractor prior to construction. Lighting Dynamics, Inc. shall not be held responsible for any discrepancies encountered due to differences between these dimensions and conditions in the field. This lighting pattern represents illumination levels calculated from laboratory data taken with specified luminaires located in an identical manner and burning at their specified voltage and operating in an environment with temperature and other conditions similar to those expected. Actual performance of any manufactured luminaire may vary due to variations in electrical voltage, tolerance in lamp and other reasonable field conditions.

NOTES:

No.	Revision/Issue	Date
7	PHOTOMETRIC STUDY	01/13/21
6	PHOTOMETRIC STUDY	11/11/20
5	ADDED POLE DETAIL	11/09/20
4	ADDED POLE DETAIL	11/05/20
3	PHOTOMETRIC STUDY	11/04/20
2	PHOTOMETRIC STUDY	10/28/20
1	PHOTOMETRIC STUDY	10/27/20

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address:
CENTRAL PARKWAY
Site - South Section
Stuart, FL

FILE J:\PROJECTS\2020\OCTOBER
CLIENT Claren Architecture

Project: Central Parkway
Date: 01/13/2021
Scale: 3/64" = 1'-0"
Sheet: L1.2
DRAWN BY: RH

CITY OF STUART
City Commission
March 08, 2021

Project Name: Central Parkway Lofts RPUD – Major Amendment to the RPUD	**Property Owner:** Farrell Building Company, LLC
Project No.: Z20100003	**Applicant/Petitioner:** Farrell Building Company, LLC
Ordinance No: 2461-2021	**Agent/Representative:** Marcela Camblor & Associates
	Case Planner: Tom Reetz
Location: SE Central Parkway halfway between S Kanner Hwy and SE Federal Highway.	



PROJECT SUMMARY		
Property Size (area)		6.65 Acres
Present Use		Undeveloped
Subject Property Land Use		Office Residential
Adjacent FLU	*North*	City of Stuart - Office Residential
	South	Martin County-Mobile Home
	East	City of Stuart, Commercial
	West	City of Stuart Commercial & Martin Multi-Family
Subject Property Zoning		RPUD
Adjacent Zoning	*North*	City of Stuart -R3-Multi-Family/Office
	South	Martin County - Mobile Home Park District
	East	City of Stuart CPUD
	West	City of Stuart RPUD
Subject Property Zoning District		Residential Planned Unit Development RPUD - Existing
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		196 Multi-family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to amend the existing RPUD which was originally approved in 2004 as a mixed use of commercial space and two-story townhomes. The subject property is now 6.65 acres less than the original having satisfied the required land donation for the future extension of Willoughby Parkway connecting Monterey Road to the south with US1 to the north. The property is currently undeveloped. The intent of this project is to allow 196 attached multi-family apartment homes within 5 buildings with a two-way central street with parallel parking, continuous greenspace lined with native trees and sidewalk that are all part of a light imprint stormwater strategy. Additionally, the street section is designed as an "at grade section", where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk creates a seamless environment that prioritizes pedestrians while further establishing an urban stormwater strategy.
Staff Recommendation: Staff recommends approval for the Major Amendment to the RPUD to allow for 196 multifamily apartments.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation Major Amendment to the RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 1.27-2021

C. Mail Notice Postmark: 1.27-2021 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT ORDINANCE NO. 2461-2021

III. APPLICATION: Dated September, 2020

IV. HISTORY OF THE SITE

Ordinance No. 2031-05 approved a rezoning from R-3 to RPUD in May,2005. The approved plans included 84 loft style condo townhomes and 5,000 square feet of office building. In the late 1990's an Adult Living Facility was approved for the parcel, neither were built.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels, one on the north side and the other on the south (directly across and aligning with each other) on SE Central Parkway totaling 6.65 acres in size.

Project Description

A Master Site Plan has been laid out with 196 multi-family apartments within 5 four-story apartment buildings with retention ponds and on street drainage strategically placed to enhance the stormwater aspect of the project. A two-way central street. The 60-foot wide streetscape consist of two-way aisle paver street, parallel parking, a continuous green space with trees, sidewalk and more greenspace at the building's footprint creating a pedestrian friendly one level (no raised curbing) experience.

B. Future Land Use Amendment and Comprehensive Plan Consistency Review

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

C. Major Amendment to the RPUD Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the major amendment to the RPUD would allow for multi-family housing to be constructed at the site.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed major amendment to the existing RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the major amendment to the RPUD is 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 request.

Residential PUD

Project:	Central Parkway Lofts RPUD
Date	2.11.2021

Adjacent N	City of Stuart Poppleton Creek
Adjacent S	Martin County - Mobile Home
Adjacent E	City of Stuart CPUD
Adjacent W	City of Stuart RPUD/Willoughby Extension ROW
Total Floor Space (sq.ft)	**72,360 sq. ft. 1.66 acres bldg footprint tot.**

LDR Reference	Land Development Regulations	RPUD REVIEW STATUS
2.07.00 D.1	Land Use Designation	COMPLY
2.07.00 D.2 a	Uses	COMPLY
2.07.00 D.2 b	Compatible Residential Uses	COMPLY
2.07.00 D.2 c	Commercial (<30%)	NOT APPLICABLE
2.07.00.D.2.d	Commercial Uses (<30%) vertical	NOT APPLICABLE
2.07.00.D.3	Density	EXCEPTION REQUESTED
2.07.03 D.4.b	Open Space (>30%)	EXCEPTION REQUESTED
2.07.03 D.4.c	FAR	COMPLY
2.07.03.D.4.d	Native Vegetaion (>25%)	NOT APPLICABLE

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	COMPLY
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	NOT APPLICABLE
5.04.00	Evironmentally sensitive lands	NOT APPLICABLE
5.04.02	Identification of Native vegetation	EXCEPTION REQUESTED
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY

5.05.02	Tree removal	COMPLY
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	COMPLY
Comp Plan	Comprehensive Plan	COMPLY

TRANSPORTATION

6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	EXCEPTION REQUESTED
6.01.18	Off-Street Loading	NOT APPLICABLE
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	COMPLY
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	COMPLY
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 B.1	Landscaped Area >20%	COMPLY
6.04.03 B.2	Interior landscaping >50%	COMPLY
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE

6.04.03 B.8	Visibility triangles	COMPLY
6.04.06	Land Use Transitions	COMPLY

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private propery	NOT APPLICABLE
6.04.07 B.1	Landscaped strip adjacent to private property	NOT APPLICABLE
6.04.07 B.2a	Parking area adjacent to private property	NOT APPLICABLE
6.04.07 B.2b	Hedge/wall/berm on outside of strip	NOT APPLICABLE
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	NOT APPLICABLE
6.04.07 B.3	Shrubs/ground cover	NOT APPLICABLE
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vechicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visability triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Façade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE

6.05.04	Additional Façade	NOT APPLICABLE
6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	NOT APPLICABLE
6.08.00	Dumpster & Recycling	NOT APPLICABLE
6.09.05	Fences	NOT APPLICABLE
6.11.00	Signs	TO BE REVIEWED

CENTRAL PARKWAY LOFTS RPUD. COMPREHENSIVE

PLAN REVIEW FUTURE LAND USE ELEMENT

Objective A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form by facilitating an infill development of property thus discouraging urban sprawl. There are sufficient public utilities in place to support this pattern of development and the associated impacts of the development.

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

SE Central Parkway Boulevard has a mix of commercial and residential uses. There are existing multifamily homes abutting the project to the west, Vilabella Condominiums approved and built in 2005/06 and Seaside townhomes that were recently approved and under construction. This proposal is considered compatible with the adjacent uses.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The proposed project is of density (29du/ac) and similar density to recently approved projects in the city.

Policy A5.5. The City shall market itself as a community for families.

The development forms part of an inventory that widens housing options for existing and new residents of the City.

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new

development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates a native landscaping strip between the multifamily project and commercial uses to the east along Central Parkway Boulevard. The project contains a central streetscape that allows for a cohesive vehicular and pedestrian accessibility.

GOAL STATEMENT B

Minimize costs to current residents of growth, new development, and redevelopment, and encourage future land uses that maintain or enhance economical and efficient delivery of government utilities and services.

Objective B1. - Compact urban form. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The proposal is considered to be a good example of a compact urban form of residential infill.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

The proposal is considered to be a good use of vacant and underutilized land within the community characteristics of the City. The proposed development pattern avoids the inappropriate or wasteful use of land; and sets out an efficient use of land, resources and facilities.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities

The proposed development, by reason of proposed use, density and buffers, is considered to be compatible with and complementary to surrounding activities.

Policy B1.4. Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City.

The proposed development site is an infill development which adds to the local economy through the increased demand for commercial, entertainment and retail services/products by new residential occupiers. The housing units will increase the spectrum and variety of residential accommodation in the City, therefore adding to a balanced housing supply.

NET PRESENT VALUE (NPV) - 10-year

Central Parkway

	1-bed	2-bed	
80%	$1,041	$1,250	
Market	$1,564	$1,878	Average
Differential	$523	$628	**$576**

			Additional Rent
Rent Differential	$576		
Units	20		
Annual	$138,120	Annual	$108,000
Vacancy etc	8%	Vacancy etc	8%
	$127,070		$99,360

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
$ 127,070	$ 129,612	$ 132,204	$ 134,848	$ 137,545	$ 140,296	$ 143,102	$ 145,964	$ 148,883	$ 151,861

Discount Rate	**5.00%**
NPV	**$ 1,065,880**
Inflation	**2.00%**

CENTRAL PARKWAY LOFTS (196 MF UNITS)

LOCAL INCOME AND JOBS SUPPORTED BY INDUSTRY					
	CONSTRUCTION PHASE			OCCUPATION PHASE (ANNUAL)	
INDUSTRY	DIRECT AND INDIRECT LOCAL BUSINESS INCOME	INDUCED LOCAL BUSINESS INCOME	NUMBER OF LOCAL JOBS SUPPORTED	ONGOING LOCAL BUSINESS INCOME	NUMBER OF LOCAL JOBS SUPPORTED
Construction	3,754,400	136,480	114	52,640	2
Manufacturing	-	-	-	-	-
Transportation	160	8,160	-	4,480	-
Communications	21,760	139,200	3	97,280	2
Utilities	3,200	24,160	2	9,920	-
Wholesale & Retail	238,080	149,760	50	104,320	18
Finance & Insurance	22,400	7,520	2	4,960	2
Real Estate	210,080	252,320	6	330,880	8
Personal & Repair Service	94,400	83,520	3	45,280	2
Services to Buildings	92,800	32,800	2	20,480	2
Business & Professional Services	106,560	245,120	16	122,080	6
Eating & Drinking Places	1,920	80,000	13	60,960	10
Auto Repair & Service	2,720	53,760	3	61,280	3
Entertainment Services	320	9,280	2	7,680	2
Health, Education & Social Services	-	106,720	16	61,600	10
Other	40,640	63,200	2	29,280	-
TOTAL	**4,589,440**	**1,392,000**	**232**	**1,013,120**	**64**
	CONSTRUCTION PHASE			OCCUPATION PHASE (ANNUAL)	

Multipliers from 'The Economic Impact of Home Building in a Typical Local Area. National Homebuilders Association, April 2015.

CITY OF STUART
DEVELOPMENT DEPARTMENT

Reviewed By: _____

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION

Application must be legible with all relevant fields completed.
Project ID#_____

Pre-App Conference Date: Various	Application Date: September 2020
Project Name: Central Parkway RPUD	
Parcel ID# 093841000000005304	Project Address: Unassigned, Central Parkway, Stuart, FL
Zoning/CRA Sub-district: Office-Residential Land Use and Zoned RPUD	
Subdivision: Central Parkway	Lot(s):

Fees: Major PUD Amendment - $3,148.00; Minor PUD Amendment: $2,099.00; PUD Agreement Amendment (text change only): $1,049.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

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

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

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

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

General Information

(Please Print or Type)

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

Name: Stephen Zagoren	City/State/Zip Code: Bridgehampton, NY 11932
Title: CDO	Telephone Number: 631-766-0023
Company: Farrell Building Company	Facsimile Number:
Company Address: PO Box 14, 2317 Montauk Highway	Email Address (optional): zags1413@gmail.com

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

Name: Marcela Camblor-Cutsaimanis AICP	City/State/Zip Code: Stuart, FL, 34994
Title: Principal	Telephone Number: Tel: (772) 708.1108
Company: MARCELA CAMBLOR & ASSOCIATES, INC	Facsimile Number:
Company Address: 47 W Osceola St.. #203	Email Address (optional): marcela@marcelacamblor.com

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

Name: Joseph G Farrell	City/State/Zip Code: Bridgehampton, NY 11932
Title: President	Telephone Number: 631-766-0023
Company: Farrell Building Company	Facsimile Number:
Company Address: PO Box 14, 2317 Montauk Highway	Email Address (optional): zags1413@gmail.com

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

4. Signed this 22 day of September, 2020.

Joseph G Farrell Jr

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

As of January 01, 2020, Any and all notarial certificates prepared under Florida law must indicate whether the principal appeared by means of physical presence or by online notarization. Florida Statue 117.05

(a) For an oath or affirmation:

STATE OF ~~FLORIDA~~ New York
COUNTY OF Suffolk

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or ___online notarization, this 22nd day of September 2021 By Joseph G Farrell Jr. (name of person making statement).

Personally Known OR Produced
Identification Type of Identification Produced

(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)

LYNN SPRUFERA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SP6330543
Qualified in Suffolk County
My Commission Expires 09-14-2023

(b) For an acknowledgment in an individual capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___physical presence or __online notarization,
This____ day of _____ ( ) By _____ (name of person acknowledging).

Personally Known OR Produced
Identification Type of Identification Produced

(Signature of Notary Public - State of Florida} (Print, Type, or Stamp of Notary Public}

(c) For an acknowledgment in a representative capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __physical presence or ___online notarization,
This _____day of_____ ( )by_____ (name of person) as (type of authority, e.g. officer, trustee, attorney in fact} for (name of party on behalf of whom instrument was executed).

Personally Known OR Produced
Identification Type of Identification Produced

(Signature of Notary Public - State of Florida} (Print, Type, or Stamp of Notary Public

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

2-24-2021

Electronic Delivery

Tom Reetz
Senior Planner
Development Department
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RE: Central Parkway Lofts – Request for Major Planned Unit Development (UPUD)

Dear Tom,

We are in receipt of the review comments received and provide the following responses and updated documentation to address all of out the outstanding matters:

1. Response letter.
2. Site Plan – updated.
3. Landscape Plan – updated.
4. Operational analysis document.

A. PLANNING & ZONING REVIEW COMMENT RESPONSES:

1. The engineering comment relating to 'fire hydrant' can be addressed at permitting, however the traffic comments need to be responded to in writing by MacKenzie Engineering and Planning, Inc. and returned by next Wednesday (February 24, 2021) along with any median changes (elevated table with parking) you may be proposing in response to the LPA meeting.

   Applicant's Response: Acknowledge review comment re fire hydrant. Intend to address at the building permit stage.

   Attached is an updated traffic response from MacKenzie Engineering and Planning, Inc., including the operational analysis details in accordance with details discussed during a meeting with staff February 23, 2021.

   The site plan has been modified to show a traffic calmed section that includes reduced travel-lane widths, median changes with more mature landscaping, a slightly raised pavered or stamped concrete table, and crosswalk. Additionally, 16 (sixteen) on-street parking spaces further calming traffic and expanding parking capacity for the project.

Of note is the fact that traffic counts on Central Parkway, a local roadway that connects – and dead ends - Kanner Hwy. and US1 show that this road is a good candidate for a longer-term "road diet." This road diet would allow for a two-lane road (one lane in each direction), one or two wide multi-modal paths to support the increased residential uses, on-street parking, and increased landscaping. This road diet would create balanced mobility in a safer, more pedestrian friendly, improved address within the City. Should the City decide to engage in the reconstruction of Central Parkway, the Applicant would participate in the construction of the section of roadway that fronts the property.

2. Also, the Willoughby extension right-of-way next to the project is owned by Martin County.

Applicant's Response: Acknowledged and understood.

3. When you are calculating your parking requirement in the legend as follows: 1 BR requires 1.5 spaces (44 x1.5 = 66 spaces), 2 & 3 BR's require 2 parking spaces (152 x 2 = 304 spaces). Total 370 required spaces. It's okay to justify less in your narrative.

Applicant's Response: Site plan has been modified to show updated parking data. The correct proposed number of units proposed in site plan is:

62 x 1 bed units;
102 x 2 bed units
32 x 3 bed units.
196 Total units.

Based on this unit breakdown, parking calculations based on closes zoning parameters is shown as 'required' vs. 'proposed' on the updated site plan data and as follows:

62x1.5/ 1 bed unit = 93 spaces
102 x 2/ 2 bed unit = 204 spaces
32 x 2/ 3 bed unit = 64 spaces.
Totaling 361 spaces for a non-PUD proposal.

As a PUD zoning the parking calculations propose the following:

62 spaces based on 1 space per 1 bed unit
164 spaces based on 1.6 spaces per 2 bed unit
64 spaces based on 2 space per 3 bed unit.
9 guest parking spaces
Totaling 299 spaces for the PUD proposal.

Why reduced parking?

Various groups tend to own fewer than average automobiles, value the potential savings that result from reduced parking requirements, and live in higher-density, multi-family housing. These groups including low-income

households, young adults, single parents, first time home buyers and older people. This project strives to be a mixed-age, mixed income development that warrants a reduced number of parking because:

a. 25% of the units (49 units) will be age restricted. Seniors downsize when entering retirement (TD Ameritrade survey), including becoming a single-car household. Retired Americans reduce car ownership to protect savings, afford living on fixed income and improve health (AARP Livable Communities). A majority of these age-restricted units will likely be single-car households.
b. 10% of the units (20 units) will be affordable units. Vehicle ownership tends to increase with income and lower income households are typically single-vehicle households in semi-urban areas like Central Parkway. Housing affordability tends to be particularly harmed by parking minimums. Based on typical affordable housing development costs, one parking space per unit increases rent costs by approximately 12.5%, and two parking spaces can increase rent costs by up to 25%. Since parking costs increase as a percentage of rent for lower priced housing, and low-income households tend to own fewer vehicles, minimum parking requirements are regressive and counterintuitive to affordabiity. Various parking management strategies can increase affordability, economic efficiency and equity. (Baker and Leiben 2019; Strong Towns) Parking Management for More Affordable Housing (www.huduser.org/rbc/newsletter/vol7iss2more.html).

4. Include changes at the Central Parkway median replaced with stamped concrete to look like brick pavers and the demarcation of crosswalks.

Response: The site plan has been modified to include the necessary changes. Refer to site plan for details.

TRAFFIC IMPACT ANALYSIS COMMENTS:

1. Operational analysis data provided as per attached document from MacKenzie Engineering and Planning, Inc.
2. Turn lane storage analysis has been provided as per the attached.
3. Capacity analysis of Central Parkway to show level of service upon buildout of the development.

Engineering Review:

1. Fire hydrant locations will be provided at the building permit stage in the approval process.
   Comments acknowledged and understood.
   We trust the attached information addresses the outstanding review issues and look forward to receiving confirmation from staff ahead of the March 8, 2021 City Commission first public hearing.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

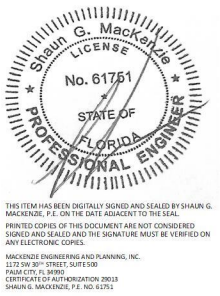
TRAFFIC IMPACT ANALYSIS

Central Parkway Lofts
Stuart, FL

Prepared for:
Velcon Engineering & Surveying LLC
Port St. Lucie, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2021.01.17 18:01:43 -05'00'

Shaun G. MacKenzie P.E.
PE Number 61751

213001
January 2021
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was has been retained to prepare a traffic statement for the RPUD application for the for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-000-00530-4). The site is located on Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.

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Exhibit 1. Trip Generation

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was has been retained to prepare a traffic statement for the RPUD application for the for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-000-00530-4). The site is bisected by Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions. A site location map is shown below in Figure 1.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from Martin County, MacKenzie Engineering and Planning, Inc. (MEP), and FDOT. The data included:

- FDOT's Q/LOS Manual
- *Trip Generation, 10th Edition* (ITE report)
- Martin County's 2019 Roadway Level of Service Inventory Report

Velcon Engineering & Surveying LLC provided project development information.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the development used the trip generation rates published by the Institute of Transportation Engineers (ITE)'s report, *Traffic Generation (10th Edition)* for Land Use 221, Multi-Family Housing (Mid-Rise). The proposed development plan consists of the following:

Proposed Uses

- 196 Mid-Rise Multi-Family Dwelling Units (ITE Land Use 221)

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

Internal Capture

In order to provide a conservative analysis, internal capture is not utilized.

Pass-by Capture

The site contains no pass-by capture.

Table 1. Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	196 DU	1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**
NET CHANGE IN DRIVEWAY VOLUMES		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**

Note: Trip generation was calculated using the following data:

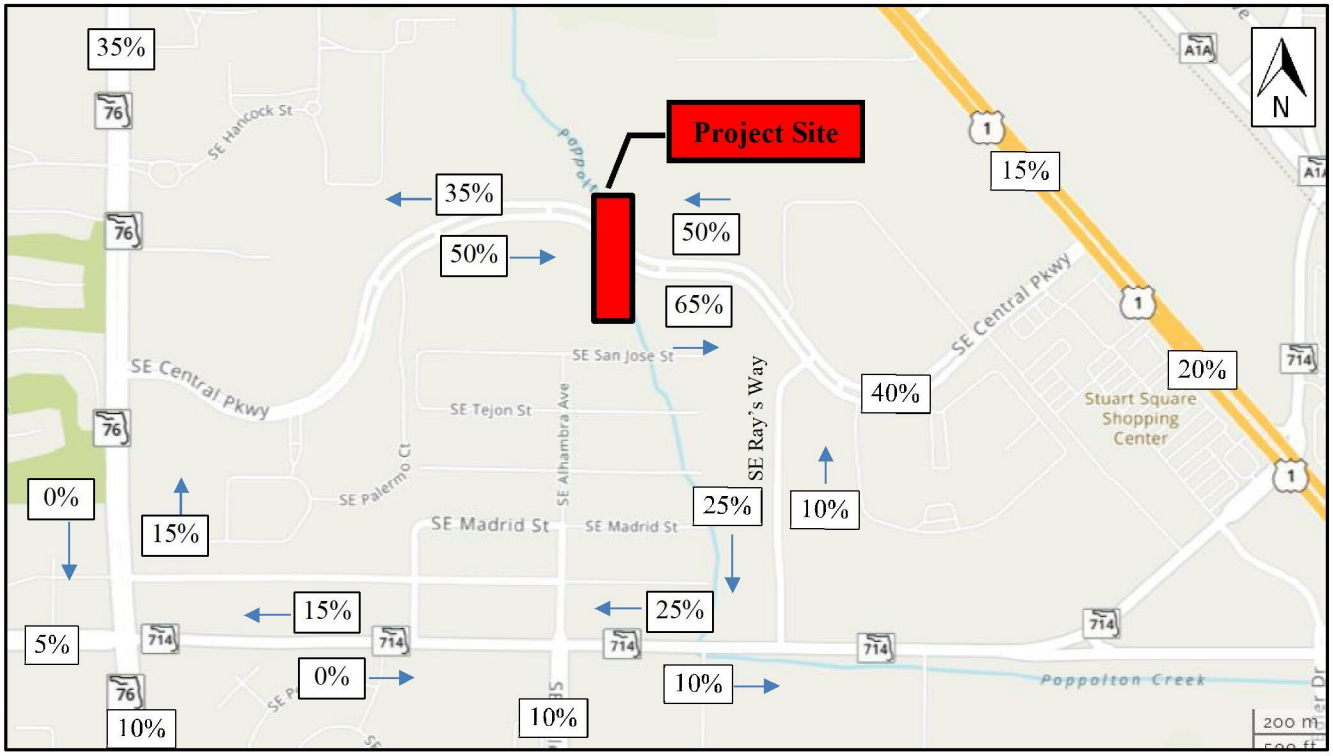
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon existing and proposed developments, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

- North – 50%
- South – 40%
- West – 5%
- East – 5%

- **Figure 2. Traffic Assignment**



SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard (1,700 x 0.9).

In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact Central Parkway. The roadway capacities and the project significance are shown in Table 2.

Study Area

Based on Section 4.05.02 of the Code, the study area for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 5 percent and the first directly accessed roadway link (segment).

Table 2. Project Impacts 1-Way Peak Hour (Significance)

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
Central Parkway	Kanner Hwy	Project	4	1,530	50%	26	1.70%	no
	Project	SE Ray's Way	4	1,530	65%	34	2.22%	no
	SE Ray's Way	US 1	4	1,530	40%	21	1.37%	no

As shown in Table 2, there are no roadways that are significantly impacted by the project.

Intersection Analysis

No intersection analysis are required or needed. It is acknowledged that performing a westbound left from Central Parkway to southbound Kanner Highway is very difficult during the peak hour of travel.

Roadway Analysis

Roadway volumes were not available on Central Parkway. Based on observations, the facility functions well below capacity.

ACCESS

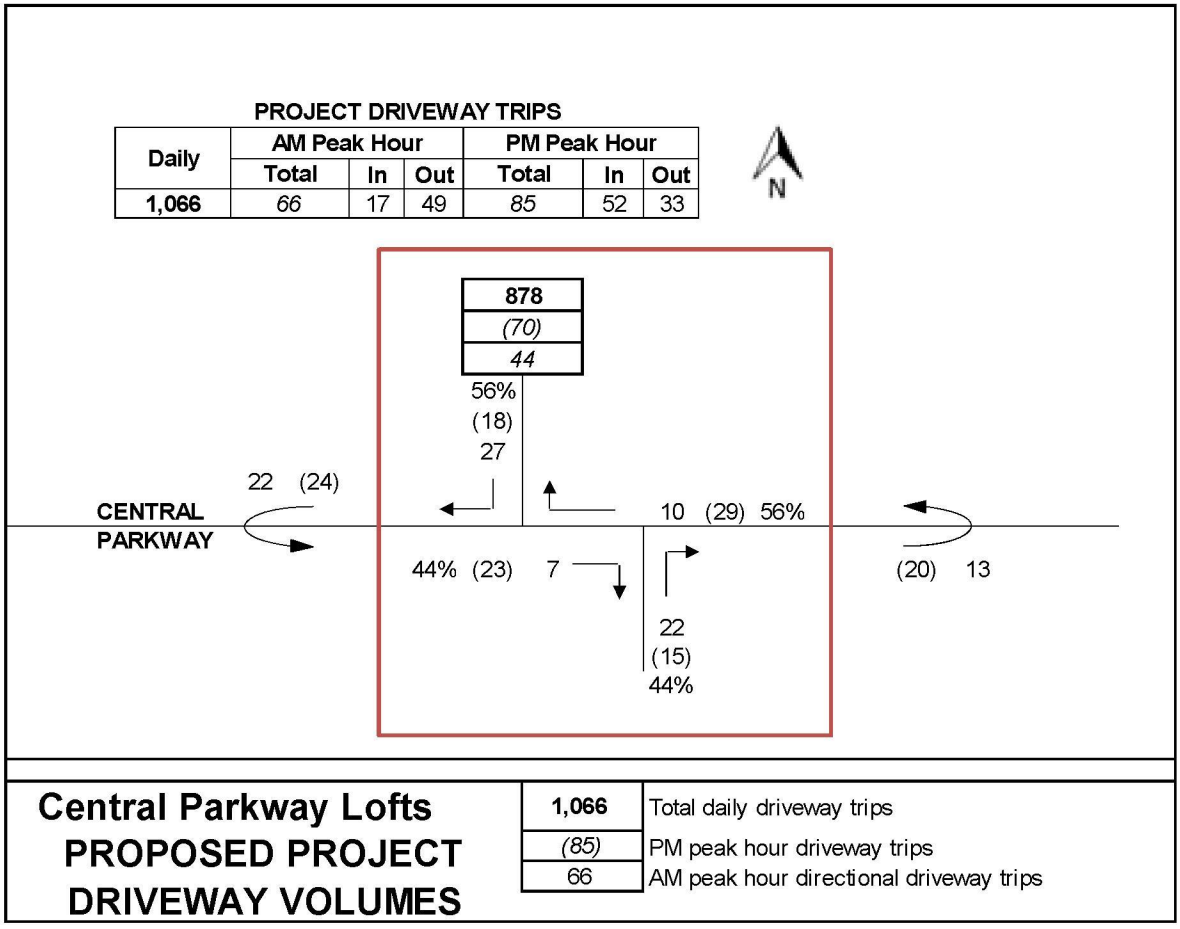
The project proposes two points of access as follows:

- Eastbound Central Parkway – Right-in / Right-Out
- Westbound Central Parkway – Right-in / Right-Out

Units on the south side of Central Parkway will be required to travel on eastbound Central Parkway. If residents desire to travel west to Kanner Highway, the vehicles will make a U-turn at the full median opening 815 west of SE Ray's Way, which is about 350 east of the south project entrance.

Units on the north side of Central Parkway will be required to travel on westbound Central Parkway. If residents desire to travel east to US-1 or SE Ray's Way, the vehicles will make a U-turn at the full median opening 1,450 west of SE Ray's Way, which is about 200-250 feet west of the north project entrance.

Figure 3. Driveway Volume



Driveways

Westbound Central Parkway & North Project Entrance

The westbound peak hour right-turn volume is 29. A right-turn lane is not warranted and is significantly less than the 80-125 peak hour right-turns recommended in the FDOT *Driveway Handbook.*

Eastbound Central Parkway & South Project Entrance

The eastbound peak hour right-turn volume is 23. A right-turn lane is not warranted and is significantly less than the 80-125 peak hour right-turns recommended in the FDOT *Driveway Handbook.*

CONCLUSION

MacKenzie Engineering & Planning, Inc. was has been retained to prepare a traffic statement for the RPUD application for the for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-000-00530-4). The site is located on Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.

APPENDICES

Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th Edition)

Site Plan

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Multifamily Housing (Mid-Rise)
(221)

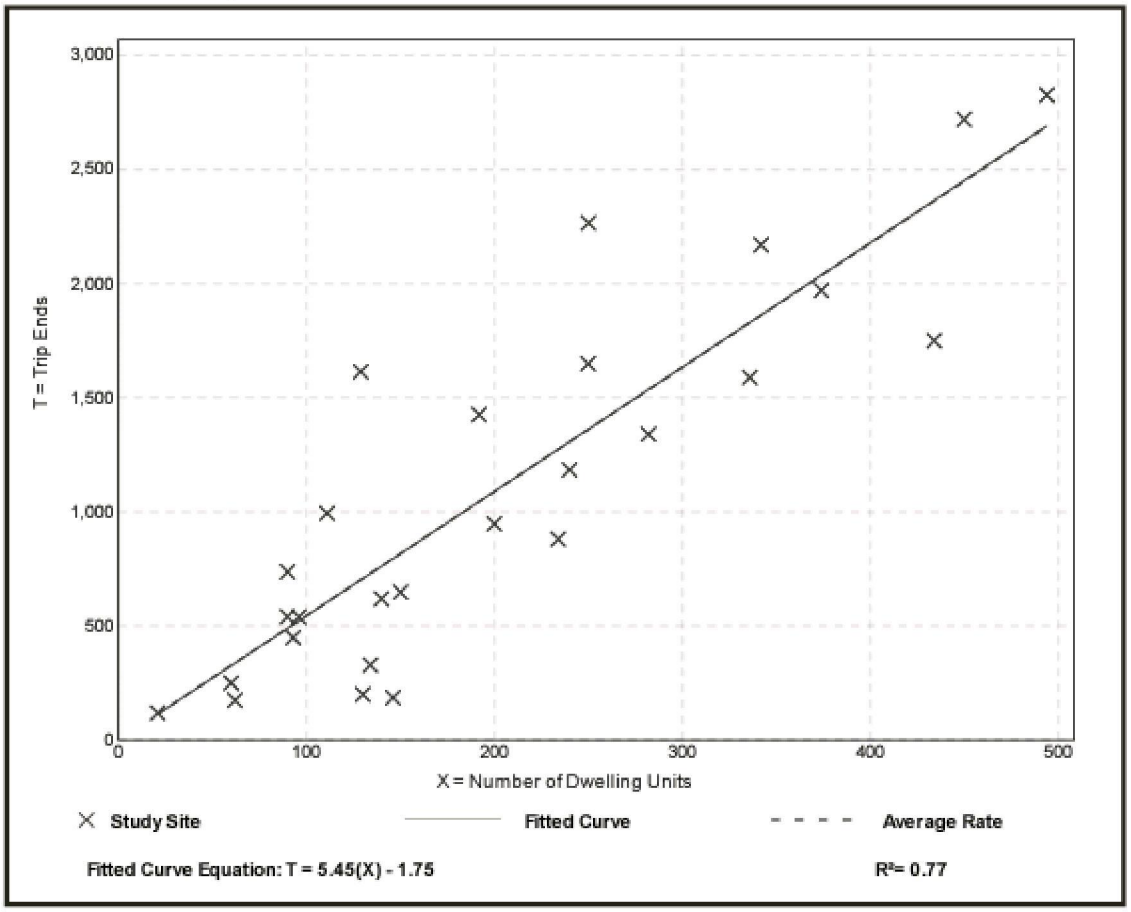
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



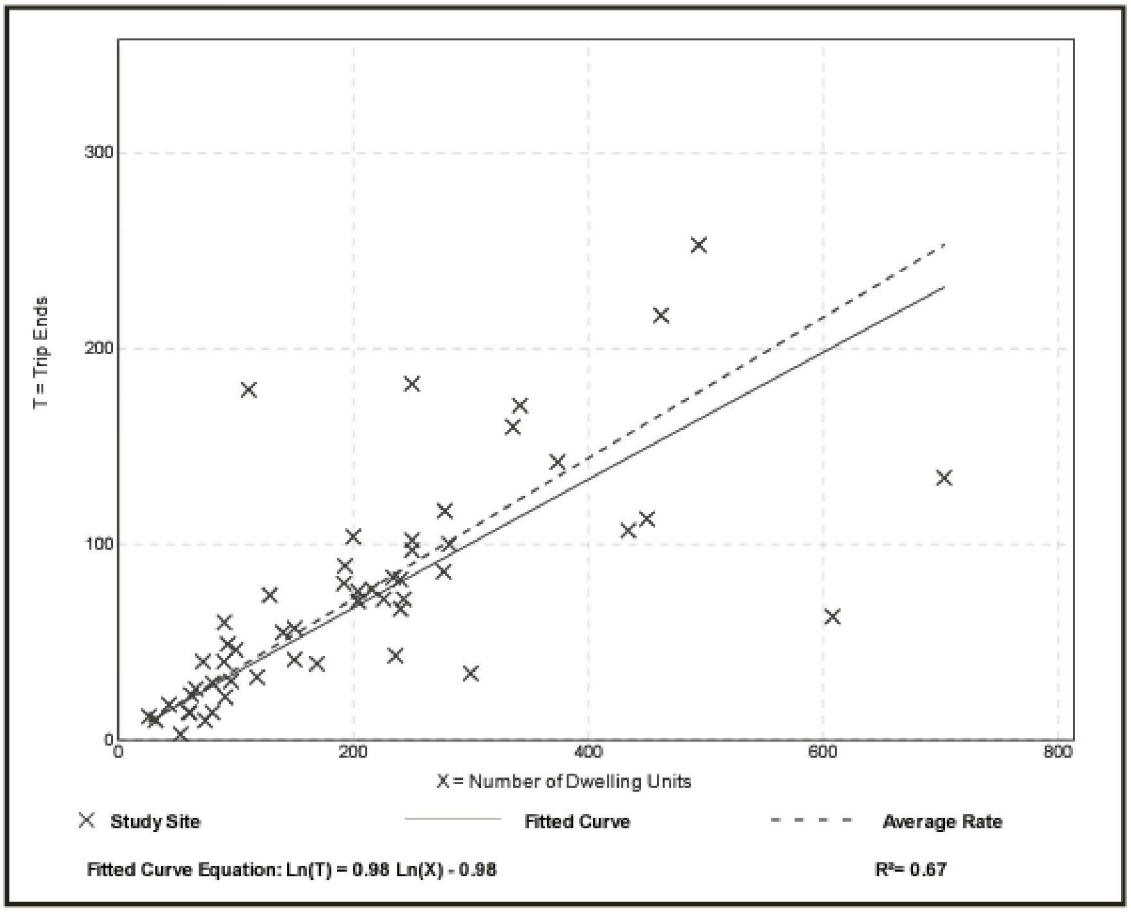
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 53
Avg. Num. of Dwelling Units: 207
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



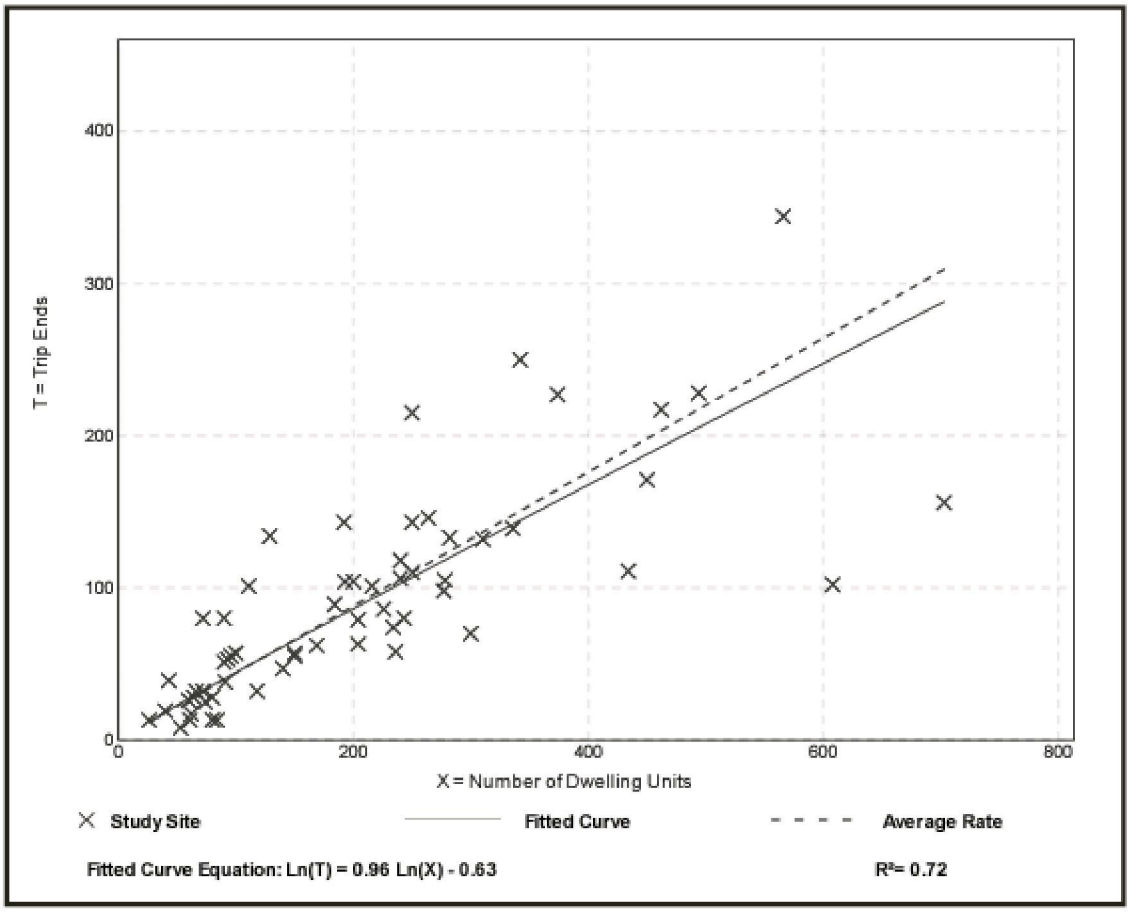
Multifamily Housing (Mid-Rise)
(221)

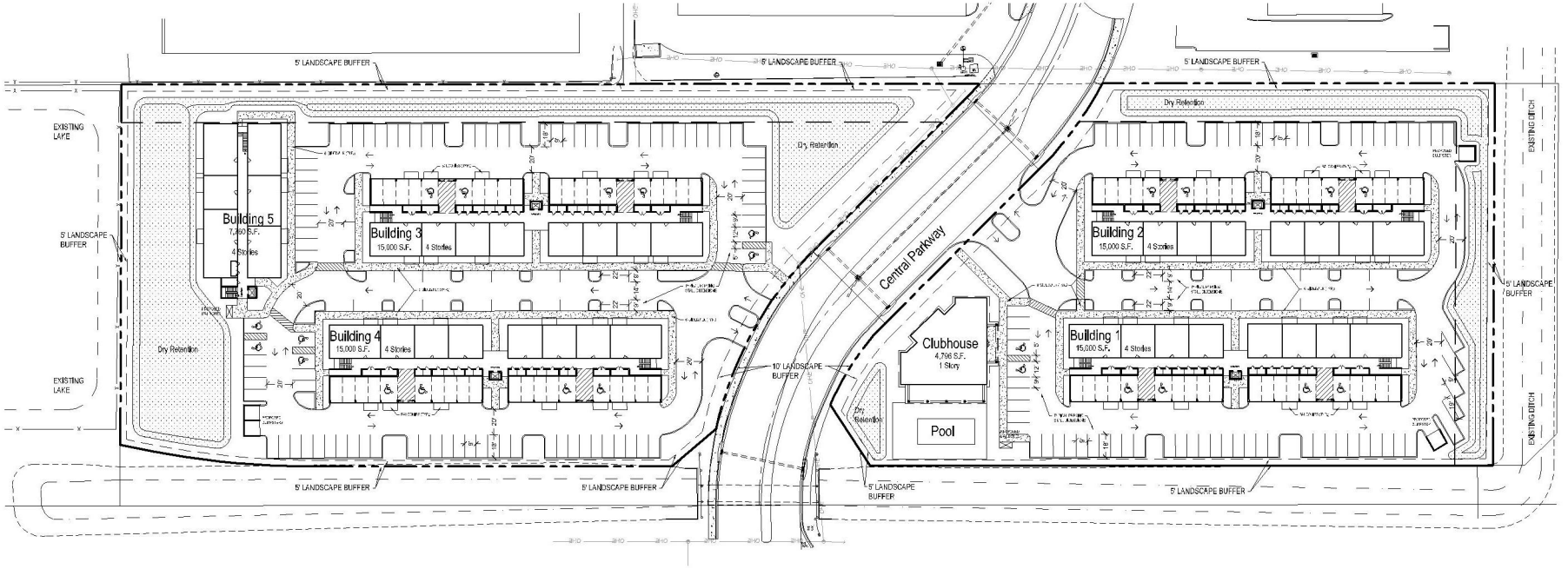
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 60
Avg. Num. of Dwelling Units: 208
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation





Site Data

Parcel Size:	290,096.28 s.f.	6.65 Acres
North:	161,340.52 s.f.	3.70 Acres
South:	128,757.77 s.f.	2.95 Acres
Total Residential Units:		196
Density:		29.47 D.U. Acre
Building Height:		45' Maximum (4 Stories)
Parcel Control Numbers		09384' 000000006304
Existing Use:		Vacant
Proposed Use:		Multi-family Residential
Existing Zoning:		RPUD
Proposed Zoning:		RPUD
Future Land Use:		Office / Residential
Impervious:	188,757.56 s.f.	4.33 Acres 65%
Buildings (Plan view outline)	72,558 s.f.	1.66 Acres 25%
Vehicular Use Area: (Excludes area inside building)	97,290.56 s.f.	2.24 Acres 33%
Sidewalks & Pool Deck:	17,909 s.f.	.41 Acres 6%
Pool:	900 s.f.	.02 Acres 1%
Pervious (Open Space):	101,340.73 s.f.	2.32 Acres 35%
Landscape Area:	60,161.84 s.f.	1.38 Acres 21%
Dry Retention Area:	41,178.89 s.f.	.94 Acres 14%

Open Space:	Required:	Provided:
	30% Minimum	35%

Parking Calculations:

	Required:	Provided:
1 Space per 1 Bedroom Unit 44 Units x 1 = 44 Spaces	44	44
1.5 Spaces per 2 Bedroom Units 120 Units x 1.5 = 180 Spaces	180	180
1.5 Spaces per 3 Bedroom Units 32 Units x 1.5 = 48 Spaces	48	48
Guest / Clubhouse	0	10
Total:	272	282

Building Data:

Total Proposed Building Areas: (All Buildings All Floors Including Clubhouse)	275,836 s.f.
Total Proposed Residential Building Areas: (All Residential Buildings All Floors)	271,040 s.f.
Buildings #1 - 4 (Shown as each building)	
Total Proposed Building Areas: (All Floors)	60,200 s.f.
Ground Floor	15,300 s.f.
Second Floor	15,300 s.f.
Third Floor	15,300 s.f.
Fourth Floor	15,300 s.f.
Buildings #5	
Total Proposed Building Areas: (All Floors)	31,040 s.f.
Ground Floor	7,760 s.f.
Second Floor	7,760 s.f.
Third Floor	7,760 s.f.
Fourth Floor	7,760 s.f.
Clubhouse Building	
Total Proposed Building Areas:	4,796 s.f.
Building Area	3,711 s.f.
Entrance Area	245 s.f.
Outdoor Sitting Area	840 s.f.

Total Residential Units: (All Floors) 196

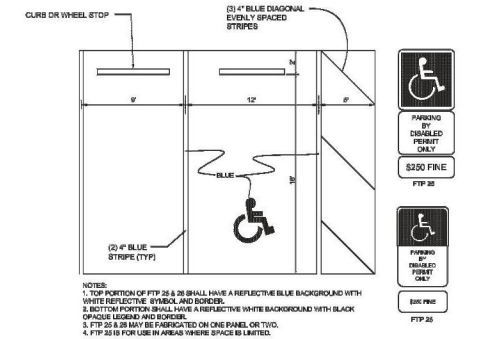
Buildings:	1 Bedroom	2 Bedrooms	3 Bedrooms
Building 1	10	26	7
Building 2	10	26	7
Building 3	10	26	7
Building 4	10	26	7
Building 5	4	16	4
Sub-total:	44	120	32

General Notes

1. This project shall be completed in one phase.
2. All prohibited trees, plants, species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if the shades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the Americans With Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations: FFE are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Standard & Handicap Parking Space Detail

Not To Scale



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Preliminary Site Plan

North
Scale: 1" = 40'
0 20' 40' 80'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 104
Stuart, Florida 34994
(772) 344-2840
LC - 26000198

Central Parkway

City of Stuart, Florida

Job No. 19-1002
Drawn By JWS
Submittal Dates 5-21-2020

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet 1 of 1
Page 26 of 483

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

CENTRAL PARKWAY

Environmental Assessment Report

Prepared for:

FARRELL BUILDING

Prepared by:

EW Consultants, Inc.

March 2020

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on an approximately 6.8 +/- acre property located within the City of Stuart. The site is located on the north and south sides of Central Parkway, west of Rays Way, and east of Palermo Court.

The site is situated within Section 9, Township 38 South, Range 41 East, within the municipal limits of the City of Stuart, Martin County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

SOILS

A U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Resource Report was generated for the subject property and is provided in the Appendix. This report contains a soils map with the boundary of the property depicted as well as additional information and descriptions of soil types on the subject property. According to the soil survey data, three soil types are found on the subject property.

It is important to note that the description of these soils, in their natural state, according to the NRCS, was generated in the early 1970's, and therefore predates potential land alterations that have occurred since the publication of the Soil Survey.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections of this report.

There were three different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

#190 – Open Lands

The portions of the property that are dominated by herbaceous vegetation and lack any substantial canopy coverage have been included in this category. The dominant vegetation in these areas consists of guinea grass, cogon grass, bahia grass, sandspur grass, limpo grass, napier grass, St. Augustine grass, para grass, Caesar weed, beggars ticks, creeping oxeye, inchplant, grape vine, jack-in-the-bush, snake plant, ragweed, and dog fennel. Scattered trees and shrubs are also present in these areas and includes non-native Brazilian pepper and earleaf acacia along with native laurel oak and cabbage palm. Wildlife observations within the open lands were limited to agama lizard, crow, and mourning dove.

#510 – Ditches

There are two man-made ditches that are located on the property. A large drainage ditch with regularly-maintained embankments and open-water areas in its center extends along the western and southern boundaries of the site. Gambusia minnows and a little blue heron were observed in this drainage ditch during site reconnaissance. A second east-west oriented ditch is located north of Central Parkway. This ditch is overgrown by non-native vegetation and does not exhibit any areas of open water. No wildlife was observed in the east-west drainage ditch during site reconnaissance.

#740 – Disturbed Lands

The portions of the property that are dominated by canopy trees and other woody vegetation have been included in this category due to the dominance of non-native vegetation in these areas. Dominant vegetation includes non-native earleaf acacia, Brazilian pepper, indian laurel, java plum, carrotwood, lead tree, and neem tree. Native tree species include laurel oak, live oak, strangler fig, cabbage palm, and a hedgerow of planted southern red cedar. Wildlife observed within these portions of the property included red-shouldered hawk, mocking bird, mourning dove, southern black racer, and agama lizards.

LISTED SPECIES EVALUATION

WILDLIFE

The site reconnaissance conducted in February 2020 found indicators of common wildlife species for this area including mourning dove, red-shouldered hawk, mocking bird, little blue heron, southern black racer, gambusia minnows, and non-native agama lizards.

With regard to protected species and their potential for occurrence on the site, the following table summarizes the likelihood of occurrence of such species based on the observed habitat characteristics and field reconnaissance efforts.

Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
					State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian transects	M	FT(S/A)
Audubon's crested caracara	*Polyborus plancus audubonii*	Open prairies and rangeland	Pedestrian transects	L	FT
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes, and wetlands	Pedestrian transects	L	No longer listed, Nest trees protected
Burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian transects	L	ST
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat, agricultural lands	Pedestrian transects	L	FT
Florida grasshopper sparrow	*Ammodramus savannarum floridanus*	Open prairies and rangeland	Pedestrian transects and playback tapes	L	FE
Florida panther	*Felis concolor coryi*	Large wilderness areas	Pedestrian transects	L	FE
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage pastures/prairies	Pedestrian transects; aerial nest survey	L	ST
Snail kite	*Rostrhamus sociabilis plumbeus*	Long hydroperiod wetlands/aquatic systems with *Pomacea* snails	Pedestrian transects	L	FE
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open canopy	Pedestrian transects; inspection of burrow	L	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
			entrances		
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey of suitable habitat	M	ST
Sherman's fox squirrel	*Sciurus niger shermani*	Longleaf pine, turkey oak, sandhills, and flatwooods	Pedestrian transects	L	SSC
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	O[1]	ST
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian transects	L	FE
Roseate spoonbill	*Platalea ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST
Southeastern american kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian transects	L	ST
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, estuaries	Pedestrian transects	M	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Whooping crane	*Grus americana*	Breed in emergent palustrine wetlands; forage in pastures	Pedestrian transects	L	"Experimental population"
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian transects	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
*O= Observed; H= High probability; M= Medium; L= Low; FE = Federally Endangered; FT = Federally Threatened; FT(S/A) = Federally Threatened due to similarity of appearance; ST = State Threatened; SSC = State Species of Special Concern

Based on this summary, documented habitat, and field observations, the likelihood of nesting or resident occurrences of any State or Federally designated threatened or endangered species on the site is low.

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does not occur on this property. The open lands areas offer some potential for foraging however, this activity by sandhill cranes on the property would be transient in nature.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site. According to the FFWCC database the closest documented bald eagle nests are located approximately 1.62 miles northwest, 2.07 miles southwest, and 2.18 miles northeast of the site.

Although the subject site is within the consultation area of the Audubon's crested caracara, use of the site by caracara for foraging and the potential of caracara nesting on site or in the areas surrounding the site is unlikely. Caracara nesting habitat is not present on the site or in the surrounding areas. No crested caracara or crested caracara nests were observed during the site review.

The wood stork is a federally listed threatened species that nests in naturally forested wetlands and forages in shallow open waters. No wood storks were observed during the site reconnaissance. Wood storks have been known to forage in shallow drainage ditches and therefore there is a

potential that wood storks may occasionally frequent the drainage ditch along the western and southern property boundaries for foraging opportunities. Their presence would be limited to foraging and therefore transient in nature. The property does not provide suitable nesting habitat for wood storks. The site is within the 18.6-mile core foraging area of wood stork rookeries as per USFWS database.

The site does not provide suitable nesting habitat for State Threatened wading birds however, it provides suitable foraging habitat for these species. A little blue heron was observed foraging within the drainage ditch along the western property boundary. The occasional presence of State listed wading birds foraging within the ditch is anticipated however, their presence would be transient in nature.

The burrowing owl is a small ground-dwelling owl found in open, treeless fields, where it spends most of its time on the ground or perched on low objects. The open lands portions of the site do provide potential nesting habitat for burrowing owls. Burrowing owls, burrowing owl burrows, or indicators of the presence of burrowing owls were not observed during the site review and their presence is not anticipated.

Gopher tortoises are listed as a Threatened species by the State of Florida. A gopher tortoise burrow survey of 100% of the property was completed in February 2020. No gopher tortoises, gopher tortoise burrows, or signs thereof were found on the property during this survey. Although no gopher tortoises or gopher tortoise burrows were observed during the February 2020 survey, this species has a moderate potential of migrating to the site from adjacent lands. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

The eastern indigo snake can be found over a diversity of upland and wetland habitats, and is also known to occupy gopher tortoise burrows, which do not occur on the property. No eastern indigo snake or sign thereof have been observed on the site. Based on the review of publically available data, the nearest recent sighting of an eastern indigo snake is located over eight miles north, north of the St. Lucie River. Given the isolated nature of the site due to the surrounding urban development, eastern indigo snakes are not likely to occur on the subject property. As a precaution measure, USFWS-approved construction awareness and notification procedures will be implemented for the protection of this species during site development.

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed, there is a moderate chance of occasional presence of alligators in the drainage ditches.

Given the surrounding urban development and activity, the dominance of non-native vegetation and habitat, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species.

Coordination has been initiated with FFWCC. Please refer to the copy of the email sent to the FFWCC provided in the Appendix. Coordination has also been initiated with the USFWS via the IPaC (information for Planning and Consultation) regulatory review process. With the use of this online project planning tool an official list was requested from the USFWS. A copy of the automatically-generated list of trust resources IPaC resource list is provided as a copy in the Appendix.

WETLAND EVALUATION

The site review did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. Final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant State (South Florida Water Management District) and Federal (U.S. Army Corps of Engineers) agencies.

The existing ditches on the site will be considered “other surface waters” by the South Florida Water Management District (SFWMD) and “non-wetland waters of the U.S.” by the U.S. Army Corps of Engineers (USACE).

PRESERVE AREA AND UPLAND BUFFER EVALUATION

Although some scattered native vegetation is present on the site, the property does not contain any native upland habitats therefore no upland native habitat preserve areas should be required.

SUMMARY

Vegetation

The property contains only scattered native vegetation but does not contain any native upland habitats.

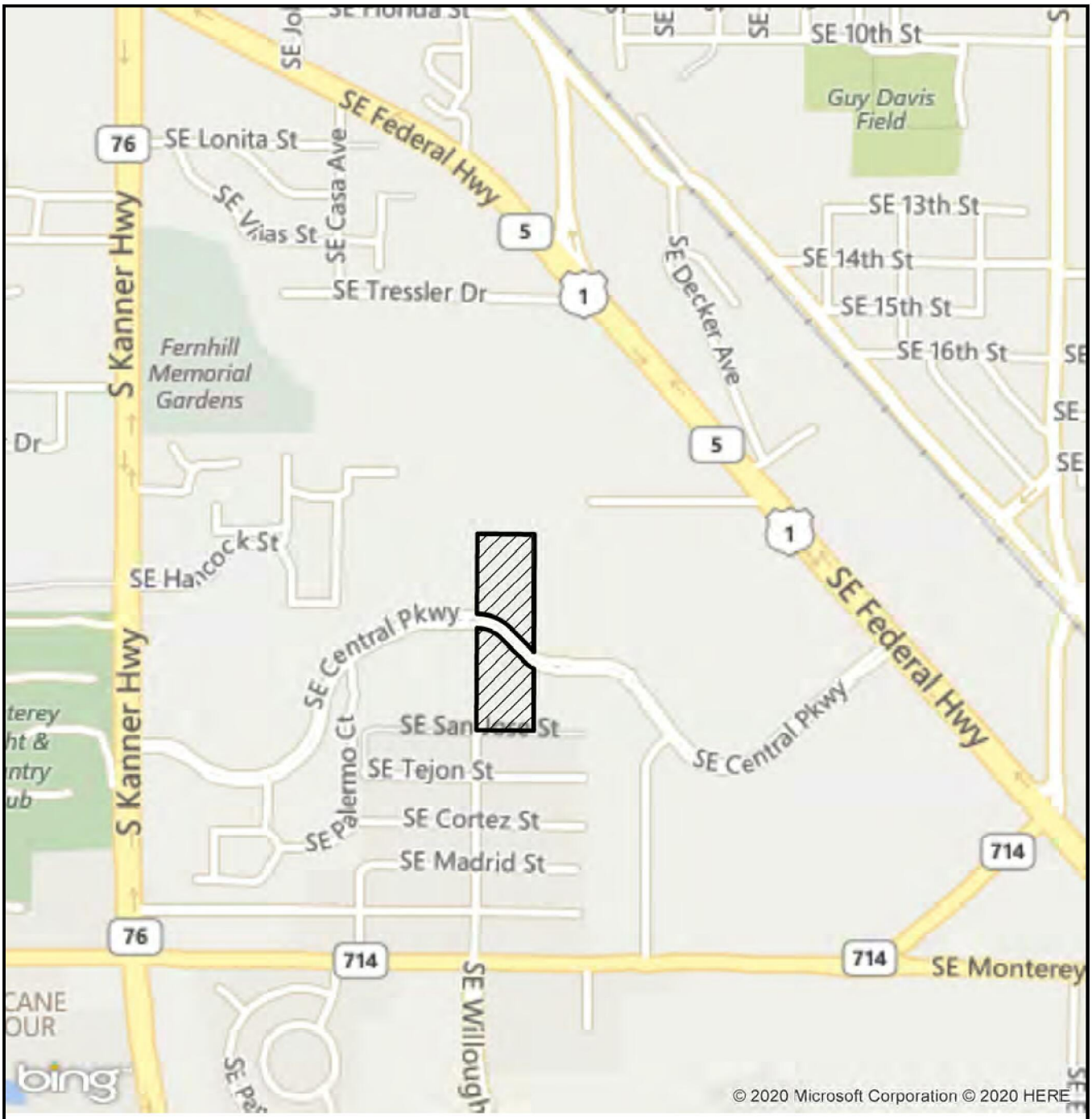
Wetlands

The site review did not identify any areas of the property that would be considered jurisdictional wetlands under State or Federal criteria. The presence or absence of jurisdictional wetlands is however subject to final determination by the relevant State and Federal agencies. The onsite man-made ditches will be considered "other surface waters" by the SFWMD and "non-wetland waters of the U.S." by the USACE.

Listed Species

No signs of gopher tortoises were observed on the property. As potentially suitable gopher tortoise habitat exists in close proximity to the subject site, there is the potential for gopher tortoises to migrate onto the site. The gopher tortoise is listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) as threatened, thus any development of the subject site that may impact gopher tortoises and/or their burrows would require FFWCC authorization. Prior to the commencement of construction activities, a 100% survey of the site is recommended to confirm the findings of this assessment.

APPENDIX



0 1,000 Feet

N

LEGEND

▨ - SITE (7.8+/- AC)

CENTRAL PARKWAY
LOCATION MAP

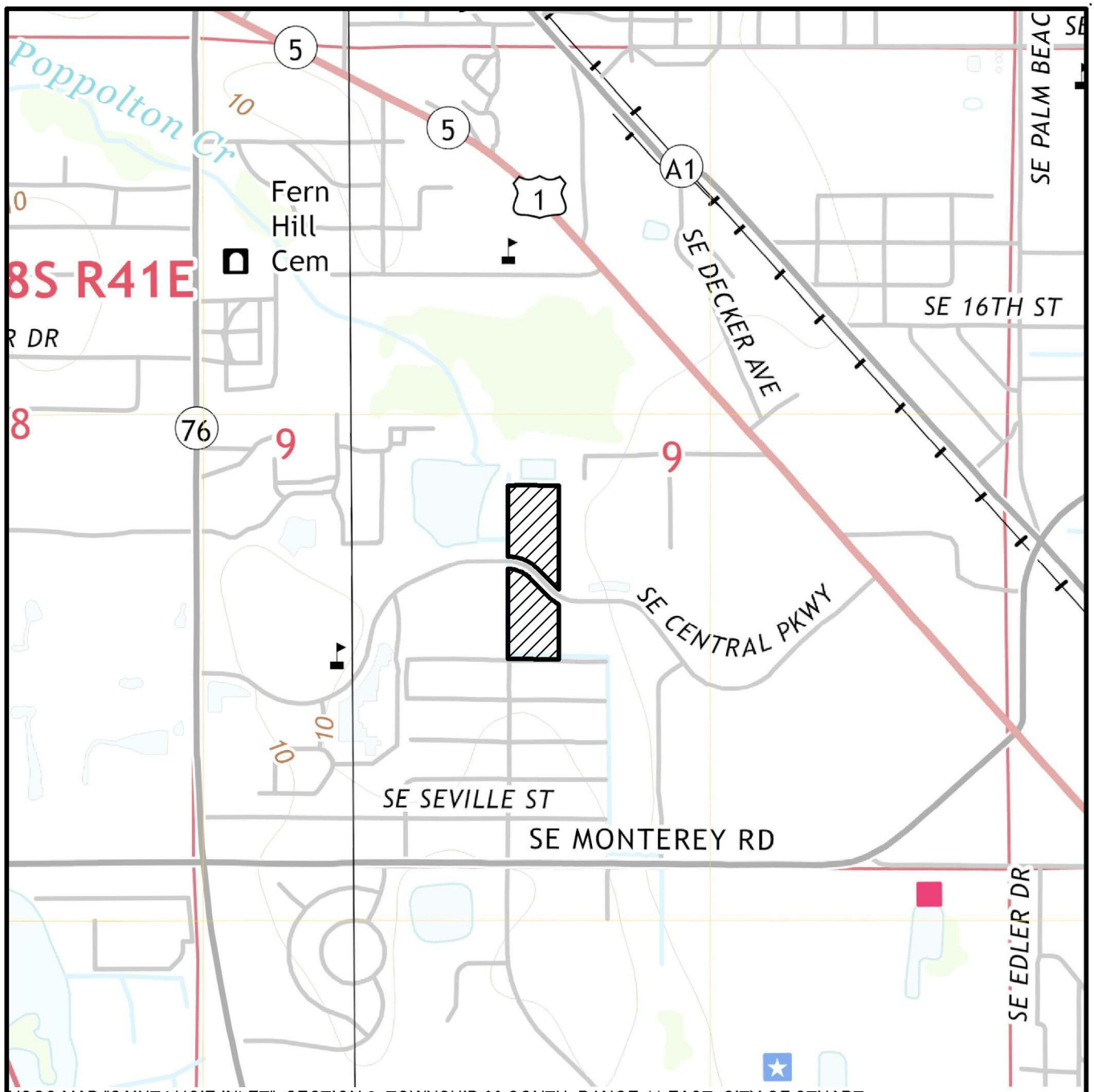
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

FEB 2020

FIGURE

1



USGS MAP "SAINT LUCIE INLET", SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°10'51.79" LONGITUDE -80°14'46.67"

LEGEND

▨ - SITE (7.8± AC)

0 1000

SCALE IN FEET

CENTRAL PARKWAY

QUAD

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FIGURE

2

Central Parkway.dwg QUAD



MARTIN COUNTY AERIALS DATED 2019

0 300
SCALE IN FEET

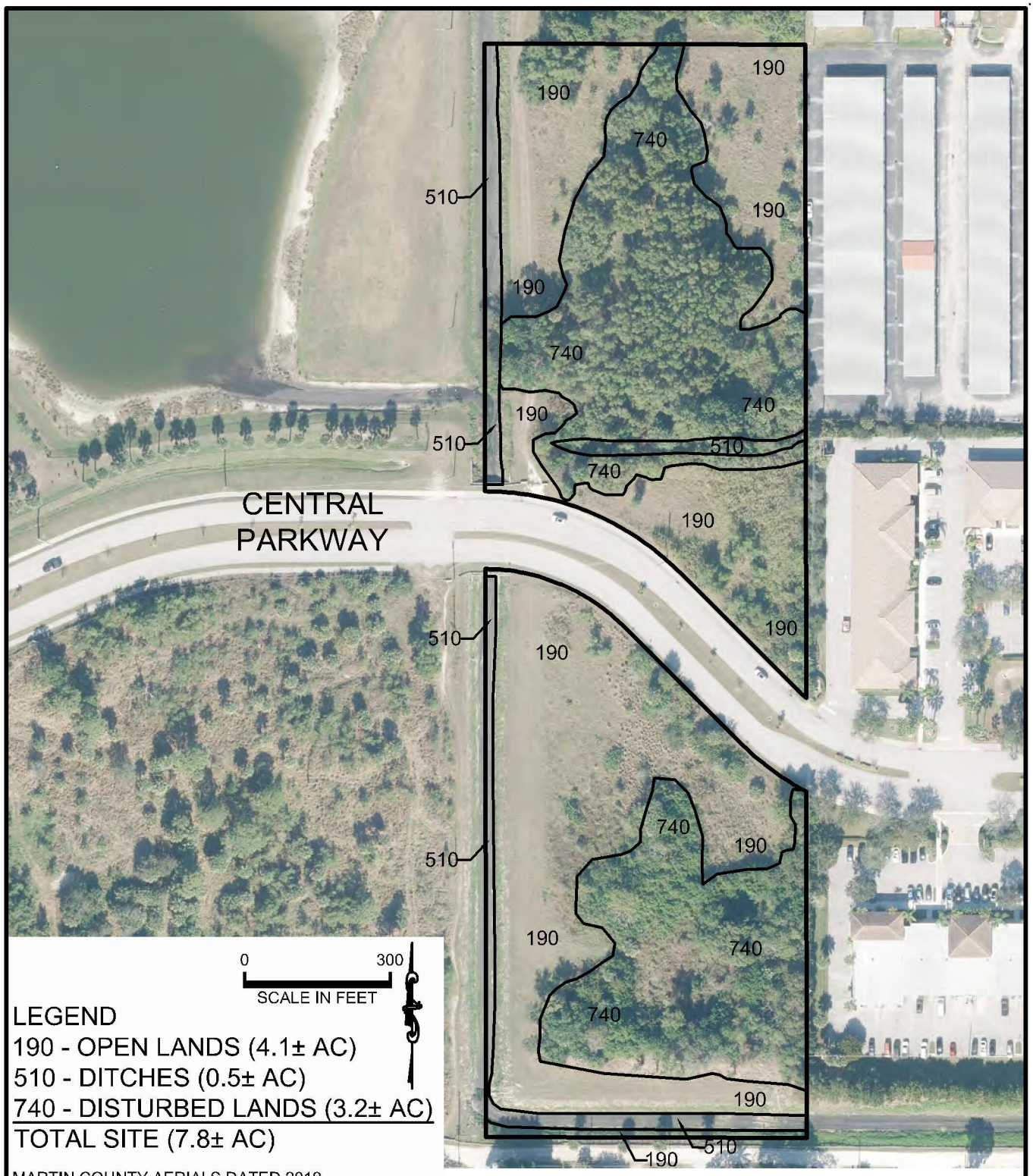
CENTRAL PARKWAY
AERIAL

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FIGURE
3

Central Parkway.dwg AERIAL



CENTRAL PARKWAY

FLUCFCS

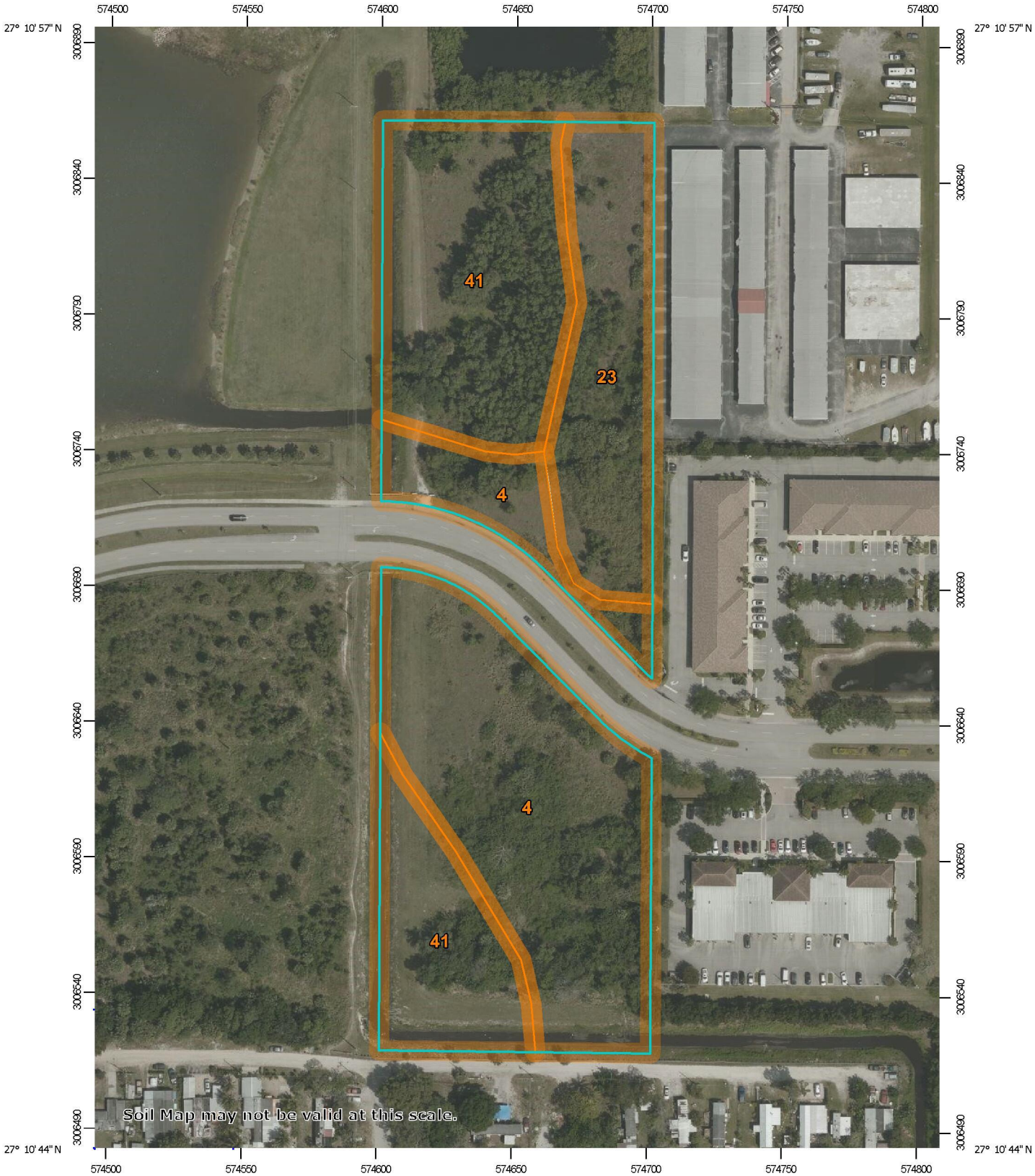
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FIGURE 4

Central Parkway.dwg FLUCFCS

Soil Map—Martin County, Florida
(CENTRAL PARKWAY)



Map Scale: 1:2,020 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 18, Sep 17, 2019

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

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	3.3	42.7%
23	Urban land, 0 to 2 percent slopes	1.5	18.9%
41	Jonathan sand, 0 to 5 percent slopes	3.0	38.3%
Totals for Area of Interest		**7.8**	**100.0%**

From:	Jason hahner
To:	"ConservationPlanningServices@MyFWC.com"
Cc:	Arnaud Roux
Subject:	General Technical Assistance Request - Central Parkway Storage (Commercial Project)
Date:	Friday, February 28, 2020 10:18:00 AM
Attachments:	Central Parkway Storage Environmental Assessment 2-28-20.pdf

To whom it may concern:

This email is a General Technical Assistance request for the above-referenced property. The subject project area is approximately 7.8 +/- acres in size and is currently undeveloped. The owner is seeking development approvals for a multi-family residential project and we are requesting a search of the Florida Fish and Wildlife Conservation Commission database to identify the possible occurrences of State-listed species on the subject property.

The site is located within the municipal limits of the City of Stuart, Martin County, Florida. More specifically, the site is located west of Federal Highway (US1), on the north and south sides of Central Parkway, west of Rays Way, and east of Palermo Court. The site is situated within Section 9, Township 38 South, Range 41 East. A Location Map, Quad Map, and Aerial Map are provided as Figures 1-3, respectively. The property is bounded on the north by a man-made stormwater retention pond and undeveloped lands; to the west by a man-made drainage ditch, a man-made excavated lake, and undeveloped lands; to the south by a man-made drainage ditch and residential development; and to the east by mixed commercial development.

Field surveys have been conducted on the property, the results of which have been incorporated in an Environmental Assessment report (copy attached). No listed species of fauna or flora were observed on site. The project includes site clearing, excavation, filling, and grading to improve the property for development of the proposed storage facility and associated infrastructure.

I would appreciate if you would please reference “Central Parkway Storage” when you respond. If you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,

Jason Hahner

Environmental Scientist

EW CONSULTANTS, INC.

"Natural Resource Management, Wetland, and Environmental Permitting Services"

1000 SE Monterey Commons Blvd| Stuart, Florida 34996

772-287-8771 Phone | 772-287-2988 Fax |561-284-9679 Cell

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Martin County, Florida



Local office

South Florida Ecological Services Field Office

(772) 562-3909
(772) 562-4288

1339 20th Street
Vero Beach, FL 32960-3559

http://fws.gov/verobeach

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

Florida Bonneted Bat Eumops floridanus — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8630

Florida Panther Puma (=Felis) concolor coryi — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1763

Puma (=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi) — SAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6049

Southeastern Beach Mouse Peromyscus polionotus niveiventris — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3951

West Indian Manatee Trichechus manatus — Threatened
There is final critical habitat for this species. Your location is outside the critical habitat.
Marine mammal
https://ecos.fws.gov/ecp/species/4469

Birds

NAME	STATUS

Audubon's Crested Caracara Polyborus plancus audubonii — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8250

Everglade Snail Kite Rostrhamus sociabilis plumbeus — Endangered
There is final critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/7713

Florida Grasshopper Sparrow Ammodramus savannarum floridanus — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/32

Florida Scrub-jay Aphelocoma coerulescens — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6174

Ivory-billed Woodpecker Campephilus principalis — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8230

NOT FOR CONSULTATION

Red Knot Calidris canutus rufa — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1864

Red-cockaded Woodpecker Picoides borealis — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7614

Whooping Crane Grus americana — EXPN
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/758

Wood Stork Mycteria americana — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

American Alligator Alligator mississippiensis — SAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/776

Eastern Indigo Snake Drymarchon corais couperi — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Hawksbill Sea Turtle Eretmochelys imbricata — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/3656

Leatherback Sea Turtle Dermochelys coriacea — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/1493

Loggerhead Sea Turtle Caretta caretta — Threatened
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/1110

Insects

NAME	STATUS

NOT FOR CONSULTATION

Florida Leafwing Butterfly Anaea troglodyta floridalis — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/6652

Miami Blue Butterfly Cyclargus (=Hemiargus) thomasi bethunebakeri — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3797

Flowering Plants

NAME	STATUS

Beach Jacquemontia Jacquemontia reclinata — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1277

Four-petal Pawpaw Asimina tetramera — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3461

Lakela's Mint Dicerandra immaculata — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6390

Tiny Polygala Polygala smallii — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/996

Lichens

NAME	STATUS

Florida Perforate Cladonia Cladonia perforata — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7516

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE.

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"BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel Falco sparverius paulus — Breeds Apr 1 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

American Oystercatcher Haematopus palliatus — Breeds Apr 15 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8935

Bald Eagle Haliaeetus leucocephalus — Breeds Sep 1 to Jul 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Common Ground-dove Columbina passerina exigua — Breeds Feb 1 to Dec 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Least Tern Sterna antillarum — Breeds Apr 20 to Sep 10
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Limpkin Aramus guarauna — Breeds Jan 15 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Magnificent Frigatebird Fregata magnificens — Breeds Oct 1 to Apr 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler Dendroica discolor — Breeds May 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Ruddy Turnstone Arenaria interpres morinella This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Yellow Warbler Dendroica petechia gundlachi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 20 to Aug 10

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

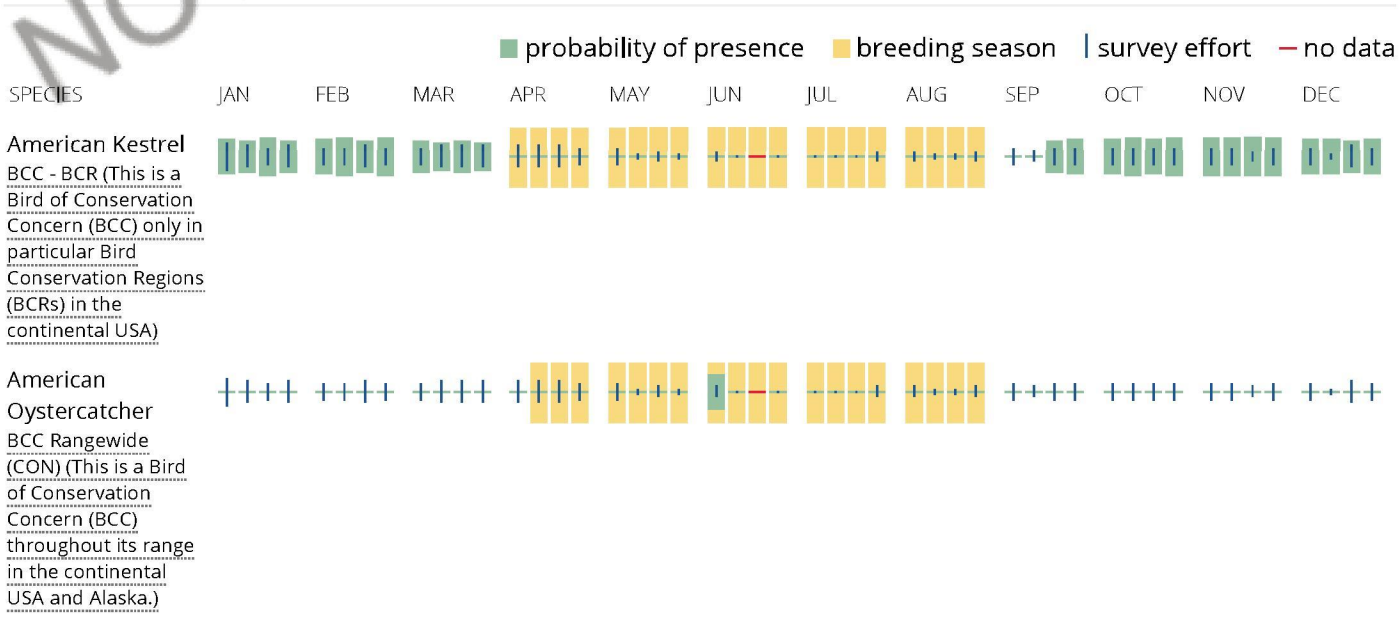
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

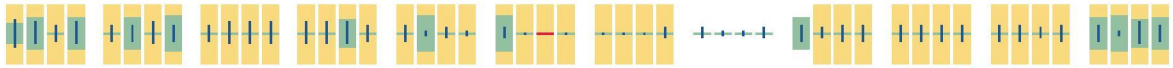
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

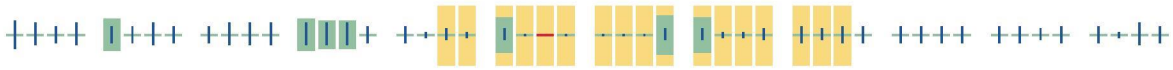
NOT FOR CONSULTATION



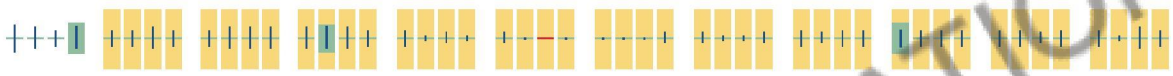
Bald Eagle
Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



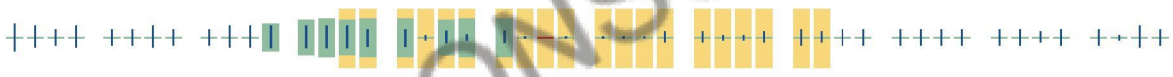
Black Skimmer
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



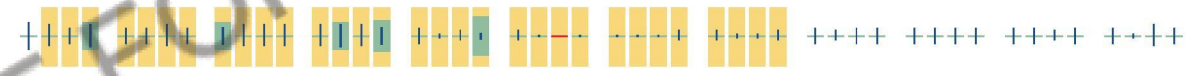
Common Ground-dove
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



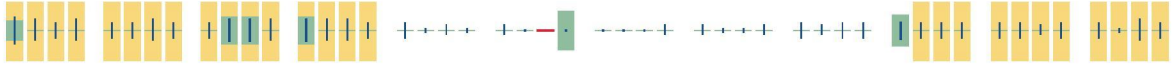
Least Tern
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



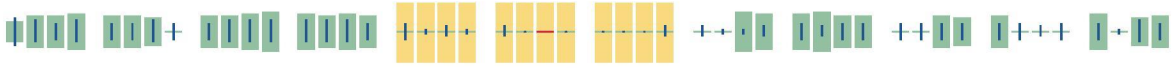
Limpkin
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Magnificent Frigatebird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Prairie Warbler
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



NOT FOR CONSULTATION



NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

NOT FOR CONSULTATION

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Marine mammals

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
https://ecos.fws.gov/ecp/species/4469

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

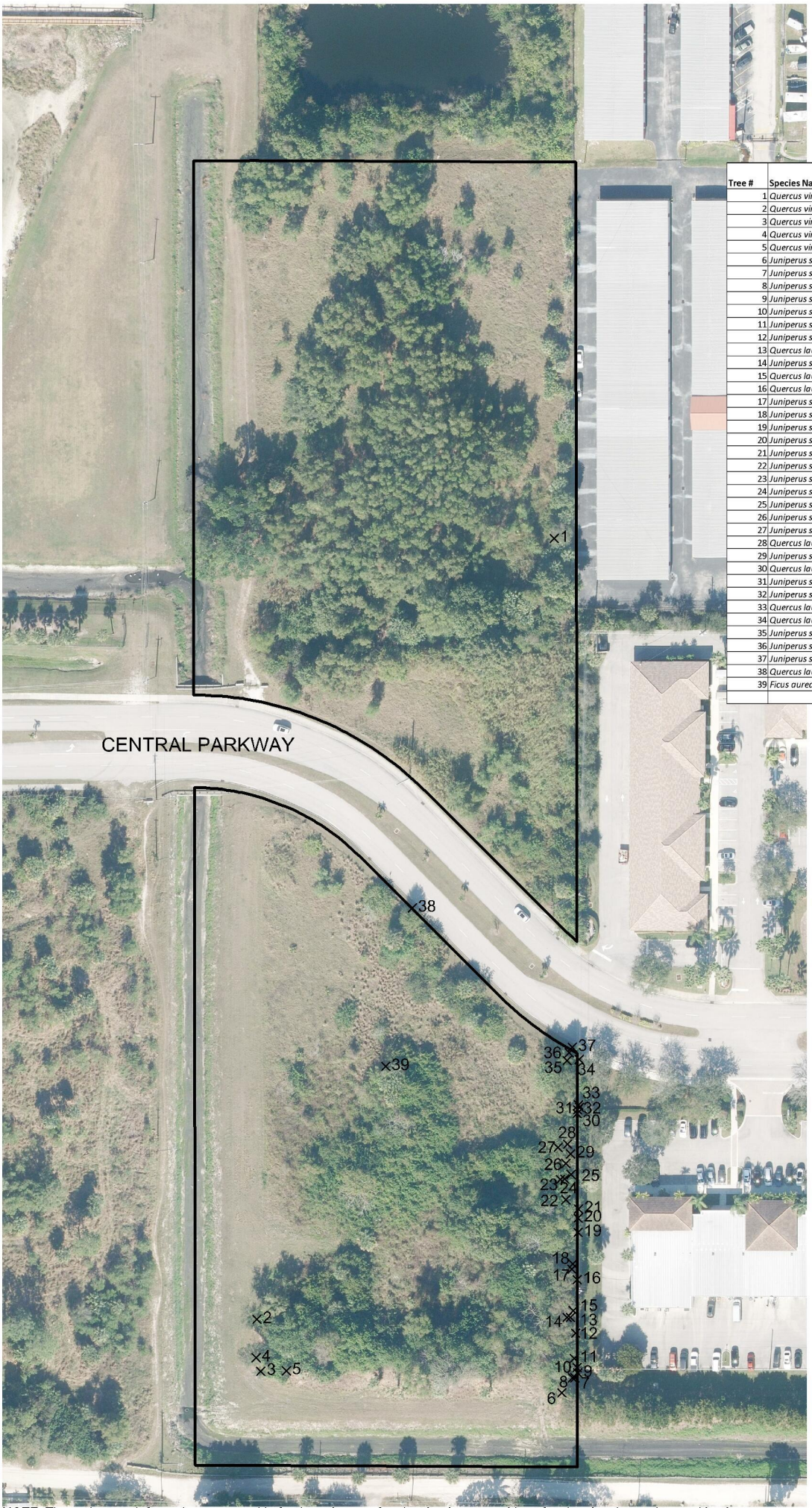
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal,

state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Tree #	Species Name	Common Name	DBH in inches
1	*Quercus virginiana*	Live Oak	10
2	*Quercus virginiana*	Live Oak	11
3	*Quercus virginiana*	Live Oak	13
4	*Quercus virginiana*	Live Oak	6
5	*Quercus virginiana*	Live Oak	5
6	*Juniperus silicicola*	Southern Redcedar	6.5
7	*Juniperus silicicola*	Southern Redcedar	4.5
8	*Juniperus silicicola*	Southern Redcedar	6
9	*Juniperus silicicola*	Southern Redcedar	5.5
10	*Juniperus silicicola*	Southern Redcedar	4.5
11	*Juniperus silicicola*	Southern Redcedar	5.5
12	*Juniperus silicicola*	Southern Redcedar	4.5
13	*Quercus laurifolia*	Laurel Oak	10.5
14	*Juniperus silicicola*	Southern Redcedar	5
15	*Quercus laurifolia*	Laurel Oak	11.5
16	*Quercus laurifolia*	Laurel Oak	15
17	*Juniperus silicicola*	Southern Redcedar	4.5
18	*Juniperus silicicola*	Southern Redcedar	5.5
19	*Juniperus silicicola*	Southern Redcedar	5
20	*Juniperus silicicola*	Southern Redcedar	5
21	*Juniperus silicicola*	Southern Redcedar	4.5
22	*Juniperus silicicola*	Southern Redcedar	5
23	*Juniperus silicicola*	Southern Redcedar	5
24	*Juniperus silicicola*	Southern Redcedar	5
25	*Juniperus silicicola*	Southern Redcedar	6
26	*Juniperus silicicola*	Southern Redcedar	7
27	*Juniperus silicicola*	Southern Redcedar	6
28	*Quercus laurifolia*	Laurel Oak	12
29	*Juniperus silicicola*	Southern Redcedar	5
30	*Quercus laurifolia*	Laurel Oak	11
31	*Juniperus silicicola*	Southern Redcedar	5
32	*Juniperus silicicola*	Southern Redcedar	5
33	*Quercus laurifolia*	Laurel Oak	15
34	*Quercus laurifolia*	Laurel Oak	13
35	*Juniperus silicicola*	Southern Redcedar	5
36	*Juniperus silicicola*	Southern Redcedar	10
37	*Juniperus silicicola*	Southern Redcedar	6
38	*Quercus laurifolia*	Laurel Oak	14
39	*Ficus aurea*	Strangler Fig	8
		Total	291.5

CENTRAL PARKWAY STORAGE TREE INVENTORY 02-2020

0 80
SCALE IN FEET

NOTE: The native tree information presented in for the sole use of project landscape architect for site planning and tree mitigation purposes. It is NOT to be provided to any government agency as a finished product unless authorized by a representative of EW Consultants, Inc. This information does not represent a survey.

MARTIN COUNTY AERIALS
DATED 2019

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Farrell Building Company (Applicant/ Contract Purchaser) CSEC Holdings LLC (Property Owner) being first duly sworn, depose(s) and say(s):

That we the owners of the following described property which constitutes the location for which notification is required:

Address **SE Central Parkway, Stuart PCN: 09-38-41-000-000-00530-4**

That a copy of the notice was sent by U.S. Mail on **1-26-2021** to the property owners within 300 feet of the subject property.

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

That a photograph showing the placement of the notification sign(s) shall be made a part of this Affidavit.

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 26 day of January, 2021.

NOTARY PUBLIC/STATE OF FLORIDA:

My Commission Expires: 3/15/2023

NICOLE MULLINGS-SQUIRE
Notary Public - State of Florida
Commission # GG 294791
My Comm. Expires Mar 15, 2023

Notice to Surrounding Property Owners

Subject:	**Notice of Public Hearings Before:** **The City of Stuart Local Planning Agency and City Commission**
Petitioner:	**Farrell Building Company (Applicant/ Contract Purchaser)** **CSEC Holdings LLC (Property Owner)**
Parcel ID #:	**09-38-41-000-000-00530-4**
Address of Property:	**SE Central Parkway, Stuart (see enclosed location map)**
Proposed Request:	**The applicant is requesting to amend the Residential Planned Unit Development 'RPUD' for a 6.6-acre parcel allowing for the approval of 196 apartment units.**

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and the First Reading before the City Commission on the dates and time as listed below:

City of Stuart Local Planning Agency on **Thursday, February 11, 2021 at 5:30 P.M.** and the City Commission on **Monday, March 8, 2021 at 4:00 P.M.** to consider the above request.

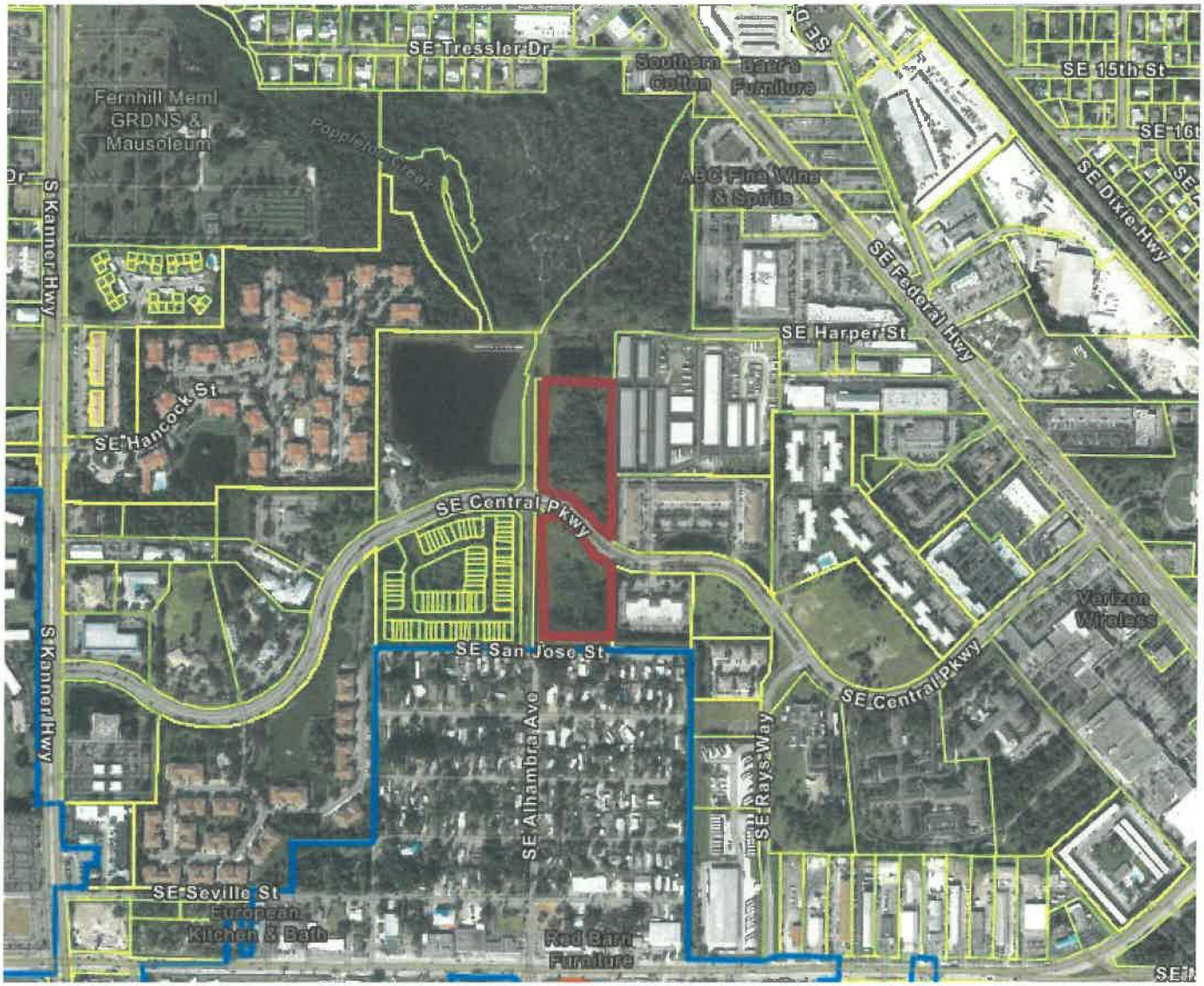
The public hearing will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Development Department, City of Stuart
Treetz@ci.stuart.fl.us

Location Map



Martin County Property Appraiser
Laurel Kelly, CFA

Main Office
1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex
11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Notice

Rev. 06/2020

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling a results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down. Compatible with Avery 5160.

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DEWITTE, PATRICK J
13555 150TH LN N
JUPITER FL 33478

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ENDRISS, JEFFREY W & CAREN J
595 SW SALERNO RD
STUART FL 34997

FIGUEROA CHARLES
396 SE SAN JOSE ST
STUART FL 34994

GIBBS, DAMASCUS W
506 SE SAN JOSE ST
STUART FL 34997

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GUTIERREZ DE LEON JORGE ARTUROORTIZ GREGORIA PEREZ
486 SE SAN JOSE ST
STUART FL 34994

HILL DAVID E & VIRGINIA LANE
PO BOX 3150
STUART FL 34995

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

ISADORE WILLIAM A & MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

JOC PARTNERS LLC
626 SE CENTRAL PKY
STUART FL 34994

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

KAZDIN PROPERTIES LLC
PO BOX 2472
PALM CITY FL 34991

LAND TRUST NO THREE
745 SE MONTEREY RD
STUART FL 34994

LEE JIMMY C & SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

LEGATONA LLC
19 NE LOFTING WAY
STUART FL 34996

LEGATONA LLC
19 NE LOFTING WAY
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MCTEAGUE, MICHAEL H & JENNIFER
5591 SE REEF WAY
STUART FL 34997

MERITAGE HOMES OF FLORIDA INC
8800 E RAINTREE DR #300
SCOTTSDALE AZ 85260

VALDEZ FEDERICO & GABRIELA
2135 ALHAMBRA AVE
STUART FL 34994

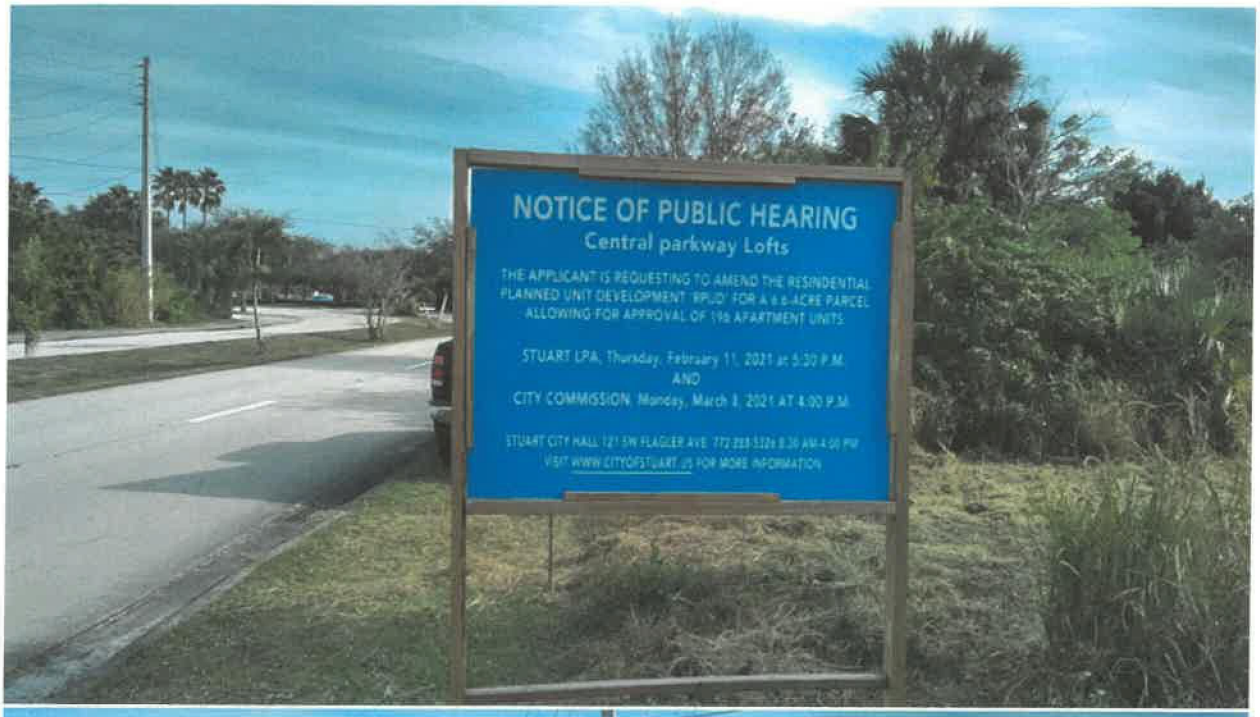
VALDEZ-HIDAGO, ANTONIOVALDEZ, MARIA
ADOLFINA AGUIRRE
497 SE TEJON ST
STUART FL 34994

VWV PROPERTY LLC
556 SPRING CREEK RD
GROVETOWN GA 30813

WOJNO TERESA
5799 NE ISLAND COVE WAY #1103
STUART FL 34996

YANEZ, INOCENTE & MARIA
406 SE SAN JOSE ST
STUART FL 34994

YOST, DANIEL L & GENELLE Z
2204 RIVER HAMMOCK LN
FT PIERCE FL 34981


NOTICE OF PUBLIC HEARING
Central parkway Lofts
THE APPLICANT IS REQUESTING TO AMEND THE RESINDENTIAL PLANNED UNIT DEVELOPMENT 'RPUD' FOR A 6.6-ACRE PARCEL ALLOWING FOR APPROVAL OF 196 APARTMENT UNITS.
STUART LPA, Thursday, February 11, 2021 at 5:30 P.M.
AND
CITY COMMISSION, Monday, March 8, 2021 AT 4:00 P.M.
STUART CITY HALL 121 SW FLAGLER AVE. 772-288-5326 8:30 AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING
Central parkway Lofts
THE APPLICANT IS REQUESTING TO AMEND THE RESINDENTIAL PLANNED UNIT DEVELOPMENT 'RPUD' FOR A 6.6-ACRE PARCEL ALLOWING FOR APPROVAL OF 196 APARTMENT UNITS.
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STUART CITY HALL 121 SW FLAGLER AVE. 772-288-5326 8:30 AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 3/8/2021 **Prepared by:** S. Mayer

Title of Item:

FLORIDA FRIENDLY LANDSCAPING CODE OF ORDINANCE TEXT AMENDMENT (RC):

ORDINANCE No. 2462-2021;AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING CHAPTER 42, ARTICLE II, DIVISION 4 OF THE CODE OF ORDINANCES ENTITLED "CONSERVATION" IN RESPECT OF STANDARDS FOR THE PROVISION OF REGULATING FLORIDA FRIENDLY LANDSCAPING AND THE USE OF RAIN SENSOR DEVICES ON AUTOMATIC SPRINKLER SYSTEMS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The purpose of this Code of Ordinance amendment is to support the objectives of the City's Comprehensive Plan and meet the conditions of the City's Water Use Permit application which necessitate updating codes or adopting ordinances for landscaping and irrigation systems consistent with the Florida-friendly landscaping provisions of s. 373.185.

Funding Source:

N/A

Recommended Action:

Move to approve Ordinance 2462-2021 on First Reading

ATTACHMENTS:

	Description	Upload Date	Type
🗋	A1. Ordinance 2462-2020	2/26/2021	Ordinance add to Y drive
🗋	D1.Florida Friendly Landscape Guidelines	2/26/2021	Attachment
🗋	D2. Florida Friendly Plant Guide	2/26/2021	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2462-2021

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING CHAPTER 42, ARTICLE II, DIVISION 4 OF THE CODE OF ORDINANCES ENTITLED "CONSERVATION" IN RESPECT OF STANDARDS FOR THE PROVISION OF REGULATING FLORIDA FRIENDLY LANDSCAPING AND THE USE OF RAIN SENSOR DEVICES ON AUTOMATIC SPRINKLER SYSTEMS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the purpose of this Code of Ordinance amendment is to support the objectives of the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Stuart has determined that the amendments set forth in this Ordinance promote the public health, safety, and general welfare of the residents of the City of Stuart by regulating the general landscaping and water conservation regulations by requiring Florida-Friendly landscape practices and irrigation systems; and

WHEREAS, pursuant to Sections 125.568, 166.048, 373.185 F.S. and 373.228, local governments should consider the adoption of Florida-Friendly landscape standards and further Section 373.62 F.S., regulates the installation of rain sensor devices on automatic lawn sprinkler systems; and

WHEREAS, Section 373.228 F.S. requires that ordinances or rules addressing landscaping or irrigation shall follow the standards in Landscape Irrigation and Florida-Friendly Design Standards, December 2006; and

WHEREAS, the City of Stuart recognizes the need for the protection of water as a natural resource through the application of Florida-Friendly Landscape practices; and

WHEREAS, a Florida-Friendly Landscape promotes the conservation of water by the use of site adapted plants and efficient watering methods which generally result in a long-term reduction of irrigation, fertilizer, and pesticide requirements, costs, energy, and maintenance; and

WHEREAS, Florida-Friendly Landscaping™ practices and designs may save significant amounts of water to preserve local water supplies such that cumulative benefits may reduce or postpone the need for community potable water supply expansion; and

WHEREAS, The Florida Legislature enacted Florida Statutes, Chapter 481, Part II and the Board of Landscape Architecture adopted Rule 61-G-10 Florida Administrative Code, which defines and regulates the practice of landscape architecture to protect the public health, safety, and welfare

WHEREAS, it is the further intent of the City to exercise its authority to adopt reasonable and nondiscriminatory rules and regulations to the fullest extent allowed by Federal and State law; and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on March 8, 2021, to consider this ordinance and provide for full public participation in the Code of Ordinance amendment process.

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

SECTION 1: The Stuart Code of Ordinances is hereby amended as follows:

DIVISION 4 - CONSERVATION

Section 42-123 – Definitions

****

"Florida-Friendly Landscape" means a quality landscape that conserves water, protects the environment, is adaptable to local conditions, and is drought tolerant.The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance. [Ref. s373.185 (1) Fla. Stat.]

"Florida-Friendly Landscaping™ " means the service-marked educational program of the University of Florida Institute of Food and Agricultural Sciences Extension Service, created and delivered in partnership with the Florida Department of Environmental Protection to promote and train people in the principles of designing, installing, and maintaining a Florida-Friendly Landscape as defined in Florida law, especially as it concerns protection of natural resources and water conservation.

"Moisture Sensing Device" means a device to estimate or measure soil moisture in the root zone for the purpose of controlling an irrigation system based on the actual needs of the plant. By law (373.62 F.S.) any person who purchases and installs an automatic landscape irrigation system must properly install, maintain, and operate technology that inhibits or interrupts operation of the system during periods of sufficient moisture. See: Rain Sensor, Soil Moisture Sensor, ET controller.

"Licensed Contractor" shall mean any person licensed or registered under chapter 489, Florida Statutes, or authorized under any county or municipal license or tax certificate to design, install, repair, maintain, or adjust a landscape irrigation system within the jurisdiction of City of Stuart). 2. "Soil Moisture Sensor" means a soil-based device that assesses the available plant soil moisture in order to minimize the unnecessary use of water and optimize the effectiveness of an irrigation system.3. "Rain Sensor" means a low voltage electrical or mechanical component placed in the circuitry of an automatic landscape irrigation system that is designed to restrict operation of a sprinkler controller when precipitation has reached a pre-set quantity.4. "Evapotranspiration-based (ET) controller" means a controller that calculates soil moisture from known weather and related inputs. An ET-based controller:

a. Receives and monitors weather data or on-site environmental conditions including, but not limited to, solar radiation, wind speed, temperature, relative humidity, rainfall, and soil moisture; and

b. Calculates or determines the amount of moisture input to and moisture lost from the soil and plants; and

c. Automatically creates or adjusts the irrigation schedule to apply only the amount of water that is necessary to maintain adequate soil moisture.

****

Section 42-128 – Year-round landscape irrigation conservation measures

The following requirements or exceptions shall apply to all users unless specified otherwise herein:

(1) Landscape irrigation shall be prohibited daily between the hours of 10:00 a.m. and 4:00 p.m., except as otherwise provided herein.

(2) Landscape irrigation systems may be operated during restricted days and/or times for cleaning, maintenance, and repair purposes with an attendant on site in the area being tested. Landscape irrigation systems may routinely be operated for such purposes no more than once per week, and the run time for any one test should not exceed ten minutes per zone.

(3) Landscape irrigation for the purpose of watering-in fertilizers, insecticides, pesticides, fungicides and herbicides, where such watering-in is recommended by the manufacturer, or by federal, state or local law, or best management practices, shall be allowed under the following conditions:

a. Such watering-in shall be limited to one application unless the need for more than one application is stated in the directions for application specified by the manufacturer: and

b. Such watering-in shall be accomplished during normally allowable watering days and times set forth in subsections (5) and (6) of this section, unless a professional licensed applicator has posted a temporary sign containing the date of application and the date of needed watering-in activity.

(4) Any plant material may be watered using low volume irrigation, micro irrigation, low volume hand watering methods, and rain barrels, cisterns, or other similar rain-harvesting devices without regard to the watering days or times allowed pursuant to this section.

(5) Irrigation of new landscaping shall comply with the following provisions:

a. On the day the new landscaping is installed, the new landscaping may be irrigated once without regard to the normally allowable watering days and times. Irrigation of the soil immediately prior to the installation of the new landscaping is also allowable without regard to the normal allowable watering days and times.

b. The 90-day period begins the day the new landscaping is installed. The new landscaping shall be installed within a reasonable time from the date of purchase, which may be demonstrated with a dated receipt or invoice.

c. Irrigation of new landscaping which has been in place for 30 days or less may be accomplished on Monday, Tuesday, Wednesday, Thursday, Saturday, and Sunday.

d. Irrigation of new landscaping which has been in place for 31 to 90 days may be accomplished on Monday, Wednesday, Thursday, and Saturday.

e. Irrigation of the new landscaping is limited to areas containing the new landscaping only. An entire zone of an irrigation system shall only be utilized for landscape irrigation under this subsection if the zone in question is for an area that contains at least 50 percent new landscaping. If a zone contains less than 50 percent new landscaping, or if the new landscaping is in an area that will not typically be irrigated by an irrigation system, only the individual new plantings are eligible for additional irrigation under this subsection. Targeted watering may be accomplished by low volume hand watering or any appropriate method which isolates and waters only the new landscaping.

(6) Irrigation of existing landscaping shall comply with the following provisions:

a. Even addresses, installations with irrigation systems that irrigate both even and odd addresses within the same zones, such as multifamily units and homeowners' associations, and rights-of-way or other locations with no address shall have the opportunity to accomplish necessary landscape irrigation only on Thursday and Sunday.

b. Odd addresses as defined in F.A.C. 40E-24.101(12) shall have the opportunity to accomplish necessary landscape irrigation only on Wednesday and Saturday.

(7) In accordance with section 373.62(1), Florida Statutes, devices, such as soil moisture sensors, evapotranspiration-based controllers or rain sensors, shall be required on automatic irrigation systems to prevent irrigation during periods of sufficient moisture. Any person who purchases, installs or operates an automatic landscape irrigation system on their property must properly install, maintain, and operate, in accordance with manufacturer specifications, technology that inhibits or interrupts operation of the system during periods of sufficient moisture.

a. In accordance with section 373.62(2), Florida Statutes, a licensed contractor who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on the system. If such devices are not installed, or are not functioning properly, the contractor must install new devices or repair the existing ones and ensure that each is operating properly before completing other work on the system.

b. In accordance with section 373.62(3)(a) and (b), Florida Statutes, a licensed contractor performing work on an automatic landscape irrigation system shall report systems that are not in compliance with section 373.62, Florida Statutes, to the Public Works Department. Failure of a contractor to report non-compliant systems within five business days is punishable by fines as specified in the Penalties section of this ordinance, Section 42-130. A system that is repaired by the contractor is brought into compliance and need not be reported.

c. In accordance with section 373.62(3)(b), Florida Statutes, regular maintenance and replacement of worn or broken moisture sensing equipment, such as soil moisture or rain sensors, is not a violation of section 373.62, Florida Statutes, or this ordinance if such repairs are made within thirty days from the time non-compliance is noted.

(Code 1995, § 82-91; Ord. No. 2050, § 1, 11-14-2005; Ord. No. 2202-10, § 1(82-86), 5-10-2010)

Sec. 42-130. - Penalties.

(a) Violation of any provision of this division shall be subject to the following penalties:

(1) First violation, $25.00;

(2) Second violation, $50.00;

(3) Third and subsequent violations, $100.00 for each violation.

(b) Each day in violation of this division shall constitute a separate offense. Law enforcement and code enforcement officers and others delegated by the city manager shall provide violators with no more than one written warning. In addition to the civil penalties provided herein, the city may seek any other appropriate legal action, including but not limited to injunctive relief to enforce the provisions of this division.

(c) Licensing of Contractors Performing Work on Irrigation Systems

All contractors performing work on irrigation systems within the City of Stuart, shall be licensed or registered under chapter 489, Florida Statutes, or hold a county or municipally-issued license or business tax certificate that permits work on irrigation systems. Failure of a licensed contractor to report to City of Stuart Development Department automatic landscape irrigation systems that are not in compliance with this ordinance and section 373.62, Florida Statutes, which requires properly operating devices to inhibit or interrupt the operation of the irrigation system during periods of sufficient moisture, shall be subject to a fine of not less than $50.00 for a first offense, $100.00 for a second offense, and $250.00 for a third or subsequent offense. Funds generated by penalties imposed under this section shall be used by City of Stuart for the administration and enforcement of section 373.62, Florida Statutes, and the corresponding sections of this ordinance, and to further water conservation activities

(Ord. No. 2202-10, § 1(82-88), 5-10-2010)

Section 42-133 Florida Friendly Landscaping

A. All development for which landscaping is required by this Code shall comply with the Florida Friendly Landscaping requirements set forth below prior to issuance of a certificate of occupancy. For a development for which a landscape plan is required prior to issuance of a building permit, the selected design options and the accompanying points necessary to meet the following Florida Friendly Landscaping requirements shall be clearly tabulated on the landscape plan.

B. To obtain a development permit, an applicant shall attain a minimum of 50 points from the following table of design options. As used in the table, "list" means the list of drought tolerant species set forth in the most current South Florida Water Management District's Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Florida Friendly Landscaping and best management practices contained in the Landscaping Irrigation and Florida-

Friendly Design Standards adopted by the Department of Environmental Protection. A copy of the guide is available for public inspection and copying at the office of the city development department.

C. Design options:

Option		Points
1	Utilization of moisture sensing controller other than rain switch	5
2	Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5
3	Grass:	
	25%—50% of the grass areas are made up of drought tolerant grass species from the list	5
	51% or more of the grass areas are made up of drought tolerant grass species from the list	10
4	Shrubs:	
	25%—50% of the required shrubs are made up of drought tolerant species from the list	5
	51% or more of the required shrubs are made up of drought tolerant species from the list	10
5	Trees:	
	25%—50% of the required trees are made up of drought tolerant species from the list	5
	51% or more of the required trees are made up of drought tolerant species from the list	10
6	Extra shade trees in vehicular use areas:	
	25% more than the required shade trees planted in the vehicular use area	5
	50% more than the required shade trees planted in the vehicular use area	10
7	Sod area less than 50% of landscape area	10
8	Utilization of compacted mulched (use of cypress mulch not recommended in order to protect natural cypress wetlands) planting beds at least three inches deep in all planted areas except ground cover	10

This Code supersedes Section 6.04.05 of the City's Land Development Regulations.

(Ord. No. 1284-93, § 6.06.03.E., 4-26-93; Ord. No. 1417-95, 7-1-95)

SECTION 2: All ordinances or parts of ordinances herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The provision of Sections 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon adoption

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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, MAYOR				
MERRITT MATHESON, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				
MIKE MEIER, COMMISSIONER				

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

ATTEST:

_____ _____

MARY R. KINDEL EULA R. CLARKE

CITY CLERK MAYOR

APPROVED AS TO FORM

AND CORRECTNESS:

_____

MICHAEL J. MORTELL, ESQ.

CITY ATTORNEY

Florida-Friendly Landscape Guidance Models for Ordinances, Covenants, and Restrictions



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION and UNIVERSITY OF FLORIDA

JANUARY 2009

A Florida–Friendly Landscape Publication

Excessive nutrient loading to Florida's surface and ground waters is one of the biggest water quality issues facing our state. It is far easier and much less expensive to minimize the amount of nutrients that get into our waters than it is to treat stormwater and other nonpoint sources of pollution to remove nutrients. A major source of nutrient loading is from fertilizers applied to urban landscaping. To minimize the impacts of such fertilizers, the State of Florida has undertaken several initiatives to promote Florida-Friendly Landscaping and fertilizers.

This book is a compilation of two guidelines for model ordinances to promote Florida-Friendly Landscape principles in local government Land Development Regulations and model restrictive covenants for developments that require Florida-Friendly Landscaping. The first model ordinance guideline is a revision of a 2003 FDEP-led effort to create model ordinance language for use by communities in Florida. It represents FDEP's preference for addressing nonpoint sources of pollution from lawns and landscapes in a comprehensive manner with a strong focus on source controls and education; that is, to prevent stormwater from being polluted in the first place, or to treat it on the site where it is first generated, using low-impact development principles and Best Management Practices.

The second model ordinance is a stand-alone subset of the fertilization sections of the first ordinance. It is a much more limited, addressing only the application of lawn and landscape fertilization, which only addresses one component of the issues associated with fertilization of urban landscapes. This model has been adapted from a draft model ordinance written by the legislatively appointed Consumer Fertilizer Task Force in 2007. The main focus is on the training and professionalism of professional applicators.

Finally, the last section of the booklet addresses the private contract provisions typically found in deed restrictions, subdivision covenants, and other restrictions used by developers and homeowners associations. This document was produced by the University of Florida Levin College of Law.

Copyright January 2009, Florida Department of Environmental Protection

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FLORIDA-FRIENDLY LANDSCAPE GUIDELINES FOR MODEL ORDINANCE LANGUAGE FOR PROTECTION OF WATER QUALITY AND QUANTITY

January 2009

This document is educational in nature and not meant to be adopted without full and public discussion of its provisions. It was developed by a partnership of industries, agencies, local and regional representatives, and other organizations to provide a sound model for the implementation of local control of water use and nonpoint source pollution issues associated with urban landscapes.

As of the date of publication, the implementation of this language is not mandated by any state or federal law. Communities have been encouraged, however, by Sections 125.568, 166.048, 373.185, 373.228, 373.4595, and 403.067 Florida Statutes, to consider adopting Florida-Friendly ordinances. In addition, the growing number of nutrient- impaired water bodies and the costs of treating nonpoint sources of pollution provide another incentive to adopt these ordinances. This document is an educational tool for those communities seeking advice on preparing this type of ordinance. It also addresses issues of nonpoint source pollution not addressed by many water conservation ordinances. Other model ordinances exist and should be consulted, and a full evaluation of how various provisions might mesh with existing codes is necessary. Most communities will find some features apply to land development codes, others under occupational licensing, nuisance ordinances, etc. It is not nor does it purport to be a comprehensive landscape ordinance.

The following organizations, and individuals too numerous to mention, were involved in the original creation of this product, first issued in September, 2003.

Florida Nursery, Growers and Landscapers Association

1000 Friends of Florida

Green Industry Alliance

Florida Turfgrass Association

Florida Irrigation Society

Landscape Maintenance Association

Florida Pest Management Association

Certified Pest Control Operators

Florida League of Cities

Florida Association of Counties

Florida Chapter, American Society of Landscape Architects

FDOT

FDCA

FDACS

FDEP

UF-IFAS

Northwest Florida WMD

Suwannee River WMD

St. Johns River WMD

Southwest Florida WMD

South Florida WMD

Florida-Friendly Landscape Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity

JANUARY 2009

1. TITLE

AN ORDINANCE OF THE (CITY/COUNTY OF) AMENDING OR REPLACING ORDINANCE NO.(S)_ _ OF THE GENERAL LANDSCAPE REGULATIONS BY REQUIRING FLORIDA-FRIENDLY LANDSCAPE PRACTICES AND IRRIGATION SYSTEMS; BY PROVIDING FOR CONSISTENCY WITH STATE LAW AND THE (CITY/COUNTY OF) COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR AMENDMENT OF EXISTING REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR ENFORCEMENT AND PROVIDING AN EFFECTIVE DATE.

2. FINDINGS OF FACT

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, (F.S.), provides for comprehensive plan implementation through the enactment of certain ordinances; and

WHEREAS, pursuant to Sections 125.568, 166.048, 373.185, F.S. and 373.228, local governments should consider the adoption of Florida-Friendly Landscape Standards and further Section 376.62, F.S., regulates the installation of rain sensor devices on automatic lawn sprinkler systems; and

WHEREAS, Section 373.228 F.S. requires that ordinances or rules addressing landscaping or irrigation shall follow the standards in *Landscape Irrigation and Florida-Friendly Design Standards*, December 2006; and

WHEREAS, the Florida Watershed Restoration Act (403.067 F.S.) and the NPDES municipal stormwater permitting program require local governments to reduce pollutant loads discharged from their stormwater management systems to better protect and restore surface and ground waters; and

WHEREAS, the (City/County of ___) recognizes the need for the protection of water as a natural resource through the application of Florida-Friendly Landscape practices; and

WHEREAS, a Florida-Friendly Landscape promotes the conservation of water by the use of site adapted plants and efficient watering methods which generally results in a long-term reduction of irrigation, fertilizer, and pesticide requirements, costs, energy, and maintenance; and

WHEREAS, a Florida-Friendly Landscape encourages a reduction of total energy expenditures such as water pumping and treatment, manufacture and shipping of fertilizers, insecticide, and other gardening chemicals, operation and maintenance of mowers, edgers, blowers and other combustion based yard equipment, as well as labor; and

WHEREAS, community-wide Florida-Friendly Landscape efforts are designed to save significant amounts of water to preserve local water supplies such that cumulative benefits may reduce or postpone the need for community potable water supply expansion; and

WHEREAS, The Florida Legislature enacted Florida Statutes, Chapter 481, Part II and the Board of Landscape Architecture adopted Rule 61-G-10 Florida Administrative Code, which defines and regulates the practice of landscape architecture to protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE (CITY/COUNTY OF _____), FLORIDA, as follows:

3. SHORT TITLE

This ordinance shall be known and may be referred to as the (City/County of _____) Ordinance for Protection of Water Quality and Quantity Using Florida-Friendly Landscapes.

4. AUTHORITY

This ordinance is adopted by the (City/County of __) under its home rule powers, its police powers to protect the public health, safety, and welfare, and under powers pursuant to the authority granted by Sections 125.568 (Counties) and 166.048 (Cities), Florida Statutes, in order to implement and enforce the standards, rules and regulations as set forth herein.

5. ADMINISTRATIVE STANDARDS

Whenever, in the course of administration and enforcement of this ordinance, it is necessary and desirable to make any administrative decision, then,

unless other standards are in this Ordinance, the decision shall be made so that the result will not be contrary to the spirit and purpose of this ordinance or injurious to the surrounding neighborhood or the community at large.

6. PURPOSE AND INTENT

The purpose of these regulations is to establish minimum standards for the development, installation, and maintenance of Florida-Friendly Landscape areas without inhibiting creative landscape design, construction and management

Specific Best Management Practices (BMPs) have been developed that include water conservation measures, the preservation of natural vegetation where applicable, and appropriate plant selection and location. Best Management Practices have also been developed for the use of fertilizers, pesticides and appropriate maintenance practices such as proper pruning techniques, mowing, mulching and composting. Implementation of BMPs will aid in improving environmental quality and the aesthetic appearance of public, commercial, industrial, and residential areas.

These guidelines and landscape practices are established to help communities, developers, builders, contractors, businesses and homeowners be partners in improving and protecting Florida's environment.

These practices are also based on the premise that the quality of Florida's surface and ground water is affected by stormwater runoff and leachate. Improper landscape design, construction and management may contribute to nonpoint source pollution that affects ground and surface water quality. Use of BMPs in proper landscape design and maintenance can reduce pollution and save water, as well as save labor, resources, and money. Application of BMPs will also help to enhance property values, improve Florida's quality of life and protect natural resources for Florida residents well into the future.

This ordinance is based on concepts of Florida-Friendly Landscaping and the use of BMPs. The Florida-Friendly Landscape concept is based on the principles of the *Florida Yards and Neighborhoods (FYN) and Environmental Landscape Management* (ELM) programs operated by the University of Florida Cooperative Extension Service, along with the various water conservation programs of the State's Water Management Districts, and BMPs identified in the *Florida-friendly Best Management Practices for Protection of Water Resources by the Green Industries* (2008).

The *Florida Yards & Neighborhoods Handbook,* the Water Management Districts' *Waterwise Florida Landscape Guide, Xeric Landscaping with Florida Native Plants* by the Association of Florida Native Nurseries, FDEP's *Waterfront Property Owners Guide,* the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries*, and *Water Right: Conserving our Water, Preserving our Environment* published by the International Turf Producers Foundation should be referred to before making landscape and other site decisions. In general, all landscapes shall be designed to minimize adverse effects on Florida's natural systems.

No part of these guidelines shall be interpreted to restrict creative designs or the inclusion of landscape elements such as vegetable gardens, fruit trees, arbors, water gardens, or furnishings.

This ordinance incorporates several accepted principles of a Florida-Friendly Landscape. These principles, listed below, are included within the general provisions section for the purpose of giving guidance and direction for the administration and enforcement of the regulations contained herein. Detailed explanations of the following principles are included in the previously cited documents.

- Site Planning and Design
- Soils
- Land Clearing Standards and Preservation of Native Vegetation
- Appropriate Plant Selection, Location, and Arrangement
- Practical Use of Turf
- Efficient Irrigation
- Yard Waste Management, Composting and Use of Mulches
- Fertilizer Management
- Pesticide Management
- Landscape Maintenance
- Shoreline Considerations

This Ordinance regulates the proper use of fertilizers by any applicator and establishes training and licensing requirements for Commercial and Institutional Fertilizer Applicators. It also establishes a prohibited application period when fertilizer can not be applied

and specifies allowable fertilizer application rates and methods, fertilizer-free zones, low maintenance zones, and exemptions. The Ordinance requires the use of Best Management Practices which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers. These secondary and cumulative effects have been observed in and on (MUNICIPALITY / COUNTY)'s natural and constructed stormwater and drainage conveyances, rivers, creeks, canals, springs, lakes, estuaries and other water bodies. [*Guidance: as appropriate*] Collectively, these water bodies are an asset critical to the environmental, recreational, cultural and economic well-being of (MUNICIPALITY / COUNTY) residents and the health of the public. Overgrowth of algae and vegetation hinder the effectiveness of flood attenuation provided by natural and constructed stormwater and drainage conveyances. Regulation of nutrients, including both phosphorus and nitrogen contained in fertilizer, will help improve and maintain water and habitat quality.

*[**Guidance:** Florida Statues 125.568(3), 166.048(3), and 373.185(3) provide that a deed restriction or covenant entered after October 1, 2001, or local government ordinance, may not prohibit any property owner from implementing Xeriscape or Florida-Friendly Landscape practices on his or her land. Any restrictions created after this date are void.]*

7. APPLICABILITY

The provisions of this ordinance shall apply to the development, redevelopment, rehabilitation, and maintenance of all property within present or future incorporated areas of the (City/County of _____) which are subject to the provisions of Chapter _____ _____, Site Plan Review; Chapter _____, Planned Unit Developments; or Chapter_____ _____, Subdivisions and Plats of the (City/County of _____ _____), Land Development Code. *[**Guidance:** If adopted by a county, unincorporated areas should also be included where they are subject to development.]*

No permit shall be issued for building, paving, or tree removal unless the landscape construction documents comply with the provisions hereof; and no Certificate of Occupancy shall be issued until the requirements herein are met. *[**Guidance:** Provided that such documents are required to be submitted.]*

All City/County facilities will be managed in accordance with these practices within one year of the approval of this Regulation. All City/County landscape service contractors will adhere to these practices. All new bid specifications and contracts will reflect this requirement beginning one year after the approval of this regulation. *[**Guidance:** Existing facilities/sites may not have been designed to maximize Florida-friendly practices, but should be managed insofar as is practicable using these principles.]*

All new and renovated City/County facility landscapes will be designed in accordance with these principles and be constructed and installed using Florida-Friendly Landscape materials.

This Ordinance shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the area of (MUNICIPALITY / COUNTY), unless such applicator is specifically exempted by the terms of this Ordinance from the regulatory provisions of this Ordinance. This Ordinance shall be prospective only, and shall not impair any existing contracts. *[**Guidance:** Local government may adopt additional or more stringent provisions to the model ordinance, but to avoid allegations of restraint of trade or arbitrary and capricious actions, should clearly document that the provisions are reasonable and necessary, as determined by scientific study, to comply with state or federal environmental rules or to prevent future violations, and to deviate as little as possible from standard provisions promulgated by this Model Ordinance, so as to avoid a confused regulatory tangle of adjoining jurisdictions which unduly favors local service only businesses over those with a multijurisdictional service area.]*

If the provisions of this ordinance conflict with other ordinances or regulations, the more stringent limitation or requirement shall govern or prevail to the extent of the conflict.

Specific application of the provisions shall include, but not be limited to:

- All new, redeveloped, or rehabilitated landscapes for public agency projects and private development projects including but not limited to industrial, commercial, residential, and recreation projects, including new single-family and two-family homes; *[**Guidance:** Florida Statues 125.568(3), 166.048(3), and 373.185(3) provided that a deed restriction or covenant entered after October 1, 2001, or local government ordinance, may not prohibit any property owner from implementing Xeriscape or Florida-Friendly Landscape practices on his or her land. Any restrictions created after this date are void.]*

- Developer-installed landscapes at entrances into and common areas of single-family and multi-family projects;

- Any development approved prior to the effective date of this ordinance if the governing site development plan is amended;

Exempted from the provisions of this ordinance are the following as applicable:

- Bona-fide agricultural activities as defined in the Florida Right to Farm Act, Section 823.14, Florida Statutes~~, provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.~~

- Other properties not subject to or covered under the Florida Right to Farm Act that have Pastures used for grazing livestock~~ provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.~~

- Any development that is governed by an approved, final site development plan or a valid building permit issued prior to the effective date of this ordinance is exempted from retrofitting or meeting the specific provisions of Sections 9 A-F. However, existing development is not exempted from those provisions affecting management, maintenance, or the education of maintenance personnel.

- Rights-of-way for public utilities, including electrical transmission and distribution lines, and natural gas pipelines.

- Conditional exemption may be granted by (to be inserted by local government) for individual projects if the applicant can demonstrate acceptable reasons for the requested exemption.

8. DEFINITIONS

For the purpose of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section unless the context clearly indicates otherwise.

All words used in the present tense include the future; all words in the singular number include the plural and the plural the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and the word "person" includes a firm, corporation, county, municipal corporation, or natural person. The term "council" or "commission" shall mean Council or Commission of the (City/County of _____ _____ _____), and the word "city" or "county" shall mean the (City/County of _____ _____) of the State of Florida. The word "used" shall be deemed to include the words "arranged", "designed", or "intended to be used", and the word "occupied" shall be deemed to include the words "arranged", "designed", or "intended to be occupied". Any word or term not interpreted or defined by this section shall be used with a common dictionary meaning of common or standard utilization.

1. "**Administrator**" means the (MUNICIPALITY / COUNTY) Administrator, or an administrative official of (MUNICIPALITY / COUNTY) government designated by the City/County Administrator to administer and enforce the provisions of this Article.

2. "**Application**" or "**Apply**" means the actual physical deposit of Fertilizer to Turf or Landscape Plants.

3. "**Applicator**" means any Person who applies Fertilizer on Turf and/or Landscape Plants in (MUNICIPALITY / COUNTY).

4. **Aquascape**. The planting of aquatic and wetland plants in the enhancement, restoration, or creation of freshwater, estuarine, or marine systems.

5. **Automatic Controller**. A mechanical or electronic device, capable of automated operation of valve stations to set the time, duration and frequency of a water application.

6. "**Board or Governing Board**" means the Board of City/County Commissioners of (MUNICIPALITY / COUNTY), Florida.

7. "**Best Management Practices**" means turf and landscape practices or combination of practices based on research, field-testing, and expert review, determined to be the most effective and practicable on-location means, including economic and technological considerations, for improving water quality, conserving water supplies and protecting natural resources.

8. "**Code Enforcement Officer, Official, or Inspector**" means any designated employee or agent of (MUNICIPALITY / COUNTY) whose duty it is to enforce codes and ordinances enacted by (MUNICIPALITY / COUNTY).

9. "**Commercial Fertilizer Applicator**" means any Person who applies Fertilizer on Turf and/or Landscape Plants in (MUNICIPALITY /COUNTY)

in exchange for money, goods, services or other valuable consideration.

10. **Constant Pressure/Flow Control.** A device that maintains a constant flow, or pressure, or both.

11. **Developed landscape area.** That portion of the property where pre-development vegetation is to be removed.

12. **Emitter.** This term primarily refers to devices used in microirrigation systems.

13. "**Fertilize**," "**Fertilizing**," **or** "**Fertilization**" means the act of applying Fertilizer to Turf, specialized Turf, or Landscape Plant.

14. "**Fertilizer**" means any substance or mixture of substances, except pesticide/fertilizer mixtures such as "weed and feed" products, that contains one or more recognized plant nutrients and promotes plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil. *[**Guidance:** Regulation of pest control businesses and applicators, and of pesticide use, is preempted to the Florida Department of Agriculture and Consumer Services (FDACS) by Chapters 482.242, and 487.051 (2), F.S. and suspected pesticide misuse should be reported to FDACS. Weed and feed products are registered pesticides. The Limited Commercial Landscape Maintenance Certification Program does not allow landscape maintenance workers to make any kind of pesticide applications (including weed control and/or weed and feed products) to any turf areas. Per 482.165(3) F.S., a civil penalty for unlicensed application of pesticides, including weed and feed products, may not be less than $500 or more than $5,000 for each offense.]*

15. **Filter.** A device in irrigation distribution systems that separates sediment or other foreign matter.

16. **Florida-Friendly Landscape.** The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components of Florida-Friendly Landscape include planning and design, soil analysis, the use of solid waste compost, practical use of turf, and proper maintenance.

17. **Ground Cover.** Low growing plants, other than turfgrass, used to cover the soil and form a continuous, low mass of foliage.

18. "**Guaranteed Analysis**" means the percentage of plant nutrients or measures of neutralizing capability claimed to be present in a Fertilizer.

19. **Hardscape.** Areas such as patios, decks, driveways, paths and sidewalks that do not require irrigation.

20. **High Water Use Plants.** Plants that require irrigation to provide supplemental water on a regular basis throughout the year, or are so identified by a regulatory agency having jurisdiction. When placed in a naturally high water table area appropriate to the plant such that irrigation is not required, such plants shall not be considered high water use for the purposes of this ordinance.

21. **Hydrozone.** A distinct grouping of plants with similar water needs and climatic requirements.

22. **Infiltration Rate.** The rate of water entry into the soil expressed as a depth of water per unit of time (inches per hour)

23. "**Institutional Applicator**" means any Person, other than a non-commercial or commercial Applicator (unless such definitions also apply under the circumstances), that applies Fertilizer for the purpose of maintaining Turf and/or Landscape Plants. Institutional Applicators shall include, but shall not be limited to, owners and managers of public lands, schools, parks, religious institutions, utilities, industrial or business sites and any residential properties maintained in condominium and/or common ownership.

24. **Irrigated landscape area.** All outdoor areas that require a permanent irrigation system.

25. **Irrigation System.** A constructed watering system designed to transport and distribute water to plants.

26. **Irrigation Zone.** A grouping of sprinkler heads or microirrigation emitters operated simultaneously by the control of one valve.

27. **Landscape.** Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

28. **Landscape Construction Documents.** Landscape construction documents may include a planting plan, a landscape layout plan, an irrigation plan, a grading and drainage plan, detail sheets and

written specifications. Plans shall be numbered, dated, North arrow indicated, scaled, and sealed by an appropriately licensed professional where required by Florida Statutes Chapter 481, Part II.

29. **Landscape Design.** Means consultation for and preparation of planting plans drawn for compensation, including specifications and installation details for plant materials, soil amendments, mulches, edging, gravel, and other similar materials. Such plans may include only recommendations for the conceptual placement of tangible objects for landscape design projects. Construction documents, details, and specifications for placement of tangible objects and irrigation systems shall be designed or approved by licensed professionals as required by law.

30. **Landscape Layout Plan.** Plans and drawings showing the location of buildings, structures, pedestrian, transportation, or environmental systems, and the detail for placement of site amenities, accessibility components, plantings and other tangible objects. Plans shall be numbered, dated, North arrow indicated, scaled, and sealed by an appropriately licensed professional where required by Florida Statutes Chapter 481, Part II.

31. "**Landscape Plant**" means any native or exotic tree, shrub, or groundcover (excluding Turf).

32. **Landscaped Area.** The entire parcel; less the building footprint, driveways, hardscapes such as decks and patios, and non-porous areas. Water features are included in the calculation of the landscaped area. This landscaped area includes Xeriscape™ as defined in Chapter 373.185(1)(b), F.S.

33. **Low-flow Point Applicators.** Irrigation applicators with output less than 60 gallons per hour (gph).

34. "**Low Maintenance Zone**" means an area a minimum of six (6) feet wide adjacent to water courses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

35. **Low Water Use Plants.** Plants that do not need supplemental water beyond natural rainfall, or are so identified by a regulatory agency having jurisdiction.

36. **Microclimate.** The climate of a specific area in the landscape that has substantially differing sun exposure, temperature, or wind, than surrounding areas or the area as a whole.

37. **Microirrigation (low volume).** The application of small quantities of water directly on or below the soil surface, usually as discrete drops, tiny streams, or miniature sprays through emitters placed along the water delivery pipes (laterals). Microirrigation encompasses a number of methods or concepts including drip, subsurface, bubbler, and spray irrigation, previously referred to as trickle irrigation, low volume, or low flow irrigation.

38. **Moderate Water Use Plants.** Plants that need supplemental water during seasonal dry periods.

39. **Moisture Sensing Device or Soil Moisture Sensor.** A device to indicate soil moisture in the root zone for the purpose of controlling an irrigation system based on the actual needs of the plant.

40. **Mulch.** Non-living, organic or synthetic materials customarily used in landscape design to retard erosion and retain moisture.

41. "**(MUNICIPALITY / COUNTY) Approved Best Management Practices Training Program**" means a training program approved by the (MUNICIPALITY / COUNTY) Administrator that includes at a minimum, the most current version of the Florida Department of Environmental Protection's *"Florida-Friendly Best Management Practices for Protection of Water Resources by the Florida Green Industries, December 2008"* as revised and any more stringent requirements set forth in this Article. *[**Guidance:** Adopting entity must define levels of training for this program. Some may wish a certificate of completion, implying passing a test, others only attendance at the training, such as for laborers that may be illiterate and do not handle fertilizers or other agrichemicals.]*

42. **Native Vegetation.** Any plant species with a geographic distribution indigenous to all, or part, of the State of Florida as identified in: Wunderlin, R. P. 1998. Guide to the Vascular Plants of Florida. University Press of Florida, Gainesville.

43. "**Pasture**" means land used for livestock grazing that is managed to provide feed value.

44. "**Person**" means any natural Person, business, corporation, limited liability company, partnership, limited partnership, association, club, organization, and/or any group of people acting as an organized entity.

45. **Pervious Paving Materials.** A porous asphaltic, concrete or other surface and a high-void aggre-

gate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to, paved surfaces.

46. **Plant Bed.** A grouping of trees, shrubs, ground covers, perennials or annuals growing together in a defined area devoid of turfgrass, normally using mulch around the plants.

47. **Plant Communities.** An association of native plants that are dominated by one or more prominent species, or a characteristic physical attribute.

48. **Planting Plan.** Specifications and installation details for plant materials, soil amendments, mulches, edging, gravel, and other similar materials.

49. **Point of Connection (POC).** The location where an irrigation system is connected to a water supply.

50. **Pop-up Sprays.** Spray heads that pop up with water pressure and provide a continuous spray pattern throughout a given arc of operation.

51. **Pressure Tank.** A pressurized holding tank for irrigation water coming from wells to minimize cycling of the water pump.

52. "**Prohibited Application Period**" means the time period during which a Flood Watch or Warning, or a Tropical Storm Watch or Warning, or a Hurricane Watch or Warning is in effect for any portion of (CITY/COUNTY), issued by the National Weather Service, or if heavy rain[1] is likely.

53. **Pump Cycling.** Irrigation pump coming on and shutting off frequently during operation of irrigation systems.

54. **Rain Sensor Device.** A low voltage electrical or mechanical component placed in the circuitry of an automatic irrigation system that is designed to turn off a sprinkler controller when precipitation has reached a pre-set quantity. Required by law (373.62 F.S.) on all automatic irrigation systems since 1991.

55. **Runoff.** The water that results from and occurs following a rain event, or following an irrigation event, because the water is not absorbed by the soil or landscape and flows from the area.

56. **Site Appropriate Plant.** A plant that after establishment, will thrive within the environmental conditions that are normal for a specific location without artificial supplements such as irrigation.

57. "**Slow Release,**" "**Controlled Release,**" "**Timed Release,**" "**Slowly Available,**" **or** "**Water Insoluble Nitrogen**" means nitrogen in a form which delays its availability for plant uptake and use after application, or which extends its availability to the plant longer than a reference rapid or quick release product.

58. "**Sod,**" **or** "**Lawn**" means a piece of turf-covered soil held together by the roots of the turf.

59. **Soil Moisture Sensor.** See Moisture Sensing Device.

60. **Soil Texture.** The classification of soil based on the percentage of sand, silt, and clay in the soil.

61. **Turf and/or Turfgrass.** A mat layer of monocotyledonous plants such as, but not limited to, Bahia, Bermuda, Centipede, Paspalum, St. Augustine, and Zoysia.

62. **Valve.** A device used to control the flow of water in the irrigation system.

63. **Water Use Zone.** See "Hydrozone".

9. GENERAL PROVISIONS AND DESIGN STANDARDS

In 2004, the Florida legislature created section 373.228 Florida Statutes directing the Department of Environmental Protection, the Water Management Districts, and several stakeholder groups to devise standards for Landscape Irrigation and Florida-Friendly Landscape design. The *Landscape Irrigation and Florida-Friendly Design Standards, December 2006*, were published by the Department of Environmental Protection. **Local governments must use these standards** when adopting local ordinances after that date.

Landscape and Xeriscape (Florida-Friendly) Design Standards:

1. Low impact site design practices, such as preserving existing native trees and vegetation, shall be used if feasible. Where established natural vegetation is incorporated into the landscape design, irrigation of those areas shall not be required.

[1] World Meteorological Organization definition of heavy rain: Rainfall greater than or equal to 50 mm (2 inches) in a 24 hour period. http://severe.worldweather.org/rain/, http://www.wrh.noaa.gov/sew/MediaGuide/TermsOutlooks_Watches_Warnings.pdf.

2. The plant palette and irrigation system shall be appropriate for site conditions, taking into account that, in some cases, soil improvement can enhance water use efficiency.

3. Plants shall be grouped together by irrigation demand.

4. The percentage of landscaped area in irrigated high water use hydrozones should be minimized. Local government ordinances shall address the percentage of irrigated landscaped area that may be included in high water use hydro¬zones. These high water use limits should not apply to land¬scaped areas requiring large amounts of turf for their primary functions, e.g., ballfields and playgrounds.

When the construction upon or the development of a new site or the redevelopment, reconstruction, upgrading, expansion or change in use of a previously developed site is such that site plan review by the (to be inserted by the Local Government) is required prior to the issuance of a building permit, the provisions of 9A-F of this ordinance shall be applied to newly disturbed areas of such site. *[**Guidance:** It is intended that for expansion or remodeling of existing sites, only new or modified areas would be subject to these provisions.]*

A. Site Planning and Design

1. Site designs and landscape construction documents shall be prepared in accordance with the requirements of all applicable Florida Statutes. All landscape and irrigation system designs shall be consistent with the standards required under 373.228 Florida Statutes.

2. Site Plans for new development shall include riparian buffers adjoining all waters of the state. Such buffers should be native, or if previously disturbed, constructed, to be at least 25 feet, and preferably 50-150 feet wide, to protect water bodies from nonpoint source pollution generated by up gradient development. Riparian buffers shall be designed and managed in accordance with USDA-NRCS conservation practices for riparian buffers and filter strips (codes 390, 391, and 393). Such riparian areas may be included in the gross development area for purposes of determining zoning density.

3. The site plan shall consider natural drainage features to minimize runoff. The use of pervious surfaces and areas is preferred, therefore impervious surfaces and materials within the landscaped area shall be limited to borders, sidewalks, step stones, and other similar materials, and shall not exceed (To be inserted by the local government) % of the landscaped area. Use of pervious paving materials is strongly encouraged, and relative imperviousness will be considered.

*[**Guidance:** Site planning and design can affect the management and maintenance of lawns and landscapes. Some communities may wish to have detailed landscape construction documents submitted to and reviewed by the local building department. Due to the variation in local government organization, staff, and existing codes, it is not possible to develop specific language in these guidelines. As guidance, the word "should" is used in several areas below where "shall" may be more appropriate in an actual ordinance; Specific choices need to be made by the local government involved. If such plan reviews are desired, the following topics should be considered.*

- *Site plans should identify all vegetated areas to be preserved.*

- *All invasive exotic plant species should be removed from each site prior to the beginning of construction. For purposes of determining plant species to remove, refer to Department of Agriculture and Consumer Services "Noxious Weeds" rule Chapter 5B- 57, F.A.C.*

- *Gravel, river rock, shell and similar materials should not be used as a major landscape ground cover or mulch. In no case may these materials occupy over (To be inserted by the local government) % of the landscape surface area as they increase the need for herbicide use, have no habitat value, reflect rather than absorb heat, and do not produce oxygen like plants.*

- *The solar orientation of the property and its relationship to other properties should be considered as this may produce different microclimate exposures (e.g., sun vs. shade, southern vs. northern exposure, surrounded by heat-reflective surfaces, etc).*

If landscape construction documents are required, they should include, but not be limited to the following:

- *Location of all underground and overhead utilities;*

- *Existing and proposed trees, shrubs, ground covers and turf areas within the developed landscape area;*

- *Plants by botanical and common name, and where applicable, cultivar name; spacing, and quantities of each type of plant by container size and by mature height and spread;*

- *Existing and proposed property lines, streets, street names and public utilities;*

- *Existing and proposed hardscape features such as driveway(s) and sidewalk(s) as necessary;*

- *Existing and proposed structures such as pool(s), fountain(s), fence(s) and retaining wall(s);*

- *Existing and proposed buildings;*

- *Indicate in a table the total square footage(s) of the various landscape hydrozones on the plan. If more than one water meter serves the site, the total hydrozone square footages of the various hydrozones must be identified with each Point of Connection (POC) and meter providing water service.*

Irrigation plans must be designed to recognize differential irrigation requirements of the landscape as described in Section F. It is suggested that "Record" or "As-Built" construction documents be submitted prior to issuance of the Certificate of Occupancy, with a copy delivered to the homeowner. This will help to prevent later damage from digging by utility workers or the homeowner and assist the owner with understanding the system design. The irrigation plan should show the following:

- *Irrigation point(s) of connection and design capacity;*

- *Water service pressure at irrigation POCs;*

- *Water meter size;*

- *Reduced-pressure-principle backflow-prevention devices for each irrigation POC on potable water systems;*

- *Major components of the irrigation system, including all pumps, filters, valves, and pipe sizes and lengths.*

- *Precipitation rate expressed in inches per hour for each valve circuit. The preparer must attach to the Project Data Sheet the calculations for deriving precipitation rates for each irrigation valve circuit;*

- *Total flow rate (flow velocity not to exceed 5 feet per second) in gallons per minute (gpm) and operating pressure (psi) for each individual overhead and bubbler circuit, and gallons per hour (gph) and operating pressure for low-flow point irrigation circuit;*

- *Irrigation legend will have the following elements: Separate symbols for all irrigation equipment with different spray patterns and precipitation rates and pressure compensating devices; general description of equipment; manufacturer's name and model number for all specified equipment; recommended operating pressure per nozzle and bubbler and low-flow emitter; manufacturer's recommended overhead and bubbler irrigation nozzle rating in gallons per minute (gpm), or gallons per hour (gph) for low flow point applicators; minimum (no less than 75% of maximum spray radius) and maximum spray radius per nozzle; and manufacturer's rated precipitation rate per nozzle at specified psi;*

- *Recycled-water piping and guidelines as required; Reclaimed or non-potable water should be used for irrigation if an acceptable source is determined to be available by the (City/County) Engineer.*

- *Identify location of rain shut-off devices or soil moisture sensors.*

- *The irrigation system must take any existing slopes over 10% into account.*

If a grading plan is desired, it shall indicate all finish grades, spot elevations as necessary, drainage, and existing and new contours within the developed landscape area.]

B. Soils

1. Soils vary from site to site and even within a given site. Soil analysis information is needed for proper selection of plants and, if needed, soil amendments. A soil analysis based on random sampling is required and shall be performed by a reputable soil testing lab or University of Florida/IFAS Cooperative Extension facility.

*[**Guidance:** If a landscape design is required, a soil analysis satisfying the following conditions shall be submitted:*

- *Determination of soil texture, indicating the percentage of organic matter.*

- *Measurement of pH, and total soluble salts.*

- *Estimated soil infiltration rate.]*

2. Existing horticulturally suitable topsoil shall be stockpiled and re-spread during final site grading.

3. Any new soil required shall be similar to the existing soil in pH, texture, permeability, and other characteristics, unless convincing evidence is provided that a different type of soil amendment approach is justified.

4. The use of solid waste compost as a soil amendment is encouraged where it is appropriate.

C. Standards for land clearing and preservation of native vegetation

1. This section shall apply to all development permitted upon approval of this regulation. Parcels or lots independent of larger developments that are less than X acres (to be determined by local govt.) in size shall not be subject to these set-aside requirements. Individual single-family lots are exempt from this requirement; however, single family and planned unit developments are not exempt. Tree preservation ordinances and all other landscape requirements shall remain applicable to all development as described in the tree preservation and landscape ordinances.

2. This ordinance mandates a total of X% percent of a site planned for development be set aside for preservation. When clearing, X% (to be determined by local govt.) of the native vegetation on the site shall be preserved. If vegetation is not present on site, established open space zoning and landscape ordinance criteria shall be followed.

3. Vegetation that is set aside for preservation shall be protected from all on-site construction. Protective barriers shall be installed along the perimeter of all preserve areas. Protective barriers shall be constructed at such intervals to prevent machinery from passing between them. No equipment or materials shall be permitted to be stored within the set-aside areas, and dumping of excess soil, liquids, or any other construction debris within the preservation areas is prohibited. Removal or re-grading of soils within preservation areas is prohibited. Any damaged vegetation within the set-aside areas shall be replaced with vegetation equivalent to the vegetation destroyed before any certificates of occupancy or other approvals may be issued

4. Areas that are considered to be of *high ecological importance* should be given highest priority for protection. These areas include, but are not limited to, areas that have occurrences of federal and state listed species of flora and fauna, areas of high biological diversity, and areas that are in aquifer recharge zones.

5. If more than one native terrestrial plant community is present on the site, areas representing all existing plant communities shall be preserved onsite unless preserving more of one particular community is more ecologically beneficial.

6. Utilities, stormwater easements and right-of-ways are exempt from provisions 1-5 above, but should avoid preserved areas. Although not specifically required, creative alternatives to common practice in these areas may be eligible for incentives.

7. High-quality areas placed in preservation shall be retained in entirety, in their current or improved natural state, and protected into perpetuity regardless of ownership. This requirement may be negotiated to create contiguous preservation among plant communities. The developer shall prove to the reviewer, through exhibits provided during the site approval process, that the highest ecologically valued land is being retained first in order to satisfy the set-aside requirement. If the preservation of the highest ecologically valued land produces undue burden on the development of the property, it is also the developer's responsibility to prove such hardship and provide an acceptable alternative for approval.

8. Areas set aside for preservation should be contiguous parcels of land that are inter-connected and considered viable habitat for wildlife to the extent practical. Small fragmented areas of preservation should be avoided when possible.

9. Rights-of-way and areas determined to be future rights-of-way in the comprehensive plan, and utility or drainage easements shall not be allowed as designated set-aside areas.

D. Appropriate Plant Selection, Location, and Arrangement

1. Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color and texture. Plant species that are drought and freeze tolerant are preferred. For purposes of determining prohibited and controlled plant species refer to the Department of Agriculture and Consumer Services rule, Chapter 5B-57 Florida Administrative Code. Plants named in this rule may not be used except as allowed in Chapter 5B-57.

2. Plants shall be grouped in accordance with their respective water and maintenance needs. Plants with similar water and cultural (soil, climate, sun, and light) requirements shall be grouped together. The water use zones (hydrozones)

shall be shown on the irrigation, layout, and planting plans (where required). Where natural conditions are such that irrigation is not required, the presence of site appropriate plants shall not be considered a high water use hydrozone.

3. The combined size of all high water use hydrozones shall be limited to X% (to be determined by local govt.) of the total landscaped area. In landscapes irrigated with recycled water, the allowable size of all high water-use zones shall be increased to not more than X% (To be determined by local government.) of the total landscaped area. These high water-use limits do not apply to landscaped areas requiring large amounts of turf for their primary functions, e.g., ballfields and playgrounds.

E. Turf Areas

1. The type and location of turf areas shall be selected in the same manner as with all the other plantings. Irrigated turf areas, as opposed to non-irrigated turf areas, are considered to be a high water use hydrozone. Irrigated turf shall not be treated as a fill-in material but rather as a planned element of the landscape. Turf shall be placed so that it can be irrigated using separate zones. While turf areas provide many practical benefits in a landscape, how and where it is used can result in a significant reduction in water use.

2. Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for septic tank drainfields and required drainfield reserve areas, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier, or other similar practical use. As a matter of public safety, no turfgrass that requires mowing shall be allowed on slopes greater than 4:1 or within 6 feet of the waters edge, except where adjacent to seawalls and bulkheads or needed to control erosion. Turf areas shall be identified on the landscape plan (where plan is required).

3. One of the most common reasons for turf failure is over-irrigation. Irrigation systems shall be designed and operated in accordance with section F.

F. Efficient Irrigation

*[**Guidance:** In 2004, the Florida legislature created section 373.228 Florida Statutes directing the Department of Environmental Protection, the Water Management Districts, and several stakeholder groups to devise standards for Landscape Irrigation and Florida-Friendly Landscape design. These standards were adopted in December 2006. Local governments must use these standards when adopting local ordinances after that date. The irrigation standards are based on Appendix F of the Florida Building code.]*

1. All irrigation installations after the effective date of this ordinance shall meet the irrigation standards identified per 373.228 F.S. These include:

    a. Irrigation systems shall be designed to meet the needs of the plants in the landscape (not the other way around).

    b. When feasible, irrigation systems shall be designed to separately serve turf and non-turf areas.

    c. The irrigation system plans and specifications shall identify the materials to be used and the construction methods.

    d. The design shall consider soil, slope, and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff.

    e. The system shall be designed to minimize free flow conditions in case of damage or other mechanical failure.

    f. The system shall be designed to use the lowest quality water feasible.

    g. Rain switches or other approved devices, such as soil moisture sensors, to prevent unnecessary irrigation, shall be incorporated. (Section 373.62, F.S.)

    h. A recommended seasonal operating schedule and average precipitation rates for each irrigation zone for both establishment and maintenance conditions shall be provided.

    i. Control systems shall provide the following minimum capabilities:

        i. Ability to be programmed in minutes, by day of week, season and time of day,

        ii. Ability to accommodate multiple start times and programs,

        iii. Automatic shut off after adequate rainfall,

iv. Ability to maintain time during power outages for a minimum of three days, and

v. Operational flexibility to meet applicable year-round water conservation requirements and temporary water shortage restrictions.

j. Recommended maintenance activities and schedules shall be included.

k. Precipitation rates for sprinklers and all other emitters in the same zone shall be matched, except that microirrigation emitters may be specified to meet the requirements of individual plants.

l. Irrigation systems shall be designed to maximize uniformity, considering factors such as:

i. Emitter types.

ii. Head spacing.

iii. Sprinkler pattern.

iv. Water pressure at the emitter.

m. Irrigation systems with main lines larger than two inches or designed to supply more than seventy gallons per minute shall incorporate a means to measure irrigation water use, at a minimum of ninety-five percent accuracy across the flow range.

n. Irrigation system plans and specifications shall require the system installer to conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.

o. Irrigation system plans and specifications shall require that the installer provide property owners and users with the following post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operational guide for their irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.

*[**Guidance:** Other irrigation construction or design not addressed in the standards should be per the BMPs].*

2. To assist the end user to operate the system properly, in addition to the minimum requirements of 373.228 F.S., the following shall be provided to the owner at the time of installation. The map shall be attached inside each irrigation controller or be kept in another readily available location if it is not practical to insert it in a small controller.

a. Irrigation scheduling information, with instructions for seasonal timer and sensor changes,

b. An irrigation valve site map detailing

i. valve locations,

ii. gallons per minute demands,

iii. precipitation rates,

iv. plant types within valve circuits, and

v. operating pressure requirements for each valve

3. The irrigation system shall be designed to correlate to the organization of plants into zones as described in (C) above. The water use zones shall be shown on the Irrigation Plan (where plan is required). All plants (including turf) require watering during establishment. Temporary facilities may be installed to facilitate establishment. Irrigation must be conducted in accordance with WMD restrictions.

4. Rain shut-off switch equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture, in accordance with Florida Law (373.62 F.S.). Said equipment shall consist of an automatic mechanical or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred. *[**Guidance:** As of 2008, Water Management Districts, or others, may require conventional rain sensor switches even on soil moisture sensing systems, although this may change in the future as the long-term reliability of such systems is better documented.]*

5. The installation of tracer wire along main lines and laterals is strongly encouraged to permit easy location and prevent inadvertent cutting of pipes.

6. If the water supply for the irrigation system is from a well, a constant pressure flow control device or pressure tank with adequate capacity shall be required to minimize pump "cycling".

7. Check valves must be installed at irrigation heads as needed to prevent low head drainage and puddling.

8. Nozzle precipitation rates for all heads within each valve circuit must be matched to within 20% of one another.

9. No water spray from irrigation systems shall be applied under roof overhangs.

10. Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.

11. A pressure-regulating valve shall be installed and maintained if static service pressure exceeds 80 pounds per square inch. The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and set at not more than 50 pounds per square inch when measured at the most elevated fixture in the structure served. This requirement may be waived if satisfactory evidence is provided that high pressure is necessary in the design and that no water will be wasted as a result of high-pressure operation. *[**Guidance:** The purpose of this requirement is twofold, to protect against system failure during pressure surges, and to avoid wasted water due to operation of the system significantly above commonly used design values.]*

G. Yard Waste Management, Composting and Use of Mulches

1. Yard wastes shall not be disposed of or stored by shorelines, in ditches or swales, or near storm drains. *[**Guidance:** Yard wastes release nutrients as they decompose which may pollute the receiving water. Improper disposal of yard wastes can also contribute to flooding by causing stormwater runoff to backup in drainage systems. In addition, improper disposal may lead to spreading of invasive plants to new areas.]*

2. Shredded yard clippings and leaves should be used for mulch or be composted for use as fertilizer. However, diseased material should not be mulched and should be properly disposed of to avoid spreading disease.

3. Composting of yard wastes provides many benefits and is strongly encouraged. The resulting materials are excellent soil amendments and conditioners. Other recycled solid waste products are also available and should be used when appropriate. *[**Guidance:** Most Florida communities have these programs at their landfill. Incentives may be created to encourage their use, such as a tonnage credit for dumping based on use of composted material.]*

4. Grass clippings are a benefit to lawns, replacing nutrients drawn from the soil and as mulch that helps retain moisture, lessening the need to irrigate. Grass clippings should be left on your lawn. Mulching mowers are recommended, because the grass clippings are chopped very finely by special blade and shroud configurations. If a conventional mower equipped with a side discharge chute is used, the following practices should be employed. When mowing near the shoreline, direct the chute away from the water body. When mowing upland areas, direct the chute back onto the yard, not onto the road or driveway.

5. Mulches applied and maintained at appropriate depths in planting beds assist soils in retaining moisture, reducing weed growth, and preventing erosion. Mulch can also be used in places where conditions aren't adequate for or conducive to growing quality turf or ground covers. Mulches are typically wood bark chips, wood grindings, pine straws, nut shells, small gravel, and shredded landscape clippings.

6. A layer of organic mulch 3" deep shall be specified on the landscape plans in plant beds and around individual trees in turfgrass areas. Use of byproduct or recycled mulch is recommended. Mulch is not required in annual beds. Mulch rings should extend to at least 3 feet around freestanding trees and shrubs. All mulch should be renewed periodically. Mulches should be kept at least 6 inches away from any portion of a building or structure, or the trunks of trees. Plastic sheeting and other impervious materials shall not be used under mulched areas.

H. Fertilizer Management

*[**Guidance:** RULE 5E-1.003(2)(d), F.A.C. contains the following provisions for golf courses, parks and athletic fields. As such, no additional specific requirements are included for these types of urban turf. The appropriate Best Management Practices listed below must be followed on such sites for nutrient management activities:*

(d) Fertilizers labeled for sports turf at golf courses, parks and athletic fields shall:

1. *Have directions for use not to exceed rates recommended in the document titled SL191 "Recommendations for N, P, K and Mg for Golf Course and Athletic Field Fertilization Based on Mehlich I Extractant", dated March 2007, which is hereby adopted and incorporated by reference into this rule. Copies may be obtained from the Soil and Water Science Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL 32611 or the following website: http://edis.ifas.ufl.edu/SS404.*

2. *Have directions for use in accordance with the recommendations in "BMP's for the Enhancement of Environmental Quality on Florida Golf Courses", published by the Florida Department of Environmental Protection, dated January 2007. Copies may be downloaded from http://www.dep.state.fl.us/water/nonpoint/pubs.htm.*

   Note that this does not exempt applicators at these sites from the required basic Green Industry BMP training. If other provisions of the ordinance are not appropriate for these sites, such exceptions should be noted.]

1. Fertilizer content and application rates

   a. Fertilizers Applied to Turf and/or Landscape Plants within (MUNICIPALITY / COUNTY) shall be formulated and applied in accordance with requirements and directions provided by Rule 5E-1.003(2), Florida Administrative Code, Labeling Requirements For Urban Turf Fertilizers.

   b. Nitrogen or phosphorus Fertilizer shall not be applied to turf or landscape plants except as provided in (a) above unless a soil or tissue deficiency has been verified by an approved test. *[**Guidance:** Soil and tissue tests for phosphorus are normally done by UF/IFAS or another accredited laboratory. FDEP has sponsored research (ca. 2007-2008) to compare several retail home test kits to IFAS extension lab results for a wide variety of Florida soils. This may allow more convenient testing by homeowners, although enforcement may be more difficult without written test results.]*

2. Timing of fertilizer application

   No Applicator shall apply Fertilizers containing nitrogen and/or phosphorus to Turf and/or Landscape Plants during the Prohibited Application Period. *[**Guidance:** One of the most controversial issues associated with recent fertilizer ordinances enacted by local governments is the Prohibited Application Period. Some ordinances have prohibited the application of fertilizer, even slow release formulations, during the summer rainy season, typically June 1 to September 30. The reasoning is that rain occurs frequently, saturating the soil, leading to more runoff. Fertilizer management is largely about keeping the nitrogen and/or phosphorus in the root zone where it can be used by the turf. While periods of heavy rainfall contribute to washing fertilizer out of the root zone, the health of the turf grass is an equally important factor. Healthy turf grass with healthy roots and leaves is important to minimizing fertilizer movement. Because turf grass requires nitrogen throughout its growing period, its health can be negatively affected if nitrogen is deficient. Care should be taken with regards to the Prohibited Application Period until the science is better defined. Accordingly, sound science, common sense, and carefully reasoned judgment are recommended in determining how to define the Prohibited Application Period.]*

3. Application practices

   a. Spreader deflector shields are required when Fertilizing via rotary spreaders. Deflectors must be positioned such that Fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.

   b. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces.

   c. Any Fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable.

   d. Fertilizer released on an impervious surface must be immediately contained and either legally applied to Turf or any other legal site, or returned to the original or other appropriate container.

   e. In no case shall Fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

4. Fertilizer free zones

   a. Fertilizer shall not be applied within ten (10) feet, or three (3) feet if a deflector

shield or drop spreader is used, of any pond, stream, water course, lake, canal, or wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code) or from the top of a seawall.

b. If more stringent (MUNICIPALITY / COUNTY) Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations.

c. Newly planted Turf and/or Landscape Plants may be fertilized in this Zone only for the first sixty (60) day establishment period, but caution shall be used to prevent direct deposition of nutrients into the water.

I. Pesticide Management

1. All landscape applications of pesticides, including Weed and Feed products, for hire should be made in accordance with State and Federal Law and with the most current version of the Florida-friendly Best Management Practices for Protection of Water Resources by the Green Industries. *[**Guidance:** The use of **"should" in the preceding sentence is required**, because "shall" would create a violation of 487.051(2), Florida Statutes. Regulation of Pesticides is Pre-empted to the Florida Dept. of Agriculture and Consumer Services (FDACS) by state law.]*

2. Property owners and managers are encouraged to use an Integrated Pest Management Strategy as currently recommended by the University of Florida Cooperative Extension Service publications.

3. When using pesticides, all label instructions are state and federal law and must be adhered to. **The Florida Department of Agriculture and Consumer Services is responsible for enforcement of pesticide laws**.

J. Landscape and Irrigation Maintenance

*[**Guidance:** Proper landscape and irrigation maintenance will preserve and enhance a quality landscape and help to ensure water-efficiency.]*

1. In no case shall grass clippings, vegetative material, and/or vegetative debris either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways.

2. Landscape maintenance for hire shall be performed in accordance with recommendations in the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.*

3. Landscape maintenance by homeowners should be performed in accordance with recommendations of the University of Florida Cooperative Extension Service and Florida Yards & Neighborhoods publications.

4. A regular irrigation maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; and resetting the automatic controller according to the season.

5. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall be done with the originally specified materials or their equivalents.

K. Shoreline Considerations

*[**Guidance:** Ideally, shorelines should remain completely natural to most effectively use or absorb nutrients. Unfortunately, many waterfront property owners have removed beneficial vegetation and formed sandy beaches along their shorelines. This loss of a natural buffer may contribute to shock loads of nutrients and other pollutants affecting the waterbody and may lead to erosion. Florida Fish and Wildlife Conservation Commission Rule 68F-20.002 (1) states "No person shall attempt to control, eradicate, remove, or otherwise alter any aquatic plants in waters of the state, including those listed in s. 369.251, F.S., except as provided in a permit issued by the department unless the waters in which aquatic plant management activities are to take place are expressly exempted in Rule 68F-20.0035, F.A.C."*

Shoreline vegetation can often be restored through aquascaping. Advice regarding appropriate plants for aquascaping and locating sources for these plants in your area may be obtained by contacting the Department of Environmental Protection's Bureau of Invasive Plant Management, the UF Cooperative Extension Service in each county and/or the UF Center for Aquatics and Invasive Plants. A simple, free of charge permit may be required from DEP's Bureau of Invasive Plant Management for activities involving aquatic plants along freshwater shorelines.

Florida Fish and Wildlife Conservation Commission Rule 68F-52.003 (4) states "Only native aquatic

plants cultured in a nursery regulated by the Department of Agriculture and Consumer Services or collected from an approved wild collection site shall be used for the re-vegetation, restoration, or mitigation of wetlands in sovereignty lands. No prohibited or non-native aquatic plant shall be placed in, or knowingly be distributed for use in natural waters, or waters connected to natural waters. Non-native plants not on the prohibited plant list may be used in artificially created ponds and water gardens that are not connected to natural waters."

Vegetation height should extend well above the water level. There is a direct correlation between height and a plant's ability to absorb nutrients. Shoreline plants should not be fertilized or treated with herbicides, except in special cases.

Some developers, water management districts and local governments are designing and building stormwater wet detention systems that closely resemble natural waterbodies. In some cases, developers are offering adjacent property as premium waterfront real estate. While this is generally a very good practice that promotes sophisticated designs, it may cause some problems if people are not aware that the stormwater pond's purpose is to capture and accumulate pollutants. Consequently, it may appear contaminated if it is simply doing its job. This may prompt misdirected requests for action to clean it up or even protect it. It should also be noted that stormwater ponds that connect to waters of the state may be regulated as waters of the state.

Education is important so people understand that the rules and expectations for natural and man-made waterbodies are different.]

1. Grading and design of property adjacent to bodies of water shall conform to Federal, State and Local regulations which may include but is not limited to the use of berms and/or swales to intercept surface runoff of water and debris that may contain fertilizers or pesticides.

2. A voluntary six (6) foot low maintenance zone is recommended, but not mandated, from any pond, stream, water course, lake, wetland or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent (MUNICIPALITY /COUNTY) Code regulations apply, *[**Guidance:** Such as 9A.2, above, for new developments.]* this provision does not relieve the requirement to adhere to the more stringent regulations. No mowed or cut vegetative material should be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over-spray of aquatic weed products in this zone. *[**Guidance:** Care must be taken to ensure erosion of the surface soil does not occur. Excessive erosion may be a greater pollution hazard than occasional proper applications of fertilizer.]*

3. When mowing near the shoreline, direct the chute away from the water body. Riparian or littoral zone plants that do not require mowing or fertilization should be planted in these areas. See the *Florida Waterfront Property Owners Guide* or the Florida Fish and Wildlife Conservation Commission's Invasive Plant Management Section for more information. Where water levels vary considerably, care must be taken in the selection of these plants.

4. Decks along the waters edge and into the water shall meet all local and state government regulations and any other lawful requirements. The maximum distance any structure may protrude into the water is X feet (To be inserted by local government) from the normal high water mark on the bank. The maximum total width of a deck structure along the shoreline of any lot is 20% of the waterfront footage of that lot. The remainder of the shoreline should remain as natural as possible. Lot owners located on ditches may add 20' to their front footage for calculation purposes. Special permits may be required. No structures are permitted that obstruct the flow of water.

5. Mangrove trimming shall be performed in accordance with Sections 403.9321 - 403.9334, Florida Statutes. The *Florida Waterfront Property Owners Guide* published by the Florida Department of Environmental Protection should be referred to for additional information about Florida-friendly shoreline practices.

10. EDUCATION

*[**Guidance:** To assist in public information, the education of its citizens, and the effective implementation of this ordinance, the (City/County) should coordinate its efforts with those of the Water Management District and the (_____ County) Agricultural Extension Service and*

other agencies. These entities should jointly sponsor workshops on the design principles and standards of Florida-Friendly Landscapes. Informational signs should be displayed and brochures made available for public use. Government facilities should serve as educational examples and demonstration sites of building, landscape, and/or design principles related to natural resource conservation including water, energy, and landscapes.]

A. All persons providing landscape maintenance services for hire (including appropriate City/County Maintenance Operations staff, and institutional landscape workers) shall be trained in the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries*

   a. within one year of the effective date of this ordinance if fertilizer is applied, or

   b. within 2 years if the business is not involved in the application of fertilizer.

   c. Any person that applies fertilizer for hire or in the course of their employment shall hold a current Certificate of Completion in the *Florida-friendly Best Management Practices for Protection of Water Resources by the Green Industries*.

   d. At least one person holding a current Certificate of Completion in the *Florida-friendly Best Management Practices for Protection of Water Resources by the Green Industries* shall be present at all times on any job site while work is in progress.

*[**Guidance:** Due to literacy and language difficulties, some employees may not be able to pass the test to obtain the certificate of completion. However, this does not relieve the business owner from the obligation to train these employees in the BMPs, at least in all modules that apply to their duties.]*

B. New employees shall be trained within 180 days of starting a new position.

11. INCENTIVES

*[**Guidance:** Local governments have a full range of options to offer incentives for development/landscape designs to exceed the design principles and standards set forth and established by this ordinance. Local governments may wish to consider any or all of the following examples, and are free to consider other alternatives.]*

A. Any development that exceeds the water-efficient design principles and standards established by this ordinance shall receive a reduction in the (City/County) permit application fee. *[or stormwater utility rate, etc.]*

B. Individual home owners or residents who are not required to but voluntarily submit a development/landscape design which meets or exceeds the Florida-friendly design principles and standards established by this ordinance shall receive *[**Guidance:** Expedited permitting, a reduction of their stormwater utility water charges; a x% reduction in their building permit fee, property tax reduction, or other incentive within the purview of local government].* This reduction will remain in effect provided that the landscaped areas are consistently maintained in accordance with Florida-Friendly Landscape principles and the total monthly water consumption does not exceed X gallons (To be inserted by local government).

C. Businesses that use the recommended practices may be recognized as a Green Business through the FDEP Green Business Program and may use this in their advertising and promotion.. (Comment: FDEP, in cooperation with the University of Central Florida Stomwater Management Academy, has established "Green Business" pilot programs in Cocoa Beach and Orlando. Additionally, Sarasota County, Lakeland, and Jacksonville have established Green Business Programs. For more information, please visit: http://www.cityofcocoabeach.com/greenbusiness.htm)

*[**Guidance:** These incentives are meant only to be examples. Local governments should consider what incentives are appropriate and meaningful to their constituents.]*

12. ENFORCEMENT AND MONITORING

Implementation and enforcement of these regulations shall consist of:

A. Licensing

*[**Guidance:** Some care may need to be taken to modify occupational license ordinances to make this section work, depending on grouping of license classes. Known statewide providers of such training are: the University of Florida Cooperative Extension Service, The Florida Department of Environmental Protection, and the Florida Nursery, Growers and Landscape Association (FNGLA). Some companies may provide such training in-house and some industry suppliers or associations may offer training to their customers.]*

1. All Commercial Applicators of Fertilizer within the unincorporated area of (MUNICIPALITY/COUNTY), shall abide by and successfully complete training and continuing education requirements in minimizing nitrogen leaching and phosphorus runoff from fertilizer applications prior to obtaining a (MUNICIPALITY/COUNTY) Local Business Tax Certificate for any category of occupation which may apply any Fertilizer to Turf and/or Landscape Plants. Commercial Fertilizer Applicators shall provide proof of completion of an approved training program to the (MUNICIPALITY/COUNTY) Tax Collector's office within one year of the effective date of this ordinance.

2. All businesses applying fertilizer to Turf and/or Landscape Plants (including but not limited to residential lawns, golf courses, commercial properties, and multi-family and condominium properties) must ensure that at least one employee has an appropriate certification (i.e., the Florida Department of Environmental Protection's Green Industries Best Management Practices certification), prior to the business owner obtaining a Local Business Tax Certificate. Owners for any category of occupation which may apply any fertilizer to Turf and/or Landscape Plants shall provide proof of certification to the (Municipality/County) Tax Collector's Office.

3. Non-commercial applicators not otherwise required to be certified, such as private citizens on their own residential property, are encouraged to follow the recommendations of the University of Florida IFAS Florida Yards and Neighborhoods program when applying fertilizers.

4. Within 2 years of the effective date of this ordinance, all businesses performing design, installation, or maintenance services involving Turf and/or Landscape Plants (including but not limited to residential lawns, golf courses, commercial properties, and multi-family and condominium properties) must ensure that all supervisory employees have an appropriate certification (i.e., the Florida Department of Environmental Protection's Green Industries Best Management Practices certification), prior to the business owner obtaining a Local Business Tax Certificate. Non-supervisory employees that do not apply fertilizer must be trained but do not require certification. Owners for any category of occupation which may perform design, installation, or maintenance services involving Turf and/or Landscape Plants shall provide proof of certification and training to the (Municipality/ County) Tax Collector's Office. This provision does not apply to the licensed professional practice of Landscape Architecture, Architecture, or Engineering.

*[**Guidance:** Some landscape workers may be illiterate or otherwise unable to achieve certification. Evidence of attending the training, coupled with certified supervision, is considered adequate for nonsupervisory personnel that do not handle fertilizers.]*

B. Inspections

1. The (City/County) Code Enforcement Officer or designated inspectors shall be authorized and empowered to make inspections at reasonable hours of all land uses or activities regulated by this ordinance, in order to determine if applicable provisions of the Code of Ordinances and regulations relating to Florida-friendly landscaping are being followed.

2. Inspections may be made without notice, and refusal to allow such an inspection shall be deemed a violation of this ordinance. Such failure to permit an inspection shall be sufficient grounds and probable cause for a court of competent jurisdiction to issue an administrative warrant for the purpose of inspecting, surveying or examining said premises.

3. In the event a building, structure, or land appears to be vacant or abandoned, and the property owner cannot be readily contacted in order to obtain consent for an inspection, the Code Enforcement Officer or inspector may enter into or upon any open or unsecured portion of the premises in order to conduct an inspection thereof.

4. The Code Enforcement Officer or inspector shall be provided with official identification and exhibit such identification when making any inspection.

5. It shall be the duty of all law enforcement officers to assist in making inspections when such assistance is requested by the Code Enforcement Officer or inspector.

C. Notice of Violation, Notice of Hearing and Hearing Procedure

1. Whenever the Code Enforcement Officer or an inspector determines that there is a violation of this ordinance, the officer or inspector shall follow the procedures established for bringing a case before the Code Enforcement Board or any alternative code enforcement body or shall seek injunctive relief as provided below.

2. A notice to cease a land use activity or permit issued under this ordinance shall not relieve the owner or operator of the obligation to comply with any other applicable state, regional or local code, regulation, rule ordinance, or requirement. Nor shall said notice or permit relieve any owner or operator of any liability of violation of such codes, regulations, rules, ordinances, or requirements.

D. Injunctive Relief

If any person engages in activities regulated by this ordinance without having obtained an approved permit as provided within this ordinance or continues in violation of the provisions of this ordinance or the regulations promulgated pursuant thereto, then the (City/County) may file an action for injunctive relief in a court of competent jurisdiction.

13. FEES

Permit Fees

Prior to the issuance of a permit, the applicant shall pay a fee as set forth by the Resolution No. _____, 20__. Such fee shall be used to defray the cost of monitoring the compliance of this ordinance. *[**Guidance:** or may be included in building permit fee]*

14. VARIANCES

As provided in Chapter ___ of these Land Development Regulations, the Board of Adjustment is hereby authorized to grant variances in accordance with stated provisions and can attach conditions to variances granted.

15. VIOLATIONS AND PENALTIES

A. For any violation which does not constitute a threat to life or property, the (City/County) shall have the authority to issue a citation and/or to withhold a certificate of occupancy. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his agent, or to the person doing the work. The receipt of a citation shall require that corrective action be taken within thirty (30) calendar days, unless otherwise extended at the discretion of the (City/County). If the required corrective action is not taken within the time allowed, the (City/County) may use any available civil or criminal remedies to secure compliance, including revoking a permit.

B. The (City/County) shall have resource to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this section of this ordinance, including injunctive relief to rejoin and restrain any person from violating the provisions of this section of this ordinance and to recover such damages as may be incurred by the implementation of specific corrective actions.

C. A conviction for violation of the provisions of this section shall be punishable by a fine or imprisonment, or both such fine and imprisonment as provided in Section 125.69, Florida Statues.

16. CONFLICTS AND RELATIONSHIP TO OTHER LAWS

Whenever regulations or restrictions imposed by this ordinance conflict with other ordinances or regulations, or are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule or regulation, the regulations, rules or restrictions which are more restrictive or which impose the highest standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any state or federal pollution control or environmental protection law or regulation.

17. SEVERABILITY

This ordinance and the various parts, sections, subsections and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, subsection, section or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the ordinance shall not be affected thereby. If any part, sentence, paragraph, subsection, section or clause be adjudged unconstitutional or invalid as applied to a particular property, building, or other structure, it is hereby provided that the application of such

portion of the ordinance to other property, buildings, or structures shall not be affected thereby.

18. INCLUSION IN CODE, CODIFICATION, SCRIVENERS ERRORS

The provisions of this ordinance shall become and be made a part of or replace the existing landscape regulations of the (City/County of _____). Sections of the ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "chapter", "article", or such other appropriate word or phrase in order to accomplish such intentions. Sections of this ordinance may require the correction of typographical errors which do not affect the intent. Such corrections may be authorized without need of a Public Hearing, by filing a corrected or recodified copy of same with the clerk of the (City/County of _____).

19. REPEAL

The existing regulations of the (City/County of _____), being Chapter _____ of the City/County Code as amended, are hereby repealed. The adoption of this ordinance; however, shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of said Chapter , as amended, if the violation is also a violation of the provisions of this ordinance.

*[**Guidance:** Repeal is only necessary if existing ordinances conflict with the new ordinances.]*

20. EFFECTIVE DATE

This ordinance shall take effect _____, 20___.

PASSED ON FIRST READING _____(Date)

PASSED ON SECOND AND
FINAL READING AND ADOPTED _____(Date)

_____(Signature)(Name)
Mayor-Commissioner or Chairman

Attest: _____(Signature)(Name)
City Clerk or Clerk of Circuit Court

Approved as to form and correctness:

_____(Signature)(Name)
City or County Attorney

JANUARY 2009

INTRODUCTION

This attached Model Fertilizer Use Ordinance is another tool to reduce sources of nutrients coming from urban landscapes to reduce the impact of nutrients on Florida's surface and ground waters. However, restricting fertilizer use by itself will not eliminate the impacts of nutrients from urban landscapes. Rather, a comprehensive approach is needed that includes site plan design, landscape design, irrigation system design, and fertilizer application. To assist local governments in improving their existing land development regulations, several "model" ordinances have been developed. These include:

- "Low Impact Design" ordinances which seek to reduce the impact of urbanization on our natural resources by stressing "source controls" that either minimize the generation of stormwater or minimize the pollutants that can get into stormwater.. For example, promoting development designs that minimizes clearing of natural vegetation and the compaction of urban soils. A Model Springs Protection Code is being developed by DCA, DEP, and other stakeholders that will include specific Land Development Regulation recommendations that promote Low Impact Design. This Model Code will be available in 2009.

- "Landscape Design Ordinances" since this is a major determinant in the amount of fertilizer and irrigation that is needed to maintain healthy urban landscapes and minimize adverse impacts on water resources. A model Landscape Ordinance entitled "Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida-friendly Lawns and Landscapes" was developed by a group of agencies, industries, and interest groups over a two year period and published in 2003. It was fundamentally an adaptation of earlier water conservation ordinances revised to include water quality protections for compliance with Total Maximum Daily Load (TMDL) or stormwater NPDES permit requirements. The language focuses on continuing education of lawn care and landscape professionals, proper planning and supervision during development and construction, and the use of best management practices, including the Florida-Friendly Landscape Program. This model ordinance has been renamed "Florida-Friendly Landscapes Model Guidelines for Ordinance Language for Protection of Water Quality and Quantity" updated for 2008 and may be downloaded from: http://www.dep.state.fl.us/water/nonpoint/pubs.htm.

- Finally, the 2004 Florida Legislature directed Florida's water management districts to work with interested parties to develop landscape irrigation and Florida-Friendly design standards for new construction (section 373.228, F.S.). Local governments are to use the standards and guidelines when developing landscape irrigation and Florida-Friendly ordinances. The Committee on Landscape Irrigation and Florida-Friendly Design Standards convened and developed the standards. They are published in a booklet called *Landscape Irrigation and Florida-Friendly Design Standards (December 2006)*. This document can be downloaded from: http://www.dep.state.fl.us/water/waterpolicy/land_irr.htm.

1. FINDINGS

As a result of impairment to (MUNICIPALITY / COUNTY)'S surface waters caused by excessive nutrients, or, as a result of increasing levels of nitrogen in the surface and/or ground water within the aquifers or springs within the boundaries of (municipality/county), the governing body of (municipality / county) has determined that the use of fertilizers on lands within (municipality / county) creates a risk to contributing to adverse effects on surface and/or ground water. Accordingly, the governing board of (municipality/county) finds that management measures *[**Guidance:** Optional "additional management measures than are otherwise"]* contained in the most recent edition of the *"Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, 2008,"*, may be required by this ordinance.

2. PURPOSE AND INTENT

This Ordinance regulates the proper use of fertilizers by any applicator; requires proper training of Commercial and Institutional Fertilizer Applicators; establishes training and licensing requirements; establishes a Prohibited Application Period; specifies allowable fertilizer application rates and methods, fertilizer-free zones, low maintenance zones, and exemptions. The Ordinance requires the use of Best Management Practices which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers. These secondary and cumulative effects have been observed in and on

(MUNICIPALITY / COUNTY)'s natural and constructed stormwater conveyances, rivers, creeks, canals, springs, lakes, estuaries and other water bodies. *[Guidance: as appropriate]* Collectively, these water bodies are an asset critical to the environmental, recreational, cultural and economic well-being of (MUNICIPALITY / COUNTY) residents and the health of the public. Overgrowth of algae and vegetation hinder the effectiveness of flood attenuation provided by natural and constructed stormwater conveyances. Regulation of nutrients, including both phosphorus and nitrogen contained in fertilizer, will help improve and maintain water and habitat quality.

3. DEFINITIONS

For this Article, the following terms shall have the meanings set forth in this section unless the context clearly indicates otherwise.

1. "**Administrator**" means the (MUNICIPALITY / COUNTY) Administrator, or an administrative official of (MUNICIPALITY / COUNTY) government designated by the City/County Administrator to administer and enforce the provisions of this Article.

2. "**Application**" **or** "**Apply**" means the actual physical deposit of fertilizer to turf or landscape plants.

3. "**Applicator**" means any Person who applies fertilizer on turf and/or landscape plants in (MUNICIPALITY / COUNTY).

4. "**Board or Governing Board**" means the Board of City/County Commissioners of (MUNICIPALITY /COUNTY), Florida.

5. "**Best Management Practices**" means turf and landscape practices or combination of practices based on research, field-testing, and expert review, determined to be the most effective and practicable on-location means, including economic and technological considerations, for improving water quality, conserving water supplies and protecting natural resources.

6. "**Code Enforcement Officer, Official, or Inspector**" means any designated employee or agent of (MUNICIPALITY / COUNTY) whose duty it is to enforce codes and ordinances enacted by (MUNICIPALITY / COUNTY).

7. "**Commercial Fertilizer Applicator**" means any Person who applies fertilizer on turf and/or landscape plants in (MUNICIPALITY / COUNTY) in exchange for money, goods, services or other valuable consideration.

8. "**Fertilize,**" "**Fertilizing,**" **or** "**Fertilization**" means the act of applying fertilizer to turf, specialized turf, or landscape plants.

9. "**Fertilizer**" means any substance or mixture of substances, except pesticide/fertilizer mixtures such as "weed and feed" products, that contains one or more recognized plant nutrients and promotes plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil. *[Guidance: Regulation of pest control businesses and applicators, and of pesticide use, is preempted to the Florida Department of Agriculture and Consumer Services (FDACS) by Chapters 482.242, and 487.051 (2), F.S. and suspected pesticide misuse should be reported to FDACS. Weed and feed products are registered pesticides. The Limited Commercial Landscape Maintenance Certification Program does not allow landscape maintenance workers to make any kind of pesticide applications (including weed control and/or weed and feed products) to any turf areas. Per 482.165(3) F.S., a civil penalty for unlicensed application of pesticides, including weed and feed products, may not be less than $500 or more than $5,000 for each offense.]*

10. "**Guaranteed Analysis**" means the percentage of plant nutrients or measures of neutralizing capability claimed to be present in a fertilizer.

11. "**Institutional Applicator**" means any Person, other than a non-commercial or commercial Applicator (unless such definitions also apply under the circumstances), that applies fertilizer for the purpose of maintaining turf and/or landscape plants. Institutional Applicators shall include, but shall not be limited to, owners and managers of public lands, schools, parks, religious institutions, utilities, industrial or business sites and any residential properties maintained in condominium and/or common ownership.

12. "**Landscape Plant**" means any native or exotic tree, shrub, or groundcover (excluding turf).

13. "**Low Maintenance Zone**" means an area a minimum of six (6) feet wide adjacent to water courses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

14. "**Pasture**" means land used for livestock grazing that is managed to provide feed value.

15. "**Person**" means any natural person, business, corporation, limited liability company, partnership, limited partnership, association, club, organization, and/or any group of people acting as an organized entity.

16. "**Prohibited Application Period**" means the time period during which a Flood Watch or Warning, or a Tropical Storm Watch or Warning, or a Hurricane Watch or Warning is in effect for any portion of (CITY/COUNTY), issued by the National Weather Service, or if heavy rain[2] is likely.

17. "**(MUNICIPALITY /COUNTY) Approved Best Management Practices Training Program**" means a training program approved by the (MUNICIPALITY /COUNTY) Administrator that includes at a minimum, the most current version of the Florida Department of Environmental Protection's "Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, 2008," as revised and any more stringent requirements set forth in this Article.

18. "**Slow Release**," "**Controlled Release**," "**Timed Release**," "**Slowly Available**," **or** "**Water Insoluble Nitrogen**" means nitrogen in a form which delays its availability for plant uptake and use after application, or which extends its availability to the plant longer than a reference rapid or quick release product.

19. "**Turf**," "**Sod**," **or** "**Lawn**" means a piece of grass-covered soil held together by the roots of the grass.

4. APPLICABILITY

This Ordinance shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the area of (MUNICIPALITY/COUNTY), unless such applicator is specifically exempted by the terms of this Ordinance from the regulatory provisions of this Ordinance. This Ordinance shall be prospective only, and shall not impair any existing contracts.

*[**Guidance:** Local government may adopt additional or more stringent provisions to the model ordinance. However, the local government should consider the disadvantages of confusing jurisdictional differences and should clearly demonstrate they meet at least one of the following criteria:*

- *They have verified impaired waters and are facing existing or possible TMDL requirements (under state and federal laws); or*
- *They have verified harm to human health or harm to the environment that warrants additional fertilizer requirements; or*
- *That they will improve water quality or prevent future impacts of fertilizers on the environment; and that the additional regulation is the most reasonable and cost-effective method of attaining these goals.]*

*[**Guidance:** Florida Statues 125.568(3), 166.048(3), and 373.185(3) provided that a deed restriction or covenant entered after October 1, 2001, or local government ordinance, may not prohibit any property owner from implementing Xeriscape or Florida-Friendly Landscape practices on his or her land. Any restrictions created after this date are void.]*

5. TIMING OF FERTILIZER APPLICATION

No applicator shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during the Prohibited Application Period.

*[**Guidance:** One of the most controversial issues associated with recent fertilizer ordinances enacted by local governments is the Prohibited Application Period. Some ordinances have prohibited the application of fertilizer, even slow release formulations, during the summer rainy season, typically June 1 to September 30. The reasoning is that rain occurs frequently, saturating the soil, leading to more runoff. Fertilizer management is largely about keeping the nitrogen and/or phosphorus in the root zone where it can be used by the turf. While periods of heavy rainfall contribute to washing fertilizer out of the root zone, the health of the turf grass is an equally important factor. Healthy turf grass with healthy roots and leaves is important to minimizing fertilizer movement. Because turf grass requires nitrogen throughout its growing period, its health can be negatively affected if nitrogen is deficient. Care should be taken with regards to the Prohibited Application Period until the science is better defined. Accordingly, sound science, common sense, and carefully reasoned judgment are recommended in determining how to define the Prohibited Application Period.]*

6. FERTILIZER FREE ZONES

Fertilizer shall not be applied within ten (10) feet, or three (3) feet if a deflector shield or drop

[2] World Meteorological Organization definition of heavy rain: Rainfall greater than or equal to 50 mm (2 inches) in a 24 hour period. http://severe.worldweather.org/rain/, http://www.wrh.noaa.gov/sew/MediaGuide/TermsOutlooks_Watches_Warnings.pdf.

spreader is used, of any pond, stream, watercourse, lake, canal, or wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code) or from the top of a seawall. If more stringent (MUNICIPALITY / COUNTY) Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. Newly planted turf and/or landscape plants may be fertilized in this Zone only for the first sixty (60) day establishment period, but caution shall be used to prevent direct deposition of nutrients into the water.

7. LOW MAINTENANCE ZONES

A voluntary six (6) foot low maintenance zone is strongly recommended, but not mandated, from any pond, stream, water course, lake, wetland or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent (MUNICIPALITY / COUNTY) Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. No mowed or cut vegetative material should be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over-spray of aquatic weed products in this zone. *[**Guidance:** Care must be taken to ensure erosion of the surface soil does not occur. Excessive erosion may be a greater pollution hazard than occasional proper applications of fertilizer.]*

8. FERTILIZER CONTENT AND APPLICATION RATES

[Guidance: RULE 5E-1.003(2)(d), F.A.C. contains the following provisions for golf courses, parks and athletic fields. As such, no additional specific requirements are included for these types of urban turf. The appropriate Best Management Practices listed below must be followed on such sites for nutrient management activities:

(d) Fertilizers labeled for sports turf at golf courses, parks and athletic fields shall:

1. Have directions for use not to exceed rates recommended in the document titled SL191 "Recommendations for N, P, K and Mg for Golf Course and Athletic Field Fertilization Based on Mehlich I Extractant", dated March 2007, which is hereby adopted and incorporated by reference into this rule. Copies may be obtained from the Soil and Water Science Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL 32611 or the following website: http://edis.ifas.ufl.edu/SS404.

2. Have directions for use in accordance with the recommendations in "BMP's for the Enhancement of Environmental Quality on Florida Golf Courses", published by the Florida Department of Environmental Protection, dated January 2007. Copies may be downloaded from http://www.dep.state.fl.us/water/nonpoint/pubs.htm.

Note that this does not exempt applicators at these sites from the required basic Green Industry BMP training. If other provisions of the ordinance are not appropriate for these sites, such exceptions should be noted.]

(a) Fertilizers applied to turf and/or landscape plants within (MUNICIPALITY / COUNTY) shall be formulated and applied in accordance with requirements and directions provided by Rule 5E-1.003(2), Florida Administrative Code, *Labeling Requirements For Urban Turf Fertilizers*.

(b) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in (a) above unless a soil or tissue deficiency has been verified by an approved test. *[Guidance: Soil and tissue tests for phosphorus are normally done by UF/IFAS or another accredited laboratory. FDEP has sponsored research (ca. 2007-2008) to compare several retail home test kits to IFAS extension lab results for a wide variety of Florida soils. This may allow more convenient testing by homeowners, although enforcement may be more difficult without written test results.]*

9. APPLICATION PRACTICES

a. Spreader deflector shields are required when fertilizing via rotary (broadcast) spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.

b. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces.

c. Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable.

d. Fertilizer released on an impervious surface must be immediately contained and either legally applied to turf or any other legal site, or returned to the original or other appropriate container.

e. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

10. MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATTER

In no case shall grass clippings, vegetative material, and/or vegetative debris either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways.

11. EXEMPTIONS

The provisions set forth above in this Ordinance shall not apply to:

(a) bona fide farm operations as defined in the Florida Right to Farm Act, Section 823.14, Florida Statutes, ~~provided that fertilizers are applied in accordance with the appropriate best management practices manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.~~

(b) other properties not subject to or covered under the Florida Right to Farm Act that have Pastures used for grazing livestock ~~provided that fertilizers are applied in accordance with the appropriate best management practices manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.~~

12. TRAINING

(a) All commercial and institutional applicators of fertilizer within the (un)incorporated area of (MUNICIPALITY / COUNTY), shall abide by and successfully complete the six-hour training program in the "Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries" offered by the Florida Department of Environmental Protection through the University of Florida Extension "Florida-Friendly Landscapes" program.

(b) Non-commercial applicators not otherwise required to be certified, such as private citizens on their own residential property, are encouraged to follow the recommendations of the University of Florida IFAS Florida Yards and Neighborhoods program when applying fertilizers.

[Guidance: A local government may establish a certification/education program for the application of fertilizers indicating the completion of an education program for special local requirements not covered in the above programs. Persons with only statewide certification may be required to review a local publication and sign an affidavit attesting to their reading and understanding the special local requirements.]

13. LICENSING OF COMMERCIAL APPLICATORS

(a) All commercial applicators of fertilizer within the (un)incorporated area of (MUNICIPALITY / COUNTY), shall abide by and successfully complete training and continuing education requirements in the *"Florida-friendly Best Management Practices for Protection of Water Resources by the Green Industries"*, offered by the Florida Department of Environmental Protection through the University of Florida IFAS "Florida-Friendly Landscapes" program, prior to obtaining a (MUNICIPALITY / COUNTY) Local Business Tax Certificate for any category of occupation which may apply any fertilizer to turf and/or landscape plants. Commercial Fertilizer Applicators shall provide proof of completion of the program to the (MUNICIPALITY / COUNTY) Tax Collector's office within 180 days of the effective date of this ordinance. *[**Guidance:** The ordinance is prospective only. Occasions may exist for a finite time where pre-existing contract terms mandate practices not in accordance with the BMPs. Such terms should be voided at contract expiration.]*

(b) All businesses applying fertilizer to turf and/or landscape plants (including but not limited to residential lawns, golf courses, commercial properties, and multi-family and condominium properties) must ensure that at least one employee has an appropriate *"Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries"* training certificate prior to the business owner obtaining a Local Business Tax Certificate. Owners for any category of occupation which may apply any fertilizer to Turf and/or Landscape Plants shall provide proof of completion of the program to the (Municipality/ County) Tax Collector's Office.

Florida-Friendly Landscaping Covenants, Conditions and Restrictions



Prepared for
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I. OVERVIEW

As more people move to Florida each day, continued land development is inevitable. It is imperative that Floridians find a way to coexist with their natural environment or face the possibility of forever losing valuable resources such as pristine waters and native species. To protect Florida's fragile environment, developers, homeowners, and homeowner associations must understand and address the environmental impact of their land use decisions. By minimizing their adverse impacts on the environment, these individuals and organizations can make a positive difference in preserving Florida's natural resources.[1] Accordingly, to encourage the implementation of low impact land use strategies at the homeowner level, this document recommends that developers, homeowners, and homeowner associations place Florida-Friendly Landscaping restrictive covenants on their properties.

A Florida-Friendly Landscape is one where the right plants are in the right place, watering is done efficiently, fertilizing is done appropriately, mulch is used, wildlife is attracted, yard pests are managed responsibly, yard waste is recycled, stormwater runoff is significantly reduced, and the waterfront is protected from pollutants.[2] Currently, developers interested in incorporating these practices into their community's documents and plans have no concise guidelines or certainty as to their enforcement throughout the lifetime of the project. Adding these provisions into the community's declaration of covenants gives them the force of law. Therefore, a developer acquires a fair amount of certainty that a project intended to be marketed and sold as "Florida-Friendly" will retain many of the environmental characteristics that attracted buyers in the first place.[3]

This document is a result of a joint project between Florida Yards & Neighborhoods and the Conservation Clinic at the University of Florida's Levin College of Law. It contains a practical framework of model conservation restrictive covenants, which developers or associations may selectively insert in the governing documents of their community associations. The model language offered is intended to be used by developers as guiding principles in the writing process of their own restrictive covenants or, as they are commonly known, the Declaration of Covenants, Conditions and Restrictions "CCRs."

This document provides sample language for landscaping provisions and language for other provisions that establish a system to effectively enforce these standards. By no means is it to be considered a complete CCR or a substitute for formal legal advice. A lawyer should always be consulted in the drafting of this important document and changes are encouraged to accommodate specific site conditions. Drafters should also consult relevant municipal and state laws which prevail over any language set forth herein. Any language included in a CCR which goes against law or public policy is immediately held to be invalid.[4]

The annotations and footnotes serve to guide the reader by giving background information or explanations that clarify certain provisions. The goal of achieving environmental impact reductions by using best practices will be achieved as more communities incorporate provisions such as the ones provided in this document into their own CCRs. Also, a key aspect to achieving this goal is homeowner education by the developer or by the community's association.

Given the complexity of the subject and the possibility of new technical data and government regulation in the field of water conservation, Florida-Friendly Landscaping and pollution prevention, the language in this document might quickly become outdated. The Florida Yards and Neighborhoods extension office at the University of Florida works diligently to keep up with the latest trends in these fields and can be contacted for more information. The Florida Yards & Neighborhoods also has offices in counties around the state which can be located on the web at http://fyn.ifas.ufl.edu or http://FloridaYards.org or http://www.SolutionsForYourLife.org/fyn or contacted at (352) 392-1831 Ext.243 Also, homeowners wishing to obtain additional recommendations for a specific region in Florida may check updated versions of other University of Florida's IFAS publications at http://edis.ifas.ufl.edu/ or http://SolutionsForYourLife.com.

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[1] FL Yards & Neighborhoods Handbook, *A Guide to Environmentally Friendly Landscaping*, 2 (2nd ed. 2003).

[2] FL Yards & Neighborhoods Handbook 3rd Edition, *A Guide to Florida-Friendly Landscaping* (3rd ed. 2006).

[3] *But see* Patrick A. Randolph, Jr., *Symposium: Common Interest Development Communities: Part II: Changing the Rules: Should Courts Limit the Power of Common Interest Communities to Alter Unit Owners' Privileges in the Face of Vested Expectations?*, 38 Santa Clara L. Rev. 1081, 1105 (1998) (noting that courts do not protect an expectation that a development within a subdivision will remain unchanged, but rather only assure that the changes will be uniform in application).

[4] A Patrick Rohan, *Real Estate Transactions: Home Owner Associations and PUDs* – Law and Practice, §8.00-8.28, (1977).

II. ENFORCEABILITY AND AMENDABILITY OF CCRS

According to newly enacted legislation, homeowners' association documents may not prohibit the inclusion of "Xeriscaping" or "Florida-Friendly Landscaping" provisions.[5] The main concern for developers or homeowners who are interested in conserving water and protecting the environment would be the ability to enforce and amend these provisions in their community's declarations of covenants. The reality of the matter is that since this topic is fairly new, not much case law can be found on the subject. Therefore, inferences have to be made from cases that deal with amending or enforcing restrictive covenants in subjects unrelated to water conservation or landscaping.

First, rules included in the declaration of covenants are presumed to be valid since each purchaser had adequate notice of these before buying a lot and voluntarily chose to purchase lots encumbered by restrictions.[6] Therefore, some provisions included in the declarations do not necessarily have to be deemed reasonable since the court will uphold them as long as they are not "clearly 'ambiguous,' applied arbitrarily, or violative of public policy or a fundamental constitutional right.[7] To be legally enforceable, rules regulating the use of property must be reasonable.[8]

The reasonableness standard comes into play where a court is asked to review the appropriateness of amendments to restrictive covenants. Generally, courts are more generous when reviewing amendments voted on by property owners rather than unilateral amendments done by the homeowners association or an equivalent representative group.[9] The only discernible limitation placed on any covenant amendment seems to be that it must preserve the "basic expectations created in the original scheme" of development.[10] Also, developers may retain a limited amount of power to amend the restrictions before turnover, but it must be exercised in a reasonable manner and must preserve the original scheme of development.[11] Some states have an additional judicial limitation on amendments to the restrictive covenants which provides that all property owners have to be affected equally by any modification.[12]

Two areas deserve special attention from people concerned about enforcing and maintaining a "Florida-Friendly" community. First is the possibility of some restrictions to be judicially nullified due to changes that occur outside the restricted community. This occurred in Shalimar Park Subdivision in Florida where the court held that the changes in zoning and uses of the immediate neighboring properties were so drastic that they nullified the protections of the restrictive covenants within this community since there was no detrimental effect on other property owners.[13] Second, failure of a community to diligently enforce violations to the provisions in its CCRs may result in the future inability of the community to enforce on the specific violation.[14]

III. PURPOSE

The construction of community developments is still on the rise. In 2005, the number of new residential building permits issued in Florida was 280,463—a 9% increase from the previous year and almost double the number issued in 2000.[15] This document is aimed at reducing the environmental impact of these

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[5] Fla. Stat. §720.3075(4) (2005).

[6] *Hidden Harbour Estates v. Basso*, 393 So. 2d 637, 639 (Fla. Dist. Ct App. 1981).

[7] Zelica M. Grieve, *Note and Comment: Latera v. Isle at Mission Bay Homeowners Ass'n: The Homeowner's First Amendment Right to Receive Information*, 20 Nova L. Rev. 531, 542 (1995) (quoting in part from *Constellation Condominium Ass'n v. Harrington*, 467 So. 2d 378, 381 (Fla. Dist. Ct. App. 1985) and citing to Hidden Harbour Estates v. Basso, 393 So. 2d 637 at 640).

[8] *Fla. Stat. Ann.* 718.123(1) (West 1988 & Supp. 1998).

[9] See *Hidden Harbour Estates*, 393 So. 2d 637 (board adopted lawn watering and well building restriction to control water salinity problem in community); *Nelle v. Loch Haven Homeowners'Ass'n, Inc.*, 413 So. 2d 28 (Fla. 1982)

[10] *See* Randolph, *supra* note 3 at 1119.

[11] *Nelle*, 413 So. 2d at 29.

[12] See Randolph, supra note 3 at 1103.

[13] *Crissman v. Dedakis*, 330 So. 2d 103, 104 (Fla. Dist. Ct. App. 1976).

[14] *See, e.g. Siering v. Bronson*, 564 So. 2d 247 (Fla. Dist. Ct. App. 1990). *But also see Mizell v. Deal* 654 So.2d 659 (Fla. Dist. Ct. App.1995) (finding that failure to complain of a restriction on mobile home placement in a community for one and half years *did not* amount to a waiver of the right to enforce the restrictions).

[15] Florida Research & Economic Database, Annual Building Permits data in Florida, *at* http://fred.labormarketinfo.com/analyzer/locpermitsdata.asp?geo=1201000000&cat=ECO&session=LOCPERMITS&subsession=99&areaname=Florida&tableused=BLDING&defaultcode=&roll=&rollgeo=04&time=20050100:20040100:20030100:20020100:20010100:20000100&currsubsessavail=&sgltime=0&siclevel=3&naicslvl=6 (last visited March 31, 2006).

new communities. Our goal is to inform the community associations of simple conservation methods and to increase the number of associations who follow these methods.

The University of Florida Levin College of Law's Conservation Clinic (Clinic) researched the legal process of including these CCRs in association documents. Since the governing documents—the articles of incorporation, the bylaws, and the declaration of covenants—of community associations establish the rights of owners, the state regulates the amendment of these documents. Once a developer has turned over control to the community association, changes to the governance structure become very difficult. The developer may no longer make unilateral amendments[16] and the association may only amend the governing documents if: (1) a certain percentage of Owners are present at a noticed meeting, and (2) a certain percentage of these Owners present vote in favor of the amendment at a noticed meeting.[17] However, prior to turnover, a developer may reserve the right to reasonably amend the documents without the consent of the association.[18] Thus, a developer may easily influence communities to comply with manageable conservation practices from their inception by asking their lawyer to include these model conservation CCRs in the community's governing documents at the beginning stages of the project.

The Clinic also researched the most appropriate conservation methods available within the parameters of Florida Yards and Neighborhoods. In researching water conservation methods and Florida-Friendly Landscaping, the Clinic reviewed the CCRs of other communities, spoke with conservation professionals, and examined applicable Florida laws. Even though there are different, effective conservation methods for the various regions of Florida, the Clinic decided upon a state-wide approach when choosing what type of CCRs to include. After drafting the first version, the Clinic sought the advice of various developers and conservationists across the state concerning the practical application of these CCRs. The final document offered here reflects the points and concerns of these professionals.

However, by providing this document, the Clinic offers only a practical guide to creating conservation CCRs. It is not our purpose to give developers or associations an extensive set of CCRs for community associations. These CCRs are based on current Florida law and current scientific data.[19] As the law changes and new scientific data emerge, this document will also need to be revised. A lawyer should review any clauses to be inserted into an association's formal documents and amend them as necessary to account for conflicting law or any unique constraints within the association.

Developers and associations should also bear in mind that the model CCRs in this document are only one approach to increasing conservation in Florida. There are many effective conservation methods available and should be considered. Florida Yards and Neighborhoods brochures may be requested for additional information on the latest conservation methods and ideas.

IV. SAMPLE EXHIBIT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR A FLORIDA-FRIENDLY DEVELOPMENT

DECLARATION EXHIBIT
FLORIDA-FRIENDLY DEVELOPMENT
COVENANTS, CONDITIONS
AND RESTRICTIONS

1. PURPOSE.

The Florida-Friendly provisions in this Exhibit provide a framework to establish minimum standards for the development, installation, and maintenance of low-impact yards for communities who wish to reduce their ecological footprint in Florida. The wildlife provisions, address measures that communities can take to positively coexist with animals that will be attracted to the community by the Florida-Friendly Landscape.

2. DEFINITIONS.

2.1 "A Guide to Florida-Friendly Landscaping Handbook" means the most current version of the handbook produced by the Florida Yards & Neighborhoods of the University of Florida's IFAS Cooperative Extension Service.

2.2 "Certified Professional" means a person who possesses a certificate under Section

[16] Fla. Stat. §720.3075(1)(a) (2005).

[17] Fla. Stat. §720.306(1) (2005).

[18] *Nelle*, 413 So. 2d at 29.

[19] The data in this document is based on 2005 Florida law and information in the 2006 edition of the Florida Green Industries Best Management Practices handbook and the Florida Green Industries BMPs handbook.

3.3 below in Florida Green Industries Best Management Practices.

2.3 "Environmental Landscaping Review Committee" means a duly appointed committee made up of Certified Professionals with delegated authority from the Association to enforce certain parts of this Declaration and who advise the Association on overall environmental protection policy and enforcement issues.

2.4 "Florida-Friendly Landscaping" or "Xeriscape" means quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Xeriscape include planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. §373.185 F.S.).

2.5 "Florida Green Industries Best Management Practices" include those practices defined in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

2.6 "Managed Areas" includes any areas managed but not owned by the Home Owner Association.[20]

3. FLORIDA-FRIENDLY LANDSCAPING

3.1 Areas Managed by the Association[21]

3.1.1 Association Services. In addition to the powers granted under its governing documents, the Association shall provide the following services:

(a) Maintenance of all Common and Managed Areas and all County, Water Management District or other governmental properties located within the Property to the extent permitted by governmental authority.

(i) The Association's maintenance of the Common Area and Managed Area shall specifically include, but shall not be limited to, the ponds, and the stormwater management system, to the extent permitted by the Water Management District and other governmental authorities.

(ii) Insect, pest and aquatic control to the extent that it is necessary or desirable in the judgment of the Association to supplement the service provided by the state and local governments, which shall include without limitation the Association's maintenance of a contract for continued inspection, maintenance, and treatment for subterranean termites.

(b) Maintenance. The Environmental Landscaping Review Committee (the "Committee") shall carefully monitor all pesticide applications, lawn and landscaping services, and fertilizer applications performed in the Common Areas and in the Managed Areas to ensure that Florida Green Industries' BMPs are followed.

(c) General Use of Common Areas. Homeowners shall refrain from any acts that negatively impact the environment and wildlife in Common and Managed Areas.

3.2 Environmental Landscaping Review Committee.

3.2.1 General Duties. The Committee shall design, manage, and maintain the environmental landscape for the development. The Committee shall make all environmental landscaping

[20] In some communities, privately owned areas are managed by the Homeowners Association. This definition lets the reader know that there is a distinction between common areas and areas not owned but managed by the Home Owner Association.

[21] In a situation where there is a Community Development District in addition to, or rather than, a Homeowner's Association, the definition of Association may be amended to include the Community Development District.

decisions within the development in accordance with the guidelines set forth in the most current edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries ("Florida Green Industries BMPs handbook"). Environmental landscaping decisions includes, but is not limited to, decisions connected to landscaping, irrigation, pesticide application, fertilization, water conservation, and wildlife conservation. If a Homeowner desires to make an environmental design change to their property including changes to their landscape or irrigation system, the Homeowner shall, prior to making any change, seek approval for such design change by submitting a design change application to the Committee. No later than 30 days after the date on which the Homeowner submits a design change application to the Committee, the Committee shall provide written notice to the Homeowner approving or denying the proposed design change. The Committee shall not approve any proposed design change that fails to conform to the development's design concept. No approval shall be required for design changes involving the planting of annuals, planting of pre-approved plants or trees, or for the removal of deceased or diseased trees. The Committee shall keep, account, and maintain records for all environmental landscaping management and maintenance decisions made by the Committee. If a Homeowner submits a written request for documents relating to the management and maintenance of the development's environmental landscaping, the Committee shall, within a reasonable time after the date on which it received the request, submit such documents to the Homeowner. The Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries is attached and incorporated by this reference as attachment "A"

3.2.2 Irrigation Plan & Operation Manual. The Committee shall develop an irrigation plan for the Development that includes, but is not limited to, an irrigation system layout identifying the location of the irrigation system components, irrigation times and maximum irrigation application rate per lawn, area, or zone.[22] The irrigation plan shall meet or exceed state and local water regulations. Subject to the limitations under Section 3.2.1, the Homeowners may request and the Committee shall provide a copy of materials including, but not limited to, the irrigation plan and the operation manual for all irrigation systems.

3.2.3 Irrigation Scheduling ***(Local governments cannot require this section, but HOAs can adopt voluntarily.)*** The Committee shall create an irrigation schedule. If the Committee does not employ innovative technology including, but not limited to, soil moisture sensors or ET Controllers, the Committee shall, for all Managed Areas and Common Areas managed by the Association, create an irrigation schedule consistent with the UF/IFAS Extension irrigation scheduling recommendations to the extent that they meet or exceed state and local law. In developing an irrigation schedule, the Committee shall take into account seasonal plant water requirements, recent rainfall, recent temperature extremes, and soil moisture. The Committee shall, in accordance with the Irrigation Schedule, manage the irrigation systems used in the Common Areas and Managed Areas. The Committee shall account for and exempt newly installed landscaping in the irrigation schedule.

3.2.4 Irrigation Preventative Maintenance Program. For Common Areas and Managed Areas, the Committee shall implement a preventative maintenance program that includes but is not limited to the following:

(a) replacing worn or broken components,

[22] Other requirements may be added depending on how broad the developer or association wishes the irrigation plan to be but the drafter should always be cautious and aware of local irrigation laws or rules. The plan should include exceptions for newly installed landscaping which usually requires longer irrigation timing.

(b) identifying and repairing leaks,

(c) identifying and repairing broken or faulty sprinkler heads,

(d) identifying and repairing system malfunctions,

(e) periodically calibrating irrigation system to determine proper watering time,

(f) periodically monitor water bodies to detect sudden increase in algae growth, and

(g) performing weekly visual inspections to identify excessive runoff including standing water.

3.2.5 Pesticide Records for Common Areas. The Committee shall obtain from the certified pesticide application company or from the Association, accurate pesticide application records including records for any restricted use pesticides used in the Common Areas and Managed Areas as may be required by Florida law.[23] The Committee shall maintain these pesticide records for 2 years from the application date or as may be required for pesticide applicators by Florida law.[24]

3.2.6 Solar Power. The Association may not prohibit any Homeowner from installing solar power or water heating systems on the Homeowners' private property. The Association may regulate the aesthetics and construction of such systems.

3.2.7 Environmental Landscaping Violations. If the Committee has knowledge that a Property is not complying with the water conservation, landscaping, fertilizing, or pesticide application parts of this Declaration the Committee shall notify the Homeowner and give _____ days to cure the problem. If the Homeowner does not cure the problem within the allotted time frame, the Committee may take reasonable measures to correct this problem, bill the Homeowner for the work performed on the Homeowner's Property to cure such problem and take any other enforcement actions as provided by this Declaration.

3.3 Certification Requirements. Only those employees of landscaping, fertilizing, or pesticide application companies who have a current certificate of completion of training in Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the UF/IFAS Extension Service and who demonstrate that the company's principles follow these Best Management Practices shall be allowed to service Homeowners' properties, Common Areas and Managed Areas in the Development. The Committee shall maintain an updated list of Certified Professionals who may perform landscaping, pesticide or fertilizing services within the Development and shall update this list every 6 months. Homeowners not using the for-hire contractors included in the Committee's Certified Professionals list shall obtain written permission from the Committee before any services are performed in a Homeowners property.

3.4 Florida-Friendly Landscaping. The Association may not prohibit any Homeowner from implementing Florida-Friendly Landscape or Xeriscape on the Homeowner's private property.[25]

3.4.1 Pre-landscape Installation. Before landscape installation starts and for every lot where the Developer intends to install landscaping, the Developer shall, after final grade, obtain soil analysis information from a reputable soil testing lab or the University of Florida/IFAS Cooperative Extension facility to assess soil conditions such as soil type and texture, and pH.[26]

[23] Florida pesticide law requires certified applicators to keep records for 2 years of all restricted use pesticides applied. *See* Fla. Stat. §487.160 (2005).

[24] The Florida Yards & Neighborhoods program recommends that pesticide records should be kept longer than 2 years for the successful implementation of an Integrated Pest Management program.

[25] Fla. Stat. §720.3075(4).

[26] An analysis of soil infiltration rate is also recommended but implies extra costs. For soil testing recommendations and information see the Soil and Water Science Department, Florida Cooperative Extension Service, University of Florida/IFAS at http://edis.ifas.ufl.edu/SS156 (last visited 4/10/2006).

The Developer shall make this information available to the Association and to all purchasing Homeowners. If after turnover of control to the Association, the Association intends to install new landscaping in the Common or Managed Areas it may only do so if the soil testing information on file for that lot is less than _____ years old. If the soil tests on file for the lot where new landscape will be installed are more than _____ years old, the Association shall obtain soil analysis information from a reputable soil testing lab or the University of Florida/IFAS Cooperative Extension facility. Homeowner's are strongly encouraged to follow the recommendations of a soil analysis from a reputable soil testing lab or the University of Florida/IFAS Cooperative Extension facility when installing new landscape on the Homeowner's Property.

3.4.2 Plant/Turf Selection and Design. In accordance with the most current version of the UF IFAS Florida Yards & Neighborhoods Plant List, the Developer shall select turfgrass and landscape plants suited to the soil and other site characteristics described under Section 3.4.1 above. The Developer shall design the landscape so that plants serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the Development. The Association and the Homeowners shall use plants listed in a plant palette approved by the Committee or refer to the most current version of the UF IFAS Florida Yards & Neighborhoods Plant List.

3.4.3 Plant Installation. All plant installations shall be conducted in accordance with the most current version of the Florida Green Industries BMPs handbook guidelines.

3.4.4 Mulching. All mulching shall be conducted in accordance with the most current version of the Florida Green Industries BMPs handbook guidelines. Mulch shall be placed at least 3-4" from the trunks of trees or the stems of landscape plants and shall be maintained at a depth of 2 - 3." Organic mulch may require weeding and replenishment once or twice a year to maintain a total depth of 2 – 3." Mulch shall be applied to a tree's drip line or beyond at least an 8' diameter around the tree. Organic mulch and recycled mulch including leaves, pine needles, grass, and shrub clippings are recommended. Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. The use of cypress mulch may not be recommended.

3.4.5 Fertilizer Use.

(a) Selection and Application. Homeowners are strongly encouraged to follow the fertilizing recommendations of the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping when fertilizing on their own. All fertilizing companies hired to service a Homeowners lawn shall follow Florida Green Industries BMPs and have a valid certification as prescribed in Section 3.2. Fertilizers and pesticides may not be applied within a minimum of 10 feet from the edge of any water body.[27] For the purposes of this section, water body includes, but is not limited to, creeks, lakes, ponds, rivers, streams, lagoons or stormwater retention areas not under the Water Management District jurisdiction, or those delegated to the Association by the Water Management District.

3.4.6 Mowing. Mowing in Common Areas and Managed Areas shall be done in accordance with the most current version of the Florida Green Industries

[27] Community Associations may wish to establish a buffer zone or low impact zone at a greater distance. Some local governments may have more restrictive ordinances. *See* TAMPA, FLA., CODE § 13-163 (2006).

BMPs handbook and by certified landscaping contractors as prescribed in Section 3.2. Homeowners are strongly encouraged to follow the suggested mowing recommendations in the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. All landscaping contractors performing environmental landscaping services on a Homeowners property shall act in accordance with the most current version of the Florida Green Industries BMPs handbook and have a valid certification as prescribed in Section 3.2. Mowing adjacent to swales or water bodies shall be performed such that no clippings are deposited into any swales or water bodies.

3.4.7 Disposal of Landscape Material.

(a) Turf Clippings. Unless the turf is diseased, turf clippings shall be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads shall be swept onto turf areas or composted. Turf clippings or landscape material shall not be deposited in any swales or water bodies.

(b) Composting. The Committee shall not prohibit any Homeowner from installing compost bins on the Homeowner's private property. The Committee may regulate the aesthetics and siting of composting activities. Any person discarding any plant material shall follow all applicable state and local ordinances.

3.5 Water Conservation.

3.5.1 Irrigation Systems.

(a) Installation & Design. All irrigation systems in the Development shall be installed according to the state Standards for Landscape Irrigation in Florida and shall meet or exceed all state and local regulations. The irrigation systems of any areas that do not have local irrigation regulations shall, at a minimum, meet the state Standards for Landscape Irrigation in Florida. The irrigation system shall be designed so as to not overlap with water coverage zones, not to water impervious areas, and not to irrigate within three (3) feet of the building foundation. The irrigation design shall separate turf irrigation areas from landscape bed irrigation areas. All irrigation systems shall meet current Best Management Practices as established by the most current version of the Florida Green Industries BMPs handbook, including the uniform distribution of water throughout all zones.[28] Before and during construction, the designer of the Irrigation System shall approve in writing any changes to the irrigation design. A copy of the state Standards for Landscape Irrigation in Florida is attached and incorporated by this reference as attachment "B."

(b) Maintenance. Irrigation systems shall be continuously maintained in working order so that the application rate of water to landscape and grass does not exceed the ability of the soil to absorb and retain water applied during one application. Homeowners shall comply with the requirements of this Article and shall maintain the irrigation systems within their Property boundaries. The Association shall within the Common Areas and Managed Areas, make monthly inspection of all automatic irrigation systems for operating defects, periodically calibrate all automatic irrigation systems, and seasonally reset the irrigation controllers or

[28] This sentence should refer to the most current version of the Florida Green Industries BMPs manual and not to a specific set of guidelines since new editions of the BMPs manual will eventually come out.

timers to account for changes in plant growth and local weather conditions. The irrigation system shall meet or exceed the rules of the State, the controlling Water Management District and the local government. If a Homeowner's irrigation system does not function properly, the Committee may correct this problem as provided under Section 3.1.5 above.

3.5.2 Rain Shut-off Devices or Soil Moisture Sensors.

(a) Installation. Rain shut-off devices or soil moisture sensors shall be installed and operational for all in-ground irrigation systems. Rain shut-off devices shall be placed in open areas to prevent incorrect readings. Flow meters, tensiometers, and other irrigation tools may be used to help make good irrigation management decisions.[29]

(b) Maintenance. The Association shall maintain rain shut-off devices or soil moisture sensors in all the Common Areas and Managed Areas. The Homeowners shall maintain the shut-off devices or soil moisture sensors within their property boundaries if such devices are not managed by the Association.

3.5.3 Homeowner Education. The Association shall create a Florida-Friendly educational package that includes, but is not limited to, a copy of the Association's CCRs as well as any other relevant water conservation and Florida-Friendly Landscaping information. The Association shall provide a copy of this educational package to all subsequent purchasers. The Association shall recommend that Homeowners consult with local, county, or state FYN extension offices when appropriate.

3.5.4 The Association shall ensure that all subsequent purchasers receive a copy of the Irrigation Plan and Schedule and operating manuals, including any warranties, for the following:

(a) irrigation systems,

(b) rain shut-off devices,

(c) soil moisture sensors, and

(d) any other mechanical or electronic device implemented in the Irrigation Plan.

When a Homeowner sells their home, the Homeowner shall notify the Association of the transfer and the Association shall provide the new Homeowner with a copy of the operating manuals and any applicable warranties as stated above in this Exhibit. The Association may conduct an educational program on Florida-Friendly Landscaping to educate all Homeowners and Association members at least once a year.[30]

3.6 Pest Control

3.6.1 Pesticide Application. Preventive[31] blanket applications of pesticides are prohibited, except those performed as part of an IPM program in accordance with the most current version of the Florida Green Industries BMPs handbook or for termite prevention. All pesticide applications in Common Areas shall be done by a Certified Professional and in accordance with the most current version of the Florida Green Industries BMPs handbook. Homeowners are strongly encouraged to use alternative methods for controlling pest problems and to

[29] Pursuant to Fla. Stat. §373.62, any person who purchases and installs an automatic lawn sprinkler system after May 1, 1991, shall install, and must maintain and operate, a rain shut-off device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

[30] This is strongly suggested to ensure Homeowner compliance with these Florida-Friendly CCRs and may be also done through an informational community website or bulletin board.

[31] Preventative applications are those which are done regardless of whether there are pest problems or not. Blanket applications may be used when necessary to cure an existing pest problem.

follow the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. However, all pest control companies servicing a Homeowner's property shall have valid state and county licenses, follow Integrated Pest Management as prescribed in the Florida Green Industries BMPs handbook, and have a valid certification as prescribed in Section 3.2.

3.7 Stormwater

3.7.1 Reserve Funds for the Stormwater Management System. _____ % of the initial working capital fund shall be set aside for maintenance and any future repair of the stormwater management system. The amount shall only be used to address issues relating to the stormwater management system.

3.7.2 Runoff. The Developer shall not divert roof or structure runoff to drain onto impervious surfaces.[32] Homeowners shall not alter roof or structure drainage in any manner that channels runoff onto impervious surfaces[33] and shall comply with the local government, FDEP, and Water Management District requirements for stormwater management including proper erosion and sediment control.

3.7.3 Construction and Renovations. During the construction or renovation of a dwelling, the Homeowner or the Homeowner's builder shall control erosion and sedimentation during and after construction, stabilize cleared areas, limit stockpiles, protect stormwater inlets during construction, remove temporary control systems after construction, and limit the placement of gutters and drains.[34] The Homeowner's builder shall comply with the local government, FDEP, and Water Management District requirements for erosion and sediment control.[35] The Association shall not prohibit the following structures and activities including, but not limited to, cisterns, rain barrels, rain gardens, washing cars on lawns and other pervious surfaces, and the use of low-impact development (LID) designs including, but not limited to, curb cuts and swales. Where possible, all construction and renovation shall use LID designs and practices that reduce stormwater runoff. LID designs and practices that reduce stormwater runoff includes, but is not limited to, designs and practices creating curb cuts that direct the flow of runoff to depressional areas and designs and practices adding depressional areas such as rain gardens and swales, including pervious surfaces.

3.7.4 Stormwater Management Areas. Any stormwater systems managed by the Association shall follow all regulations or recommendations stipulated by local government, the local Water Management District, and any other applicable agency.[36]

3.7.5 General Stormwater Pollution Prevention. The Association shall not prohibit the following structures and activities including, but not limited to, cisterns, rain barrels, rain gardens, washing cars on lawns and other pervious surfaces, and the use of LID designs including, but not limited to, curb cuts and swales. Where possible, the Association and the

[32] Gainesville's current storm water management ordinance states impervious surfaces include but are not limited to driveways, parking lots, patios, decks, walkways, athletic courts, and other similar surfaces: See Ch. 27, Art. V, §27-237—Definitions.

[33] Allowing stormwater to drain onto the adjacent landscape reduces the amount of irrigation that is needed to sustain that landscape.

[34] Gainesville's development code ordinance on design standards lists precautions to control erosion and sedimentation problems: See Ch. 30, Art II, Subdivision II, 9 §30-27.

[35] See Gainesville Ordinance Ch. 30, Article VIII.

[36] In general, Water Management Districts do not allow homeowner associations to manage or maintain stormwater ponds unless the association applies for, and meets certain permit criteria. Water Management Districts prefer that local government stormwater utilities manage and maintain stormwater systems if the local government body is willing to take on the monitoring and maintenance of the stormwater pond: See F.A.C. Ch 40C-42.027(1)(2)(4). If an Association does take on the monitoring and maintenance of a stormwater system, then the Water Management District dictates guidelines for permit qualification and maintenance: See F.A.C Ch40C-42.027 and .029. Moreover, many Water management Districts set forth recommended language for covenants and restrictions concerning stormwater maintenance. See Appendix "A" "Recommended Language For Declaration of Covenants and Restrictions" available at http://www.sjrwmd.com/programs/regulation/rules/pdfs/oprmaint.pdf.

Homeowner shall use low-impact development (LID) designs and practices that reduce stormwater runoff. The Association and the Homeowners shall not sweep organic debris, such as leaves or grass, into storm drains or curbs. LID designs and practices that reduce stormwater runoff includes, but is not limited to, designs and practices creating curb cuts that direct the flow of runoff to depressional areas and designs and practices adding depressional areas such as rain gardens and swales, including pervious surfaces.

3.8 Pets and Wildlife [Optional]. This section applies to pets and to human treatment of all wild animals anywhere within the Development on both private and common property.[37]

3.8.1 Pets. All pets shall be confined on a leash, held by and under the physical control of a responsible person at all times when they are outside a Property in the Development. Pets may not harass wildlife attracted to the Development. Pet owners shall pick up after their pets in the Development and appropriately dispose of such wastes in a trash receptacle. All local pet ordinances shall apply.

3.8.2 Hunting and Trapping. Hunting or trapping of any animal is prohibited.

3.8.3 Attracting and Taming Wildlife. Homeowners may not tame, acquire, keep, or confine any form of wildlife. Young or injured wild animals found or acquired cannot be kept or reared, and must be surrendered to a professional rehabilitative care center. Homeowners may attract wildlife by providing habitat that offers cover, water, and food for wildlife. Subject to limitations by the Association, Homeowners may provide the following habitats including native vegetation, bird feeders, nesting boxes, sheltering boxes, garden ponds, and bird baths. Artificial shelters and nesting boxes shall be maintained in good repair and not placed or distributed so as to create conflicts by harboring non-native species or attracting wildlife in such numbers as to be in conflict with humans. Nest boxes shall be constructed so that they can be cleaned and disinfected at least annually. Garden ponds and birdbaths shall be maintained in good order to prevent the proliferation of noxious insects (such as mosquitoes), toxigenic blue-green algae, bacterial pathogens, or wildlife that could present a problem for people if present in such numbers or places where conflict would occur. Garden ponds and birdbaths shall also be designed child safe in order to prevent accidental drowning by children. For more information on these topics, Homeowners are encouraged to visit the University of Florida's Wildlife Extension Web site at http://www.wec.ufl.edu/extension.

3.8.4 Killing or Harming Wildlife. Wild animals shall not be purposefully injured. Under some conditions, aversive conditioning (training animals to avoid a conflict situation through the use of unpleasant stimuli) may be used as part of a nuisance control program but never in such a way as to cause or sustain suffering of the animal. Wild animals may be humanely killed to relieve their suffering due to critical injury or illness. The recommended means by which this should be accomplished is euthanasia administered according to veterinary medical standards as established by the American Veterinary Medical Association (AVMA) in their most current guidelines, or other guidelines that have been sanctioned by The Humane Society of the United States (HSUS). Situations of extreme emergency in which human safety or the immediate relief of animal suffering is at issue could warrant exceptions to this requirement. Control of commensal rodents (rats and mice) where federal, state, or local regulation and standards rule; where human health and safety concerns are threatened; and to limit the growth and spread of a population due to human

[37] Wildlife portions of this section have been taken from the Draft Community Covenants for Harmony, FL. HSUS/Wildlife.- © Harmony Institute 2001.

causes could also warrant exceptions to this requirement. Lethal control of commensal rodents may be conducted by homeowners or registered pesticide applicators, but must be done in strict accordance to Association guidelines and state laws. The use of glueboard traps under any circumstances is expressly prohibited.

3.8.5 Feeding Wildlife. Except as provided by Section 3.8.3 above, feeding wildlife is prohibited. Homeowners recognize that wildlife may be placed at risk by feeding that habituates animals to humans resulting in diminution of an animals' fear or normal caution around humans; by abnormally concentrating animals; by increasing risk of contact between wild animals, humans or pets, and other similar situations. Wildlife may not be indirectly fed by leaving food out for companion animals. Feeding must not lead to conflicts between animals and humans. The Association may recommend proper foods and feeding schedules. The Association may also suspend all bird feeding during any period of increased nuisance wildlife activity. Bird feeders should be limited in type and number. Feeders and human-supplied water sources, including birdbaths, shall be kept clean so that disease is not transmitted. Feeders should be protected from raiding by mammals such as raccoons.

3.8.6 Wildlife Conflicts. Resolutions to conflict between humans and wild animals shall first be attempted using non-lethal means, except under extreme and immediate circumstances where human safety or the safety of a companion animal is imminently threatened. Wildlife control, including non-lethal actions, shall not be conducted simply because a homeowner considers the mere presence of a wild animal to be a "pest" or "nuisance." The approach to wildlife conflict resolution shall follow a series of steps.

(a) The conflict is identified,

(b) The species causing it is determined and, if possible, the individual animal is identified,

(c) Methods to resolve the conflict ranging from least to most invasive and injurious are identified, and

(d) An action plan that ensures the least injurious and invasive approach suitable is evaluated and undertaken before other measures are considered.

Preferably, human-wildlife conflicts should be resolved by changing human practices (such as trash management and securing stored food), modifying habitats (changing plantings or managing landscapes), and/or structural modifications (fencing or other methods to exclude animals). Whenever practicable, the cause of human-wildlife conflict shall be sought and the conditions or circumstances that led to the conflict shall be removed.

3.8.7 Wildlife Management Plan for Controlling Wildlife Populations. Circumstances may arise where the community has evaluated a conflict situation and agreed to the need to intervene in and control a local population of wild animals (not merely an individual wild animal or small number of wild animals). Substantial and significant need must be demonstrated for human intervention to be considered, and regulations and guidelines established by the Florida Fish and Wildlife Conservation Commission shall be consulted. Alternatives to control including altering human practices (such as waste handling and landscaping) and methods to exclude or repel animals should be undertaken before control measures are considered. Control measures must be undertaken through a wildlife management plan that carefully evaluates the best methods for controlling the specific species of concern and seeks the most humane long-term solution. Plans that require multiple control measures should also include long-term strategies to prevent the recurrence of the need for control measures. Control measures may include humane animal capture and relocation to other natural habitats on the

property or as allowed by state permitting authorities, reproductive intervention (such as immunocontraception for mammals or egg addling for birds), and other measures reviewed and agreed to be humane by the Association.

3.8.8 Nests and Dens. Nests of native or migratory birds shall not be taken, moved or interfered with in any manner as stipulated under applicable state and federal law. No wild animal den or nest of unprotected bird species may be disturbed, moved, or altered except as part of a planned conflict abatement program (described under Wildlife Conflict or Controlling Wildlife Populations), or under compelling circumstances of human health, safety, or security needs. Young shall not be taken or moved from dens or nests but allowed to mature until they naturally disperse, except where the conditions listed above merit more urgent response. In these circumstances, the family integrity should be maintained by methods to prevent orphaning.

3.9 Wildfire Prevention [Optional].[38]

3.9.1 Wildfire Prevention Committee. The Environmental Landscape Review Committee shall either act as a Wildfire Prevention Committee or shall appoint a separate Committee to carry out the wildfire prevention duties set forth in this Section.

3.9.2 General Duties of the Wildfire Prevention Committee.

(a) Application to Become a FireWise Community.[39] Upon initial appointment by the Association, the Wildfire Prevention Committee shall contact a FireWise representative and apply to become a FireWise Community. If recognized, the Committee shall renew their status annually. If not recognized, the Committee shall address the recognized problems and shall submit a new application annually.

(b) Wildfire Hazard Assessment of the Community. The Wildfire Prevention Committee shall employ a wildland/urban interface specialist, or a comparative professional, to complete a wildfire hazard assessment and use the assessment to create a Wildfire Hazard Plan that identifies locally agreed-upon solutions that the community can implement.

(c) List of Recommended Trees and Shrubs. The Wildfire Prevention Committee shall maintain a list of recommended plants resistant to wildfires. Homeowners are strongly encouraged to select plants from this list when installing new flora within 30 feet of a structure.[40]

(d) Public Workshops. The Wildfire Prevention Committee shall hold a public workshop at least once a year to educate Homeowners about wildfires and preventative maintenance.

(e) Educational Information. The Association shall provide wildfire prevention information to new and future Homeowners.

3.9.3 Fire-Wise Landscaping.

(a) Landscaping by the Developer. The Developer shall install

[38] This Article is not necessary for communities in areas of Florida that are not prone to wildfires. The Division of Forestry (FDOF) maps areas prone to wildfires, see http://www.fl-dof.com/wildfire/wf_fras.html.

[39] Administered by the FDOF, Firewise Communities/USA is program in which communities help prevent losses due to wildland/urban interface fire though community education and preventative practices. To become a FireWise Community, a community or neighborhood must submit an application, available at http://www.firewise.org/usa/.

[40] A plant list is available from IFAS at hort.ufl.edu/fyn/list.pdf. or at http://www.firewise.org/usa/

landscaping that mitigates the chance of wildfires and shall avoid the use of fire-prone flora.

(b) Replacement Landscaping. Any Homeowner replacing landscaping or installing new landscaping on private property shall consider the wildfire implications. Any new or replacement landscaping done in Common Areas and Managed Areas should be in accordance with the Wildfire Hazard Plan maintained by the Wildfire Prevention Committee.

3.9.4 Prescribed Burning. Before any prescribed burning, the Homeowner shall notify the Wildfire Prevention Committee and the Homeowner's neighbors. The Homeowner shall comply with federal, state, and local regulations, including obtaining a permit from the Florida Division of Forestry.

3.9.5 Preventative Maintenance by Homeowners. In addition to other preventive measures, Homeowners are encouraged to:

(a) Keep trees and shrubs properly pruned,

(b) Remove leaf clutter and dead branches if not used for mulching

(c) Dispose or compost cuttings and debris properly and promptly, according to Association and government restrictions,

(d) Store firewood away 30 feet away from the house,

(e) Maintain the irrigation system,

(f) Store and use flammable materials in a proper manner, and

(g) Keep gutters clean of debris build-up.

4. ASSESSMENTS

4.1 Florida-Friendly Landscaping Capital Fund. The Declarant shall establish a Florida-Friendly Landscaping capital fund for the initial operation of the Committee by collecting a _____% of _____or $ _____ assessment from each Unit/Lot purchaser at the time of conveyance. Amounts paid into such fund shall not be refundable nor considered as advance payment of regular, special or individual assessments.

4.2 Resale Florida-Friendly Landscaping Capital Contribution. Subsequent to the initial sale of a Unit/Lot, upon the conveyance of a Unit/Lot from one person to another, the purchaser of the Unit/Lot shall pay to the Association a "Resale Florida-Friendly Landscaping Capital Contribution." This sum shall be used and applied as a working capital fund, and shall not be refundable or applied as a credit against the Unit Owner's payment of Assessments. The Board shall set the amount of the Resale Florida-Friendly Landscaping Capital Contribution from time to time, but the amount of the Resale Florida-Friendly Landscaping Capital Contribution shall be consistent for the Units/Lots in the Development.

5. AMENDMENT PROCEDURES.

The Association may amend the Florida-Friendly Landscaping Declaration at any time provided that changes are duly announced and posted _____ days in advance of the meeting, and two-thirds (2/3) of the Homeowners present at a duly-called meeting vote in favor of the proposed amendment. [Any amendment affecting the Stormwater Management System must have the prior approval of the _____ Water Management District or any applicable governmental entity.]

6. FINES FOR VIOLATION OF THE FLORIDA-FRIENDLY LANDSCAPING DECLARATION.

In the event of a violation of any covenant in this Declaration, the Declarant or Association may suspend the rights of the Homeowner to use Common Areas for a reasonable time. Upon giving a seven (7) day notice to the Homeowner, the Declarant or Association may also levy a rea-

sonable fine, not to exceed $100 per day per violation (not to exceed $1000 in the aggregate), against the Homeowner.

7. RIGHT OF ENTRY.

The Declarant or Association shall have the right to enter any portion of the Property, including the Homeowner's private property, for the purposes of determining whether any maintenance is necessary or to ascertain Homeowner's compliance with this Declaration, so long as the entry is made at reasonable times and the Homeowner is given seven (7) days notice. In case of emergency, the Association shall have the right of entry for performing any maintenance or repair so long as a reasonable notice is given.

NOTES:

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NOTES:


DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA


UNIVERSITY OF
FLORIDA
IFAS EXTENSION

The Florida-Friendly Landscaping™ Guide to
Plant Selection & Landscape Design



WHAT ARE FLORIDA-FRIENDLY LANDSCAPES?

Florida-Friendly Landscapes protect Florida's unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion. Any landscape can be Florida-Friendly if it is designed and cared for according to the nine Florida-Friendly Landscaping™ principles, which encourage individual expression of landscape beauty. In 2009, the Florida Legislature found that the use of Florida-Friendly Landscaping™ and other water use and pollution prevention measures to conserve or protect the state's water resources serves a compelling public interest and that the participation of homeowners' associations and local governments is essential to the state's efforts in water conservation and water quality protection and restoration. Make your landscape a Florida-Friendly Landscape — do your part to create a more sustainable Florida!

SERVICES

Florida Yards & Neighborhoods is brought to Floridians by the University of Florida/IFAS Extension Service and the Florida Department of Environmental Protection, in cooperation with the five Water Management Districts. UF/IFAS Extension offers the public the following services in every county in the state at either no charge or for a minimal fee:

- Workshops and classes
- Plant and landscape advice based on current University of Florida research
- Official yard recognition program

The program also offers online resources, including numerous publications, a tutorial for custom landscape design, and a plant database.

FLORIDA-FRIENDLY LANDSCAPING™ PROGRAM OFFICE

Phone: (352) 273-4518
Web site: http://fyn.ifas.ufl.edu
Please visit our Web site to find your county Extension office.

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Introduction

WHAT IS A FLORIDA-FRIENDLY LANDSCAPE?

A Florida-Friendly Landscape is a quality landscape that is designed, installed, and maintained according to the nine Florida-Friendly Landscaping™ principles. The nine principles seek to reduce environmental impact from landscaping by properly applying water, fertilizer, and pesticides, creating wildlife habitat, preventing erosion, recycling yard waste, and employing other practices based on University of Florida research.

Not all Florida-Friendly Landscapes look alike. A wide variety of forms, styles, and types are available to the designer. Florida-Friendly Landscapes may incorporate both native and non-native plants. One Florida-Friendly yard may use a rain garden to filter stormwater runoff, while another may attract pollinators with specific nectar plants. But if cared for according to the nine principles, a Florida-Friendly Landscape can produce aesthetically pleasing, low-maintenance results that may add value to your property while helping to protect the state's natural resources.

THE FLORIDA-FRIENDLY LANDSCAPING™ PROGRAM

Preserving and protecting Florida's water resources is the focus of the Florida-Friendly Landscaping™ (FFL) Program, which promotes the nine principles with public outreach and education statewide. The FFL Program is a joint venture of the Florida Department of Environmental Protection (FDEP) and the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS). The FFL Program works in cooperation with the state's five water management districts and other agencies and organizations to achieve the common goals of water conservation and water quality protection.

LANDSCAPE DESIGN & PLANT SELECTION

So, how do plant selection and landscape design contribute to saving water and preventing pollution? The first Florida-Friendly Landscaping™ principle—"Right Plant, Right Place"—involves designing a landscape efficiently and choosing plants that fit the site. This helps reduce maintenance inputs, including irrigation, fertilization, mowing, and application of pesticides, which in turn lowers the risk of pollutants finding their way into ground or surface waters. Keeping excess nitrogen and phosphorous out of the water improves the health of water bodies and by extension the whole ecosystem. This guide will help you to create a landscape that works with the natural environment, rather than against it. Such a landscape, if maintained correctly, will require less money, time, and effort on your part, while still looking healthy and beautiful.

HOW TO USE THIS BOOK

The Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design is intended as a companion to *The Florida Yards & Neighborhoods Handbook* (4th ed., 2009). The Handbook is available through your county Extension office or online at http://fyn.ifas.ufl.edu/. The Handbook describes in detail the nine Florida-Friendly Landscaping™ (FFL) principles that are the bedrock of the FFL Program. This guide is intended for homeowners who want to take the next step and design their own Florida-Friendly Landscapes. Included in this book is information on landscape design strategies, a landscape planning worksheet, and the FFL Plant List containing many of the UF/IFAS-recommended Florida-Friendly plants for each region of the state.

The Nine Florida-Friendly Landscaping™ Principles

The nine Florida-Friendly Landscaping™ principles are the cornerstone of the Florida-Friendly Landscaping™ Program. Based on UF/IFAS science, the principles teach homeowners, builders and developers, landscape maintenance professionals, and other Florida citizens how to implement environmentally sound design and maintenance techniques in their landscapes. The principles are outlined briefly here. For more detailed information, please refer to the FFL state office Web site (http://fyn.ifas.ufl.edu) or to *The Florida Yards & Neighborhoods Handbook*.

PRINCIPLE #1: RIGHT PLANT, RIGHT PLACE

Plants well-suited to their site need less irrigation and fertilizer and are more resistant to pest infestation. Florida-Friendly Landscaping™ principles encourage the selection of the right plant for the right place, helping you create a healthy, attractive landscape that works with the natural ecosystem rather than against it. Match plants with site conditions based on USDA zone, water and light requirements, soil conditions, salt and wind tolerance, and other factors. The FFL Plant List can help you make the right plant selections for your landscape.

PRINCIPLE #2: WATER EFFICIENTLY

Overwatering not only depletes water supplies, it raises your water bill and makes landscapes more prone to pest infestation. If needed, irrigate plants according to UF/IFAS-recommended rates and application schedules, taking into account local restrictions issued by your water management district. Water only when plants show signs of wilt, preferably in the early morning. Check your irrigation system regularly for leaks and clogs. Do not water if it has rained in the past 24 hours, or if rain is forecast in the next 24 hours. By law you must install, maintain, and operate a device such as a rain sensor that prevents operation of your automatic irrigation system during periods of sufficient moisture.

PRINCIPLE #3: FERTILIZE APPROPRIATELY

If fertilization is needed, use UF/IFAS-recommended rates and application schedules to get a healthier lawn and garden. Fertilizing at the correct times and in the correct amounts not only supplies plants with the nutrients they need, it helps prevent fertilizer runoff and leaching that can get into our water supplies and interfere with ecosystem and human health. Fertilizing at the rates recommended by UF scientists helps avoid the excessive growth, pest problems, and higher water requirements that over-fertilization causes.

PRINCIPLE #4: MULCH

Florida-Friendly Landscaping™ methods recommend using mulch to protect against soil erosion, maintain soil moisture, inhibit weed growth, improve soil structure and aeration, and reduce pesticide use. A Florida-Friendly Landscape will feature one of the types of mulch recommended in *The Florida Yards & Neighborhoods Handbook* in its planting beds.

PRINCIPLE #5: ATTRACT WILDLIFE

Florida-Friendly Landscaping™ encourages Floridians to make their yards attractive to birds, bees, bats, and other creatures displaced by rapid urban development. Supply berry bushes, a bird bath, or a bat house; increase vertical layering to provide habitat; manage household pets and reduce insecticide use—all these tricks can welcome wild visitors in need of refuge. Many of these will return the favor by eating pest insects and helping to pollinate your garden!

PRINCIPLE #6: MANAGE YARD PESTS RESPONSIBLY

The Florida-Friendly Landscaping™ Program advocates a more holistic approach to pest control than merely spraying chemicals. Integrated Pest Management (IPM) creates an effective defense against yard pests while minimizing environmental impact. IPM emphasizes smart planning, proper maintenance, and natural or low-toxicity controls to ensure that plants stay healthy and resist disease and insect infestation. Chemical treatments may still be necessary in some cases, but use of toxic materials will be minimized by this approach.

PRINCIPLE #7: RECYCLE

A Florida-Friendly Landscape recycles yard waste generated by activities like mowing, pruning, and raking. Use these leftovers as mulch or compost, returning valuable nutrients to your landscape. Save money and enrich your soil by composting grass clippings, weeds, and plant trimmings and using the compost as an amendment.

PRINCIPLE #8: MANAGE STORMWATER RUNOFF

A Florida-Friendly Landscape uses porous pavers, rain barrels or cisterns, rain gardens, and swales and berms to keep rainwater on site and allow it to percolate into the ground or be captured for later use. Reducing the amount of runoff and the chance for rainwater to wash quickly into storm drains—carrying yard clippings, fertilizer, pesticide, dirt, oil, and other toxins—is the goal of managing stormwater runoff.

PRINCIPLE #9: PROTECT THE WATERFRONT

Implementing Florida-Friendly Landscaping™ design and maintenance methods helps protect water bodies from pollution. If you live on a lake, bay, river, or other water body, keep fertilizers, pesticides, and other toxins away from the water by preserving a 10-foot maintenance-free zone between your landscape and the water. Do not mow, fertilize, or apply pesticides in that area. Even if you do not live immediately on the waterfront, the pesticides and fertilizers you apply in your landscape affect the health of local water bodies through a drainage system called the watershed. The choices you make at home have much farther-reaching consequences than you might imagine.

Florida-Friendly Landscapes are all based on the same nine principles. But Florida-Friendly Landscaping™ encourages individual expression of beauty. As long as you apply the principles described in *The Florida Yards & Neighborhoods Handbook*, your landscape can be Florida-Friendly and as individual as you want.

WHAT IF I LIVE IN A PLANNED COMMUNITY?

Check with your homeowner association before you make changes to your landscape. HOAs, usually have a landscape review board and can regulate the appearance and types of plantings in your yard, as long as they do not prohibit you from installing and maintaining Florida-Friendly Landscapes.

If you live in a community with codes, covenants and restrictions that could be more Florida-Friendly, encourage your association to adopt all or part of the model Florida-Friendly Landscaping™ restrictions, found at http://fyn.ifas.ufl.edu/.

The Florida-Friendly Landscaping™ Program has a number of "success stories" which highlight water and costs savings for communities that adopt Florida-Friendly Landscaping™ and maintenance practices. Visit the Web site at http://fyn.ifas.ufl.edu/.

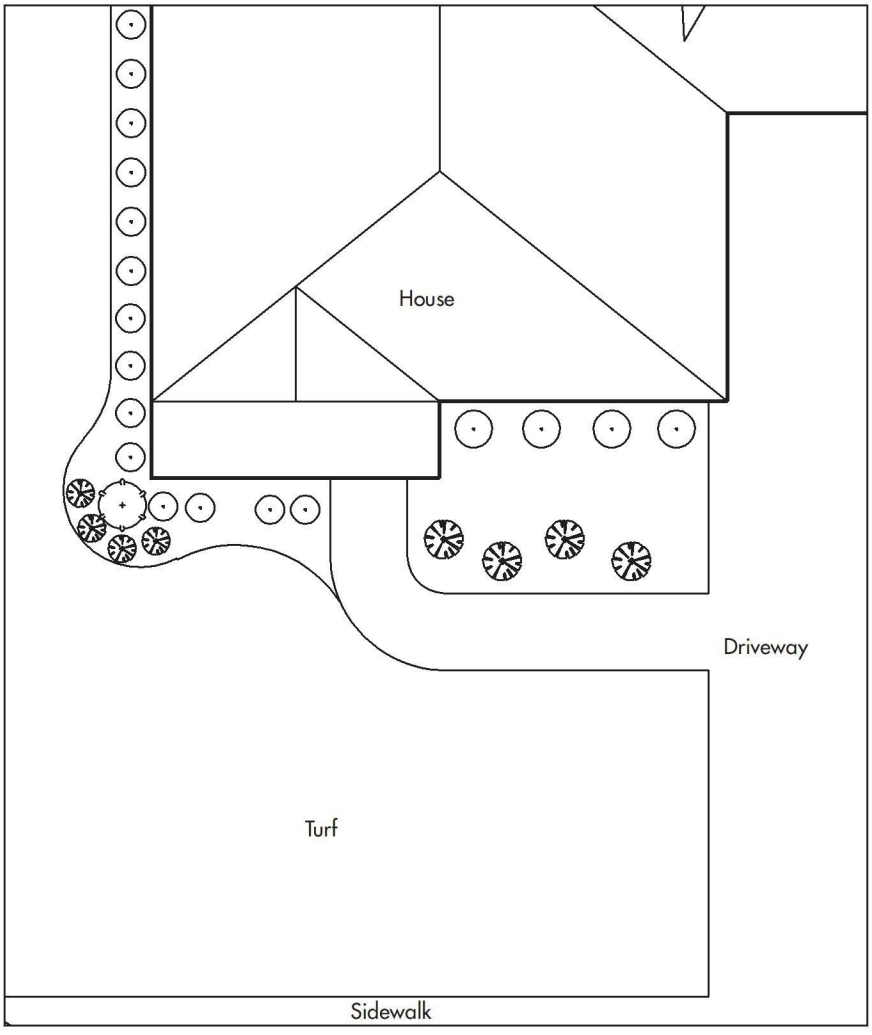
DESIGN SCENARIOS

The following eight design scenarios represent select areas of your home landscape—front entry, under windows, utility boxes, etc. Each of these scenarios was chosen because of common landscape design issues that confront a homeowner in these areas.

In each scenario, you will be shown a challenging landscape situation and learn what could be done to design a solution in a more Florida-Friendly manner. Be aware that the graphics show the improved landscapes at an early stage after plant installation. The plants will grow and eventually fill in more of the mulched area.

SCENARIO A: FRONT ENTRY
Two design options (With trees, Without trees)





Existing Landscape

CHALLENGES:

- Not enough plant material in beds
- Plants are not in scale with front of house

GOAL:

To create a visually welcoming front entry through the use of color, texture, or fragrance. Be sure to choose plants that are in scale with the size of your lot and house.

Plant Characteristics to Look For:

- Low-growing, compact plants
- Colorful
- Medium or coarse texture
- Bold forms
- Simple growth habit

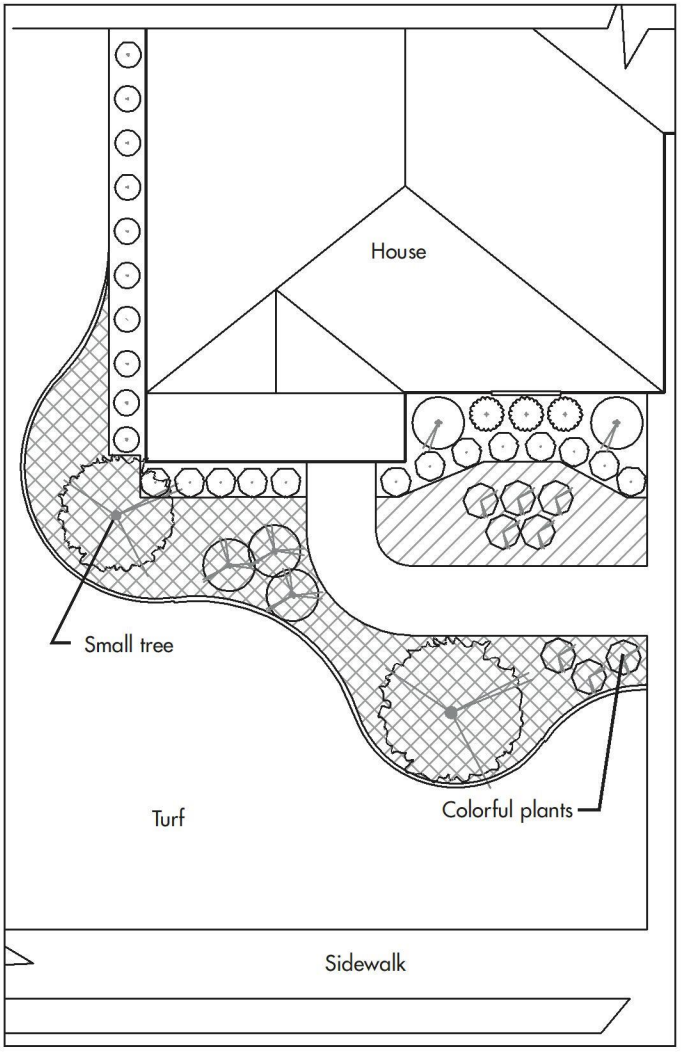
Design Solutions:

- Place low/small plants next to the walkway to reduce trimming needs
- Place interesting plants at natural view points
- Use small trees to provide a sense of scale and visual interest
- Use colorful or fragrant plants to engage the senses
- Use curved planting beds to draw the viewer's eye through the landscape

SOLUTION 1

With Trees

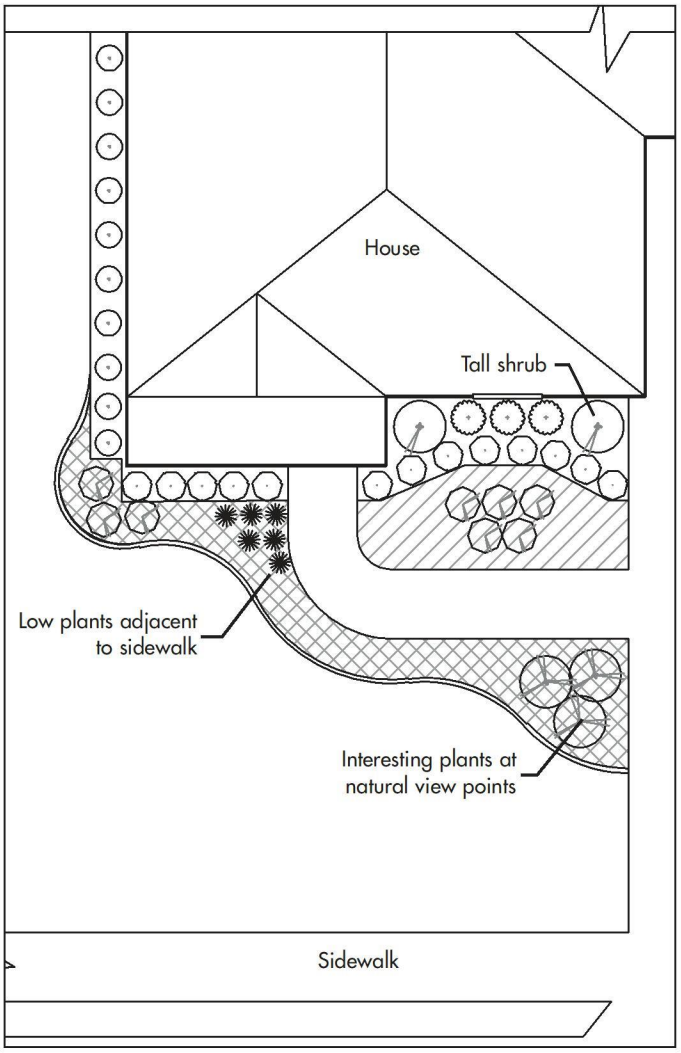




SOLUTION 2

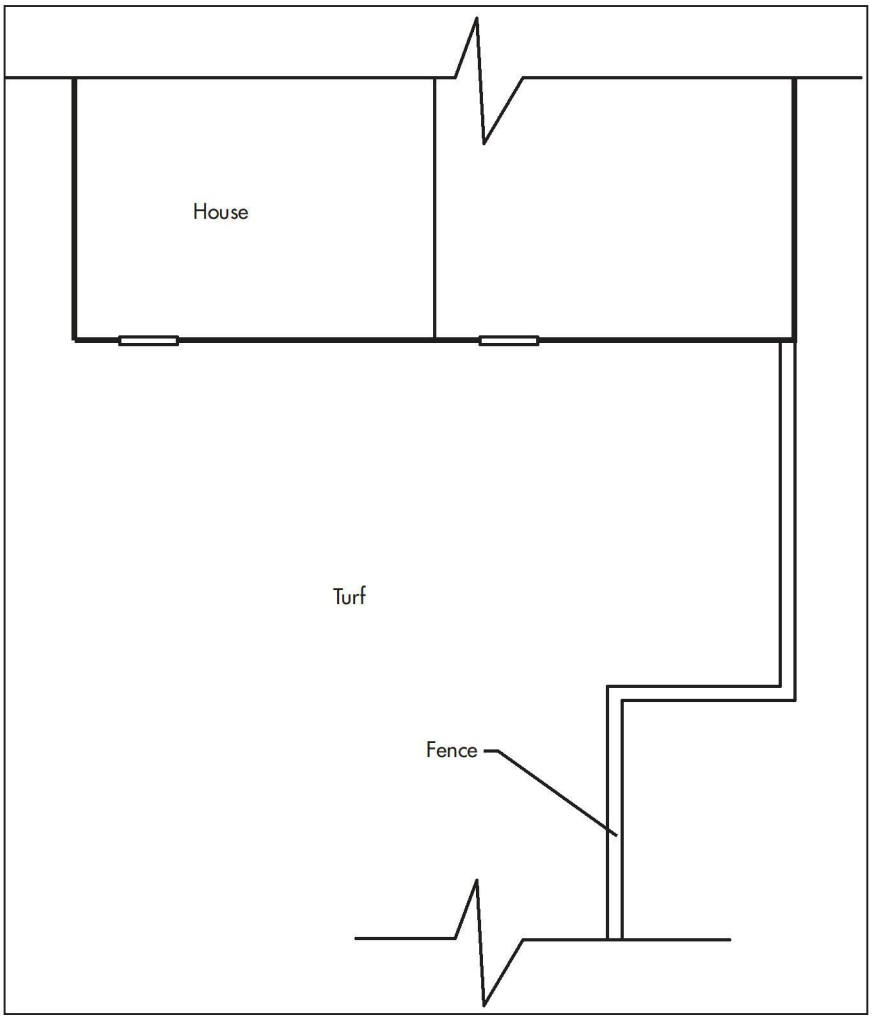
Without Trees





SCENARIO B: ALONG WALLS
Two design options (With trees, Without trees)





Existing Landscape

CHALLENGES:

- Blank wall is not visually pleasing
- Bare walls act as a heat sink during the summer

GOAL:

To break the monotony of blank walls through the use of properly sized foundation plantings. Small trees can be used to provide cooling benefits as well.

Plant Characteristics to Look For:

- Low- or medium-height shrubs
- Soft/fine texture
- Loose foliage
- Flexible branches

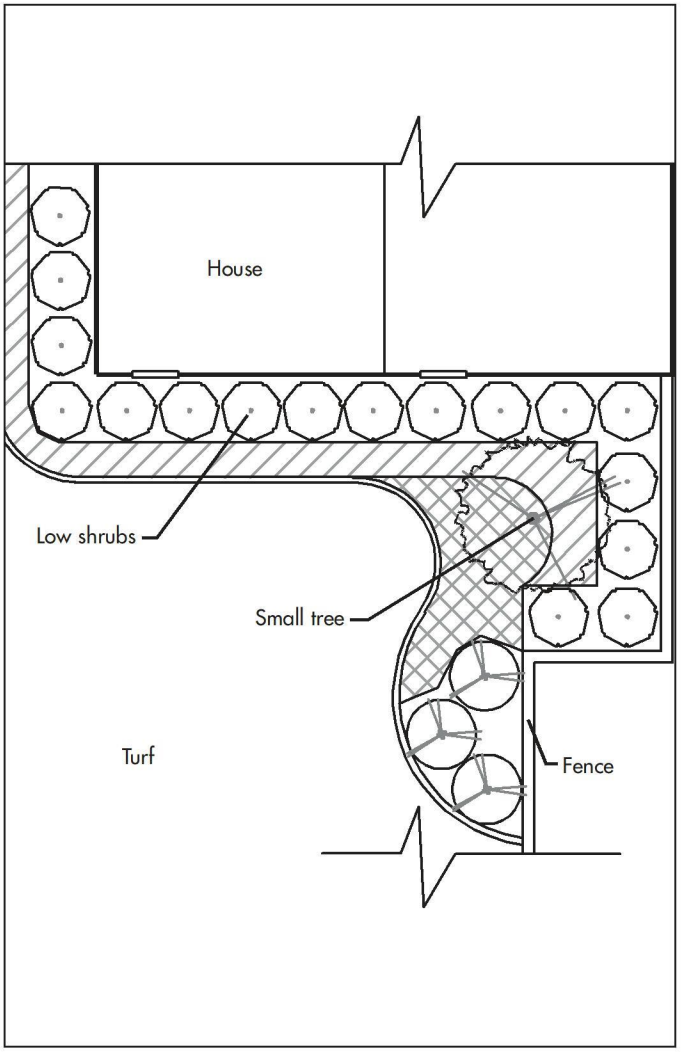
Design Solutions:

- Place root ball at least 3′ from wall to allow for air flow and maintenance access
- Choose plants with a tidy growth habit and be aware of their mature size to reduce trimming needs
- Choose plants that are color-compatible with the wall
- Consider planting small trees to provide shade and cooling benefits
- Use slightly taller plants between windows to break the monotony of a uniform hedge
- Use shrubs with soft/fine texture and flexible branches for easy pruning and to reduce injury when accessing the wall for maintenance

SOLUTION 1

With Trees

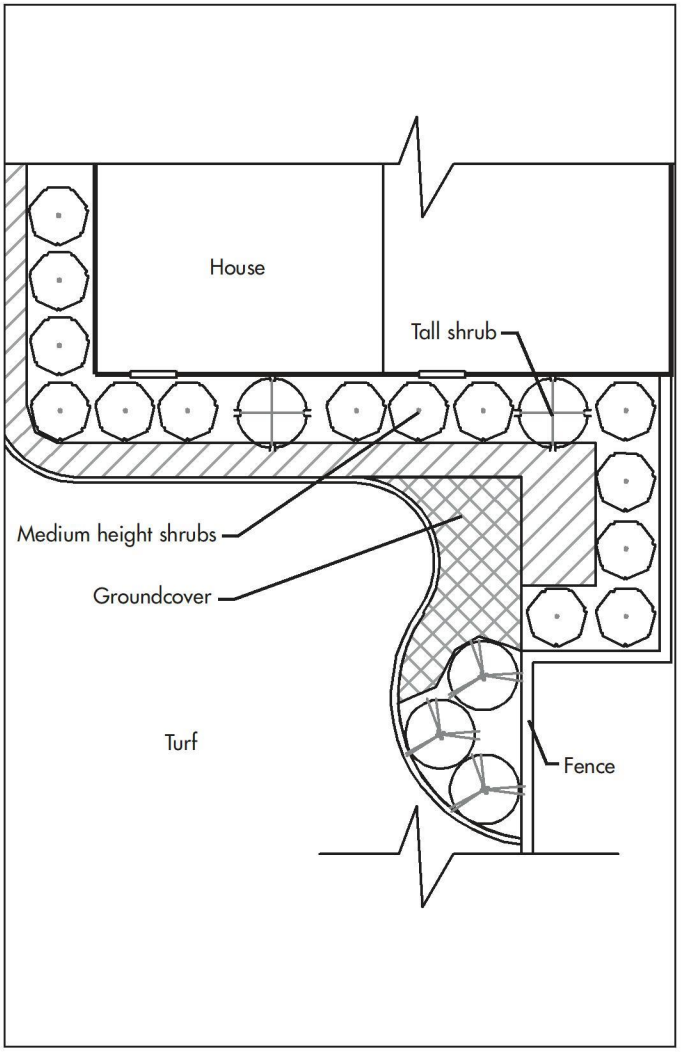




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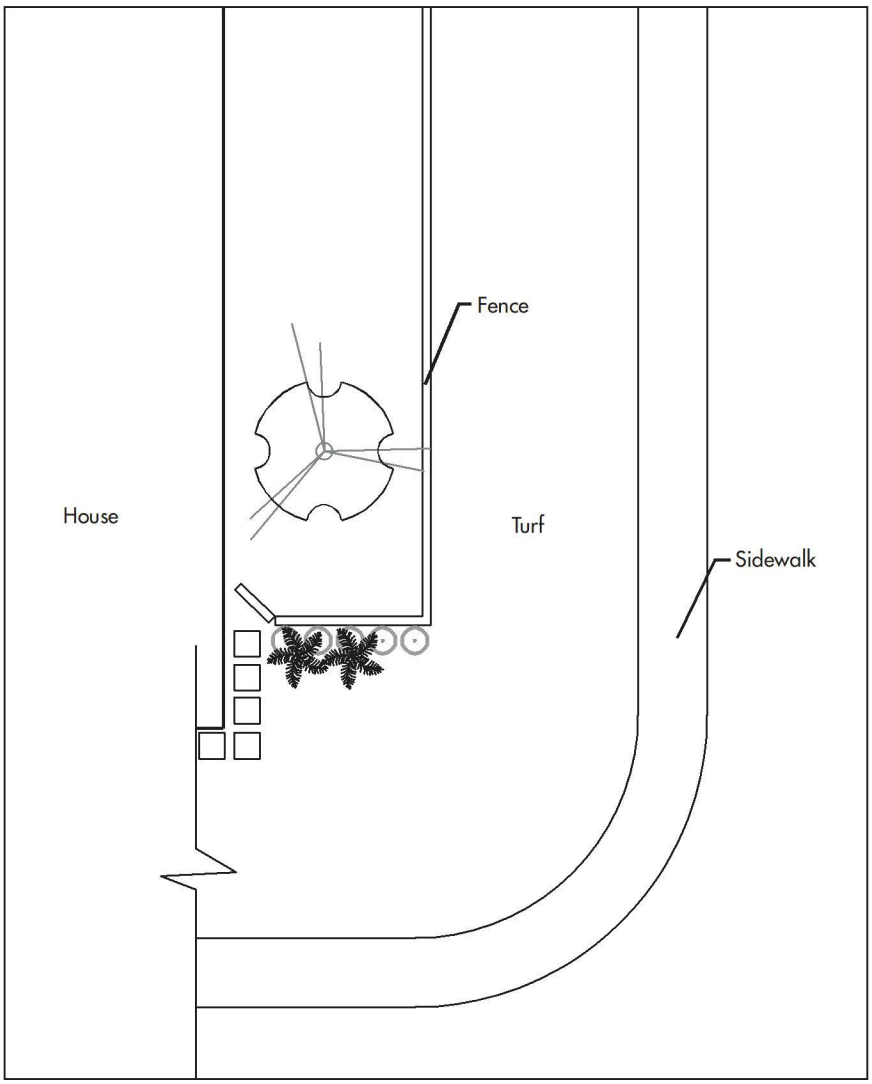
Without Trees





SCENARIO C: ALONG SIDEWALKS
Two design options (Turf buffer, Raised edging)





Existing Landscape

CHALLENGE:

- Turf is in poor condition

GOAL:

To reduce trimming and maintenance needs adjacent to the sidewalk. A 4′ turf strip or raised edging can be used to keep mulch from washing onto the sidewalk.

Plant Characteristics to Look For:

- Low growing
- Compact growth habit
- Does not attract biting or stinging insects

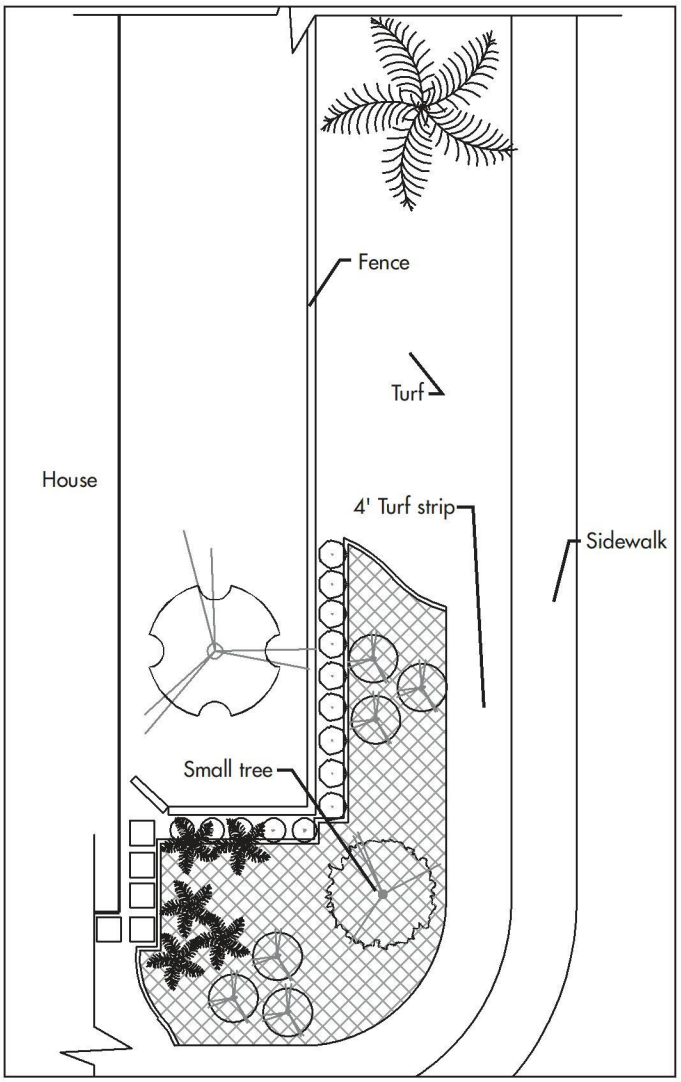
Design Solutions:

- Reduce trimming and edging needs by placing plants with clean, compact growth habits closest to walkways or by using a turf strip of at least 4′ adjacent to the sidewalk
- If a turf strip is not used, consider a raised edging to keep mulch off sidewalks
- Avoid plants that attract biting or stinging insects
- Use plants with interesting textures and colors for close viewing

SOLUTION 1

Turf Buffer Strip

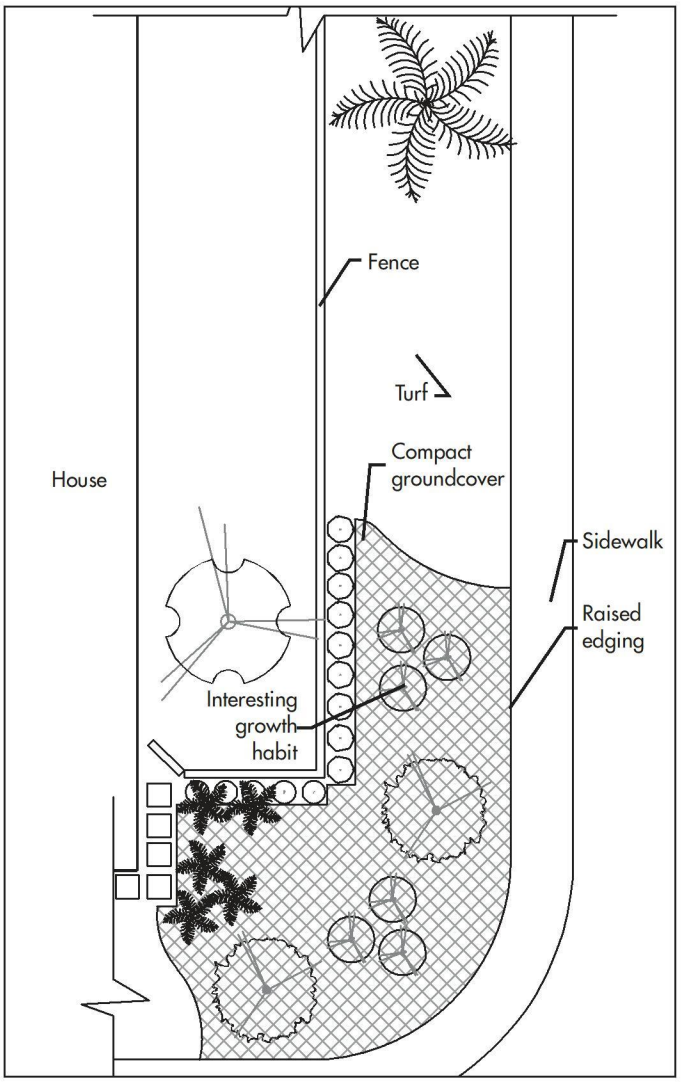




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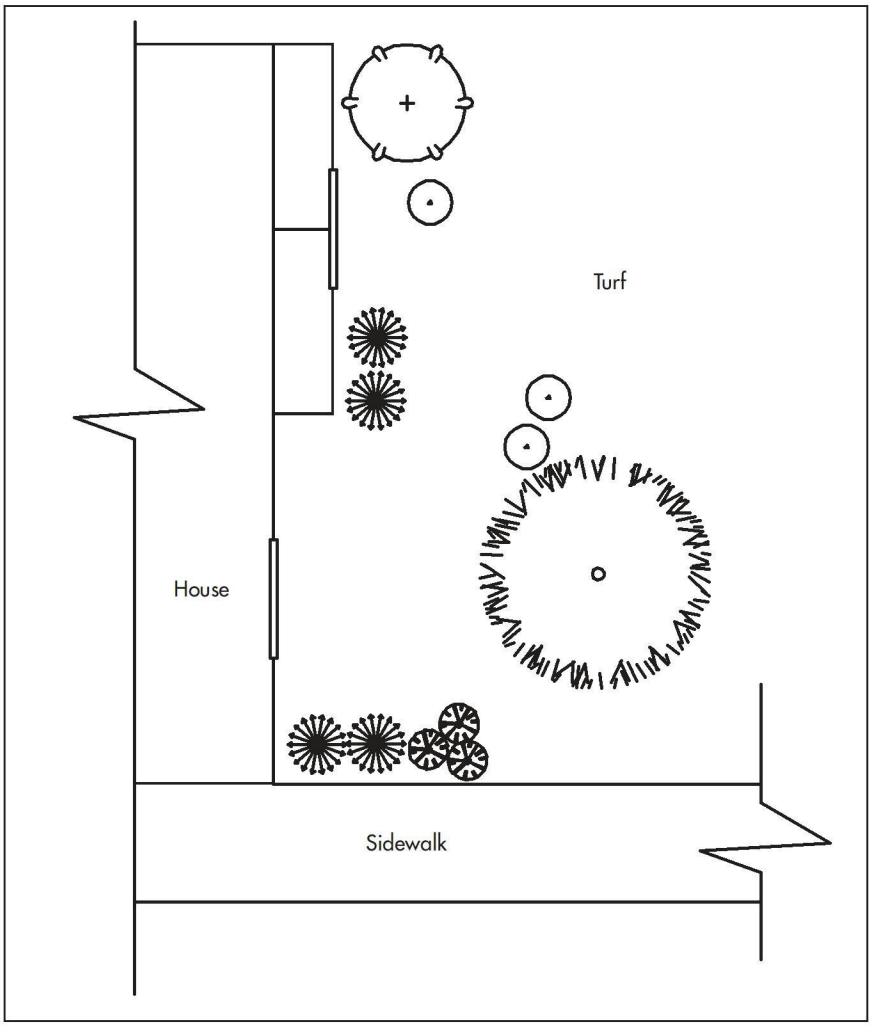
Raised Edging





SCENARIO D: UNDER WINDOWS
Two design options (No screening, Light screening)





Existing Landscape

CHALLENGES:

- Dense plant blocks rear window
- No plant material around front window

GOAL:

To frame windows with plant material to add visual interest and curb appeal. Alternately, plant material can be used to provide light screening of windows to prevent passersby from seeing in through the windows.

Plant Characteristics to Look For:

- Medium height
- No thorns or stiff leaves
- Loose foliage
- Flexible branches

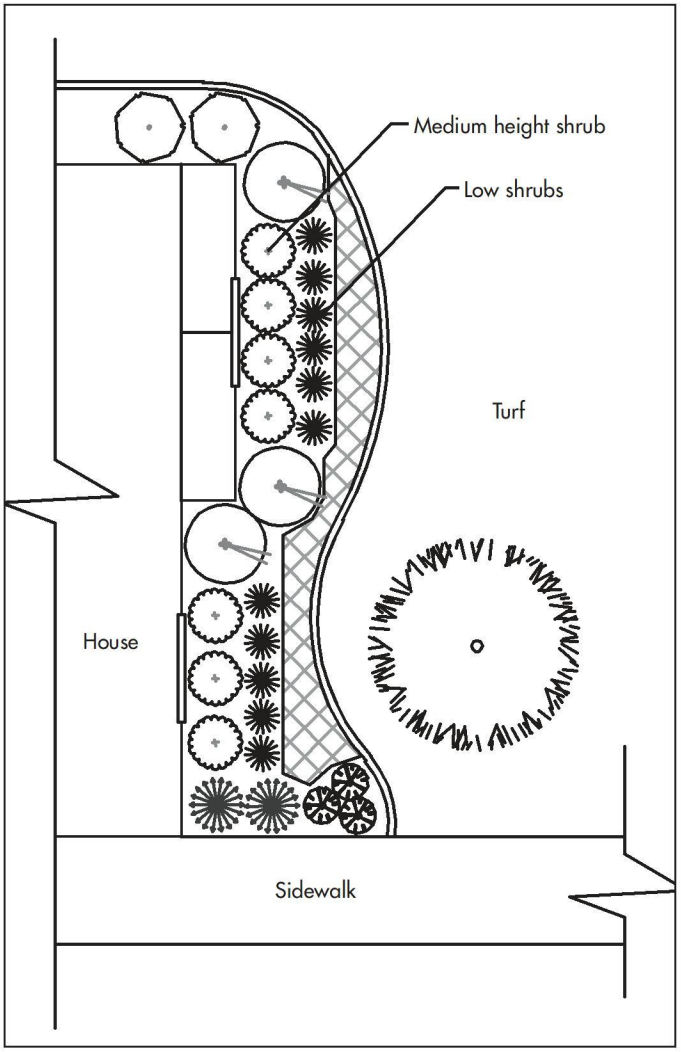
Design Solutions:

- Avoid blocking views by choosing plants with medium height and compact growth habits
- Choose shrubs with a tidy growth habit and allow enough room to access windows for cleaning and hanging storm shutters
- Avoid stiff, thorny plants that would prevent exiting from windows in an emergency situation
- Be aware of the mature size of plants and choose appropriately
- Use small trees with low canopies if shade or screening is desired

SOLUTION 1

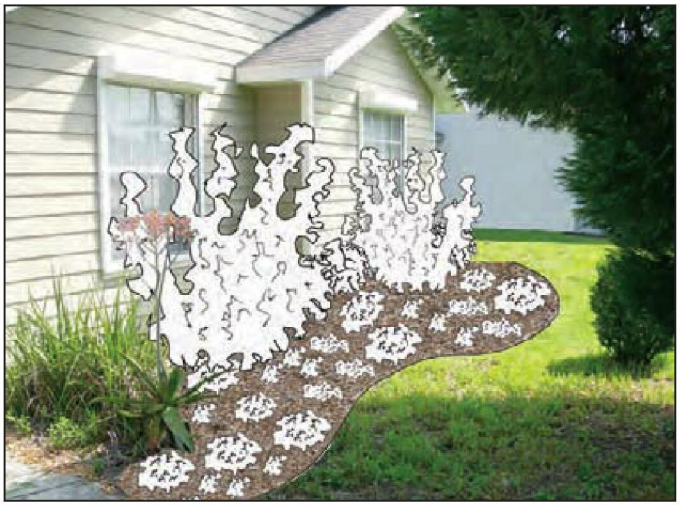
No Screening

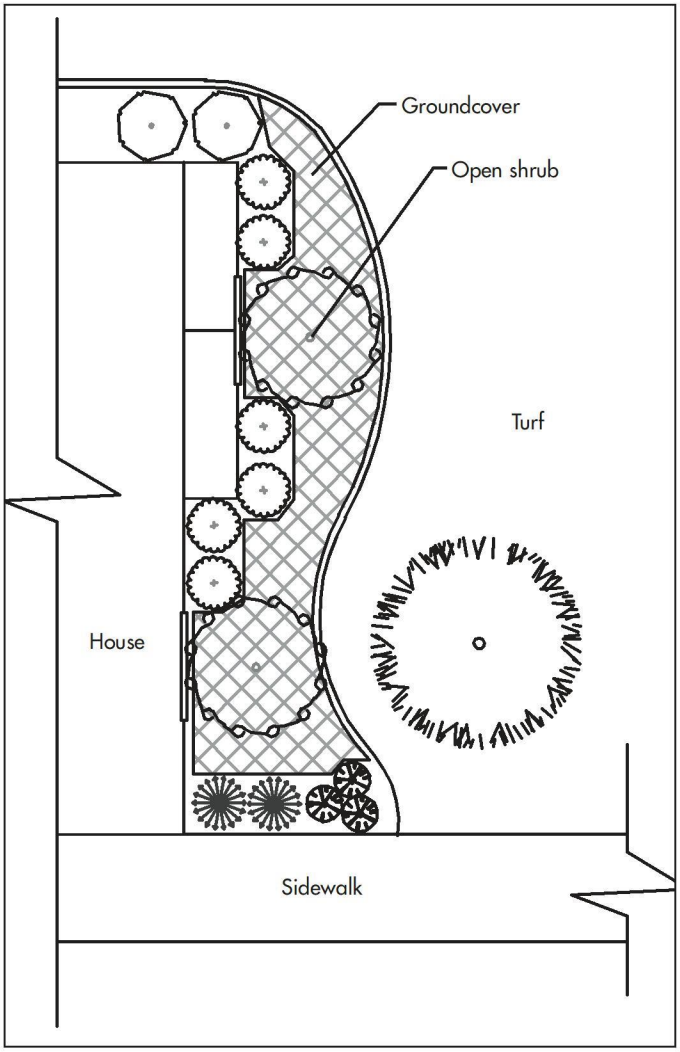




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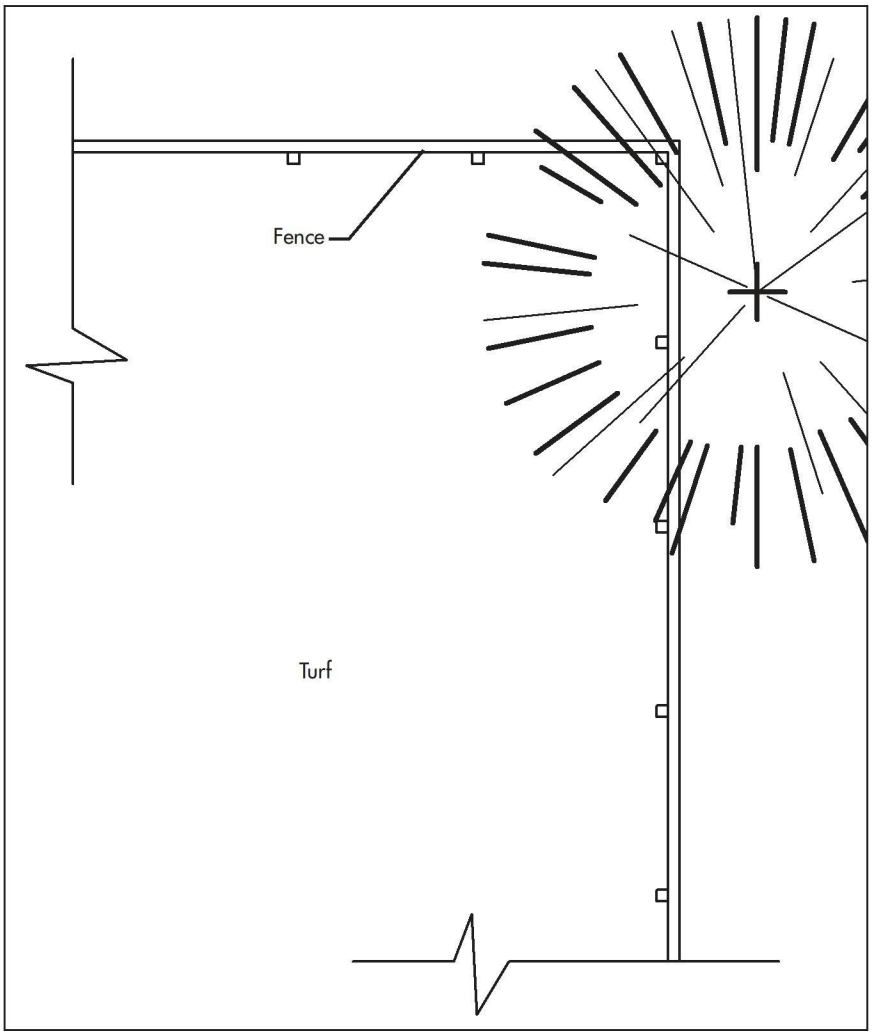
Light Screening





SCENARIO E: ALONG FENCES
Three design options (Vines, Partial screening, Full screening)





Existing Landscape

CHALLENGES:

- Bare fence is not visually pleasing
- View from yard needs screening (ex: neighbor's unsightly yard, road, etc.)

GOAL:

To turn an unsightly view into a visually pleasing one through the use of colorful vines and evergreen plants. Be sure to choose appropriately sized plants for your design intent.

Plant Characteristics to Look For:

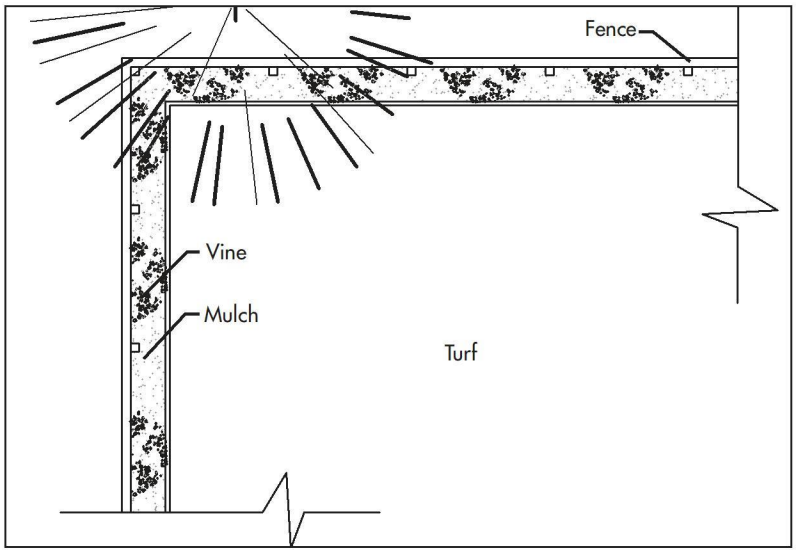
- Dense foliage
- Upright form
- Evergreen
- Fast growing
- Vining

Design Solutions:

- Choose hardy vines with colorful blooms or pleasant fragrance to hide the fence
- Choose fast-growing plants with dense growth habits for screening and privacy
- Select evergreen plants for year-round privacy and color
- Use plants with appropriate height to block unwanted views

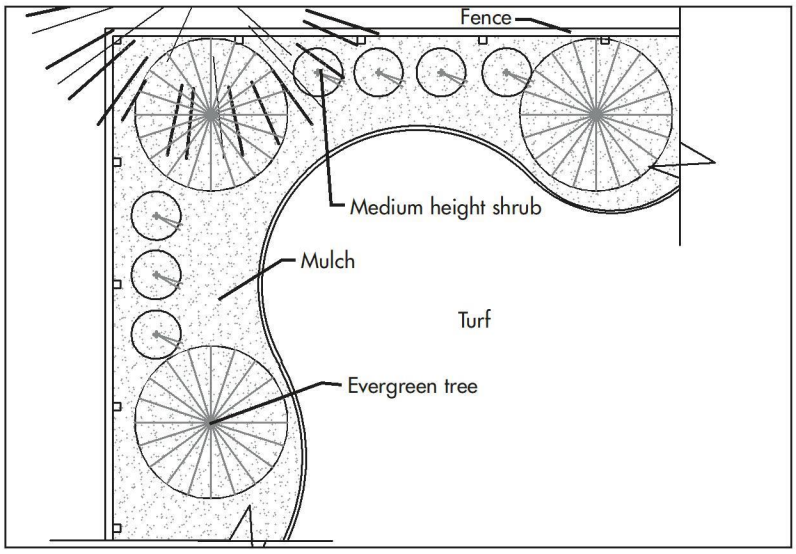
SOLUTION 1
With Vines





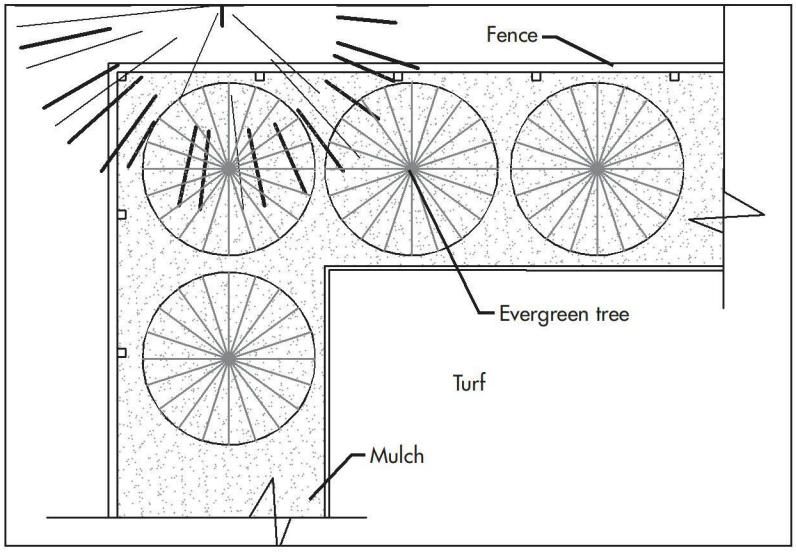
SOLUTION 2
With Partial Screening





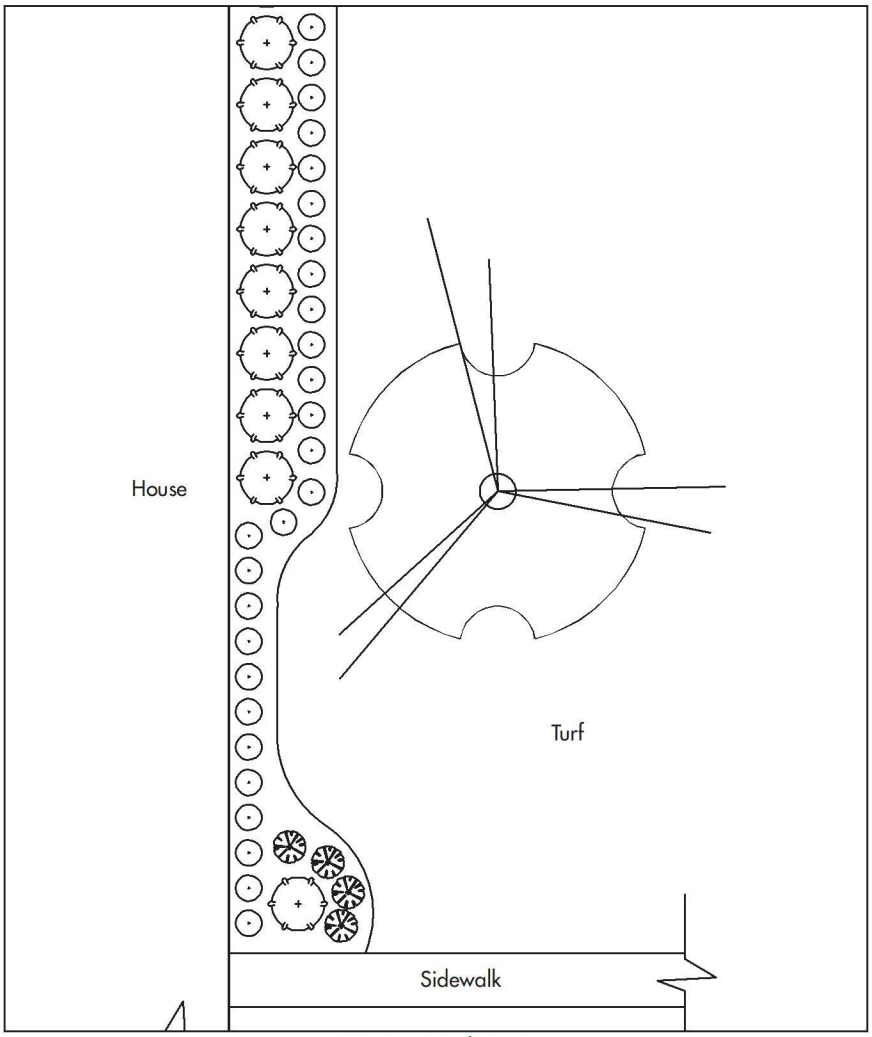
SOLUTION 3
With Full Screening





SCENARIO F: UNDER TREES
Two design options (Open canopy, Dense shade)





Existing Landscape

CHALLENGES:

- Turf is in poor condition
- Plants are too close to trunk
- Mulch area is too small

GOAL:

To create a plant bed that will thrive in shady conditions where turfgrass will not. Allowing an area to be self-mulched by falling leaves is an excellent low-maintenance solution.

Plant Characteristics to Look For:

- Shade tolerant
- Shallow roots
- Groundcover with spreading growth habit

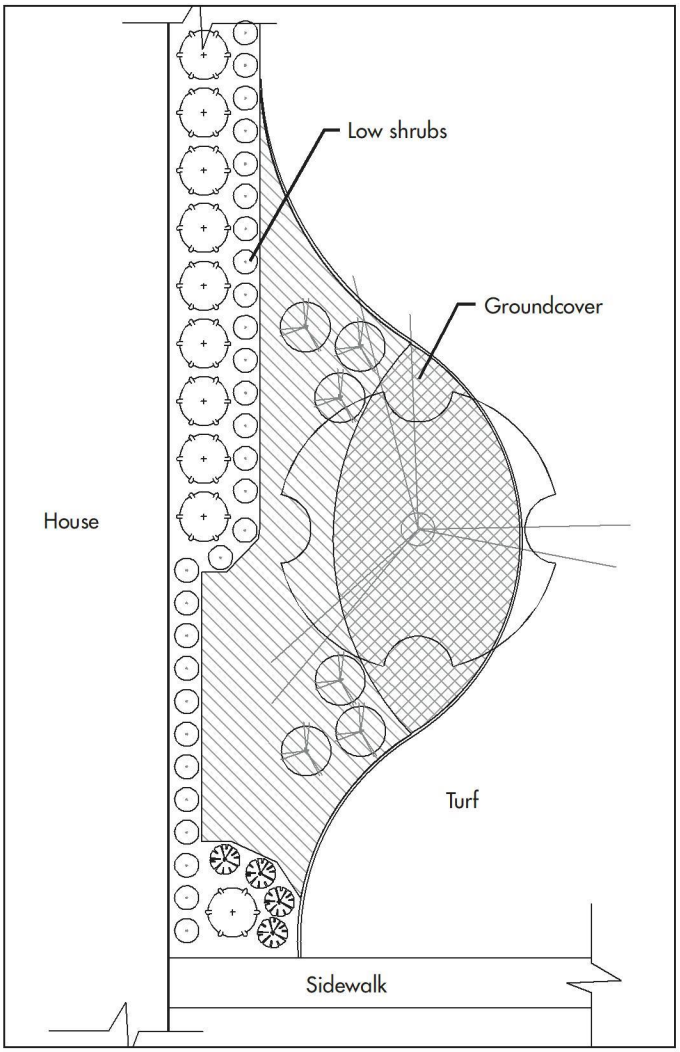
Design Solutions:

- Use plants that look good alongside fallen leaves
- Install small plants to avoid root damage to the tree
- In dense shade where plant options are limited, consider allowing fallen leaves to create a self-mulching bed

SOLUTION 1

Open Canopy

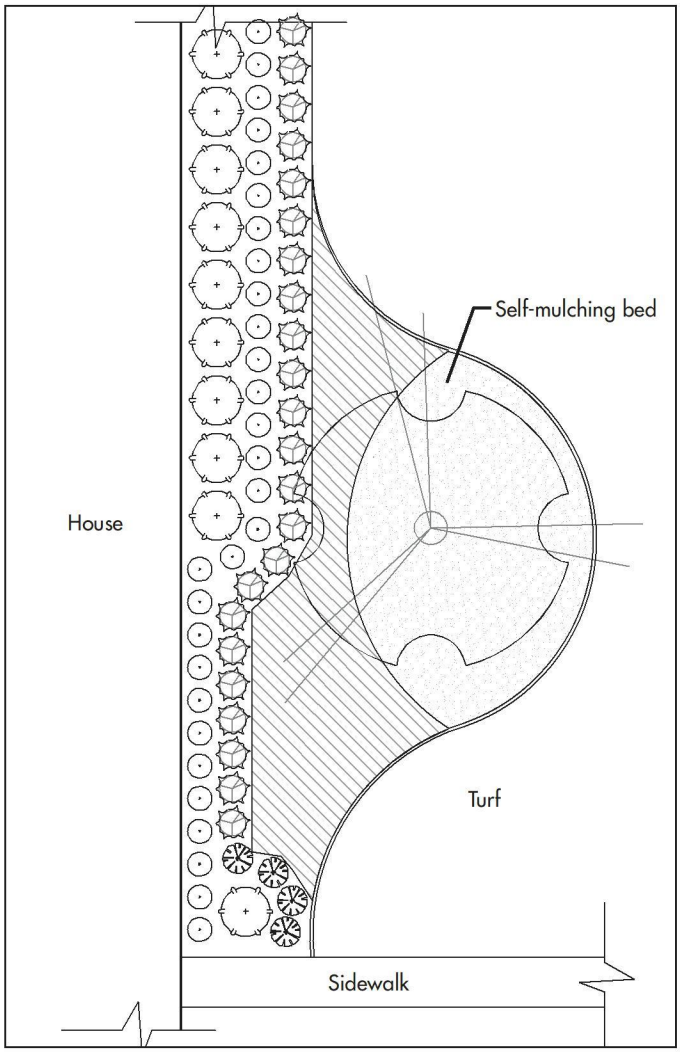




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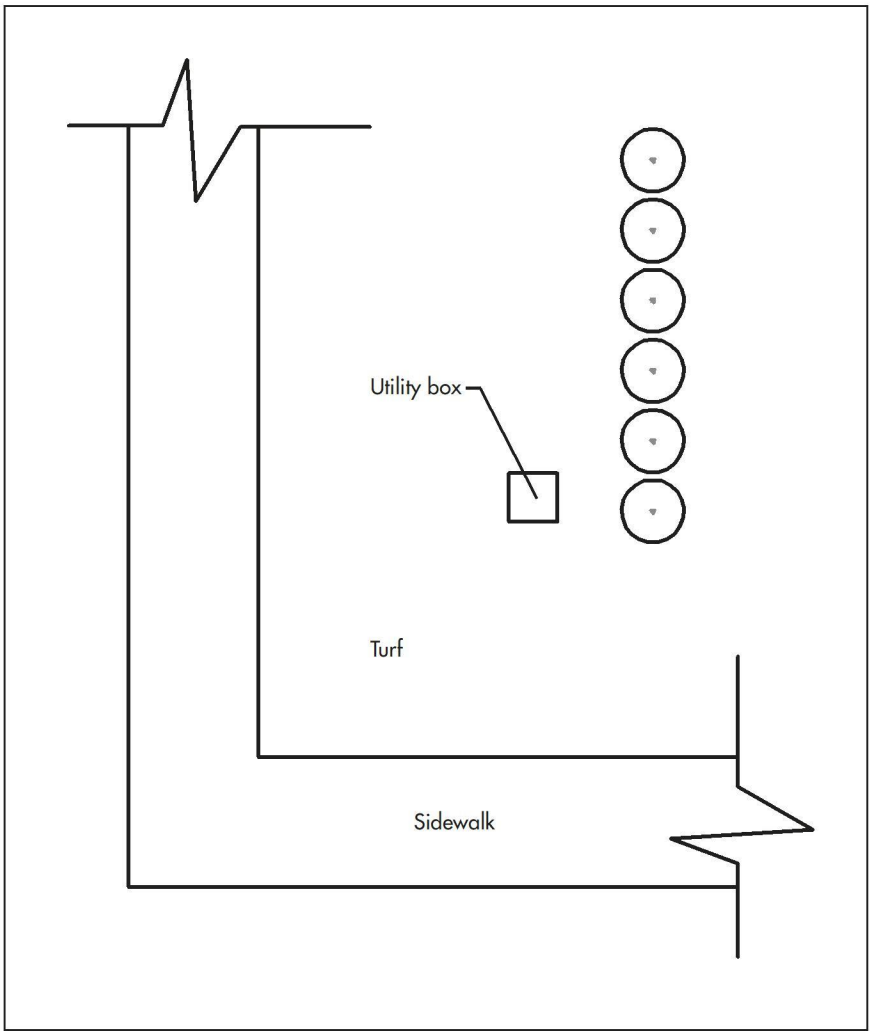
Dense Shade





SCENARIO G: UTILITIES
Two design options (Full blend, Partial blend)





Existing Landscape

CHALLENGES:

- Utility box is not visually pleasing

GOAL:

To create a plant bed around an unsightly utility to make it blend into the landscape. Be sure to allow room to access the utility when the need arises.

Plant Characteristics to Look For:

- Low/medium shrubs
- Simple growth habit
- Soft foliage
- No flowers/bees
- No thorns

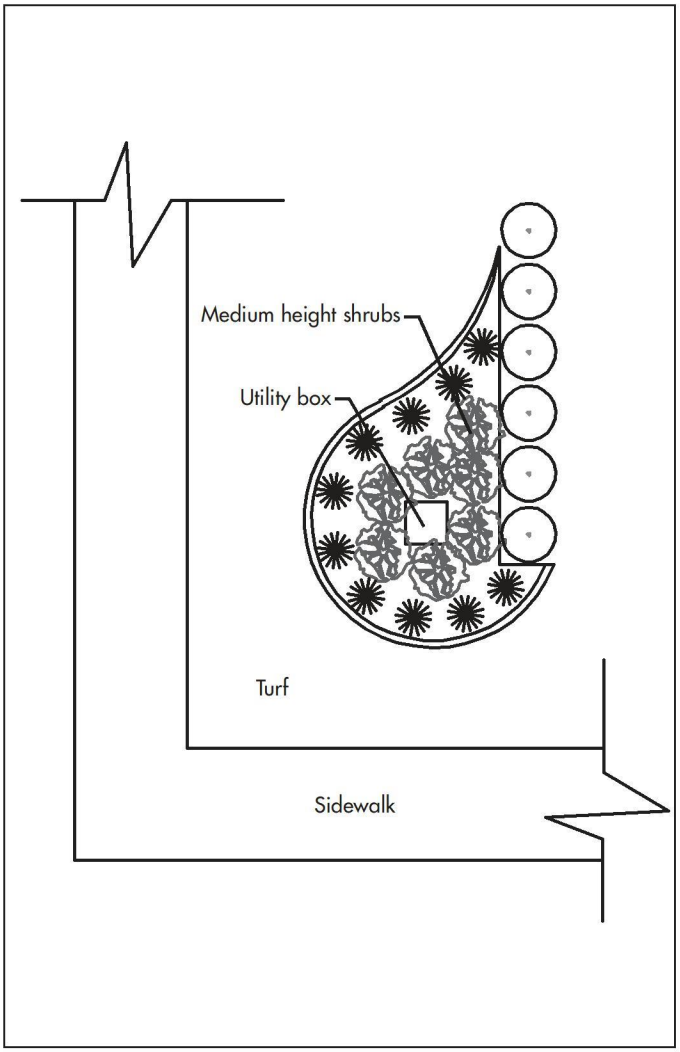
Design Solutions:

- Consult with your local utility company for planting regulations around utilities
- Use plants with soft foliage so the branches can be bent back to allow for access
- Don't try to hide the utility but rather try to make it blend in with the plant bed
- Consider the mail carrier and meter reader when selecting plants, avoid plants that attract stinging insects and plants with thorns

SOLUTION 1

Full Blend

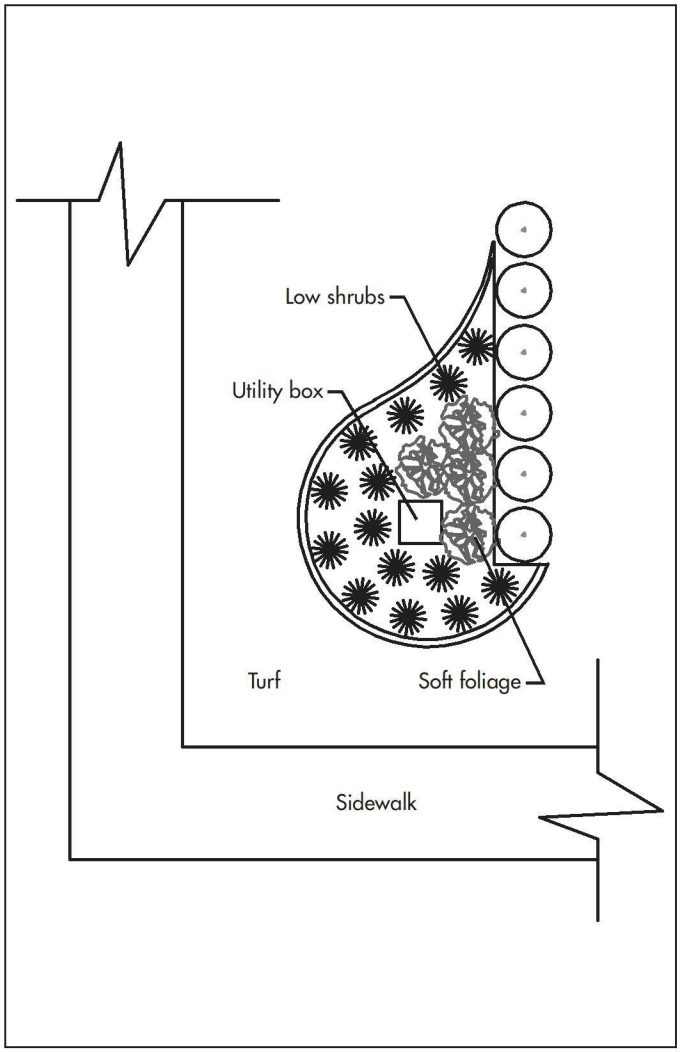




SOLUTION 2

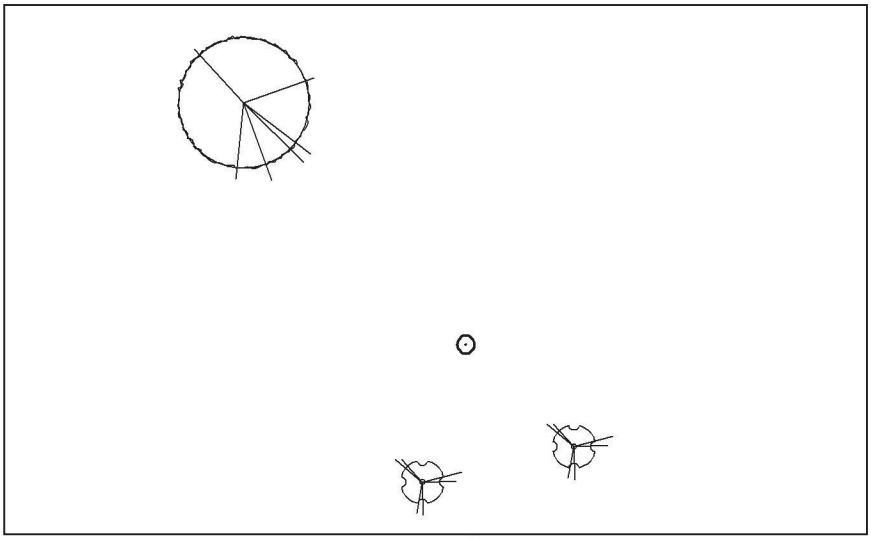
Partial Blend





SCENARIO H: STANDING WATER
One design option (Rain garden)





Existing Landscape

CHALLENGES:

- Water is slow to drain and collects in low areas
- Compacted soil

GOAL:

To turn low wet areas into rain gardens that will collect and filter rain water. Rain gardens can be attractive features in dry times as well if appropriate plant and material selections are made.

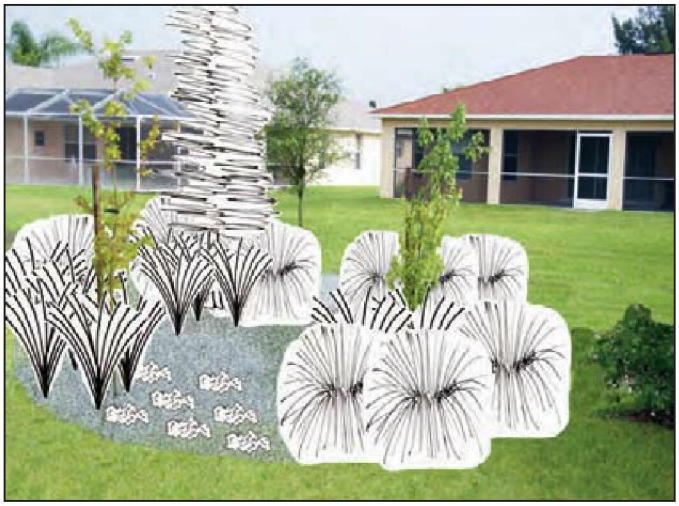
Plant Characteristics to Look For:

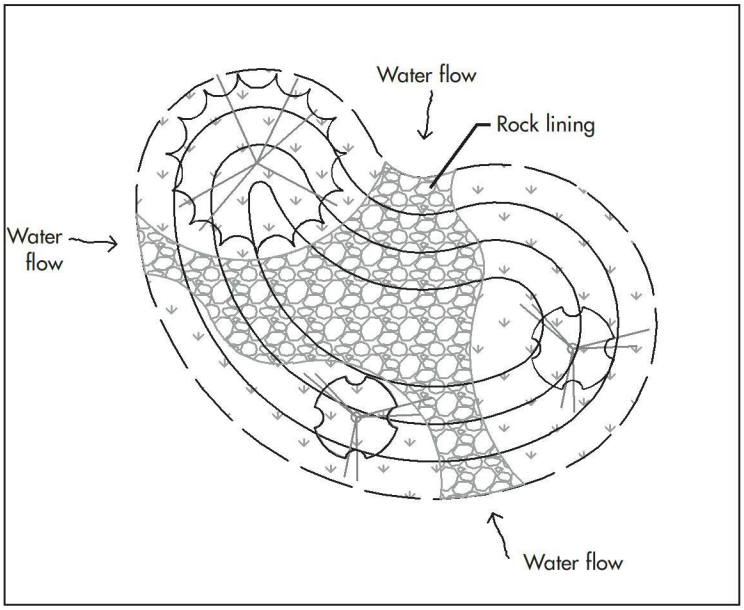
- Ability to survive prolonged wet conditions
- Also able to tolerate dry conditions (when water is absent)

Design Solutions:

- Consider having the low area(s) excavated by a professional and use the excess soil to create berms around the rain garden
- Use plants that will survive wet (or dry) conditions for long periods of time
- Line the bottom of the rain garden with rocks and boulders to provide visual interest during dry periods

SOLUTION 1
Rain Garden





A Florida-Friendly Landscape is ecologically sound and cost effective. If you get the chance to design a landscape from scratch, you can go Florida-Friendly all at once. But sometimes it is not practical for a homeowner with an established landscape to make the changeover to a Florida-Friendly design immediately. Converting an established yard to a Florida-Friendly Landscape can be done most effectively in about three years and seven steps.

OVERVIEW OF THE STEP-BY-STEP PROCESS

First, develop a master plan on paper. Second, install any patios, walkways, or decks (hardscapes). Heavy equipment and materials used in the construction of hardscapes should be used before planting to avoid crushing the plants. Third, prepare areas to plant trees. Trees should be planted before other plants because they require more time to reach a size that will provide shade and mulch (leaf litter). The final steps in the conversion involve working in small sections and installing plant beds and mulch in phases.

THE FLORIDA-FRIENDLY MASTER PLAN

Whether you are designing a landscape from scratch or converting to a Florida-Friendly Landscape, create a Florida-Friendly Master Landscape Plan. This is a complete plan for your yard that includes all elements in precise locations and takes into account the nine Florida-Friendly Landscaping ™ principles.

To create the master plan, you may find it helpful to use the Landscape Planning Worksheet provided in this guide or a similar form. Conduct a site inventory and analysis to determine the opportunities and constraints of your yard. Pay attention to soil type, existing vegetation, shade patterns, drainage patterns, views, and utility locations. Homeowners should also consider their needs and wants.

Draw the master plan to scale, including property boundaries from a certified survey, the location of the house and any existing hardscape, and the location of any trees or plants to remain on site. Complete the master plan by adding all proposed plants, hardscapes, and specified construction materials. If applicable, check with your HOA before beginning the design process, and be sure to obtain final approval from the responsible committee.

Use the nine FFL principles, design elements, and fundamentals of design described in this guide to create outdoor "rooms" by using pathways, hardscapes, and plants to divide and organize spaces. Also consider the following:

- **Proportion:** Keep the size of the plants proportional to the house and yard.
- **Variety:** Make the yard interesting by having variation in plant sizes (especially heights), color, texture, and shape.
- **Composition:** Group and arrange plants in overlapping masses based on the size, form, color, and growing requirements.
- **Emphasis:** Use dramatically different plants as focal points to attract attention.

THE SEVEN STEPS

The seven-steps described below illustrate the phased process of converting a landscape, including the addition of new hardscape, trees, and Florida-Friendly plant material to a typical development landscape. If all steps are followed, the final product will be a Florida-Friendly Landscape created over a three-year period.

STEP 1: DEVELOP A MASTER PLAN

Include some of the following elements in your Florida-Friendly Master Landscape Plan:

- Turf areas, plant beds, and mulch areas
- Entertainment and circulation areas such as pathways, decks, and patios
- Trees and shrubs (placed for energy efficiency and as screens/buffers for views)
- Plantings to screen A/C units & utilities
- Concealed work/trash area
- Wildlife habitat plantings
- Garden shed/compost bin
- Cisterns/rain barrels (located by downspouts)
- Rainwater collection areas (low spots or rain gardens)

STEP 2: INSTALL HARDSCAPES (PATIOS, WALKWAYS, DECKS, POOLS, ETC.)

- Call before you dig. State law requires that you call the free Utility Locator Service at 811 at least two full business days before you dig. http://www.callsunshine.com/
- Install all new hardscapes at the same time to save money by not destroying plants later.
- Use porous pavers, concrete or gravel, to allow stormwater drainage.
- Use durable materials and, whenever possible, use reclaimed, reprocessed, or recycled-content materials (EDIS pub 1110/EP374).

- Minimize the movement of trucks and equipment in the yard to avoid soil compaction.

- If using underground irrigation, install the system before installing plants.

STEP 3: CREATE NEW TREE BEDS

- Mark the edge of the new tree bed with a rope.

- Remove sod or other plant material and till to aerate soil in tree bed area.

- Put down a 2-3"-thick layer of Florida-Friendly mulch to protect the soil.

STEP 4: INSTALL TREES

- Choose healthy trees appropriate for your climate and conditions (wind, moisture, soil, etc.), and use proper installation techniques (EDIS pub ENH856/EP112).

- Wind proof by grouping trees together and locate to provide selective shade.

- Call to locate underground utility lines before digging.

- Install any new trees located near proposed hardscape after the hardscape is installed (Step 2).

STEP 5: PREPARE (PHASE I) PLANT BEDS

- Consult the master plan to decide where to install the first planted area. Your choice will be determined by your needs.

- Remember to leave clear access to the backyard if you do the front yard first.

- Use boundaries such as walkways, fences, or house corners to determine the extent of the planted area.

STEP 6: INSTALL (PHASE I) PLANT BEDS

- Relocate existing plants as indicated on the master plan and space relocated and new plants accordingly.

- Use proper installation practices for planting (EDIS pub ENH856/EP112).

- If you are not installing the plants, hire landscape contractors certified in Florida-Friendly Green Industry Best Management Practices (GI-BMPs).

- Mulch newly installed plants to control weeds and reduce runoff (EDIS pub ENH103/MG251).

- Follow a UF/IFAS-recommended irrigation schedule until plants are established (EDIS pub ENH857/EP113) and then reduce irrigation as needed.

STEP 7: REPEAT STEPS 5 & 6 FOR ADDITIONAL PHASES OF PLANT BEDS

- Additional phases of Plant Beds are determined by your needs. For Phase II , you may choose to plant the area that is contiguous to the Phase I plants, or you may decide to plant another area of the garden that is used often or for a different purpose.

- Follow the procedures used in Phase I to prepare beds and install the Phase II plants. If a temporary irrigation system was used in Phase I, the system can be relocated to use in Phase II.

- Remember the plants in Phase II will initially be smaller than the plants in Phase I, but they will quickly catch up and fill in the space.

- You may want to choose less visible areas for the last phase(s).

- Again, follow the procedure used in previous phases I and II to prepare and install additional beds.

- Remember the plants in later phases will be smaller than the plants in the earlier phases, but they will also quickly catch up.

- Maintain the yard with Florida-Friendly Landscaping™ principles described in *The Florida Yards & Neighborhoods Handbook* and in this publication. If you are not maintaining the landscape, hire a landscape contractor who is certified in the GI-BMPs.

Florida-Friendly Landscape design combines art and science to create functional, attractive, and ecologically sound surroundings that complement a home or other structure. But Florida-Friendly Landscaping™ guidelines need not restrict your choices of color, texture, and style. Here are some tips to bear in mind when planning your landscape.

FORM FOLLOWS FUNCTION

Landscape designers often recommend grouping plants into masses to unify the design of plant beds. Groups of plants are visually pleasing, and this technique also provides environmental benefits. Trees planted in groups provide more atmospheric cooling than the same number of evenly spaced, isolated trees and are much better protected in high winds. In addition, trees planted in combination with appropriate shrubs and groundcovers form effective windbreaks and wildlife habitat.

PLANT MATCHMAKING

Turfgrasses and landscape plants have different water, fertilizer, and maintenance needs. Group plants in beds according to water requirements to conserve water and make maintenance easier.

WET VERSUS DRY

Many drought-tolerant plants thrive in elevated dry spots or in windy areas but can quickly succumb to root diseases and pest problems if planted in areas that tend to stay wet. Drought-tolerant plants do well in exposed areas and along the unshaded southern or western walls of buildings, but you should place plants adapted to wet soils in low spots, along waterways, and in areas with poor drainage.

WIND-WISE PLANTINGS

Florida winter winds tend to blow from the north or northwest. A solid fence or a row of evergreens on the north side of a house forms a barrier against cold winter winds, which can dry and damage plants. In the summer, winds typically originate in the south, so allow cooling breezes in your outdoor living spaces by keeping tall barriers away from the southern edge of your landscape. Since Florida is frequently in the path of hurricanes, choose trees that are known for sturdiness in high winds.

MADE IN THE SHADE

Position trees and shrubs strategically to help cool or heat your home. Plant deciduous shade trees on the south, east, and west sides of a house to cast shade in summer and allow warming in winter. Tree shade can significantly reduce air conditioning costs. An air-conditioning system's outdoor compressor/condenser unit uses less energy when it is shaded from direct sun during the day, but be careful not to block the unit's airflow. If the warm discharge air cannot escape, the intake air temperature rises, causing the unit to operate less efficiently.

THE LOWDOWN ON TURFGRASS

Healthy lawns cool and clean the air by absorbing carbon dioxide, releasing oxygen, and collecting dust and dirt. They filter stormwater runoff and reduce erosion, glare, and noise. But the many benefits of grass are only realized when it's cared for and used properly. Grass thrives in sunny areas, but most types do not grow well in dense shade. In shady spots, plant shade-tolerant groundcovers instead of turf.

NATIVES VERSUS NON-NATIVES

A common misconception is that Florida-Friendly Landscaping™ principles dictate the use of only plant species native to Florida. In fact, the FFL Program encourages a mix of natives and non-natives, depending on what plants are right for that particular location. "Right Plant, Right Place" governs the selection of plants, bearing in mind the soil, light, water, wind, and other conditions at that site. Do not forget to consider plant colors, textures, and bloom times. See the IFAS Assessment of Non-native Plants in Florida's Natural Areas (http://plants.ifas.ufl.edu/assessment/conclusions.html) for a list of invasive species that should be removed where possible and never planted.

SOIL CONDITIONS

It is important to know your soil type before selecting plants for the site. Your landscape may have different soil types in different areas. A soil test can tell you the pH of your soil and what amendments may be used, such as compost or manure, to improve or alter your soil conditions. If your soil is compacted, as is frequently the case on new home sites, you should loosen and amend your soil as you add planting beds for optimum root health.

PLANT SELECTION

The choice of plants determines how much maintenance a landscape requires and also how long it lasts. Use these steps as a guide to selecting the right plants for the right places in your Florida-Friendly yard.

- Choose low-maintenance plants suited to your site.
- Welcome wildlife.
- Group high-maintenance plants together for greater visual impact and easier care.
- Eliminate invasive plants.
- Buy quality plants.
- Consider the mature size of the plant.

- Avoid monocultures and aim for a mosaic of trees, shrubs, grasses, and groundcovers.
- Plan turf areas to be functional and low-maintenance.
- Use groundcovers on slopes where grass is difficult to maintain.
- Choose slow-growing plants that will last longer and create less work.
- Consider wind tolerance.
- Think of maintenance requirements.

PLANT SORTING

If you are renovating your landscape, it is wise to keep some of the plants you already have. Follow these simple guidelines to sift through your botanical choices.

- Keep healthy plants.
- Discard tightly spaced plants.
- Retain trees with long life spans.
- Save clusters of trees and the plants growing beneath them.
- Remove unsuitable plants.
- Relocate plantings out from under eaves.

CHOOSING A LANDSCAPE MAINTENANCE SERVICE

If you lack the desire or ability to do your own landscape work, you may decide to hire a professional maintenance company. Look for companies whose employees have obtained a certificate of completion in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries (GI-BMPs). These professionals will know how to care for your landscape in a Florida-Friendly manner. In many areas of Florida this training is already mandatory; by January 1, 2014, all commercial fertilizer applicators must have this certificate of completion and the accompanying license from the Department of Agriculture and Consumer Services (FDACS).

Landscape Planning Worksheet

This worksheet can be used for both new and established landscapes. By following these steps, you will be on your way to a thriving, low-maintenance landscape suited to your climate and needs.

1. Decide why you want to landscape.

Most homeowners think of landscaping as a way to add beauty to their home or to improve their property's resale value. Other reasons to landscape are more specific, such as enhancing or screening a view, creating a microclimate, or attracting wildlife. You may need a play area for your children, or perhaps you would like to entertain family and friends outdoors. Your passion may be raising vegetables or simply savoring a lovely view.

Before you begin, think about how you will use your landscape. Write down as many ideas as possible. It is much easier to remove elements from your plan than it is to add them down the line.

_____

_____

_____

2. Obtain a soil analysis.

Soil plays a big part in any landscape project, influencing what plants will thrive in your yard. Determine your soil's texture (sandy to clay), and have it tested to determine the pH—the level of acidity or alkalinity. This information will help you decide which plants are best suited to the conditions of your yard.

Soil texture: _____

pH: _____

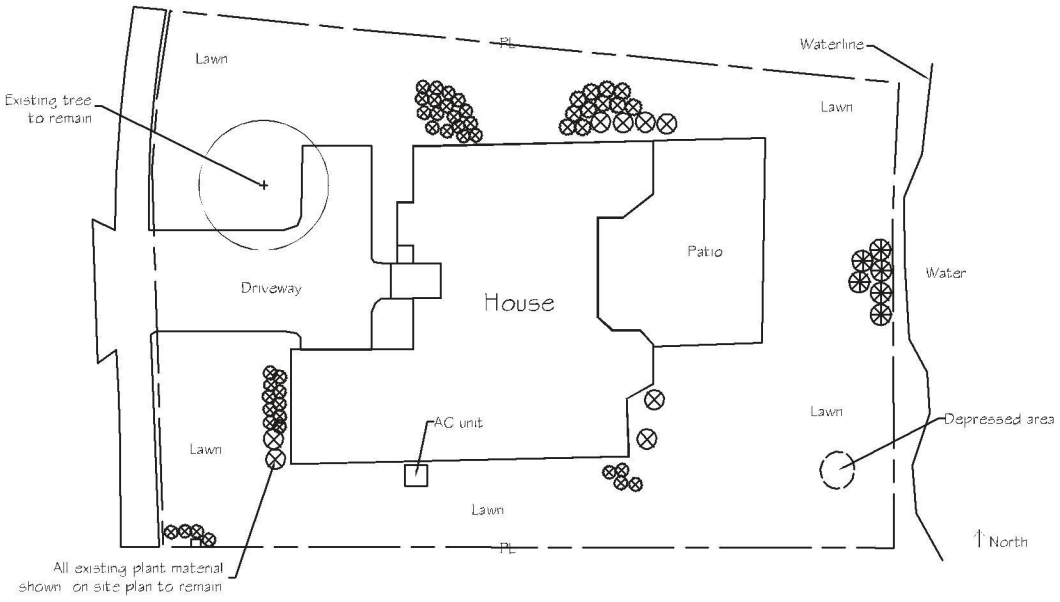
Any exceptions? (For example, the place where you want to put a planting bed may have more acidic soil than other areas in the landscape.)

_____

3. Draw a site plan.

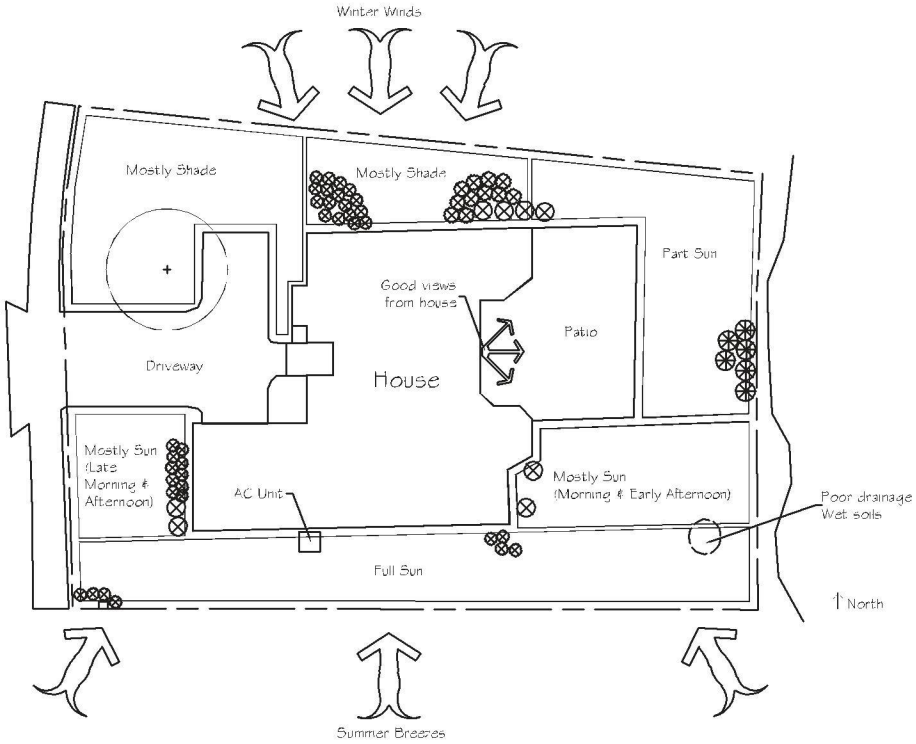
You can use a pencil, ruler and graph paper, or computer software to draw your site plan. Do not worry about getting the scale just right. If you have a survey of your property, you can copy it and draw on the copies.

Draw your house and existing trees, shrubs, and other plants you want to keep. If you already have an irrigation system, be sure to note its location and various zones. Include permanent features such as utilities, hardscapes like the driveway, and water sources like spigots. *See the sample site plan provided for guidance.*



4. Inventory your landscape.

Walk around your property with your site plan, noting conditions and features that make your yard unique. Does your site call for plants that are tolerant of cold, wind, full sun, shade, drought, occasional flooding, or salt spray? Be sure to make note of any particularly good views that could be enhanced or bad views that need to be screened. *See the sample site inventory & analysis provided for guidance.*



What kinds of conditions does your landscape have? _____

_____

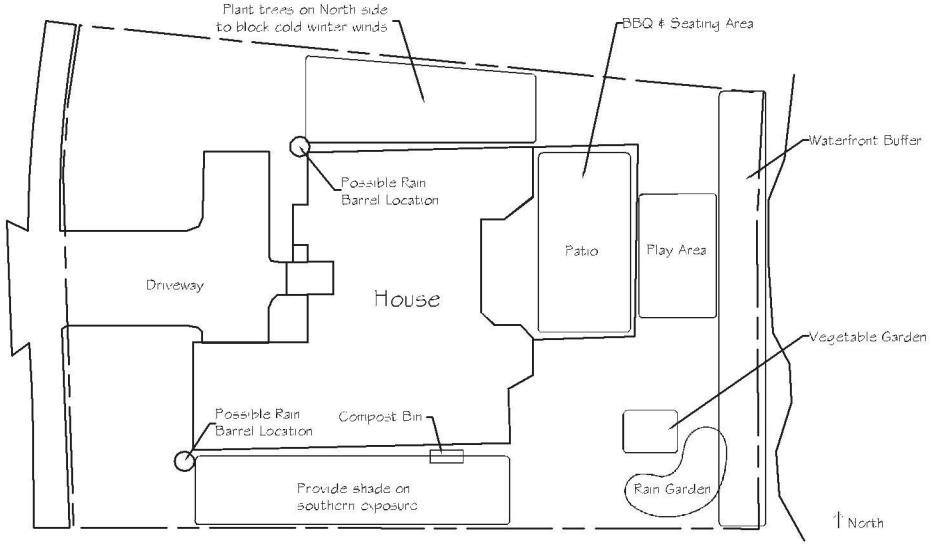
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_____

_____

5. Draw an activity diagram.

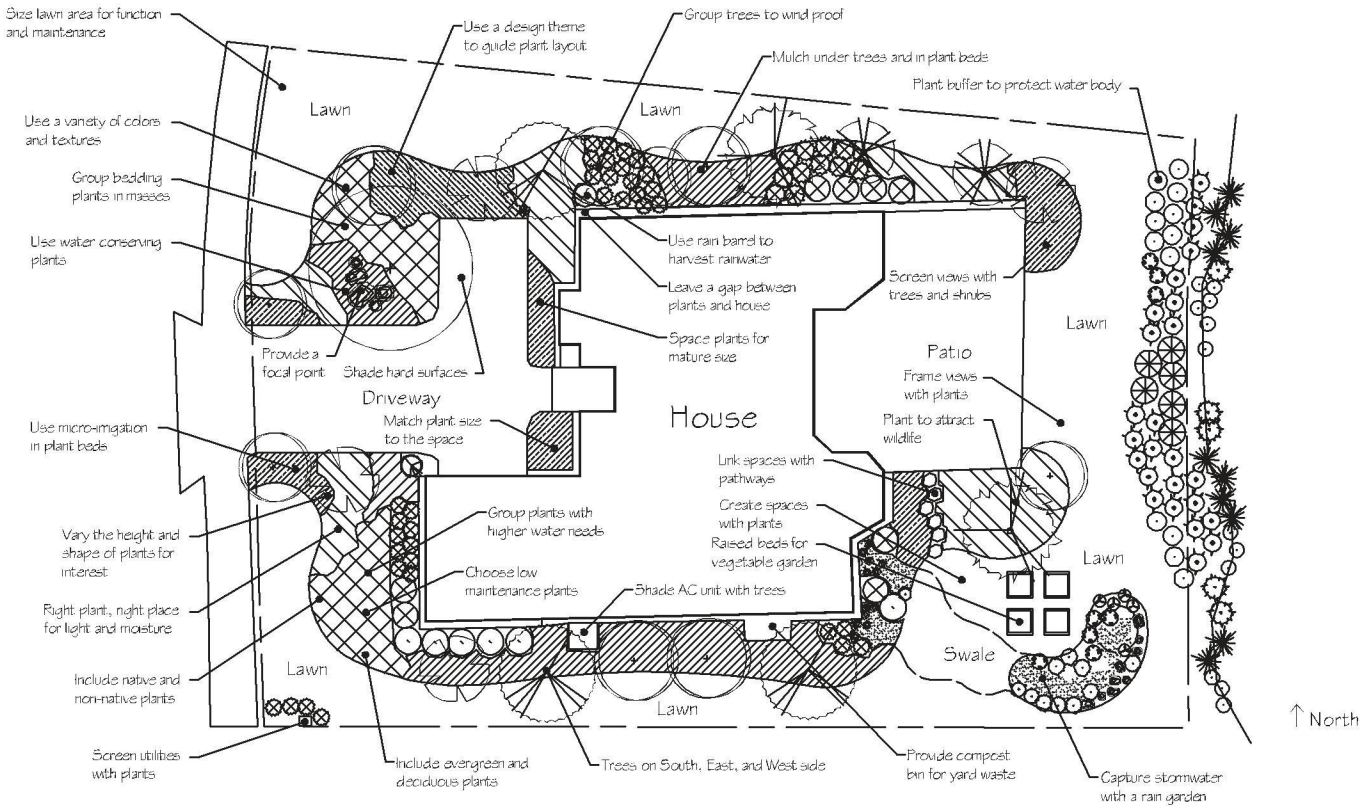
On a clean copy of your site plan, sketch the locations where activities will take place (refer to your answers for step 1). Make sure to consider views. Is there a spot you regularly look at that you want to enhance with plants that attract birds or butterflies? Are there structures or equipment, such as a utility box or shed, which you would like to hide? *See the sample activity diagram provided for guidance.*



6. Create a landscape plan.

Your landscape plan will be guided by the site inventory and analysis and activity maps discussed in steps 4 and 5. Based on these other two diagrams, determine the types of plants you want in different locations. Do not worry about choosing specific plants yet—just identify where you want trees, shrubs, groundcovers, flowering plants, and grass areas. *See the sample landscape plan provided in the next section for guidance.*

THE FLORIDA-FRIENDLY LANDSCAPE MASTER PLAN



Now that you have a plan, you can choose plants suited for the conditions in your landscape using the Florida-Friendly Landscaping™ Plant List beginning on page 29.

Five Common Gardening Mistakes

Avoid these five common mistakes for a more Florida-Friendly Landscape.

1. OVERWATERING: WATERING TO THE POINT OF RUNOFF OR LEACHING

Problem:
Creates pest and disease problems, wastes water, and can wash pollutants into water bodies.

Solution:
Do not water if it has rained in the past 24 hours, or if rain is forecast in the next 24 hours. Check your irrigation system regularly, make sure you apply only moderate amounts of water, and ensure that your rainfall shutoff device is working.

2. OVERPLANTING: DESIGNING A LANDSCAPE WITH MORE PLANTS THAN CAN BE ADEQUATELY SUSTAINED

Problem:
Can result in cramped plants more prone to disease. Crowded plantings can also interfere with sidewalk and driveway access and block views from windows.

Solution:
Design landscapes with the plants' mature sizes in mind. If landscapes must look "full" quickly, use plants that are already at mature or nearly mature size.

3. OVERPRUNING: REMOVING MORE FOLIAGE OR BRANCHES FROM A PLANT THAN IS HEALTHY FOR IT

Problem:
Can weaken trees and shrubs, making them more susceptible to insect or disease problems.

Solution:
Never remove more than 30 percent of the foliage from an ornamental plant or shrub at one time. Know the right time of year to prune your plant, and use plants that are the right size for the location.

4. FERTILIZING INAPPROPRIATELY: APPLYING MORE FERTILIZER THAN NECESSARY, APPLYING THE WRONG KIND OF FERTILIZER, OR APPLYING IT AT THE WRONG TIME OF YEAR

Problem:
Can cause pollution if washed into ground or surface water, causing fish kills and unhealthy algal blooms. Can also burn plant roots.

Solution:
Fertilize only when needed, using a fertilizer containing slow-release nitrogen. For turf, do not exceed the rate of 1 lb. total N per 1,000 sq. ft. of lawn at each application. Use compost and other soil amendments to supply plant nutrients instead of fertilizing. "Weed and feed" products are not recommended.

5. USING PESTICIDES INCORRECTLY: APPLYING MORE THAN THE RECOMMENDED AMOUNT OF PESTICIDES, APPLYING THE WRONG PESTICIDES, OR APPLYING THEM TOO OFTEN

Problem:
Can cause insects to develop resistance to the chemicals and may harm beneficial garden insects.

Solution:
Use Integrated Pest Management (IPM) for an environmentally friendly approach to pest management. Avoid overwatering and fertilizing inappropriately to help keep pests from becoming a problem.

The plants on this Florida-Friendly Plant List are considered by UF/IFAS horticulture specialists to be well adapted to growing in Florida landscapes. The plants on this list are not the only plants that can be used in Florida. Contact your county's UF/IFAS Extension office to determine if a plant not on the list is suitable for your region.

When planted under appropriate soil, light, and climatic conditions, most plants on the list generally require little maintenance compared with other plants. Each plant's preferred growing conditions (soil pH, soil texture, relative drought tolerance, soil drainage/moisture, light range, light optimum, and salt tolerance) are included here as a guide to choosing plants for your specific site conditions. Additional information is given on growth rate, mature height and spread, flowering color and season, value to wildlife, wind resistance and other characteristics helpful for plant selection and maintenance.

Many plants listed as Annuals are considered Perennials in some areas of the state and vice versa. The microclimate and the amount of care given to the plants will ultimately determine their staying power in the landscape.

See the key to symbols and abbreviations used in the tables for details. Remember to always put the right plant in the right place by matching each plant's needs with the environmental conditions found at the site. There may be variation in some characteristics, especially in the region (north, central or south) of Florida in which plants will grow. Check with your county's UF/IFAS Extension office to confirm the appropriateness of specific plants (look in the government pages of your phone book or see http://solutionsforyourlife.ufl.edu/map for your county's contact information).

USE THE LIST TO CHOOSE PLANTS BASED ON YOUR SITE CONDITIONS, FOLLOWING THESE STEPS:

1. Find out and write down the conditions of the bed or other area you want to plant:
   - The region of the state you live in. (Check the map on page 2 and remember that if you live close to the border of a region, all of the plants listed for that region may not do well in your area and some of the plants that do well in the next region may do well in your area.)
   - The amount of light the site receives. (Check at various times throughout the day and through the seasons.)
   - Soil pH and texture. The pH ranges given in the legend are not absolute, but rather for guidance as to the optimum pH conditions. Some plants may do well if the pH is slightly higher or lower than those listed. (Take samples and obtain a soil test through your county's Extension office.)
   - Soil moisture (Is it in a high, dry area or a low area where water frequently accumulates? To check drainage, dig a small hole, add water and see how quickly the water drains – if water stands for more than 24 hours, consider it a wet site.)
   - Exposure to salt spray or salty irrigation water.
   - Size of area for plants. (Are there height restrictions such as a window nearby or power lines above? Is the width of the area limited?)
2. Determine the type of plant you want (tree, shrub, etc.) and go to that category on the list.
3. Narrow down the list by choosing plants that match the region, light, soil conditions and moisture at the site.

4. Further narrow your list to those plants that will fit the site based on mature height and spread.

5. Consider the need for salt tolerant plants, if applicable, and any additional factors you are interested in, such as wildlife value or flower color and season.

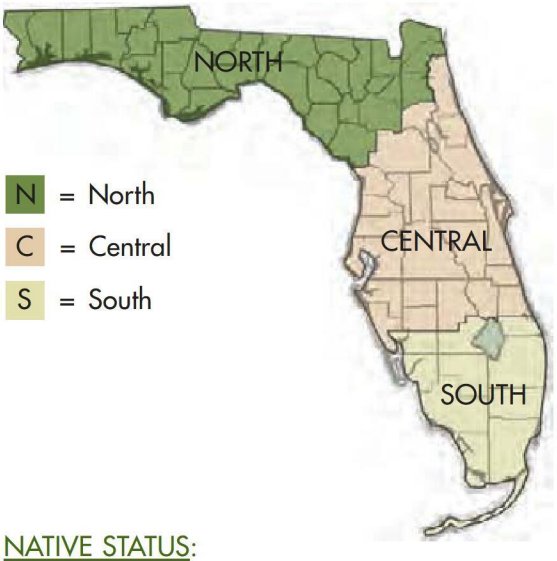
For further assistance, contact the Florida Yards & Neighborhoods or horticulture program at your county's UF/IFAS Extension office.

This list is meant as a guide to start choosing plants appropriate for your conditions. The absence of a plant from this list does not imply that it is not well adapted to Florida landscape conditions. This list will be updated periodically. Please check with your county's UF/IFAS Extension office for future updates.

For additional information and fact sheets on many of the plants on this list, see also http://hort.ifas.ufl.edu/woody/.

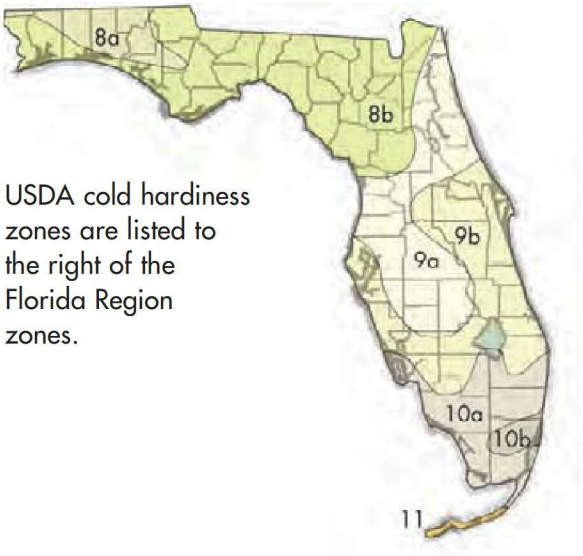
KEY TO SYMBOLS AND ABBREVIATIONS

FLORIDA REGION ZONES:
Region (includes Florida regions in which plant will grow):



N = North
C = Central
S = South

USDA COLD HARDINESS ZONES:
Includes Florida zones only.



USDA cold hardiness zones are listed to the right of the Florida Region zones.

NATIVE STATUS:
Yes = Florida native No = Not a Florida native Var. = Native status depends on species selection

GROWTH RATE, HEIGHT AND SPREAD:
Growth rate = Slow or Fast *(if no rate is given the plant does not grow exceptionally fast or slow.)*
⇧ = mature height in feet ⇨ = mature spread in feet

SOIL pH (GIVES THE RANGE TOLERATED BY THE PLANT):
● ○ ○ ○ = Acid 4.5-5.5
● ● ○ ○ = Acid to slightly acid 4.5-6.5
● ● ● ○ = Acid to slightly alkaline 4.5-7.2
○ ● ○ ○ = Slightly acid 6.0-6.8
○ ● ● ○ = Slightly acid to slightly alkaline 6.0-7.2
○ ● ● ● = Slightly acid to alkaline 6.0-8.0
● ● ● ● = Tolerates any soil pH 4.5-8.0

SOIL TEXTURE:
C/L = clay loam S/L = sandy loam S = sandy S/C = sandy clay any = any texture

SOIL MOISTURE:
= well drained = wet = medium drained to wet
= medium drained = well drained to medium drained = well drained to wet

DROUGHT TOLERANCE:
High, Medium, Low, or None
(Note: Both drought tolerance and soil moisture tolerance should be considered, and they are not the same. For example, a plant may tolerate wet soils and also have high drought tolerance, and another plant may prefer well drained soils but have low drought tolerance.)

LIGHT RANGE AND LIGHT OPTIMUM:
= Full Sun = Partial Shade = Shade = Optimum light conditions

SALT TOLERANCE:
H = High M = Medium L-N = Low to None U = Unknown

WILDLIFE:
= Attracts butterflies = Attracts hummingbirds = Attracts other birds

Scientific / Common	*Acer barbatum* Florida Maple, Southern Sugar Maple	*Acer rubrum* Red Maple	*Betula nigra* River Birch	*Bucida buceras* Black Olive, Oxhorn Bucida, Gregorywood
Reg/Native	N 8b-9a Yes	N C S 8-10 Yes	N C 8-9a Yes	S 10b-11 No
G, H, S	25-60⇧ 25-40⇨	Fast 35-80⇧ 25-35⇨	40-50⇧ 25-35⇨	Fast 45-60⇧ 35-50⇨
Soil pH, Txt	●○○○ Any	●●○○ Any	○●●○ Any	○○●● Any
Soil Mst, Drgt	High	Medium	Low	High
Light/Best Salt	L-N	L-N	L-N	H
Wildlife				
	also known as *Acer saccharum* ssp. floridanum; green, spring flowers; susceptible to aphids and cottony maple scale	red, winter through spring flowers; red fall foliage; susceptible to aphids, cottony maple scale, and gall mites; shallow-rooted; does best in rich, organic soils; good for wet sites; medium to low wind resistance	needs soil space for root expansion; grows best with high soil moisture; chlorosis develops in alkaline soil; tolerates periodic flooding but not long periods of drought; medium to high wind resistance	white, spring flowers; messy fruit and leaves; medium-low wind resistance; susceptible to pests; caution - may be invasive in South Florida

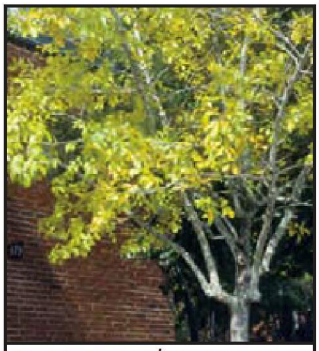
Scientific / Common	*Carya* spp. Hickories, Pecan	*Chorisia speciosa* Floss-silk Tree	*Conocarpus erectus* Buttonwood, Silver Buttonwood	*Ficus aurea* Strangler Fig
Reg/Native	N C 8b-9a Yes	C S 9b-11 No	S 10b-11 Yes	S 10b-11 Yes
G, H, S	50-100⇧ 25-70⇨	Fast 35-50⇧ 40-55⇨	5-50⇧ 15-20⇨	Fast 40-60⇧ 30-50⇨
Soil pH, Txt	●●○○ Any	●●●● Any	○●●● Any	●●●● Any
Soil Mst, Drgt	High	High	High	High
Light/Best Salt	L-N	L-N	H	M
Wildlife				
	edible fruit (C. illinoinensis); white/yellow, spring flowers; high wind resistance for *C. floridana*, medium to high for *C. glabra* and *C. tomentosa*, low for *C. illinoinensis*; susceptible to pests	rapid grower first few years; deciduous, pink/white, five-petaled fall through winter flowers; large roots form at base just beneath soil	white/cream, spring flowers; susceptible to pests; high wind resistance; provides cover and nesting for wildlife	not for small areas; spreading canopy shades parks, large yards; may start as epiphyte, killing host tree (often encircling cabbage palm); fallen fruits may be messy; medium-low wind resistance, can be difficult to distinguish from invasive species; susceptible to pests



Fraxinus americana
White Ash

N	8	Yes
	50-80⇧	50-80⇨
●●○○		Any
		Medium
		L-N

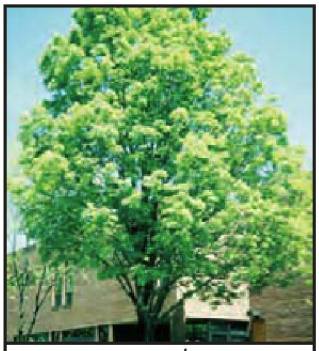
tolerates occasionally wet soil; does not tolerate compacted soil; susceptible to ash borer, cankers, and leaf spots; medium-high wind resistance



Fraxinus caroliniana
Pop Ash, Carolina Ash, Water Ash

N C	8-9	Yes
	30-50⇧	20-35⇨
●●○○		Any
		Medium
		L-N

good plant for retention ponds, swales and canal banks; does best in rich, organic soils



Fraxinus pennsylvanica
Green Ash

N C	8-9	Yes
	50-100⇧	30-70⇨
●●○○		Any
		Medium
		L-N

good for shaded areas; medium to low wind resistance; susceptible to pests; does best in rich, organic soils



Gordonia lasianthus
Loblolly Bay

N C	8-9	Yes
Slow	30-60⇧	20-30⇨
●●○○		C/L
		Low
		L-N

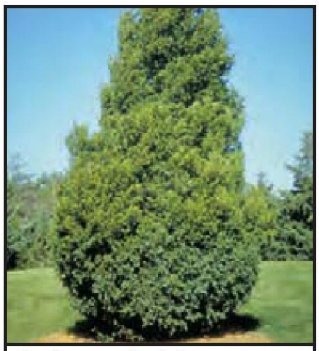
white, spring through summer flowers; good for retention pond edges; can tolerate full sun only with sufficient moisture; does best in rich, organic soils; susceptible to nematodes



Halesia carolina
Carolina Silverbell

N	8	Yes
	20-40⇧	15-30⇨
●●●○		Any
		Medium
		L-N

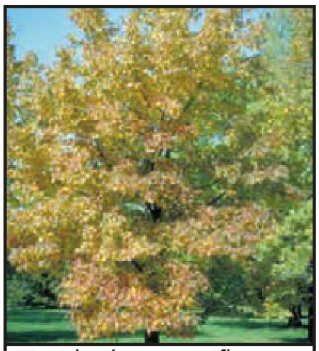
showy, white, spring flowers; yellow fall foliage with attractive yellow fruit; understory tree that does best in rich, organic soil; water during drought and avoid compacted soils



Juniperus virginiana
Red Cedar

N C	8-9	Yes
Fast	40-50⇧	10-25⇨
●●●○		Any
		High
		H

very similar to *Juniperus silicicola* but branches straighter; provides food for wildlife



Liquidambar styraciflua
Sweetgum

N C	8-9	Yes
	40-100⇧	40-60⇨
●●●●		Any
		Medium
		M

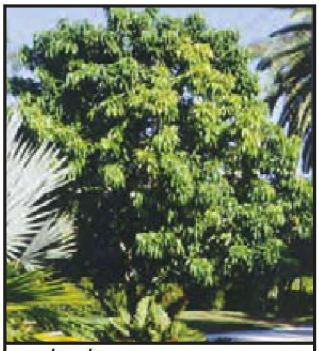
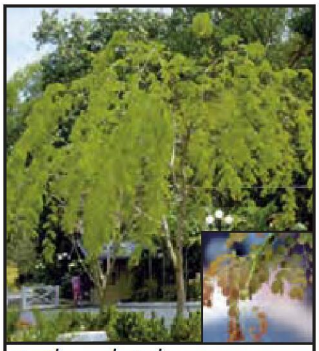
many cultivars; provides food for wildlife; medium to high wind resistance

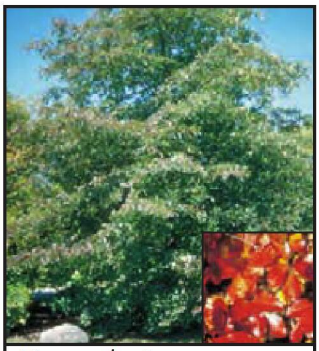
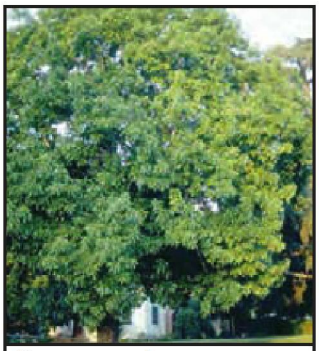
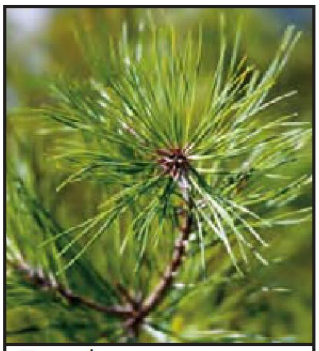
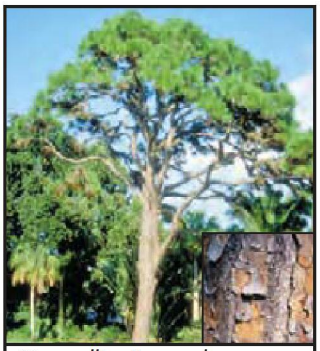


Liriodendron tulipifera
Tulip Poplar, Tulip Tree, Yellow Poplar

N	8-9a	Yes
	80-100⇧	40-80⇨
●●●○		Any
		Medium
		L-N

yellow/orange, spring through summer flowers; susceptible pests and diseases; newly transplanted trees susceptible to leaf yellowing and drop w/o enough moisture; low wind resistance

				
Scientific **Common**	*Litchi chinensis* Lychee	*Lysiloma latisiliquum* Wild Tamarind, Bahama Lysiloma	*Magnolia grandiflora* and cvs. Southern Magnolia	*Magnolia virginiana* and cvs. Sweet Bay Magnolia
Reg/Native	S 10a-11 No	S 10b-11 Yes	N C 8-9 Yes	N C 8-9 Yes
G, H, S	Fast 20-30⇧ 20-30⇨	Fast 40-60⇧ 30-45⇨	40-80⇧ 15-40⇨	40-60⇧ 20-50⇨
Soil pH, Txt	●●●○ Any	○●●● Any	●●●○ Any	●●○○ Any
Soil Mst, Drgt	Medium	High	Medium	None
Light/Best Salt	L-N	H	H	L-N
Wildlife				
	small, yellow, early spring flowers; edible fruit in June and July; susceptible to scales	small, white/pink, spring through summer flowers; medium to high wind resistance	white/cream, fragrant, summer flowers; attractive red seeds provide food for wildlife; tolerates occasionally wet soil; high wind resistance; leaves and fruit require frequent cleanup; attractive pyramidal growth habit; susceptible to scale	white, spring flowers; small red seeds provide food for wildlife; medium-high wind resistance

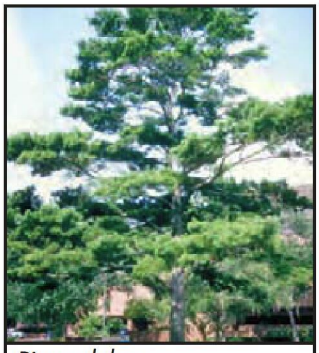
				
Scientific **Common**	*Nyssa sylvatica* Tupelo, Black Gum	*Persea americana* Avocado	*Pinus clausa* Sand Pine	*Pinus elliottii* var. *densa* Southern Slash Pine
Reg/Native	N 8b-9a Yes	C S 9b-11 No	N C S 8-10b Yes	C S 9-11 Yes
G, H, S	Slow 65-75⇧ 25-35⇨	Fast 35-40⇧ 25-35⇨	Slow 25-40⇧ 15-25⇨	Fast 75-100⇧ 35-50⇨
Soil pH, Txt	●●○○ Any	●●●○ Any	●●●○ Any	●●○○ Any
Soil Mst, Drgt	High	Medium	High	High
Light/Best Salt	M	L-N	H	H
Wildlife				
	showy fall color; white, inconspicuous spring flowers; medium to high wind resistance	many cultivars for edible fruit; low wind resistance; susceptible to pests	flammable - in wildfire prone areas, plant minimum 30' from buildings; trunk is rarely straight; makes a nice accent in a large scale landscape; seeds provide food for wildlife	flammable - in wildfire prone areas, plant minimum 30' from buildings; medium to low wind resistance; seeds provide food for wildlife; tolerates occasionally wet soil; declines if roots and surrounding areas are compacted or disturbed; susceptible to pests



Pinus elliottii var. *elliottii*
Northern Slash Pine

N C	8-9	Yes
Fast	75-100⇧	35-50⇨
●●○○		Any
💧💧💧		High
☀ ⛅		H
🐦		

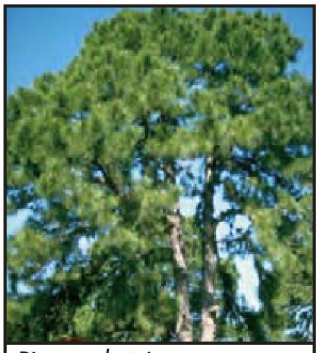
flammable – in wildfire prone areas, plant minimum 30' from buildings; medium to low wind resistance; seeds provide food for wildlife; tolerates occasionally wet soil; declines if roots and surrounding areas are compacted or disturbed; susceptible to pests



Pinus glabra
Spruce Pine

N	8-9a	Yes
Slow	30-60⇧	25-40⇨
●●○○		Any
💧💧💧		Medium
☀ ⛅		L-N
🐦		

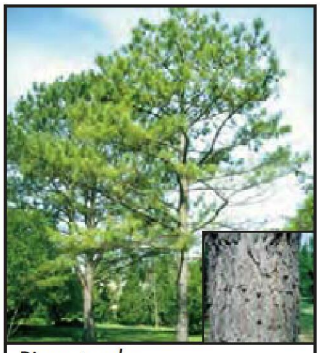
flammable - in wildfire prone areas, plant minimum 30' from buildings; low wind resistance; declines if roots and surrounding areas are compacted or disturbed



Pinus palustris
Longleaf Pine

N C	8-9	Yes
	60-80⇧	30-40⇨
●●●○		Any
💧💧		High
☀		L-N
🐦		

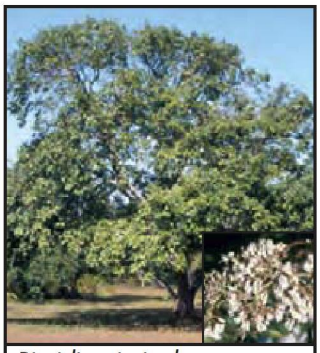
flammable - in wildfire prone areas, plant minimum 30' from buildings; medium to low wind resistance; susceptible to pests; resistant to fusiform rust; tolerates occasionally wet soil



Pinus taeda
Loblolly Pine

N C	8-9b	Yes
Fast	50-80⇧	30-35⇨
●●○○		Any
💧💧		Medium
☀		M
🐦		

flammable - in wildfire prone areas, plant minimum 30' from buildings; fast growing; 3-6" cones; susceptible to pests and diseases



Piscidia piscipula
Jamaican Dogwood,
Fish Poison Tree

S	11	Yes
Fast	30-50⇧	30-50⇨
●●●●		Any
💧💧		High
☀ ⛅		H
🦋 🐦		

deciduous; lavender/white flowers; all parts are poisonous; provides food for wildlife



Platanus occidentalis
Sycamore,
American Planetree

N C	8b-9a	Yes
Fast	75-90⇧	50-70⇨
●●○○		Any
💧💧💧		Medium
☀ ⛅		M

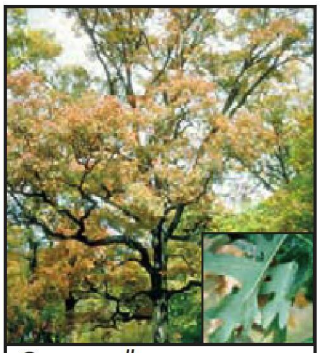
needs space; sheds continually; leaves scorch if insufficient water; susceptible to mites, lace bugs, and anthracnose; good for erosion control on stream banks; medium to low wind resistance



Quercus acutissima
Sawtooth Oak

N	8-9a	No
	40-50⇧	50-70⇨
●●○○		Any
💧💧		High
☀		M

provides food for wildlife; tolerates occasionally wet soil



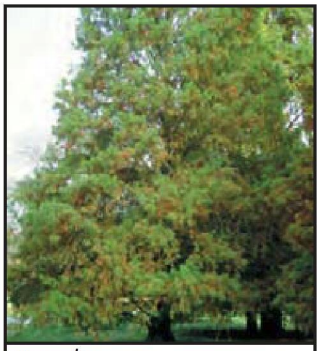
Quercus alba
White Oak

N C	8-9	Yes
Slow	60-100⇧	60-80⇨
●●○○		Any
💧💧		Medium
☀ ⛅		H
🐦		

provides food for wildlife; not adapted to dry areas; does best in rich, organic soil; medium to high wind resistance

Scientific / Common	*Quercus austrina* Bluff Oak	*Quercus falcata* Southern Red Oak, Spanish Oak, Turkey Oak	*Quercus michauxii* Swamp Chestnut Oak	*Quercus nuttallii* Nuttall Oak
Reg/Native	N C 8-9 No	N C 8-9a Yes	N C 8-9 Yes	N 8 No
G, H, S	40-60⇧ 35-50⇨	60-80⇧ 60-70⇨	50-60⇧ 40-60⇨	60-80⇧ 35-50⇨
Soil pH, Txt	●●●○ Any	●●●○ Any	●●○○ C/L	●●○○ Any
Soil Mst, Drgt	High	High	Low	Medium
Light/Best Salt	L-N	M	L-N	L-N
Wildlife				
	provides food for wildlife; underused tree that is well adapted to Florida	low wind resistance; provides food for wildlife	provides food for wildlife; tolerates occasionally wet soils; in wet soils rot may be a problem; best in full sun but tolerates shade when young; tolerant of urban conditions; medium to high wind resistance; may slow growth of understory plants	provides food for wildlife; tolerates occasionally wet soil

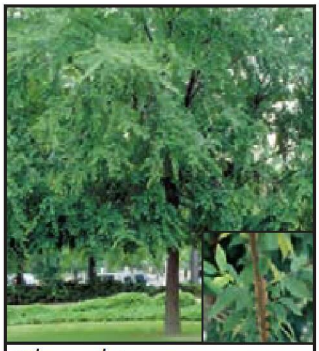
Scientific / Common	*Quercus shumardii* Shumard Oak	*Quercus virginiana* Live Oak	*Simarouba glauca* Paradise Tree	*Swietenia mahagoni* West Indian Mahogany
Reg/Native	N 8-9a Yes	N C S 8b-10b Yes	S 10b-11 Yes	S 10b-11 Yes
G, H, S	55-80⇧ 40-50⇨	40-80⇧ 60-120⇨	30-50⇧ 25-30⇨	Fast 40-75⇧ 40-60⇨
Soil pH, Txt	●●●○ Any	●●●○ Any	●●●● Any	●●●● Any
Soil Mst, Drgt	High	High	Medium	High
Light/Best Salt	M	H	H	H
Wildlife				
	provides food for wildlife; tolerates occasionally wet soil; medium to high wind resistance	provides food for wildlife; not for small lots; susceptible to caterpillars, root rot and insect galls; tolerates occasionally wet soil; high wind resistance	yellow, summer flowers; medium to high wind resistance; don't plant near sidewalks and driveways (surface roots)	medium to high wind resistance; tolerates occasionally wet soil; susceptible to webworms



Taxodium spp.
Pond Cypress,
Bald Cypress

N C S	8-10	Yes
	50-80⇧ 10-35⇨	
●●●●		Any
💧💧💧		High
☀ ⛅		M
🐦		

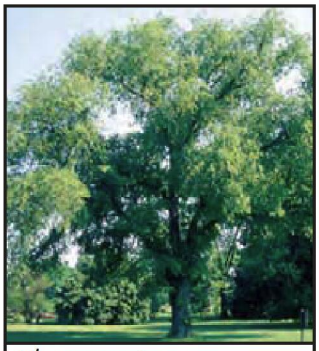
flammable plant - in wildfire prone areas, plant minimum 30' from buildings; wetland plant & adapts to dry sites; deciduous; yellow-brown fall color; small seeds provide food for wildlife; high wind resistance



Ulmus alata
Winged Elm

N C	8-9	Yes
Fast	45-70⇧ 30-40⇨	
●●●●		Any
💧💧💧		High
☀ ⛅		M
🦋 🐦		

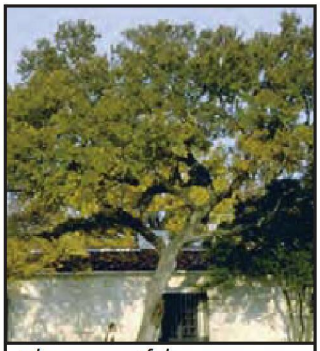
susceptible to Dutch elm disease; medium to high wind resistance



Ulmus americana
American Elm

N C	8-9	Yes
Fast	70-90⇧ 50-70⇨	
●●●●		Any
💧💧💧		High
☀ ⛅		M
🦋		

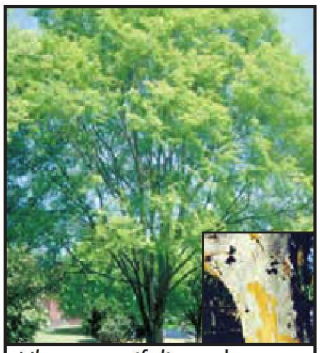
long-lived; susceptible to Dutch elm disease; medium to low wind resistance



Ulmus crassifolia
Cedar Elm

N C	8-9	Yes
	50-70⇧ 40-60⇨	
●●●●		Any
💧💧💧		High
☀ ⛅		M

susceptible to Dutch elm disease and powdery mildew



Ulmus parvifolia and cvs.
Chinese Elm,
Lacebark Elm

N C	8-9	No
	40-50⇧ 35-50⇨	
●●●●		Any
💧💧		High
☀ ⛅		M

low wind resistance; susceptible to pests and freeze damage in North Florida; tolerates occasionally wet soil; form varies with cultivar

Scientific / Common	*Avicennia germinans* Black Mangrove	*Bursera simaruba* Gumbo Limbo	*Caesalpinia* spp. and cvs. Poinciana	*Carpentaria acuminata* Carpentaria Palm
Reg/Native	C S 9a-11 Yes	S 10b-11 Yes	C S 9-11 No	S 10b-11 No
G, H, S	20-30⇧ 10-20⇨	20-50⇧ 25-40⇨	8-35⇧ 10-35⇨	Fast 35-40⇧ 8-10⇨
Soil pH, Txt	●●●● S	○●●● Any	○●●○ S/L	○●●○ Any
Soil Mst, Drgt	None	High	Medium	Medium
Light/Best Salt	H	M	M	L-N
Wildlife				
	white, year-round flowers attract bees; very good for salty shorelines with full sun; produces pneumatophores (breathing roots) that protrude around base of tree	susceptible to pests if stressed; high wind resistance	choose species adapted to region; do not confuse with *Delonix regia*; flowers vary	white/cream, spring through fall flowers; tolerates occasionally wet soil; can cause skin irritation

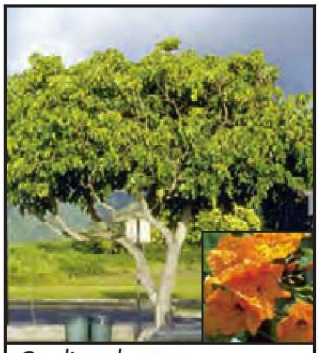
Scientific / Common	*Carpinus caroliniana* American Hornbeam, Musclewood, Ironwood	*Cassia fistula* Golden Shower	*Cercis canadensis* Eastern Redbud	*Chrysophyllum oliviforme* Satinleaf
Reg/Native	N C 8-9a Yes	S 10b-11 No	N C 8b-9a Yes	S 10b-11 Yes
G, H, S	20-30⇧ 20-30⇨	Fast 30-40⇧ 25-40⇨	20-30⇧ 15-35⇨	Slow 30-45⇧ 18-25⇨
Soil pH, Txt	●●●○ Any	○●●○ Any	●●●○ Any	●●○○ Any
Soil Mst, Drgt	Medium	Medium	High	High
Light/Best Salt	L-N	L-N	L-N	H
Wildlife				
	orange/yellow, spring flowers; small enough to plant under powerlines; seeds and catkins provide food for wildlife; excellent understory tree; medium to high wind resistance	yellow, summer flowers; showy blooms; low wind resistance	cultivars provide variety of foliage and flower color; spring flowers; susceptible to pests; beans provide food for wildlife; medium to high wind resistance	fragrant flowers; provides food for wildlife; edible fruit; medium to high wind resistance



Coccoloba diversifolia
Pigeonplum

	S 10a-11	Yes
Fast	30-40⇧ 10-20⇨	
●●●○		S
		High
		H

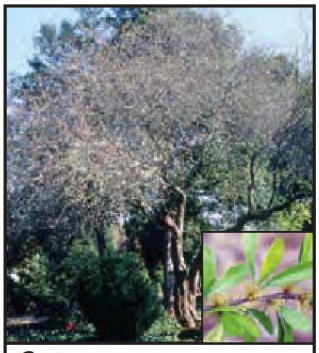
white, summer flowers; edible fruit; susceptible to weevils; provides food for wildlife; compact crown makes it good for small areas; medium to high wind resistance; bark peels and becomes showy with age



Cordia sebestena
Geiger Tree

	S 10b-11	No
Slow	25-30⇧ 20-25⇨	
○●●●		Any
		High
		H

tolerant of salt or brackish water; orange, year-round flowers; foliage may be damaged by geiger beetles; damaged by severe freezes; high wind resistance



Crataegus spp.
Hawthorn

N C	8-9	Var.
	20-35⇧ 15-40⇨	
●●●●		Any
		High
		L-N

provides food and cover for wildlife; flowers vary; best for North Florida; many species and cultivars



Cupressus arizonica var. arizonica
Arizona Cypress

N C	8-9	Yes
	30-40⇧ 15-25⇨	
●●●●		S/L
		High
		U

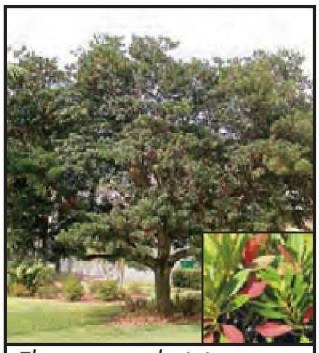
evergreen; green foliage with silver/gray shimmer; good as specimen or windbreak



Delonix regia
Royal poinciana

	S 10b-11	No
Fast	35-40⇧ 40-60⇨	
●●●●		Any
		High
		M

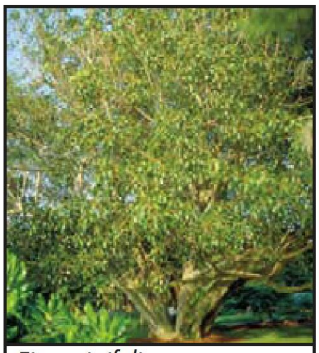
orange/red, summer flowers; medium to low wind resistance; needs large area; caution - may be invasive in South Florida



Elaeocarpus decipiens
Japanese Blueberry

N C S	8b-10b	No
	30-40⇧ 30-40⇨	
○●●○		Any
		High
		U

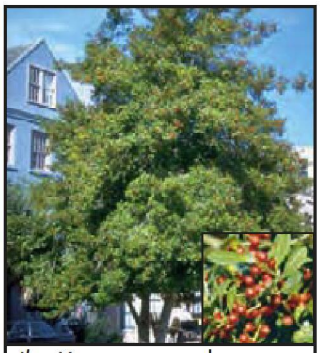
evergreen; pink/white, spring through summer flowers; provides food for wildlife



Ficus citrifolia
Shortleaf Fig,
Wild Banyan Tree

	S 10b-11	Yes
Fast	25-50⇧ 30-40⇨	
●●●●		Any
		High
		M

edible fruit; lacks aerial roots, but still requires adequate room for root development; don't plant in drainfields due to aggressive roots; can be difficult to distinguish from invasive species



Ilex Xattenuata and cvs.
East Palatka Holly

N C S	8-10	Yes
	30-45⇧ 10-15⇨	
●●●○		Any
		Medium
		M

may have severe disease problems in central parts of the state; provides pollen for bees

Scientific / Common	*Ilex cassine* and cvs. Dahoon Holly	*Ilex opaca* American Holly	*Ilex rotunda* Round Holly, Roundleaf Holly, Rotund Holly	*Jacaranda mimosifolia* Jacaranda
Reg/Native	N C S 8-10 Yes	N C 8-9b Yes	N C S 8-11 No	C S 9b-11 No
G, H, S	20-30⇧ 15-20⇨	35-50⇧ 15-25⇨	Slow 20-30⇧ 20-30⇨	Fast 25-40⇧ 45-60⇨
Soil pH, Txt	●●○○ Any	●●●○ Any	●●○○ Any	○●●○ Any
Soil Mst, Drgt	Medium	High	Medium	High
Light/Best Salt	M	M	L-N	L-N
Wildlife				
	white, spring flowers; provides pollen for bees and berries for variety of wildlife; does best in rich, organic soils; high wind resistance	male and female flowers appear on separate trees, both sexes must be in same neighborhood for production of berries on female plants	white, spring flowers provide pollen for bees; provides food for wildlife	lavender/blue, spring through summer flowers; messy when leaves and flowers drop; soft wood, breaks easily; low wind resistance

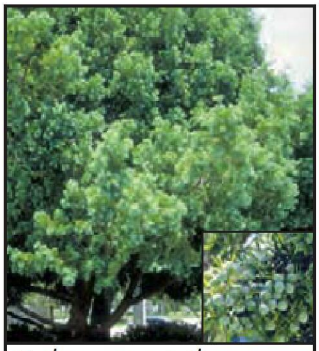
Scientific / Common	*Juniperus silicicola* Southern Red Cedar	*Lagerstroemia indica, Lagerstroemia indica Xfauriei, Lagerstroemia fauriei* Crapemyrtle	*Ostrya virginiana* American Hophornbeam, American Hornbeam	*Persea borbonia* Red Bay, Bay Oak
Reg/Native	N C S 8a-10b Yes	N C S 8-10b No	N C 8-9a Yes	N C S 8b-11 Yes
G, H, S	Fast 30-45⇧ 20-30⇨	Fast 10-30⇧ 15-30⇨	Slow 30-40⇧ 25-30⇨	30-50⇧ 30-50⇨
Soil pH, Txt	●●●● Any	●●●● Any	●●●○ Any	●●●○ Any
Soil Mst, Drgt	High	High	High	High
Light/Best Salt	H	L-N	L-N	H
Wildlife				
	branches drooping; low wind resistance; provides food, cover, and nesting for birds; good for dunes; susceptible to pests such as juniper blight and mites	form, size, disease resistance, bloom season, flower and bark color vary with cultivar; plant for good air circulation; high wind resistance; susceptible to aphids and sooty mold; bark peels and becomes showy with age	fall color; nuts provide food for wildlife; medium to high wind resistance	larval food plant for swallowtail butterflies; insect galls can distort leaves; medium to low wind resistance



Persea palustris
Swamp Bay

N	C	S	8-10	Yes
			20-30⇧	20-30⇨
●●○○				Any
				Medium
				L-N

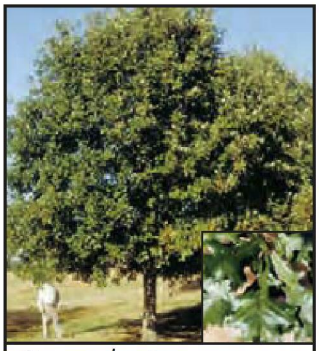
purple fruit; good wetland plant



Podocarpus gracilior
Weeping Fern Pine,
Weeping Podocarpus

	C	S	9b-11	No
			Slow	30-50⇧ 25-35⇨
			●●●○	Any
				Medium
				L-N

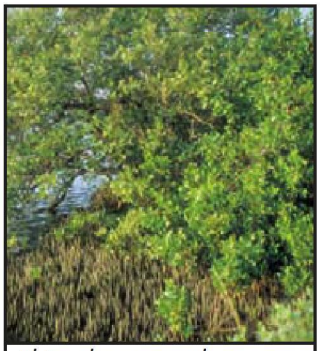
grows slower in full shade; high wind resistance



Quercus lyrata
Overcup Oak

N	C		8-9a	Yes
			30-40⇧	30-40⇨
			●●●○	Any
				Medium
				L-N

tolerates occasionally wet soil; provides food for wildlife



Rhizophora mangle
Red Mangrove

		S	10-11	Yes
			20-40⇧	30-40⇨
			●●●●	Any
				Medium
				H

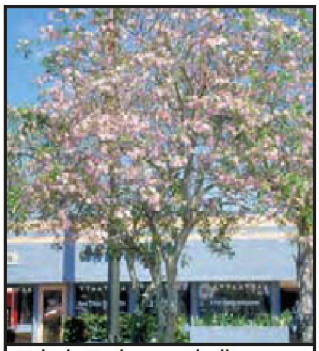
yellow, year-round flowers



Tabebuia chrysotricha
Yellow Trumpet Tree,
Golden Trumpet Tree

	C	S	9B-11	No
			25-35⇧	25-35⇨
			●●●●	Any
				Medium
				M

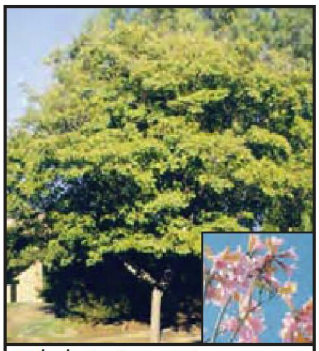
yellow, spring flowers; medium to low wind resistance



Tabebuia heterophylla
Pink Trumpet Tree

	C	S	9B-11	No
			20-30⇧	15-25⇨
			●●●●	Any
				High
				M-H

pink/white, spring through summer flowers; medium to low wind resistance; susceptible to holopothrips



Tabebuia impetiginosa
Purple Trumpet Tree

	C	S	9b-11	No
			12-18⇧	10-15⇨
			●●●●	Any
				High
				M

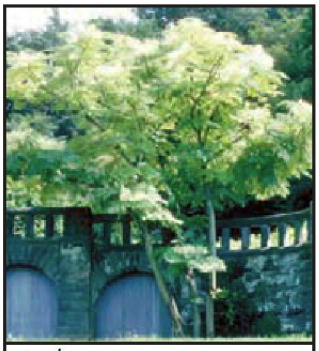
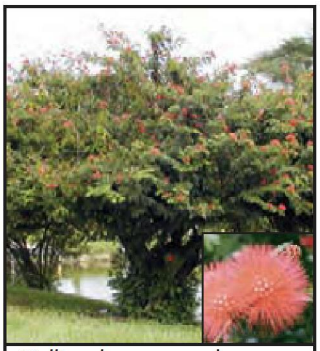
showy, pinkish-purple, spring flowers; medium to low wind resistance



Zanthoxylum clava-herculis
Hercules' Club

N	C		8-9b	Yes
			15-30⇧	10-20⇨
○●●○				C/L
				Low
				U

deciduous; spines; host plant for Giant Swallowtail butterfly; white, spring flowers

				
Scientific **Common**	*Acacia farnesiana* Sweet Acacia	*Aesculus pavia* Red Buckeye, Florida Buckeye	*Aralia spinosa* Devil's Walkingstick	*Ardisia escallonioides* Marlberry, Marbleberry
Reg/Native	C S 9-11 Yes	N 8-9a Yes	N C 8-9a Yes	C S 9-11 Yes
G, H, S	Slow 10-25⇧ 15-25⇨	15-20⇧ 15-25⇨	10-25⇧ 6-10⇨	10-20⇧ 3-12⇨
Soil pH, Txt	○ ● ● ○ S/C	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ● S/L
Soil Mst, Drgt	High	Medium	Medium	High
Light/Best Salt	M	M	L-N	H
Wildlife				
	also known as *Acacia smallii*; yellow, year-round flowers; thorny; tolerates occasionally wet soil; provides food and cover for birds and insects; don't plant next to sidewalk	attractive bark; red, spring flowers; tolerates occasionally wet soil; poisonous seeds	also known as *Angelica spinosa*; small, white, spring through summer flowers; purplish berries provide food for wildlife; sharp thorns; tolerates occasionally wet soil; can sucker to produce a thicket	fragrant, white, year-round flowers; attractive foliage; round purple fruit provide food for wildlife mostly in fall and winter; good for screens and hedges
				
Scientific **Common**	*Arenga engleri* Formosa Palm, Dwarf Sugar Palm	*Baccharis halimifolia* Groundsel Bush, Sea Myrtle, Salt-bush	*Butia capitata* Pindo Palm, Jelly Palm	*Calliandra* spp. and cvs. Powderpuff
Reg/Native	C S 9a-11 No	N C S 8-10 Yes	N C S 8b-11 No	C S 9b-11 No
G, H, S	Slow 6-10⇧ 10-16⇨	8-12⇧ 6-12⇨	Slow 15-25⇧ 15-25⇨	Fast 10-15⇧ 8-15⇨
Soil pH, Txt	○ ● ● ○ Any	● ● ● ● Any	○ ● ● ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	None	Medium	High	High
Light/Best Salt	L-N	M	M	L-N
Wildlife				
	red/orange/green, spring flowers; grows in clusters	feathery, white, fall flowers; poisonous seeds; useful for wet sites such as retention ponds and ditches; can spread from seed	edible fruit used for jelly; provides food for wildlife; looks best in full sun; white flowers; susceptible to pests; high wind resistance	pink/white, fall through spring flowers; only *Calliandra haematocephala* assessed as not a problem



Callistemon spp.
Bottlebrush

N C S	8b-11	No
	6-30⇧ 6-15⇨	
○ ● ● ○		S/L
		High
		M

red, spring through summer flowers; medium to low wind resistance; attracts beneficial insects; only *C. citrinus, C. rigidus, C. viminalis* assessed as not a problem



Camellia japonica
Camellia

N C	8-9	No
Slow	10-20⇧ 10-20⇨	
● ● ○ ○		Any
		Medium
		L-N

many cvs. with a variety of flower colors; up to 6 inches, in winter through spring; susceptible to scales, aphids, chewing insects and fungus; requires acid soil and has problems if pH is too high



Camellia sasanqua
Sasanqua,
Sasanqua Camellia

N C	8-9	No
Slow	3-15⇧ 5-10⇨	
● ● ○ ○		Any
		Medium
		L-N

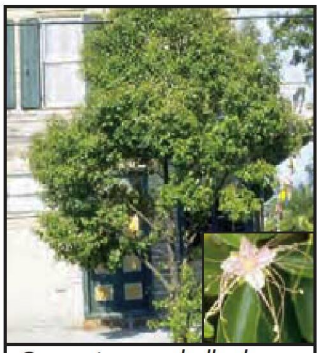
some groundcover cvs. available; fall through winter flowers, colors vary; susceptible to scales, mites, aphids and chewing insects; requires acid soil and has problems if pH is too high



Canella winterana
Wild Cinnamon,
Cinnamon Bark

S	10b-11	Yes
Slow	10-30⇧ 10-30⇨	
○ ● ● ●		S/L
		High
		H

purple, summer flowers



Capparis cynophallophora
Jamaica Caper Tree,
Mustard Tree

S	10-11	Yes
Slow	6-20⇧ 6-15⇨	
○ ● ● ●		Any
		High
		H

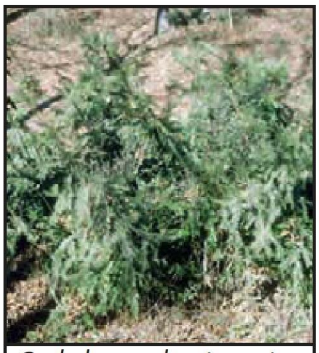
purple/white, spring flowers



Cephalanthus occidentalis
Buttonbush

N C S	8-11	Yes
	6-20⇧ 6-8 ⇨	
● ● ● ○		Any
		None
		L-N

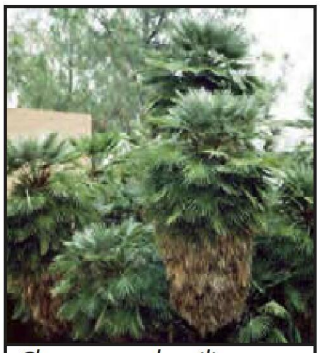
flammable plant - in wildfire prone areas, plant minimum 30' from buildings; attracts insects; white, spring flowers; good for retention ponds/swales/canal banks; well adapted to disturbed soils



Cephalotaxus harringtonia
Japanese Plum Yew,
Harrington Plum Yew

N C	8-9	No
Slow	3-10⇧ 5-10⇨	
● ● ○ ○		S
		Medium
		L-N

dark green foliage; suitable for use as a hedge or specimen plant



Chamaerops humilis
European Fan Palm

N C S	8-11	No
Fast	5-15⇧ 6-15⇨	
○ ● ● ○		Any
		High
		M

clumping palm; yellow, summer flowers; pest sensitive; very cold hardy; low maintenance compared to other palms; petioles with sharp teeth

Scientific / Common	*Chionanthus retusus* Chinese Fringetree	*Chionanthus virginicus* Fringetree	*Citharexylum spinosum* Fiddlewood	*Coccoloba uvifera* Seagrape
Reg/Native	N 8 No	N C 8-9 Yes	S 10-11 Yes	C S 9-11 Yes
G, H, S	Slow 15-30⇧ 10-12⇨	Slow 12-20⇧ 10-15⇨	15-25⇧ 8-15⇨	3-35⇧ 10-50⇨
Soil pH, Txt	●●○○ S	●●●○ Any	●●●○ Any	●●●○ S
Soil Mst, Drgt	Medium	Medium	High	High
Light/Best Salt	L-N	L-N	H	H
Wildlife				
	white, spring through summer flowers; grows very slowly, usually 4 to 10 inches per year, but can grow a foot per year if given rich, moist soil and appropriate fertilization	showy, white, spring flowers; flowers best in sun; pest sensitive; tolerates occasionally wet soil; medium to high wind resistance	also known as *Citharexylum fruticosum*; white, fragrant flowers all year; provides food for wildlife; useful as a tall hedge	deciduous with continual leaf drop; fragrant, white, spring flowers; provides food for large wildlife; susceptible to weevils; grows as shrub on coastal dunes and as tree inland; medium to high wind resistance

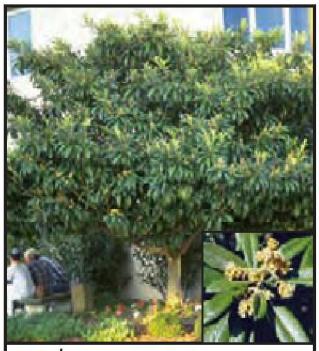
Scientific / Common	*Cordia boissieri* White Geiger, Texas Olive	*Cornus foemina* Swamp Dogwood, Stiff Dogwood, Stiff Cornel	*Cornus florida* Flowering Dogwood	*Cyrilla racemiflora* Titi, Swamp Cyrilla, Leatherwood
Reg/Native	C S 9a-11 No	N C S 8-10 Yes	N 8-9a Yes	N C 8b-10a Yes
G, H, S	Slow 15-20⇧ 10-15⇨	10-16⇧ 10-16⇨	25-30⇧ 25-30⇨	Fast 10-30⇧ 6-15 ⇨
Soil pH, Txt	○●●● Any	○●●○ Any	●●●○ Any	●●○○ Any
Soil Mst, Drgt	High	Low	Medium	Medium
Light/Best Salt	M	L-N	L-N	L-N
Wildlife				
	white, year-round flowers	white, spring flowers; blue berries provide food for wildlife; larval food plant for spring azure butterfly; susceptible to borers	prefers deep, rich, well–drained sandy or clay soils and has a moderately long life; roots rot in soils without adequate drainage; susceptible to pests and disease	white, spring through summer flowers; wetland plant; good for edges of retention ponds; attractive to bees



Dodonaea viscosa
Hopbush,
Varnish Leaf

C S 9-11	Yes
10-18⇧ 6-15⇨	
●●●●	S/L
	High
	H

yellow, summer through fall flowers; showy, colorful fruit



Eriobotrya japonica
Loquat

N C S 8-11	No
20-30⇧ 30-35⇨	
●●●●	Any
	Medium
	M

white, fall through winter flowers; medium to low wind resistance; susceptible to pests; caution - may be invasive in Central and South Florida



Eugenia spp. (natives only)
Stoppers

C S 9-11	Yes
10-30⇧ 5-20⇨	
●●●●	Any
	High
	H

flowers vary; needs little attention once established; natives are *E. axillaris, E. foetida, E. rhombea,* and *E. confusa; E. axiliaris, E. confusa, E. foetida* have high wind resistance



Forestiera segregata
Florida Privet

N C S 8b-11	Yes
4-15⇧ 3-12⇨	
○●●●	S/L
	High
	H

semi-evergreen to evergreen; yellow, early spring flowers; great hedge plant; provides food for wildlife; flowers attract insects



Ilex X'Mary Nell'
Mary Nell Holly

N C 8-9	Yes
10-20⇧ 10-15⇨	
●●●○	S/C
	Medium
	M

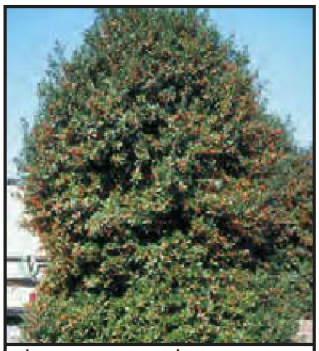
white; spring flowers; important source of pollen for bees



Ilex X'Nellie R. Stevens'
Nellie R. Stevens Holly

N C 8-9	Yes
15-25⇧ 10-12⇨	
●●●○	S/C
	Medium
	M

white, spring flowers; important source of pollen for bees; provides food for wildlife



Ilex cornuta and cvs.
Chinese Holly,
Horned Holly

N C 8-9	No
8-25⇧ 8-25⇨	
●●○○	Any
	High
	M

susceptible to tea scale, especially in cool, shady areas; provides food for wildlife; many cultivars available; important source of pollen for bees



Ilex decidua
Possumhaw

N 8-9a	Yes
Slow 10-15⇧ 10-15⇨	
●●●●	Any
	High
	U

small, white, spring flowers; small orange/red fruit provide food for wildlife; be sure to purchase female trees for fruit production

Scientific / Common	*Ilex glabra* Gallberry	*Ilex vomitoria* and cvs. Yaupon Holly	*Illicium* spp. Star Anise	*Jatropha integerrima* Peregrina
Reg/Native	N C S 8-10a Yes	N C S 8-10 Yes	N C 8-9 Var.	C S 9b-11 No
G, H, S	Slow 6-8⇧ 8-10⇨	15-30⇧ 6-20⇨	10-15⇧ 6-15⇨	8-15⇧ 5-10⇨
Soil pH, Txt	●●○○ Any	●●●○ Any	●●○○ Any	●●●● Any
Soil Mst, Drgt	Medium	High	Medium	High
Light/Best Salt	M	H	L-N	L-N
Wildlife				
	flammable plant - in wildfire prone areas, plant minimum 30' from buildings; white, spring flowers; black fruit provides food for wildlife in late fall and winter; good for wetland/pine areas; high wind	flammable, in wildfire prone areas, plant minimum 30' from buildings; white, spring through summer flowers; red fruit on female plants provides food for wildlife in late fall and winter; 'Pendula' - FNGLA Plant of the Year, 2005; high wind resistance; can sucker to produce a thicket	evergreen, yellowish–white or greenish–white flowers	scarlet, year-round flowers; poisonous; susceptible to pests and disease; sensitive to frost

Scientific / Common	*Ligustrum japonicum* and cvs. Ligustrum, Japanese Privet	*Magnolia Xsoulangiana* and cvs. Saucer Magnolia	*Magnolia figo* Banana Shrub	*Musa* spp. Banana
Reg/Native	N C S 8-10b No	N C 8-9a No	N C 8-10 Yes	C S 9b-11 No
G, H, S	8-12⇧ 15-25⇨	20-25⇧ 15-25⇨	10-20⇧ 6-15⇨	Fast 7-30⇧ 10-15⇨
Soil pH, Txt	○●●○ Any	●●○○ Any	●●○○ Any	●●●● Any
Soil Mst, Drgt	Medium	Low	Medium	Low
Light/Best Salt	H	L-N	U	L-N
Wildlife				
	white, summer flowers; susceptible to pests and diseases; used as hedge; thins at bottom unless in full sun	many cultivars; pink/white/lavender, fragrant, winter through spring flowers; susceptible to pests; medium to high wind resistance	also known as *Michelia figo*; light-yellow, spring through early summer flowers; fragrance similar to ripening cantaloupes or bananas; generally used as specimen plant; susceptible to scale and mushroom root rot	edible fruit; showy purple or orange flowers; needs regular watering; susceptible to disease, pests, and frost



Myrcianthes fragrans
Simpson's Stopper,
Twinberry

C	S	9b-11	Yes
		6-30⇧ 15-20⇨	
○ ● ● ○			Any
			High
			H

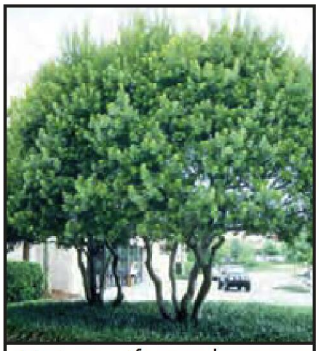
edible fruit; white, fragrant, year-round flowers; red berries provide food for wildlife; tolerates occasionally wet soil; needs little attention once established



Myrciaria cauliflora
Jaboticaba, Brazilian Grape
Tree, Brazilian Grape

	S	10b-11	No
Slow		15-40⇧ 15-40⇨	
● ● ● ●			Any
			Medium
			L-N

edible, black fruit; white flowers, time of flowering depends on cultivar



Myrica cerifera and cvs.
Wax Myrtle

N	C	S 8-10	Yes
Fast		10-40⇧ 20-25⇨	
● ● ● ●			Any
			Medium
			H

flammable, in wildfire prone areas, plant minimum 30' from buildings; silver berries found on female plants only; susceptible to disease; good hedge plant; provides food and cover for wildlife; medium to low wind resistance, can sucker to produce a thicket



Olea europaea
Olive

N	C	S 8-11	No
Slow		25-50⇧ 35-50⇨	
● ● ● ●			S/L
			Medium
			M

makes a great landscape plant; requires a pollinator to fruit



Osmanthus americanus
Wild Olive,
Devilwood

N	C	8-9	Yes
		15-25⇧ 10-15⇨	
○ ● ● ○			Any
			Medium
			H

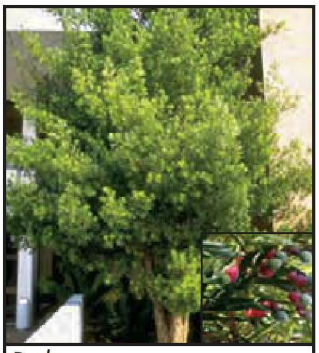
white, fragrant, spring flowers; provides food for wildlife



Plumeria rubra
Frangipani,
Nosegay, Templetree

	S	10b-11	No
Slow		20-25⇧ 20-25⇨	
● ● ● ●			Any
			High
			H

fragrant, showy, spring through fall flowers; susceptible to frangipani caterpillar; needs cold-protected spot if grown in central Florida



Podocarpus macrophyllus and cvs.
Podocarpus

N	C	S 8b-11	No
Slow		30-40⇧ 20-25⇨	
● ● ● ○			S/C
			High
			H

dark green, evergreen leaves; small, purple, fruit on females provide food for wildlife; high wind resistance; mildly susceptible to pests and diseases; some magnesium deficiency on sandy soils

Scientific / Common	*Prunus angustifolia* Chickasaw Plum	*Prunus campanulata* Taiwan Cherry	*Prunus umbellata* Flatwoods Plum	*Quercus geminata* Sand Live Oak, Small Sand Live Oak
Reg/Native	N C 8-9 Yes	N 8-9a No	N C 8-9 Yes	N C S 8-10a Yes
G, H, S	12-20⇧ 15-20⇨	12-20⇧ 15-25⇨	12-20⇧ 12-20⇨	35-50⇧ 45-60⇨
Soil pH, Txt	●●●○ Any	●●○○ Any	●●●○ Any	○●●○ S/L
Soil Mst, Drgt	High	Medium	Medium	High
Light/Best Salt	M	U	L-N	H
Wildlife				
	white, winter flowers; reddish plums provide food for wildlife; medium to high wind resistance; can sucker to produce a thicket	small pink, late winter flowers; small fruit provides food for wildlife; susceptible to tent caterpillar	white, spring flowers; purple plums provide food for wildlife; edible fruits, ranging from very tart to sweet; susceptible to tent caterpillars; can sucker to produce a thicket	high wind resistance; good in dune areas; provides food for wildlife; FNGLA Plant of the Year 2008

Scientific / Common	*Raphiolepis* spp. and cvs. Indian Hawthorn	*Senna polyphylla* Desert Cassia	*Sideroxylon* spp. (natives only) Buckthorn	*Sophora tomentosa* Necklace Pod
Reg/Native	N C 8-9 No	S 10a-11 No	N C S 8-11 Yes	S 10-11 Yes
G, H, S	2-10⇧ 2-6⇨	Fast 6-10⇧ 6-8⇨	50-75⇧ 35-50⇨	6-10⇧ 8-12⇨
Soil pH, Txt	○●●○ Any	○●●● S/L	●●●● Any	●●●● S/L
Soil Mst, Drgt	High	Medium	High	High
Light/Best Salt	M	H	H	H
Wildlife				
	flowers vary; provides food for wildlife; use disease-resistant cvs., plant in full sun; susceptible to disease	yellow, summer flowers; should not be confused with *Senna pendula*	good coastal or dune plant; select species based on region, soil texture, and drainage; flowers vary	evergreen shrub; weeping shape; yellow, year-round flowers; seeds are poisonous; provides food for wildlife



Tabebuia aurea
Silver Trumpet Tree,
Yellow Tab

S	10-11	No
15-25⇧	10-15⇨	
●●●●		Any
		High
		M

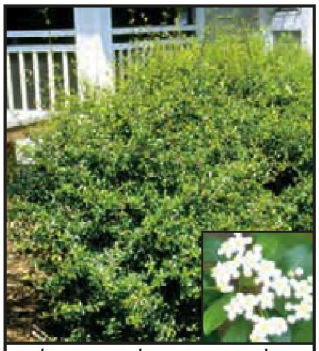
yellow, winter through spring flowers; flowers emerge after leaves drop; not wind resistant



Tecoma stans
Yellow Elder,
Yellow Trumpetbush

C S	9b-11	No
Fast	10-20⇧	8-15⇨
●●●●		Any
		Medium
		L-N

evergreen; bell-shaped, fragrant, yellow summer through winter flowers; produces non-edible brown fruit; FNGLA Plant of the Year, 2005



Viburnum obovatum and cvs.
Walter's Viburnum

N C S	8-10	Yes
8-25⇧	6-10⇨	
●●●●		Any
		High
		L-N

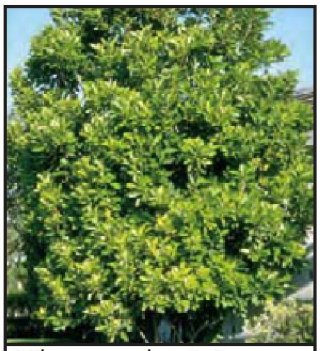
white, winter through spring flowers; small black fruit provides food for wildlife; provides nesting cover for wildlife; can sucker to produce a thicket; dwarf cvs. are 2' to 4' tall



Viburnum odoratissimum
Sweet Viburnum

N C S	8b-10a	No
Fast	15-30⇧	15-25⇨
●●●●		Any
		Medium
		L-N

white, spring flowers; susceptible pests and disease; often grown as a hedge; thins in shaded sites



Viburnum odoratissimum
var. *awabuki*
Awabuki Viburnum

N C S	8-10b	No
Slow	15-20⇧	15-20⇨
●●●○		Any
		Medium
		L-N

also known as *Viburnum awabuki*; fragrant, small white, spring flowers; red/black fruit provides food for wildlife; takes well to pruning; used for hedges; susceptible to pests and disease



Viburnum rufidulum
Rusty Blackhaw,
Southern Blackhaw

N	8b-9a	Yes
Slow	20-25⇧	20-25⇨
●●●●		Any
		High
		H

scarlet to purple fall foliage; clusters of small, white, spring flowers; small black fruit provides food for wildlife; tolerates occasionally wet soil; will not tolerate compacted soils

Scientific / Common	*Abelia Xgrandiflora* Glossy Abelia	*Acacia farnesiana* Sweet Acacia	*Acalypha wilkesiana* Copper Leaf	*Acca sellowiana* Pineapple Guava, Feijoa
Reg/Native	N C 8-9 No	C S 9-11 Yes	S 10b-11 No	N C S 8-11 No
G, H, S	6-10⇧ 6-10⇨	Slow 10-25⇧ 15-25⇨	Fast 8-12⇧ 6-8⇨	8-15⇧ 8-15⇨
Soil pH, Txt	○ ● ● ○ S/C	○ ● ● ○ S/C	● ● ● ○ Any	○ ● ● ○ S/C
Soil Mst, Drgt	Medium	High	Medium	High
Light/Best Salt	L-N	M	U	L-N
Wildlife				
	fine textured, semi-evergreen; red-tinged leaves; pink/white, spring through fall flowers; doesn't flower in the shade	also known as *Acacia smallii*; yellow, year-round flowers; thorny; tolerates occasionally wet soil; provides food and cover for birds and insects; don't plant next to sidewalk	provides continuous color in the landscape; heart-shaped leaves in varying mottled combinations of colors; susceptible to pests	also known as *Feijoa sellowiana*; red/white, spring flowers; often used as a hedge; provides food/cover/nesting for wildlife

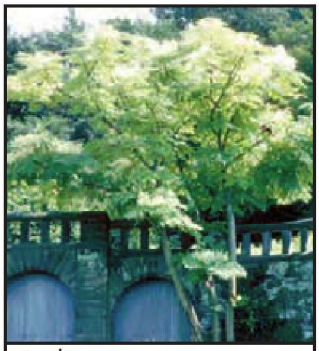
Scientific / Common	*Acrostichum danaeifolium* Leather Fern	*Agarista populifolia* Pipestem, Fetterbush, Doghobble	*Agave* spp. Century plant, Agave	*Allamanda neriifolia* Bush Allamanda, Bush Trumpet
Reg/Native	C S 9-11 Yes	N C 8-9 Yes	N C S var. Var.	C S 9-11 No
G, H, S	4-8⇧ 3-5 ⇨	8-12⇧ 5-10⇨	Slow 3-6⇧ 3-10⇨	Fast 5-15⇧ 4-10⇨
Soil pH, Txt	● ● ● ○ Any	● ● ○ ○ S/C	○ ● ● ○ S	○ ● ● ○ Any
Soil Mst, Drgt	Low	Medium	High	Medium
Light/Best Salt	M	L-N	H	L-N
Wildlife				
	large fern; good for wet sites in shaded landscape; prolonged sunlight, especially in the summer, can burn foliage	evergreen, creamy white, fragrant spring flowers	dramatic foliage and form; evergreen, silver/gray to blue-green foliage; showy, green-brown fruit; sharp spines; choose species adapted to climate	bright yellow, trumpet-shaped, year-round flowers; bleeds white milky sap if stems are broken; makes an open hedge; attractive to birds and butterflies



Aloysia virgata
Sweet Almond Bush

N	C	S	8-11	No	
			6-12⇧	6-12⇨	
●●●●			Any		
💧			High		
☀			U		
🦋					

evergreen; white, fragrant, summer through fall flowers



Aralia spinosa
Devil's Walkingstick

N	C		8-9a	Yes	
			10-25⇧	6-10⇨	
○●●○			Any		
💧	💧		Medium		
☀	⛅	☁	L-N		
🦋			🐦		

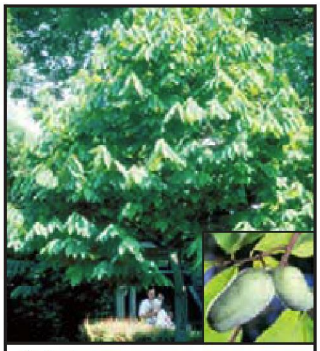
also known as *Angelica spinosa*; small white, spring through summer flowers; purplish berries provide food for wildlife; spiny stems; tolerates occasionally wet soil



Ardisia escallonioides
Marlberry,
Marbleberry

	C	S	9-11	Yes	
			10-20⇧	3-12⇨	
○●●●			S/L		
💧	💧		High		
☀	⛅	☁	H		
			🐦		

fragrant, white, year-round flowers; attractive foliage; round, purple fruits provide food for wildlife, mostly in fall and winter; good for screens and hedges



Asimina spp.
Pawpaw

N	C	S	8-10	Var.	
			15-20⇧	15-20⇨	
○●○○			S		
💧	💧		Medium		
☀	⛅	☁	L-N		
🦋					

deciduous; species needs vary, choose based on conditions; flowers vary; larval food plant for zebra swallowtail butterfly; does not transplant well



Baccharis halimifolia
Groundsel Bush,
Sea Myrtle, Salt-bush

N	C	S	8-10	Yes	
			8-12⇧	6-12⇨	
●●●●			Any		
💧	💧	💧	Medium		
☀			M		

feathery, white, fall flowers; poisonous seeds; useful for wet sites such as retention ponds and ditches; can spread by suckers from roots



Bambusa spp. (clumping types only)
Bamboo

N	C	S	8-11	No	
			3-100⇧	2-20⇨	
○●●○			Any		
	💧		Medium		
☀	⛅		M		

choose species adapted to conditions; bamboo grows aggressively; should not be planted near lakefronts or streams



Barleria micans
Yellow Shrimp Plant

		S	10-11	No	
Fast			4-5⇧	4-5⇨	
○●●○			Any		
💧	💧		Medium		
☀	⛅		U		

evergreen shrub with upright growth that terminates in flattish spikes that produce lobed, bright, yellow flowers; provides food for wildlife



Berberis julianae
Wintergreen Barberry,
Julian's berberis

N			8-9a	No	
Slow			4-6⇧	2-5⇨	
○●●○			Any		
	💧		Medium		
☀	⛅		M		

evergreen; yellow, winter through spring flowers; red fruit; adaptable to a wide range of soil conditions but does best in rich, organic soil; requires pruning to maintain best form; spiny; good hedge or barrier plant

Scientific / Common	*Berberis thunbergii* Japanese Barberry, Crimson Pygmy	*Brugmansia Xcandida* Angel's Trumpet	*Brunfelsia grandiflora* Yesterday-Today-and-Tomorrow	*Buddleia lindleyana* Butterfly Bush, Lindley's Butterfly Bush
Reg/Native	N 8-9a No	S 10b-11 No	N C S 8b-11 No	N C 8-9 No
G, H, S	2-8⇧ 4-6⇨	8-14⇧ 10-15⇨	7-10⇧ 5-8⇨	Fast 4-6⇧ 4-6⇨
Soil pH, Txt	○ ● ● ○ Any	● ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	Medium	Low	Medium	Medium
Light/Best Salt	L-N	L-N	L-N	M
Wildlife				
	fall color; white, spring flowers; good hedge or barrier plant; persistent red fruit; susceptible to disease	flowers hang from stems and branches and drape the plant with color; good specimen tree; susceptible to pests and diseases	white/purple, spring through fall flowers	deciduous, non-fragrant, purple/violet flowers; excellent for butterflies; aggressive suckering and spreads through runners

Scientific / Common	*Calliandra haematocephala* Red Powderpuff	*Callicarpa americana* Beautyberry	*Callistemon* spp. Bottlebrush	*Calycanthus floridus* Carolina Allspice, Eastern Sweetshrub
Reg/Native	C S 9-11 No	N C S 8-10 Yes	N C S 8b-11 No	N C S 8-10a Yes
G, H, S	6-8⇧ 8-12⇨	6-8⇧ 6-8⇨	6-30⇧ 6-15⇨	Slow 6-9⇧ 6-12⇨
Soil pH, Txt	● ● ● ○ Any	● ● ● ○ Any	○ ● ● ○ S/L	● ● ● ● Any
Soil Mst, Drgt	High	High	High	Medium
Light/Best Salt	L-N	L-N	M	L-N
Wildlife				
	possible cold damage from freezing temperatures; large fragrant flower blooms during warm months; susceptible to pests	deciduous; purple/light purple spring through fall flowers; attracts wildlife; small purplish fruits provide food for wildlife in late winter; need to prune old wood since flowers and fruit are produced on new growth	red spring though summer flowers; medium to low wind resistance; attracts beneficial insects; check with your local Extension office before final species selection	good screen; red, spring through summer flowers with strawberry-like fragrance; does best in rich, organic soil



Camellia japonica
Camellia

N C	8-9	No
Slow	10-20⇧ 10-20⇨	
●●○○		Any
		Medium
		L-N

many cultivars; flowers up to 6 inches, in winter through spring, color variable; susceptible to pests and diseases; requires acidic soil and has problems if pH is too high



Camellia sasanqua
Sasanqua,
Sasanqua Camellia

N C	8-9	No
Slow	3-15⇧ 5-10⇨	
●●○○		Any
		Medium
		L-N

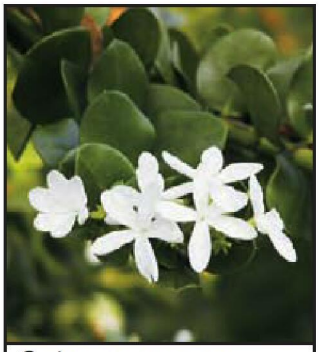
some groundcover cultivars available; fall through winter flowers, color variable; susceptible to pests; requires acidic soil and has problems if pH is too high



Capparis cynophallophora
Jamaica Caper Tree,
Mustard Tree

S	10-11	Yes
Slow	6-20⇧ 6-15⇨	
○●●●		Any
		High
		H

purple/white, spring flowers



Carissa macrocarpa
Natal Plum

C S	9-11	No
	2-20⇧ 2-20⇨	
○●●●		S
		High
		H

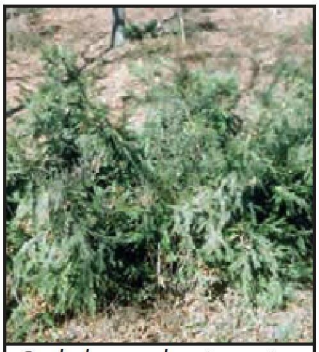
also known as *Carissa grandiflora*; edible fruit; white, fragrant year-round flowers



Cephalanthus occidentalis
Buttonbush

N C	8-9	Yes
	6-20⇧ 6-8 ⇨	
●●●○		Any
		None
		L-N

flammable, in wildfire prone areas, plant minimum 30' from buildings; attracts insects; white, spring through summer flowers; grows well in wet areas such as detention ponds or drainage ditches; well adapted to disturbed soils



Cephalotaxus harringtonia
Japanese Plum Yew,
Harrington Plum Yew

N C	8-9	No
Slow	3-10⇧ 5-10⇨	
●●○○		S
		Medium
		L-N

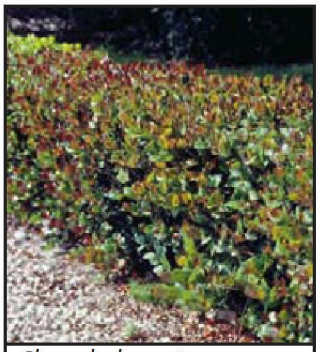
dark green foliage; suitable for use as a hedge or specimen plant



Cestrum aurantiacum
Orange Jessamine

C S	9-11	No
Fast	4-10⇧ 6-8⇨	
○●●○		Any
		Medium
		M

yellow/orange, spring through summer flowers



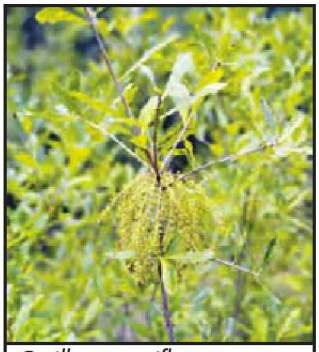
Chrysobalanus icaco
Cocoplum

S	10-11	Yes
	3-30⇧ 10-20⇨	
○●●○		Any
		Medium
		H

white, year-round flowers; edible fruit; good hedge or screen plant; purple "plums" provide food for wildlife; high wind resistance

Scientific / Common	*Citharexylum spinosum* Fiddlewood	*Clethra alnifolia* Sweet Pepperbush	*Coccoloba uvifera* Seagrape	*Cocculus laurifolius* Laurelleaf Snailseed, Carolina Coralbead, Cocculus
Reg/Native	S 10-11 Yes	N C 8-9 Yes	C S 9-11 Yes	C S 9a-11 No
G, H, S	15-25⇧ 8-12⇨	4-8⇧ 4-8⇨	3-35⇧ 10-50⇨	12-18⇧ 18-20⇨
Soil pH, Txt	●●●○ Any	●●○○ Any	●●●○ S	○●●○ Any
Soil Mst, Drgt	High	Medium	High	High
Light/Best Salt	M	M	H	M
Wildlife				
	also known as Citharexylum fruticosum; white, fragrant, year-round flowers; provides food for wildlife; useful as a tall hedge	white, fragrant, summer flowers; attracts bees and other wildlife; grows well in wet areas	deciduous with continual leaf drop; fragrant, white, spring flowers; provides food for large wildlife; susceptible to weevils; grows as shrub on coastal dunes and as tree inland; medium to high wind resistance	spreading growth habit; yellow flowers

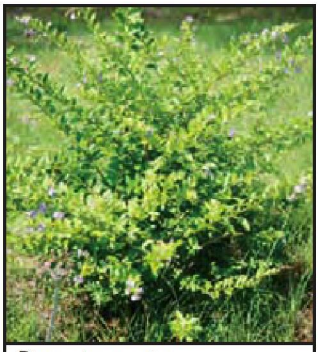
Scientific / Common	*Codiaeum variegatum* Croton	*Conocarpus erectus* Buttonwood, Silver Buttonwood	*Cordyline* spp. & cvs. except *Cordyline guineensis* Ti plant	*Crataegus* spp. Hawthorn
Reg/Native	S 10b-11 No	S 10b-11 Yes	S 10-11 No	N C 8-9 Var.
G, H, S	3-8⇧ 3-6⇨	5-50⇧ 15-20⇨	Fast 3-10⇧ 2-4⇨	20-35⇧ 15-40⇨
Soil pH, Txt	●●●● Any	○●●● Any	○●●○ Any	●●●● Any
Soil Mst, Drgt	Low	High	Varies	High
Light/Best Salt	L-N	H	V	L-N
Wildlife				
	wide variety of leaf color and shape; white/yellow, summer flowers; susceptible to pests	white/cream, spring flowers; silver leaved form more susceptible to sooty mold and insect problems; do not plant in marl soil; high wind resistance; provides cover for wildlife	growing conditions vary by species; flowers vary; cold sensitive; check with your local Extension office before final species selection	provides food and cover for wildlife; flowers vary; best for north Florida; many species and cultivars



Cyrilla racemiflora
Titi, Swamp Cyrilla, Leatherwood

N C	8b-9	Yes
Fast	10-30⇧ 6-15⇨	
●●○○		Any
		Medium
		L-N

white, late spring through summer flowers; wetland plant; good for edges of retention ponds; attractive to bees



Duranta erecta
Golden Dewdrop, Pigeonberry; Skyflower

C S	9b-11	No
	4-18⇧ 10-15⇨	
○●●○		Any
		High
		L-N

also known as *Duranta repens*; showy, lavender/blue/white, summer through fall flowers; poisonous fruit; susceptible to pests; irritating sap; thorns; may spread aggressively



Erythrina herbacea
Coral Bean, Cherokee Bean

N C S	8-11	Yes
	5-10⇧ 8-12⇨	
●●●○		S/L
		High
		M

scarlet, tubular, spring flowers; flowers attractive to hummingbirds; showy, pod-shaped fruit



Eugenia spp. (natives only)
Stoppers

C S	9-11	Yes
	10-30⇧ 5-20⇨	
●●●●		Any
		High
		H

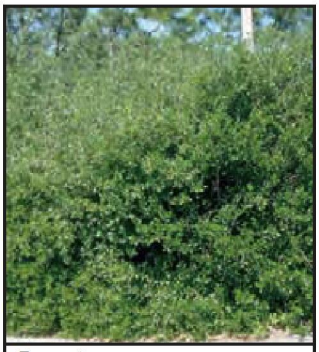
flowers vary; needs little attention once established; natives are *E. axillaris, E. foetida, E. rhombea,* and *E. confusa; E. axiliaris, E. confusa, E. foetida* have high wind resistance



Fatsia japonica
Japanese Aralia, Paperplant

N C S	8-11	No
	5-8⇧ 3-10⇨	
○●●○		Any
		Medium
		L-N

creamy, white, winter flowers; too much sun eventually kills the plant



Forestiera segregata
Florida Privet

N C S	8b-11	Yes
	4-15⇧ 3-12⇨	
○●●●		S/L
		High
		H

yellow, early spring flowers attract insects; great hedge; fruit provides food for wildlife



Galphimia glauca
Thryallis, Rain-of-Gold

C S	9b-11	No
	5-9⇧ 4-6⇨	
○●●○		Any
		Medium
		L-N

evergreen shrub; yellow, year-round flowers; susceptible to caterpillars and mites



Gardenia jasminoides
Gardenia, Cape Jasmine

N C S	8-10	No
	4-8⇧ 4-8⇨	
●●○○		Any
		Medium
		L-N

also known as *Gardenia augusta*; white, fragrant spring through summer flowers; use only grafted varieties due to nematode susceptibility; susceptible to scales; use iron fertilizer to keep green

Scientific / Common	*Halesia diptera* Two-wing Silverbell	*Hamamelis virginiana* Common Witchhazel	*Hamelia patens* Firebush, Scarletbush	*Heptapleurum arboricola* Dwarf Schefflera
Reg/Native	N 8 Yes	N 8 Yes	C S 9-11 Yes	C S 9-11 No
G, H, S	20-30⇧ 20-30⇨	20-30⇧ 15-25⇨	Fast 5-20⇧ 5-8⇨	10-15⇧ 6-15⇨
Soil pH, Txt	●●●○ S/L	●●●● Any	●●●● Any	○●●○ S/L
Soil Mst, Drgt	Medium	Medium	Medium	High
Light/Best Salt	U	L-N	L-N	M
Wildlife				
	deciduous tree; showy, bell-shaped, white, spring flowers	cream/yellow, fall flowers; galls form on leaves; plant suckers freely from the base	orange/red, year-round flowers; susceptible to pests; foliage usually more attractive in shade but flowers best in sun; tolerates occasionally wet soil; dies back in freezes but returns	evergreen; dark green foliage; orange/yellow winter fruit; susceptible to scale

Scientific / Common	*Hibiscus* spp. Hibiscus, Mallows	*Hydrangea arborescens* Wild Hydrangea	*Hydrangea macrophylla* Hydrangea, Bigleaf Hydrangea, French Hydrangea	*Hydrangea quercifolia* Oakleaf Hydrangea
Reg/Native	N C S 8-11 Yes	N C 8-9 Yes	N C 8-9a No	N C 8b-9 Yes
G, H, S	4-12⇧ 3-10⇨	6-10⇧ 6-10⇨	6-10⇧ 6-10⇨	6-10⇧ 6-8⇨
Soil pH, Txt	●●○○ S/L	○●●○ Any	●●●● Any	●●●○ Any
Soil Mst, Drgt	Medium	None	Medium	Medium
Light/Best Salt	V	U	L-N	L-N
Wildlife				
	select species based on site conditions; spring through fall flowers, color varies; some hibiscus injured by freezes in North Florida; susceptible to pests	deciduous; white, summer flowers; oval, serrate, dark green leaves; blooms on new season's growth; susceptible to disease	white/pink/purple, spring through summer flowers; susceptible to pests; tolerates occasionally wet soil	pink, summer flowers; good flowering shrub for shade; tolerates occasionally wet soil



Ilex X'Mary Nell'
Mary Nell Holly

N C	8-9	Yes	
	10-20⇧	10-15⇨	
●●●○		S/C	
		Medium	
		M	

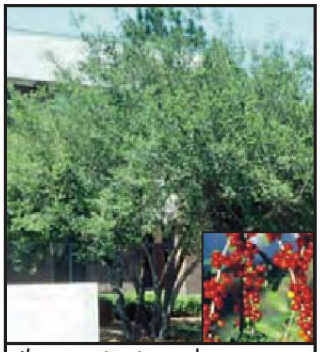
white, spring flowers; important source of pollen for bees



Ilex cornuta and cvs.
Chinese Holly,
Horned Holly

N C	8-9	No	
	15-25⇧	15-25⇨	
●●○○		Any	
		High	
		M	

susceptible to tea scale, especially in cool, shady areas; fruit provides food for wildlife; important source of pollen for bees



Ilex vomitoria and cvs.
Yaupon Holly

N C S	8-10	Yes	
	15-30⇧	6-20⇨	
●●●○		Any	
		High	
		H	

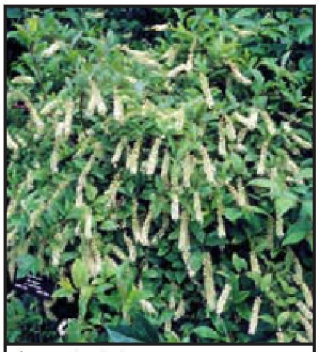
flammable, in wildfire prone areas, plant minimum 30' from buildings; white, spring through summer flowers; red fruit provides food for wildlife in late fall-winter; 'Pendula' was FNGLA Plant of the Year, 2005; high wind resistance; can sucker to produce a thicket



Illicium spp.
Star Anise

N C	8-9	Var.	
	10-15⇧	6-15⇨	
●●○○		Any	
		Medium	
		L-N	

evergreen, yellowish–white or greenish–white flowers



Itea virginica
Virginia Willow,
Virginia Sweetspire

N C	8-9	Yes	
Slow	3-8⇧	2-4⇨	
●●●○		S/L	
		Medium	
		L-N	

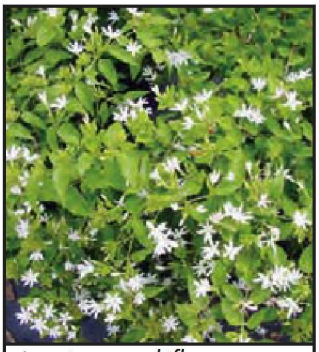
white, spring through summer flowers; grows well in wet areas such as detention ponds, swales and canals



Jasminum mesnyi
Primrose Jasmine,
Japanese Yellow Jasmine

N C S	8-10	No	
Fast	5-10⇧	2-5⇨	
●●●●		Any	
		Medium	
		L-N	

rambling, evergreen; will climb like vine if given support; fragrant, yellow flowers; dies back in freeze, may come back



Jasminum multiflorum
Downy Jasmine

C S	9b-11	No	
Fast	5-10⇧	5-10⇨	
●●●●		Any	
		Medium	
		L-N	

white, fragrant, year-round flowers; dies back in freeze, may come back; susceptible to pests; sprawling form

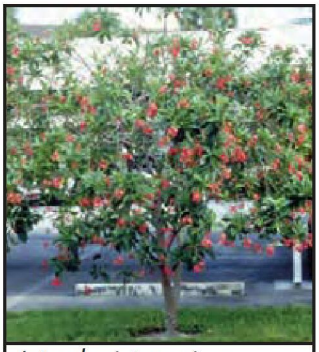


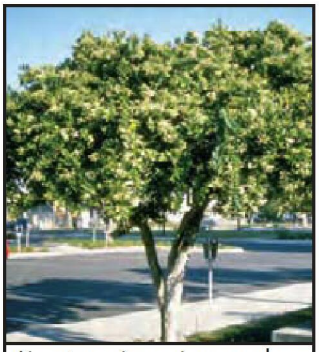
Jasminum nitidum
Star Jasmine,
Shining Jasmine

C S	9-11	No	
Fast	10-20⇧	5-10⇨	
●●●○		S/L	
		Medium	
		L-N	

evergreen to semi-evergreen vine or shrub; white, fragrant, spring through summer flowers

Scientific / Common	*Jatropha integerrima* Peregrina	*Juniperus chinensis* and cvs. Chinese Juniper, Japanese Juniper	*Ligustrum japonicum* and cvs. Ligustrum, Japanese Privet	*Loropetalum chinense* and cvs Loropetalum, Chinese Fringe Bush
Reg/Native	C S 9b-11 No	N C 8-9 No	N C S 8-10b No	N C 8-9 No
G, H, S	8-15⇧ 5-10⇨	2-60⇧ 2-25⇨	8-12⇧ 15-25⇨	6-15⇧ 8-10⇨
Soil pH, Txt	●●●● Any	●●●● S	○●●○ Any	●●●○ Any
Soil Mst, Drgt	High	High	High	Medium
Light/Best Salt	L-N	M	H	L-N
Wildlife				
	scarlet, year-round flowers; poisonous; susceptible to pests and disease; sensitive to frost	flammable, in wildfire prone area, plant minimum 30' from buildings; does not tolerate wet feet; good pollution tolerance; susceptible to pests and disease; size and form vary with cultivar	white, summer flowers; susceptible to pests and diseases; used as hedge; thins at bottom unless in full sun	white/pink, spring flowers; size varies; susceptible to pests and diseases; in high pH soils may have minor element deficiencies

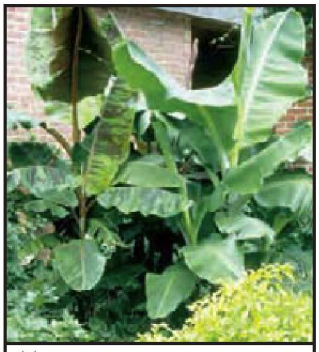





Scientific / Common	*Lyonia ferruginea* Rusty Lyonia	*Mahonia bealei* Oregon Hollygrape	*Malvaviscus arboreus* Turk's cap	*Murraya paniculata* Orange Jessamine, Orange Jasmine, Chalcas
Reg/Native	N C S 8-10 Yes	N 8-9a No	N C S 8b-11 No	C S 9b-11 No
G, H, S	Slow 10-20⇧ 4-10⇨	Slow 5-10⇧ 3-4⇨	Fast 6-12⇧ 3-5⇨	Slow 8-12⇧ 8-15⇨
Soil pH, Txt	●●●○ S	●●●○ Any	●●●● Any	●●●● Any
Soil Mst, Drgt	High	Medium	Medium	High
Light/Best Salt	L-N	M	L-N	L-N
Wildlife				
	evergreen, white/pink, spring flowers; rusty pubescence present on all parts of the plant	also known as *Berberis bealei*; yellow, fragrant, winter through spring flowers; glossy grey/green leaves, holly-like appearance; purplish-blue berries provide food for wildlife	red/white, warm season flowers; possible cold damage in North Florida	white, fragrant, year-round flowers; good container plant; often used as a hedge; provides food for wildlife; susceptible to pests





Musa spp.
Banana

C	S	9b-11	No
Fast		7-30⇧	10-15⇨
●●●●			Any
			Low
			L-N

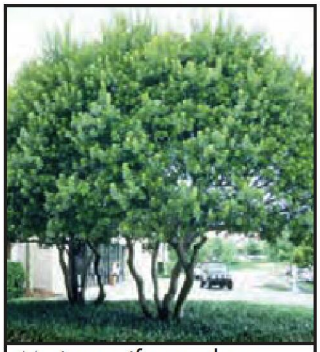
edible fruit; showy purple or orange flowers; needs regular watering; susceptible to disease, pests, and frost



Myrcianthes fragrans
Simpson's Stopper, Twinberry

C	S	9b-11	Yes
		6-30⇧	15-20⇨
○●●●			Any
			High
			H

edible fruit; white, fragrant, year-round flowers; red berries provide food for wildlife; tolerates occasionally wet soil; needs little attention once established



Myrica cerifera and cvs.
Wax Myrtle

N	C	S	8-10	Yes
Fast			10-40⇧	20-25⇨
●●●●				Any
				Medium
				H

flammable, in wildfire prone areas, plant minimum 30' from buildings; susceptible to disease; good hedge plant; provides food and cover for wildlife; medium to low wind resistance, can sucker to produce a thicket



Nerium oleander
Oleander

N	C	S	9-11	No
Fast			4-18⇧	3-15⇨
●●●○				Any
				High
				M

good, low maintenance plant for coastal areas; susceptible to oleander caterpillar; poisonous



Osmanthus americanus
Wild Olive, Devilwood

N	C	8b-9	Yes
		15-25⇧	10-15⇨
○●●○			Any
			Medium
			H

white, fragrant, spring flowers; provides food for wildlife



Osmanthus fragrans
Tea Olive, Fragrant Olive, Sweet Osmanthus

N	C	8b-9	No
Slow		15-30⇧	15-20⇨
○●●○			Any
			Medium
			L-N

white, fragrant, fall through spring flowers; susceptible to pests



Philadelphus inodorus
English Dogwood

N	C	8-9a	Yes
Fast		10-12⇧	6-10⇨
○●●○			Any
			High
			U

deciduous; white, spring flowers



Philodendron bipinnatifidum
Selloum
Tree Philodendron

N	C	S	8b-11	No
Fast			6-12⇧	10-15⇨
○●●○				Any
				Medium
				L-N

large, deeply divided, drooping leaves; green, year-round flowers; susceptible to freeze damage; tolerates occasionally wet soil

Scientific / Common	*Philodendron* cvs. Philodendron	*Pittosporum tobira* cvs. Pittosporum	*Podocarpus gracilior* Weeping Fern Pine, Weeping Podocarpus, Weeping Yew	*Podocarpus macrophyllus* and cvs. Podocarpus
Reg/Native	N C S 8b-11 No	N C S 8-11 No	C S 9b-11 No	N C S 8b-11 No
G, H, S	Fast 1-12⇧ 2-15⇨	8-12⇧ 12-18⇨	30-50⇧ 25-35⇨	Slow 30-40⇧ 20-25⇨
Soil pH, Txt	○ ● ● ○ Any	● ● ● ○ S/L	● ● ● ○ Any	● ● ● ○ S/C
Soil Mst, Drgt	Medium	High	Medium	High
Light/Best Salt	L-N	H	L-N	H
Wildlife				
	select species based on site conditions; check with your local Extension office before final species selection	dark, glossy leaves; white, fragrant, spring flowers	grows slowly in full shade; high wind resistance	dark green, evergreen leaves; small, purple, fruit on females provide food for wildlife; high wind resistance; mildly susceptible to pests and diseases; some magnesium deficiency on sandy soils

Scientific / Common	*Psychotria nervosa* Wild Coffee	*Rhamnus caroliniana* Carolina Buckthorn	*Rhododendron austrinum* Florida Flame Azalea	*Rhododendron canescens* Pinxter Azalea
Reg/Native	S 10b-11 Yes	N C 8-9b Yes	N C 8-9 Yes	N C S 8-10a Yes
G, H, S	4-10⇧ 4-10⇨	12-15⇧ 10-15⇨	Slow 6-10⇧ 4-8⇨	Slow 8-12⇧ 6-10⇨
Soil pH, Txt	○ ● ● ○ Any	● ● ● ● Any	● ● ○ ○ Any	● ● ○ ○ Any
Soil Mst, Drgt	Medium	High	Medium	Medium
Light/Best Salt	M	U	L-N	L-N
Wildlife				
	shiny, dark green foliage; white, spring through summer flowers; susceptible to pests; red fruit provides food for wildlife	bright green, deciduous leaves, turn orange/red before dropping; inconspicuous, green/white, summer flowers; black fruits provide food for wildlife	yellow/orange, clustered spring flowers	pink/white, spring flowers; prefers well drained soil that retains moisture



Rhododendron cvs.
Azalea

N	C	8-10	Var.
Slow	3-12⇧	3-10⇨	
●●○○			Any
			Medium
			L-N

choose species based on site conditions; flowers vary



Sabal minor
Dwarf Palmetto,
Blue-stem Palmetto

N	C	S	8-11	Yes
Slow	4-9⇧	4-8⇨	
●●●●			Any
			High
			M

blueish green, fan shaped leaves; small, white flowers; black berries provide food for wildlife in fall; difficult to transplant; good understory plant; prefers moist soils but tolerates drier conditions after establishment



Senna bicapsularis
Christmas Senna,
Butterfly Bush

N	C	S	8-11	No
Fast	6-12⇧	6-12⇨	
●●●●			Any
			Medium
			L-N

susceptible to freeze damage and pests; susceptible to caterpillar damage; larval food plant for various sulphur butterflies; should not be confused with *Senna pendula*



Senna polyphylla
Desert Cassia

S	10a-11	No	
6-10⇧	6-8⇨		
○●●●			S/L
			Medium
			H

yellow, summer flowers; should not be confused with *Senna pendula*



Severinia buxifolia
Boxthorn

N	C	S	8b-10	Yes
Slow	5-12⇧	3-6⇨	
●●●○			Any
			High
			L-N

dense, low-branching, compact, evergreen; small, oval, glossy, dark green leaves; slender, thorny branches; small, fragrant, white, spring through summer flowers; susceptible to freeze damage



Strelitzia nicolai
Giant Bird of Paradise,
White Bird of Paradise

C	S	9-11	No
Fast	20-30⇧	15-20⇨	
○●●○			Any
			Low
			L-N

large, banana-like leaves, blue/white, year-round flowers; susceptible to scales when air circulation is inadequate; foliage may tear in the wind



Suriana maritima
Bay Cedar

S	10b-11	Yes	
5-20⇧	5-8⇨		
●●●●			S/L
			High
			H

evergreen, tiny, gray/green leaves; yellow, year-round flowers; commonly found growing in thicknesses, on sand dunes, and rocky shores



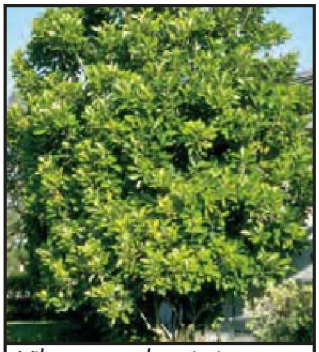
Tabernaemontana divaricata
Crape Jasmine,
Pinwheel Flower

C	S	9b-11	No
Fast	6-10⇧	3-6⇨	
●●●●			Any
			Low
			L-N

evergreen, white, ruffle-edged, summer flowers that are fragrant at night; susceptible to pests and diseases

Scientific / Common	*Tecoma stans* Yellow Elder, Yellow Trumpetbush	*Ternstroemia gymnanthera* Cleyera, Ternstroemia	*Thunbergia erecta* King's Mantle, Bush Clock Vine	*Tibouchina urvilleana* Princess Flower, Glory Bush, Lasiandra
Reg/Native	C S 9b-11 No	N C 8-9 No	C S 9-11 No	C S 9b-11 No
G, H, S	Fast 10-20⇧ 8-15⇨	12-20⇧ 5-10⇨	Fast 4-6⇧ 5-8⇨	Fast 10-15⇧ 10-15⇨
Soil pH, Txt	●●●● Any	○●●○ Any	●●●● Any	○●●○ S/L
Soil Mst, Drgt	Medium	Medium	Medium	High
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	yellow, summer through winter flowers; FNGLA Plant of the Year, 2005; susceptible to freeze damage	dense, unusually dark green foliage; yellow to dark red fruit; white, fragrant, spring flowers; good as a hedge	purple, year-round flowers; good as a hedge	evergreen; dark green, velvety, leaves; purple, year-round flowers; FNGLA Plant of the Year in 2005

Scientific / Common	*Tibouchina granulosa* Purple Glory Tree	*Vaccinium arboreum* Sparkleberry	*Viburnum obovatum* and cvs. Walter's Viburnum	*Viburnum odoratissimum* Sweet Viburnum
Reg/Native	S 10b-11 No	N C 8-10b Yes	N C S 8-10 Yes	N C S 8b-10a No
G, H, S	Fast 15-20⇧ 15-20⇨	12-18⇧ 10-15⇨	8-25⇧ 6-10⇨	15-30⇧ 15-25⇨
Soil pH, Txt	●●○○ S/L	●●○○ Any	●●●● Any	●●●● Any
Soil Mst, Drgt	Medium	Medium	High	Medium
Light/Best Salt	U	L-N	L-N	L-N
Wildlife				
	evergreen; dark green, velvety leaves; purple, year-round flowers	deciduous; white, spring flowers; showy fall color; tolerates occasionally wet soil; provides food and cover for wildlife; attracts pollinating insects	white, winter through spring flowers; small black fruit provides food for wildlife; provides nesting cover for wildlife; can sucker to produce a thicket; dwarf cvs. are 2' to 4' tall	white, spring flowers; susceptible to pests and disease; often grown as a hedge; thins in shaded sites



Viburnum odoratissimum var. *awabuki*
Awabuki Viburnum

N C S	8-10b	No
Slow	15-20⇧ 15-20⇨	
●●●○		Any
		Medium
		L-N

also known as *Viburnum awabuki*; fragrant, small white, spring flowers; red/black fruit provides food for wildlife; takes well to pruning; used for hedges; susceptible to pests and disease



Viburnum rufidulum
Rusty Blackhaw,
Southern Blackhaw

N C	8b-9	Yes
Slow	20-25⇧ 20-25⇨	
●●●●		Any
		High
		H

scarlet to purple fall foliage; clusters of small, white, spring flowers; small black fruit provides food for wildlife; tolerates occasionally wet soil; does not tolerate compacted soils



Viburnum suspensum
Sandankwa Viburnum

N C S	8-10	No
	6-12⇧ 6-12⇨	
●●●●		Any
		Low
		M

pink/white, winter through spring flowers



Vitex agnus-castus
Chaste Tree

N C S	8-11	No
Fast	10-20⇧ 15-20⇨	
○●●○		Any
		High
		M

deciduous; multi-stemmed shrub; purple, summer flowers provides food for wildlife



Yucca spp.
Yucca

N C S	8-11	Var.
	3-30⇧ 3-15⇨	
●●●○		Any
		High
		Var

choose species based on site conditions; white, spring through summer flowers

Scientific / Common	*Aloe* spp. Aloe	*Acalypha hispida* Chenille Plant, Red-hot Cattail	*Breynia disticha* Snowbush	*Brunfelsia americana* Lady of the Night
Reg/Native	N C S 8-11 No	C S 10-11 No	C S 10-11 Yes	S 9b-11 No
G, H, S	1-3⇧ 1-3⇨	Fast 4-6⇧ 6-8⇨	5-8⇧ 4-7⇨	4-6⇧ 3-4⇨
Soil pH, Txt	○ ● ● ● Any	● ● ● ○ Any	● ● ● ○ S/L	○ ● ● ○ Any
Soil Mst, Drgt	High	Medium	Medium	High
Light/Best Salt	H	L-N	L-N	L-N
Wildlife				
	choose species based on site conditions; flowers vary; susceptible to freeze damage	upright, course-textured shrub; red, showy flowers during warm months droop in cattail-like, pendant clusters up to 18 inches in length; susceptible to pests especially in partial shade	slender, red branches with variegated foliage; good specimen or accent shrub; red berries; susceptible to pests	evergreen; fragrant, white flowers

Scientific / Common	*Caesalpinia* spp. and cvs. Poinciana	*Calliandra emarginata* Pink Powderpuff	*Carissa macrocarpa* Natal Plum	*Gamolepis* spp. Bush Daisy
Reg/Native	C S 9-11 No	C S 10-11 No	C S 9-11 No	N C S 8b-11 No
G, H, S	8-35⇧ 10-35⇨	6-10⇧ 10-15⇨	2-20⇧ 2-20⇨	2-4⇧ 3-4⇨
Soil pH, Txt	○ ● ● ○ S/L	○ ● ● ○ Any	○ ● ● ● Any	○ ● ● ○ Any
Soil Mst, Drgt	Medium	High	High	Medium
Light/Best Salt	M	L-N	H	L-N
Wildlife				
	choose species adapted to region; do not confuse with *Delonix regia*; flowers vary	red/pink, spring through fall flowers	also known as *Carissa grandiflora*; edible fruit; white, fragrant year-round flowers	finely-divided leaves with fern-like appearance; yellow, year-round flowers



Ixora coccinea
Ixora

C	S	9b-11	No
	10-15⇧	4-10⇨	
● ○ ○ ○			Any
			Medium
			L-N

dark green, glossy leaves; colorful year-round flowers



Lantana depressa
Weeping Lantana, Pineland Lantana

N	C	S	8-11	Yes
Fast	3-6⇧	3-6⇨		
○ ● ● ○			S/L	
			Medium	
			H	

small, yellow, year-round flowers; susceptible to pests; berries are poisonous



Leucophyllum frutescens
Texas Sage, Texas Ranger, Silverleaf, Barometer Bush

N	C	8b-10a	No
	3-5⇧	3-5⇨	
○ ● ● ○			S
			High
			M

semi-evergreen shrub; white/pink/lavender/blue flowers after summer rains; prefers dry, hot sites; doesn't like fertilizer or compost



Lyonia lucida
Fetterbush, Shiny Lyonia

N	C	8-9	Yes
	3-15⇧	2-5⇨	
● ● ○ ○			S/L
			High
			L-N

evergreen; white/pink spring flowers; leaf spotting may occur



Mahonia fortunei
Fortune's Mahonia, Chinese Mahonia, Holly Grape

N	8b-9	No	
Slow	3-5⇧	3-5⇨	
● ● ● ○			Any
			Medium
			M

also known as *Berberis fortunei*; yellow year-round flowers; well suited as foundation plant on north or east side of a building



Malpighia coccigera
Miniature Holly

S	10b-11	No	
Slow	2-5⇧	4-6⇨	
● ● ● ●			Any
			Medium
			M

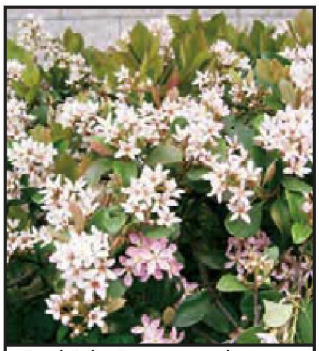
pink, spring through summer flowers; red berries; sensitive to pests



Pyracantha coccinea
Firethorn

N	C	8-9	No
	10-15⇧	8-12⇨	
● ● ● ○			Any
			Medium
			L-N

white, showy flowers; red/orange fall and winter fruit; works well as freestanding specimen plant; can be espaliered or trained onto a trellis; susceptible to pests and diseases



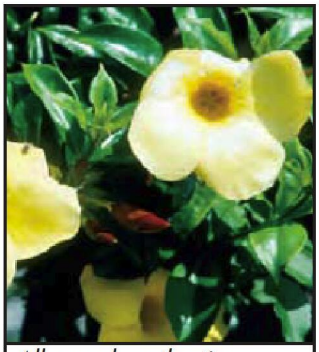
Raphiolepis spp. and cvs.
Indian Hawthorn

N	C	8-9	No
	2-10⇧	2-6⇨	
○ ● ● ○			Any
			High
			M

flowers vary; provides food for wildlife; use disease-resistant cvs., plant in full sun; susceptible to disease

Scientific / Common	*Rosa* spp. Rose	*Rosmarinus* spp. Rosemary	*Russelia equisetiformis* Firecracker Plant, Coral Plant	*Russelia sarmentosa* Firecracker Plant
Reg/Native	N C S 8-11 Var.	N C S 8-11 No	C S 9b-11 No	N C S 8b-11 No
G, H, S	Fast 1-20⇧ 2-8⇨	3-6⇧ 4-5⇨	3-5⇧ 6-12⇨	Fast 3-4⇧ 2-4⇨
Soil pH, Txt	●●●● Any	○●●○ S/L	○●●○ Any	○●●○ S/L
Soil Mst, Drgt	Medium	High	High	Medium
Light/Best Salt	M	M	M	U
Wildlife				
	flowers vary; susceptible to pests and diseases	evergreen herb with aromatic needle-like leaves; flowers vary	multi-branched shrub; rush-like stems; red year-round flowers; susceptible to pests	red, summer flowers; provides food for wildlife

Scientific / Common	*Sabal etonia* Scrub Palmetto	*Spiraea* spp. Reeve's Spirea, Bridal Wreath	*Strelitzia reginae* Bird of Paradise
Reg/Native	C S 9-11 Yes	N C 8-9 No	S 10-11 No
G, H, S	Slow 4-6⇧ 4-6⇨	3-5⇧ 3-4⇨	3-5⇧ 2-4⇨
Soil pH, Txt	●●●● S/L	○●●○ Any	●●●○ Any
Soil Mst, Drgt	High	Medium	High
Light/Best Salt	M	L-N	L-N
Wildlife			
	small, white, spring through summer flowers; small, black berries in summer through fall provide food for wildlife; long-lived; difficult to transplant	deciduous; white, spring flowers; check with your local Extension office before final species selection	large leathery leaves are held upright on stiff stalks; orange/blue striking flowers; susceptible to pests; tolerates occasionally wet soil



Allamanda cathartica
Yellow Allamanda

C S	9-11	No
Fast	1-20⇧ 1-20⇨	
○ ● ● ○		Any
		Medium
		L-N

evergreen; yellow, trumpet-shaped, year-round flowers; all plant parts are poisonous



Aristolochia spp.
Dutchman's Pipe,
Pipevine

C S	9-10	Var.
Fast	10-15⇧ 10-15⇨	
○ ● ● ○		S
		Medium
		L-N

tender evergreen vine; white/purple, summer through winter flowers; larval food plant for several swallowtail butterflies



Aster carolinianus
Climbing Aster

N C S	8-10b	Yes
	1-12⇧ 2-4⇨	
○ ● ● ○		Any
		Medium
		L-N

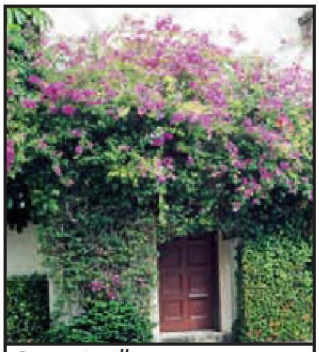
also known as *Ampelaster carolinianus, Symphyotricum carolinianum;* lavender, fall flowers



Bignonia capreolata
Cross Vine,
Trumpet Flower

N C S	8-10	Yes
Fast	1-50⇧ 1-50⇨	
● ● ● ○		Any
		High
		M

fast-growing, high-climbing vine; orange/red, trumpet-shaped, spring flowers



Bougainvillea cvs.
Bougainvillea

C S	9b-11	No
Fast	4-40⇧ 15-40⇨	
● ● ● ○		S/L
		High
		M

evergreen, shrubby vine; pink/yellow/orange, year-round flowers; large spines; susceptible to freeze damage



Campsis radicans
Trumpet Creeper,
Trumpet Vine

N C S	8-10a	Yes
Fast	1-40⇧ 1-40⇨	
● ● ● ●		Any
		Medium
		L-N

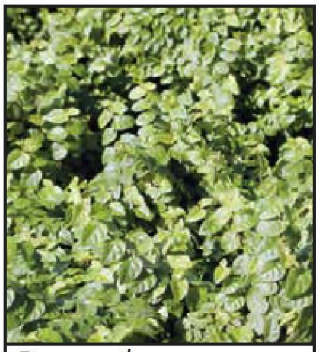
brilliant orange, summer flowers



Decumaria barbara
Climbing Hydrangea,
Wood Vamp, Cow Itch Vine

N C	8-9a	Yes
	1-60⇧ 1-60⇨	
● ● ○ ○		S/L
		Medium
		L-N

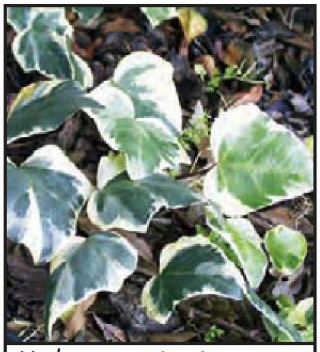
white, spring flowers

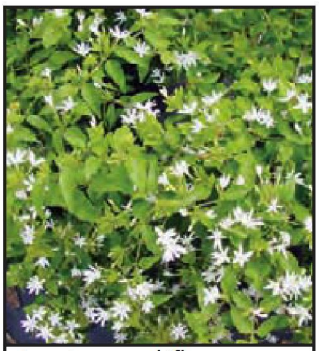


Ficus pumila
Creeping fig

N C S	8-11	No
	1-40⇧ 1-40⇨	
● ● ● ○		Any
		High
		L-N

dense grower; needs no support to adhere to walls, which may cause maintenance problems; well suited for groundcover, and hanging basket use

Scientific / Common	*Gelsemium sempervirens* Carolina Jessamine, Yellow Jasmine	*Hedera canariensis* Algerian Ivy, Canary Ivy	*Hedera helix* English Ivy	*Ipomoea* spp. (natives only) Morning Glory
				
Reg/Native	N C 8-9 Yes	N C S 8b-10 No	N C 8-9 No	N C S 8-11 Yes
G, H, S	Fast 20-40⇧ 20-30⇨	Fast ½ -1⇧ 1-6⇨	Fast 1-2⇧ 2-5⇨	Fast 10-20⇧ 10-40⇨
Soil pH, Txt	●●●○ Any	●●●○ Any	●●●○ Any	○●●○ Any
Soil Mst, Drgt	Low	Medium	Medium	High
Light/Best Salt	L-N	M	L-N	M
Wildlife				
	evergreen; yellow, tubular, winter through spring flowers; rapid growth when established; poisonous	distinctive, red leaf stems; beautiful, thick, leathery foliage; rapid growth rate, watch for aggressive spread; rich groundcover in the shade	bold leaves provide dark green mat of foliage; tenacious aerial roots guide the plant up tree trunks, walls, or trellises; rapid growth rate; watch for aggressive spread	flower color varies; can spread easily; provides food for wildlife

Scientific / Common	*Jasminum multiflorum* Downy Jasmine	*Lonicera sempervirens* Honeysuckle, Coral Honeysuckle	*Mandevilla* cvs. Pink Allamanda, Mandevilla	*Millettia reticulata* Evergreen Wisteria
				
Reg/Native	C S 9b-11 No	N C 8-9 Yes	C S 9b-11 No	C S 9-11 No
G, H, S	Fast 5-10⇧ 5-10⇨	Fast 10-15⇧ 10-15⇨	1-10⇧ 1-10⇨	Fast 12-15⇧ 10-12⇨
Soil pH, Txt	●●●● Any	●●●○ Any	○●●○ Any	○●●○ S/L
Soil Mst, Drgt	Medium	Medium	Medium	Low
Light/Best Salt	L-N	M	L-N	M
Wildlife				
	white, fragrant, year-round flowers; dies back in freeze, may come back; susceptible to pests; sprawling form	dark green, smooth leaves; red, spring through summer flowers; fruit provides food for wildlife; susceptible to freeze damage	twining evergreen vine; many cultivars; pink/white, year-round flowers	deciduous in North Florida; glossy, leathery textured leaves; purple, summer through fall flowers



Pandorea jasminoides
Bower Vine

C S 9b-11		No
Fast	1-20⇧ 1-20⇨	
●●●○		Any
		Medium
		L-N

evergreen; maintains an open, fine-textured effect; 2 inch wide, white, pink-throated, summer through winter flowers



Passiflora incarnata
Maypop,
Passion Vine

N C S 8b-11		Yes
Fast	5-10⇧ 5-10⇨	
●●●●		Any
		High
		M

evergreen; pink/purple, summer through fall flowers; larval food plant of zebra longwing, gulf fritillary, and variegated fritillary butterflies; tolerates occasionally wet soil



Petrea volubilis
Queen's Wreath

S 10b-11		No
Fast	30-40⇧ 30-40⇨	
○●●●		Any
		Medium
		L-N

evergreen; purple, spring flowers



Quisqualis indica
Rangoon Creeper

S 10a-11		No
Fast	1-40⇧ 1-40⇨	
●●●○		Any
		Medium
		L-N

1" flowers turn from white to pink or pink to deep red, blooms in spring through fall; good for fences, pergolas, and small buildings; susceptible to pests



Thunbergia alata
Black-Eyed Susan Vine

N C S 8-11		No
Fast	5-10⇧ 5-10⇨	
○●●○		S/L
		Low
		L-N

perennial; yellow, summer flowers



Trachelospermum jasminoides
Confederate Jasmine,
Star Jasmine

N C S 8-10		No
Fast	1-40⇧ 1-40⇨	
●●●●		Any
		Medium
		L-N

white, fragrant, showy, spring flowers; susceptible to diseases



Wisteria frutescens
American Wisteria

N C 8-9		Yes
Fast	10-20⇧ 6-12⇨	
○●●○		Any
		Medium
		L-N

lavender, fragrant, spring through summer flowers; poisonous parts

Scientific / Common	*Ajuga reptans* Bugleweed, Carpet Bugleweed	*Anthericum sanderi* St. Bernard's Lily	*Arachis glabrata* Perennial Peanut	*Ardisia japonica* Japanese Ardisia
Reg/Native	N C 8-9a No	N C S 8-11 No	N C S 8-11 No	N C 8-9 No
G, H, S	Fast ½ -1⇧ 1-2⇨	Fast 1-1½⇧ ½-1⇨	Slow ½-1⇧ 1-8⇨	½-1⇧ 1-3⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ S	○ ● ● ○ Any
Soil Mst, Drgt	Medium	Medium	High	Low
Light/Best Salt	L-N	U	H	U
Wildlife				
	purple/blue, spring through summer flowers; spreads quickly; many cultivars; susceptible to disease	white, spring flowers	yellow/orange, summer through fall flowers; no nitrogen fertilizer needed; may spread aggressively; withstands foot traffic; damaged by frost in North and Central Florida	shiny, leathery, dark green leaves; pink/white, 5-petaled, spring flowers; small, red, winter fruit

Scientific / Common	*Aspidistra elatior* Cast Iron Plant, Barroom Plant	*Cyrtomium falcatum* Holly Fern	*Dryopteris* spp. Autumn Fern	*Dyschoriste oblongifolia* Twin Flower, Oblongleaf Snakeherb
Reg/Native	N C S 8b-11 No	N C S 8b-11 No	N C S 8-11 Var.	N C S 8-11 Yes
G, H, S	Slow 1-3⇧ 1-3⇨	2-3⇧ 3-4⇨	Slow 1-4⇧ 1-4⇨	Fast ½-1⇧ 1-1½⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ Any	● ● ○ ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	Medium	Medium	Medium	High
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	dark, green, glossy foliage; brown flowers periodically throughout the year; tolerates deep shade better than most plants	evergreen fern; good low-maintenance groundcover; susceptible to pests	dark green fern with delicate appearance; fronds appear reddish when young; choose species based on growing conditions	lavender, year-round flowers; commonly used as groundcover; larval food plant for common Buckeye



Ernodea littoralis
Golden creeper

S	10-11	Yes
	1-3⇧ 1-3⇨	
●●●○		S/C
		High
		H

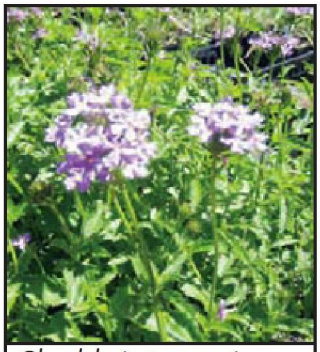
small, light green, succulent leaves on bright red stems; inconspicuous, pinkish, tubular flowers; golden berries; will die if overwatered



Evolvulus glomeratus
Blue Daze

C S	9-11	No
	1/2-1⇧ 1-2⇨	
○●●○		Any
		Medium
		H

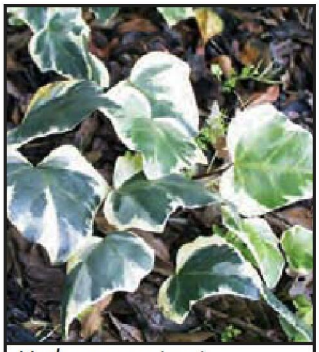
creates grey/green carpet-like cover accented with sky blue, spring through summer flowers



Glandularia tampensis
Tampa Vervain,
Tampa Mock Vervain

C S	9-11	Yes
	1 1/2-2⇧ 1-1 1/2⇨	
○●●○		S
		High
		L-N

also known as *Verbena tampensi*; purplish-pink/white, summer flowers



Hedera canariensis
Algerian Ivy,
Canary Ivy

N C S	8b-10	No
Fast	1/2-1⇧ 1-6⇨	
●●●○		Any
		Medium
		M

distinctive, red leaf stems; beautiful, thick, leathery foliage; rapid growth rate, watch for aggressive spread; rich groundcover in the shade



Hedera helix
English Ivy

N C	8-9	No
Fast	1-2⇧ 2-5⇨	
●●●○		Any
		Medium
		L-N

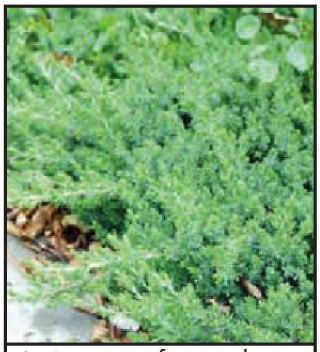
bold leaves provide dark green mat of foliage; tenacious aerial roots guide the plant up tree trunks, walls, or trellises; rapid growth rate; watch for aggressive spread



Ipomoea spp. (natives only)
Sweet Potato Vine,
Railroad Vine, Varies

N C S	8-11	Yes
Fast	10-20⇧ 10-40⇨	
○●●○		Any
		High
		M

flower color varies; can spread easily; provides food for wildlife



Juniperus conferta and cvs.
Shore Juniper

N C	8-9	No
Slow	1-2⇧ 6-10⇨	
●●●●		S
		High
		H

flammable - in wildfire prone areas, plant minimum 30' from buildings; must be in full sun and well drained soils; used for dune stabilization; susceptible to diseases



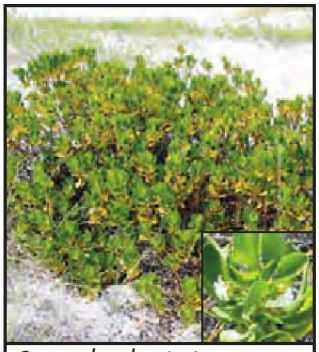
Juniperus horizontalis and cvs.
Creeping Juniper,
Horizontal Juniper

N C	8a-9a	No
	1/2-1⇧ 8-10⇨	
●●●●		Any
		High
		M

plants become thin in partial shade; does not tolerate water-logged conditions; susceptible to pests and diseases

Scientific / Common	*Lantana montevidensis* Trailing Lantana	*Liriope muscari* and cvs. Liriope, Monkey Grass, Lily Turf, Border Grass	*Mimosa strigillosa* Powderpuff, Sunshine Mimosa	*Nephrolepis biserrata* Giant Sword Fern
Reg/Native	C S 9-11 No	N C 8-9 No	N C S 8-11 Yes	C S 9-11 Yes
G, H, S	Fast 1-3⇧ 4-8⇨	1-2⇧ 1-2⇨	Fast 1/2-3/4⇧ 8-10⇨	1-4⇧ 1-4⇨
Soil pH, Txt	●●●● Any	●●●● Any	●●●○ Any	○●○○ C/L
Soil Mst, Drgt	Medium	Medium	Medium	Medium
Light/Best Salt	H	M	M	L-N
Wildlife	butterfly, bird		butterfly	
	white/pink/lavender, summer through fall flowers; susceptible to pests and diseases	purple, summer flowers; forms a solid groundcover in a few years; variegated cultivar is damaged by frost; susceptible to pests	perennial; pink powderpuff flowers; FNGLA Plant of the Year	should not be confused with the exotic invasive fern *Nephrolepis cordifolia*; may spread beyond small gardens and become difficult to control; looks best in full shade

Scientific / Common	*Nephrolepis exaltata* Sword Fern	*Ophiopogon japonicus* and cvs. Mondo Grass, Dwarf Lilyturf, Dwarf Liriopoe	*Phyla nodiflora* Turkey Tangle Fogfruit, Capeweed	*Rumohra adiantiformis* Leatherleaf Fern, Seven Weeks Fern
Reg/Native	C S 9-11 Yes	N C S 8-11 No	N C S 8-11 Yes	C S 9b-11 No
G, H, S	1-4⇧ 1-4⇨	Slow 1/2-1⇧ 1/2-2⇨	1/2-1⇧ 8-10⇨	1-3⇧ 4-5⇨
Soil pH, Txt	○●○○ Any	○●●○ Any	●●●● Any	○●●○ Any
Soil Mst, Drgt	Medium	Medium	Medium	Medium
Light/Best Salt	L-N	M	L-N	L-N
Wildlife			butterfly	
	should not be confused with the exotic invasive fern *Nephrolepis cordifolia*; may spread beyond small gardens and become difficult to control; looks best in full shade	white, summer flowers; dark green, grass-like mounds; tolerates some foot traffic	small, purplish-white flowers; may appear dormant in drought but comes back; occasional mowing improves appearance; excellent butterfly attractor; can become weedy; larval food plant	evergreen fern with triangular-shaped, dark glossy green leaflets



Scaevola plumieri
Inkberry

S	10-11	Yes
Slow	2-4⇧ 3-8⇨	
●●●●	S/L	
💧	High	
☀	H	

small, pink/white, summer flowers; spreads by underground rhizomes; suited for coastal areas



Thelypteris kunthii
Southern Shield Fern

N C S	8-11	Yes
Fast	2-3⇧ 2-4⇨	
○●●●	Any	
💧	Medium	
☀ ⛅ ☁	L-N	

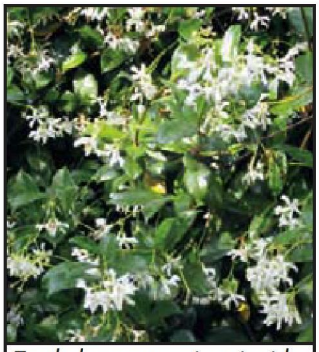
robust fern with graceful light green foliage; may spread beyond small gardens and become difficult to control



Trachelospermum asiaticum
Small-Leaf Confederate Jasmine, Asiatic Jasmine

N C S	8b-10	No
Fast	1-3⇧ 1-30⇨	
●●●●	Any	
💧	Medium	
☀ ⛅	M	

small, dark green glossy leaves, prominent light green veins; tolerates foot traffic; spreads aggressively; susceptible to pests, diseases and cold damage in low 20's



Trachelospermum jasminoides
Confederate Jasmine, Star Jasmine

N C S	8b-10	No
Fast	1-3⇧ 1-30⇨	
●●●●	Any	
💧	Medium	
☀ ⛅	L-N	

white, fragrant, showy, spring flowers; susceptible to diseases



Vinca major
Periwinkle

N C	8a-9	No
	1-2⇧ 1-5⇨	
○●●○	Any	
💧	Medium	
☀ ⛅ ☁	L-N	

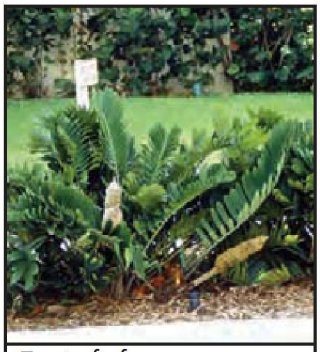
oval or heart-shaped dark green leaves; blue/purple/lavender, summer flowers; good for shaded, small gardens; does not tolerate hot, dry conditions



Zamia floridana
Coontie, Florida Arrowroot, Florida Zamia

N C S	8b-11	Yes
Slow	1-5⇧ 3-5⇨	
●●●●	Any	
💧	High	
☀ ⛅ ☁	H	

small palm-like perennial plant; Florida's only native cycad; sole larval food plant for atala butterfly; susceptible to pests and cold damage in the 20's



Zamia furfuracea
Cardboard Plant

C S	9b-11	No
Slow	2-5⇧ 5-8⇨	
●●●●	Any	
💧	High	
☀ ⛅ ☁	H	

seeds and caudex poisonous; freezes in central Florida and can come back

Scientific / Common	*Andropogon* spp. Bluestem Grass	*Aristida stricta* var. *beyrichiana* Wiregrass	*Cymbopogon citratus* Lemongrass	*Chasmanthium latifolium* River Oats, Northern Sea Oats, Indian Wood-oats
Reg/Native	N C 8-9 Var.	N C S 8-11 Yes	S 10-11 No	N 8-9a Yes
G, H, S	Fast 3-10⇧ 3-7⇨	Fast 2-4⇧ 2-3⇨	Fast 4-6⇧ 4-6⇨	Fast 2-5⇧ 2-4⇨
Soil pH, Txt	●●●● Any	●●○○ S	●●●○ Any	●●○○ Any
Soil Mst, Drgt	💧💧 High	💧💧💧 High	💧💧 Medium	💧 Medium
Light/Best Salt	☀ H	☀ ⛅ L-N	☀ ⛅ U	☀ ⛅ L-N
Wildlife				🦋
	perennial bunch grass; species need vary; check with Extension office before making final selection; silver/white/pink, fall flowers	also known as *Aristida beyrichiana*; tan, year-round flowers; provides food and cover for wildlife; depends on regular summer burning to stimulate flowering and seed production	scented leaves remain green most of the year, turning dark red in fall and winter; dies to the ground in winter in North Florida	fall color; tan/bronze, summer through fall flowers; larval food plant for Gemmed Satyr butterfly

Scientific / Common	*Distichlis spicata* Salt Grass	*Eragrostis elliottii* Elliott's Lovegrass	*Eragrostis spectabilis* Purple Lovegrass	*Miscanthus sinensis* Zebra Grass, Eulalia Grass
Reg/Native	N C S 8-11 Yes	N C S 8-10 Yes	N C S 8-10 Yes	N C S 8-11 No
G, H, S	Slow 1-2⇧ 2-4⇨	Fast 1-3⇧ 1-3⇨	Fast 1-3⇧ 1-3⇨	1-9⇧ 3-5⇨
Soil pH, Txt	○●●● Any	●●●○ S/L	●●●○ S/L	●●●○ Any
Soil Mst, Drgt	💧 Low	💧💧 High	💧💧 High	💧💧 Medium
Light/Best Salt	☀ H	☀ ⛅ L-N	☀ ⛅ L-N	☀ ⛅ H
Wildlife				
	tough, scaly rhizomes and rigid stems; few seeds are produced; reproduction is mostly from rhizomes	tan, year-round flowers, especially in fall	small, red/purple, year-round flowers, especially in fall; grows best in hot, dry sites	dies to the ground in winter in North Florida; excellent specimen plant; susceptible to pests and disease



Muhlenbergia capillaris
Muhly Grass

N	C	S	8-11	Yes
			2-5⇧ 2-3⇨	
○	●	●	●	S
				High
				H

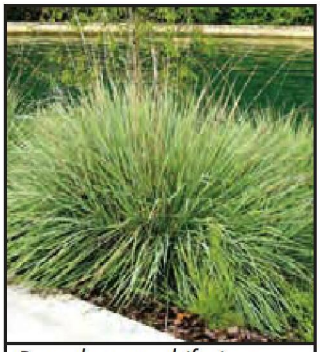
pink, fall flowers; tolerates extreme drought and flooding



Panicum virgatum and cvs.
Panic Grass

N	C	S	8-10	Yes
Fast			1-5⇧ 1-5⇨	
●	●	●	○	Any
				High
				H

tan, summer flowers



Paspalum quadrifarium
Evergreen Paspalum,
Crown Grass

N	C	S	8-10	No
Fast			3-4⇧ 3-4⇨	
●	●	●	●	S/L
				High
				H

tan, summer flowers; FNGLA Plant of the Year



Schizachyrium scoparium
Little Blue Stem Grass

N	C		8-9	Yes
			1-3⇧ 1-3⇨	
○	●	○	○	Any
				High
				U

medium-sized bunchgrass; lavender/blue stem; good for restoring damaged wildland recreation areas; provides food and cover for wildlife



Spartina spp.
Cordgrass

N	C		8-9	Var.
Fast			3-4⇧ 3-5⇨	
●	●	●	○	S
				High
				H

marsh grass; fine-textured, wire leaves form a fountain pattern; tan, summer flowers; species needs vary, choose based on site conditions; check with your local Extension office prior to species selection



Thysanolaena maxima
Tiger Grass

N	C	S	8-11	No
Fast			6-10⇧ 6-10⇨	
●	●	●	○	Any
				Medium
				M

bamboo-like appearance; large, linear leaves



Tripsacum dactyloides and cvs.
Fakahatchee Grass,
Gamma Grass

N	C	S	8-11	Yes
			4-6⇧ 4-6⇨	
●	●	●	○	Any
				Medium
				M

cream/orange/red/yellow, spring through summer flowers; tolerates flooding and standing water; larval food plant for Byssus Skipper butterfly



Tripsacum floridana
Florida Gama Grass

N	C	S	8-11	Yes
			2-4⇧ 4-6⇨	
●	●	●	○	Any
				Medium
				M

yellow, spring through summer flowers; used to control erosion; good plant for detention ponds, swales and canal banks

Scientific / Common	*Acoelorrhaphe wrightii* Paurotis Palm, Saw Cabbage Palm	*Arenga engleri* Formosa Palm, Dwarf Sugar Palm	*Bismarckia nobilis* Bismarck Palm	*Butia capitata* Pindo Palm, Jelly Palm
Reg/Native	S 10-11 Yes	C S 9a-11 No	S 10a-11 No	N C S 8b-11 No
G, H, S	Slow 15-30⇧ 10-15⇨	Slow 8-10⇧ 12-16⇨	40-70⇧ 15-20⇨	Slow 15-25⇧ 10-15⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	Medium	None	High	High
Light/Best Salt	M	L-N	M	M
Wildlife				
	yellow/white, spring flowers; forms dense clump so provide plenty of space; susceptible to manganese deficiency; tolerates occasionally wet soil	dark, olive-green leaves often twist, giving a slight spiraling appearance; red/orange/ green, spring flowers; red to deep purple fruit	stiff, waxy, blue- green fronds; white/cream flowers	edible fruit used for jelly; provides food for wildlife; looks best in full sun; white flowers; susceptible to pests; high wind resistance

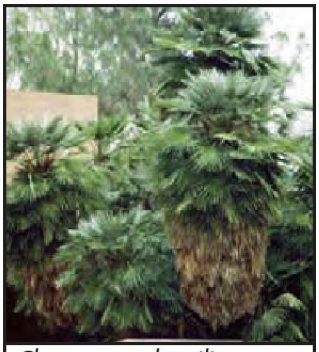
Scientific / Common	*Carpentaria acuminata* Carpentaria Palm	*Caryota mitis* Fishtail Palm	*Ceratozamia hildae* Bamboo Cycad	*Ceratozamia kuesteriana*
Reg/Native	S 10b-11 No	S 10b-11 No	N C S 8-11 No	N C S 8-11 No
G, H, S	Slow 35-40⇧ 8-10⇨	15-25⇧ 10-15⇨	Slow 5-7⇧ 3-5⇨	Slow 4-5⇧ 3-4⇨
Soil pH, Txt	○ ● ● ○ Any	● ● ● ● Any	○ ● ○ ○ Any	○ ● ○ ○ Any
Soil Mst, Drgt	Medium	Medium	High	High
Light/Best Salt	L-N	U	L-N	L-N
Wildlife				
	white/cream, spring through fall flowers; tolerates occasionally wet soil; can cause skin irritation	multi-stemmed clumps; light green leaflets shaped like fish's tail fin; caution - may be invasive in South Florida	sharp thorns, plant away from sidewalks	emergent growth on some forms has a reddish color



Chamaedorea spp.
Chamaedorea, Bamboo Palm, Miniature Fishtail Palm

N C S	variable	No
Fast	1-20⇧ 2-8⇨	
○ ● ● ○	Any	
	Medium	
	L-N	

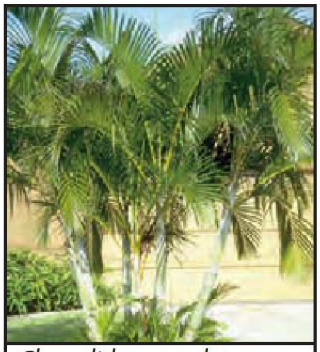
species needs vary, choose based on conditions; cream, spring through summer flowers; good container plant; potential skin irritant



Chamaerops humilis
European Fan Palm

N C S	8-11	No
Slow	5-15⇧ 6-15⇨	
○ ● ● ○	Any	
	High	
	M	

clumping palm; yellow, summer flowers; susceptible to pests; very cold-hardy; petioles with sharp teeth



Chrysalidocarpus lutescens
Yellow Butterfly Palm

S	10a-11	No
	15-25⇧ 6-10⇨	
○ ● ● ○	Any	
	High	
	M	

also known as *Dypsis lutescens*; tolerates occasionally wet soil; high wind resistance; susceptible to pest and K deficiency



Coccothrinax argentata
Silver Palm

S	10b-11	Yes
Fast	3-15⇧ 6-7⇨	
● ● ● ●	Any	
	High	
	H	

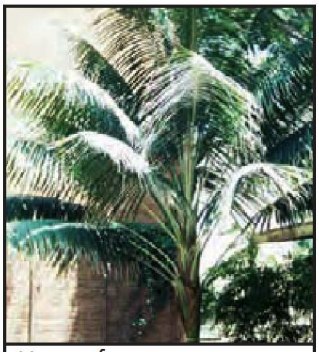
distinctive, dark, blue-green, drooping, deeply divided palmate leaves; white, summer flowers; Key Deer food source; high wind resistance



Dioon edule
Dioon, Chamal, Mexican Sago

N C S	8-11	No
Slow	1-8⇧ 4-6⇨	
● ● ● ●	Any	
	High	
	M	

leaflets very sharp; can tolerate adverse conditions for periods; susceptible to pests



Howea forsterana
Kentia Palm, Sentry Palm

S	10-11	No
	15-25⇧ 6-10⇨	
○ ● ● ○	S/L	
	Medium	
	L-N	

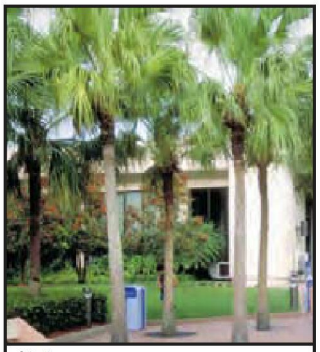
white, summer flowers; susceptible to diseases



Licuala grandis
Ruffled Fan Palm, Vanuatu Fan Palm, Licuala Palm

S	10b-11	No
Slow	6-12⇧ 3-6⇨	
○ ● ● ○	S/L	
	Medium	
	L-N	

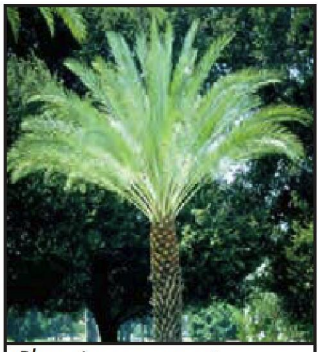
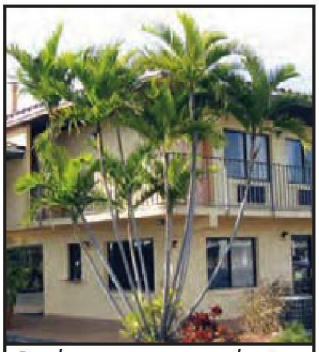
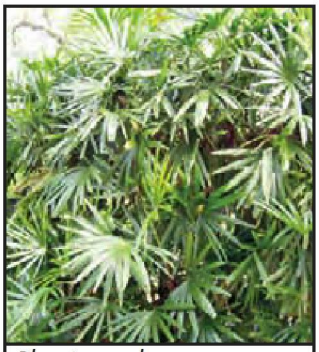
white, year-round flowers



Livistona spp.
Chinese Fan Palm

C S	9-11	No
	20-50⇧ 8-15⇨	
○ ● ● ○	S/L	
	High	
	M	

flowers vary; stately palm with single trunk; susceptible to scales; caution - *L. chinensis* may be invasive in Central and South Florida

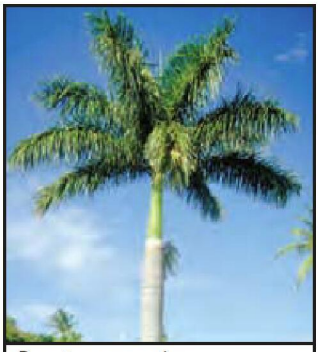
Scientific / Common	Reg/Native	G, H, S	Soil pH, Txt	Soil Mst, Drgt	Light/Best Salt	Wildlife	
 *Nolina recurvata* Ponytail Palm	S 10a-11 No	Slow 10-15⇧ 12-18⇨	●●●● Any	High	M		unique plume of long leaves atop a single trunk with a bulb-like base; susceptible to pests and diseases
 *Phoenix* spp. except *Phoenix reclinata* Date Palms	N C S 8-11 No	Slow 6-80⇧ 6-25⇨	○●●○ S/L	High	M		yellow, summer flowers; *Phoenix canariensis*, *Phoenix dactylifera* and *Phoenix roebelinii* have high wind resistance; provides food for wildlife
 *Pseudophoenix sargentii* Buccaneer Palm, Sargent's Palm	S 10a-11 Yes	Slow 10-40⇧ 10-20⇨	●●●● Any	High	M		yellow, summer flowers; produces grape-sized red fruit; endangered in Florida
 *Ptychosperma elegans* Alexander Palm, Solitary Palm, Solitaire Palm	S 10a-11 No	Slow 15-25⇧ 6-10⇨	○●●○ S/L	High	L-N		white, summer flowers; resistant to lethal yellowing; high wind resistance; caution - may be invasive in South and Central Florida
 *Ptychosperma macarthuri* Macarthur Palm	S 10b-11 No	15-25⇧ 6-10⇨	○●●○ S/L	None	L-N		noted for multiple, slim, ringed grey trunks; soft green, feathery, flat, broad leaves; branched flower stalks with white, summer flowers; bright red, showy sprays of fruit
 *Ravenea rivularis* Majesty Palm	S 10a-11 No	50-80⇧ 10-15⇨	○●●○ C/L	High	M		feather-leafed with symmetrical, smooth, flared trunk; creamy white, summer flowers
 *Rhapidophyllum hystrix* Needle Palm	N C S 8-11 Yes	Fast 6-8⇧ 5-10⇨	○●●○ S/L	Medium	L-N		red, summer flowers; yellowish fruit provides food for wildlife
 *Rhapis excelsa* Lady Palm	C S 9-11 No	Slow 7-14⇧ 10-15⇨	○●●○ S/L	Medium	L-N		forms clumps of bamboo-like stalks topped with very dark green fan-shaped leaves; susceptible to pests and disease



Rhapis humilis
Slender Lady Palm

C S	9b-11	No
	5-7⇧ 6-10⇨	
○ ● ● ○		S/L
		Medium
		M

slender stems; drooping leaf segments; forms densely packed clumps; susceptible to pests



Roystonea regia
Royal Palm

S	10a-11	Yes
	50-80⇧ 15-25⇨	
● ● ● ○		Any
		Medium
		M

tall, smooth, cement gray trunk; beautiful, broad, dense crown of soft, gently drooping, feathery fronds; fragrant, yellow, summer flowers; high wind resistance



Sabal etonia
Scrub Palmetto

C S	9-11	Yes
Slow	4-6⇧ 4-6⇨	
● ● ● ●		S/L
		High
		M

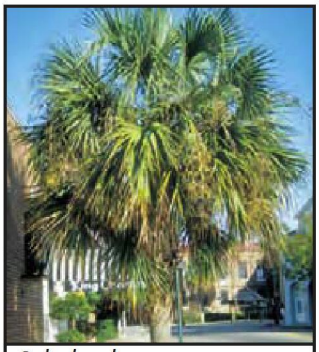
small, white, spring through summer flowers; small, black berries in summer through fall provide food for wildlife; long-lived; difficult to transplant



Sabal minor
Dwarf Palmetto,
Blue-stem Palmetto

N C S	8-10	Yes
Slow	4-9⇧ 4-8⇨	
● ● ● ●		Any
		High
		M

blueish green, fan shaped leaves; small, white flowers; black berries provides food for wildlife in fall; difficult to transplant; good understory plant; prefers moist soils but tolerates drier conditions after establishment



Sabal palmetto
Cabbage Palm, Sabal Palm,
Cabbage Palmetto

N C S	8b-11	Yes
Slow	25-60⇧ 10-15⇨	
● ● ● ●		Any
		High
		H

Florida state tree; white, summer flowers; susceptible to some pests and disease; high wind resistance; older palms transplant easily; provides food and cover for wildlife



Serenoa repens
Saw Palmetto

N C S	8-11	Yes
Slow	3-10⇧ 4-10⇨	
● ● ● ●		Any
		High
		H

flammable - in wildfire prone areas, plant minimum 30' from buildings; yellow/white, spring flowers; difficult to transplant; grows on first dune; round black fruits provide food for wildlife



Thrinax morrisii
Brittle Thatch Palm,
Key Thatch Palm

S	10b-11	Yes
Slow	15-20⇧ 6-10⇨	
● ● ● ●		Any
		High
		H

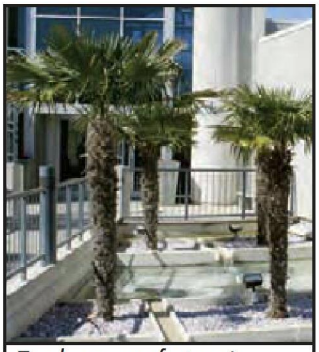
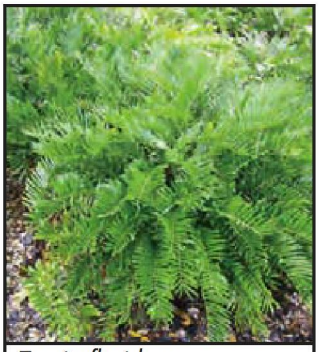
green and silver fronds; small, white, summer flowers; tolerates occasionally wet soil; high wind resistance

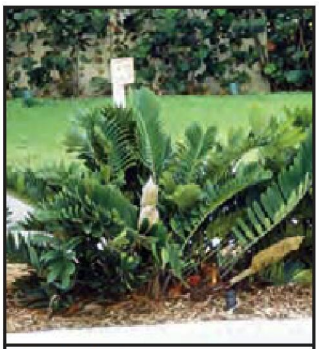


Thrinax radiata
Florida Thatch Palm

S	10b-11	Yes
Slow	15-25⇧ 6-10⇨	
● ● ● ●		S
		High
		H

white; summer flowers; good palm for many landscapes due to small size; high wind resistance

				
Scientific **Common**	*Trachycarpus fortunei* Windmill Palm	*Washingtonia robusta* Washington Palm	*Wodyetia bifurcata* Foxtail Palm	*Zamia floridana* Coontie, Florida Arrowroot, Florida Zamia
Reg/Native	N C S 8-11 No	N C 9a-11 No	S 10-11 No	N C S 8b-11 Yes
G, H, S	10-25⇧ 6-10⇨	60-90⇧ 10-15⇨	Slow 20-30⇧ 8-20⇨	Fast 1-5⇧ 3-5⇨
Soil pH, Txt	●●●● Any	●●●● Any	○●●○ Any	●●●● Any
Soil Mst, Drgt	Medium	High	Medium	High
Light/Best Salt	M	M	M	H
Wildlife				
	dense, brown, hair-like fibers that resemble burlap wrapping; 3-foot wide, fan-shaped fronds; inconspicuous, fragrant, summer flowers; good palm for shaded landscapes; tolerates occasional sun; susceptible to pests and disease	too tall for most home landscapes; caution – may be invasive in South Florida	pale green, arching fronds with leaflets radiating from leaf stem, giving appearance of bottlebrush or foxtail; white, spring flowers; colorful clusters of red to orange/red fruit	small palm-like perennial plant; Florida's only native cycad; sole larval food plant for atala hairstreak butterfly; susceptible to pests and cold damage in the 20's

	
Scientific **Common**	*Zamia furfuracea* Cardboard Plant
Reg/Native	C S 9b-11 No
G, H, S	Slow 2-5⇧ 5-8⇨
Soil pH, Txt	●●●● Any
Soil Mst, Drgt	High
Light/Best Salt	H
Wildlife	
	seeds and caudex poisonous; freezes in central Florida and can come back



Acrostichum danaeifolium
Leather Fern

C S	9-11	Yes
	8-10⇧ 8-10⇨	
●●●○		Any
💧 💧		Low
☀ ⛅ ☁		M

large fern; good for wet sites in shaded landscape; prolonged sunlight, especially in the summer, can burn foliage



Adiantum capillus-veneris
Southern Maidenhair Fern, Venus' Hair Fern

S	10-11	Yes
Slow	2-3⇧ 2-3⇨	
○●○○		Any
💧 💧		Low
⛅ ☁		L-N

fine-textured, delicate, fern with light grey-green, soft foliage; tolerates occasionally wet soil



Blechnum serrulatum
Swamp Fern, Toothed Midsorus Fern, Saw Fern

N C S	8-11	Yes
	1-6⇧ 2-6⇨	
●●○○		Any
💧		Low
☀ ⛅		L-N

hardy fern; forms underground stems, persisting for many years, and spreads widely (forms dense clumps); grows in full sun if in moist conditions



Cyrtomium falcatum
Holly Fern

N C S	8b-11	No
	2-3⇧ 3-4⇨	
○●●○		Any
💧 💧		Medium
☀ ⛅ ☁		L-N

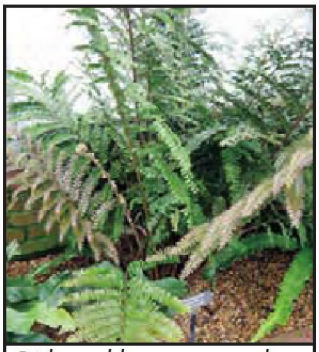
evergreen fern; good low-maintenance groundcover; susceptible to pests



Dicksonia antarctica
Tasmanian Tree Fern, Australian Tree Fern

C S	9-11	No
Slow	20-50⇧ 6-20⇨	
●●○○		S/L
💧		Low
⛅		L-N

does not tolerate prolonged freezing or direct sun



Didymochlaena truncatula
Mahogany Fern, Tree Maidenhair Fern

S	10	No
Slow	3-4⇧ 4-6⇨	
●●○○		Loam
💧 💧		Low
⛅ ☁		U

requires moist soil; do not let dry out between waterings



Dryopteris spp.
Autumn Fern

N C S	8-11	Var.
Slow	1-4⇧ 1-4⇨	
●●○○		Any
💧		Medium
⛅ ☁		L-N

dark green fern with delicate appearance; fronds appear reddish when young; choose species based on growing conditions



Nephrolepis biserrata
Giant Sword Fern

C S	9-11	Yes
	1-4⇧ 1-4⇨	
○●○○		C/L
💧		Medium
⛅ ☁		L-N

should not be confused with the exotic invasive fern *Nephrolepis cordifolia*; may spread beyond small gardens and become difficult to control; looks best in full shade

Scientific / Common	*Nephrolepis exaltata* Sword Fern	*Osmunda cinnamomea* Cinnamon Fern	*Osmunda regalis* Royal Fern	*Pteridium aquilinum* Bracken Fern
Reg/Native	C S 9-11 Yes	N C S 8-10 Yes	N C S 8-10 Yes	N C S 8-11 Yes
G, H, S	1-4⇧ 1-4⇨	Slow 2-5⇧ 3-4⇨	6-7⇧ 6-7⇨	3-6⇧ 2-3⇨
Soil pH, Txt	○ ● ○ ○ C/L	● ● ○ ○ C/L	● ● ○ ○ Loam	● ● ● ○ S/L
Soil Mst, Drgt	Medium	Low	Low	Medium
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	should not be confused with the exotic invasive fern *Nephrolepis cordifolia*; may spread beyond small gardens and become difficult to control; looks best in full shade	deciduous, shrub-like fern; good plant for detention ponds, swales and canal banks	requires night temperature of 45° F to stay green; susceptible to pests; may be less attractive during winter dormancy	fronds triangular in outline

Scientific / Common	*Rumohra adiantiformis* Leatherleaf Fern, Seven Weeks Fern	*Sphaeropteris cooperi* Australian Tree Fern	*Thelypteris kunthii* Southern Shield Fern
Reg/Native	C S 9b-11 No	S 10b-11 No	N C S 8-11 Yes
G, H, S	1-3⇧ 4-5⇨	Slow 12-18⇧ 8-15⇨	Fast 2-3⇧ 2-4⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ S/L	○ ● ● ● Any
Soil Mst, Drgt	Medium	Low	Medium
Light/Best Salt	L-N	L-N	L-N
Wildlife			
	evergreen fern with triangular-shaped, dark glossy green leaflets	also known as *Alsophila cooperi*; single-trunked, giant fern	robust fern with graceful light green foliage; may spread beyond small gardens and become difficult to control



Acalypha reptans
Dwarf Chenille Plant

S	10-11	No
Slow	to 1⇧	varies⇨
●●●○		C/L
💧		Medium
☀ ⛅		U

fine-textured, ground-hugging; forms a thick canopy of tiny, serrated leaves with bright red flowers



Acrostichum danaeifolium
Leather Fern

C S	9-11	Yes
	8-10⇧	8-10⇨
●●●○		Any
💧💧		Low
☀ ⛅ ⛅		M

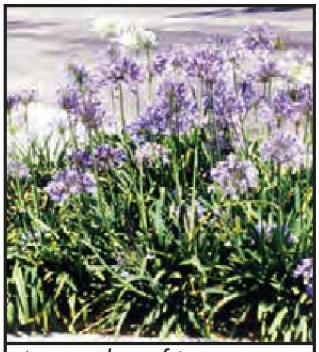
large fern; good for wet sites in shaded landscape; prolonged sunlight, especially in the summer, can burn foliage



Adiantum capillus-veneris
Southern Maidenhair Fern,
Venus' Hair Fern

S	10-11	Yes
Slow	2-3⇧	2-3⇨
○●○○		Any
💧💧		Low
⛅ ⛅		L-N

fine-textured, delicate, fern with light grey-green, soft foliage; tolerates occasionally wet soil



Agapanthus africanus
Lily of the Nile,
African Lily

N C S	8-10	No
Fast	2⇧	2⇨
○●●○		S
💧		Medium
☀ ⛅		M

purple/white, summer flowers; deciduous



Agave spp.
Century Plant,
Agave

N C S	8-11	Var.
Slow	6⇧	4-6⇨
○●●○		S
💧		High
☀		H

dramatic foliage and form; evergreen, silver/gray to blue-green foliage; showy, green-brown fruit; sharp spines; choose species adapted to climate



Ajuga reptans
Bugleweed,
Carpet Bugleweed

N C	8-9a	No
Fast	1/2-1⇧	1-2⇨
○●●○		Any
💧		Medium
☀ ⛅ ⛅		L-N

purple/blue, spring through summer flowers; spreads quickly; many cultivars; susceptible to disease



Aloe spp.
Aloe

N C S	variable	No
	varies⇧	varies⇨
○●●●		Any
💧		High
☀ ⛅		H

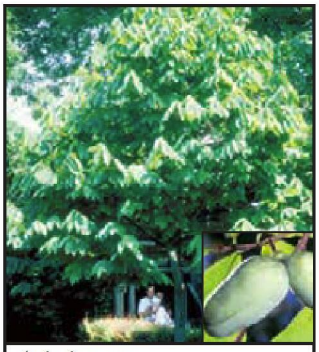
species needs vary, choose based on conditions; flowers vary; injured by frost in extreme North Florida; susceptible to caterpillars; size of plant depends on species selection



Alpinia spp.
Shell Ginger,
Shell Flower

N C S	8-11	No
Fast	6-12⇧	3-5⇨
○●●○		S/C
💧💧		Low
☀ ⛅		M

green and yellow variegated leaves; white, fragrant flowers borne in drooping clusters; will not flower if freezes back

				
Scientific **Common**	*Amorphophallus* spp. Voodoo Lily, Snake Lily	*Angelonia angustifolia* Angelonia	*Asclepias* spp. Milkweed, Butterfly Weed	*Asimina* spp. Pawpaw
Reg/Native	N C S 9-11 No	N C S 9-11 No	N C S 8-10 Var.	N C S 8-10 Var.
G, H, S	6⇧ varies⇨	Fast 1-3⇧ 1-3⇨	Fast 2-5⇧ 1-4⇨	15-20⇧ 15-20⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ○ ○ S
Soil Mst, Drgt	Medium	Medium	Medium	Medium
Light/Best Salt	L-N	U	L-N	L-N
Wildlife				
	grows very slowly in North Florida; flowers vary, have a foul odor; size of plant depends on species selection	white and/or blue, summer flowers; can be grown as an annual but survives winters in zones 9 and 10	species needs vary, choose based on conditions; red/yellow flowers; self-seeds each year; sap may irritate; susceptible to pests and diseases; provides food for butterflies	deciduous; species needs vary, choose based on conditions; oval, edible fruits with a sweet, rich taste, ripen to a brown/black, wrinkled texture; flowers vary; provides food for zebra swallowtail butterfly

				
Scientific **Common**	*Aspidistra elatior* Cast Iron Plant, Barroom Plant	*Begonia Xsemperflorens-cultorum* Wax Begonia	*Belamcanda chinensis* Blackberry Lily	*Blechnum serrulatum* Swamp Fern, Toothed Midsorus Fern, Saw Fern
Reg/Native	N C S 8b-11 No	N C S 8-11 No	N C S 8-10a No	N C S 8-11 Yes
G, H, S	Slow 1-3⇧ 1-3⇨	Slow ½-1⇧ ½-1⇨	Fast 1-2⇧ 2-4⇨	1-6⇧ 2-6⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ Any	○ ● ● ○ Any	● ● ○ ○ Any
Soil Mst, Drgt	Medium	Low	Medium	Low
Light/Best Salt	L-N	L-N	M	L-N
Wildlife				
	dark, green foliage with glossy, coarse-texture; brown flowers; tolerates deep shade better than most plants	flowers vary; annual in North and Central regions; susceptible to pests and diseases	yellow, spring through fall flowers	hardy fern; forms underground stems, persisting for many years, and spreads widely (forms dense clumps); grows in full sun if in moist conditions



Bromeliaceae genera
Bromeliads, Airplants

N C S	8-11	Var.
Slow	1-2⇧ 1-2⇨	
○ ● ● ○		S
		High
		L-N

flowers, light, region vary; choose species for climate; don't exchange bromeliads from areas with Mexican bromeliad weevil; air circulation prevents scale/mealybugs; cold/ overwatering causes crown rot



Bulbine frutescens
Bulbine

C S	9-11	No
	1-2⇧ 1-2⇨	
● ● ● ●		Any
		Medium
		U

orange/yellow, spring through summer flowers; clumping; best used as groundcover or container plant



Caladium Xhortulanum
Caladium

N C S	8-11	No
Fast	1-2⇧ 1-2⇨	
○ ● ● ○		Any
		Medium
		L-N

good container plant; attractive foliage (red/rose/pink/white/ silver/bronze/green); leaves die back in the fall; goes dormant; susceptible to pests and diseases



Canna spp.
Canna Lily

N C S	8-11	Var.
Fast	2-6⇧ 1-3⇨	
● ● ● ○		Any
		Medium
		L-N

many cultivars; attractive foliage; summer flowers vary



Catharanthus roseus
Periwinkle, Madagascar Periwinkle, Vinca

C S	9b-11	No
	1-2⇧ 1-2⇨	
○ ● ● ○		Any
		High
		M

white/pink/purple, year-round flowers; watch for micronutrient deficiencies/disease with too much moisture; caution - may be invasive in South Florida



Conradina spp.
False Rosemary, Scrub Mints, Beach Rosemary

N C	8-9	Yes
Fast	1-3⇧ 1-3⇨	
○ ● ● ○		Any
		High
		H

blue, year-round flowers; used in beach landscaping



Coreopsis spp.
Tickseed, Coreopsis

N C S	8a-10b	Var.
Fast	1-4⇧ 1-3⇨	
● ● ○ ○		Any
		High
		M

Florida's state wildflower; orange/yellow, summer flowers; may be annual or short-lived perennial, depending on species



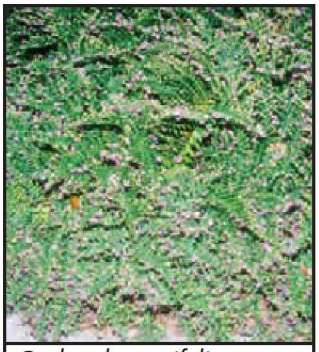
Costus spp.
Spiral Ginger

N C S	8-11	No
Fast	6-10⇧ 4-8⇨	
○ ● ● ○		Any
		Low
		L-N

white, fragrant, summer through fall flowers





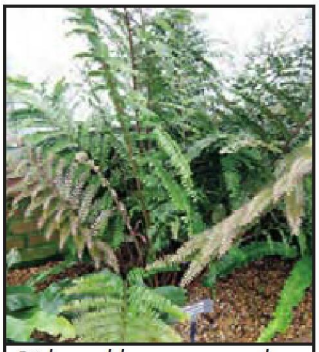




Scientific / Common	*Crinum* spp. Crinum Lily	*Crossandra* spp. Firecracker Flower	*Cuphea hyssopifolia* Mexican Heather, False Heather	*Curcuma* spp. Curcuma, Hidden Lily
Reg/Native	N C S 8b-11 Var.	S 10 No	N C S 8b-11 No	N C S 8b-11 No
G, H, S	3-6⇧ 3-6⇨	Fast 1/2-4⇧ 1-3⇨	1-2⇧ 2-3⇨	Fast 1-6⇧ 1-4⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ S/L	○ ● ● ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	Medium	Medium	High	Medium
Light/Best Salt	M	L-N	M	L-N
Wildlife				
	many cultivars; fragrant, spidery, year-round flowers vary; poisonous; susceptible to pests and diseases	species needs vary, choose based on conditions; flowers vary; can be used as annual in North and Central region	purple/white/pink, year-round flowers; susceptible to pests, diseases, and freezes	pink/yellow, spring flowers









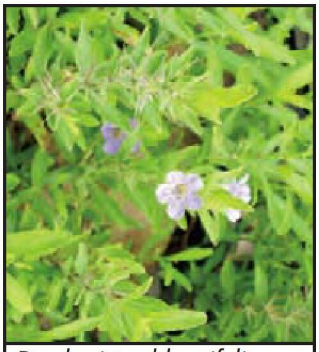
Scientific / Common	*Dianella* spp. Flax Lily	*Dicksonia antarctica* Tasmanian Tree Fern, Australian Tree Fern	*Didymochlaena truncatula* Mahogany Fern, Tree Maidenhair Fern	*Dietes iridoides* African Iris, Butterfly Iris
Reg/Native	N C S 8-11 Var.	C S 9-11 No	S 10 No	N C S 8b-11 No
G, H, S	Fast 1-2⇧ 1-2⇨	Slow to 50⇧ 6-20⇨	Slow 3-4⇧ 4-6⇨	Slow 2-6⇧ 1-2⇨
Soil pH, Txt	● ● ● ○ Any	● ● ○ ○ S/L	● ● ○ ○ Loam	○ ● ● ○ Any
Soil Mst, Drgt	High	Low	Low	Medium
Light/Best Salt	U	L-N	U	L-N
Wildlife				
	blue/yellow flowers; strappy leaves	does not tolerate prolonged freezing or direct sun	requires moist soil; do not let dry out between waterings	also known as *Moraea iridoides* and *Moraea vegeta*, previously *Dietes vegata*; 1-2" white/yellow/blue, spring through summer flowers



Dryopteris spp.
Autumn Fern

N C S	8-11	Var.
Slow	1-4⇧ 1-4⇨	
● ● ○ ○		Any
		Medium
		L-N

dark green fern with delicate appearance; fronds appear reddish when young; choose species based on growing conditions



Dyschoriste oblongifolia
Twin Flower,
Oblongleaf Snakeherb

N C S	8-11	Yes
Fast	½-1⇧ 1-1½⇨	
○ ● ● ○		Any
		High
		L-N

lavender, year-round flowers; commonly used as groundcover



Echinacea purpurea
Purple Coneflower

N C S	8-10	Yes
	1-3⇧ 2-3⇨	
○ ● ● ●		C/L
		High
		L-N

purple, spring through summer flowers; tolerates occasionally wet soil



Euryops spp.
Bush Daisy

N C S	variable	No
	3-6⇧ 3-6⇨	
○ ● ● ○		Any
		High
		M

species needs vary, choose based on conditions; reseeds readily; resprouts from base in spring; flowers vary



Evolvulus glomeratus
Blue Daze

C S	9-11	No
	½-1⇧ 1-2⇨	
○ ● ● ○		Any
		Medium
		H

creates grey/green carpet-like cover accented with sky blue, spring through summer flowers



Flaveria linearis
Yellowtop

S	10a-11	Yes
Fast	2-4⇧ 2-4⇨	
● ● ● ●		Any
		High
		M

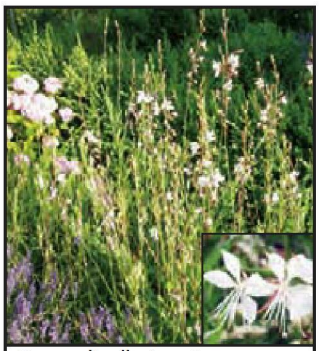
showy clusters of yellow disk shaped, year-round flowers; grows in soils with poor nutrient content; provides food for butterflies



Gaillardia pulchella
Blanket Flower

N C S	8a-11	Yes
Fast	1-2⇧ 2-3⇨	
○ ● ● ○		S/L
		High
		M

yellow/orange/red, summer flowers; rounded clumps of soft, hairy, divided leaves



Gaura lindheimeri
White Gaura, Whirling Butterflies, Lindheimer's Beeblossom

N C	8-9	No
	1-3⇧ 2-3⇨	
○ ● ● ○		Any
		High
		L-N

fine-textured, vase-shaped; pink/white, spring through fall flowers on wand-like stalks

Scientific / Common	*Gazania* spp. Gazania, Treasure Flower	*Gloriosa* spp. Gloriosa Lily	*Haemanthus multiflorus* Blood Lily	*Hedychium* spp., hybrids and cvs. Butterfly Lily, Butterfly Ginger
Reg/Native	N C S 8b-11 No	N C S 8-10 No	N C S 8-11 No	N C S 8b-11 No
G, H, S	1/2-1⇧ 1-2⇨	Fast 2-8⇧ 2-8⇨	Slow 1 1/2⇧ 1⇨	Fast 4-8⇧ 2-4⇨
Soil pH, Txt	○ ● ● ○ Any	○ ● ● ○ S/C	○ ● ● ○ S/L	○ ● ● ○ S/L
Soil Mst, Drgt	High	Medium	Medium	Low
Light/Best Salt	M	U	U	M
Wildlife				
	yellow/orange/red, summer flowers; roots may rot from overwatering	crimson/yellow-orange, spring through summer flowers; grows well on trellises	also known as *Scadoxus multiflorus*; red, summer flowers	white/yellow/red, spring flowers; thrives in boggy soils

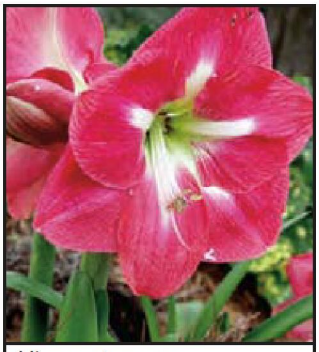
Scientific / Common	*Helianthus angustifolius* Swamp Sunflower, Narrowleaf Sunflower	*Helianthus debilis* Beach Sunflower	*Heliconia* spp. Heliconia	*Heliotropium angiospermum* Scorpion Tail
Reg/Native	N C S 8b-10 Yes	N C S 8b-11 Yes	S 10b-11 No	N C S 8-11 Yes
G, H, S	Fast 2-4⇧ 2-4⇨	Fast 1-4⇧ 2-4⇨	Fast 2-15⇧ 3-6⇨	1-2⇧ 1-2⇨
Soil pH, Txt	● ● ● ○ Any	● ● ● ○ S/L	● ● ● ● Any	● ● ● ● Any
Soil Mst, Drgt	Medium	High	None	High
Light/Best Salt	H	H	L-N	L-N
Wildlife				
	perennial, yellow/brown, fall flowers	perennial; yellow/purple, year-round flowers; good groundcover for beaches and dune stabilization; develops fungus if planted in wet areas	year-round flowers vary	evergreen; white, year-round flowers; seedlings volunteer readily



Hemerocallis spp.
Daylily

N C S	8-10	No
Fast	1-3⇧ 1-2⇨	
● ● ● ○		Any
		Medium
		H

many cultivars; summer flowers vary; susceptible to diseases



Hippeastrum spp.
and hybrids
Amaryllis

N C S	8-10	No
	1-3⇧ 1-3⇨	
○ ● ● ○		Any
		Medium
		L-N

large red/white, spring flowers in clusters of two to five; semi-evergreen



Hymenocallis spp.
Spider Lily

N C S	8-11	Var.
Fast	1-3⇧ 3-5⇨	
● ● ● ○		Any
		High
		H

region depends on species - choose species adapted to your area; white/yellow, spring through fall flowers



Impatiens spp.
Impatiens

N C S	8-11	No
	½-1⇧ 1⇨	
○ ● ● ○		Any
		High
		L-N

annual with brilliantly marked foliage and ability to tolerate great amounts of sun; flowers vary



Iris hexagona
Louisiana Iris,
Blue Flag Iris

N C S	8-10	No
	2-5⇧ ½⇨	
● ● ○ ○		S/L
		Low
		L-N

purple, spring flowers; flowers best in full sun; good for rain gardens



Iris virginica
Virginia Iris,
Blue Flag Iris

N C S	8b-11	Yes
	4-7⇧ 1-3⇨	
● ● ○ ○		Any
		Medium
		L-N

textured, light-green foliage emerging in dense clumps; lavender, spring flowers; good for rain gardens



Justicia brandegeana
Shrimp Plant

N C S	8b-11	No
Fast	2-6⇧ 2-4⇨	
● ● ● ○		Any
		Medium
		L-N

white, summer flowers; susceptible to pests and freezes



Justicia carnea
Jacobinia,
Flamingo Plant

N C S	8b-11	No
Slow	3-6⇧ 2-3⇨	
● ● ● ○		Any
		Low
		L-N

evergreen; summer through fall flowers vary; susceptible to pests, diseases, and freezes

Scientific / Common	*Justicia spicigera* Orange Plum	*Kaempferia* spp. Peacock Ginger	*Kalanchoe blossfeldiana* Kalanchoe, Madagascar Widow's Thrill	*Lantana involucrata* Wild Sage, Buttonsage
Reg/Native	S 10b-11 No	N C S 8-10 No	S 10-11 No	C S 9-11 Yes
G, H, S	Fast 5⇧ 3-5⇨	Fast 2⇧ 1-4⇨	Slow ½-1⇧ ½-1⇨	Fast 2-5⇧ 1-5⇨
Soil pH, Txt	●●●● Any	○●●○ C/L	○●●○ S/L	●●●○ S/L
Soil Mst, Drgt	Low	Medium	High	Medium
Light/Best Salt	L-N	L-N	M	H
Wildlife				
	orange; summer flowers	intricate foliage patterns in colors of burgundy and bronze; small, four-petaled, violet to purple flowers	succulent; dark green with scallop edged leaves; pink/red/yellow, winter through spring flowers	white, year-round flowers

Scientific / Common	*Leonotis leonurus* Lion's Ear	*Liatris* spp. Blazing Star	*Liriope muscari* and cvs. Liriope, Monkey Grass, Lily Turf, Border Grass	*Lycoris* spp. Hurricane Lily
Reg/Native	C S 9-11 No	N C S 8-10b Var.	N C 8-9 No	N C 8-9 No
G, H, S	Fast 4-5⇧ 2-3⇨	3⇧ ½-1⇨	½-1⇧ 1-2⇨	1½⇧ 1⇨
Soil pH, Txt	○●●○ Any	○●●○ Any	●●●● Any	○●●○ Any
Soil Mst, Drgt	High	Medium	Medium	Medium
Light/Best Salt	H	L-N	M	L-N
Wildlife				
	orange/red, summer through winter flowers	lavender/pink/white, summer through fall flowers	purple, summer flowers; forms a solid groundcover in a few years; variegated cultivar is damaged by frost; susceptible to pests	flower after heavy summer rains; yellow/red/pink, early fall flowers



Musa spp.
Banana

C S	9b-11	No
Fast	7-30⇧ 10-15⇨	
●●●●	Any	
	Low	
	L-N	

edible fruit; showy purple or orange flowers; needs regular watering; susceptible to disease, pests, and frost



Neomarica gracilis
Walking Iris

N C S	8b-11	No
	2-3⇧ 2-3⇨	
○●●○	Any	
	Low	
	L-N	

clumping herbaceous perennial; white/blue, spring through fall flowers



Odontonema strictum
Firespike

N C S	8b-11	No
	2-6⇧ 2-3⇨	
○●●○	S/L	
	Medium	
	L-N	

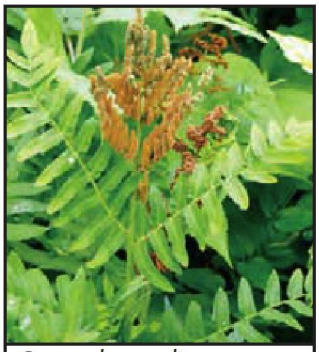
herbaceous perennial; red, fall through winter flowers



Osmunda cinnamomea
Cinnamon Fern

N C S	8-10	Yes
Slow	2-5⇧ 3-4⇨	
●●○○	C/L	
	Low	
	L-N	

deciduous, shrub-like fern; good plant for retention ponds, swales and canal banks



Osmunda regalis
Royal Fern

N C S	8-10	Yes
	6-7⇧ 6-7⇨	
●●○○	Loam	
	Low	
	L-N	

requires night temperature of 45° F to stay green; susceptible to pests; may be less attractive during winter dormancy



Pachystachys lutea
Golden Shrimp Plant

C S	9b-11	No
	2-3⇧ 2-3⇨	
○●●○	Any	
	Low	
	L-N	

yellow, spring through fall flowers



Pentas lanceolata
Pentas, Starflower

N C S	8b-11	No
Fast	2-4⇧ 2-3⇨	
○●●○	Any	
	Medium	
	M	

many cultivars; red/pink/white/lilac, summer flowers; susceptible to freeze damage



Philodendron spp. and cvs.
Philodendron

C S	8b-11	No
Fast	1-12⇧ 2-15⇨	
○●●○	Any	
	Medium	
	L-N	

select species based on site conditions; check with your local Extension office before final species selection

Scientific / Common	*Phlox divaricata* Blue Phlox	*Plectranthus* spp. Plectranthus	*Plumbago auriculata* cvs. Plumbago	*Pteridium aquilinum* Bracken Fern
				
Reg/Native	N C S 8-11	N C S 8-11	C S 9-11	N C S 8-11
	No	No	No	Yes
G, H, S	Fast 1-3⇧ 1-3⇨	Fast 1-5⇧ 1-4⇨	Fast 6-10⇧ 8-10⇨	3-6⇧ 2-3⇨
Soil pH, Txt	●●●○ Any	○●●○ S/L	●●●○ Any	●●●○ S/L
Soil Mst, Drgt	Medium	Medium	Medium	Medium
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	purple, summer flowers	flowers vary; 'Mona Lavender' was FNGLA Plant of the Year in 2004	blue/white, year-round flowers; susceptible to pests and freezes	fronds triangular in outline

Scientific / Common	*Rudbeckia fulgida* Rudbeckia	*Rudbeckia hirta* Black-Eyed Susan	*Salvia* spp. Salvia, Sage	*Sisyrinchium angustifolium* Blue-eyed Grass
				
Reg/Native	N C 8-9	N C 8-9	N C S 8a-11	N C S 8-11
	Yes	Yes	Var.	Yes
G, H, S	Fast 3⇧ 3⇨	2-3⇧ 1-2⇨	Fast 1-8⇧ 1-10⇨	Fast ½-1½⇧ ½-1½⇨
Soil pH, Txt	○●●○ S/L	○●●○ Any	○●●○ S	●●●○ Any
Soil Mst, Drgt	Low	Medium	Medium	Medium
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	showy, daisy-like flower; produces masses of golden color all summer	large, yellow-orange to red-dish-orange, summer flowers; does not tolerate prolonged, wet weather	flowers vary	blue, spring flowers



Solenostemon scuttellarioides
Coleus

N C S	8-11	No
Fast	1-3⇧ 1-3⇨	
○ ● ● ○		Any
		Low
		L-N

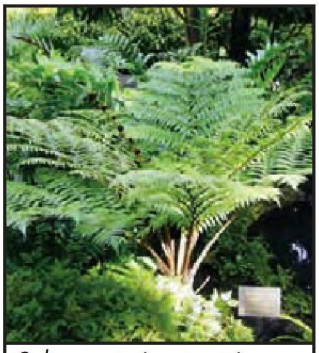
purple, summer flowers; many cultivars; 'Hurricane Louise' was FNGLA Plant of the Year in 2005; susceptible to pests and diseases



Solidago spp.
Goldenrod

N C S	8-10	Var.
	2-6⇧ ½-2⇨	
● ● ● ○		S
		High
		H

yellow, summer through fall flowers; some species form large colonies; *Solidago oduro* is the Florida native



Sphaeropteris cooperi
Australian Tree Fern

S	10b-11	No
Slow	12-18⇧ 8-15⇨	
○ ● ● ○		S/L
		Low
		L-N

also known as *Alsophila cooperi*; single-trunked, giant fern



Sprekelia formosissima
Aztec Lily, Jacobean Lily, St. James Lily

N C S	8-10b	No
Fast	1-2⇧ 1-2⇨	
○ ● ● ○		S/L
		Low
		M

red, spring through summer flowers



Stachytarpheta spp.
Porterweed

N C S	8-11	Var.
Fast	2-8⇧ 3-4⇨	
○ ● ● ○		Any
		Medium
		M

flowers vary



Stokesia laevis
Stokes' Aster

N C	8-9	Yes
Fast	1-2⇧ 1-2⇨	
● ● ○ ○		S/L
		High
		L-N

blue/white, summer flowers; many cultivars



Tulbaghia violacea
Society Garlic

N C S	8a-11	No
	1-2⇧ 1-2⇨	
○ ● ● ○		S/L
		High
		L-N

lavender, spring through fall flowers; plant has strong garlic scent



Zephyranthes spp.
Rain Lily,
Zephyr Lily

N C S	8-11	Var.
Fast	½-1⇧ ½-1⇨	
● ● ● ○		Any
		Medium
		M

white/yellow/pink/red, spring through fall flowers; susceptible to pests



Scientific	*Zingiber zerumbet*
Common	Pine Cone Ginger
Reg/Native	N C S 8-11 No
G, H, S	4-7⇧ 4-6⇨
Soil pH, Txt	●●●○ Any
Soil Mst, Drgt	Medium
Light/Best Salt	M
Wildlife	

red, fragrant, fall flowers; tolerates occasionally wet soil



Ageratum spp.
Ageratum

N	C	S	8-11	No	
			½-1⇧	½-1⇨	
○	●	●	○	Any	
				Low	
				L-N	

many cultivars; purple/white, year-round flowers



Amaranthus spp.
Amaranth

N	C	S	8-11	Var.	
Fast			1-2⇧	1-2⇨	
○	●	●	○	Any	
				Medium	
				M	

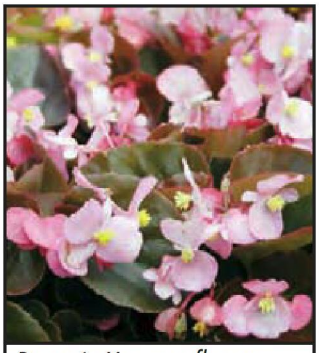
many cultivars; attractive foliage; inconspicuous flowers



Angelonia angustifolia
Angelonia

N	C	S	9-11	No	
Fast			1-3⇧	1-3⇨	
○	●	●	○	Any	
				Medium	
				U	

white and/or blue, summer flowers



Begonia Xsemperflorens-cultorum
Wax Begonia

N	C	S	8-11	No	
Slow			½-1⇧	½-1⇨	
○	●	●	○	Any	
				Low	
				L-N	

flowers vary; annual in North and Central regions; susceptible to pests and diseases



Caladium Xhortulanum
Caladium

N	C	S	8-11	No	
Fast			1-2⇧	1-2⇨	
○	●	●	○	Any	
				Medium	
				L-N	

good container plant; attractive foliage (red/rose/pink/white/silver/bronze/green); leaves die back in the fall; goes dormant; susceptible to pests and diseases



Calendula spp.
Pot Marigold

N	C	S	8-11	No	
Fast			1-1½⇧	1-1½⇨	
○	●	●	○	Any	
				Low	
				M	

yellow/orange, winter through spring flowers



Catharanthus roseus
Periwinkle, Madagascar
Periwinkle, Vinca

	C	S	9b-11	No	
			1-2⇧	1-2⇨	
○	●	●	○	Any	
				High	
				M	

white/pink/purple, year-round flowers; susceptible to micronutrient deficiencies/disease with too much moisture; caution - may be invasive in South Florida

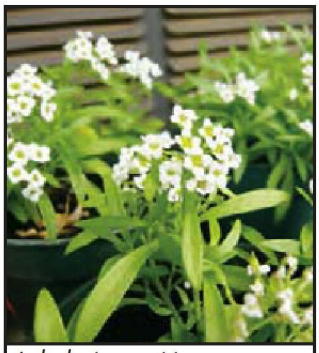


Celosia spp.
Celosia

N	C	S	8-11	No	
Fast			½-2⇧	½-1⇨	
○	●	●	○	Any	
				Low	
				L-N	

many cultivars; summer flowers vary

Scientific / Common	*Coreopsis* spp. Tickseed, Coreopsis	*Gazania* spp. Gazania, Treasure Flower	*Impatiens* spp. Impatiens	*Justicia brandegeana* Shrimp Plant
				
Reg/Native	N C S 8a-10b Var.	N C S 8b-11 No	N C S 8-11 No	N C S 8b-11 No
G, H, S	Fast 1-4⇧ 1-3⇨	½-1⇧ 1-2⇨	½-1⇧ 1⇨	Fast 2-6⇧ 2-4⇨
Soil pH, Txt	●●○○ Any	○●●○ Any	○●●○ Any	●●●○ Any
Soil Mst, Drgt	High	High	None	Medium
Light/Best Salt	M	M	L-N	L-N
Wildlife				
	Florida's state wildflower; orange/yellow, summer flowers; may be annual or short-lived perennial, depending on species	yellow/orange/red, summer flowers; roots may rot from overwatering	annual with brilliantly marked foliage and ability to tolerate great amounts of sun; flowers vary	white, summer flowers; susceptible to pests and freezes

Scientific / Common	*Justicia carnea* Jacobinia, Flamingo Plant	*Justicia spicigera* Orange Plum	*Lobularia maritima* Sweet Alyssum	*Monarda punctata* Spotted Horsemint, Dotted Horsemint, Spotted Beebalm
				
Reg/Native	N C S 8b-11 No	S 10b-11 No	N C S 8-11 No	N C 8b-9 Yes
G, H, S	Slow 3-6⇧ 2-3⇨	Fast 5⇧ 3-5⇨	½-1⇧ ½-1⇨	Fast 1-3⇧ 2-4⇨
Soil pH, Txt	●●●○ Any	●●●● Any	●●●○ Any	○●●○ Any
Soil Mst, Drgt	Low	Low	Medium	Medium
Light/Best Salt	L-N	L-N	L-N	H
Wildlife				
	evergreen; summer through fall flowers vary; susceptible to pests, diseases, and freezes	orange; summer flowers	purple/white/pink, winter flowers; tolerates light frost	pink, summer through fall flowers



Pachystachys lutea
Golden Shrimp Plant

C	S	9b-11	No
		2-3⇧ 2-3⇨	
○ ● ● ○			Any
			Low
			L-N

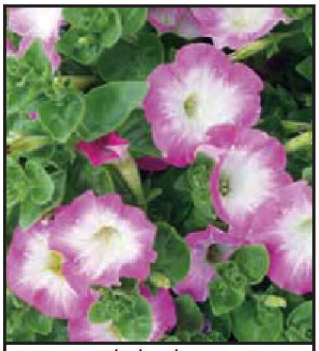
yellow, spring through fall flowers



Pentas lanceolata
Pentas, Starflower

N	C	S	8b-11	No
Fast		2-4⇧ 2-3⇨	
○ ● ● ○			Any
			Medium
			M

many cultivars; red/pink/white/lilac, summer flowers; susceptible to freeze damage



Petunia Xhybrida
Petunia

N	C	S	8-11	No
Fast		½-1 ½⇧ 1⇨	
○ ● ● ○			Any
			Low
			M

many flower colors, in fall through spring; can be grown as perennial in South Florida; susceptible to pests and diseases



Rudbeckia fulgida
Rudbeckia

N	C	8-9	Yes
Fast		3⇧ 3⇨	
○ ● ● ○			S/L
			Low
			L-N

showy, daisy-like flower; produces masses of golden color all summer



Rudbeckia hirta
Black-Eyed Susan

N	C	8-9	Yes
		2-3⇧ 1-2⇨	
○ ● ● ○			Any
			Medium
			L-N

large, yellow-orange to red-dish-orange, summer flowers; does not tolerate prolonged, wet weather



Solenostemon scuttellarioides
Coleus

N	C	S	8-11	No
Fast		1-3⇧ 1-3⇨	
○ ● ● ○			Any
			Low
			L-N

purple, summer flowers; many cultivars; 'Hurricane Louise' was FNGLA Plant of the Year in 2005; susceptible to pests and diseases



Tagetes spp.
Marigold

N	C	S	8-11	No
Fast		1-3⇧ 1⇨	
○ ● ● ○			S/L
			Medium
			L-N

flowers vary



Tithonia rotundiflora
Mexican Sunflower

N	C	S	8-10	No
Fast		5-6⇧ 3-4⇨	
○ ● ● ○			Any
			High
			U

red/orange, summer flowers

Scientific / Common	*Torenia fournieri* Wishbone Flower	*Viola* spp. Violet, Johnny-jump-up	*Viola* Xwittrockiana Pansy	*Zinnia* hybrids Zinnia
				
Reg/Native	N C S 8-11 No	N C 8-9 Var.	N C S 8-11 No	N C S 8-11 No
G, H, S	1/2-1 1/2⇧ 1-1 1/2⇨	Fast 1/2-1⇧ 1/2-1⇨	Slow 1/2-1⇧ 1/2-1⇨	Fast 1/2-3⇧ 1⇨
Soil pH, Txt	○ ● ● ○ S/L	○ ● ● ○ S/L	○ ● ● ○ Any	○ ● ● ○ Any
Soil Mst, Drgt	Low	Low	Low	High
Light/Best Salt	L-N	L-N	L-N	L-N
Wildlife				
	lavender/pink/blue/white, spring through fall flowers; susceptible to pests	cold hardy annual	many cultivars; year-round flowers vary; needs regular watering in warm weather	many varieties with wide range of flower colors and sizes, year-round flowering; susceptible to pests and diseases

LEGEND FOR TURFGRASS

MOWING HT: Mowing turf below the recommended height can stress the grass and subject it to invasion by weeds.

LEAF: Fine, Medium, Coarse, Fine-Medium, Coarse-Medium (Relative measure of leaf blade width. Texture is merely a visual preference.)

MAINT. LEVEL: Low, Medium, High, Medium-High (Amount of fertilization, irrigation, and mowing required.)

SOIL pH: Any, Acid (Ideal soil pH and texture for healthy turf.)

DROUGHT TOLERANCE: Low, Medium, High (Measure of how well the turf will survive extended dry periods without irrigation or rainfall after it has been properly established.)

SALT: Low, Medium, High, None (Ability to thrive when subjected to salt stress from irrigation water, saltwater intrusion, or salt spray from the ocean.)

SHADE: Low, Medium, High (Ability to thrive when exposed to shade.)

ESTABLISHMENT METHODS: Sod, Sprigs, Plugs, Seed (A quality lawn can be established by any method listed if the site is properly prepared and maintained.)

											
Scientific **Common**	*Cynodon dactylon* Bermudagrass			*Eremochloa ophiuroides* Centipedegrass				*Paspalum notatum* Bahiagrass			
Mw Ht/Leaf/Mnt Lv	1-2 in.	F-M	M-H	1.5-2 in.	M	Low		3-4 in.	C-M	Low	
Soil pH/Drgt/Slt/Sh	Any	Medium	M	L	Acid	Medium	L	M	Acid	High	N	L
Estab. Methods	Sod, sprigs, plugs, some seed			Sod, sprigs, plugs, seed				Sod, seed			
	adapted to entire state; medium wear tolerance; low nematode tolerance			adapted to North Florida and the Panhandle; low wear tolerance; low nematode tolerance				adapted to entire state; low wear tolerance; high nematode tolerance			

											
Scientific **Common**	*Stenotaphrum secundatum* St. Augustinegrass 'Semi-dwarf cvs.'			*Stenotaphrum secundatum* St. Augustinegrass 'Standard height cvs.'				*Zoysia japonica* Zoysiagrass			
Mw Ht/Leaf/Mnt Lv	2-2.5 in.	C-M	Medium	3.5-4 in.	C-M	Medium		2-2.5in.	F-M	High	
Soil pH/Drgt/Slt/Sh	Any	Low	M	V	Any	Low	M	V	Any	Medium	M	V
Estab. Methods	Sod, sprigs, plugs			Sod, sprigs, plugs				Sod, sprigs, plugs			
	adapted to entire state; low wear tolerance; medium nematode tolerance; shade tolerance varies depending on cultivar selection			adapted to entire state; low wear tolerance; medium nematode tolerance; shade tolerance varies depending on cultivar selection				adapted to entire state; medium wear tolerance; low nematode tolerance; shade tolerance varies depending on cultivar selection			

PLANT INDEX

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
African Iris	*Dietes iridoides*	86	Perennial
Ageratum	*Ageratum* spp.	95	Annuals
Alexander Palm	*Ptychosperma elegans*	78	Palm or Palm-Like
Algerian Ivy	*Hedera canariensis*	68	Vine
Algerian Ivy	*Hedera canariensis*	71	Groundcover
Aloe	*Aloe* spp.	64	Small Shrub
Aloe	*Aloe* spp.	83	Perennial
Amaranth	*Amaranthus* spp.	95	Annuals
Amaryllis	*Hippeastrum* spp.	89	Perennial
American Elm	*Ulmus americana*	37	Large Tree
American Holly	*Ilex opaca*	40	Medium Tree
American Hophornbeam	*Ostrya virginiana*	40	Medium Tree
American Hornbeam	*Carpinus caroliniana*	38	Medium Tree
American Wisteria	*Wisteria frutescens*	69	Vine
Angelonia	*Angelonia angustifolia*	84	Perennial
Angelonia	*Angelonia angustifolia*	95	Annuals
Angel's Trumpet	*Brugmansia Xcandida*	52	Large Shrub
Arizona Cypress	*Cupressus arizonica* var.	39	Medium Tree
Asiatic Jasmine	*Trachelospermum asiaticum*	73	Groundcover
Australian Tree Fern	*Sphaeropteris cooperi*	82	Fern
Australian Tree Fern	*Sphaeropteris cooperi*	93	Perennial
Autumn Fern	*Dryopteris* spp.	70	Groundcover
Autumn Fern	*Dryopteris* spp.	81	Fern
Autumn Fern	*Dryopteris* spp.	87	Perennial
Avocado	*Persea americana*	34	Large Tree
Awabuki Viburnum	*Viburnum odoratissimum*	49	Small Tree
Awabuki Viburnum	*Viburnum odoratissimum* var. *awabuki*	63	Large Shrub
Azalea	*Rhododendron* cvs.	61	Large Shrub
Aztec Lily	*Sprekelia formosissima*	93	Perennial
Bahiagrass	*Paspalum notatum*	99	Turfgrass
Bamboo	*Bambusa* spp.	51	Large Shrub
Bamboo Cycad	*Ceratozamia hildae*	76	Palm or Palm-Like
Banana	*Musa* spp.	46	Small Tree
Banana	*Musa* spp.	59	Large Shrub
Banana	*Musa* spp.	91	Perennial
Banana Shrub	*Magnolia figo*	46	Small Tree
Bay Cedar	*Suriana maritima*	61	Large Shrub
Beach Sunflower	*Helianthus debilis*	88	Perennial
Beautyberry	*Callicarpa americana*	52	Large Shrub
Bermudagrass	*Cynodon dactylon*	99	Turfgrass
Bird of Paradise	*Strelitzia reginae*	66	Small Shrub
Bismarck Palm	*Bismarckia nobilis*	76	Palm or Palm-Like
Black Mangrove	*Avicennia germinans*	38	Medium Tree
Black Olive	*Bucida buceras*	32	Large Tree
Blackberry Lily	*Belamcanda chinensis*	84	Perennial
Black-Eyed Susan	*Rudbeckia hirta*	97	Annuals
Black-Eyed Susan	*Rudbeckia hirta*	92	Perennial
Black-Eyed Susan Vine	*Thunbergia alata*	69	Vine
Blanket Flower	*Gaillardia pulchella*	87	Perennial
Blazing Star	*Liatris* spp.	90	Perennial

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Blood Lily	*Haemanthus multiflorus*	88	Perennial
Blue Daze	*Evolvulus glomeratus*	71	Groundcover
Blue Daze	*Evolvulus glomeratus*	87	Perennial
Blue Phlox	*Phlox divaricata*	92	Perennial
Blue-Eyed Grass	*Sisyrinchium angustifolium*	92	Perennial
Bluestem Grass	*Andropogon* spp.	74	Grass
Bluff Oak	*Quercus austrina*	36	Large Tree
Bottlebrush	*Callistemon* spp.	43	Small Tree
Bottlebrush	*Callistemon* spp.	52	Large Shrub
Bougainvillea	*Bougainvillea* cvs.	67	Vine
Bower Vine	*Pandorea jasminoides*	69	Vine
Boxthorn	*Severinia buxifolia*	61	Large Shrub
Bracken Fern	*Pteridium aquilinum*	82	Fern
Bracken Fern	*Pteridium aquilinum*	92	Perennial
Brittle Thatch Palm	*Thrinax morrisii*	79	Palm or Palm-Like
Bromeliads	*Bromeliaceae genera*	85	Perennial
Buccaneer Palm	*Pseudophoenix sargentii*	78	Palm or Palm-Like
Buckthorn	*Sideroxylon* spp.	48	Small Tree
Bugleweed	*Ajuga reptans*	70	Groundcover
Bugleweed	*Ajuga reptans*	83	Perennial
Bulbine	*Bulbine frutescens*	85	Perennial
Bush Allamanda	*Allamanda neriifolia*	50	Large Shrub
Bush Daisy	*Gamolepis* spp.	64	Small Shrub
Bush Daisy	*Euryops* spp.	87	Perennial
Butterfly Bush	*Buddleia lindleyana*	52	Large Shrub
Butterfly Lily	*Hedychium* spp.	88	Perennial
Buttonbush	*Cephalanthus occidentalis*	43	Small Tree
Buttonbush	*Cephalanthus occidentalis*	53	Large Shrub
Buttonwood	*Conocarpus erectus*	32	Large Tree
Buttonwood	*Conocarpus erectus*	54	Large Shrub
Cabbage Palm	*Sabal palmetto*	79	Palm or Palm-Like
Caladium	*Caladium Xhortulanum*	85	Perennial
Caladium	*Caladium Xhortulanum*	95	Annuals
Camellia	*Camellia japonica*	43	Small Tree
Camellia	*Camellia japonica*	53	Large Shrub
Canna Lily	*Canna* spp.	85	Perennial
Cardboard Plant	*Zamia furfuracea*	73	Groundcover
Cardboard Plant	*Zamia furfuracea*	80	Palm or Palm-Like
Carolina Allspice	*Calycanthus floridus*	52	Large Shrub
Carolina Buckthorn	*Rhamnus caroliniana*	60	Large Shrub
Carolina Jessamine	*Gelsemium sempervirens*	68	Vine
Carolina Silverbell	*Halesia carolina*	33	Large Tree
Carpentaria Palm	*Carpentaria acuminata*	38	Medium Tree
Carpentaria Palm	*Carpentaria acuminata*	76	Palm or Palm-Like
Cast Iron Plant	*Aspidistra elatior*	70	Groundcover
Cast Iron Plant	*Aspidistra elatior*	84	Perennial
Cedar Elm	*Ulmus crassifolia*	37	Large Tree
Celosia	*Celosia* spp.	95	Annuals
Centipedegrass	*Eremochloa ophiuroides*	99	Turfgrass
Century Plant	*Agave* spp.	50	Large Shrub
Century Plant	*Agave* spp.	83	Perennial
Chaste Tree	*Vitex agnus-castus*	63	Large Shrub

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Chenille Plant	*Acalypha hispida*	64	Small Shrub
Chickasaw Plum	*Prunus angustifolia*	48	Small Tree
Chinese Elm	*Ulmus parvifolia* and cvs.	37	Large Tree
Chinese Fan Palm	*Livistona* spp.	77	Palm or Palm-Like
Chinese Fringetree	*Chionanthus retusus*	44	Small Tree
Chinese Holly	*Ilex cornuta* and cvs.	45	Small Tree
Chinese Holly	*Ilex cornuta* and cvs.	57	Large Shrub
Chinese Juniper	*Juniperus chinensis* and cvs.	58	Large Shrub
Christmas Senna	*Senna bicapsularis*	61	Large Shrub
Cinnamon Fern	*Osmunda cinnamomea*	82	Fern
Cinnamon Fern	*Osmunda cinnamomea*	91	Perennial
Cleyera	*Ternstroemia gymnanthera*	62	Large Shrub
Climbing Aster	*Aster carolinianus*	67	Vine
Climbing Hydrangea	*Decumaria barbara*	67	Vine
Cocoplum	*Chrysobalanus icaco*	53	Large Shrub
Coleus	*Solenostemon scuttellarioides*	93	Perennial
Coleus	*Solenostemon scuttellarioides*	97	Annuals
Common Witchhazel	*Hamamelis virginiana*	56	Large Shrub
Confederate Jasmine	*Trachelospermum jasminoides*	69	Vine
Coontie	*Zamia floridana*	73	Groundcover
Coontie	*Zamia floridana*	80	Palm or Palm-Like
Copper Leaf	*Acalypha wilkesiana*	50	Large Shrub
Coral Bean	*Erythrina herbacea*	55	Large Shrub
Cordgrass	*Spartina* spp.	75	Grasses
Crape Jasmine	*Tabernaemontana divaricata*	61	Large Shrub
Crapemyrtle	*Lagerstroemia indica*	40	Medium Tree
Creeping Fig	*Ficus pumila*	67	Vine
Creeping Juniper	*Juniperus horizontalis* and cvs.	71	Groundcover
Crinum Lily	*Crinum* spp.	86	Perennial
Cross Vine	*Bignonia capreolata*	67	Vine
Croton	*Codiaeum variegatum*	54	Large Shrub
Curcuma	*Curcuma* spp.	86	Perennial
Dahoon Holly	*Ilex cassine* and cvs.	40	Medium Tree
Date Palms	*Phoenix* spp.	78	Palm or Palm-Like
Daylily	*Hemerocallis* spp.	89	Perennial
Desert Cassia	*Senna polyphylla*	48	Small Tree
Desert Cassia	*Senna polyphylla*	61	Large Shrub
Devil's Walkingstick	*Aralia spinosa*	42	Small Tree
Devil's Walkingstick	*Aralia spinosa*	51	Large Shrub
Downy Jasmine	*Jasminum multiflorum*	57	Large Shrub
Downy Jasmine	*Jasminum multiflorum*	68	Vine
Dutchman's Pipe	*Aristolochia* spp.	67	Vine
Dwarf Chenille Plant	*Acalypha reptans*	83	Perennial
Dwarf Palmetto	*Sabal minor*	61	Large Shrub
Dwarf Palmetto	*Sabal minor*	79	Palm or Palm-Like
Dwarf Schefflera	*Heptapleurum arboricola*	56	Large Shrub
East Palatka Holly	*Ilex Xattenuata* and cvs.	39	Medium Tree
Eastern Redbud	*Cercis canadensis*	38	Medium Tree
Elliott's Lovegrass	*Eragrostis elliottii*	74	Grass
English Dogwood	*Philadelphus inodorus*	59	Large Shrub
English Ivy	*Hedera helix*	68	Vine
English Ivy	*Hedera helix*	71	Groundcover

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
European Fan Palm	*Chamaerops humilis*	43	Small Tree
European Fan Palm	*Chamaerops humilis*	77	Palm or Palm-Like
Evergreen Paspalum	*Paspalum quadrifarium*	75	Grass
Evergreen Wisteria	*Millettia reticulata*	68	Vine
Fakahatchee Grass	*Tripsacum dactyloides*	75	Grass
False Rosemary	*Conradina* spp.	85	Perennial
Fetterbush	*Lyonia lucida*	65	Small Shrub
Fiddlewood	*Citharexylum spinosum*	44	Small Tree
Fiddlewood	*Citharexylum spinosum*	54	Large Shrub
Firebush	*Hamelia patens*	56	Large Shrub
Firecracker Flower	*Crossandra* spp.	86	Perennial
Firecracker Plant	*Russelia equisetiformis*	66	Small Shrub
Firecracker Plant	*Russelia sarmentosa*	66	Small Shrub
Firespike	*Odontonema strictum*	91	Perennial
Firethorn	*Pyracantha coccinea*	65	Small Shrub
Fishtail Palm	*Caryota mitis*	76	Palm or Palm-Like
Flamingo Plant	*Justicia carnea*	96	Annuals
Flatwoods Plum	*Prunus umbellata*	48	Small Tree
Flax Lily	*Dianella* spp.	86	Perennial
Florida Flame Azalea	*Rhododendron austrinum*	60	Large Shrub
Florida Gama Grass	*Tripsacum floridana*	75	Grass
Florida Privet	*Forestiera segregata*	45	Small Tree
Florida Privet	*Forestiera segregata*	55	Large Shrub
Florida Thatch Palm	*Thrinax radiata*	79	Palm or Palm-Like
Floss-Silk Tree	*Chorisia speciosa*	32	Large Tree
Flowering Dogwood	*Cornus florida*	44	Small Tree
Formosa Palm	*Arenga engleri*	42	Small Tree
Formosa Palm	*Arenga engleri*	76	Palm or Palm-Like
Fortune's Mahonia	*Mahonia fortunei*	65	Small Shrub
Foxtail Palm	*Wodyetia bifurcata*	80	Palm or Palm-Like
Frangipani	*Plumeria rubra*	47	Small Tree
Fringetree	*Chionanthus virginicus*	44	Small Tree
Gallberry	*Ilex glabra*	46	Small Tree
Gardenia	*Gardenia jasminoides*	55	Large Shrub
Gazania	*Gazania* spp.	88	Perennial
Gazania	*Gazania* spp.	96	Annuals
Geiger Tree	*Cordia sebestena*	39	Medium Tree
Giant Bird of Paradise	*Strelitzia nicolai*	61	Large Shrub
Giant Sword Fern	*Nephrolepis biserrata*	72	Groundcover
Giant Sword Fern	*Nephrolepis biserrata*	81	Fern
Gloriosa Lily	*Gloriosa* spp.	88	Perennial
Glossy Abelia	*Abelia Xgrandiflora*	50	Large Shrub
Golden Creeper	*Ernodea littoralis*	71	Groundcover
Golden Dewdrop	*Duranta erecta*	55	Large Shrub
Golden Shower	*Cassia fistula*	38	Medium Tree
Golden Shrimp Plant	*Pachystachys lutea*	91	Perennial
Golden Shrimp Plant	*Pachystachys lutea*	97	Annuals
Goldenrod	*Solidago* spp.	93	Perennial
Green Ash	*Fraxinus pennsylvanica*	33	Large Tree
Groundsel Bush	*Baccharis halimifolia*	42	Small Tree
Groundsel Bush	*Baccharis halimifolia*	51	Large Shrub
Gumbo Limbo	*Bursera simaruba*	38	Medium Tree

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Hawthorn	*Crataegus* spp.	39	Medium Tree
Hawthorn	*Crataegus* spp.	54	Large Shrub
Heliconia	*Heliconia* spp.	88	Perennial
Hercules' Club	*Zanthoxylum clava-herculis*	41	Medium Tree
Hibiscus	*Hibiscus* spp.	56	Large Shrub
Hickories	*Carya* spp.	32	Large Tree
Holly Fern	*Cyrtomium falcatum*	70	Groundcover
Holly Fern	*Cyrtomium falcatum*	81	Fern
Honeysuckle	*Lonicera sempervirens*	68	Vine
Hopbush	*Dodonaea viscosa*	45	Small Tree
Hurricane Lily	*Lycoris* spp.	90	Perennial
Hydrangea	*Hydrangea macrophylla*	56	Large Shrub
Impatiens	*Impatiens* spp.	89	Perennial
Impatiens	*Impatiens* spp.	96	Annuals
Indian Hawthorn	*Raphiolepis* spp. and cvs.	48	Small Tree
Indian Hawthorn	*Raphiolepis* spp. and cvs.	65	Small Shrub
Inkberry	*Scaevola plumieri*	73	Groundcover
Ixora	*Ixora coccinea*	65	Small Shrub
Jaboticaba	*Myrciaria cauliflora*	47	Small Tree
Jacaranda	*Jacaranda mimosifolia*	40	Medium Tree
Jacobinia	*Justicia carnea*	89	Perennial
Jamaica Caper Tree	*Capparis cynophallophora*	43	Small Tree
Jamaica Caper Tree	*Capparis cynophallophora*	53	Large Shrub
Jamaican Dogwood	*Piscidia piscipula*	35	Large Tree
Japanese Aralia	*Fatsia japonica*	55	Large Shrub
Japanese Ardisia	*Ardisia japonica*	70	Groundcover
Japanese Barberry	*Berberis thunbergii*	52	Large Shrub
Japanese Blueberry	*Elaeocarpus decipiens*	39	Medium Tree
Japanese Plum Yew	*Cephalotaxus harringtonia*	43	Small Tree
Japanese Plum Yew	*Cephalotaxus harringtonia*	53	Large Shrub
Kalanchoe	*Kalanchoe blossfeldiana*	90	Perennial
Kentia Palm	*Howea forsterana*	77	Palm or Palm-Like
King's Mantle	*Thunbergia erecta*	62	Large Shrub
Lady of the Night	*Brunfelsia americana*	64	Small Shrub
Lady Palm	*Rhapis excelsa*	78	Palm or Palm-Like
Laurelleaf Snailseed	*Cocculus laurifolius*	54	Large Shrub
Leather Fern	*Acrostichum danaeifolium*	50	Large Shrub
Leather Fern	*Acrostichum danaeifolium*	81	Fern
Leather Fern	*Acrostichum danaeifolium*	83	Perennial
Leatherleaf Fern	*Rumohra adiantiformis*	72	Groundcover
Leatherleaf Fern	*Rumohra adiantiformis*	82	Fern
Lemongrass	*Cymbopogon citratus*	74	Grass
Ligustrum	*Ligustrum japonicum* and cvs.	46	Small Tree
Ligustrum	*Ligustrum japonicum* and cvs.	58	Large Shrub
Lily of the Nile	*Agapanthus africanus*	83	Perennial
Lion's Ear	*Leonotis leonurus*	90	Perennial
Liriope	*Liriope muscari* and cvs.	72	Groundcover
Liriope	*Liriope muscari* and cvs.	90	Perennial
Little Blue Stem Grass	*Schizachyrium scoparium*	75	Grass
Live Oak	*Quercus virginiana*	36	Large Tree
Loblolly Bay	*Gordonia lasianthus*	33	Large Tree
Loblolly Pine	*Pinus taeda*	35	Large Tree

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Longleaf Pine	*Pinus palustris*	35	Large Tree
Loquat	*Eriobotrya japonica*	45	Small Tree
Loropetalum	*Loropetalum chinense* and cvs.	58	Large Shrub
Louisiana Iris	*Iris hexagona*	89	Perennial
Lychee	*Litchi chinensis*	34	Large Tree
Macarthur Palm	*Ptychosperma macarthuri*	78	Palm or Palm-Like
Mahogany Fern	*Didymochlaena truncatula*	81	Fern
Mahogany Fern	*Didymochlaena truncatula*	86	Perennial
Majesty Palm	*Ravenea rivularis*	78	Palm or Palm-Like
Marigold	*Tagetes* spp.	97	Annuals
Marlberry	*Ardisia escallonioides*	42	Small Tree
Marlberry	*Ardisia escallonioides*	51	Large Shrub
Mary Nell Holly	*Ilex* X'Mary Nell'	45	Small Tree
Mary Nell Holly	*Ilex* X'Mary Nell'	57	Large Shrub
Maypop	*Passiflora incarnata*	69	Vine
Mexican Heather	*Cuphea hyssopifolia*	86	Perennial
Mexican Sago	*Dioon edule*	77	Palm or Palm-Like
Mexican Sunflower	*Tithonia rotundiflora*	97	Annuals
Milkweed	*Asclepias* spp.	84	Perennial
Miniature Fishtail Palm	*Chamaedorea* spp.	77	Palm or Palm-Like
Miniature Holly	*Malpighia coccigera*	65	Small Shrub
Mondo Grass	*Ophiopogon japonicus* and cvs.	72	Groundcover
Morning Glory	*Ipomoea* spp.	68	Vine
Muhly Grass	*Muhlenbergia capillaris*	75	Grass
Natal Plum	*Carissa macrocarpa*	53	Large Shrub
Natal Plum	*Carissa macrocarpa*	64	Small Shrub
Necklace Pod	*Sophora tomentosa*	48	Small Tree
Needle Palm	*Rhapidophyllum hystrix*	78	Palm or Palm-Like
Nellie R. Stevens Holly	*Ilex* X'Nellie R. Stevens'	45	Small Tree
Northern Slash Pine	*Pinus elliottii* var. *elliottii*	35	Large Tree
Nuttall Oak	*Quercus nuttallii*	36	Large Tree
Oakleaf Hydrangea	*Hydrangea quercifolia*	56	Large Shrub
Oleander	*Nerium oleander*	59	Large Shrub
Olive	*Olea europaea*	47	Small Tree
Orange Jessamine	*Cestrum aurantiacum*	53	Large Shrub
Orange Jessamine	*Murraya paniculata*	58	Large Shrub
Orange Plum	*Justicia spicigera*	90	Perennial
Orange Plum	*Justicia spicigera*	96	Annuals
Oregon Hollygrape	*Mahonia bealei*	58	Large Shrub
Overcup Oak	*Quercus lyrata*	41	Medium Tree
Panic Grass	*Panicum virgatum* and cvs.	75	Grass
Pansy	*Viola* Xwittrockiana	98	Annuals
Paradise Tree	*Simarouba glauca*	36	Large Tree
Paurotis Palm	*Acoelorrhaphe wrightii*	76	Palm or Palm-Like
Pawpaw	*Asimina* spp.	51	Large Shrub
Pawpaw	*Asimina* spp.	84	Perennial
Peacock Ginger	*Kaempferia* spp.	90	Perennial
Pentas	*Pentas lanceolata*	91	Perennial
Pentas	*Pentas lanceolata*	97	Annuals
Peregrina	*Jatropha integerrima*	46	Small Tree
Peregrina	*Jatropha integerrima*	58	Large Shrub
Perennial Peanut	*Arachis glabrata*	70	Groundcover

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Periwinkle	*Vinca major*	73	Groundcover
Periwinkle	*Catharanthus roseus*	85	Perennial
Periwinkle	*Catharanthus roseus*	95	Annuals
Petunia	*Petunia Xhybrida*	97	Annuals
Philodendron	*Philodendron* cvs.	60	Large Shrub
Philodendron	*Philodendron* spp. and cvs.	91	Perennial
Pigeonplum	*Coccoloba diversifolia*	39	Medium Tree
Pindo Palm	*Butia capitata*	42	Small Tree
Pindo Palm	*Butia capitata*	76	Palm or Palm-Like
Pine Cone Ginger	*Zingiber zerumbet*	94	Perennial
Pineapple Guava	*Acca sellowiana*	50	Large Shrub
Pink Allamanda	*Mandevilla* cvs.	68	Vine
Pink Powderpuff	*Calliandra emarginata*	64	Small Shrub
Pink Trumpet Tree	*Tabebuia heterophylla*	41	Medium Tree
Pinxter Azalea	*Rhododendron canescens*	60	Large Shrub
Pipestem	*Agarista populifolia*	50	Large Shrub
Pittosporum	*Pittosporum tobira* cvs.	60	Large Shrub
Plectranthus	*Plectranthus* spp.	92	Perennial
Plumbago	*Plumbago auriculata* cvs.	92	Perennial
Podocarpus	*Podocarpus macrophyllus* and cvs.	47	Small Tree
Podocarpus	*Podocarpus macrophyllus* and cvs.	60	Large Shrub
Poinciana	*Caesalpinia* spp. and cvs.	38	Medium Tree
Poinciana	*Caesalpinia* spp. and cvs.	64	Small Shrub
Pond Cypress	*Taxodium* spp.	37	Large Tree
Ponytail Palm	*Nolina recurvata*	78	Palm or Palm-Like
Pop Ash	*Fraxinus caroliniana*	33	Large Tree
Porterweed	*Stachytarpheta* spp.	93	Perennial
Possumhaw	*Ilex decidua*	45	Small Tree
Pot Marigold	*Calendula* spp.	95	Annuals
Powderpuff	*Calliandra* spp. and cvs.	42	Small Tree
Powderpuff	*Mimosa strigillosa*	72	Groundcover
Primrose Jasmine	*Jasminum mesnyi*	57	Large Shrub
Princess Flower	*Tibouchina urvilleana*	62	Large Shrub
Purple Coneflower	*Echinacea purpurea*	87	Perennial
Purple Glory Tree	*Tibouchina granulosa*	62	Large Shrub
Purple Lovegrass	*Eragrostis spectabilis*	74	Grass
Purple Trumpet Tree	*Tabebuia impetiginosa*	41	Medium Tree
Queen's Wreath	*Petrea volubilis*	69	Vine
Railroad Vine	*Ipomoea* spp.	71	Groundcover
Rain Lily	*Zephyranthes* spp.	93	Perennial
Rangoon Creeper	*Quisqualis indica*	69	Vine
Red Bay	*Persea borbonia*	40	Medium Tree
Red Buckeye	*Aesculus pavia*	42	Small Tree
Red Cedar	*Juniperus virginiana*	33	Large Tree
Red Mangrove	*Rhizophora mangle*	41	Medium Tree
Red Maple	*Acer rubrum*	32	Large Tree
Red Powderpuff	*Calliandra haematocephala*	52	Large Shrub
Reeve's Spirea	*Spiraea* spp.	66	Small Shrub
River Birch	*Betula nigra*	32	Large Tree
River Oats	*Chasmanthium latifolium*	74	Grass
Rose	*Rosa* spp.	66	Small Shrub
Rosemary	*Rosmarinus* spp.	66	Small Shrub

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Round Holly	*Ilex rotunda*	40	Medium Tree
Royal Fern	*Osmunda regalis*	82	Fern
Royal Fern	*Osmunda regalis*	91	Perennial
Royal Palm	*Roystonea regia*	79	Palm or Palm-Like
Royal Poinciana	*Delonix regia*	39	Medium Tree
Rudbeckia	*Rudbeckia fulgida*	92	Perennial
Rudbeckia	*Rudbeckia fulgida*	97	Annuals
Ruffled Fan Palm	*Licuala grandis*	77	Palm or Palm-Like
Rusty Blackhaw	*Viburnum rufidulum*	49	Small Tree
Rusty Blackhaw	*Viburnum rufidulum*	63	Large Shrub
Rusty Lyonia	*Lyonia ferruginea*	58	Large Shrub
Salt Grass	*Distichlis spicata*	74	Grass
Salvia	*Salvia* spp.	92	Perennial
Sand Live Oak	*Quercus geminata*	48	Small Tree
Sand Pine	*Pinus clausa*	34	Large Tree
Sandankwa Viburnum	*Vibernum suspensum*	63	Large Shrub
Sasanqua	*Camellia sasanqua*	43	Small Tree
Sasanqua	*Camellia sasanqua*	53	Large Shrub
Satinleaf	*Chrysophyllum oliviforme*	38	Medium Tree
Saucer Magnolia	*Magnolia Xsoulangiana*	46	Small Tree
Saw Palmetto	*Serenoa repens*	79	Palm or Palm-Like
Sawtooth Oak	*Quercus acutissima*	35	Large Tree
Scorpion Tail	*Heliotropium angiospermum*	88	Perennial
Scrub Palmetto	*Sabal etonia*	66	Small Shrub
Scrub Palmetto	*Sabal etonia*	79	Palm or Palm-Like
Seagrape	*Coccoloba uvifera*	44	Small Tree
Seagrape	*Coccoloba uvifera*	54	Large Shrub
Selloum	*Philodendron bipinnatifidum*	59	Large Shrub
Shell Ginger	*Alpinia* spp.	83	Perennial
Shore Juniper	*Juniperus conferta* and cvs.	71	Groundcover
Shortleaf Fig	*Ficus citrifolia*	39	Medium Tree
Shrimp Plant	*Justicia brandegeana*	89	Perennial
Shrimp Plant	*Justicia brandegeana*	96	Annuals
Shumard Oak	*Quercus shumardii*	36	Large Tree
Silver Palm	*Coccothrinax argentata*	77	Palm or Palm-Like
Silver Trumpet Tree	*Tabebuia aurea*	49	Small Tree
Simpson's Stopper	*Myrcianthes fragrans*	47	Small Tree
Simpson's Stopper	*Myrcianthes fragrans*	59	Large Shrub
Slender Lady Palm	*Rhapis humilis*	79	Palm or Palm-Like
Small-Leaf Confederate	*Trachelospermum asiaticum*	73	Groundcover
Snowbush	*Breynia disticha*	64	Small Shrub
Society Garlic	*Tulbaghia violacea*	93	Perennial
Southern Magnolia	*Magnolia grandiflora* and cvs.	34	Large Tree
Southern Maidenhair Fern	*Adiantum capillus-veneris*	81	Fern
Southern Maidenhair Fern	*Adiantum capillus-veneris*	83	Perennial
Southern Red Cedar	*Juniperus silicicola*	40	Medium Tree
Southern Red Oak	*Quercus falcata*	36	Large Tree
Southern Shield Fern	*Thelypteris kunthii*	73	Groundcover
Southern Shield Fern	*Thelypteris kunthii*	82	Fern
Southern Slash Pine	*Pinus elliottii* var. *densa*	34	Large Tree
Southern Sugar Maple	*Acer barbatum*	32	Large Tree
Sparkleberry	*Vaccinium arboreum*	62	Large Shrub

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Spider Lily	*Hymenocallis* spp.	89	Perennial
Spiral Ginger	*Costus* spp.	85	Perennial
Spotted Horsemint	*Monarda punctata*	96	Annuals
Spruce Pine	*Pinus glabra*	35	Large Tree
St. Augustinegrass	*Stenotaphrum secundatum*	99	Turfgrass
St. Bernard's Lily	*Anthericum sanderi*	70	Groundcover
Star Anise	*Illicium* spp.	46	Small Tree
Star Anise	*Illicium* spp.	57	Large Shrub
Star Jasmine	*Jasminum nitidum*	57	Large Shrub
Stokes' Aster	*Stokesia laevis*	93	Perennial
Stoppers	*Eugenia* spp.	45	Small Tree
Stoppers	*Eugenia* spp.	55	Large Shrub
Strangler Fig	*Ficus aurea*	32	Large Tree
Swamp Bay	*Persea palustris*	41	Medium Tree
Swamp Chestnut Oak	*Quercus michauxii*	36	Large Tree
Swamp Dogwood	*Cornus foemina*	44	Small Tree
Swamp Fern	*Blechnum serrulatum*	81	Fern
Swamp Fern	*Blechnum serrulatum*	84	Perennial
Swamp Sunflower	*Helianthus angustifolius*	88	Perennial
Sweet Acacia	*Acacia farnesiana*	42	Small Tree
Sweet Acacia	*Acacia farnesiana*	50	Large Shrub
Sweet Almond Bush	*Aloysia virgata*	51	Large Shrub
Sweet Alyssum	*Lobularia maritima*	96	Annuals
Sweet Bay Magnolia	*Magnolia virginiana* and cvs.	34	Large Tree
Sweet Pepperbush	*Clethra alnifolia*	54	Large Shrub
Sweet Viburnum	*Viburnum odoratissimum*	49	Small Tree
Sweet Viburnum	*Viburnum odoratissimum*	62	Large Shrub
Sweetgum	*Liquidambar styraciflua*	33	Large Tree
Sword Fern	*Nephrolepis exaltata*	72	Groundcover
Sword Fern	*Nephrolepis exaltata*	82	Fern
Sycamore	*Platanus occidentalis*	35	Large Tree
Taiwan Cherry	*Prunus campanulata*	48	Small Tree
Tampa Vervain	*Glandularia tampensis*	71	Groundcover
Tasmanian Tree Fern	*Dicksonia antarctica*	81	Fern
Tasmanian Tree Fern	*Dicksonia antarctica*	86	Perennial
Tea Olive	*Osmanthus fragrans*	59	Large Shrub
Texas Sage	*Leucophyllum frutescens*	65	Small Shrub
Thryallis	*Galphimia glauca*	55	Large Shrub
Ti Plant	*Cordyline* spp. and cvs.	54	Large Shrub
Tickseed	*Coreopsis* spp.	85	Perennial
Tickseed	*Coreopsis* spp.	96	Annuals
Tiger Grass	*Thysanolaena maxima*	75	Grass
Titi	*Cyrilla racemiflora*	44	Small Tree
Titi	*Cyrilla racemiflora*	55	Large Shrub
Trailing Lantana	*Lantana montevidensis*	72	Groundcover
Trumpet Creeper	*Campsis radicans*	67	Vine
Tulip Poplar	*Liriodendron tulipifera*	33	Large Tree
Tupelo	*Nyssa sylvatica*	34	Large Tree
Turkey Tangle Fogfruit	*Phyla nodiflora*	72	Groundcover
Turk's Cap	*Malvaviscus arboreus*	58	Large Shrub
Twin Flower	*Dyschoriste oblongifolia*	70	Groundcover
Twin Flower	*Dyschoriste oblongifolia*	87	Perennial

COMMON NAME	SCIENTIFIC NAME	PAGE	PLANT TYPE
Two-Wing Silverbell	*Halesia diptera*	56	Large Shrub
Violet	*Viola* spp.	98	Annuals
Virginia Iris	*Iris virginica*	89	Perennial
Virginia Willow	*Itea virginica*	57	Large Shrub
Voodoo Lily	*Amorphophallus* spp.	84	Perennial
Walking Iris	*Neomarica gracilis*	91	Perennial
Walter's Viburnum	*Viburnum obovatum* and cvs.	49	Small Tree
Walter's Viburnum	*Viburnum obovatum* and cvs.	62	Large Shrub
Washington Palm	*Washingtonia robusta*	80	Palm or Palm-Like
Wax Begonia	*Begonia Xsemperflorens-cultorum*	84	Perennial
Wax Begonia	*Begonia Xsemperflorens-cultorum*	95	Annuals
Wax Myrtle	*Myrica cerifera* and cvs.	47	Small Tree
Wax Myrtle	*Myrica cerifera* and cvs.	59	Large Shrub
Weeping Fern Pine	*Podocarpus gracilior*	41	Medium Tree
Weeping Fern Pine	*Podocarpus gracilior*	60	Large Shrub
Weeping Lantana	*Lantana depressa*	65	Small Shrub
West Indian Mahogany	*Swietenia mahagoni*	36	Large Tree
White Ash	*Fraxinus americana*	33	Large Tree
White Gaura	*Gaura lindheimeri*	87	Perennial
White Geiger	*Cordia boissieri*	44	Small Tree
White Oak	*Quercus alba*	35	Large Tree
Wild Cinnamon	*Canella winterana*	43	Small Tree
Wild Coffee	*Psychotria nervosa*	60	Large Shrub
Wild Hydrangea	*Hydrangea arborescens*	56	Large Shrub
Wild Olive	*Osmanthus americanus*	47	Small Tree
Wild Olive	*Osmanthus americanus*	59	Large Shrub
Wild Sage	*Lantana involucrata*	90	Perennial
Wild Tamarind	*Lysiloma latisiliquum*	34	Large Tree
Windmill Palm	*Trachycarpus fortunei*	80	Palm or Palm-Like
Winged Elm	*Ulmus alata*	37	Large Tree
Wintergreen Barberry	*Berberis julianae*	51	Large Shrub
Wiregrass	*Aristida stricta* var. *beyrichiana*	74	Grass
Wishbone Flower	*Torenia fournieri*	98	Annuals
Yaupon Holly	*Ilex vomitoria* and cvs.	46	Small Tree
Yaupon Holly	*Ilex vomitoria* and cvs.	57	Large Shrub
Yellow Allamanda	*Allamanda cathartica*	67	Vine
Yellow Butterfly Palm	*Chrysalidocarpus lutescens*	77	Palm or Palm-Like
Yellow Elder	*Tecoma stans*	49	Small Tree
Yellow Elder	*Tecoma stans*	62	Large Shrub
Yellow Shrimp Plant	*Barleria micans*	51	Large Shrub
Yellow Trumpet Tree	*Tabebuia chrysotricha*	41	Medium Tree
Yellowtop	*Flaveria linearis*	87	Perennial
Yesterday-Today-and-Tomorrow	*Brunfelsia grandiflora*	52	Large Shrub
Yucca	*Yucca* spp.	63	Large Shrub
Zebra Grass	*Miscanthus sinensis*	74	Grass
Zinnia	*Zinnia hybrids*	98	Annuals
Zoysiagrass	*Zoysia japonica*	99	Turfgrass
	Ceratozamia kuesteriana	76	Palm or Palm-Like

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PHOTO CREDITS

Bowden, Robert.
Small Trees: *Arenga engleri, Magnolia figo, Prunus campanulata, Tabebuia aurea.*
Large Shrubs: *Agarista populifolia, Agave* spp., *Aloysia virgata, Barleria micans, Callicarpa americana, Cestrum aurantiacum, Erythrina herbacea, Galphimia glauca, Gardenia jasminoides, Malvaviscus arboreus, Philodendron selloum, Psychotria nervosa, Rhododendron* cvs., *Sabal minor, Severinia buxifolia, Tabernaemontana divaricata, Thunbergia erecta, Viburnum suspensum.*
Small Shrubs: *Aloe* spp., *Malpighia coccigera, Pyracantha coccinea, Sabal etonia, Spiraea* spp.
Vines: *Aster carolinianus, Aristolochia* spp., *Bignonia capreolata, Hedera canariensis, Hedera helix, Petraea volubilis, Trachelospermum jasminoides, Wisteria frutescens.*
Groundcovers: *Anthericum sanderii, Arachis glabrata, Evolvulus glomeratus, Hedera canariensis, Hedera helix, Juniperus conferta, Trachelospermum asiaticum, Trachelospermum jasminoides, Zamia pumila.*
Grasses: *Chasmanthium latifolium, Panicum virgatum, Paspalum quadrifarium, Thysenolanea maxima, Tripsacum dactyloides.*
Palms and Palm-Like Plants: *Arenga engleri, Chamaedorea* spp., *Licuala grandis, Ptychosperma macarthurii, Rhapis excelsa, Rhapis humilis, Sabal etonia, Sabal minor, Zamia pumila.*
Perennials: *Agave* spp., *Aloe* spp., *Alpinia* spp., *Angelonia angustifolia, Belamcanda chinensis, Bromeliaceae genera, Bulbine frutescens, Crossandra* spp., *Curcuma* spp., *Dianella* spp., *Dietes iridoides, Echinacea purpurea, Evolvulus glomeratus, Gaura lindheimeri, Gloriosa* spp., *Hedychium* spp., *Helianthus debilis, Hippeastrum* spp., *Iris hexagona, Justicia spicigera, Kaempferia* spp., *Leonotis leonurus, Pachystachys lutea, Plectranthus* spp., *Rudbeckia hirta, Solenostemon scuttellaroides, Stokesia laevis, Zephyranthes* spp.
Annuals: *Amaranthus* spp., *Angelonia angustifolia, Calendula* spp., *Justicia spicigera, Pachystachys lutea, Petunia* Xhybrida, *Rudbeckia hirta, Solenostemon scuttellaroides, Torenia fournieri, Viola* spp., *Zinnia* hybrids.

Brown, Stephen.
Small Trees: *Baccharis halimifolia, Sophora tomentosa.*
Large Shrubs: *Acrostichum danaeifolium, Allamanda nerifolia, Baccharis halmifolia, Jasminum nitidum.*
Groundcovers: *Ernodea littoralis, Scaevola plumieri*
Grasses: *Cymbopogon citratus.*
Ferns: *Acrostichum danaeifolium, Blechnum serrulatum.*
Perennials: *Acrostichum danaeifolium, Blechnum serrulatum, Heliotropium angiospermum, Hymenocallis* spp.

Caldwell, Doug.
Medium Trees: *Elaeocarpus decipens.*

Davis, Jim.
Perennials: *Euryops* spp.

Delvalle, Terry.
Grasses: *Schizachyrium scoparium.*

Durr, Audrey.
Medium Trees: *Avicennia germinans.*
Ferns: *Sphaeropteris cooperi.*

Friday, Theresa.
Perennials: *Neomarica gracilis.*

Gelmis, Georgia.
Large Trees: *Quercus virginiana.*
Palms and Palm-Like Plants: *Trachycarpus fortunei.*
Perennials: *Sphaeropteris cooperi*

Gillman, Ed.
Large Trees: *Acer barbatum, Acer rubrum, Betula nigra, Bucida buceras, Carya* spp., *Chorisia speciosa, Conocarpus erectus, Ficus aurea, Fraxinus americana, Fraxinus caroliniana, Fraxinus pennsylvanica, Gordonia lasianthus, Halesia carolina, Juniperus virginiana, Liquidambar styraciflua, Liriodendron tulipifera, Litchi chinensis, Lysiloma latisiliquum, Magnolia grandiflora, Magnolia virginiana, Nyssa sylvatica, Persea americana, Pinus clausa, Pinus elliottii var densa, Pinus glabra, Pinus palustris, Pinus taeda, Piscidia piscipula, Platanus occidentalis, Quercus acutissima, Quercus alba, Quercus austrina, Quercus falcata, Quercus michauxii, Quercus nuttallii, Quercus shumardii, Simarouba glauca, Swietenia mahagoni, Taxodium* spp., *Ulmus alata, Ulmus americana, Ulmus crassifolia, Ulmus parvifolia.*
Medium Trees: *Bursera simaruba, Caesalpinia* spp, *Carpentaria acuminata, Carpinus caroliniana, Cassia fistula, Cercis canadensis, Chrysophyllum oliviforme, Cocoloba diversifolia, Cordia sebestena, Crataegus* spp., *Cypressus arizonica* var. *arizonica, Ficus citrifolia, Illex Xattenuata, Ilex cassine, Ilex opaca, Ilex rotunda, Jacaranda mimosifolia, Juniperus silicicola, Lagerstroemia indica, Ostrya virginiana, Persea borbonia, Podocarpus gracilior, Quercus lyrata, Rhizophora mangle, Tabebuia chrysotricha, Tabebuia heterophylla, Tabebuia impetiginosa.*
Small Trees: *Acacia farnesiana, Aesculus pavia, Aralia spinosa, Ardisia escallonoides, Butia capitata, Callistemon* spp., *Camellia japonica, Camellia sasanqua, Canella winterana, Capparis cynophallophora, Cephalanthus occidentalis, Cornus florida, Eriobotrya japonica, Eugenia* spp., *Forestiera segregata, Ilex* X'Nellie R. Stevens', *Ilex cornuta, Ilex decidua, Ilex vomitoria, Jatropha integerrima, Ligustrum japonicum, Magnolia* Xsoulangiana, *Musa* spp., *Myrcianthes fragrans, Myrica cerifera, Olea europa, Osmanthus americanus, Parkinsonia aculeata, Plumeria rubra, Podocarpus macrophyllus, Prunus angustifolia, Prunus umbellata, Quercus geminata, Raphiolepis* spp., *Senna polyphylla, Sideroxylon* spp., *Tecoma stans, Viburnum obovatum, Viburnum odoratissimum, Viburnum odoratissiumu var awabuki, Viburnum rufidulum.*
Large Shrubs: *Abelia* Xgrandiflora, *Acacia farnesia, Acca sellowiana, Aralia spinosa, Ardisia escallonioides, Asimina* spp., *Brugmansia* Xcandida, *Brunfelsia grandiflora, Buddleia lindleyana, Calliandra haematocephala, Camellia japonica, Camellia sasanqua,*

Capparis cynophallophora, Carissa macrocarpa, Cephalanthus occidentalis, Cephalotaxus harringtonia, Chrysobalanus icaco, Citharexylum spinosum, Coccoloba uvifera, Cocculus laurifolius, Codiaeum variegatum, Conocarpus erectus, Cordyline spp., *Crataegus* spp., *Duranta erecta, Eugenia* spp., *Fatsia japonica, Forestiera segregata, Halesia diptera, Hamamelis virginiana, Hydrangea macrophylla, Hydrangea quercifolia, Ilex cornuta, Ilex vomitoria, Itea virginica, Jatropha integerrima, Juniperus chinensis, Ligustrum japonicum, Loropetalum chinense, Mahonia bealei, Murrya paniculata, Musa* spp., *Myrcianthes fragrans, Myrica cerifera, Nerium oleander, Osmanthus americanus, Philodendron* cvs., *Podocarpus gracilior, Podocarpus macrophyllus, Rhamnus caroliniana, Senna polyphylla, Strelitzia nicolai, Tecoma stans, Tibouchina urvilleana, Tibouchina granulosa, Vaccinium arboreum, Viburnum obovatum, Viburnum odoratissimum, Viburnum odoratissimum var awabuki, Yucca* spp.
Small Shrubs: *Breynia disticha, Caesalpinia* spp., *Ixora coccinea, Mahonia fortunei, Strelitzia reginae.*
Vines: *Allamanda cathartica, Bougainvillea* cvs., *Campsis radicans, Gelsemium sempervirens, Lonicera sempervirens.*
Groundcovers: *Ajuga reptans, Aspidistra elatior, Dryopteris* spp., *Liriope muscari, Zamia furfuracea.*
Grasses: *Miscanthus sinensis, Spartina* spp., *Tripsacum floridana.*
Palms and Palm-Like Plants: *Acoelorrhaphe wrightii, Bismarckia nobilis, Butia capitata, Carpentaria acuminata, Caryota mitis, Chamaerops humilis, Chrysalidocarpus lutescens, Coccothrinax argentata, Howea forsterana, Livistona* spp., *Nolina recurvata, Phoenix* spp., *Pseudophoenix sargentii, Ravenea rivularis, Rhapidophyllum hystrix, Roystonea regia, Sabal palmetto, Serenoa repens, Thrinax morrisii, Thrinax radiata, Washingtonia robusta, Wodyetia bifurcata, Zamia furfuracea.*
Ferns: *Dryopteris* spp.
Perennials: *Agapanthus africanus, Ajuga reptans, Asimina* spp., *Aspidistra elatior, Caladium* X*hortulanum, Cuphea hyssopifolia, Dryopteris* spp., *Heliconia* spp., *Impatiens* spp., *Justicia brandegeana, Justicia carnea, Liriope muscari, Musa* spp., *Philodendron* cvs., *Stachytarpheta* spp.
Annuals: *Ageratum* spp., *Caladium* X*hortulanum, Celosia* spp., *Impatiens* spp., *Justicia brandegeana, Justicia carnea.*

Gasper, Joaquim.
Large Shrubs: *Nerium oleander*-inset.

Girin, Bruno.
Annuals: *Viola* X*wittrockiana.*

Granson, Sandy.
Small Trees: *Calliandra* spp., *Dodonaea viscosa, Myrciaria cauliflora.*
Large Shrubs: *Lyonia ferruginea, Suriana maritima.*
Small Shrubs: *Acalypha hispida, Brunfelsia americana, Carissa macrocarpa, Gamolepis* spp., *Lantana depressa, Leucophyllum frutescens, Rosmarinus* spp.
Vines: *Ficus pumila, Thunbergia alata.*
Grasses: *Andropogon spp.*
Ferns: *Pteridium aquilinum.*
Perennials: *Begonia semperflorens, Hemerocallis* spp., *Lantana involucrata, Pteridium aquilinum.*
Annuals: *Begonia semperflorens, Monarda punctata.*

Green, Tim.
Ferns: *Dicksonia antarctica.*
Perennials: *Dicksonia antarctica.*

Jacinto, Valter.
Large Shrubs: *Jasminum mesnyi.*

Karekar, Kapil.
Perennials: *Haemanthus multiflorus.*

Keisotyo.
Small Trees: *Podocarpus macrophyllus* (inset).
Large Shrubs: *Podocarpus macrophyllus* (inset).

Kenpei.
Large Shrubs: *Heptapleurum arboricolum, Hydrangea arborescens, Ternstroemia gymnanthera.*
Small Shrubs: *Raphiolepis* spp.
Groundcovers: *Juniperus horizontalis, Ophiopogon japonicus.*

Kern, Bill.
Medium Trees: *Persea palustris.*
Small Trees: *Cyrilla racemiflora, Sophora tomentosa* (inset).
Large Shrubs: *Cyrilla racemiflora, Senna bicapsularis.*
Small Shrubs: *Lyonia lucida.*

Larsen, Claudia.
Large Shrubs: *Calycanthus floridus, Rhododendron canescens.*
Groundcovers: *Glandularia tampensis, Lantana montevidensis.*
Grasses: *Eragrostis elliottii.*
Perennials: *Conradina* spp., *Coreopsis* spp., *Flaveria linearis, Gaillardia pulchella, Helianthus angustifolius, Sisyrinchium angustifolium, Solidago* spp.
Annuals: *Coreopsis* spp.

Murray, Ann. University of Florida/IFAS Center for Aquatic and Invasive Plants
Ferns: *Osmunda cinnamomea.*
Perennials: *Iris virginica, Osmunda cinnamomea.*

Niemann, Brian.
Small Trees: *Ilex* X'Mary Nell'.
Large Shrubs: *Berberis julianae, Clethra alnifolia, Ilex* X'Mary Nell', *Osmanthus fragrans, Pittosporum tobira.*
Vines: *Decumaria barbara.*
Groundcovers: *Mimosa strigillosa.*

Pagnier, Veronique.
Vines: *Mandevilla* cvs.

Pellegrini, Mark.
Groundcovers: *Ardisia japonica.*

Quillia, Oliver.
Vines: *Passiflora incarnata* (inset).

Ramey, Vic. University of Florida/IFAS Center for Aquatic and Invasive Plants
Small Trees: *Cornus foemina.*
Large Shrubs: *Rhododendron austrinum.*
Groundcovers: *Nephrolepis biserrata.*
Ferns: *Nephrolepis biserrata.*

Richard, Amy. University of Florida/IFAS Center for Aquatic and Invasive Plants
Groundcovers: *Nephrolepis exaltata.*
Ferns: *Nephrolepis exaltata.*

Schumaker, Paul.
Groundcovers: *Ipomoea* spp.

Shebs, Stan.
Groundcovers: *Rumohra adiantiformis.*
Grasses: *Aristida stricta* var. *beyrichiana.*
Ferns: *Rumohra adiantiformis.*

Storch, Hedwig.
Perennials: *Kalanchoe blossfeldiana.*

Sullivan, Jessica.
Medium Trees: *Elaeocarpus decipens, Zanthoxylum clava-herculis.*

Tau'olunga.
Vines: *Quisqualis indica.*

Taylor, Kim.
Large Shrubs: *Hamelia patens.*

Wasowski, Sally and Andy. Lady Bird Johnson Wildflower Center
Groundcovers: *Thelypteris kunthii.*
Ferns: *Thelypteris kunthii.*

Wichman, Tom.
Large Shrubs: *Bambusa* spp., *Hibiscus* spp.
Vines: *Millettia reticulata.*
Groundcovers: *Vinca major.*
Palms and Palm-Like Plants: *Ceratozamia hildae, Ceratozamia kuesteriana, Dioon edule.*
Perennials: *Amorphophallus* spp., *Asclepias* spp., *Lycoris* spp.

Wilber, Wendy.
Annuals: *Tithonia rotundiflora.*

Wildes, Carolyn.
Small Shrubs: *Russelia sarmentosa.*

Yasalonis, Anne.
Small Trees: *Illicium* spp.
Large Shrubs: *Illicium* spp., *Jasminum multiflorum.*
Small Shrubs: *Russelia equisetiformis.*
Vines: *Jasminum multiflorum.*
Groundcovers: *Dyschoriste oblongifolia.*
Perennials: *Conradina* spp. (inset), *Dyschoriste oblongifolia.*

CREATE A FLORIDA-FRIENDLY LANDSCAPE

Yards and landscapes can be a positive asset to Florida. You can design and maintain your own Florida-Friendly Landscape by following the simple practices in this book. You will learn the basics of designing a landscape featuring carefully selected plants suited to Florida's unique climate, natural conditions, and wildlife.

We offer you cost-saving tips that, if implemented properly, will help you reduce water, fertilizer, and pesticide use. There is also a helpful section for waterfront homeowners addressing the special concerns of shoreline landscape management.

Whether you are starting from scratch with a new landscape or considering changes to an existing yard, the Florida Yards & Neighborhoods Handbook offers helpful concepts, tools, and techniques for creating your own Florida-Friendly yard. We hope you enjoy the publication and look forward to assisting you in creating an aesthetically pleasing landscape that will also help to protect Florida's natural resources.

Florida-Friendly Landscaping™ PROGRAM

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