



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

JANUARY 23, 2023

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald

Vice Mayor Becky Bruner

Commissioner Eula R. Clarke

Commissioner Christopher Collins

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

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

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

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

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

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

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

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

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

1. APPROVAL OF 01/05/2023 SCM - ZIP WORKSHOP & 01/09/2023 CCM MINUTES (RC)
2. AWARD RFP# 2023-200, PROFESSIONAL ENVIRONMENTAL SERVICES (RC):

RESOLUTION No. 03-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFP #2023-200, PROFESSIONAL ENVIRONMENTAL SERVICES TO TERRACON CONSULTANTS, INC. OF WEST PALM BEACH, FLORIDA, GFA INTERNATIONAL, INC OF PORT SAINT LUCIE, FLORIDA, EW CONSULTING, INC., OF STUART, FLORIDA ON AN AS NEEDED BASIS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. AWARD RFQL#2022-400, PROFESSIONAL ENGINEERING SERVICES (RC):

RESOLUTION No. 05-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD RFQL# 2022-400, PROFESSIONAL ENGINEERING SERVICES TO THE SIX MOST QUALIFIED FIRMS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. AUTHORIZATION TO APPLY FOR THE FDOT TRANSPORTATION ALTERNATIVE PROGRAM (TAP) APPLICATION (RC):

RESOLUTION No. 06-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) APPLICATION FOR DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS (SW JOAN JEFFERSON WAY TO S COLORADO AVENUE); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

5. INTENTION TO ABANDON A PORTION OF S.E. OCEAN AVENUE RIGHT-OF-WAY(ROW) (RC):

RESOLUTION No. 08-2023, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 CODE OF ORDINANCES OF THE CITY STUART, FLORIDA, THE INTENTION OF THE COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS ON FEBRUARY 27, 2023, AND MARCH 27, 2023, AT 5:30 P.M. IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF A 30' WIDE PUBLIC RIGHT-OF-WAY WITHIN THE CITY, BEING THE PORTION OF S.E. OCEAN AVENUE. MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED, AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

6. ADDING INVOCATIONS TO THE COMMISSION MEETING AGENDA (RC):

ORDINANCE No. 2509-2023; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION No. 07-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING A POLICY REGARDING INVOCATIONS AT THE OPENING OF ITS MEETINGS; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

7. SAILFISH CAY, 751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (QUASI-JUDICIAL) (RC):
(CITY INITIATED CONTINUANCE TO A DATE CERTAIN OF FEBRUARY 13, 2023 CCM)

ORDINANCE No. 2486-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO

BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

8. SAILFISH CAY, 751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) (QUASI-JUDICIAL)(RC):
(CITY INITIATED CONTINUANCE TO A DATE CERTAIN OF FEBRUARY 13, 2023 CCM)

ORDINANCE No. 2487-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

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

Meeting Date: 1/23/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 01/05/2023 SCM - ZIP WORKSHOP & 01/09/2023 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 01/09/2023 CCM MINUTES (RC)

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 01052023 SCM - ZIP Workshop - Final
2. 01092023 CCM Minutes - Final

MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
JANUARY 5, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

4:00 PM

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

Louis "Joly" Boglioli is Acting City Manager; David Dyess, City Manager is out sick.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. FUTURE LAND USES

David Dyess, City Manager presented via ZOOM Telecommunications on the purpose of the Future Land Use presentation and the details on the total parcels and acres and vacant parcels and acres in the City broken down by commercial, conservation, downtown, East Stuart, industrial, institutional, low density residential, marine industrial, neighborhood special district, office residential, public, recreational, and multi-family.

APPROVAL OF AGENDA

4:08 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Commented on his past comment in adding a D&D item about potentially hiring a lawyer for the River but realized he had not made a motion and would like to do so.

4:09 PM MOTION: Motion to have an agenda item for discussion on hiring an environmental attorney.

MOVED BY: Christopher Collins

SECONDED BY: None

Died for lack of second.

VOTE:

YES: None

NO: None

Mayor McDonald

- Commented on a news article that came out 4 years ago about dead tortoises found on City property and it was reported that the City did not do anything; now a series of articles have brought to light that these were fictitious stories and the reporter was a fraud.

Commissioner Clarke

- Thanked City Manager Dyess for the presentation on land use information, feels it will be helpful when applicable applications are before them.

COMMENTS BY CITY MANAGER

None.

DISCUSSION AND DELIBERATION

2. AFFORDABLE HOUSING STUDY AND INCLUSIONARY HOUSING

City Manager Dyess described via ZOOM, that this is a discussion item and it is not recommended by staff; he provided a brief history of the subject.

Commission discussion.

4:22 PM MOTION: Set up an affordable housing task force/advisory board.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

Motion withdrawn. 4:40 PM

3. DISCUSSION OF PROPOSED TEXT AMENDMENTS ARISING FROM RESOLUTION No. 93-2022 ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT IN THE LAND DEVELOPMENT CODE AND POLICY 1.A7.2 OF THE FUTURE

LAND USE ELEMENT IN THE COMPREHENSIVE PLAN.

City Manager Dyess introduced this item and announced that Commissioner Collins had prepared a presentation and Development Director, Jody Nentwick-Kugler would follow-up and answer questions.

Commissioner Collins presented a Power Point on Zoning in Progress (ZIP) which included various comments from Facebook posts of random residents on Stuart's growth. He commented that he is not against development and does not expect the Commission to be against development.

Recommendations:

Preserve Stuart's character, noting height, density, more balanced supply, and housing that appeals to individuals with higher median income; proponent of home ownership.

Demonstrated traffic and census information and presented safety concerns in the event of evacuations.

Three solutions:

1. Fair share parking
2. Remove ½ unit amendment
3. Develop maximum build-out

Jodi Nentwick-Kugler, Development Director, reviewed the City's Code with the Board and reported on the PUD process.

The Commission, Attorney Mortell and staff held a discussion to include parking spaces per unit, concerns, criteria and other factors that need to be met in a PUD, the proposed cap on the total number of units, changes since Covid-19, land available, and programs available in the City such as the RITA Program.

Jodi Nentwick-Kugler summarized the following for clarification and the Commission agreed:

The Development Department plans to move forward with the extension of the Urban Planned Development Zoning in Progress for Resolution No. 93-2022. The direction was to keep the parking calculation for ½ unit density as is. The Development Department will move forward and begin accepting applications outside of the Urban Planned Development area.

ADJOURNMENT

6:38 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

Minutes to be approved at the Regular Commission Meeting this 23rd day of January, 2023.

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JANUARY 9, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - EQUALITY~ A POEM BY MAYA ANGELOU READ BY NINA DOOLEY

Nina Dooley read a Poem "Equality" by Maya Angelou.

PROCLAMATIONS

2. ARBOR DAY - JANUARY 9, 2023

Karen Bonney, President of the Garden Club of Stuart, received the Proclamation and spoke about the organization, the trees previously planted by their organization, and thanked the Commission for their support.

3. REVEREND MARTIN LUTHER KING, JR. CELEBRATION - JANUARY 16, 2023

Nina Dooley, President of the Afro-American Citizens of East Stuart, Inc. (AACES) received the Proclamation and announced the different events that will take place for Martin Luther King Jr. weekend. She encouraged all to participate and provided the Commission with a MLK T-Shirt.

PRESENTATIONS

4. SERVICE AWARD - JANUARY 2023

Raymond Wehrer 5 Years Utilities & Engineering (Not Present)

5. ALTERNATIVE WATER SUPPLY UPDATE

4:12 PM

Mayor McDonald announced that it is Tim Voelker's, the Utilities & Engineering Director's last meeting and thanked him for his time here in the City.

Mr. Voelker provided an update on the Alternative Water Supply project and he presented on the different components of the project, construction of the reverse osmosis facility, concentrate pipeline, deep injection well modification, project construction costs, funding received to date, and spoke on the budgeting of the projects.

COMMENTS BY CITY COMMISSIONERS

Vice Mayor Bruner

- Commented on the green trees on Colorado Ave and stated you can not see the business and would like them to be thinned out. Also stated the Coconut Palms are starting to get coconuts on them and would like to have them removed.

Commissioner Rich

- Urged the residents to be cautious and careful as COVID seems to be spreading more frequently in recent times.

Commissioner Clarke

- Thanked Ms. Dooley for reading a poem during the Arts Moment and encouraged everyone to participate in the events for MLK Day.
- Commented on the Housing Workshop that happened on January 5th. She thanked Commissioner Collins for his presentation during the workshop and asked City Manager Dyess for a "Stuart Cares" program, something to constantly educate the Commissioners and the public.
- Stated she will be attending the Airport Noise Advisory Committee (ANAC) and Treasure Coast Regional Planning Council meeting.

Commissioner Collins

- Commented that a concerned citizen reached out to him about the Duck Crossing sign on Flamingo Ave and requested an update.
- Said a prayer.

Mayor McDonald

- Commented on Alice Luckhardt's memorial service and spoke about Ms. Luckhardt and how she will truly be missed.
- Reminded everyone that the Boat Show is this weekend and stated that Dixie Hwy will be closed.
- Stated he received a lot of complaints about e-bikes and would like to know what the regulations are for them.

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

4:35 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

- 1.) Joe Tumminelli - ZOOM; Stated he wanted to commend all the Law Enforcement officers for National Law Enforcement Appreciation Day (01/09/2023) and responded to Mayor McDonald's e-bike question.
- 2.) Natalie Evans - SE Ocean Blvd; Provided a brief background on herself and family, stated she works with humanitarian services and is in favor of prayer for our Commission meetings.
- 3.) Christi Fuller - SE Riverside Dr; Stated how powerful the invocation can be and not divisive, in favor of prayer for our Commission meetings.
- 4.) Laura Giobbi - SE Ocean Blvd; Shared statistics of prayers in public meetings, in favor of prayer for our Commission meetings.
- 5.) Ron Dennis - SE Ocean Blvd; Stated that Faith is the founding ingredient that found this country, in favor of prayer in our Commission meetings.
- 6.) Gil Hulting- Jensen Beach; Read a scripture from the Bible, in favor of prayer in our Commission meetings.
- 7.) Susan Lopez - SW Hawkview Cir; Stated she found it disturbing that we are taking out prayer from meetings and appreciated Commissioner Collins trying to bring it back, in favor of prayer in our Commission meetings.
- 8.) Julie Bjornson - SE Riverboat Dr. ; Spoke about the two parts of the unseen world and talked about the "Bible Marathon" event, in favor of prayer in our Commission meetings.
- 9.) Connie Pavlik - SE Glenridge Trail; Read the verse of the day, in favor of prayer in our Commission meetings.
- 10.) Amy Prichett - SE Horseshoe Point; Stated prayer works, heals, and unifies, in favor of prayer in our Commission meetings.
- 11.) Audrey Capozzi - Hobe Sound; Questioned who would not want prayer and stated our rights were given to us by God, in favor of prayer in our Commission meetings.
- 12.) Gail Goldy - NW 12th Terrace; Thanked all the Commissioners for their hard work and stated her hopes for what the Commissioner will do, in favor of prayer in our Commission meetings.
- 13.) Christine Grassam - NW Everglades Blvd; Spoke about prayer in her personal life and is in favor of prayer in our Commission meetings.

- 14.) James Brocious - SE Madison Ave; Spoke on the benefits of living in Stuart and knowing most of the Commissioners, stated he is baffled that the City Commission would not allow prayer in the meeting.
- 15.) Jim Harp - SE Osceola St; Stated that as a pastor he knows people need prayer and is in favor of prayer in our Commission meetings.
- 16.) Elizabeth Crane - SE Burnette Ave; Shared her personal testimony and is in favor of prayer in our Commission meetings.
- 17.) John Crane - SE Burnette Ave; Stated he firmly believes God gave us our right to pray and is in favor of prayer in our Commission meetings.
- 18.) Frank Bragg - SE Conference; Provided a brief background on himself and in favor of prayer in our Commission meetings.
- 19.) Jackie Thurlow Lippish - Riverview Dr; Thanked the Commissioners and provided statistics on Lake Okeechobee and offered a tour of C44 (Indian River Lagoon South). She provided a handout to the City Clerk.
- 20.) Jan Manzigo - SE Fairway St; Commented on how prayer works and is in favor of prayer in our Commission meetings and thanked Commissioner Collins for trying to bring prayer back.
- 21.) Todd Manzigo - SE Fairway St; Spoke on the majority of what the community wants and is in favor of prayer in our Commission meetings.
- 22.) John Johnson - Port Saint Lucie; Read an interview from 9/11 and is in favor of prayer in our Commission meetings.
- 23.) Massy Campos - Port Saint Lucie; Read the State Constitution and stated that prayer is needed and is in favor of prayer in our Commission meetings.
- 24.) Rob Raineri - NW Flagler Ave; Spoke on affordable housing and asked that the Commission continue the dialogue for affordable housing.
- 25.) Sharon Mitchell - Sewalls Pt; Spoke about her family history and is in favor of prayer in our Commission meetings.
- 26.) Jonathan McClain - Jensen Beach; Thanked the Commission for their hardwork and stated there are more believers in this City than those that are actually here and volunteered to start our meetings in prayer.
- 27.) Sherry Sway - SE Ocean Ave; Is in favor of prayer because God is our creator and deserves our recognition.
- 28.) Brandon Cooper - SE Flamingo Ave; In support of prayers for our Commission meeting.
- 29.) Stephen Cooper - SE 6th St; Spoke about the senate opening their meetings with prayer and is in favor of prayer in our Commission meetings.
- 30.) Jenny Starts - SE Heartleaf Terra ; She is proud to be in a community where prayer is vital and is in favor of prayer in our Commission meetings.
- 31.) Tammy Dreffenback - Palm City; Is in favor of prayer and stated her personal testimony.
- 32.) Jonathan Dobbs - SE Bayleaf Place; Spoke about the incident that happened in the NFL and is in favor of prayer in our Commission meetings.
- 33.) Pamela Thapton - Hobes Sound; Stated she wanted prayer and God back in our community, school, and law enforcement agencies.
- 34.) Caren Hall Yost Rudge - Palm City Rd; Stated she believes prayer is always welcomed and would like it to be inclusive to all religions.
- 35.) Tom Clark - SE 13th St; Spoke on prayer walks that he has done within the community and spoke on the elements of prayer.
- 36.) Kristin Carper - Palm City; In favor of prayer in our Commission meetings.
- 37.) Amber DeAngelo - SW Fast St; Commented she feels the same as others in the room and is in favor of prayer in our Commission meetings.
- 38.) Brian Moriarty - SE Monterey Rd; Thanked Commissioner Collins for bringing this up as this is a huge issue and is surprised he did not get a second for discussion.

- 39.) Blaine Albright - SW Pitts Ter; In favor of prayer in our Commission meetings.
- 40.) Laura Masiello - Shady Lake Ter; Spoke about the prayers in the NFL incident and is in favor of prayer in our Commission meetings.
- 41.) Cynthia Lucas - Stuart ; Stated prayer works and is in favor of prayer in our Commission meetings.
- 42.) Mark Brechbill - SE Oseloa Ave; Stated his approach from a practical political point not religious.
- 43.) Misti Harris - SE Alamanda; Agrees with prayer and commended Commissioner Collins on the powerpoint that he did for the ZIP workshop and stated the need for a parking garage.
- 44.) Nathaniel Joiner - SW 96th St; Thanked the Commissioners for their hard work and stated that he is in favor of prayer.
- 45.) Linda Julien - ZOOM; Stated she was shocked that because the small portion of the Community did not want prayers, that the Commissioners shifted and is in favor of prayers.

CONSENT CALENDAR

6. APPROVAL OF 12/12/2022 CCM MINUTES (RC)
7. LEASE AGREEMENT RENEWAL FOR 171 SW FLAGLER AVENUE (CRARY HOUSE) WITH CONGRESSMAN BRIAN MAST (RC):

RESOLUTION No. 01-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE EXECUTION OF A LEASE AMENDMENT BETWEEN THE CITY OF STUART AND CONGRESSMAN BRIAN MAST FOR THE CRARY HOUSE LOCATED AT 171 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. BUDGET AMENDMENT FOR THE DIXIE HIGHWAY WATERMAIN AND FORCEMAIN RELOCATIONS (RC):

RESOLUTION No. 02-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 5 TO THE 2022-2023 ENTERPRISE FUND; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE DIXIE HIGHWAY WATERMAIN AND FORCEMAIN RELOCATIONS PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:12 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.

Commissioner Collins thanked everyone who came out to speak about prayer and their support.

Commissioners had a discussion on bringing back the invocation item and how to move forward.

6:16 PM MOTION: Return the item at the City Commission meeting on 01/23/2023.

MOVED BY: Christopher Collins

SECONDED BY: Becky Bruner

Motion approved unanimously.

****** 6:30 PM RECESS ******

****** 6:37 PM RECONVENED ******

COMMISSION ACTION

9. EXTENDING ZONING IN PROGRESS:

RESOLUTION No. 04-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE ZONING IN PROGRESS AUTHORIZED IN RESOLUTIONS 93-2022 and 95-2022, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6:38 PM

Mayor McDonald and Commissioner Clarke stated they would like to extend the multifractional unit resolution (93-2022) and not the UPUD (95-2022).

Commissioner Collins expressed his view on wanting both resolutions extended as he believes this is just the beginning of the conversations. Requested if there was a consensus to amend the motion.

PUBLIC COMMENT:

1.) Helen McBride - SE Flamingo Ave; Stated that she has been through the parking garage conversation plenty of times and it is time that something actually gets done, and would like something more definite.

2.) Bob Ernst - Johnson Ave; Spoke on the different projects that the Commission has approved on which he thinks are erroneous and believes the Commission's votes are destroying the community.

3.) Frank McChrystal - SE Flamingo Ave; Asked what the rush is to end the ZIP discussion and ask that the Commission take their time with the process.

4.) Mark Brechbill - SE Osceola Ave; Spoke on the fractional unit and thinks affordable housing has a lot to do with the ZIP discussion and believes they should both be extended.

Commissioner Collins asked several questions and is requesting to further discuss and extend both resolutions.

Commissioners continued discussion.

6:39 PM MOTION: Extend Resolution No. 93-2022 and not Resolution No. 95-2022.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

VOTE:

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

NO: Christopher Collins

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

10. DISCUSSION ON CDBG-CV GRANT

6:56 PM

City Manager Dyess provided an update and stated the City was awarded \$4.8 million in grant funds and stated that the piece of property the City was looking at was the Willie Gary property. City Manager Dyess stated that the property has been sold to Mr. Green and stated his discussions on buying the property for \$1.6 million and what would be done to the property.

Mayor McDonald stated he believes the Willie Gary property would be the best value.

Commissioner Clarke asked if we had any direct plans for the future of this property, such as the technical hub.

City Manager Dyess stated the plans for the building and the organizations that have expressed interest in working on the building.

Commissioners continued discussion.

7:18 PM

Commissioners agreed to have an agenda item to be brought forward.

11. POLICY DIRECTION REGARDING VEGETATION CONTROL

City Manager Dyess stated that there is a piloting program on the hospital pond and if that works it will be taken to other ponds, but something needs to be done on the others, meanwhile.

Mayor McDonald spoke about the different ponds and how the vegetation has grown, stated he is in favor of spraying until we have figured out what is going on with the piloting program.

Commissioner Collins was looking to see how much the mechanical pumping would be for

each pond and he questioned the chemicals being used in these ponds.

Commissioners continued discussion about the expenses and what to do next.

Milton Leggett, Public Works Director spoke about the things the City has done to control vegetation and stated what we can do to cut it down.

7:33 PM MOTION: Spray as minimal as we can.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

VOTE:

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

NO: Christopher Collins

ADJOURNMENT

7:35 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 23rd day of January, 2023.**

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

Meeting Date: 1/23/2023

Prepared by: Alaina Knofla

Title of Item:

AWARD RFP# 2023-200, PROFESSIONAL ENVIRONMENTAL SERVICES (RC):

RESOLUTION No. 03-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFP #2023-200, PROFESSIONAL ENVIRONMENTAL SERVICES TO TERRACON CONSULTANTS, INC. OF WEST PALM BEACH, FLORIDA, GFA INTERNATIONAL, INC OF PORT SAINT LUCIE, FLORIDA, EW CONSULTING, INC., OF STUART, FLORIDA ON AN AS NEEDED BASIS, 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 October 28, 2022. OpenGov Procurement notified four hundred ninety-seven (497) potential bidders, there were thirty-seven (37) plan holders, and twelve (12) bid packages issued for this project. Eight (8) bids were received by the bid opening date and time of 2:30 pm. November 16, 2022.

A three (3) member selection committee evaluated the responses based on the following criteria: overall qualifications, project manager and staff experience, proposed price, quality of submittal, overall experience. After detailed evaluation by the selection committee, it was determined it in the City's best interest to award to the top ranked firms Terracon Consultants, GFA International, EW Consultants, Inc.

Funding Source:

Various

Recommended Action:

Adopt Resolution No. 03-2023

ATTACHMENTS:

1. R03-2023 Award RFP 2023-200, Professional Environmental Services



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

RESOLUTION NUMBER 03-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFP #2023-200, PROFESSIONAL ENVIRONMENTAL SERVICES TO TERRACON CONSULTANTS, INC. OF WEST PALM BEACH, FLORIDA, GFA INTERNATIONAL, INC OF PORT SAINT LUCIE, FLORIDA, EW CONSULTING, INC., OF STUART, FORIDA ON AN AS NEEDED BASIS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

WHEREAS, the City entered into the competitive Request for Proposal process in order to solicit a licensed firms or individuals to provide Professional Environmental Consulting Services on an as needed basis.

SECTION 1: The City Commission of the City of Stuart hereby approves the award of RFP #2023-200: Professional Environmental Consulting Services to the three top ranked firms, Terracon Consultants, Inc., GFA International, Inc., and EW Consulting, Inc. with authorization to execute final agreements subsequent to review and approval by the 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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 23rd day of January 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 1/23/2023

Prepared by: Alaina Knofla

Title of Item:

AWARD RFQL#2022-400, PROFESSIONAL ENGINEERING SERVICES (RC):

RESOLUTION No. 05-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD RFQL# 2022-400, PROFESSIONAL ENGINEERING SERVICES TO THE SIX MOST QUALIFIED FIRMS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On November 14, 2022 by Resolution No. 110-2022, the City Commission approved the authorization to negotiate with the six (6) most qualified firms:

No.	Firm	City/State
1	CAPTEC Engineering Inc.	Stuart, Florida
2	Kimley-Horn and Associates, Inc.	West Palm Beach, Florida
3	Holtz Consulting Engineers, Inc.	Stuart, Florida
4	Culpepper & Terpening, Inc.	Stuart, Florida
5	Bowman Consulting Group, LTD., Inc.	Stuart, Florida
6	Giangrande Engineering & Planning	Stuart, Florida

On December 19, 2022, the selection committee reviewed and approved the rate schedules and requests to execute the master agreements for award of RFQL# 2022-400, Professional Engineering Services.

These services will include serving as City's professional consulting representative for various engineering projects, providing professional consultation, advice, and furnishing customary engineering by Work Authorization associated with a purchase order on an as needed basis.

The term of this agreement shall be for an initial period of two (2) years with the option of three (3) additional one-year renewal periods.

Funding Source:

Various

Recommended Action:

Adopt Resolution 05-2023

ATTACHMENTS:

1. R05-2023, Award of RFQL # 2022-400, Professional Engineering Services



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 05-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APROVE AWARD OF RFQL# 2022-400, PROFESSIONAL ENGINEERING SERVICES TO THE SIX MOST QUALIFIED FIRMS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

WHEREAS the City entered into the competitive process with a Request for Qualifications in compliance with Florida Statute 287.055, Consultants Competitive Negotiation Act (CCNA), in order to solicit qualified consultants to submit proposals to provide Engineering Services to the City of Stuart on an as needed basis.

SECTION 1: The City Commission of the City of Stuart hereby authorizes award of Request for Qualifications #2022-400, Professional Engineering Services to the six (6) most qualified firms:

No.	Firm	City/State
1	CAPTEC Engineering Inc.	Stuart, Florida
2	Kimley-Horn and Associates, Inc.	West Palm Beach, Florida
3	Holtz Consulting Engineers, Inc.	Stuart, Florida
4	Bowman Consulting Group, LTD., Inc.	Stuart, Florida
5	Culpeper & Terpening, Inc.	Stuart, Florida
6	Giangrande Engineering & Planning	Stuart, Florida

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 05-2023
Award of RFQL #2022-400: Professional Engineering Services

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 23rd day of January 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 1/23/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AUTHORIZATION TO APPLY FOR THE FDOT TRANSPORTATION ALTERNATIVE PROGRAM (TAP) APPLICATION (RC):

RESOLUTION No. 06-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) APPLICATION FOR DIXIE HIGHWAY STREETScape IMPROVEMENTS (SW JOAN JEFFERSON WAY TO S COLORADO AVENUE); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Agency (CRA) is requesting authorization to submit a Florida Department of Transportation (FDOT) Transportation Alternatives (TAP) application to the Martin Metropolitan Planning Organization (MPO) for a streetscape project along Dixie Highway from SW Joan Jefferson Way to S Colorado Avenue (see attached location map).

The project was recommended in the Triangle District Master Plan (see attached Resolution and Excerpt from Masterplan). The CRA contracted with Captec to develop the conceptual and final design plans for the project. Improvements will include sidewalks on both sides of Dixie Hwy, crosswalks, stormwater improvements, landscaping and streetlights. The city staff will coordinate with Captec to prepare the required application items (cover letter, FDOT funding application, public involvement/outreach documentation, resolution to support the project, and an Engineer's Estimate of Probable Cost signed and sealed by the Professional Engineer).

TAP funding does not cover design costs, permitting, or environmental reports, and certain construction items such as utility relocations. The Martin Metropolitan Planning Organization (MPO) estimates that the grant amount will be similar to last year's amount of \$420,000. The grant funding will be available in FY 2026/2027.

Funding Source:

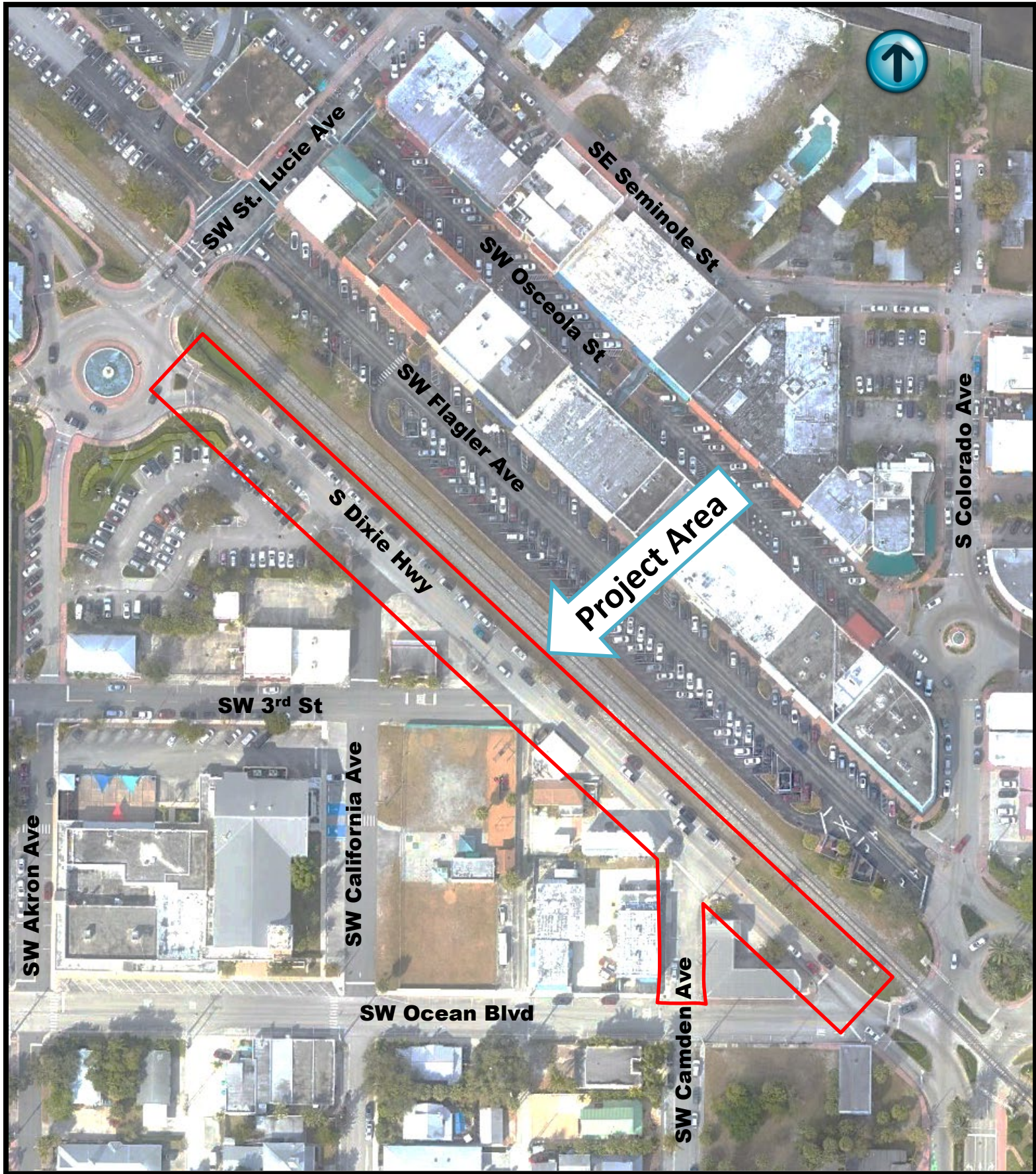
N/A

Recommended Action:

Motion to approve Resolution No. 06-2023.

ATTACHMENTS:

1. Project Location Map
2. R74-2021 - Approval of Masterplan and Excerpt





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

RESOLUTION NUMBER 74-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE MASTER PLAN FOR THE “TRIANGLE” STUDY AREA AND DESIGNATING THE NAME OF THE STUDY AREA AS “TRIANGLE DISTRICT”; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency (CRA) and City of Stuart has determined analysis of the “Triangle” study area to be in the best interest of the residents and businesses of Stuart; and

WHEREAS, the goal of the analysis is to understand existing conditions, constraints and opportunities for revitalization of the “Triangle” study area and devise concepts and strategies based on the analysis and public input; and

WHEREAS, the “Triangle” study area is defined as west of S Dixie Highway, east of US-1/Federal Highway and north of SW Ocean Boulevard; and

WHEREAS, the CRA entered into an agreement with the Treasure Coast Regional Planning Council (TCRPC) to conduct the analysis and develop a plan for revitalization of the “Triangle” study area; and

WHEREAS, a Master Plan has been prepared for the “Triangle” study area; and

WHEREAS, a survey was conducted as part of the public outreach process for designating a name of the study area and the term “Triangle District” resonated with the most people surveyed; and

WHEREAS, a Master Plan will serve as a guide for future planning and outlines the long range vision for the district.

ADOPT TRIANGLE DISTRICT MASTER PLAN AND NAMING OF DISTRICT

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

SECTION 1: The City hereby approves and adopts the Master Plan for the “Triangle District”, a copy of which is attached hereto as “Exhibit 1”.

SECTION 2: The City hereby designates the “Triangle” study area as the “Triangle District”.

SECTION 3: The geographic boundaries of the “Triangle District” shall be as depicted on the attached map titled “Triangle District – Exhibit 2”.

SECTION 4: The City Commission fully approves the Master Plan and supports the designation of the District.

SECTION 5: This Resolution shall be effective immediately upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

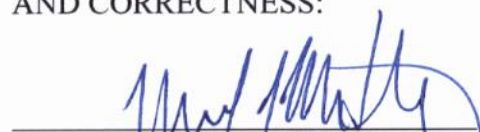
ADOPTED this 27th day of September, 2021.

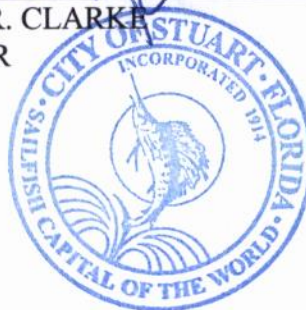
ATTEST:


MARY R. KINDEL, CMC
CITY CLERK


EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

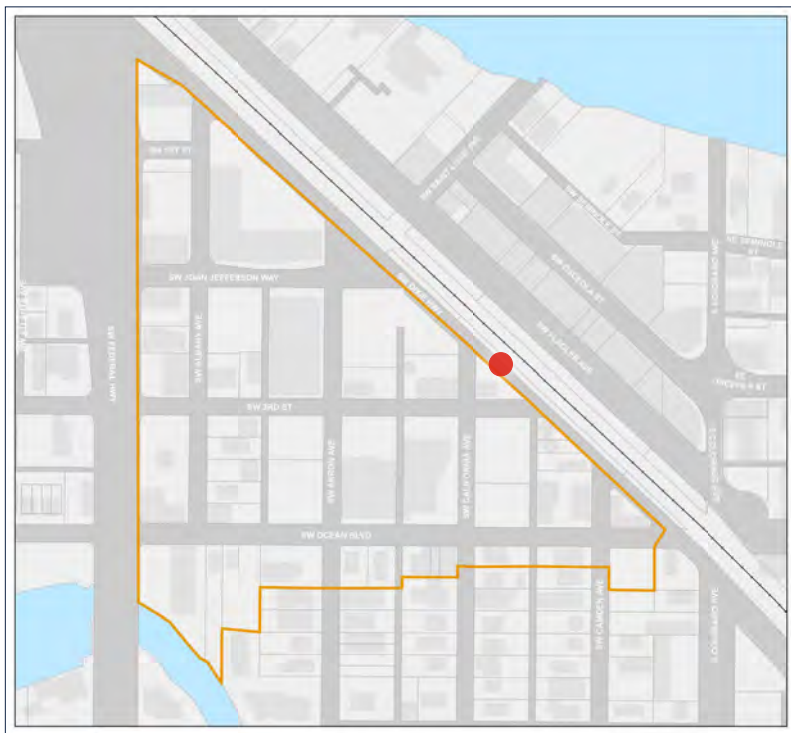

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



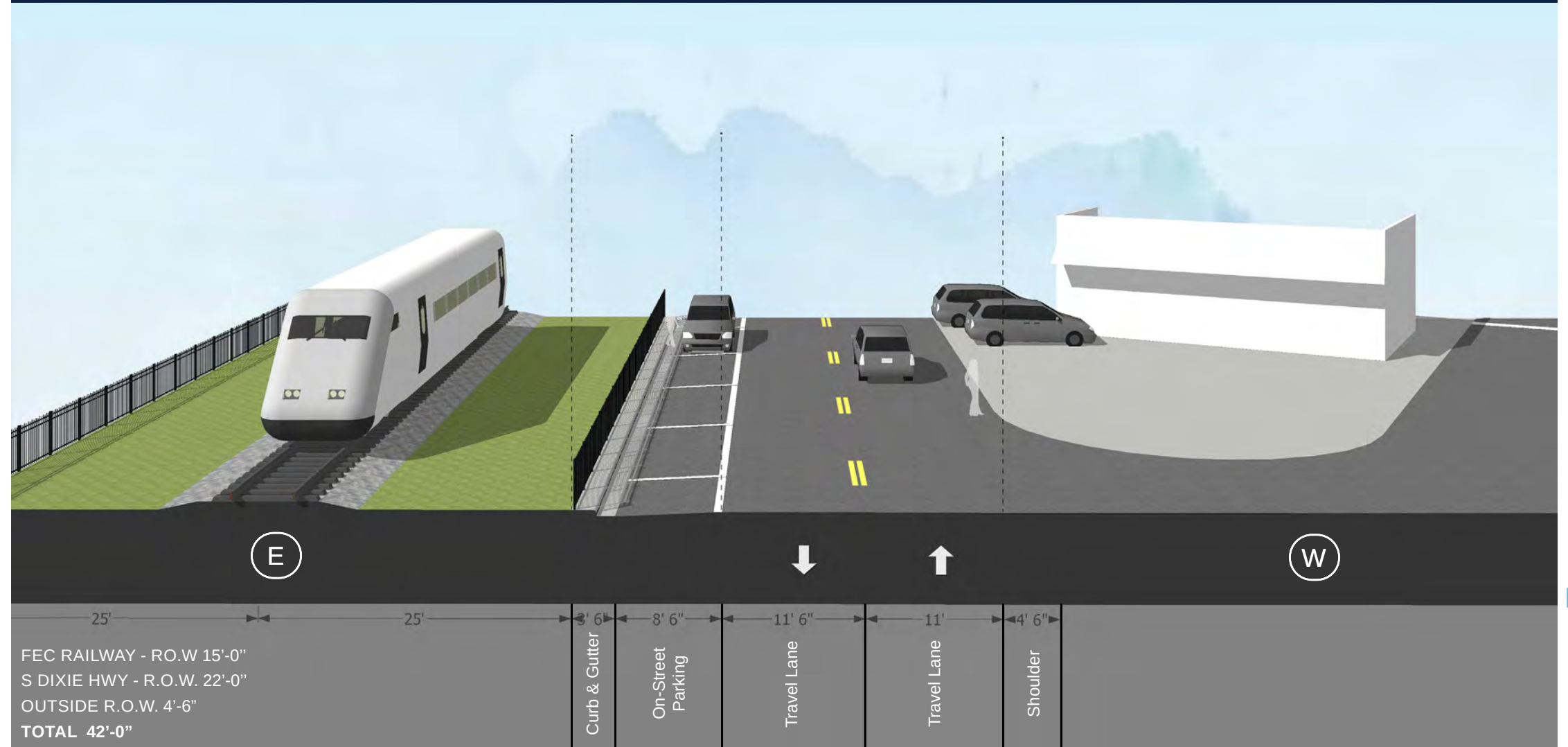
MOBILITY & CONNECTIVITY

SOUTH DIXIE HIGHWAY (SECTION 4A)

A unique right-of-way, S Dixie Highway in Stuart runs along the FEC Railway along the east edge of the study area. There is about 13' of property, which is leased to the City from the overall 88' FEC right-of-way. Another 25' feet of property is leased to the City on the east for additional on-street parking. As of June 2021, there is a single track within the 50' FEC Railway right-of-way that is not currently leased. A second track is planned and is currently under construction. To the north and south of the study area, they have made significant progress. If these 24 parallel parking spaces are to remain it is crucial for safety and their utilization that the missing sidewalk on the eastside of the road be addressed. On the west side of the road, there are significant portions of missing and poorly defined sidewalks and crosswalks. This recommendation echoes the recommendation from the *Future Needs Parking Study* to reduce the existing travel lane widths and provide a navigable sidewalk adjacent to the FEC and parallel parking as well as extending the fence along the length of the sidewalks until the appropriate crossing location. During site surveys, pedestrians were seen crossing the tracks where the sidewalk and fence ended.



EXISTING CONDITIONS OF SOUTH DIXIE HIGHWAY



MOBILITY & CONNECTIVITY

SOUTH DIXIE HIGHWAY (SECTION 4A)

On the west side of the street, a defined sidewalk with pedestrian lighting is illustrated. Because of the narrow sidewalk, it is critical that consistent sidewalk paving extends to the building façade, and provides additional sidewalk width where allowed with existing buildings. Additional on-street parking is shown down SW California Avenue. At bisected blocks such as these triangle-shaped blocks along S Dixie Highway and the railroad, the best practice is to reduce the width of pedestrian crossing within the travel lane, increase deflection and prevent blind turns. See Appendix B, Segment 5 for plan detail.

As redevelopment occurs, an additional crosswalk will be needed at a midpoint between Confusion Corner and SW St Lucie Avenue. Near SW 3rd Street a midblock crossing is depicted. Where midblock crossings occur, they should be designed with curb extensions, speed tables, overhead pedestrian lighting, and lighting which illuminates the pavement for increased visibility. In-street pedestrian crossing signs are also encouraged and have been utilized in the district already.

The existing building which was a former auto repair shop is illustrated as a small restaurant with an extensive outdoor seating area. For a restaurant or any small business to move into this location, modifications to the existing parking code would need to occur. The site cannot effectively support on-site parking spaces. A buildout of the road could add five on-street parking spaces to the on-street parking inventory. Under the current code, the existing approximately 1380-sf building would require 5 spaces for an office or professional use, but a restaurant with three employees and 20 seats would require 10 spaces.



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

Meeting Date: 1/23/2023

Prepared by: JODI

Title of Item:

INTENTION TO ABANDON A PORTION OF S.E. OCEAN AVENUE RIGHT-OF-WAY(ROW) (RC):

RESOLUTION No. 08-2023, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 CODE OF ORDINANCES OF THE CITY OF STUART, FLORIDA, THE INTENTION OF THE COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS ON FEBRUARY 27, 2023, AND MARCH 27, 2023, AT 5:30 P.M. IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF A 30' WIDE PUBLIC RIGHT-OF-WAY WITHIN THE CITY, BEING THE PORTION OF S.E. OCEAN AVENUE. MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The owner of real property, Timorthy D. Wojnar, located at 1615 S.E. 6th Street, has requested the abandonment of a 30-foot unutilized portion of S.E. Ocean Avenue Public Right-of-Way. The 30-foot right-of-way is located west of 1615 S.E. 6th Street, The City's Public Works Department has determined that the use of the Right-of-Way is no longer in the public's best interest and does not object to the abandonment of the City's interest.

The City's Public Works Department has determined that the use of the Right-of-Way is no longer in the public's best interest and does not object to the abandonment of the City's interest.

The procedure for abandonment of the City-owned Right-of-Way is in accordance with Section 36-3 of the City's Code of Ordinances which requires the City Commission to first pass a Resolution declaring the intent to abandon the Right-of-Way.

The vacation or change of any street, alley, road or public way shall be accomplished by Ordinance. The City Commission, in vacating any street or part of a street or changing the name of any street, may include in one ordinance the changes of name or vacation or narrowing of more than one street avenue or alley, but before vacating any street or part thereof, or narrowing any street, avenue or alley, the City Commission shall first pass a resolution declaring its intention to do so.

Funding Source:

N/A

Recommended Action:

Move to approve Resolution No. 08-2023, a declaration of interest to abandon certain Right-of-Way within the City's limits.

ATTACHMENTS:

1. Draft Resolution 08-2023
2. Code of Ordinances Chapter 36-Streets, Sidewalks, and Other Public Places

Return to:

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



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

RESOLUTION NUMBER 08-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 OF THE CODE OF ORDINANCES OF THE CITY OF STUART, FLORIDA THE INTENTION OF THE CITY COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS ON FEBRUARY 27, 2023, AND MARCH 27, 2023, AT 5:30 P.M. IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF A 30' WIDE PUBLIC RIGHT-OF-WAY WITHIN THE CITY, BEING THE PORTION OF S.E. OCEAN AVENUE, MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City has received a petition for abandonment relating to the public right-of-way described below that conforms to the requirements of Chapter 36 of the Code of Ordinances of the City of Stuart, Florida.

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

City of Stuart, Florida - Resolution No. 08-2023

SECTION 1: The purpose of this resolution is to state the intention of the City Commission to abandon a portion of public right-of-way and to set public hearings before the City Commission at its regular meeting on February 27, 2023, and March 27, 2023, at 5.30 p.m. in the City Commission Chambers to consider the abandonment of the subject property within Martin County, Florida:

SECTION 2: A legal description and sketch depicting the subject right-of-way are attached hereto as Exhibit "A".

SECTION 3: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2023.

ATTEST:

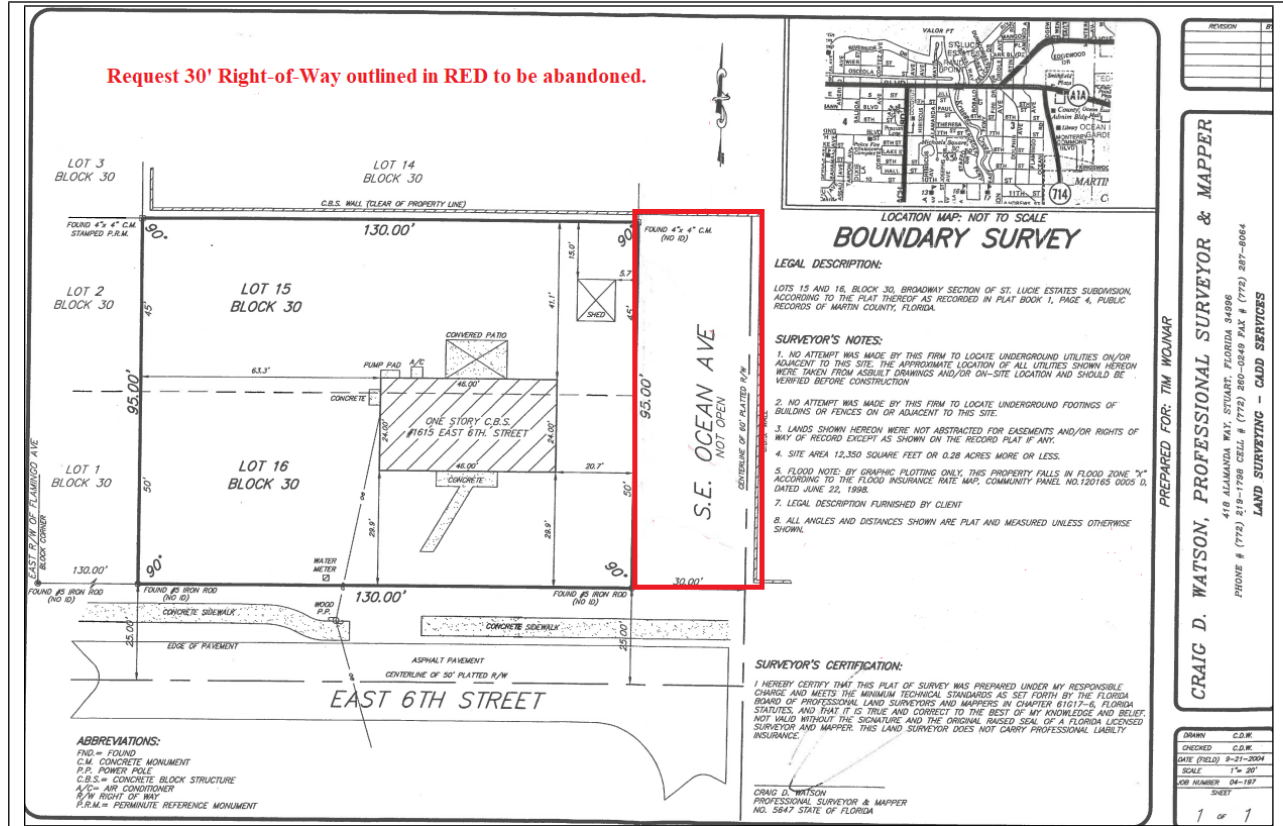
MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

Exhibit "A"



Chapter 36 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE I. IN GENERAL

Sec. 36-1. Obstructing.

No person shall place any wares, merchandise or other personal property upon the sidewalks or streets within the city which obstructs or in any way impairs the free use of the public in and to the sidewalks or streets.

(Code 1981, § 14-1; Code 1995, § 70-1)

Sec. 36-2. Privilege fee for abandoning public property.

- (a) There is hereby established a privilege fee, payable by any person petitioning the city for the abandonment and vacation of the interests of the city in and to any real property or street, alleyway, road, highway or other place used for travel, or any portion thereof; such fee to be deposited into the city property management fund to be used exclusively for the acquisition, operation and maintenance of other public properties of the city.
- (b) The privilege fee shall be determined and fixed by computing 100 percent of the value added to the adjoining real property of the petitioner by the resulting addition of the interest abandoned by the city; the value added to be determined by the appraisal of a qualified, registered real estate appraiser who practices in the county; such appraisal shall be ordered by the city but shall be paid for by the petitioner in addition to any privilege fee payable. The resulting 100 percent computation shall be established for the fee herein provided for, but in no event shall the privilege fee payable be less than the amount as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.
- (c) This privilege fee shall not apply to petitions made by the original gratuitous donor of the city's interest to be abandoned nor when F.S. § 255.22, or a reverter clause in the instrument of conveyance to the city shall take effect.
- (d) The privilege fee hereby imposed may, upon proper application, be waived by the city commission in its discretion upon a showing that the abandonment will benefit the public and city residents at large and not the adjoining landowners exclusively.

(Code 1981, § 14-7; Code 1995, § 70-7; Ord. No. 1971, § 1, 2-23-2004)

Sec. 36-3. Vacation or change of name of streets, alleys, etc.

- (a) *Ordinance, resolution required.* The vacation or change of name of any street, alley, road or public way shall be accomplished by ordinance. The city commission, in vacating any street or part of a street or changing the name of any street, may include in one ordinance the change of name or vacation or narrowing of more than one street, avenue or alley, but before vacating any street or part thereof, or narrowing any street, the city commission shall first pass a resolution declaring its intention to do so.
- (b) *Notice requirement and expenses.* The person applying for a vacation, alteration or change of name of a street, road, avenue or alley shall bear the expense and responsibility of providing due public notice of the time, place and purpose of the hearing to be held on the application to all persons whose property abuts

upon the portion of the street, road, avenue or alley to be directly affected by the vacation, alteration or change of name.

(c) **Service of notice by mail.** Notice of road, street or alley abandonment, vacation, alteration and name change shall be furnished to all persons whose property abuts upon that portion of such public way affected by a proposed abandonment, vacation, alteration or name change by certified mail, return receipt requested, to be mailed no later than ten days prior to the date the public hearing which shall be the second reading of an ordinance vacating, altering or changing the name of such public way. The notice so mailed shall be a true and correct copy of the resolution adopted by the city commission clearly setting forth the location of the affected public way and the time, date, and place of the public hearing (second reading of the ordinance) on the abandonment, vacation, alteration, or name change.

(d) **Publication of resolution.** The resolution shall also be published in the legal advertisement classified section in a newspaper of general circulation in the city no earlier than seven calendar days prior to the public hearing.

(e) **Signage.**

- (1) The beginning area of the abandonment, location, alteration or change of name as well as its point of termination shall both be posted with signs facing perpendicular to the right-of-way, in plain view of traffic, each being no smaller than 24 inches by 36 inches, which shall be captioned by the following language in bold print:

NOTICE

THIS ROAD IS SUBJECT TO (ABANDONMENT) (ALTERATION) (NAME CHANGE)
BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. PLEASE
READ THE NOTICE ON THIS SIGN FOR FURTHER INFORMATION.

- (2) The signs shall have affixed in weatherproof transparent coverings a copy of the required resolution. The signs shall be clearly visible from the nearest right-of-way other than that sought to be abandoned, altered or otherwise changed.
 - (3) The sign shall be so displayed for 15 continuous days prior to the scheduled hearing.
- (f) **Closure.** The act of the city commission in closing or abandoning any road, alleyway, or street, or in renouncing or disclaiming any rights in any land delineated on any recorded map as a road, alleyway or street, shall abrogate the easement theretofore owned, held, claimed or used by or on behalf of the public and the title of fee owners shall be freed and released therefrom. If the fee of the road, alleyway or street space had been vested in the city, the same will be thereby surrendered and will vest in the abutting fee owners to the extent and in the same manner as in case of termination of an easement for road purposes.

(Code 1981, § 14-8; Code 1995, § 70-8)

Charter reference(s)—Vacation of streets, art. IX.

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

Meeting Date: 1/23/2023

Prepared by: David Dyess

Title of Item:

ADDING INVOCATIONS TO THE COMMISSION MEETING AGENDA (RC):

ORDINANCE No. 2509-2023; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION No. 07-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING A POLICY REGARDING INVOCATIONS AT THE OPENING OF ITS MEETINGS; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Ordinance 2509-2023 is an ordinance to establish changes to Chapter 2 as it relates to rules and procedures. It allows for the formal setting of "time certain" for agenda items and adds invocation to the City Commission Meeting agenda headings.

Resolution 07-2023 is a resolution that adopts the procedures for conducting invocations and obtaining participants who will give the invocation at meetings.

Funding Source:

N/A

Recommended Action:

Motion to approve ordinance 2509-2023 on second reading.

Motion to approve resolution 07-2023

ATTACHMENTS:

1. Ordinance 2509-2023 Chap 2 Amed, Invocation
2. Ordinance 2509-2023 Attachment A DIVISION_2. RULES_OF_PROCEDURE
3. R07-2023 Invocation Procedures



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

ORDINANCE NUMBER 2509-2023

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commission wishes to create a tradition of solemnizing its proceedings by allowing for an invocation at the opening of each meeting, for the benefit and blessing of the Commission; and

WHEREAS, the policy and public purpose for Invocation will be established by separate resolution; and

WHEREAS, City staff has made amendment recommendations to Chapter 2, Article II to be consistent with established functions and efficient with meetings and operation; and

WHEREAS, the City Commission of the City hereby finds that it is in furtherance of the public health, safety and welfare to authorize the code changes to Chapter 2.

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF STUART, FLORIDA:

SECTION 1: Chapter 2 Administration Division 2 Rules of Procedure, of the Code of Ordinances of the City of Stuart is hereby amended, as indicated in Attachment A.

SECTION 2: 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 3: The provisions of this Ordinance shall be codified.

SECTION 4: This Ordinance shall take effect upon adoption.

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

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Attachment A
Chapter 2 - ADMINISTRATION
ARTICLE II. - CITY COMMISSION
DIVISION 2. RULES OF PROCEDURE

DIVISION 2. RULES OF PROCEDURE¹

Sec. 2-48. Meetings.

- (a) *Regular meetings.* The city commission shall hold regular meetings in the city commission chambers at city hall on the second and fourth Monday of each month. The second Monday the meeting will begin at 4:00 p.m., at which time proclamations, presentations and employee appreciations will occur ~~with a time certain of 5:30 p.m. for the remainder of the meeting~~. The fourth Monday meeting will start at 5:30 p.m. When such day falls on a day observed by the city as a legal holiday, such meeting shall be held at the same hour and place on the next succeeding business day or the immediately following Monday. Regular meetings may be cancelled and rescheduled at the discretion of the city commission provided there shall be at least two meetings each month, except in December where there will be one meeting scheduled for the month.

Upon proper notice, the city commission may also hold city commission meetings at other locations within the city limits when deemed appropriate by the commission.

- (b) *Special meetings.* Special meetings of the city commission shall be held in the city commission chambers at city hall, or at some other location within the city which is accessible to the public, as provided in section 2.03, commission meetings, of the city Charter.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Charter reference(s)—City commission meetings, § 2.03.

Sec. 2-49. Agenda.

The city manager shall prepare a written or electronic agenda, supplemented in writing as necessary, for all regular and special meetings of the city commission. The form of the agenda shall be determined by the city manager as approved by the city commission.

- (1) *Regular meetings.* The agenda for regular meetings shall include only such matters as may be recommended for consideration by the city manager or the city commission. No matter shall be recommended by the city manager which has not been agendaed except in cases of an emergency so determined by the city commission.
- a. The agenda shall be approved by the city commission at the conclusion of comments by the city manager according to the headings set forth in subsection (1)c of this section. The agenda submitted by the city manager with or without addenda may be amended by the city commission by the addition of new items prior to but not after approval of the agenda. The city manager is permitted to set time certain agenda items which may cause agenda items to be heard out of order.
- b. All reports, communications, ordinances, resolutions, contract documents or other matters which are to be submitted to the city commission by the city manager shall be filed with the city

¹Charter reference(s)—Quorum and commission rules, § 7.08.

manager no later than 5:00 p.m. on Monday preceding the date of the regular meeting for inclusion on the agenda. This deadline may be waived in the discretion of the city manager.

- c. All items on the regular meeting agenda shall be placed under the following headings in the following sequence:

1. Call to order.
2. Roll call.
3. Invocation*
34. Pledge of allegiance.
45. Proclamations.
56. Presentations.
67. Comments by city commission members and by the city manager.
78. Approval of the agenda.
89. Comments from the public.
910. Consent calendar.
1011. Commission action.
1112. Second reading of ordinances.
1213. First reading of ordinances.
1314. Discussion and deliberation.
1415. Adjournment.

Any item on the agenda may be taken out of order by majority vote of the city commission.

- (2) *Special meetings.* The agenda for a special meeting shall include only the subject matter for which a special meeting was called. The city commission shall not discuss any matter which does not appear on the agenda prepared for a special meeting.
- (3) *Distribution.* Access to the agenda for commission, staff, media and the public shall be available electronically and readily accessible online as far in advance of the meeting as time will permit. One copy of the agenda shall be provided for the public at the city commission meeting.

*Invocation procedure shall be adopted by resolution.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-50. Addressing the commission.

- (a) Any person desiring to address the city commission shall first secure the permission of the presiding officer. Such person shall complete a form provided by the city clerk to identify the speaker and the agenda item to be addressed. In the discretion of the presiding officer, a person who has not completed a form may be allowed to address the city commission. A person addressing the commission should speak to the commission and refrain from facing the audience or speaking to audience members directly.
- (b) Each person recognized for the purpose of addressing the city commission shall step forward to the podium and microphone and shall give his name for the record before commencing his remarks. Such remarks shall

be limited in duration to three minutes unless a longer period of time is permitted by the presiding officer or by a majority of the city commission.

- (c) All remarks shall be addressed to the city commission as a body and not to any particular city official. Questions asked of the city commission should be heard and those deemed appropriate followed up upon with staff through the city manager. The city commission may request that a response be given by the city manager.
- (d) The public comment period will not be used to air personal grievances between individuals, make political endorsements or for political campaign purposes. Speakers shall address all comments to the commissioners as a whole and not to individual commissioners. Discussions between speakers and members of the audience shall not be allowed.
- (e) This time is for receipt of public comment not debate. The chairman or commissioners will not enter into a dialogue with citizens. Questions from the commissioners will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for hearing the citizens for informational purposes only.

Anger, rudeness, ridicule, obscene or profane language, impatience and lack of respect for others and personal attacks are not acceptable behavior. The mayor is responsible for maintaining order. Failure to abide by this requirement may result in the forfeiture of the speaker's right to speak.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-51. Decorum.

Any person making personal, impertinent, irrelevant or slanderous remarks or who becomes boisterous while addressing the city commission or while attending the city commission meeting shall be removed from the city commission chambers at the direction of the presiding officer. The chief of police, or such member of the police department as he may designate, shall be the sergeant-at-arms of the city commission meetings. The sergeant-at-arms shall carry out all orders and instructions given by the mayor for the purpose of maintaining order and decorum at the city commission meeting. Upon instruction of the presiding officer, it shall be the duty of the sergeant-at-arms, or any of them present, to take appropriate and lawful action to maintain the order and decorum of the meeting.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-52. Voting.

All action taken by the city commission shall be by three affirmative votes. Voting on ordinances, resolutions and any matter regarding the expenditure of city funds shall be by roll call. All other motions may be approved without a roll call.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-53. Tie votes.

Any motion which does not result in either three "aye" or three "nay" votes (a tie vote or a 2-1, 2-0, 1-2, or 0-2 vote) shall be deemed a nullity. The matter on the floor shall remain open for further discussion and city commission action by three affirmative votes. If the matter is not resolved either by three affirmative votes or by tabling, the matter shall be automatically tabled until the next regular meeting of the city commission.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-54. Parliamentary rules.

The city commission shall follow Robert's Rules of Order for the conduct of its meetings.
(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Secs. 2-55—2-81. Reserved.



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

RESOLUTION NUMBER 07-2023

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA ADOPTING A
POLICY REGARDING INVOCATIONS AT THE
OPENING OF ITS MEETINGS; MAKING FINDINGS;
AND PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, the City Commissioners of City of Stuart, Florida ("the Commission") is an elected legislative and deliberative public body, serving the citizens of Stuart, Florida; and

WHEREAS, the Commission wishes to create a tradition of solemnizing its proceedings by allowing for an invocation at the opening of each meeting, for the benefit and blessing of the Commission; and

WHEREAS, such invocations before deliberative public bodies have been consistently upheld as constitutional by American courts dating back to 1892 when the Supreme Court acknowledged in *Holy Trinity Church v. United States*, 143 U.S. 457, 471 (1892), that the American people have long followed a "custom of opening sessions of all deliberative bodies and most conventions with prayer..."; and

WHEREAS, the Commission desires to continue to avail itself of the Supreme Court's recognition that it is constitutionally permissible for a public body to "invoke Divine guidance" on its work. *Marsh v. Chambers*, 463 U.S. 783, 792 (1983). Such invocation "is not, in these circumstances, an 'establishment' of religion or a step toward establishment; it is simply a tolerable acknowledgment of beliefs widely held among the people of this country." *Id.*; and

WHEREAS, in *Pelphrey, et al v. Cobb County, Georgia, et al*, 547 F.3d 1263 (11th Cir., Oct. 28, 2008), the United States Court of Appeals for the Eleventh Circuit, which includes Florida, held that the practice of allowing clergy to offer uncensored religious invocations at the beginning of sessions of a county commission and county planning commission did not violate the Establishment Clause, as long as the invocations did not advance or disparage a belief or affiliate government with specific faith; and

WHEREAS, in *Town of Greece, N.Y. v. Galloway*, 134 S. Ct. 1811 (2014), the United States Supreme Court ruled that a fact sensitive inquiry that considers both the setting in which the prayer arises and the audience to whom it is directed which shows that the City is not coercing its citizens to engage in a religious observance is compatible with the Establishment Clause in the Constitution; and

WHEREAS, in *Town of Greece, N.Y. v. Galloway*, 134 S. Ct. 1811 (2014), the United States Supreme Court held that the principal audience for invocations that include prayer is not the public, but the lawmakers themselves. Therefore, the court ruled that as long as the City Commission does not direct or mandate the public to participate; does not “single out dissidents for opprobrium”, or indicate that their decisions might be influenced by a person’s acquiescence in the prayer opportunity, it will continue to be compatible with the Establishment Clause.

WHEREAS, in following the guidance of the Courts, the Commission's adopted policy does not proselytize or advance any faith, or show any purposeful preference of one religious view to the exclusion of others.

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

SECTION 1: The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2: In order to solemnize proceedings of the Commission, it is the policy of the Commission to allow for an invocation or prayer to be offered in the English language at the opening of its meetings for the benefit of the Commission. The Invocation should be approximately three minutes in length.

SECTION 3: Although the invocation shall be listed in the agenda, it shall not be considered an agenda item for the meeting or part of the public business. Any Commissioner, City Employee or member of the public may choose not to participate and is welcome to remain present in the room or can step out of the room during the invocation.

SECTION 3: No member or employee of the City or any other person in attendance at the meeting shall be required to participate in any invocation that is offered.

SECTION 4: Unless the scheduled invocation speaker fails to appear, the invocation shall be voluntarily delivered by an eligible member of the clergy, as specified below. To ensure that such person (the "invocation speaker") is selected from among a wide pool of local clergy, on a rotating basis, the invocation speaker shall be selected according to the following procedure:

- a. The City Clerk shall compile and maintain a database (the "Congregations List") of the religious congregations with an established presence in the City of Stuart.
- b. The Congregations List shall be compiled by referencing the listings for churches, synagogues, mosques and other religious organizations researching the Internet and in consultation with Commissioners and staff. All religious congregations with an established presence in the City of Stuart are eligible to be, and shall be, included in the Congregations List. Any such congregation within the City of Stuart not otherwise identified for participation may request its inclusion by specific written communication to the City Clerk.
- c. This policy is intended to be and shall be applied in a way that is all-inclusive of every diverse religious congregation in Stuart. The Congregations List shall be compiled and used for purposes of logistics, efficiency, and equal opportunity for all of the community's religious leaders, who may themselves choose whether to respond to the Commission's invitation and participate. Should a question arise as to the authenticity of a religious congregation, the Clerk shall refer to criteria used by the Internal Revenue Service in its determination of those religious organizations that would legitimately qualify for tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.
- d. The Congregations List shall also include the name and contact information of any chaplain who may serve the fire departments or law enforcement agencies of the City of Stuart.
- e. The Congregations List shall be compiled by the Clerk within thirty (30) days after the effective date of this Resolution and shall be updated, by reasonable efforts of the City Clerk, in or about the month of November of each calendar year after the year of adoption of this Resolution.
- f. Within thirty (30) days after the effective date of this Resolution, and on or about December 1 of each calendar year thereafter, the City Clerk shall e-mail an invitation addressed to the "religious leader" of each congregation listed on the Congregations List, as well as to the individual chaplains included on the Congregations List.
- g. The invitation shall be sent on behalf of the City Commission and read as follows:

Dear Religious Leaders,

The City Commissioners makes it a policy to invite members of the clergy in the City of Stuart to voluntarily offer an invocation in the English language at the opening of its meetings, for the benefit and blessing of the Commission. As the leaders of one of the religious congregations with an established presence in the City of Stuart, or in your capacity as a chaplain for one of the local fire departments or law enforcement agencies, you are eligible to offer this important service at an upcoming meeting of the Commission.

If you are willing to assist the Commission in this regard, please reply at your earliest convenience to the e-mail address included. Clergy are scheduled on a first-come, first-serve basis. The dates of the Commission's scheduled meetings for the upcoming year are listed on the attached page. If you have a preference among the dates, please state that request in your written reply.

This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. To maintain a spirit of respect, the Commission requests only that the invocation opportunity follow the Commissions adopted Rules of Procedure for Appearance Before the Commission by refraining from engaging in politicking, personal attacks, abusive or insulting language, be respectful of and civil to other members of the public, City staff, and the Commissioners; and not be exploited as an effort to convert others to the particular faith of the invocation speaker, nor to disparage any faith or belief different than that of the invocation speaker, nor to affiliate government with a specific faith.

*On behalf of the City of Stuart Commissioners, I thank you in advance for considering this invitation.
Sincerely,*

City Clerk

SECTION 5: No invocation speaker shall receive compensation for his or her service.

SECTION 6: This policy is not intended and shall not be implemented or construed in any way, to affiliate the Commission with, or express any preference by the Commission for or against, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the Commission's respect for the diversity of religious denominations and faiths represented and practiced among the citizens of Stuart.

SECTION 7: Neither the Commission nor the Administrator shall engage in any prior inquiry, review of, or involvement in, the content of any invocation to be offered by an invocation speaker.

SECTION 8: To clarify the Commission's intentions, as stated in this Resolution, the following disclaimer shall be included in at least 10 point font at the bottom of any printed Commission meeting agenda: "Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker."

SECTION 9: If any legislative or deliberative public board whose members are appointed by the Commission elects to solemnize its proceedings by allowing for an invocation or prayer to be offered for its benefit, it shall do so in a manner that is consistent with this Resolution.

SECTION 10: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 23rd_ day of January, 2023.
ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 1/23/2023

Prepared by: Jodi Nentwick

Title of Item:

SAILFISH CAY, 751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (QUASI-JUDICIAL) (RC):
(CITY INITIATED CONTINUANCE TO A DATE CERTAIN OF FEBRUARY 13, 2023 CCM)

ORDINANCE No. 2486-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to request a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) on 4.88 acres of land. The subject property is located at 751 SE Central Parkway.

The property was originally assigned Multi-Family land use and then became institutional for a church and then Commercial for a doctors office but the original plan for the property was multi-family.

See attached staff report for additional information.

Funding Source:

N/A

Recommended Action:

Staff recommends continuance to date certain of Feb. 13, 2023.

ATTACHMENTS:

1. A. Ordinance 2486-2022
2. B. Staff Report - Ord 2486-2022
3. C. Future Land Use Amendment Application
4. D. Applicant's Project Narrative
5. D. Ordinance 1174-89
6. D. Ordinance 1293-93
7. D. Ordinance 2106-07
8. D. Staff Review Comments 03.21.2022
9. D. Service Capacity Letter - COS Police Department
10. D. Service Capacity Letter - COS Utilities & Engineering
11. D. Service Capacity Letter - COS Fire Rescue
12. E. PUBLIC NOTIFICATION



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

ORDINANCE NUMBER 2486-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this future land use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on November 5, 2021, an application was submitted to the city for a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on June 9, 2022, to consider the applicant's request and unanimously recommended approval of the subject petition to the City Commission; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Future Land Use for said lands; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use designations, and has also considered the recommendation of City staff; and

WHEREAS, the City Commission has reviewed the criteria set forth in Florida Statute 153.3177 and has evaluated the data testimony, evidence, public comments and totality of the circumstances. The City Commission has determined which data is professionally acceptable and has reacted accordingly. Pursuant to the data available at the time, the Commission has found that the character of the land is appropriate for the subject request and that adequate public facilities exist to support the land use; and

WHEREAS, based on the evidence presented by the Applicant regarding the maximum build out of the existing and proposed Future Land Use designations, the Commission finds that the proposed use is an appropriate Future Land Use for the subject property; and

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

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

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

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

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

SECTION 1: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Residential (MF-RES)".

SECTION 2: This ordinance becomes effective upon adoption.

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

SECTION 4: If any provision of this ordinance or the application thereof to any

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

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

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

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

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

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

SECTION 8: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the 10th day of October 2022.

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

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this 24th day of October 2022.
ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.

CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Print Name: _____

Print Name: _____

Cypress Holding, LLC

By: _____

Jeffrey H. Sands, Managing Member

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day
of _____, 2022, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022 by Merritt Matheson, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

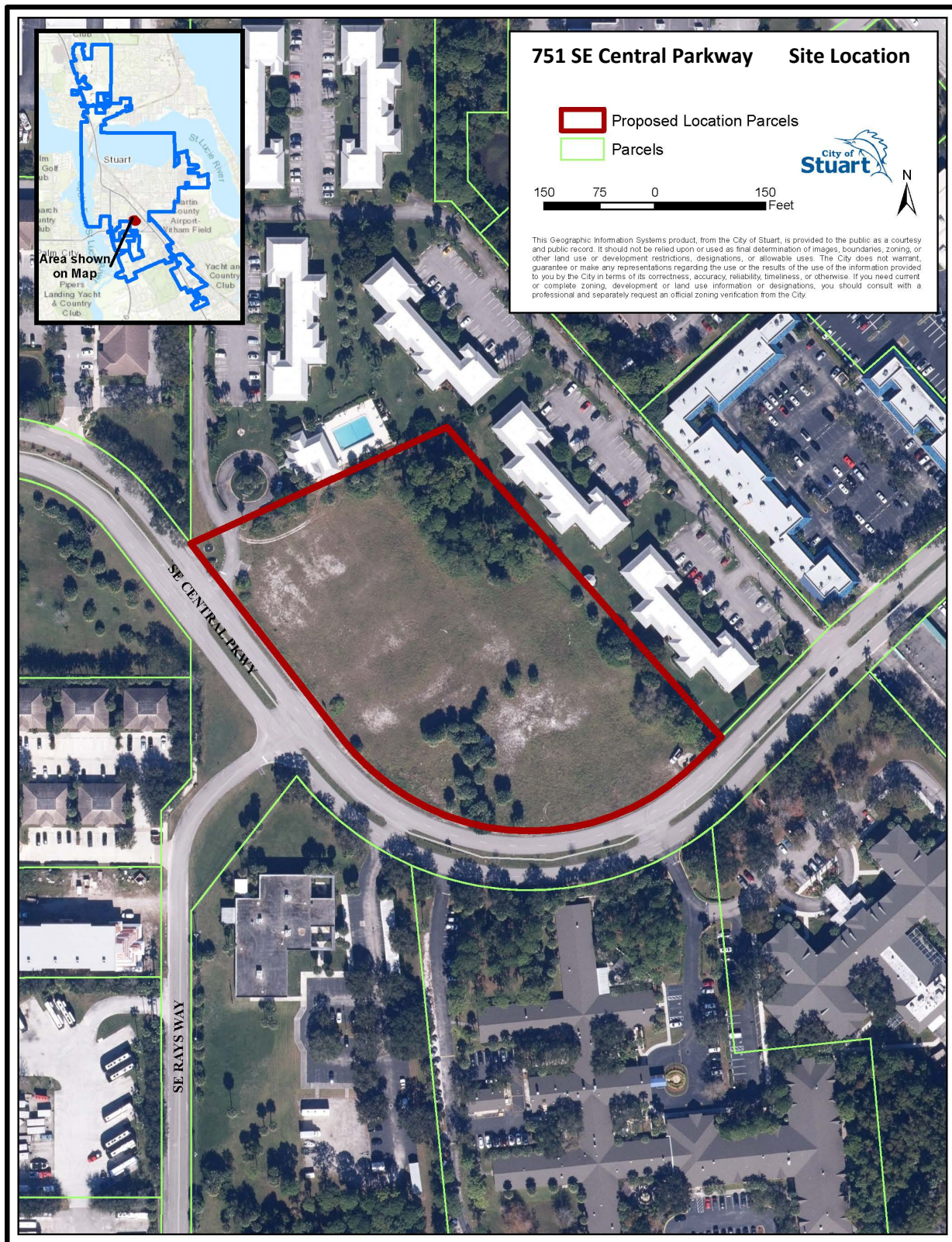
Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY
FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP





Ordinance 2486-2022 Staff Report

A. Application

Sailfish Cay Small-Scale Future Land Use Amendment Application Number: Z21110004

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development and Design, Inc.
Project Manager	Erin Wohlitka, Acting Development Director
Date of Report	September 30, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES).

The project was heard by the Local Planning Agency on June 9, 2022, and the board unanimously recommended approval of the subject petition to the City Commission.

Staff recommends approval of Ordinance 2486-2022.

Background

The subject property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements; however, this phase of the development was never constructed. In the mid-1980s, the property was developed as a church use by Abundant Ministries under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan and assigned a future land use category of Multi-Family Residential to the property.

On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until the mid-2000s when it was demolished.

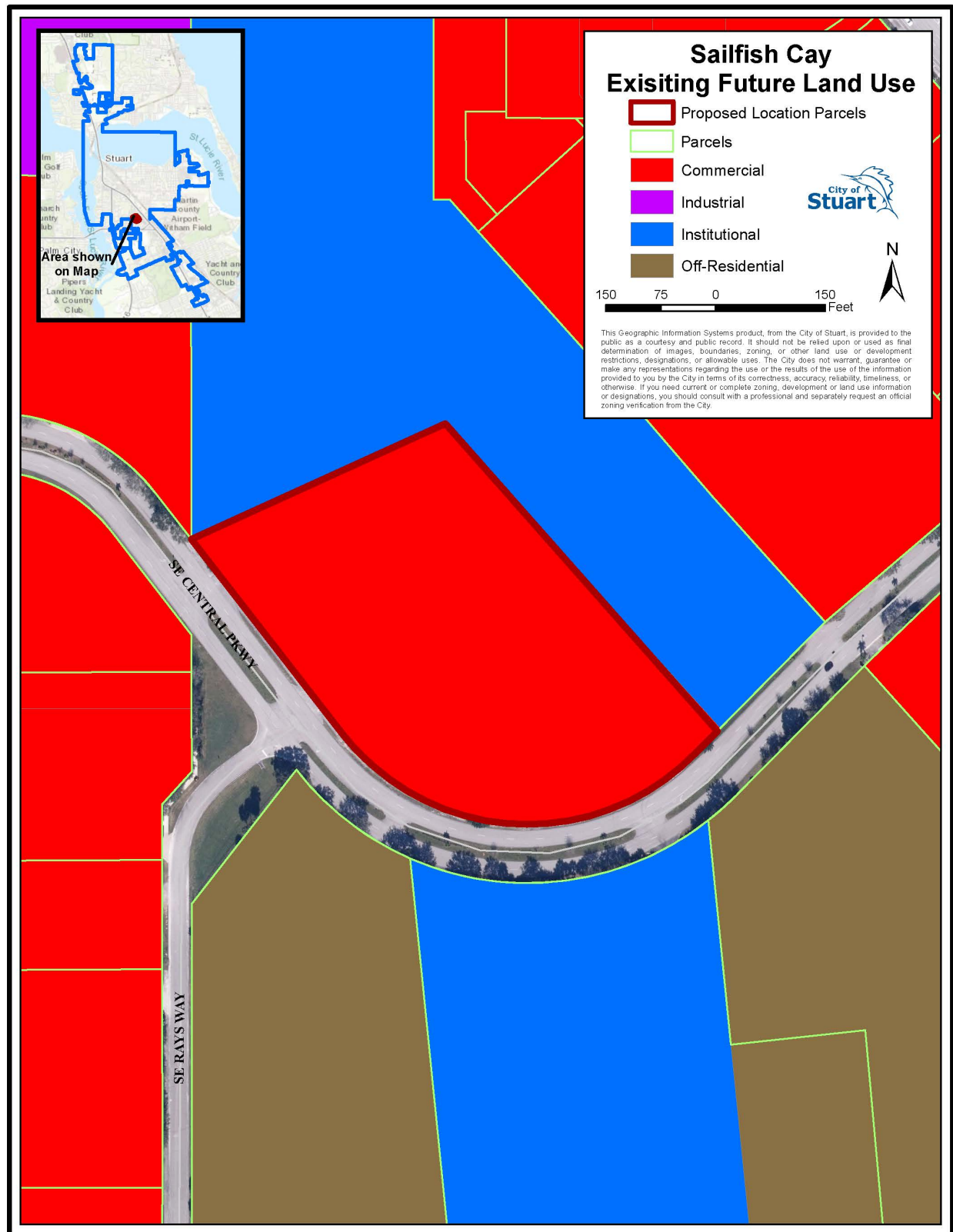
On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)



Existing Future Land Use Map



B. Determination of compliance with Comprehensive Plan

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

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: City Utilities & Engineering Department has drafted a letter stating that water and wastewater plant capacity exists to serve residential development on the subject site. City staff has received a school capacity determination that states, "...the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180." Public transportation is available at the eastern terminus of SE Central Parkway's intersection with the US Highway-1 corridor (via the Treasure Coast Connector), and at the western terminus of SE Central Parkway at its' intersection with Kanner Highway (via Route 3).

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: ...(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Staff Analysis: The applicant will comply with requirements to provide multi-family residential on the property subject to the adoption of the land use change.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: This site has been previously cleared and utilized for prior development as a church. The subject property is located within two miles of downtown Stuart, thus providing a residential land use option close to the urban core of the City. Providing a residential land use in this proximity to downtown aids in the discouragement of urban sprawl and redeveloping a previously built site helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Staff Analysis: The subject property is surrounded on the north and west boundaries by the existing Towne Park Condominium project and the SE Central Parkway right-of-way to the south and east. Other uses along SE Central Parkway include office, multi-family residential and an assisted living facility. This is one of the last undeveloped sites on SE Central Parkway, which has existing multi-family residential projects on both sides of the roadway. Thus, the future land use is compatible with and complementary to the surrounding land uses.

Policy 1.B3.7. Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation, or aesthetic functions of an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks, and golf courses.

Staff Analysis: The proposed future land use is compatible with residential zoning districts that support undeveloped and enhanced open spaces within the City's Land Development Code. There are no wetlands on the subject property, however, the future development will require landscaped areas as a part of the development proposal.

C. Compliance with Florida Statute 163.3177

The City's Engineering, Environmental and Traffic Consultants have reviewed the submitted documents from the applicant and have determined them sufficient and compliant with the City's Comprehensive Plan.

City staff has analyzed the land use change and determined the availability of facilities and services for the change in land use.

The Applicant has submitted an environmental assessment that was reviewed by City staff and the City's environmental consultant determining that the land is suitable for residential development. City staff has analyzed the character of the site to determine its feasibility for residential development within this report. The FEMA Flood Zone for the subject property is X: Area of minimal flood hazard. The soil type, pursuant to the Florida Soil Survey Geographic Database (SSURGO) data, for the subject property is Waveland and Immokalee Fine Sands. This soil type is commonly found in the city.

City staff has reviewed the wellfield protection ordinance and has determined that a portion of the site is located within "Zone 2". Zone 2 prohibits, "any nonresidential activities...which store, handle, produce or use any regulated substance..." pursuant to Division 5. – Wellfield Protection of the Martin County Code of Ordinances. The proposed residential future land use will not trigger the provisions of this ordinance, and any future development of the site will be required to comply with the requirements set forth within the wellfield protection ordinance.

Per the Applicant's submitted documents, no historic or natural resources exist on the subject property.

Sprawl Analysis

F.S.163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
NO	(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
NO	(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
NO	(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
NO	(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
NA	(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
NO	(VI) Fails to maximize use of existing public facilities and services.
NO	(VII) Fails to maximize use of future public facilities and services.
NO	(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
NO	(IX) Fails to provide a clear separation between rural and urban uses.
NO	(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
NO	(XI) Fails to encourage a functional mix of uses.
NO	(XII) Results in poor accessibility among linked or related land uses.
NO	(XIII) Results in the loss of significant amounts of functional open space.

F.S.163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
YES	(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
YES	(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
YES	(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
YES	(IV) Promotes conservation of water and energy.
N/A	(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
YES	(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
NO	(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
NO	(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

E. Site Details and Service Capacity

Existing Site

The subject property was previously used as a church. All structures were demolished when the property was subject to a proposal for a professional office center that was never constructed. The site has since remained vacant but includes mature slash pine trees in the rear of the property as well as other sabal palm trees located in various areas on the site.

Environmental Assessment

The Applicant's environmental assessment was reviewed by the City's environmental consultant that has determined it is compliant with the City's Comprehensive Plan. The report states that there is no existing native upland habitat located onsite. The report also states that there are no state jurisdictional wetlands on site. During a site visit, the applicant's environmental consultant noted that though there was a potential for gopher tortoise habitat, no burrows were located at time of the visit. The applicant has stated that due to there being no native upland habitat,

wetlands, and/or other surface waters located on the site, and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located on site.

Traffic

The City's Traffic Consultant, Kimley Horn and Associates, Inc., has completed the review of the applicant's Long Range Traffic Analysis and confirmed that the proposed development is consistent with the City's Concurrency Requirements. According to the Long-Range Traffic Analysis, prepared by O'Rourke Engineering & Planning, the change in future land use from Commercial (C) to Multi-Family Residential (MF-RES) would result in a maximum development potential decrease of 11,151 daily trips (269 AM peak hour trips and 1,027 PM peak hour trips).

Maximum Buildout Analysis

Comprehensive Plan: Element 1, Table of Land Use Densities and Intensities

FLU		Residential			Non-Residential			
	<i>In/Out CRA</i>	<i>General</i>	<i>Not ALF</i>	<i>ALF</i>	<i>% Residential</i>	<i>General</i>	<i>>2.0 FAR</i>	<i>% Non- residential</i>
			<i>UPUD, RPUD, or Major UCE</i>					
Commercial (existing)	Out	<10 du/ac	<10	<30 du/ac	0-15%	<1.5 FAR		85-100%
Multi-Family Residential (proposed)	Out	<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	70-100%	<0.5 FAR		0-30%

⁹

This designation is intended for parcels that are suited for single family attached and detached, duplex and multi-family development ranging in density from 10 for single family units to 11.62 for multi-family and duplex units.

Gross Site Area: 4.88 acres

Maximum Buildout for existing Commercial Future Land Use (FLU):

- 318,859.2 square feet for 100% non-residential ($4.88 \times 43,580 = 212,572.8 \times 1.5 \text{ FAR} = 318,859.2$)
- 271,030.32 square feet and 7 units for 85% nonresidential and 15% residential ($318,859.2 \times .85 = 271,030.32$ square feet) ($4.88 \times .15 = 0.732 \times 10 = 7.32$ dwelling units)

Maximum Buildout for proposed Multi-Family Residential Future Land Use (FLU):

- 146.4 dwelling units for 100% residential ($4.88 \times 30 = 146.4$ dwelling units)
- 102.48 dwelling units and 31,885.92 square feet for 70% residential and 30% non-residential ($4.88 \times .7 = 3.416 \times 30 = 102.48$ dwelling units) ($212,572.8 \times 0.5 \text{ FAR} = 106,286.4 \times .3 = 31,885.92$ square feet)

Level of Service Capacity Letters

On December 3, 2021, the Martin County School District issued a letter stating that sufficient school capacity exists to serve the change in residential dwelling units to meet the school concurrency requirements under Florida Statute 163.3180.

On April 7, 2022, the Utilities & Engineering Department issued a letter stating that the City of Stuart has water and wastewater plant capacity to serve residential development on the subject parcel.

On April 11, 2022, the Police Department issued a letter stating that the City of Stuart Police Department can serve residential development on the subject parcel and that development will not negatively affect the level of service the Stuart Police Department offers to the City of Stuart.

On April 12, 2022, the Fire Rescue Department stated that residential development can be served by the City of Stuart Fire Rescue Department without any negative impacts to levels of service at this time.

F. Staff Analysis

Staff has reviewed the subject petition for a Future Land Use amendment from Commercial (C) to Multi-Family Residential (MF-RES) for the subject property located at 751 SE Central Parkway.

This project site was originally planned as a part of the Towne Park residential community, which had a multi-family land use designation as a part of the City's first Comprehensive Plan established in 1989. The site has gone through many Future Land Use changes throughout the past 30+ years; however, it is important to note that this site was never developed with the exception of the Abundant Life Ministries church until its demolition in 2007. The site has been commercial land for the last 15 years and has remained vacant. Adjacent uses are largely multi-family residential. In addition, SE Central Parkway is considered a local residential roadway pursuant to the City's Roadway Functional Class and Evacuation Map within Element 2: Transportation Element of the City's Comprehensive Plan; thus, this future land use is appropriate for this subject property that fronts SE Central Parkway. There are no significant historical or natural resources on the site. A change from Commercial (C) to Multi-Family Residential (MF-RES) future land use would result in a large decrease in the number of vehicular trips on the City's roadway network. The City has available capacity in regard to the provision of public services to serve a residential development at this site that would not negatively impact levels of service. The change in Future Land Use from Commercial (C) to Multi-Family Residential (MF-RES) would decrease the amount of Commercial land in the City of Stuart from 913.9 acres to 909.02 acres and increase the amount of Multi-Family Residential land from 582.3 acres to 587.18 acres. City staff has reviewed the Applicant's request for a land use change and has determined it is compatible with, and complementary to, adjacent uses.

Staff recommends approval of Ordinance 2486-2022.



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

Received by:
Reviewed by:

Small-Scale Comprehensive Plan Amendment Application

Project ID# 221110004
(Staff Entry)

RECEIVED

Pre-App Conference Date: October 4, 2021	Application Date: NOV 18 2021
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SITE INFORMATION

DEVELOPMENT
RECEIVED

Project Name: Salfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway, Stuart FL	
Subdivision: Towne Park	Lot(s): N/A
Site Acreage: 4.88	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): CPUD	
Proposed Zoning District / CRA Subdistrict (if applicable): RPUD	
Current Comprehensive Plan Future Land Use Designation: COMM	
Proposed Comprehensive Plan Future Land Use Designation: Multi-Family Residential	
Existing Land Use: Vacant	Proposed Land Use: Townhomes
Proposed Square Footage (if applicable):	Proposed Density (if applicable): 12.5 du/acre

PETITIONER INFORMATION

Property Owner: Cypress Holding LLC	Phone Number / Email Address: (609) 921-6060 ext. 104/ gmaietta@hiltonrealtyco.com
Property Owner's Mailing Address: 902 CARNEGIE CENTER STE 400 PRINCETON NJ 08540	
Applicant (if not Owner): 751 SE Central, LLC	Phone Number / Email Address: (561) 691-4552 / ryan@johnstongroupinc.com
Applicant's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Agent/Contact Person: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Phone Number / Email Address: (561) 691-4552 / liz@johnstongroupinc.com
Agent's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Architect: Chandaj Limpabandh / PCL Design Inc.	Engineer: Rod Kennedy / EDC
Planner: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Landscape Architect: Jason Litterick / Litterick Landscape Architecture

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeffrey H. Sands, Managing Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC;
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a townhome residential project in the City of Stuart, FL.
3. That he/she has appointed Johnston Group Development and Design, Inc. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Cypress Holding, LLC, By: Hilton Realty Co., L.L.C, its Sole Member

Signature of Owner: [Signature]

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

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

25th day of October, 2021 By Jeffrey H. Sands, Managing

Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC

Personally Known OR Produced Identification

Type of Identification Produced:

[Signature]
Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

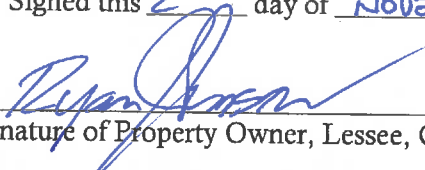
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ryan Johnston
Title: President
Company: 751 SE Central, LLC
Company Address: 224 Chimney Corner Lane, Suite 3032

City/State/Zip Code: Jupiter, FL 33458
Telephone Number: (561) 691-4552
Facsimile Number: (561) 691-4553
Email Address (optional): ryan@johnstongroupinc.com

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

1. Signed this 2nd day of NOVEMBER, 2021.



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

Application Requirements

Fee: \$1,864.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

➤ **Submittal Requirements:** A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a justification for the proposed change and any other information required by the City Development Director.

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

Justification: Please explain the need and justification of the change and the relationship of the proposed change to the goals, objectives and policies of the City of Stuart Comprehensive Plan and Land Development Code *(include additional pages if needed)*.

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Small Scale Comprehensive Plan Amendment

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

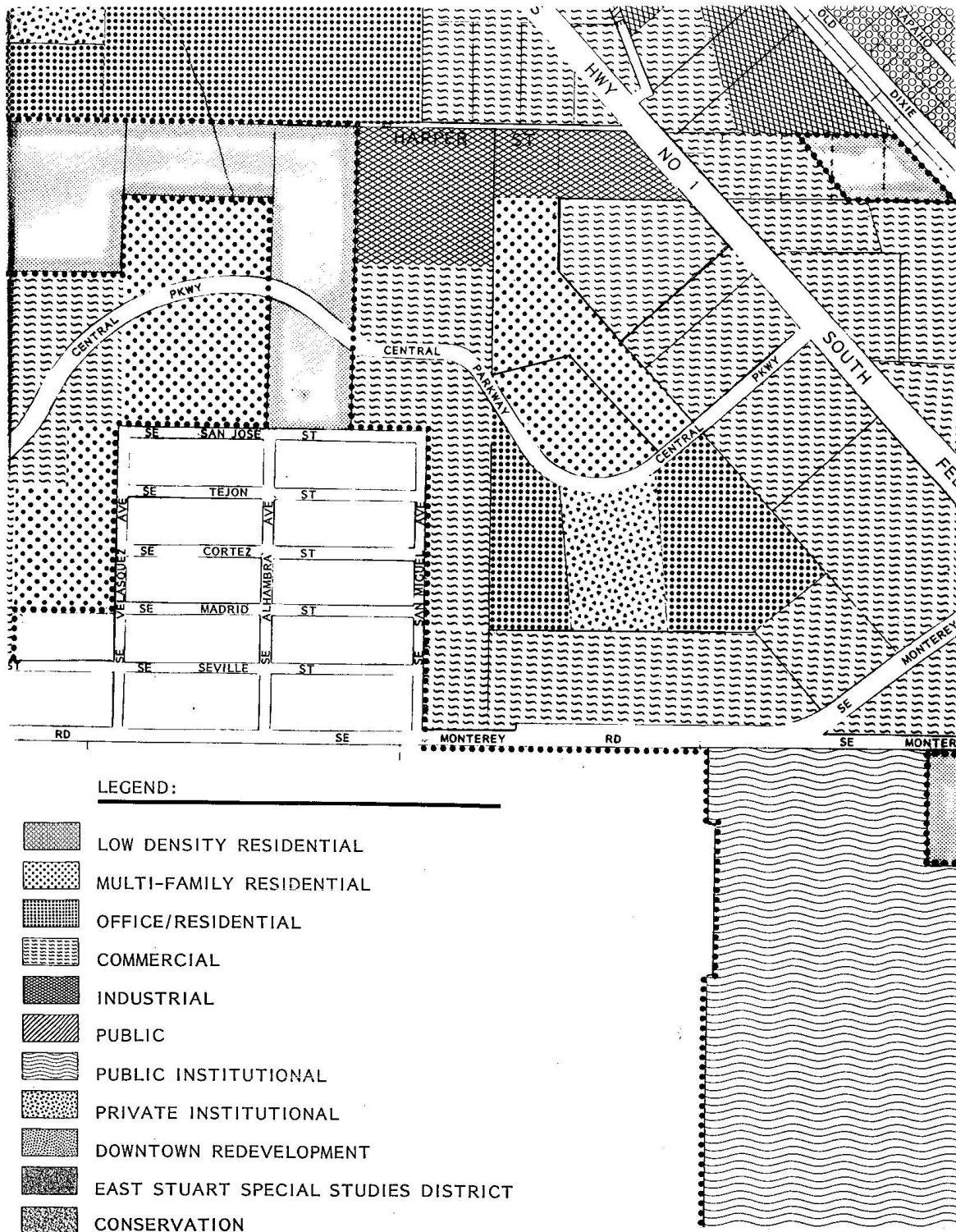
Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, in conjunction with the request for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

The subject property, consisting of approximately 4.88 acres (Property Control 09-38-41-011-000-00001-1), is located on the north side of SE Central Parkway, northeast of the intersection of SE Central Parkway and SE Rays Way, approximately 0.15 miles southwest of SE Federal Highway/US 1.

The property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements. This phase of the development was never built, and the property sat vacant for some years. The property was developed as a church use by Abundant Ministries in the mid-1980s under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan, and visualizing the original intent of the property as residential, assigned a land use of Multi-Family Residential to the property (See **Image I** below).

Image I
Property's Original 1989 Future Land Use



Source: City Staff Report Regarding Comprehensive Plan Amendment from Multi-Family to Institutional

In 1993, the property was subject to a Land Use Amendment from Multi-Family Residential to Institutional as the church use was rendered non-conforming with the assigned Multi-Family Residential land use. This Land Use change from multi-family residential was highly controversial with the adjacent Towne Park residents. The zoning remained as R-3.

The Abundant Ministries church remained on site until the mid-2000s when it was demolished. In 2007, a national recession hit, devastating the homebuilding industry with many homebuilding businesses failing. During this time of recession, the property was sought out for commercial development as residential was not a viable development option at that time. The site was rezoned to Commercial Planned Unit Development (CPUD) with a future land use change to Commercial (C). A master plan for a 7-building commercial office project was approved in conjunction with the rezoning and comprehensive land use change, but this project was never constructed. Since that time, no other entitlements have been granted on the property, leaving the property vacant for another 15 years.

The City has observed both commercial and residential development along Central Parkway over the past 40 years but the subject parcel has remained vacant throughout most of this time. The appropriateness of the site for multi-family residential use is apparent with the original approval as Phase VI, VII and VIII of the Towne Park condominium development and the initial designation of Multi-Family Residential land use in the 1989 Comprehensive Plan.

The current proposal includes a small-scale comprehensive plan Future Land Use amendment from Commercial back to the originally intended Multi-Family Residential (MF-RES) to allow for the 100% residential use as proposed. The site plan application includes 60 two-story townhomes, averaging 1,800 SF in size, all rear loaded with an interior drive. Details on the site plan and its benefits to the City and surrounding communities can be found within the project narrative for the rezoning and site plan review, submitted concurrently with this application.

Surrounding Uses:

The properties to the northeast and northwest are part of the original Towne Park North Condominium development; a project that initially included the subject parcel. To the south of the property, across SE Central Parkway, are a mix of residential and commercial uses including small professional office and an assisted living facility.

Community Meetings

The applicant had two meetings with the Towne Park Board, on November 17, 2021 and February 16, 2022, and an on-site meeting with the Board president on March 24th, 2022. Renderings, site and landscape plans were shown at the meetings and the Civil Engineer attended on February 16th at the request of the Board to answer questions regarding drainage and sanitary connections. The land use amendment has been a topic of discussion throughout the meetings.

Pre-Application Meetings

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed throughout these meetings. The land use amendment has been open communicated throughout the course of the application process.

Future Land Use Amendment

Land Characteristics

The vacant land is mostly cleared, with minimal native vegetation (so minimal that it is not considered native vegetation in the Environmental Assessment) and no protected native species were found during the conducted species survey. The site is a well suited site for infill residential development.

Current Real Estate Market

The land use was amended from Commercial to Multi Family residential in 2007 during the economic crisis, when residential home builder companies were going out of business as the market for residential product decreased. Nationally, during this time, many residential properties transitioned to commercial uses as the market demanded. However, in this particular case, the commercial use never transpired, and the property has sat vacant.

The current market demands residential in an unprecedented way. National vacancy rates are less than 0.01%, with the demand for housing in this region far outweighing the supply. This property was originally intended to be residential as part of Towne Park, being on a slower, non-arterial roadway, better suited to withstand less intense residential use. The proposed future land use re-establishes the original land use and aligns with the City's original Comprehensive Plan.

Vehicular Traffic

With a proposal for future land use amendment, a long-range traffic analysis is required by the City. Per the Traffic Engineer, the submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios. Comparing the 2007 commercial approval to the proposed multi-family use, the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips from the commercial use. The traffic generated by residential is appropriate for this non-arterial roadway.

Compatibility with Surrounding Properties

The subject property was originally intended as multi-family residential, as made evident by the City's first Comprehensive Plan which gave the property a multi-family residential land use designation. The property was initially part of the Towne Park development and as such, the development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density, aligning with intention of the multi-family residential future land use.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially

planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

The project aligns with the Level of Service standards in Element VIII, Objective A3, Policy A3.1 to provide adequate public facilities and services as follows:

Facility	Level of Service Standard	Level of Service Provided
Sanitary Sewer Facilities	80 gallons per capita per day for residential	250 gallons per day per equivalent residential connection.
Solid Waste Facilities	3.5 pounds per capita per day (residential)	LOS met with individual bins for each residential unit as provided by City of Stuart.
Drainage Facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre	The stormwater management system for the site complies with Stuart LDC Chapter VI, Section 6.03 as well as South Florida Water Management Environmental Resource Permit Applicant's Handbook Volume II, which follows state standards Rule 40E-4.091(1)(a) and Rule 62-330.010, F.A.C.
Potable Water	250 gallons per day per equivalent residential connection	250 gallons per day per equivalent residential connection.
Recreation Facilities	3 acres of developed community park per 1,000 permanent and seasonal residents	A passive park is included within community for residents.
Transportation Facilities	LOS E at peak hour for arterials with exception in Policy A3.1	Level of service met, please see provided traffic statement.
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements	Level of service met, please see approved school concurrency form.

	element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as detailed within Policy A3.1.	
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Future Land Use Category/Maximum Build Out

The project was initially given a future land use category of multi-family residential when the City's first Comprehensive Plan was adopted in 1989. The existing Future Land Use (FLU) of Commercial was established in 2007 during a recession, when the site was rezoned to allow a commercial use, a development that was never built. Prior to that, the FLU was Institutional as part of a FLU amendment from multi-family residential to Institutional to make the church use conforming with the assigned land use. Before this Church use, the property had an approval for multi-family residential use. As the current FLU of Commercial only permits up to 15% of residential uses on the site per Policy 1.A 7.2 of the City's Comprehensive Plan, the proposed development requires a FLU amendment to allow for the original intended use of multi-family residential. The proposed FLU of multi-family residential is necessary to allow the 100% residential use as proposed with this development.

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 60 units, at a density of 12.3 du/ac, is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Commercial to Residential Conversion

The proposed FLU amendment from commercial to multi-family residential complies with the intention of Objective 1.A5- *Residential Development* in that the proposed residential development shall provide housing opportunities for families who want to live in the City, including for individuals who work within the City limits. The residential use aligns with City of Stuart Policy 1.A5.5 by providing a community of housing for families. Not only does the proposal reestablish the original intention of the property, it also would transition the property from a use that could further increase the demand for housing within the city to that of a use which will provide housing opportunities in a demanding housing market. As a Commercial FLU predominantly permits commercial uses, any development within the Commercial FLU would potentially increase the number of commuters into the City which in turn increases traffic, as shown in the long range traffic analysis and comparing the traffic statement for the 2007 commercial approval to the submitted traffic statement for this project.

The amendment aligns with Objective 1.A5 which ensures land use compatibility, as the proposed residential development is situated adjacent to the Towne Park multi-family development, and as the project was initially planned as multi-family residential. Pedestrian sidewalks provide connectivity between the proposed development and these nearby commercial uses which encourages walking to other nearby amenities.

A FLU amendment to multi-family residential would allow the development to align with the intent of Policy 1.A5.1 to promote a more compact development pattern. By encouraging compact residential development, the proposal also aligns with Goal 2.A which discourages urban sprawl. As the site was initially planned for multi-family, this amendment restores the original intention of the property, a use that is compatible with the surrounding residential uses. The amendment as proposed would better align with the Goals of the Comprehensive Plan, proposing a less traffic intensive use while creating a family community within the city limits.

Urban Sprawl

Development on the subject parcel serves as an infill project, as the vacant site is surrounded by existing development. The site has been previously cleared for development, and was intended to be an extension of the Towne Park residential development that surrounds the northeast and northwest boundaries of the property. By facilitating infill development on this site, the applicant is meeting Objective 1.B1 of Element 1 of the City's Comprehensive Plan, which states that the City's goal is to *"Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form."* The inclusion of an eight-foot public sidewalk on Central Parkway along this infill development also meets the intent of Policy 2.A1.8 of the Comprehensive Plan of decreasing vehicular traffic by providing means for pedestrian connection to nearby amenities. The extension of the sidewalk along Towne Park property further enhances pedestrian connectivity.

Summary

The proposed development meets the standards of the Comprehensive Plan, meeting the minimum Level of Service (LOS) standards, and realigning with the original intention of the property to be multi-family residential. The project has been designed to be compatible with surrounding

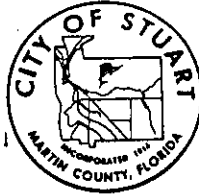
properties and to be compatible with the City of Stuart in general. The proposed FLU amendment restores the initially proposed use of multi-family on the property, with the support of the adjacent Towne Park community.

On behalf of the property owners, Johnston Group Development and Design respectfully request favorable review and consideration of this application for a small scale comprehensive plan amendment for the property at 751 SE Central Parkway. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience at (561) 691 4552.

Sincerely,

A handwritten signature in black ink, appearing to read 'EL' or 'ELZ', written in a cursive style.

Elizabeth S. Levesque, AICP
Development Manager



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADOPTING A COMPREHENSIVE GROWTH MANAGEMENT PLAN AS MANDATED BY THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING ALL ORDINANCES OR PARTS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk caused to be published in the Stuart News, a newspaper of general paid circulation in the county and of general interest in the community, pursuant to Chapter 50, Florida Statutes, a notice of change of land use in the form and manner required by Section 163.3184(15)(c), Florida Statutes. Notice of the first hearing was published on June 13, 1989 and notice of the second hearing was published on December 5, 1989; and

WHEREAS, in accordance with the said notices, the City Commission held advertised public hearings on the proposed ordinance in the Commission Room, City Hall, 121 S.W. Flagler Avenue, Stuart, Florida, on June 20, 1989 at 7:00 p.m., and on December 11, 1989, at 7:00 p.m., at which time interested parties and citizens had the opportunity to be heard; and

WHEREAS, immediately following the first public hearing the City Commission caused the transmittal of 10 copies of the complete proposed plan amendment to the State Land Planning Agency for written comments; and

WHEREAS, the State Land Planning Agency and all other agencies required by law have completed review of the proposed plan amendment, and have provided their written comments to the City Commission; and

WHEREAS, the City Commission has reviewed the written comments submitted to it by the State Land Planning Agency, and any other person, agency, or government and has considered such comments together with public comments presented at the public hearings.

NOW THEREFORE, BE IT ENACTED by the People of the City of Stuart, Florida as follows:

SECTION ONE:

The Comprehensive Plan for the City of Stuart, (City of Stuart Comprehensive Growth Management Plan) a copy of which is filed in the office of the City Clerk on the date this ordinance is passed, is hereby approved and adopted as the Comprehensive Plan to guide the future development and growth of the City of Stuart, Florida, as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act. Chapter 163, Part II, Florida Statutes.

SECTION TWO:

In accordance with Section 163.3184(7), Florida Statutes, the City Clerk shall transmit five copies of the adopted Comprehensive Plan to the State of Florida Department of Community Affairs (State Land Planning Agency). The City Clerk shall also transmit a copy of the Comprehensive Plan to any other unit of local government or governmental agency in the State that has filed a written request with the City for a copy of such plan.

SECTION THREE: REPEALER

All ordinances or parts thereof in conflict with this ordinance be and hereby are repealed to the extent of such conflict.

SECTION FOUR: SEVERABILITY

If any section, sentence, clause, phrase or word of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding of invalidity shall not affect the remaining portions of this ordinance, and it shall be construed to have been the intent of the City Commission to adopt this ordinance without such unconstitutional, invalid,

or inoperative part therein, and the remainder of this ordinance after the exclusion of such part or parts had not been included herein. If this ordinance or any provision thereof shall be held to be inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

SECTION FIVE: CODIFICATION

Provisions of this ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "section" "article" or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention.

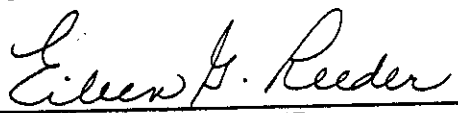
PART SIX: EFFECTIVE DATE

This ordinance shall be effective on the 10th day of January, 1990.

ADOPTED on the first reading at a duly called meeting of the City commission of the City of Stuart, Florida, held on the 5th day of December, 1989.

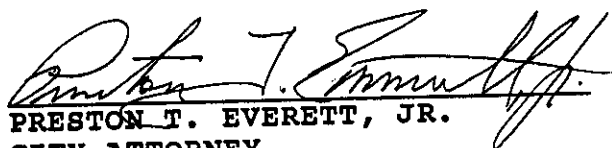
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

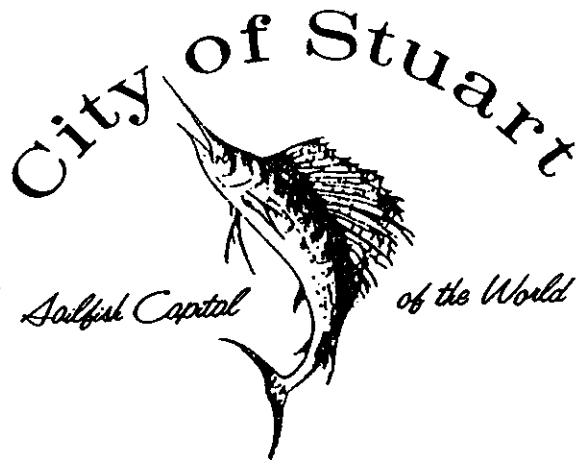
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 1174 OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS AMENDED, BEING THE COMPREHENSIVE PLAN OF THE CITY OF STUART, FLORIDA; PROVIDING A CHANGE IN LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "INSTITUTIONAL" IN THE FUTURE LAND USE ELEMENT AND ON THE FUTURE LAND USE MAP FOR A PORTION OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST ABUTTING THE NORTH SIDE OF "CENTRAL PARKWAY" IN THE CITY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida has determined that the following ordinance is necessary for orderly growth and development, and to preserve and promote the public health, safety and welfare of the residents of the City of Stuart, Florida; and

WHEREAS, the City Commission of the City of Stuart, Florida has determined that all conditions precedent to the enactment of the following ordinance amending the official Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, have been performed as required by law.

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

SECTION 1: The real property which is described in "Exhibit A" attached hereto and made a part hereof by reference is owned by ABUNDANT LIFE MINISTRIES, ASSEMBLY OF GOD, STUART, FLORIDA, INC. The owner has made application to the City of Stuart for an amendment to the Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, to change the land use designation from "Multi-Family Residential" to "Institutional" in the Future Land Use Element and on the Future Land Use Map.

SECTION 2: Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, being the Comprehensive Plan of the City of Stuart, Florida, is hereby amended to provide a land use designation change from "Multi-Family Residential" to "Institutional" for the real property which is described in "Exhibit A" attached hereto.

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

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

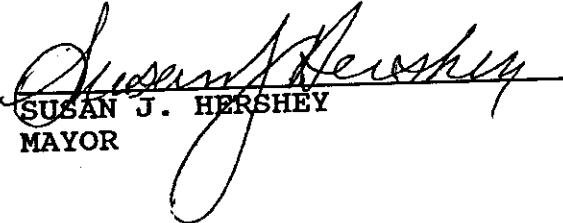
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

ADOPTED on the first reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the
24th day of May, 1993.

PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the
14th day of June, 1993.

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North $65^{\circ}00'00''$ East, a distance of 376.35 feet; thence run South $41^{\circ}27'42''$ East, a distance of 147.76 feet; thence run South $52^{\circ}32'18''$ West, a distance of 377.79 feet; thence run North $37^{\circ}27'42''$ West, a distance of 228.61 feet to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 377.79 feet; thence run South $41^{\circ}27'42''$ East, a distance of 180.00 feet; thence run South $52^{\circ}32'18''$ West, a distance of 380.47 feet to a Point of Curvature of a circular arc concave to the East having a center angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; subtended by a long chord bearing North $44^{\circ}35'57''$ West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North $37^{\circ}27'42''$ West, a distance of 100.66 feet to a POINT OF BEGINNING.

PARCEL III:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 333.66 feet to a Point of Curvature of a circular arc concave to the Northeast having a central angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; thence run along said arc a distance of 79.72 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 380.47 feet; thence run South $41^{\circ}27'42''$ East, a distance of 233.75 feet; thence run South $45^{\circ}10'02''$ West, a distance of 44.75 feet; thence run South $48^{\circ}32'18''$ West, a distance of 20.00 feet to the Point of Curvature of a circular arc concave to the Northeast having a central angle of $79^{\circ}43'31''$ and a radius of 320.00 feet; thence run along said arc a distance of 445.27 feet to the POINT OF BEGINNING.



INSTR # 2044796
OR BK 02285 PG 0943
Pgs 0943 - 9557 (13pgs)
RECORDED 10/17/2007 03:17:16 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Return to:

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

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR A PROFESSIONAL AND MEDICAL OFFICE CENTER BEING GENERALLY A 4.88 ACRE PARCEL OF LAND ON THE NORTH SIDE OF SE CENTRAL PARKWAY; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS TO ESTABLISH THE "TOWN PARK PROFESSIONAL CENTER CPUD," A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, an application for the rezoning to a Commercial Planned Unit Development (CPUD) was properly filed on behalf of the owners, Town Park Professional Center LLC, a Florida limited liability company, (“Owner,” “Applicant,” or “Developer,” as variously used herein) by its representative, William J. Mathers P.E.; and

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

WHEREAS, the Owner of the property, legally described as set forth in “Exhibit A”, has requested the approval of the City Commission to construct a professional and medical office center on the property; and

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

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

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

WHEREAS, the real property described in “Exhibit A” attached hereto and made part of by reference is hereby designated as “Commercial” on the Future Land Use Plan of the City of Stuart, Florida. This amendment to the Future Land Use Map is consistent with all other provisions of the City Comprehensive Plan and with the Florida Growth management Act.

WHEREAS, the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto at "Exhibit B", and

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

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Owner for the Property to approve the "Town Park Professional Center" as a Commercial Planned Unit Development (the "CPUD").

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

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

SECTION 2: A legal description of the Property is set forth in "**Exhibit A**" attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as "**Exhibit B**" and made a part hereof by reference.

SECTION 3: The Owner's written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: The following documents, on file as public records of the City at the office of the City Development Department in City Hall, hereinafter the "Development Documents", shall be deemed a part of the development regulations applicable to the Property:

- A. "Master Development Plan" prepared by Mathers Engineering Revision dated 05/31/2007 (Job# 2065-01).
- B. "Landscape Plan" prepared by Landscape Architecture, Inc, Revision dated 11/18/2006.
- C. "Boundary Topographic and Tree Survey" prepared by Stephen J. Brown, 11/19/04 .
- D. "Building Elevations" prepared by Joseph A. Hamzy, Architect, dated 7/25/2006.

SECTION 5. The development of the Property shall be subject to the Conditions of Development set forth in "**Exhibit C**" attached hereto and made a part hereof by reference.

SECTION 6. Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals or orders shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 7: In addition to any other action for failure to complete development or to comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the

hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach.

In the event a material breach is found to have occurred, the City Commission may initiate the process to amend or repeal this ordinance. In the event a material breach is found to have occurred, the City Commission may also direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided therefore in this PUD ordinance, as well as any other remedies provided by law.

In the event a material breach of this ordinance, and acceptance and agreement, by the developer is found to have occurred, the City Commission may impose an administrative penalty. Upon a finding by the City Commission that any material condition of PUD approval has been breached, the City Commission may impose a penalty of up to \$1,000.00 for each violation, and each repeat violation that occurs, along with all reasonable costs, including attorneys fees incurred by the City. In the event the violation found is a continuing violation from day to day, each day the violation is found to continue may be deemed a separate violation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 9: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are declared severable.

SECTION 10: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution by the Owner.

SECTION 11: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on first reading this 23 day of April, 2007.

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

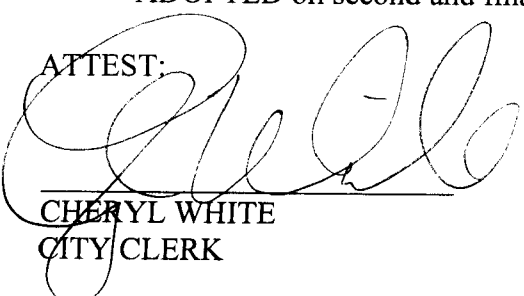
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

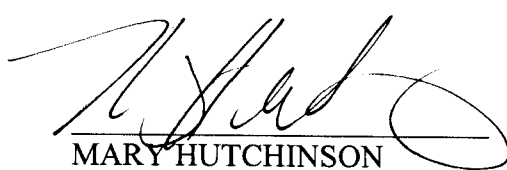
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

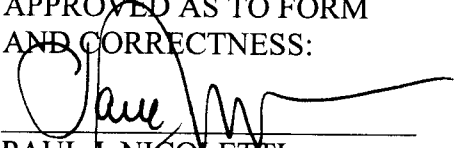
ADOPTED on second and final reading this 14 day of May, 2007.

ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2

INSTR # 1831208
OR BK 02003 PG 1828
RECORDED 04/18/2005 12:49:06 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,000.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulevard
Stuart, FL 34996

File Number: 10134.01
Will Call No.: 80

Parcel Identification No. 09-38-41-011-000-00001-10000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2005 between Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation whose post office address is 751 SE Central Parkway, Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and George T. Kelly, IV, a single man whose post office address is 521 SE Central Parkway, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of TOWNE PARK, according to the Plat thereof as recorded in Plat Book 11, Page 85, Public Records of Martin County, Florida.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

Abundant Life Ministries, Assembly of God, Stuart, Florida,
Inc., a Florida nonprofit corporation

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

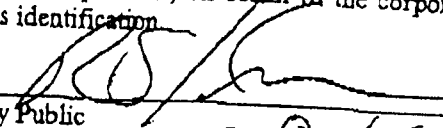
Oct. 27. 2005 9:52AM

OR BK NO. 5993 P. 3
62003 PG 1829

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6th day of April, 2005 by Jonathan McClain of Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation, on behalf of the corporation. He/she ☒ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

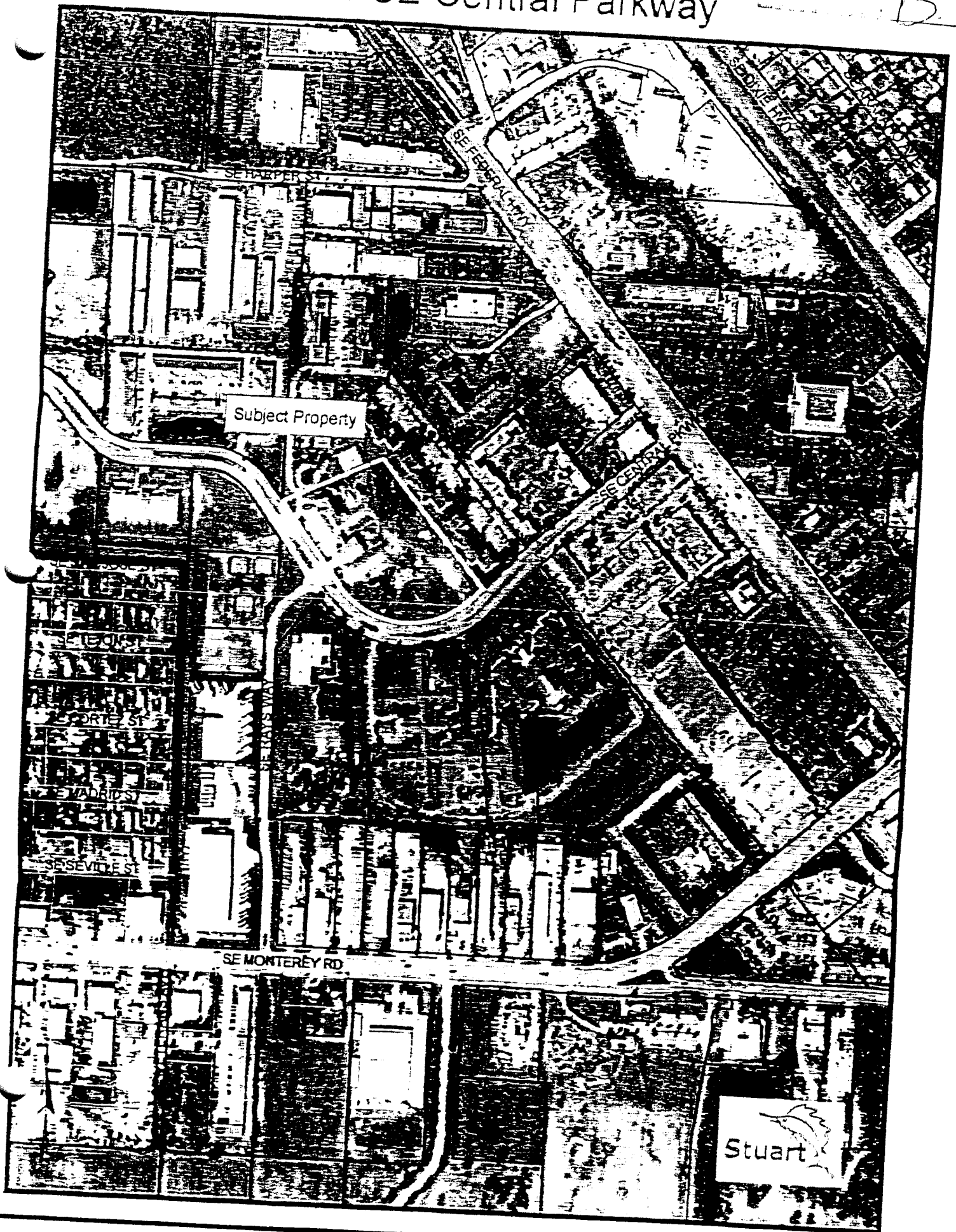
My Commission Expires: _____



Robert S. Kramer
My Commission DD158970
Expires November 13, 2006

751 SE Central Parkway

11-13



ORDINANCE #2106-07 'TOWNE PARK PROFESSIONAL CENTER' – EXHIBIT "C"

Approved Plans and Documents

1. The project shall comply with the Final Site Plan (Job# 2065-01) by Mathers Engineering Corporation, Dated 5/31/07.
2. The project shall comply with the Landscape Plan by Landscape Architecture, Inc., Last Revised 11/18/06.
3. The project shall comply with the Building Elevations by Joseph A Hamzy, Architect, Dated 7/25/06.
4. Any modifications to the CPUD Final Site Plan, due to final engineering, that exceeds 5% of the approved building footprint, building setbacks; density; building location; parking size, location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

Landscaping

5. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
6. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
7. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted prior to the issuance of a certificate of occupancy.
8. "Hat racking" of trees is prohibited on the property.

Prior to Issuance of Development Permit

9. The applicant agrees to contribute its fair share in the amount of \$20,000 or a sum determined through fair share apportionment whichever is the lower to a fund to provide a traffic signal at the intersection of SE Central Parkway and U.S. Highway 1 at the time of final site construction plan approval and prior to the release of any building permit.
10. Applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.
11. A boundary plat shall be approved by the City Commission and shall be recorded in the public records at Martin County prior to the issuance of any development permits.
12. Final site plan construction drawings shall be reviewed and approved by all applicable City departments.

13. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers shall be obtained by the applicant and copies provided to the City prior to the issuance of a development permit.
14. Development shall comply with the City's Concurrency Management System prior to the issuance of development permits. A concurrency reservation certificate shall be binding upon the applicant meeting the following three standards:
 - Site Plan construction approval;
 - The issuance of building permits to commence construction; and
 - Pays all applicable impact and permit fees.

Development and Construction

15. In order to provide a buffer for the abutting residential property (Towne-Park Condominium), the applicant must install the 6' wood fence and/or masonry wall, as depicted within the aforementioned landscape plan prior to the construction of the first building.
16. Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.
17. All mechanical equipment associated with the development shall be roof top or located behind the buildings. Equipment shall be equipped with decorative screening or landscaped with hedge material.
18. Backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
19. The sidewalks along SE Central Parkway shall be constructed at a minimum width of six feet.
20. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

Phase 1 – October 1, 2010
Phase 2 – June 1, 2012

22. In the event construction of the site and buildings are abandoned (a period of six months or longer) the City may rezone the property to another appropriate district or use.

Signage

23. The single location of signage is located at the eastern entrance consisting of one monument sign 4 feet in height 6 feet in width as depicted in the Sign Elevation Detail by Mather Engineering Corporation.

Prohibited

24. No temporary or modular buildings are permitted on the property.
25. Billboards are prohibited on the property.
26. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.



Staff Review

A. Application

Sailfish Cay
Small Scale Future Land Use Amendment / Rezoning to RPUD
Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development & Design
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	March 21, 2022

B. Project Description

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) and a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) to allow the construction of 61 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

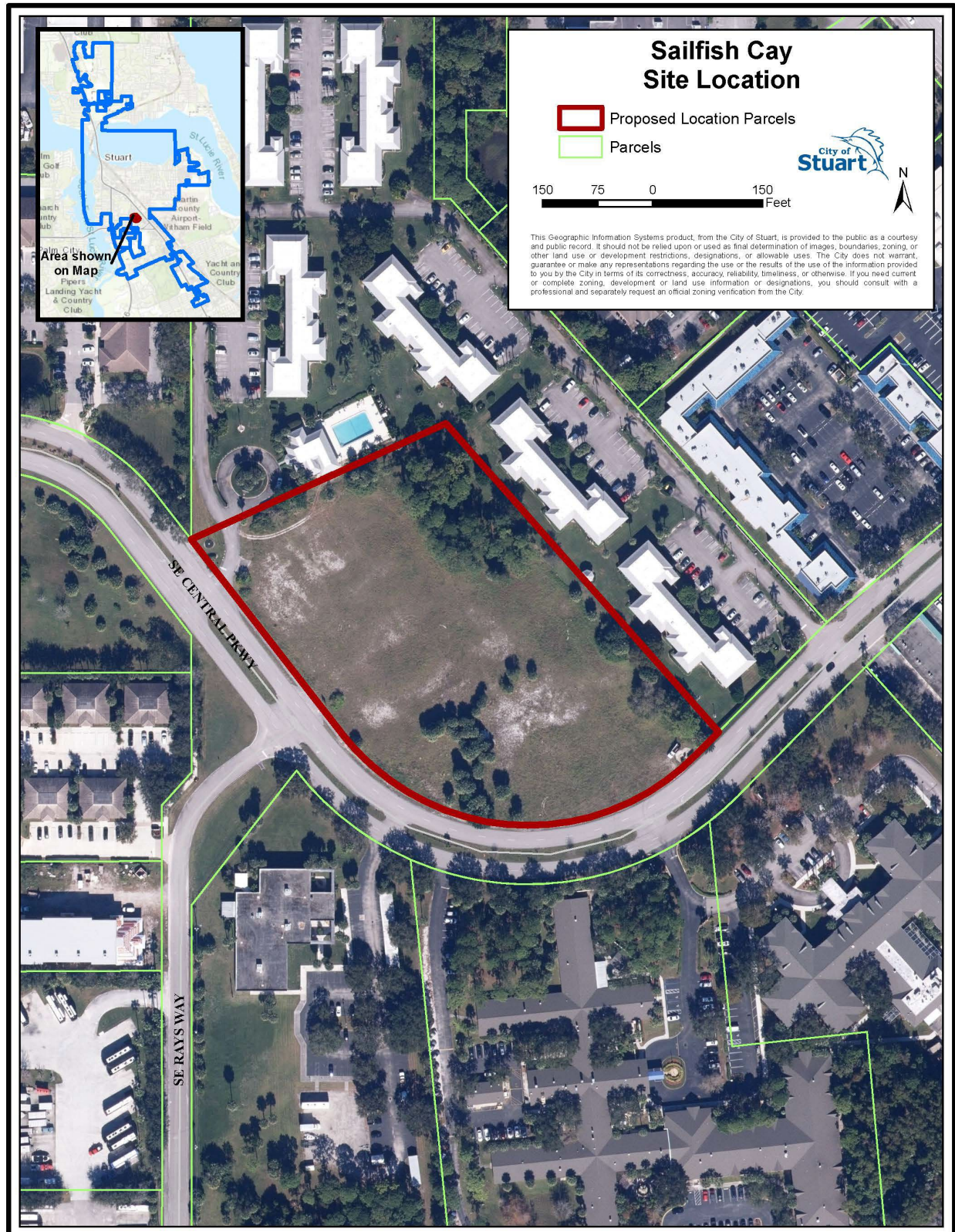
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community

C. Location and Site Information

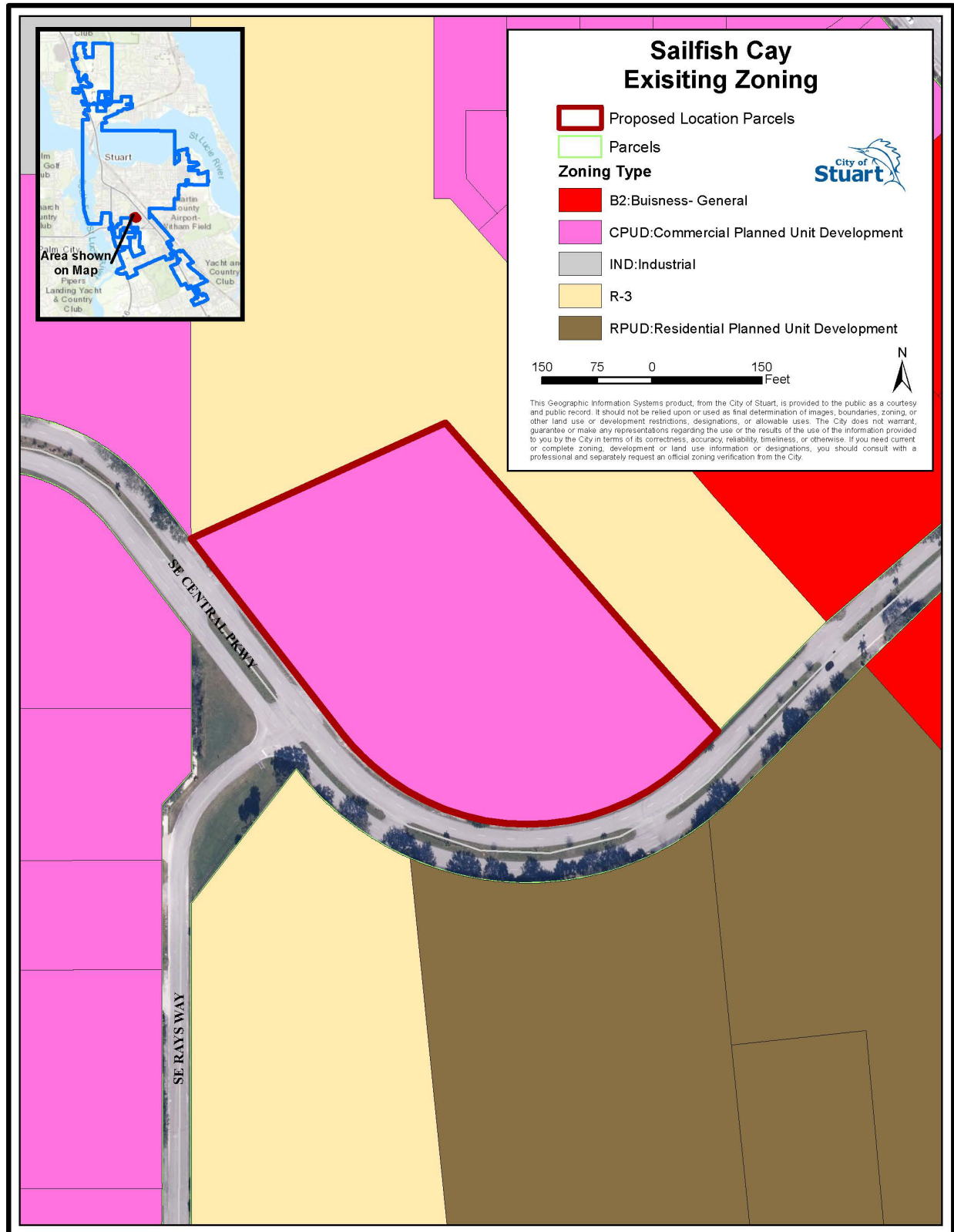
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

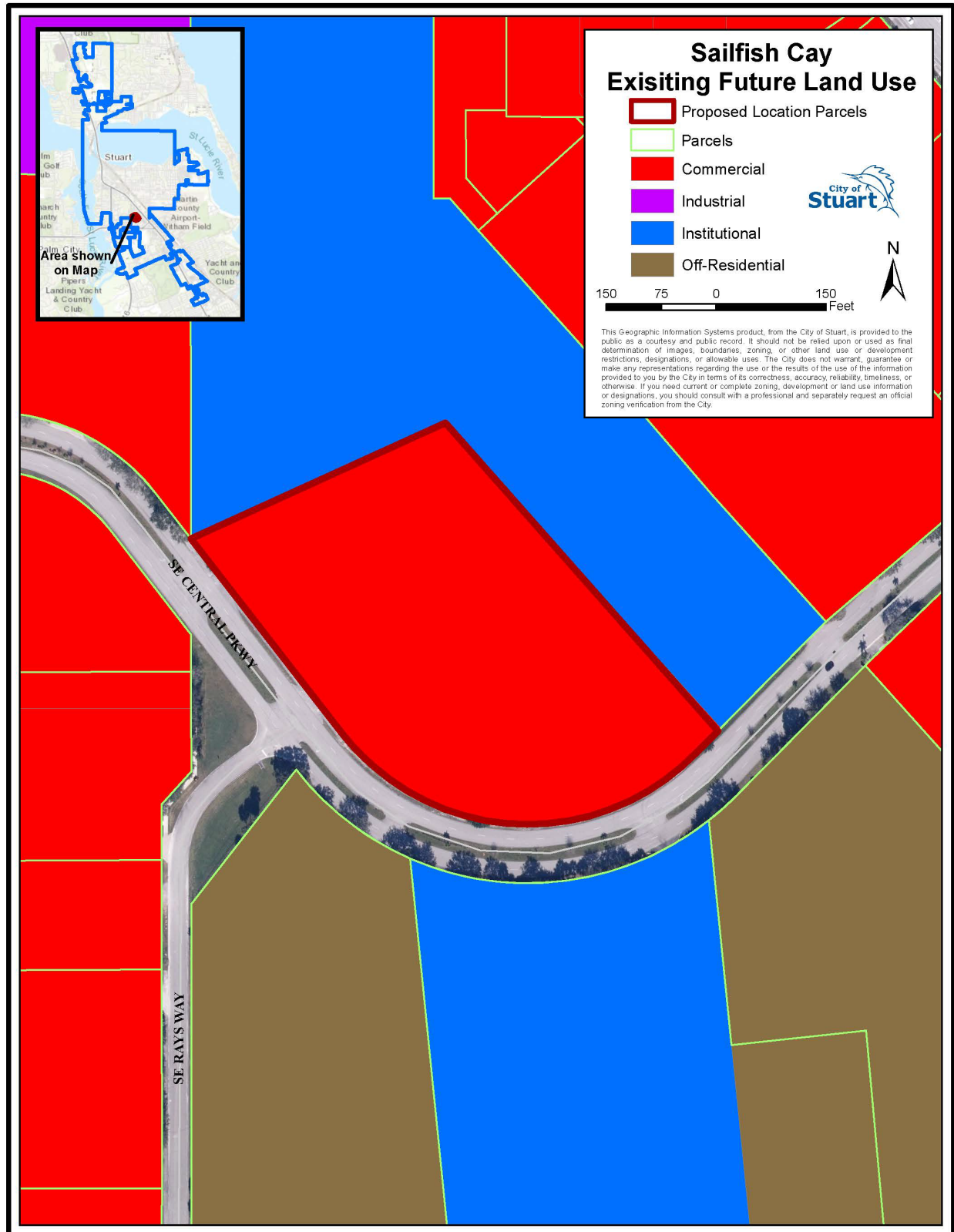


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

Staff is awaiting a project narrative from the Applicant that proves compliance with the Comprehensive Plan has been achieved with this proposal.

E. Review Comments

Zoning and Site Design – Ongoing

1. Please include within the project narrative:
 - a) **SATISFIED.** The proposed Future Land Use change from Commercial to Multi Family Residential and compliance with specific applicable Comprehensive Plan policies, including job creation, urban sprawl, maximum build out, water/sewer availability, soils, FEMA Flood Plain, wetlands, and topography, condition, and sloping. Additionally, please address the loss of Commercial land to create additional Residential land.
 - b) **SATISFIED.** Address concurrency and levels of service outlined within Section 4.02.00 of the City's Land Development Code
 - c) **SATISFIED.** Address the current access to the Towne Park Condominiums on the subject property, whether it will continue to be maintained, who will maintain it, and whether it will be buffered and screened from the proposed project.
 - d) **SATISFIED.** Address how the Applicant has provided the required PUD Amenities from the PUD Amenity Guidelines.
 - e) **SATISFIED.** Please clarify what the existing lawn art is as noted on the landscape plan.
 - f) **ONGOING.** Please include variances from the R-3 code in the narrative (i.e., providing 5-foot-wide sidewalks instead of required 6-foot-wide sidewalks, front and rear setbacks, etc.)
 - i. **The Applicant has requested variances from code in regard to sidewalk width, maximum impervious surface coverage, and minimum front setback. See below:**
 - ii. Maximum Amount of Impervious Surface Coverage, Open Space, and Native Vegetation Areas: Section 2.07.00(D)(4)(b) states, "not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement." The Applicant appears to be including lake area in open space. Please revise the landscape data to be consistent with and in conformance with the city code in regard to the correct calculation of open space. Section 2.07.00(D)(4)(d) states, "excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation

area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.” The area of mature slash pines is the appropriate location for a native vegetation area per the requirements of City code. The applicant has an opportunity to provide a passive park underneath the mature slash pines that both Sailfish Cay and Towne Park residents may enjoy. This may be achieved creatively where the applicant might only lose a few units and create a duplex and a three-unit building for buildings 5 and 6, respectively. Staff’s concerns with the amount of impervious land are echoed in comment #s 8 and 13 of the comment letter issued to the Applicant on 12/20/2021. Additionally, it is staff’s position that the positioning of the back row of residential buildings, specifically where the slash pines exist, pinch the site and does not allow the site to meet the City’s code in regard to pervious/impervious area, a 20-foot lake maintenance easement around the entirety of the proposed lake, required open space and native vegetation areas. Please evaluate all possible scenarios to keep this area in its natural state. **City staff appreciates the applicant’s efforts to preserve the mature slash pine trees. Please provide on the site data the 30% open space requirement and provided open space percentage. The passive park and site buffers can be included within this area calculation. Please also provide the amount of native vegetation area (undeveloped landscape area – buffers, passive park, etc.)**

- iii. Minimum Sidewalk Width: The City requires a minimum of 8-foot-wide sidewalks per Section 6.01.04 of the City’s code. The Applicant has provided the minimum sidewalk width along Central Parkway and substandard sidewalks within the community. Staff does not support this request to vary from the code requirements as there is not sufficient justification provided for this waiver. **Staff appreciates the Applicant’s efforts to provide a passive park with walkways. Sidewalk design needs minor revisions to ensure connectivity to the park, off-site, and the pool/clubhouse area (i.e., connectivity from Building 8 and other street facing units to internal amenities, gate from Building 3 to pool area).**

- g) **SATISFIED.** Approximately half of the project site is located within a wellfield protection area. Please address in the narrative that the Applicant is meeting all requirements for development in this area.
- 2. **SATISFIED.** On Page 1 of the rezoning application, CPUD is checked where the Applicant is proposing to rezone to an RPUD. Please correct.

3. **SATISFIED.** Please advise if the on-street parking is to be considered a public amenity or to be utilized as guest parking only.
4. **SATISFIED.** Please advise if the ingress/egress easement is proposed to remain or if it will be relocated to avoid conflicts with the proposed hedge.
 - a) Please clarify the rectangle near the ingress egress easement that is not labeled on the site survey, site plan, or landscape plan.
5. **WITHDRAWN as the Applicant has stated the need for this parking area.** Please consider adding additional multi-level landscape screening between the entrance to Towne Park Condominiums and the guest parking/residential unit on the northwestern corner of the property.
 - a) Please remove the guest parking space adjacent to building 8 to allow for more landscape area.
6. **SATISFIED.** Please advise if the applicant intends to provide a sign easement for the Towne Park sign so that it can remain.
7. **SATISFIED.** Please dimension the guest parking spaces internal to the community on the site plan.
8. **See revised comment 1F.** Please consider the use of pervious pavers or pavement for the sidewalks and drive aisles to increase the percentage of pervious area on the subject property.
9. **PARTIALLY SATISFIED. Since the Applicant has the 20' LME in all areas where the pond has slopes, the retaining wall is sufficient in the proposed location. However, please provide an easement at the top of the wall for maintenance and label the width on the plan.** Please clarify why the 20' LME is not provided around the entire retention lake.
10. **SATISFIED.** Please clarify the material for the cross walks.
11. **PARTIALLY SATISFIED. The site triangle still appears limited looking southeast. The 10-foot setback from the ROW is maintained. Another option might be to bring the sidewalk and crosswalk closer to the edge of the travel lane so the stop bar can be moved forward.** Please clarify how the vehicles at the stop bar attempting to exit the community will not have their site blocked by the entry sign. It appears the sight triangle begins past the stop bar and might need to be relocated to begin at the stop bar.
12. Included on Landscape Plans. Please include proposed median landscape design as proposed within the cross-sections on the landscape plans.
13. **SATISFIED.** Please remove Building 6 (5 units) to preserve the large slash pine trees and create a passive park in this location as a PUD Amenity for the residents of Sailfish Cay.
14. **SATISFIED.** Please clarify on the monument sign rendering/plan how the entry sign will be lit.
15. **PARTIALLY SATISFIED. Please revise the ROW median plantings to at least show that the proposed trees are flowering trees and palm trees. Live oak trees do not satisfy the intent of this drawing and can be misleading as a presentation tool.** Prior to public hearing, provide a three-dimensional rendering of the main entrance showing the focal point, landscaping, and architecture.

16. Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material of the following (if applicable): cabana, fencing, benches, wall sconces, and light poles.
17. **SATISFIED.** Per Section 6.04.06(5)(d), no parking spaces shall be located within the buffer. Please justify this variance from code with additional plantings in the southeast corner of the site.
18. **PARTIALLY SATISFIED. Please provide the calculation on the site plan site data table.** Please note, all RPUDs are required to have 25% native vegetation area, regardless if the site has previously been utilized for other purposes. Please depict on the landscape plans the minimum of 25% native vegetation area as defined within Sec. 2.07.00(4)(d) of the City's LDC.
19. **PARTIALLY SATISFIED. Please provide a detail of the lift station that includes all requested information, design specs of the fence and gate (and call out the location of the rolling gate on the engineering plan), and the hedge height, spacing, etc. at time of planting for staff review.** The lift station requires a 6-foot-tall fence, a berm or hedge to conceal the area. The existing lift station is currently screened from the right of way. Please provide screening from the right of way to continue screening from public view. Please depict, at a minimum, the required lift station screening per Sec. 6.02.01 of the City's LDC.
20. **SATISFIED.** Please consider pervious open joint pavers in this location to increase pervious percentages. Please include pavers at the entrance drive of the site to increase visual interest, with a different pattern of pavers proposed to delineate the pedestrian crossing in front of the entrance drive.
21. **SATISFIED.** Please propose lighting along the sidewalk adjacent to the Central Parkway right-of-way.
22. **SATISFIED.** Please revise the project narrative to include the information discussed in the comment response letter to expand on the statement given regarding attainable housing. The applicant states within the submitted justification statement that the FLU amendment will provide residences for those who work within the City of Stuart and would serve to alleviate some of the City's commuter congestion. Please provide an analysis that allows this project to provide attainable housing to the workforce in Martin County. Please include in the analysis that individuals or households at AMI level in Martin County can purchase unit(s) within this proposed development.
23. **ONGOING. Please show that the easement is "to be abandoned" on any applicable plans. Also, staff has not received a letter of support from the Towne Park Condominium Association. Please provide. A condition of approval will be drafted to abandon all such easements proposed to be abandoned prior to plat approval.** ORB 706 PG 839 references a perpetual and exclusive recreation easement for the benefit of the Town Parke Condominium Association and its successors and assigns to be used for recreational and park purposes only. The easement shall be covenants running with the land and shall benefit and burden the parties hereto (including all unit owners in Towne

Park North Condominium) and each of their successors and assigns. Furthermore, the recorded easement document states that the developer of Towne Park is able to use this area to compute unit density for the Town Parke Condominium project. Please address how the Applicant intends to provide recreational and park benefits to the Sailfish Cay and Towne Park residents in this area and clarify that the" this area has not been utilized in the past for unit density for Towne Park as the Applicant is utilizing the gross area of the project site to calculate density. in terms of utilizing the area for unit density. Finally, please provide a letter from the Towne Park Condominium Association stating they have no objection to the Applicant's proposal.

24. **Please provide a sidewalk from building 8 to internal sidewalks.**
25. **Please provide grasses/groundcover in addition to trees and sod in the ROW medians.**
26. **Please ensure that the sewer line under trees in buffer and behind buildings 6 & 7 will not conflict with proposed landscaping.**
27. **Please cure the condition of the new 6-foot-wide sidewalk conflict with the fire hydrant in between buildings 11 and 12 (updated plan sent by email last week)**
28. **Please provide additional grasses and groundcover at the entry median near the monument sign.**
29. **Please remove all references to gated gentry on applicable plans (i.e. sign plan).**
30. **Please add a larger variety of plantings in the bioswale areas (especially those visible from the project entrance).**
31. **Please note, a condition of approval will be drafted requiring the Applicant and its successors or assigns to construct and maintain in perpetuity all proposed right-of-way improvements in accordance with the approved plans.**

Architecture - Passed

32. **The Applicant has stated that in their experience, varying paint colors do not provide an amenity but are rather detrimental to the sale of the units; as such, Staff has withdrawn this comment.** Please provide different color palettes for the buildings to increase a sense of place and variation from building to building. Staff appreciates the attention to detail regarding architecture proposed along the building frontages. Please evaluate opportunities to provide different textures, colors, and materials along the side and rear elevations of the townhouse units.
33. **SATISFIED.** A rendering was provided of the rear of the cabana building. Four sided elevations are required. Please provide architectural elevations of the cabana building.

Engineering – Drainage/Stormwater – Failed

34. **SATISFIED.** A brief written description of the location and purpose of the project, the existing conditions of the site, the existing conditions surrounding the site, and the proposed improvements.
35. **SATISFIED.** A detailed analysis of the perimeter conditions of the site to establish any drainage flows on or off of the site, including:

- a. Topographic map with one foot contour lines extending a minimum of 200 feet off of the project site.
 - b. A plan showing adjacent wetlands, adjacent developments, or any significant adjacent features.
 - c. A written narrative describing the perimeter conditions along each side of the project with statements about the presence or absence of on or off-site flows.
 - d. A written description and analysis of the outfall route of the project to the ultimate receiving body. The outfall route may be the limiting factor for the project discharge rate. If a positive legal outfall for the project cannot be established, the project must be designed to hold the 100-year storm on site.
36. **SATISFIED.** A detailed analysis of the interior conditions of the site to establish the predevelopment rate and volume of runoff from the site, including:
- a. Topographic map with one foot contour lines,
 - b. Soils description and map, land cover description and map, groundwater table analysis, wetlands analysis and map,
 - c. A plan showing existing development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - d. A written narrative describing the interior conditions of the project.
 - e. Calculations to establish the predevelopment runoff rate and volume. The Rational Formula is generally not an acceptable calculation.
37. **SATISFIED.** A written description and analysis of the water quality treatment to be used on the project.
38. **SATISFIED.** Provide hydrant coverage circles around the proposed fire hydrant locations so that building coverage criteria can be verified.
39. **SATISFIED.** Provide documentation that the existing sanitary lift station has additional capacity for the proposed development of this site.
40. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Update the sewer flow direction adjacent to buildings 7 and 8 as it is currently depicting flow to a terminal manhole.
41. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Verify the sewer flow for the project. The existing lift station is located at the southeast corner of the site, however flow is depicted flowing to the north property line.
42. **ADDRESSED.** Please clarify if the lift station easement is being revised. Please clarify what the dashed line is indicating. Provide clarification on the easement around the lift station. There is an easement that the southeast corner of building 12 appears to encroach on.

43. **ONGOING.** Provide more information on the drainage patterns for this site.
- a) How much offsite area is discharging through this site via the exiting drainage easement.
 - b) **ONGOING.** The Towne Park North site needs to be provided as a node in the model so that pre and post elevations can be evaluated. The applicant has modeled the discharge and made reference to adding a flap gate to the structure that accepts off-site drainage. While this would prevent stormwater from backing up into the adjacent site, we do not have enough information to evaluate if the stages on the Towne Park North site would be increased over the current condition. By evaluation of the 25-year 3-day storm on-site, the stage increases from 12.09 to 12.6, which may translate to a stage increase offsite as well. It appears the offsite flow will be discharged to the proposed pond and comingled with the development's stormwater. Existing and proposed elevations upstream must be evaluated.
44. **SATISFIED.** Label the proposed control structure on the plan.
45. **NO FURTHER COMMENT.** Reroute the discharge piping to minimize the private conveyance system within the public right of way.
46. **ONGOING. See comment 11.** Please evaluate the opportunity to elongate the entrance median (landscape island) to push the specimen tree and entrance sign farther back to allow for additional site visibility. Site visibility triangles are called out the entrance, however the triangles are not showing up.
47. **WITHDRAWN as a waiver is requested by Applicant.** All interior sidewalks shall be a minimum of 6 feet wide per City code.
48. **WITHDRAWN as project is no longer a gated community.** Will the call box open both sliding gates simultaneously?
49. **SATISFIED.** Provide autoturn exhibits demonstrating fire truck and garbage truck routes through the site.
50. **SATISFIED.** Update the typical lake cross section to reflect the location of the sidewalk.
51. **ONGOING. Control elevation is still in conflict. The plan shows 8.0 in the typical lake section. The control structure detail and stormwater report both reflect 8.5.** The plan shows a control elevation of 9.5 NAVD versus the stormwater report of 8.0 NAVD.
52. **NEW COMMENTS 3/21/22 RE: SURFACE WATER MANAGEMENT REPORT**
- a) **ONGOING.** Staff's consultant agrees that the Geotech report supports a seasonal high-water table of 8.5. This does however create an issue in that the tailwater condition is 10. The stormwater report does not show recovery below 10. Additional information will need to be added to the stormwater model to reflect recovery through soil permeability to recover below the tailwater condition down to the seasonal high-water table. Section 3.5 – the control elevation of 8.0 NAVD is supported by the geotechnical report, however it is lower than the downstream elevation shown on page 18 of the report which summarizes adjacent properties ERPs. Has the SFWMD accepted the elevation of 8?

- b) **ONGOING. Exfiltration trench volume has been verified. Show on the plan where the 590 LF of trench will be located.** Section 3.7 – Please verify the treatment volume from BMP Trains. It appears it should be 1.083 ac-ft
- c) **ONGOING. See revised Comment 35.b.** Section 3.9 – please clearly demonstrate how the 9.26 cfs from Towne Park Condominiums is addressed in the ICPR model. Page 39 of the report has an external hydrograph that appears to be this flow; however, the input report does not show how it is connected to the system. Further the referenced hydrograph on page 39 shows a peak flow of 9.18 instead of 9.26.
- d) **ONGOING. See revised Comment 35.b.** Related to comment e) above, since the discharge from Towne Park Condominiums is routed thru this site and is impacted by the lake control structure, an upstream node to represent Towne Park needs to be added to document the upstream stages do not rise from pre to post condition.

Building Department – Passed with Comments

53. **NO FURTHER COMMENT.** Permitting will be considered multi-family unless definition of townhouse is followed. FBC Ch.2: Townhouse means a single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which extends from the foundation to roof and with a yard or public way on not less than two sides.

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.

55. Section 5.02.00 – Incomplete. Environmental Assessment Report – Additional information is needed on the listed species habitat, survey methodology and the location of transects conducted, along with any copies of coordination conducted with US Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Commission (FWC).

- a) February 2022 Update: Incomplete. The applicant claims that a listed species survey cannot be conducted until closer to construction due to survey expiration dates; however, a review of listed species habitat, preliminary surveys and a description of methodology can be conducted and are required. Additionally, coordination with USFWS or FWC has not been provided or discussed. An updated environmental assessment report with this additional information is needed.

- i. **ONGOING. Updated report revised 2/17/22 states that a gopher tortoise habitat was observed onsite but that a 100% gopher tortoise survey conducted by a FWCC Authorized Agent will be required within 90 days of any clearing or grading activity occurring onsite. Please ensure that all documents do not conflict and that a better clarification is provided.**

56. Section 5.05.00 – Incomplete. Trees – Tree inventory data was not provided.

- a) February 2022 Update: Complete.

57. Section 5.07.00 Incomplete. Floodplains and Flood Damage Prevention – No data on on-site floodplains have been provided.
a) February 2022 Update: Complete.

City of Stuart Public Works – Passed with Comments

58. **This review is not for construction.**
59. **The City of Stuart Utility Availability Fees – all fees must be paid prior to the activation of utility service(s). Please contact Marc Rogolino @ (772)-221-4700 for calculation of fees.**
60. **The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer, etc.) & Public Right-of-way improvements.**
61. **Engineer of Record to provide a project cost estimate for (Water & Sanitary sewer items broken out separately) for the calculating of required PW Dept. Inspection fees. Public Works Dept. inspection fees must be paid prior to activation of water service.**
62. **All construction pertinent to this Department shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and aforementioned manuals, the most restrictive shall apply.**
63. **All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.**
64. **Code compliance rests with the design engineer.**

Fire Department – CONCEPTUALLY APPROVED. Construction plans shall conform with the Florida Fire Prevention Code

65. **SATISFIED.** Show on plans how buildings conform with NFPA 1, 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility.



STUART POLICE DEPARTMENT

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

We are S.P.D!

Selfless ♦ Proud ♦ Dedicated

September 27, 2022

Erin Wohlitka
City of Stuart Development Acting Director
121 SW FL Flagler 34994 Ave

Re: Sailfish Cay

Ms. Wohlika,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Respectfully,

Heather Rothe
Support Division Commander



Tim Voelker P.E. | Utilities & Engineering Director
121 SW Flagler Ave. Stuart FL 34994
Phone: 772.288-5332

September 28, 2022

Mark Landsman, Project Engineer
Engineering Design & Construction, Inc.
10250 Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: PCN #09-38-41-011-000-00001-1 Sailfish Cay

Dear Mr. Landsman,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time the City of Stuart has sufficient water and wastewater plant capacity in addition to providing sanitation service to Parcel #09-38-41-011-000-00001-1 in Stuart, Florida. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

Should you have any questions or require any additional information please contact Marc Rogolino at 772-221-4700.

Sincerely,
City of Stuart

Tim Voelker, P.E.
Utilities & Engineering Dept. Director

cc: K. Noguera, Customer Service Supervisor
M. Rogolino, Capital Projects



City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

September 30, 2022

Erin Wohlitka
City of Stuart Acting Development Director
121 SW Flagler Ave
Stuart, FL 34994

Re: future land use for 751 SE Central Parkway in Stuart, Florida.

Ms. Wohlitka,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity; however, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Please contact me with any questions.

Respectfully,

Vince Felicione
Fire Chief

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Carlyle Tiller, being first duly sworn, depose(s) and say(s):

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

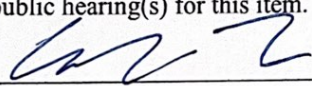
751 SE Central Parkway, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on (09/24/2022) to the property owners within 300 feet of the subject property; and

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

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

That notice was sent and property was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

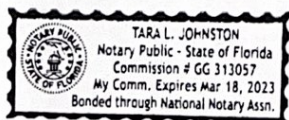
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn and subscribed before me by means of X physical presence or _____
online notarization, this 24th day of September, 2022 By
Carlyle Tiller
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)

My Commission expires:
March 18th, 2023





Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
City Commission

Petitioner: **751 SE Central, LLC**

Parcel ID #: **09-38-41-011-000-0001-1**

Address of Property: **751 SE Central Parkway**

Proposed Request: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, a rezoning from Commercial Planned Unit Development to Residential Planned Unit Development, and site plan approval to allow 60 townhouse units on 4.88 acres of land.

Dear Property Owner:

Please be advised that the City of Stuart will conduct two (2) public hearings before the City Commission on **Monday, October 10th, 2022, at 4:00PM and Monday, October 24th, 2022, at 5:30PM** to consider the above request.

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

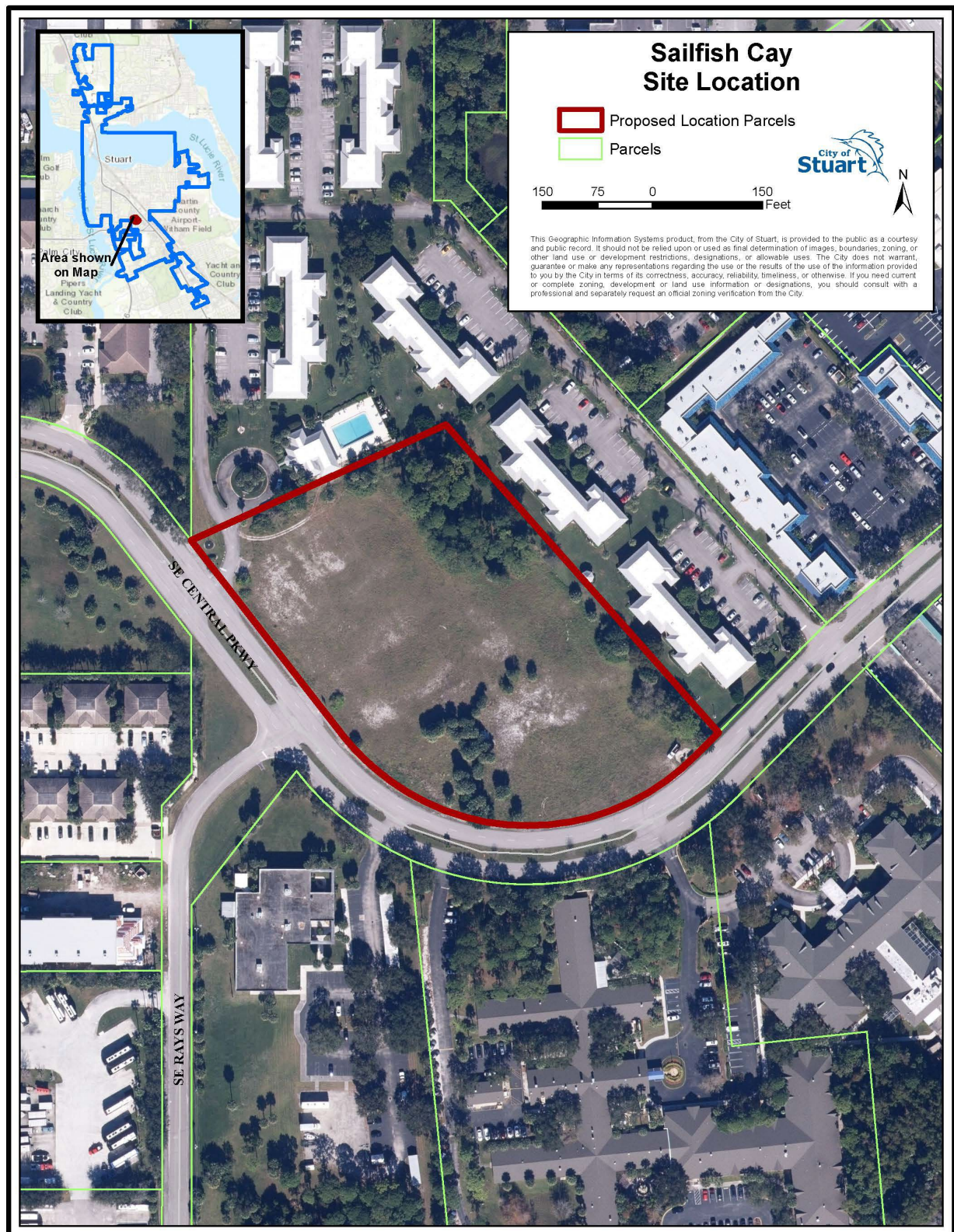
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this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

Sincerely,

Erin Wohlitka

Erin Wohlitka
Acting Development Director
ewohlitka@ci.stuart.fl.us

Location Map





From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

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

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

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

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

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASS TAYLOR M BASS NICHOLAS D
806 SE CENTRAL PKWY UNIT 7
STUART FL 34994

637 SE CENTRAL PARKWAY LLC
601 SE CENTRAL PKWY
STUART FL 34994

ADAMS DALE H ADAMS LUZ ANGELA
802 CENTRAL PARKWAY #8
STUART FL 34994

BERGER, CHARLES A
802 CENTRAL PARKWAY #12
STUART FL 34994

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ALATI ANTONIO C MEDEIROS WANDA M
500 SW ASTER RD
PORT ST LUCIE FL 34953

BERTOLINI THOMAS L/E BERTOLINI JOAN
L/E
4155 NW OAKBROOK CIR
JENSEN BEACH FL 34957

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

947 SE CENTRAL PARKWAY LLC
3533 SE FAIRWAY E
STUART FL 34997

ANNA CASON DECLARATION OF TRUST
JULIA ANNA CASON TTEE
STUART FL 34994

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

955 SE CENTRAL PARKWAY LLC
955 SE CENTRAL PKY
STUART FL 34994

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

BRIONES LUIS C BRIONES DOLORES
5640 SE NORMANDY AVE
STUART FL 34997

A NU LEAF NURSERY INC
1110 SW BALMORAL TRCE
STUART FL 34997

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

BRUNO, MICHAEL A
802 SE CENTRAL PKWY DR # 7
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

ASO REALTY GROUP LLC
1241 SE INDIAN ST #104
STUART FL 34997

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CENTRAL PARKWAY BUSINESS CENTER
CONDOMINIUM INC
2370 NE OCEAN BLVD #B204
STUART FL 34996

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

CORCORAN JOHN F
802 SE CENTRAL PKY #802-16
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

CENTRAL PARKWAY PROFESSIONAL
ASSOCIATION INC
909 SE CENTRAL PKY
STUART FL 34994

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

CANZONETTA, GARY A CANZONETTA,
LARAIN D
7830 DINES RD
NOVELTY OH 44072

CHAPMAN, BARBARA A
803 SE CENTRAL PKY # 10
STUART FL 34994

CRANDALL BOBBIE G L/E
806 SE CENTRAL PKY #16
STUART FL 34994

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CITY PROFESSIONAL CENTER CONDOMINIUM
ASSOCIATION INC
2100 SE RAYS WAY
STUART FL 34994

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

CARLETON MARK A CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONKLIN, MARSHALL A
802 CENTRAL PARKWAY UNIT 9
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
PALM CITY FL 34990

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ELSON ROBERT ELSON RONI
30 W 86TH ST
NEW YORK NY 10024

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ENDRISS JEFFREY W ENDRISS CAREN J
595 SW SALERNO RD
STUART FL 34997

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DOMINICO, DANIELLE
804 SE CENTRAL PARKWAY UNIT 15
STUART FL 34994

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

DONALD & SHIRLEY A WIEGOLD REVOCABLE
TRUST
DONALD & SHIRLEY A WIEGOLD TTEE
STUART FL 34994

FLOWERS ROBERT J FLOWERS AVAGAIL V
460 SE ST LUCIE BLVD
STUART FL 34996

GUNDERSON, ELIZABETH A
801 SE CENTRAL PARKWAY #5
STUART FL 34994

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY
AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

HALAMKA GREGORY J
802 SE CENTRAL PKY #10
STUART FL 34994

DOWD JOHN W DOWD CHRISTY M
34704 MAINSAIL CT
LEWES DE 19958

GARBER KELLY E
804 SE CENTRAL PKY #1
STUART FL 34994

HANDWERKER LEROY HANDWERKER PHILLIPS
TERRI LEE
W 6462 OLD BASS LAKE RD
MINONG WI 54859

DOYLE JAMES L DOYLE SUSAN L
343 EDINBURGH RD
CHADDS FORD PA 19317

GASPARIAN ANNIE MISAC
801 SE CENTRAL PKWY #3
STUART FL 34994

HANLON FREDERICK J HANLON DOLORES
L
805 SE CENTRAL PKWY #6
STUART FL 34994

DURAN EMILIANO CRUZ
804 SE CENTRAL PKWY #16
STUART FL 34994

GAUDER LILO RUNNING JANET
8 PINE POINT RR 1
BARRIE ON L4M4Y8

HARMON MICHELLE E
1211 E KENNEDY BLVD #435
TAMPA FL 33602

HATZAKOS PETER HATZAKOS ERICA M
516 SW CALIFORNIA AVE
STUART FL 34994

JANINE LEE WIEGOLD REVOCABLE TRUST
JANINE LEE WIEGOLD TTEE
PALM CITY FL 34990

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

HAYHURST, JEREMIAH V
3515 NE SKYLINE DR
JENSEN BEACH FL 34957

JASON HOUTRIDES REVOCABLE TRUST
HOUTRIDES JASON TTEE
1925 SW VILLANOVA RD
PORT SAINT LUCIE FL 34953

KIMBERLIN, PAMELA
804 SE CENTRAL PKY #11
STUART FL 34994

HILL DAVID E HILL VIRGINIA LANE
PO BOX 3150
STUART FL 34995

JEFFREY L BERMAN AND LISA MARIE
BERMAN REVOCABLE TRUST
JEFFREY L BERMAN & LISA MARIE BERMAN
TTEE
PALM CITY FL 34990

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

HIRSCH JANICE MILDRED DUNN RYAN
VINCENT
806 SE CENTRAL PKY #806-8
STUART FL 34994

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

KIRCH SUSAN KINANE
804 SE CENTRAL PKY #5
STUART FL 34994

HIRSCH SUSAN J
806 SE CENTRAL PKY #15
STUART FL 34997

JOANNE MARIE KVAPIL REV TRUST OF
2022 KVAPIL JOANNE MARIE TTEE
801 SE CENTRAL PKWY #10
STUART FL 34994

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

HIRSCH SUSAN J DUNN RYAN
806 SE CENTRAL PKWY #15
STUART FL 34994

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

HUFNAGEL MARK F SR HUFNAGEL BARBARA
J
6765 SW CHASE CT
STUART FL 34997

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LEASE, LINDA C
806 CENTRAL PARKWAY UNIT 2
STUART FL 34994-3945

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEE JIMMY C LEE SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

ISADORE WILLIAM A ISADORE MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

LEONARD SANDRA JEAN CLONAN SUZANNE B
801 SE CENTRAL PKY #801-2
STUART FL 34994

LEWIS RICHARD A LEWIS LORRAINE W
594 SE HIDDEN RIVER DR
PORT SAINT LUCIE FL 34983

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

LOPEZ LUCILA
802 SE CENTRAL PKY 802-1
STUART FL 34994

MCLEAN KIRK MCLEAN PAMELA
805 SE CENTRAL PKY #805-8
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS C LUNDBLAD LINDA C
803 SE CENTRAL PKWY #11
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS LUNDBLAD LINDA
803 SE CENTRAL PKY 803-15
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

MACDONALD DAVID R MACDONALD MARILYN
E
40 HIGHLAND
FT ERIE ON L2A2X5

MICHAEL & JANET BALDWIN LIVING TRUST
MICHAEL ALAN & JANET LYNN BALDWIN
TTEE
BRISTOW VA 20136

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS FL 33410

MARSDEN JUNE K L/E
806 SE CENTRAL PKY #806-5
STUART FL 34994

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZONE TTEE
WINTHROP MA 02152

MK BROWN HOLDINGS XIV LLC
3322 SE GRAN PARK WAY
STUART FL 34997

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

MASON ANNE
801 SE CENTRAL PKY #801-1
STUART FL 34994

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCDONALD TROY MCDONALD PORTIA SCOTT
921 SE CENTRAL PKY
STUART FL 34994

NATIONAL HEALTHCORP L.P.
860 SE CENTRAL PARKWAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

PROPERTY VENTUR-Z LLC
2586 SE STONEBRIAR WAY
STUART FL 34997

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SILVA FAMILY MANAGEMENT COMPANY LLC
6950 SW 134TH ST
MIAMI FL 33156

RITTER ONE LLC
1817 SW CRANE CREEK AVE
PALM CITY FL 34990

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

RONALD D RENNER TRUST
RONALD D RENNER TTEE
JENSEN BEACH FL 34957

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART MARJORIE FRY TERENCE G
228 VICTORIA ST RR2
TIVERTON ON N0G2T0

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TEMPLE KRISTEN TEMPLE JONNI
804 SE CENTRAL PKY #12
STUART FL 34994

SALLADE THEODORE A SALLADE OLGA
SEMENOVNA
PO BOX 487
LEWISBURG PA 17837

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

THORNE JEREMY J THORNE SANDRA J
804 SE CENTRAL PKY #804-13
STUART FL 34994

SAMMITO, NORA J
806 CENTRAL PARKWAY UNIT 6
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TOWNE PARK NORTH CONDOMINIUM
ASSOCIATION INC
430 SW LAKE WHITNEY PLACE
PORT SAINT LUCIE FL 34986

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SENKER FAMILY REVOCABLE TRUST
RICHARD & JUDITH SENKER TTEE
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SERENITY MASSAGE & MOVEMENT THERAPY
INC
949 SE CENTRAL PKY
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

TROSTLE PATRICIA A TROSTLE CRAIG R
18 EBB TIDE COURT
OCEAN PINES MD 21811

VALENCIC, EDWARD A
804 SE CENTRAL PARKWAY #10
STUART FL 34994-3938

VALPATIC DAVID J
181 SW SOUTH RIVER DR
STUART FL 34997

WALKER BEVERLY ANN WALKER ELDON
STANLEY
33 OLIVER CRES
THAMESFORD ON N0M2M0

WHITE NANCY C L/E WHITE LORI ANNE
806 SE CENTRAL PKY #9
STUART FL 34994

WOJNO TERESA
2596 SW GREENWICH WAY
PALM CITY FL 34990

WOOD DIANE M
265 MORGAN RD
RICHMOND NH 03470

WRIGHT PATRICIA W
803 SE CENTRAL PKY #803-4
STUART FL 34994

YOUNGLOVE WALTER JEFFREY YOUNGLOVE
BRENDA
806 SE CENTRAL PKWY #3
STUART FL 34994

PCN	Owner
Note that search results may not be complete due to public records exemptions. If compiling a results for legal	
09-38-41-025-001-01130-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-001-01120-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-003-03050-0	637 SE CENTRAL PARKWAY LLC
09-38-41-025-003-03030-0	6T INVESTMENTS LLC
09-38-41-025-003-03040-0	6T INVESTMENTS LLC
09-38-41-013-000-00220-4	947 SE CENTRAL PARKWAY LLC
09-38-41-013-000-00250-7	955 SE CENTRAL PARKWAY LLC
09-38-41-011-801-00110-0	A NU LEAF NURSERY INC
09-38-41-025-002-02050-0	A&W ENDEAVORS LLC
09-38-41-025-002-02040-0	A&W ENDEAVORS LLC
09-38-41-025-002-02030-0	A&W ENDEAVORS LLC
09-38-41-025-002-02060-0	A&W ENDEAVORS LLC
09-38-41-011-802-00080-4	ADAMS DALE H ADAMS LUZ ANGELA
09-38-41-011-801-00130-6	ALATI ANTONIO C MEDEIROS WANDA M
09-38-41-011-805-00070-9	ANDERSON MARK
09-38-41-011-804-00030-1	ANNA CASON DECLARATION OF TRUST
09-38-41-033-004-21120-0	APPLETON BUILDING LLC
09-38-41-025-003-03020-0	ASO REALTY GROUP LLC
09-38-41-013-000-00170-4	ASO REALTY GROUP LLC
09-38-41-011-805-00160-0	BARRY MARTHA
09-38-41-011-805-00090-5	BASCOMBE GREGORY
09-38-41-011-806-00070-7	BASS TAYLOR M BASS NICHOLAS D
09-38-41-011-802-00120-6	BERGER, CHARLES A
09-38-41-011-805-00050-3	BERTOLINI THOMAS L/E BERTOLINI JOAN L/E
09-38-41-011-805-00040-6	BLUDAU KRISTIAN
09-38-41-014-000-00010-7	BOYS ARE US LTD
09-38-41-025-002-02070-0	BRIONES LUIS C BRIONES DOLORES
09-38-41-011-802-00070-6	BRUNO, MICHAEL A
09-38-41-011-801-00120-8	CAGLIANO MARIO
09-38-41-013-000-00010-8	CALIDAD PROPERTIES LLC
09-38-41-013-000-00030-4	CALIDAD PROPERTIES LLC
09-38-41-033-005-21160-0	CANNON INVESTMENT GROUP LLC
09-38-41-011-805-00120-9	CANTORE CHRISTOPHER
09-38-41-011-804-00060-4	CANZONETTA, GARY A CANZONETTA, LARAIN D
09-38-41-011-803-00050-8	CARLETON GRACE
09-38-41-011-805-00010-2	CARLETON MARK A CARLETON GRACE
09-38-41-025-002-02080-0	CARPINO HOLDINGS LLC
09-38-41-013-000-00040-2	CCAM LLC
09-38-41-013-000-00060-7	CCAM LLC
09-38-41-013-000-00050-9	CCAM LLC
09-38-41-025-000-00001-0	CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM INC
09-38-41-028-000-00030-0	CENTRAL PARKWAY PLAZA LLC
09-38-41-013-000-00001-0	CENTRAL PARKWAY PROFESSIONAL ASSOCIATION INC
09-38-41-011-803-00100-8	CHAPMAN, BARBARA A

09-38-41-033-000-00001-0	CITY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION INC
09-38-41-025-001-01110-0	CLJJLD LANDHOLDINGS LLC
09-38-41-025-001-01150-0	CLJJLD LANDHOLDINGS LLC
09-38-41-011-806-00100-1	CONAHAN JORDAN
09-38-41-011-802-00090-2	CONKLIN, MARSHALL A
09-38-41-025-002-02010-0	CONNELLY HOLDINGS LLC
09-38-41-025-002-02020-0	CONNELLY HOLDINGS LLC
09-38-41-011-802-00160-7	CORCORAN JOHN F
09-38-41-011-804-00070-2	COWHER, THOMAS G
09-38-41-011-806-00160-8	CRANDALL BOBBIE G L/E
09-38-41-011-000-00001-1	CYPRESS HOLDING LLC
09-38-41-011-801-00070-8	DAVIDOVAC SINISA KONESKA ZORICA
09-38-41-025-003-03070-0	DDZM PARTNERS LLC
09-38-41-025-003-03060-0	DDZM PARTNERS LLC
09-38-41-011-804-00020-3	DEARY PAMELA
09-38-41-025-002-02110-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02090-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02120-0	DESIGN BLIND-DRAPERY SERVICE INC
09-38-41-025-001-01160-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-025-001-01170-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-011-804-00150-5	DOMINICO, DANIELLE
09-38-41-011-802-00060-8	DONALD & SHIRLEY A WIEGOLD REVOCABLE TRUST
09-38-41-011-803-00160-5	DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
09-38-41-011-804-00080-0	DOWD JOHN W DOWD CHRISTY M
09-38-41-011-806-00110-9	DOYLE JAMES L DOYLE SUSAN L
09-38-41-011-804-00160-3	DURAN EMILIANO CRUZ
09-38-41-013-000-00310-5	EK 4 US RESOURCES LLC
09-38-41-013-000-00320-3	EK 4 US RESOURCES LLC
09-38-41-011-801-00150-1	ELSON ROBERT ELSON RONI
09-38-41-025-003-03100-0	ENDRISS JEFFREY W ENDRISS CAREN J
09-38-41-011-801-00040-5	FISHER, LOUISE
09-38-41-011-802-00140-2	FLOWERS ROBERT J FLOWERS AVAGAIL V
09-38-41-013-000-00240-0	FRASER CONSULTING LLC
09-38-41-011-804-00010-5	GARBER KELLY E
09-38-41-011-801-00030-7	GASPARIAN ANNIE MISAC
09-38-41-011-806-00140-3	GAUDER LILO RUNNING JANET
09-38-41-011-803-00120-4	GORMAN JAMES
09-38-41-025-001-01020-0	GSW ENTERPRISES LLC
09-38-41-025-001-01030-0	GSW ENTERPRISES LLC
09-38-41-025-001-01040-0	GSW ENTERPRISES LLC
09-38-41-013-000-00020-6	GULATI ANISHA
09-38-41-011-801-00050-2	GUNDERSON, ELIZABETH A
09-38-41-011-802-00100-0	HALAMKA GREGORY J
09-38-41-011-801-00080-6	HANDWERKER LEROY HANDWERKER PHILLIPS TERRI LEE
09-38-41-011-805-00060-1	HANLON FREDERICK J HANLON DOLORES L
09-38-41-011-806-00010-0	HARMON MICHELLE E
09-38-41-011-804-00040-9	HATZAKOS PETER HATZAKOS ERICA M

09-38-41-011-803-00060-6	HAYHURST, JEREMIAH V
09-38-41-025-001-01090-0	HILL DAVID E HILL VIRGINIA LANE
09-38-41-011-806-00080-5	HIRSCH JANICE MILDRED DUNN RYAN VINCENT
09-38-41-011-806-00150-0	HIRSCH SUSAN J
09-38-41-011-806-00120-7	HIRSCH SUSAN J DUNN RYAN
09-38-41-011-803-00080-2	HUFNAGEL MARK F SR HUFNAGEL BARBARA J
09-38-41-025-003-03090-0	HUTCHINSON BONNIE JO
09-38-41-025-001-01100-0	ISADORE WILLIAM A ISADORE MARJORIE
09-38-41-011-802-00110-8	JAMES NOLA TRUST
09-38-41-011-803-00030-3	JANINE LEE WIEGOLD REVOCABLE TRUST
09-38-41-011-802-00040-3	JASON HOUTRIDES REVOCABLE TRUST HOUTRIDES JASON TTEE
09-38-41-011-803-00010-7	JEFFREY L BERMAN AND LISA MARIE BERMAN REVOCABLE TRUST
09-38-41-011-805-00140-5	JOANNE C MCVICAR TRUST
09-38-41-011-801-00100-2	JOANNE MARIE KVAPIL REV TRUST OF 2022 KVAPIL JOANNE MARIE TTEE
09-38-41-011-802-00130-4	JOHNSON ANGELA C
09-38-41-011-801-00090-4	JOHNSON ANGELA C
09-38-41-013-000-00290-9	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-013-000-00300-7	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-025-003-03120-0	KABINOFF GARY
09-38-41-025-001-01080-0	KEIRCAL LLC
09-38-41-011-804-00110-4	KIMBERLIN, PAMELA
09-38-41-011-804-00090-8	KIRCH KATHLEEN
09-38-41-011-804-00050-6	KIRCH SUSAN KINANE
09-38-41-011-803-00020-5	KRUKOWSKI MARGO
09-38-41-025-003-03010-0	LAND TRUST NO THREE
09-38-41-011-806-00020-8	LEASE, LINDA C
09-38-41-025-001-01140-0	LEE JIMMY C LEE SHIRLEY S
09-38-41-011-802-00020-7	LEFT BANK PROPERTIES LLC
09-38-41-011-801-00020-9	LEONARD SANDRA JEAN CLONAN SUZANNE B
09-38-41-013-000-00280-1	LEWIS RICHARD A LEWIS LORRAINE W
09-38-41-011-802-00010-9	LOPEZ LUCILA
09-38-41-011-803-00110-6	LUNDBLAD LOIS C LUNDBLAD LINDA C
09-38-41-011-803-00150-7	LUNDBLAD LOIS LUNDBLAD LINDA
09-38-41-011-805-00100-3	MACDONALD DAVID R MACDONALD MARILYN E
09-38-41-011-806-00050-1	MARSDEN JUNE K L/E
09-38-41-011-803-00140-0	MARY K MAZZONE IRREVOCABLE TRUST
09-38-41-011-801-00010-1	MASON ANNE
09-38-41-013-000-00100-9	MCDONALD TROY MCDONALD PORTIA SCOTT
09-38-41-011-805-00130-7	MCGARRAHAN PATSY
09-38-41-011-801-00140-4	MCLEAN KAREN
09-38-41-011-805-00080-7	MCLEAN KIRK MCLEAN PAMELA
09-38-41-020-000-00003-0	MERRICK R D MERRICK P M
09-38-41-020-000-00002-0	MERRICK R D MERRICK P M
09-38-41-011-805-00150-2	MICHAEL & JANET BALDWIN LIVING TRUST
09-38-41-013-000-00180-2	MIRYANA MOORE SCHUBERT TRUST
09-38-41-025-002-02100-0	MK BROWN HOLDINGS XIV LLC
09-38-41-014-000-00020-5	NATIONAL HEALTH INVESTORS INC

09-38-41-014-000-00030-3	NATIONAL HEALTHCORP L.P.
09-38-41-011-803-00070-4	NAVY BLUE TRUST
09-38-41-025-001-01070-0	NICHOLSON SHARMAIN
09-38-41-013-000-00200-8	NINA L FERRARO PA
09-38-41-013-000-00210-6	NINA L FERRARO PA
09-38-41-013-000-00190-0	NOLEB LLC
09-38-41-000-000-00400-1	NP I INC
09-38-41-011-805-00110-1	OCHARCHIN SANDRA
09-38-41-033-003-21080-0	PENSION SOURCE INC
09-38-41-025-001-01050-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-025-001-01010-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-011-806-00040-4	PROPERTY VENTUR-Z LLC
09-38-41-011-805-00030-8	RAMO FAMILY IRREVOCABLE TRUST
09-38-41-013-000-00070-5	REGO PARK HOLDINGS LLC
09-38-41-013-000-00090-1	REGO PARK HOLDINGS LLC
09-38-41-033-001-21000-0	RITTER ONE LLC
09-38-41-025-003-03080-0	RONALD D RENNER TRUST
09-38-41-025-001-01060-0	RYAN MANAGEMENT LLC
09-38-41-011-801-00160-9	SALLADE THEODORE A SALLADE OLGA SEMENOVNA
09-38-41-011-806-00060-9	SAMMITO, NORA J
09-38-41-013-000-00080-3	SCHAMBACK BONNIE
09-38-41-011-801-00060-0	SCHREER ALEX SCHREER ELLE
09-38-41-011-802-00050-0	SCHUERMAN PATRICK
09-38-41-033-002-21040-0	SE RAYS WAY LLC
09-38-41-013-000-00150-8	SEELY GREG SEELY PORTIA
09-38-41-013-000-00130-3	SEELY GREG SEELY PORTIA
09-38-41-013-000-00120-5	SEELY GREG SEELY PORTIA
09-38-41-013-000-00140-1	SEELY GREG SEELY PORTIA
09-38-41-013-000-00160-6	SEELY GREG SEELY PORTIA
09-38-41-013-000-00110-7	SEELY GREG SEELY PORTIA
09-38-41-011-802-00150-9	SENKER FAMILY REVOCABLE TRUST
09-38-41-013-000-00230-2	SERENITY MASSAGE & MOVEMENT THERAPY INC
09-38-41-013-000-00340-9	SHAW STUART SHAW JUDITH E
09-38-41-013-000-00330-1	SHAW STUART SHAW JUDITH E
09-38-41-011-804-00140-8	SILVA FAMILY MANAGEMENT COMPANY LLC
09-38-41-020-000-00060-0	STUART HILLS LODGE LLC
09-38-41-011-803-00130-2	STUART MARJORIE FRY TERENCE G
09-38-41-011-804-00120-2	TEMPLE KRISTEN TEMPLE JONNI
09-38-41-011-804-00130-0	THORNE JEREMY J THORNE SANDRA J
09-38-41-011-000-00001-0	TOWNE PARK NORTH CONDOMINIUM ASSOCIATION INC
09-38-41-013-000-00270-3	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-013-000-00260-5	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-011-803-00090-0	TROSTLE PATRICIA A TROSTLE CRAIG R
09-38-41-011-804-00100-6	VALENCIC, EDWARD A
09-38-41-011-806-00130-5	VALPATIC DAVID J
09-38-41-011-805-00020-0	WALKER BEVERLY ANN WALKER ELDON STANLEY
09-38-41-011-806-00090-3	WHITE NANCY C L/E WHITE LORI ANNE

09-38-41-025-003-03110-0	WOJNO TERESA
09-38-41-011-802-00030-5	WOOD DIANE M
09-38-41-011-803-00040-1	WRIGHT PATRICIA W
09-38-41-011-806-00030-6	YOUNGLOVE WALTER JEFFREY YOUNGLOVE BRENDA

Account	DOR Code	House#	Prefix	Street	Street Type	Post Dir	Suite	City	State
notice, a complete list is required. For assistance with missing parcel owner information, please contact the Ma									
154190	704	601	SE	CENTRAL	PKWY			STUART	FL
154189	704	597	SE	CENTRAL	PKWY			STUART	FL
154211	704	637	SE	CENTRAL	PKWY			STUART	FL
154209	704	629	SE	CENTRAL	PKWY			STUART	FL
154210	704	633	SE	CENTRAL	PKWY			STUART	FL
26650	704	947	SE	CENTRAL	PKWY			STUART	FL
26653	704	955	SE	CENTRAL	PKWY			STUART	FL
26451	104	801	SE	CENTRAL	PKWY		11	STUART	FL
154199	704	521	SE	CENTRAL	PKWY			STUART	FL
154198	704	Unknown Address							
154197	704	515	SE	CENTRAL	PKWY			STUART	FL
154200	704	525	SE	CENTRAL	PKWY			STUART	FL
26464	104	802	SE	CENTRAL	PKWY		8	STUART	FL
26453	104	801	SE	CENTRAL	PKWY		13	STUART	FL
26511	104	805	SE	CENTRAL	PKWY		7	STUART	FL
26491	104	804	SE	CENTRAL	PKWY		3	STUART	FL
503557	704	2112	SE	WAYS	WAY			STUART	FL
154208	704	625	SE	CENTRAL	PKWY			STUART	FL
26645	704	935	SE	CENTRAL	PKWY			STUART	FL
26520	104	805	SE	CENTRAL	PKWY		16	STUART	FL
26513	104	805	SE	CENTRAL	PKWY		9	STUART	FL
26527	104	806	SE	CENTRAL	PKWY		7	STUART	FL
26468	104	802	SE	CENTRAL	PKWY		12	STUART	FL
26509	104	805	SE	CENTRAL	PKWY		5	STUART	FL
26508	104	805	SE	CENTRAL	PKWY		4	STUART	FL
26663	717	710	SE	CENTRAL	PKWY			STUART	FL
154201	704	529	SE	CENTRAL	PKWY			STUART	FL
26463	104	802	SE	CENTRAL	PKWY		7	STUART	FL
26452	104	801	SE	CENTRAL	PKWY		12	STUART	FL
26629	704	Unknown Address							
26631	704	903	SE	CENTRAL	PKWY			STUART	FL
572651	704	2118	SE	WAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593	SE	CENTRAL	PKWY			STUART	FL
154192	704	609	SE	CENTRAL	PKWY			STUART	FL
26530	104	806	SE	CENTRAL	PKWY		10	STUART	FL
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154195	704	505	SE	CENTRAL	PKWY			STUART	FL
154196	704	509	SE	CENTRAL	PKWY			STUART	FL
26472	104	802	SE	CENTRAL	PKWY		16	STUART	FL
26495	104	804	SE	CENTRAL	PKWY		7	STUART	FL
26536	104	806	SE	CENTRAL	PKWY		16	STUART	FL
26439	990	Unknown Address							
26447	104	801	SE	CENTRAL	PKWY		7	STUART	FL
154213	704	645	SE	CENTRAL	PKWY			STUART	FL
154212	704	641	SE	CENTRAL	PKWY			STUART	FL
26490	104	804	SE	CENTRAL	PKWY		2	STUART	FL
154205	704	545	SE	CENTRAL	PKWY			STUART	FL
154203	704	537	SE	CENTRAL	PKWY			STUART	FL
154206	704	549	SE	CENTRAL	PKWY			STUART	FL
154193	704	613	SE	CENTRAL	PKWY			STUART	FL
154194	704	617	SE	CENTRAL	PKWY			STUART	FL
26503	104	804	SE	CENTRAL	PKWY		15	STUART	FL
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26504	104	804	SE	CENTRAL	PKWY		16	STUART	FL
26659	704	967	SE	CENTRAL	PKWY			STUART	FL
26660	704	969	SE	CENTRAL	PKWY			STUART	FL
26455	104	801	SE	CENTRAL	PKWY		15	STUART	FL
154216	704	657	SE	CENTRAL	PKWY			STUART	FL
26444	104	801	SE	CENTRAL	PKWY		4	STUART	FL
26470	104	802	SE	CENTRAL	PKWY		14	STUART	FL
26652	704	951	SE	CENTRAL	PKWY			STUART	FL
26489	104	804	SE	CENTRAL	PKWY		1	STUART	FL
26443	104	801	SE	CENTRAL	PKWY		3	STUART	FL
26534	104	806	SE	CENTRAL	PKWY		14	STUART	FL
26484	104	803	SE	CENTRAL	PKWY		12	STUART	FL
154179	704	557	SE	CENTRAL	PKWY			STUART	FL
154180	704	561	SE	CENTRAL	PKWY			STUART	FL
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26510	104	805	SE	CENTRAL	PKWY		6	STUART	FL
26521	104	806	SE	CENTRAL	PKWY		1	STUART	FL
26492	104	804	SE	CENTRAL	PKWY		4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
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154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
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26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
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26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
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26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
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154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
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26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	WAYS	WAY			STUART	FL
154182	704	569	SE	CENTRAL	PKWY			STUART	FL
154178	704	553	SE	CENTRAL	PKWY			STUART	FL
26524	104	806	SE	CENTRAL	PKWY		4	STUART	FL
26507	104	805	SE	CENTRAL	PKWY		3	STUART	FL
26635	704	919	SE	CENTRAL	PKWY			STUART	FL
26637	704	Unknown Address							
281358	704	2100	SE	WAYS	WAY			STUART	FL
154214	704	649	SE	CENTRAL	PKWY			STUART	FL
154183	704	573	SE	CENTRAL	PKWY			STUART	FL
26456	104	801	SE	CENTRAL	PKWY		16	STUART	FL
26526	104	806	SE	CENTRAL	PKWY		6	STUART	FL
26636	704	917	SE	CENTRAL	PKWY			STUART	FL
26446	104	801	SE	CENTRAL	PKWY		6	STUART	FL
26461	104	802	SE	CENTRAL	PKWY		5	STUART	FL
856687	704	2104	SE	WAYS	WAY			STUART	FL
26643	704	933	SE	CENTRAL	PKWY			STUART	FL
26641	704	Unknown Address							
26640	704	Unknown Address							
26642	704	929	SE	CENTRAL	PKWY			STUART	FL
26644	704	Unknown Address							
26639	704	925	SE	CENTRAL	PKWY			STUART	FL
26471	104	802	SE	CENTRAL	PKWY		15	STUART	FL
26651	704	949	SE	CENTRAL	PKWY			STUART	FL
26662	704	973	SE	CENTRAL	PKWY			STUART	FL
26661	704	971	SE	CENTRAL	PKWY			STUART	FL
26502	104	804	SE	CENTRAL	PKWY		14	STUART	FL
128303	739	1900	SE	FEDERAL	HWY		330	STUART	FL
26485	104	803	SE	CENTRAL	PKWY		13	STUART	FL
26500	104	804	SE	CENTRAL	PKWY		12	STUART	FL
26501	104	804	SE	CENTRAL	PKWY		13	STUART	FL
26440	974	Unknown Address							
26655	704	Unknown Address							
26654	704	959	SE	CENTRAL	PKWY			STUART	FL
26481	104	803	SE	CENTRAL	PKWY		9	STUART	FL
26498	104	804	SE	CENTRAL	PKWY		10	STUART	FL
26533	104	806	SE	CENTRAL	PKWY		13	STUART	FL
26506	104	805	SE	CENTRAL	PKWY		2	STUART	FL
26529	104	806	SE	CENTRAL	PKWY		9	STUART	FL

154217	704	661	SE	CENTRAL	PKWY			STUART	FL
26459	104	802	SE	CENTRAL	PKWY		3	STUART	FL
26476	104	803	SE	CENTRAL	PKWY		4	STUART	FL
26523	104	806	SE	CENTRAL	PKWY		3	STUART	FL

Zip	Mail Street Addr	Mail City	Mail State
Martin County Property Appraiser's Office at 772-288-5608.			
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PKWY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	3533 SE FAIRWAY E	STUART	FL
34994	955 SE CENTRAL PKY	STUART	FL
34994	1110 SW BALMORAL TRCE	STUART	FL
34994	PO BOX 1131	PALM CITY	FL
	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	802 CENTRAL PARKWAY #8	STUART	FL
34994	500 SW ASTER RD	PORT ST LUCIE	FL
34994	805 SE CENTRAL PKY APT 7	STUART	FL
34994	JULIA ANNA CASON TTEE	STUART	FL
34994	1708 CORPORATE DR	BOYNTON BEACH	FL
34994	4310 SE BAYSHORE TER	STUART	FL
34994	1241 SE INDIAN ST #104	STUART	FL
34994	805 SE CENTRAL PARKWAY #16	STUART	FL
34994	805 SE CENTRAL PKWY #9	STUART	FL
34994	806 SE CENTRAL PKWY UNIT 7	STUART	FL
34994	802 CENTRAL PARKWAY #12	STUART	FL
34994	4155 NW OAKBROOK CIR	JENSEN BEACH	FL
34994	6111 GOODWYN RD	AUSTELL	GA
34994	700 SE CENTRAL PKY	STUART	FL
34994	5640 SE NORMANDY AVE	STUART	FL
34994	802 SE CENTRAL PKWY DR # 7	STUART	FL
34994	801 SE CENTRAL PKWY APT 12	STUART	FL
	903 SE CENTRAL PKY	STUART	FL
34994	903 SE CENTRAL PKY	STUART	FL
34994	2116 SE RAYS WAY	STUART	FL
34994	805 SE CENTRAL PKY #12	STUART	FL
34994	7830 DINES RD	NOVELTY	OH
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	533 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
	2370 NE OCEAN BLVD #B204	STUART	FL
34994	12 S RIDGEVIEW RD	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
34994	803 SE CENTRAL PKY # 10	STUART	FL

	2100 SE RAYS WAY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	305 VAN BUREN AVE	TEANECK	NJ
34994	802 CENTRAL PARKWAY UNIT 9	STUART	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	802 SE CENTRAL PKY #802-16	STUART	FL
34994	PO BOX 2024	STUART	FL
34994	806 SE CENTRAL PKY #16	STUART	FL
	902 CARNEGIE CENTER STE 400	PRINCETON	NJ
34994	3554 CEDAR CREEK DR	MISSISSAUGA	ON
34994	645 SE CENTRAL PKY	STUART	FL
34994	645 SE CENTRAL PKY	STUART	FL
34994	2586 SW FEROE AVE	PALM CITY	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	804 SE CENTRAL PARKWAY UNIT 15	STUART	FL
34994	DONALD & SHIRLEY A WIEGOLD TTEE	STUART	FL
34994	SEAWAY POINTE	WELLAND	ON
34994	34704 MAINSAIL CT	LEWES	DE
34994	343 EDINBURGH RD	CHADDS FORD	PA
34994	804 SE CENTRAL PKWY #16	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	30 W 86TH ST	NEW YORK	NY
34994	595 SW SALERNO RD	STUART	FL
34994	801 CENTRAL PARKWAY #4	STUART	FL
34994	460 SE ST LUCIE BLVD	STUART	FL
34994	1526 NW BUTTONBUSH CIR	PALM CITY	FL
34994	804 SE CENTRAL PKY #1	STUART	FL
34994	801 SE CENTRAL PKWY #3	STUART	FL
34994	8 PINE POINT RR 1	BARRIE	ON
34994	173 BROOK ST	SCARSDALE	NY
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	907 SE CENTRAL PKWY	STUART	FL
34994	801 SE CENTRAL PARKWAY #5	STUART	FL
34994	802 SE CENTRAL PKY #10	STUART	FL
34994	W 6462 OLD BASS LAKE RD	MINONG	WI
34994	805 SE CENTRAL PKWY #6	STUART	FL
34994	1211 E KENNEDY BLVD #435	TAMPA	FL
34994	516 SW CALIFORNIA AVE	STUART	FL

34994	3515 NE SKYLINE DR	JENSEN BEACH	FL
34994	PO BOX 3150	STUART	FL
34994	806 SE CENTRAL PKY #806-8	STUART	FL
34994	806 SE CENTRAL PKY #15	STUART	FL
34994	806 SE CENTRAL PKWY #15	STUART	FL
34994	6765 SW CHASE CT	STUART	FL
34994	1309 SE 9TH ST	STUART	FL
34994	1189 SW FOX DEN WAY	PALM CITY	FL
34994	JAMES NOLA TTEE	JENSEN BEACH	FL
34994	JANINE LEE WIEGOLD TTEE	PALM CITY	FL
34994	1925 SW VILLANOVA RD	PORT SAINT LUCIE	FL
34994	JEFFREY L BERMAN & LISA MARIE BERMAN TTEE	PALM CITY	FL
34994	JOANNE C MCVICAR TTEE	STUART	FL
34994	801 SE CENTRAL PKWY #10	STUART	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	5656 SW EVANS DR	STUART	FL
	5656 SW EVANS DR	STUART	FL
34994	665 SE CENTRAL PKY	STUART	FL
34994	PO BOX 1866	PALM CITY	FL
34994	804 SE CENTRAL PKY #11	STUART	FL
34994	804 SE CENTRAL PKY # 9	STUART	FL
34994	804 SE CENTRAL PKY #5	STUART	FL
34994	3901 SHELBY CT	WATERFORD	MI
34994	CHERYL SLOAT TTEE	STUART	FL
34994	806 CENTRAL PARKWAY UNIT 2	STUART	FL
34994	3449 SW SAWGRASS VILLAS DR	PALM CITY	FL
34994	6 STATE ST	WARREN	RI
34994	801 SE CENTRAL PKY #801-2	STUART	FL
34994	594 SE HIDDEN RIVER DR	PORT SAINT LUCIE	FL
34994	802 SE CENTRAL PKY 802-1	STUART	FL
34994	803 SE CENTRAL PKWY #11	STUART	FL
34994	803 SE CENTRAL PKY 803-15	STUART	FL
34994	40 HIGHLAND	FT ERIE	ON
34994	806 SE CENTRAL PKY #806-5	STUART	FL
34994	JAMIE MAZZZONE TTEE	WINTHROP	MA
34994	801 SE CENTRAL PKY #801-1	STUART	FL
34994	921 SE CENTRAL PKY	STUART	FL
34994	805 SE CENTRAL PKY #13	STUART	FL
34994	801 SE CENTRAL PKY #14	STUART	FL
34994	805 SE CENTRAL PKY #805-8	STUART	FL
	UPTON MANOR		
34994	UPTON MANOR		
34994	MICHAEL ALAN & JANET LYNN BALDWIN TTEE	BRISTOW	VA
34994	MIRYANA MOORE SCHUBERT TTEE	STUART	FL
34994	3322 SE GRAN PARK WAY	STUART	FL
34994	800 SE CENTRAL PKY	STUART	FL

34994	860 SE CENTRAL PARKWAY	STUART	FL
34994	SUZANNE COLBERT PANKEY TTEE	STUART	FL
34994	577 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	8304 SE KETCH CT	HOBE SOUND	FL
34994	4280 PROFESSIONAL CENTER DR STE 100	PALM BEACH GARDENS	FL
34994	1802-500 GREEN RD	STONEY CREEK	ON
34994	2110 SE RAYS WAY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	2586 SE STONEBRIAR WAY	STUART	FL
34994	JACQUELINE M RAMO TTEE	MERRICK	NY
34994	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
34994	1817 SW CRANE CREEK AVE	PALM CITY	FL
34994	RONALD D RENNER TTEE	JENSEN BEACH	FL
34994	PO BOX 47854	WICHITA	KS
34994	PO BOX 487	LEWISBURG	PA
34994	806 CENTRAL PARKWAY UNIT 6	STUART	FL
34994	917 SE CENTRAL PKWY	STUART	FL
34994	9860 SW 121ST	MIAMI	FL
34994	PO BOX 2112	STUART	FL
34994	2104 SE RAYS WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
34994	RICHARD & JUDITH SENKER TTEE	STUART	FL
34994	949 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	6950 SW 134TH ST	MIAMI	FL
34994	13187 ASHVALE DR	FAIRFAX	VA
34994	228 VICTORIA ST RR2	TIVERTON	ON
34994	804 SE CENTRAL PKY #12	STUART	FL
34994	804 SE CENTRAL PKY #804-13	STUART	FL
	430 SW LAKE WHITNEY PLACE	PORT SAINT LUCIE	FL
	959 SE CENTRAL PKY	STUART	FL
34994	959 SE CENTRAL PKY	STUART	FL
34994	18 EBB TIDE COURT	OCEAN PINES	MD
34994	804 SE CENTRAL PARKWAY #10	STUART	FL
34994	181 SW SOUTH RIVER DR	STUART	FL
34994	33 OLIVER CRES	THAMESFORD	ON
34994	806 SE CENTRAL PKY #9	STUART	FL

34994	2596 SW GREENWICH WAY	PALM CITY	FL
34994	265 MORGAN RD	RICHMOND	NH
34994	803 SE CENTRAL PKY #803-4	STUART	FL
34994	806 SE CENTRAL PKWY #3	STUART	FL

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 1/23/2023

Prepared by: Jodi Nentwick

Title of Item:

SAILFISH CAY, 751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) (QUASI-JUDICIAL)(RC):

(CITY INITIATED CONTINUANCE TO A DATE CERTAIN OF FEBRUARY 13, 2023 CCM)

ORDINANCE No. 2487-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) to allow the construction of 60 multifamily townhouse units on 4.88 acres of land (12.3 units per acre). The subject property is located at 751 SE Central Parkway. See attached staff report for additional information.

Funding Source:

N/A

Recommended Action:

Staff recommends continuance to date certain of Feb. 13, 2023.

ATTACHMENTS:

1. A.1 Ordinance 2487-2022
2. A.2 Ordinance 2487-2022 'Exhibit D'
3. B. Staff Report - Ord 2487-2022
4. C. Rezoning Application
5. D. Project Narrative
6. D. MCSB School Capacity Determination
7. D. Ordinance 1174-89
8. D. Ordinance 1293-93
9. D. Ordinance 2106-07
10. D. Staff Review Comments 03.21.2022
11. E. PUBLIC NOTIFICATION



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

ORDINANCE NUMBER 2487-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this future land use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on October 24, 2022, the City of Stuart City Commission adopted Ordinance 2486, 2022, approving a land use amendment from Commercial (C) to Multi-Family Residential (MF-RES);

WHEREAS, on November 5, 2021, an application was submitted to the city for a Rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on June 9, 2022, to consider the applicant's request and recommended approval of the subject petition to the City Commission; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Land Development Zoning District for said lands; and

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

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

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

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

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

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

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

- a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated March 24, 2022.**
- b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated March 25, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**
- d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 18, 2022.**

- e. Landscape Plans, Sheets LP-1 through LP-4, prepared by *Litterick Landscape Architecture*, dated October 20, 2021.
- f. Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture*, prepared February 21, 2022.
- g. Sign Plan, Sheet MS-1, prepared by *Camilo Lopez*, dated March 30, 2022.
- h. Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- i. Elevations, 4-Unit Building I, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- j. Elevations, 4-Unit Building Type II, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- k. Elevations, 5-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- l. Elevations, 6-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.
- m. Floor Plans, 7-Unit Building, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- n. Elevations, 7-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- o. Unit Plans, Plan A, Plan B, and Plan C, prepared by Dewey A. LeBlanc, dated November 5, 2021.
- p. Preliminary Engineering Plan, Sheet 1 of 2, by *Engineering Design & Construction, Inc.*, dated March 30, 2022.
- q. Preliminary Engineering Plan, Sheet 2 of 2, by *Engineering Design & Construction, Inc.*, dated February 21, 2022.
- r. Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, Dated October 2021.
- s. Photometric Plan, 1 page, dated January 3, 2022.
- t. Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.*, dated February 2022.
- u. Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.

v. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.**

w. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as “Residential Planned Unit Development (RPUD)” amended by this ordinance to allow for 60 townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

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

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

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

SECTION 7: Following the adoption and acceptance of this ordinance by the Owners, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the

City Commission, the Developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

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

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

SECTION 8: This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 9: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 10: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the 10th day of October 2022.

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

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this 24th day of October 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Cypress Holding, LLC

By: _____

Print Name: _____

Jeffrey H. Sands, Managing Member

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2022, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022 Troy McDonald, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEIROF AS RECORDED IN
PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY
FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

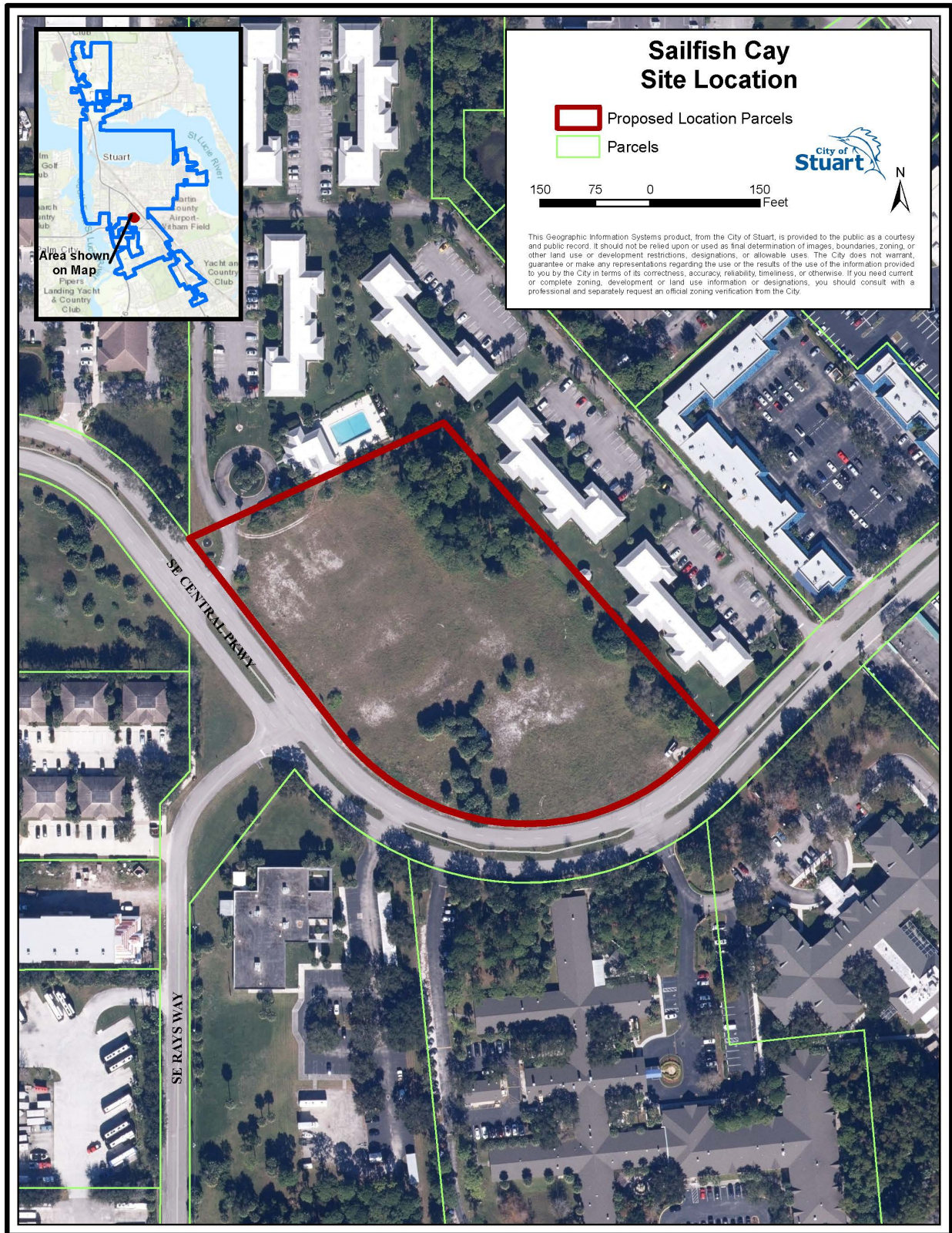


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

The Sailfish Cay RPUD project and use thereof shall comply with the following plans and documents:

- a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated March 24, 2022.**
- b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated March 25, 2022.**
- c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**
- d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 18, 2022.**
- e. **Landscape Plans, Sheets LP-1 through LP-4, prepared by *Litterick Landscape Architecture*, dated October 20, 2021.**
- f. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture*, prepared February 21, 2022.**
- g. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez*, dated March 30, 2022.**
- h. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**
- i. **Elevations, 4-Unit Building I, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- j. **Elevations, 4-Unit Building Type II, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- k. **Elevations, 5-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- l. **Elevations, 6-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**
- m. **Floor Plans, 7-Unit Building, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

- n. Elevations, 7-Unit Building, Sheet A-2, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.
- o. Unit Plans, Plan A, Plan B, and Plan C, prepared by Dewey A. LeBlanc, dated November 5, 2021.
- p. Preliminary Engineering Plan, Sheet 1 of 2, by *Engineering Design & Construction, Inc.*, dated March 30, 2022.
- q. Preliminary Engineering Plan, Sheet 2 of 2, by *Engineering Design & Construction, Inc.*, dated February 21, 2022.
- r. Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, Dated October 2021.
- s. Photometric Plan, 1 page, dated January 3, 2022.
- t. Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.*, dated February 2022.
- u. Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.
- v. Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.
- w. Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.

General Conditions

1. The project build-out date shall be five (5) years from the date this ordinance is recorded in the official records book of Martin County.
2. Any modifications to the Master RPUD Site Plan less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. The maximum building height within the RPUD shall be 2 stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof or to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.

4. Prior to approval of the plat, the Applicant shall provide a sidewalk connection north of Building 8 to connect to the sidewalk in front of Building 7.
5. All work shall conform with the 7th edition of the Florida Fire Prevention Code.
6. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
7. Prior to the issuance of the first building permit, the Developer shall schedule through the Building Department a pre-construction meeting.
8. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.
9. By acceptance of this development order, the Applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033 pertaining to state and federal agency permits.
10. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.

Landscaping

11. The common areas including, but not limited to, the project's cabana and pool area shall be installed with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
12. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The Developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
13. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Pervious and Open Space

14. Not less than 30% of the RPUD shall be open space that may include landscaped buffer areas as depicted on the Site & Landscape Plans, prepared by *Litterick Landscape Architecture*, as described in Exhibit C.
15. Development of the Subject Property as a RPUD shall include an impervious area of not more than 148,345 square feet or 3.4 acres (69.7% of the site).

Tree Mitigation

16. The project shall comply with the project's Tree Mitigation/Tree Disposition Chart, Sheet TD-2, prepared by *Litterick Landscape Architecture*, as referenced in Exhibit "C".

Prior to Issuance of Site Permits

17. Prior to the issuance of the first site permit, the Applicant shall provide a digital boundary survey and civil plan.
18. Prior to the issuance of the first site permit, the Civil Plans shall be reviewed and approved by all applicable City departments and consultants, if deemed necessary by the City.
19. Prior to the issuance of the first site permit, all regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City.
20. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a revised drainage report with: (1) survey data showing the elevations of the roads and parking of Towne Park North development, and (2) a simulation model utilizing this data for the 10-year, 1-day storm to demonstrate that there will be no flooding on the Towne Park North site as a result of the Sailfish Cay development. If the submitted simulation model shows any adverse drainage effects on the Towne Park North site, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.
21. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a stormwater model to reflect full retention pond recovery at 72 hours. If the submitted simulation model does not show full recovery, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.
22. Prior to issuance of the first site permit, the applicant shall provide to the City Development Department a Stormwater Management System Operation and Maintenance Plan for review and approval. The Plan shall provide general maintenance requirements and require that inspection of all bioswales occur on a quarterly basis and following a storm event. If standing water persists longer than 72 hours after a normal summer rain event, or if wetland vegetation such as cattails grow in the pond, the stormwater facility must be repairs, using such methods as such as scarifying or raking the pond bottom, or removing the bottom foot (12 inches) of soil and replacement with clean sand.

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

Development and Construction

24. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
25. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.
26. Any tree proposed for onsite relocation that does not survive shall be replaced at a 1/1 ratio per caliper inch, or as otherwise approved by the City's Development Director.
27. Prior to the issuance of the Certificate of Occupancy for each building, all new ground-mounted and rooftop mechanical equipment shall be screened from view, unless otherwise exempted by the City Fire Marshal or the Public Works Department.
28. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.
29. The Developer, successors, or assigns shall be responsible for the maintenance of all onsite landscaping, stormwater maintenance, concrete/asphalt/pavers, and all other site elements approved within the Development Documents.
30. The Developer shall install landscaping at the development's entry and within all perimeter buffers as shown on the landscaping plans prior to the first certificate of occupancy for a residential unit.
31. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the sixth (6th) residential unit or within 12 months from the start of any development activity, whichever occurs first.
32. Prior to the issuance of the first building permit, the Developer shall eradicate all invasive vegetation from the entire site and shall subsequently request an inspection from the City.
33. Prior to first certificate of occupancy of the last building to be constructed, the Developer shall provide an engineer's written confirmation attesting that the RPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.
34. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the Developer as necessary during construction in order to reduce the dust generated on-site.
35. All utility improvements constructed by the Developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City's Utilities & Engineering department.

36. The project's native planting schemes at the lake and within the bioswales will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".
37. Temporary or freestanding storage units are prohibited on the property once construction is complete.
38. All on-site lighting shall be cast downward and shielded from adjacent properties.
39. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed and approved by the City's Public Works department and the City's engineering consultant prior to permitting. Specifically, but not limited to:
 - a. Private Road (entry and within the development)
 - b. Central Parkway right-of-way
 - c. All public and private sidewalks
 - d. Proposed Lake & Bioswales
 - e. Cabana and Pool

Signage

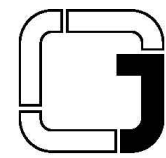
40. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the Sign Plan prepared by *Camilo Lopez* referenced in Exhibit C.

Platting- HOA Requirements & Future Amendments

41. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit for any development activity. No permits for development activities including, but not limited to, site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the public records.
42. The plat shall provide an easement for the Towne Park monument sign in favor of the Towne Park Homeowner's Association (HOA) for maintenance and to allow the sign to remain on the Sailfish Cay RPUD project site.
43. The plat shall provide a 10-foot maintenance easement for the lake retention wall located on the south side of the lake.
44. The property owner shall provide easements for licensed cable services.
45. The PUD may be conveyed to 60 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the Applicant/Developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney,

which shall be singularly responsible for the perpetual maintenance of the common site, right-of-way road shoulder and median. The HOA declarations shall also include restrictions regarding boats, boat trailers, sheds, etc.

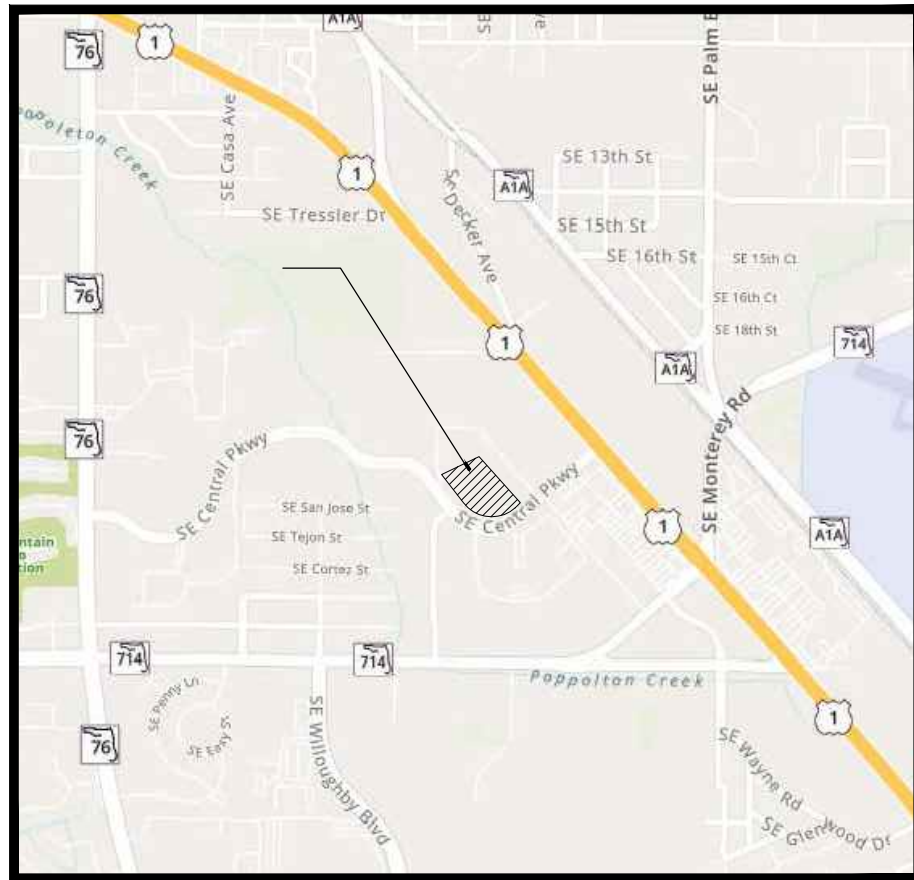
46. City of Stuart waste receptacles, including recycle shall be stored in garages only. The developments HOA shall be responsible for enforcing this waste receptable policy. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure. The development's HOA shall be responsible for enforcing this waste receptable policy. The property-owners association shall pay for initial bins (one trash bin and one recycle bin) for each unit and the pool cabana for a total of 61 trash bins and 61 recycle bins at the time of permitting. The City will provide a single bill to the HOA for trash pick-up.
47. The Developer and home-owners association shall request and consent to law enforcement entry to property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2487-2022.
48. No yard waste shall be placed in the street.
49. All new fences shall be maintained by the project's Home-Owners Association.
50. Any applications to amend this Ordinance shall be limited to the Developer or the Home-Owners Association.
51. The Home-Owner's Association shall regulate any permits for guest parking.



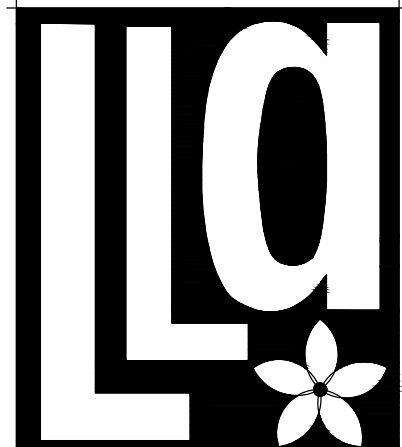
JOHNSTON GROUP

DEVELOPMENT & CONSTRUCTION

224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



VICINITY MAP



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

Stuart, Florida

751 Central Parkway

SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA

NAME OF APPLICATION: SAILFISH CAY
PARCEL ID: 09-38-41-011-00001-1
PROPOSED FUTURE LAND USE: MULTIFAMILY
ZONING DESIGNATION: RPUD
EXISTING USE: VACANT
PROPOSED USE: 60 TOWNHOME UNITS

DEVELOPMENT DATA

TOTAL SITE AREA: 212,719.8 S.F. (4.88 ACRES)
GROSS DENSITY: 12.3 UNITS PER ACRE (60 UNITS)
BUILDING HEIGHT: 2-STORIES (30')
BUILDING COVERAGE: 33.4% (70,943.63 S.F.)

OPEN SPACE

OPEN SPACE REQUIRED: 63,815.94 S.F. (30%)
OPEN SPACE PROVIDED: 64,594.58 S.F. (30.4%)

NATIVE VEGETATION

REQUIRED AREA: 53,180 S.F. (25%)
PROVIDED AREA: 60,252.72 S.F. (28.3%)

PERVIOUS AREA

PERVIOUS/LANDSCAPE AREA: 60,252.72 S.F. (28.3%)
PERVIOUS PAVER CREDIT: 4,122.5 S.F. (50% OF ALL PERVIOUS PAVERS/CONC.)
TOTAL PERVIOUS AREA: 64,375.22 S.F. (30.3% OF SITE)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA: 70,943.63 S.F. (31.6%)
BUILDINGS: 54,156.07 S.F. (25.5%)
PAVMT., SIDEWALKS, PADS, ETC.: 16,787.56 S.F. (7.9%)
PERVIOUS PAVER CREDIT: 4,122.5 S.F. (50% OF ALL PERVIOUS PAVERS/CONC.)
LAKE AREA (T.O.B.): 27,367.38 S.F. (12.2%)
TOTAL IMPERVIOUS AREA: 148,344.58 S.F. (69.7%)

UNIT BREAKDOWN

3 - BEDROOM UNITS: 38 UNITS
4 - BEDROOM UNITS: 22 UNITS
TOTAL UNITS: 60 UNITS

PARKING DATA:

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	60	2 SPACES/UNIT	120 SPACES
TOTAL PARKING REQUIRED:			120 SPACES
TOTAL PARKING PROVIDED:			*157 SPACES
HANDICAP SPACES REQ'D:			1 SPACE
HANDICAP SPACES PROV.:			1 SPACE
BIKE PARKING REQUIRED:			**6 BIKE RACKS
BIKE PARKING PROVIDED:			6 BIKE RACKS

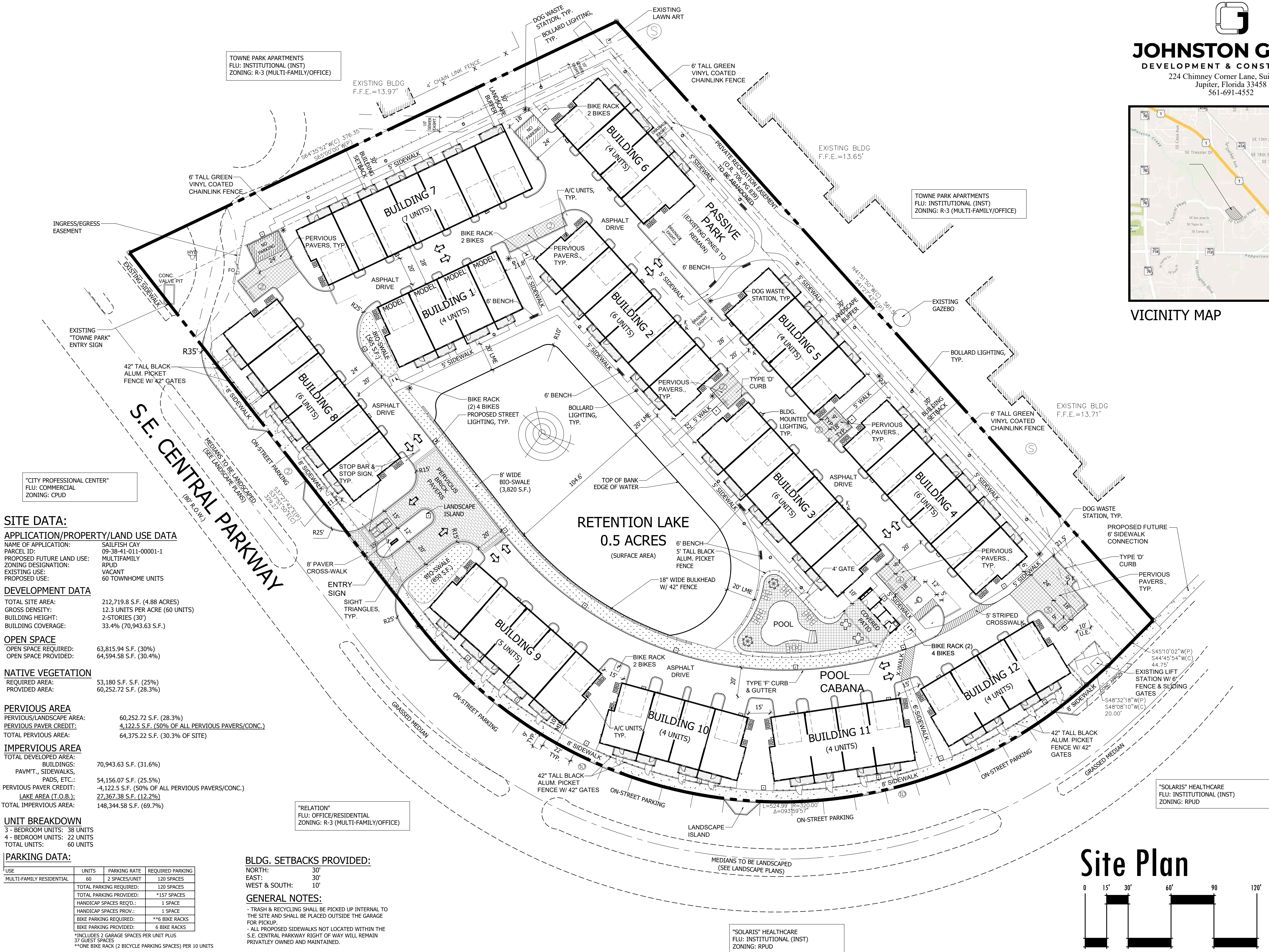
*INCLUDES 2 GARAGE SPACES PER UNIT PLUS 37 GUEST SPACES
**ONE BIKE RACK (2 BICYCLE PARKING SPACES) PER 10 UNITS

BLDG. SETBACKS PROVIDED:

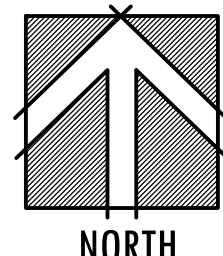
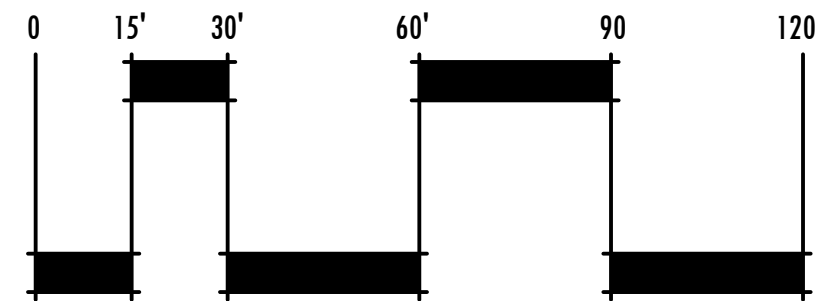
NORTH: 30'
EAST: 30'
WEST & SOUTH: 10'

GENERAL NOTES:

- TRASH & RECYCLING SHALL BE PICKED UP INTERNAL TO THE SITE AND SHALL BE PLACED OUTSIDE THE GARAGE FOR PICKUP.
- ALL PROPOSED SIDEWALKS NOT LOCATED WITHIN THE S.E. CENTRAL PARKWAY RIGHT OF WAY WILL REMAIN PRIVATELY OWNED AND MAINTAINED.



Site Plan



Landscape Architect of Record

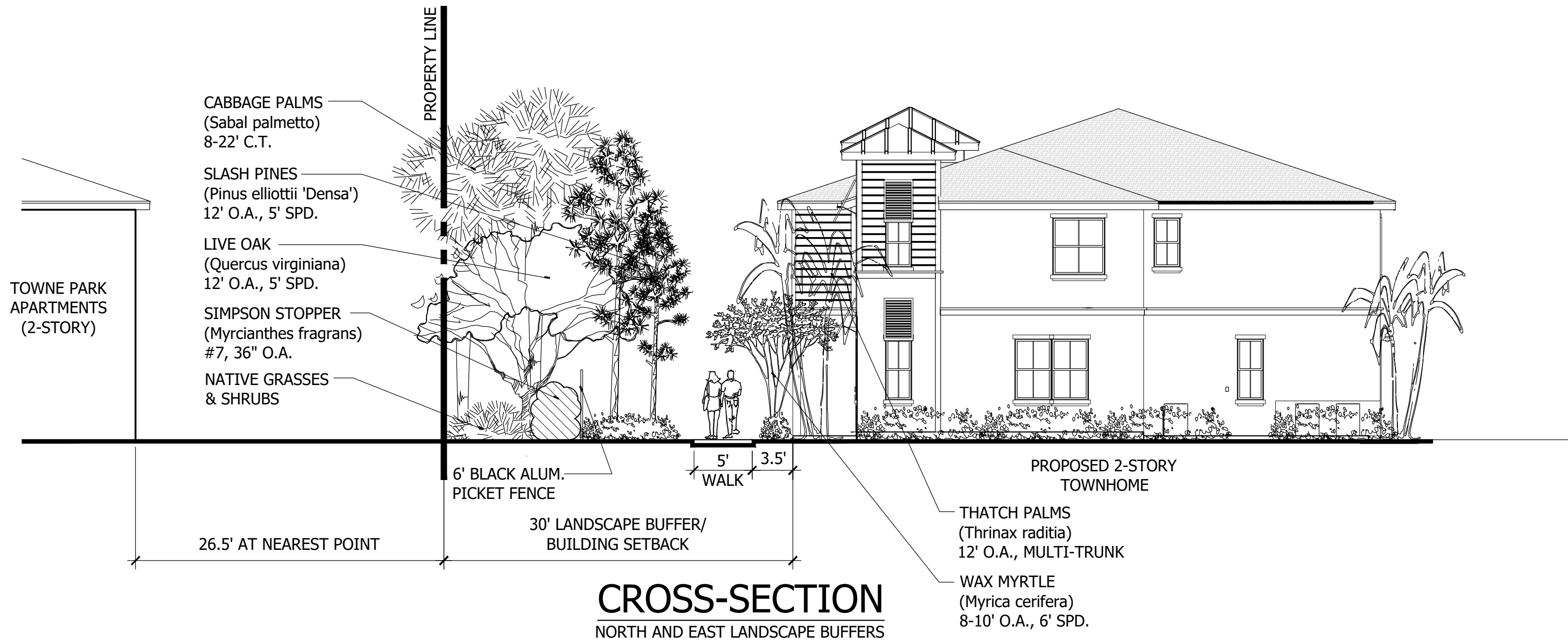
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

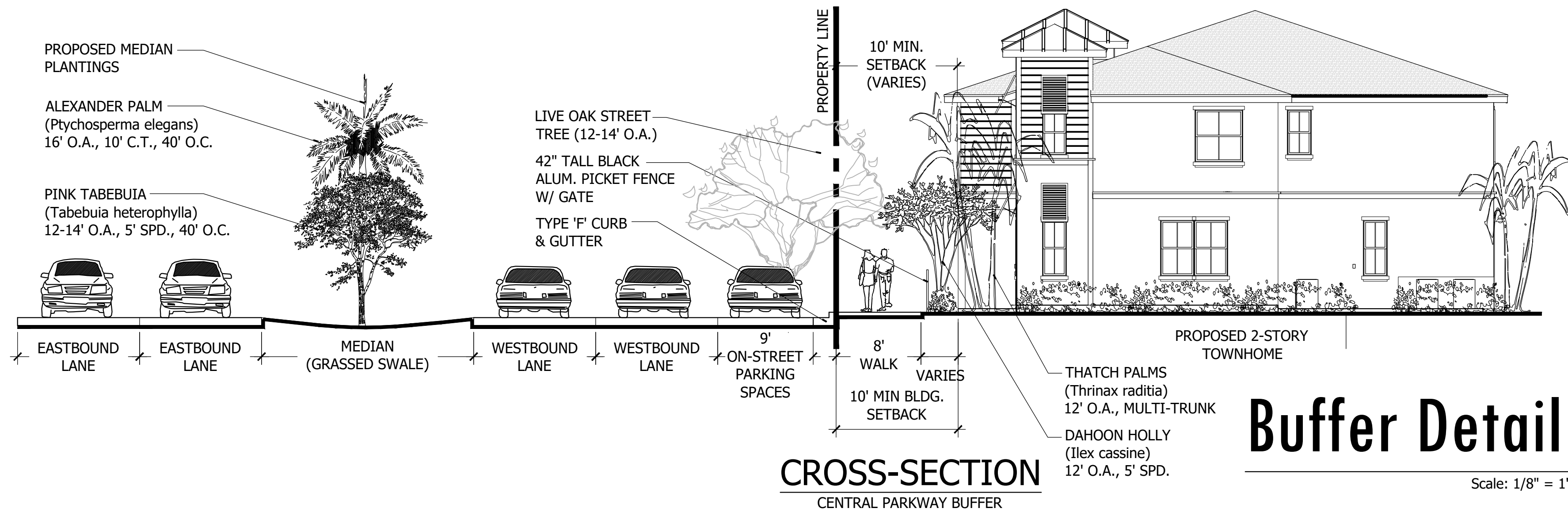
Designed: JML
Drawn: JML
Approved: JML
Date: 11/5/21
Job no.:
Revisions: 1/7/22
2/21/22
3/24/22

Sheet No.

SP-1



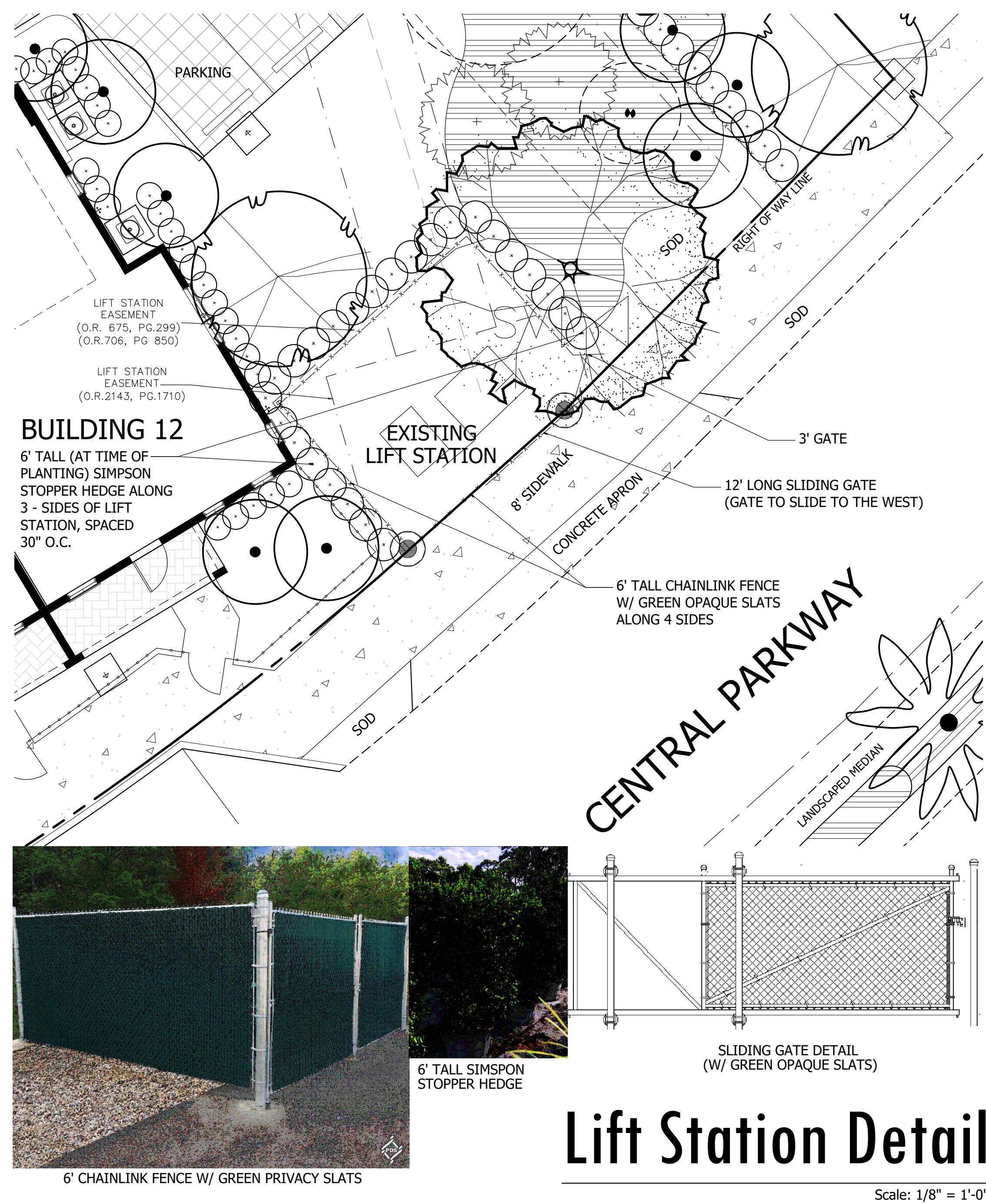
CROSS-SECTION
NORTH AND EAST LANDSCAPE BUFFERS



CROSS-SECTION
CENTRAL PARKWAY BUFFER

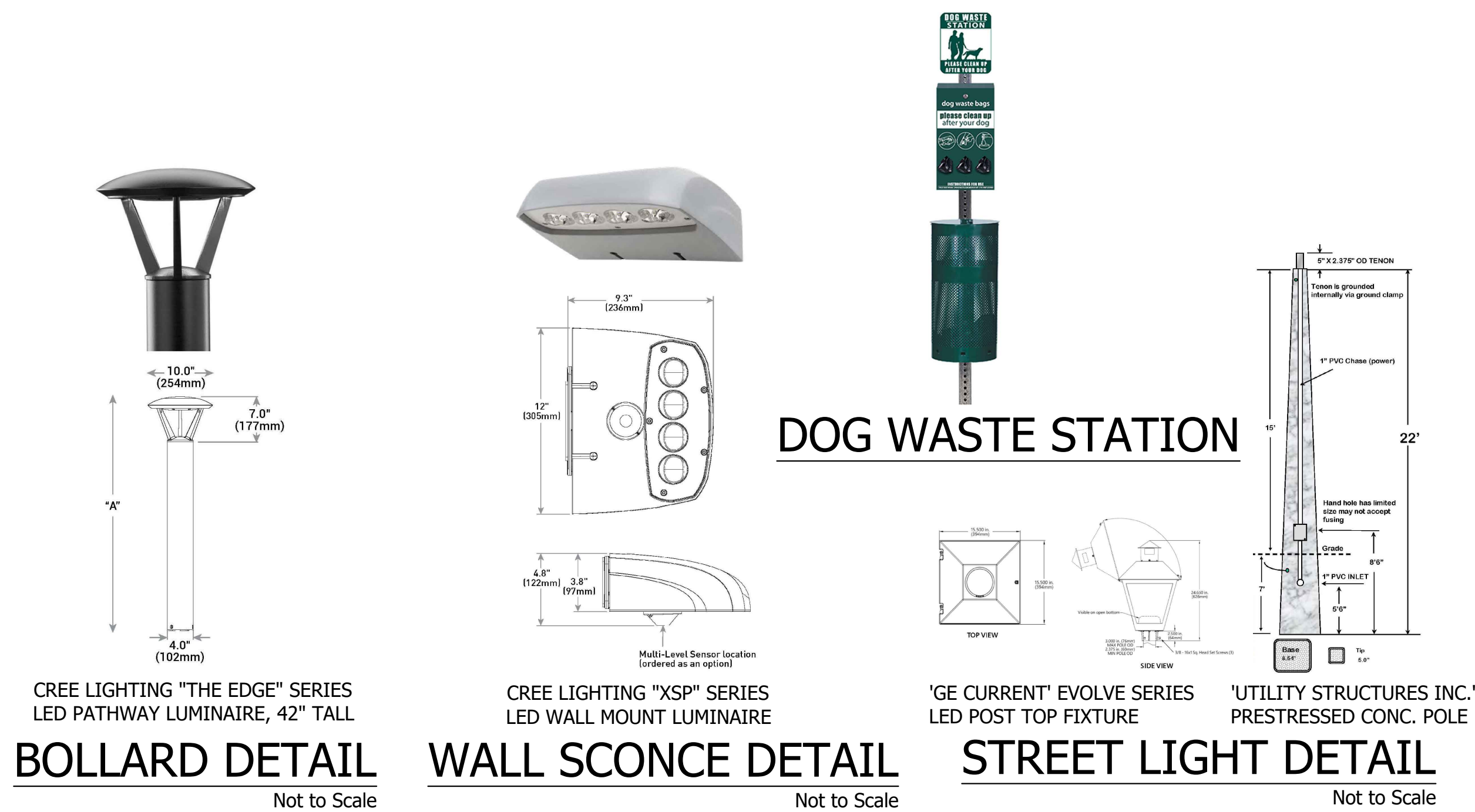
Buffer Details

Scale: 1/8" = 1'-0"



Lift Station Detail

Scale: 1/8" = 1'-0"



BOLLARD DETAIL
Not to Scale

WALL SCONCE DETAIL
Not to Scale

STREET LIGHT DETAIL
Not to Scale

PAVER DETAILS
Not to Scale



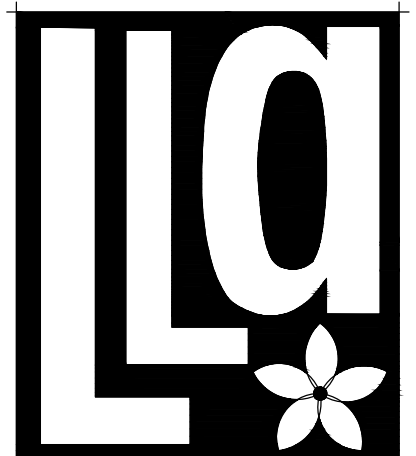
BENCH DETAIL
Not to Scale



BIKE RACK DETAIL
SCALE: NOT TO SCALE

Site Details

Scale: As Noted



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

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751 Central Parkway

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

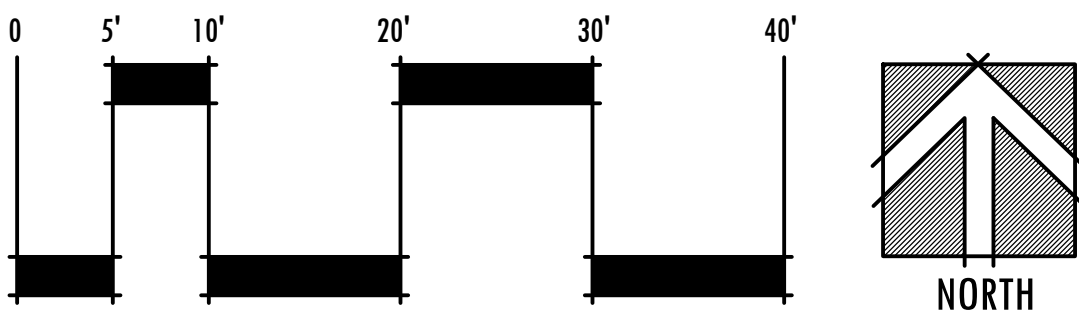
Scale: As Noted

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22
	3/25/22

Sheet No.

SP-2

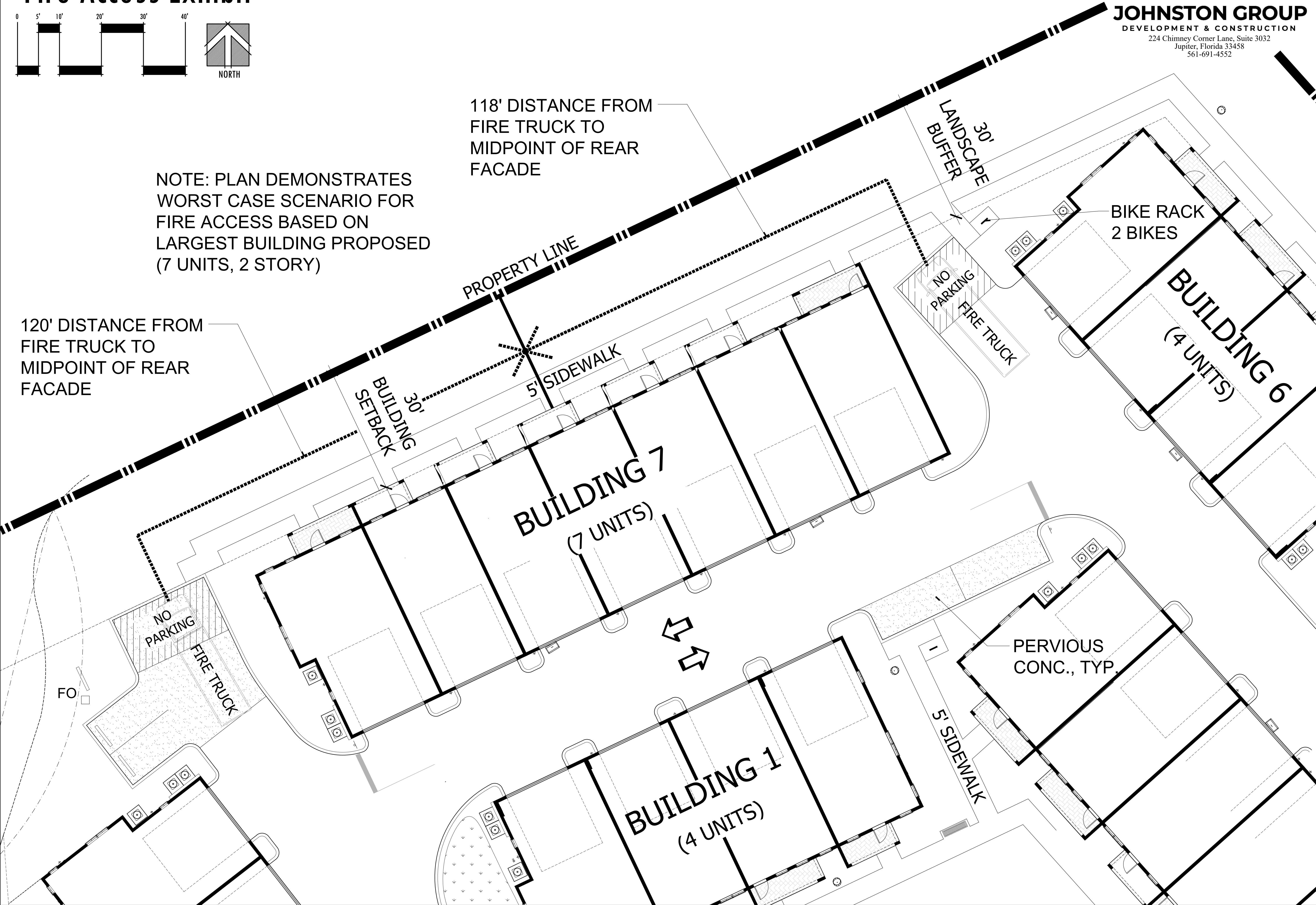
Fire Access Exhibit



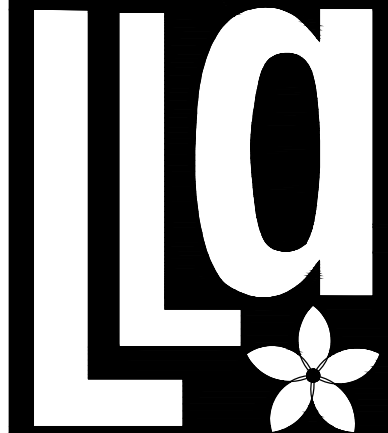
NOTE: PLAN DEMONSTRATES
WORST CASE SCENARIO FOR
FIRE ACCESS BASED ON
LARGEST BUILDING PROPOSED
(7 UNITS, 2 STORY)

120' DISTANCE FROM
FIRE TRUCK TO
MIDPOINT OF REAR
FACADE

118' DISTANCE FROM
FIRE TRUCK TO
MIDPOINT OF REAR
FACADE



JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



**Litterick
Landscape
Architecture**
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'

Designed: JML
Drawn: JML
Approved: JML
Date: 1/7/22
Job no.
Revisions: 2/21/22

Sheet No.

SP-3

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT # 1094514 A1

COMMITMENT DATE: MAY 23, 2021, AT 11:00 PM

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

6. ALL MATTERS CONTAINED ON THE PLAT OF TOWNE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**

10. EASEMENT FOR PERRY CABLE TV CORP. RECORDED IN O.R. BOOK 548, PAGE 987, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.**

11. SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**

12. SEWER, WATER AND LIFT STATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 850, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
EASEMENT #1 SHOWN ON SURVEY, EASEMENT #3 TERMINATED/ABANDONED BY O.R. BOOK 2003, PAGE 1826.

13. ACCESS, INGRESS AND EGRESS AND UTILITY EASEMENT AGREEMENT WITH TOWNE PARK NORTH CONDOMINIUM RECORDED IN O.R. BOOK 706, PAGE 833, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **EASEMENT TERMINATED/ABANDONED.**

14. RECREATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 839, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **LICENSE AGREEMENT TERMINATED BY O.R. 3247, P.G. 2148.**

15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. **TO BE RELOCATED.**

17. RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**

18. ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.**

CERTIFIED TO:

- JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
- 751 SE CENTRAL, LLC.



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	DIP F. DUCTILE IRON PIPE EAST/EASTING	HYD H. HYDRANT	POP P. PERMANENT CONTROL POINT	S.L.C. S.T.A. ST. LUCIE COUNTY STATION
AL ARC LENGTH	EDW E. EDGE OF WATER	IN INCH	PRM P. PERMANENT REFERENCE MONUMENT	STA STORMWATER DRAINAGE MANHOLE
ASPH ASPHALT	EB E. ELECTRIC BOX	INV INVERT	P.B. P. PLAT BOOK	STREET SIGN
BFP BACK FLOW PREVENTER	EH E. ELECTRIC HAND HOLE (EH)	IP IRON PIPE	(P) P. PLAT DATA	
BM BENCHMARK (BM)	EM E. ELECTRIC METER	IR IRON ROD	P.O.B. P. POINT OF BEGINNING	
BIKE BIKE RACK	EM E. ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. P. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
CATV CATV	EL/ELEV. ELEVATION	L LENGTH	P.C.C. P. POINT OF COMPOUND CURVE	TOE TOE OF SLOPE
(C) CALCULATED	FEMA F. FEDERAL EMERGENCY MANAGEMENT AGENCY	★ LIGHT POST	P.C. P. POINT OF CURVATURE	TOB TOP OF BANK/BERM
CB CATCH BASIN	F.O. F. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	P.T. P. POINT OF TANGENCY	T.O.N. TOP OF NUT
CLF CENTERLINE	FOHH F. FIBER OPTIC HAND HOLE	MAILBOX	P.O.T. P. POINT OF TERMINUS	X 0.0 X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CCR CERTIFIED CORNER RECORD	F. FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PSL P. PORT SAINT LUCIE, FLORIDA	X 0.00 X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CLF CHAIN LINK FENCE	F. FIBER OPTIC RISER	M.H.W. MEAN HIGH WATER LINE	PLS P. PROFESSIONAL LAND SURVEYOR	TWN TOWNSHIP
CHD CHORD	(M) F.F.E. FIELD MEASURED ELEVATION	M.L.W. MEAN LOWER WATER LINE	R RADIUS	TRAFFIC HANDHOLD
CO CLEAN OUT	(M) F.F.E. FIELD MEASURED ELEVATION	★ METAL LIGHT POST	RGE RANGE	TSCB TRAFFIC SIGNAL CONTROL BOX
COMM COMMUNICATION RISER	FDOT F. FLORIDA DEPARTMENT OF TRANSPORTATION	★ METAL POWER POLE	RTK REAL TIME KINEMATIC	TYP TYPICAL
CONC CONCRETE	FPL F. FOOT	MON MONUMENT	RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
CONC CONCRETE LIGHT POST	FM F. FORCE MAIN	NGVD29 NORTH AMERICAN VERTICAL DATUM OF 1929	R/W RIGHT-OF-WAY	UNK UNKNOWN
CPP CONCRETE POWER POLE (CPP)	FND F. FOUND	N/D NON DESCRIPT NAIL AND DISK	R/C ROD AND CAP	UNK UNKNOWN HANDHOLD
CONC CONCRETE POWER POLE W/STREET LIGHT	FO F. FPL MANHOLE	N.R. NON RADIAL	S SANITARY MANHOLE	RISER RISER BOX
CONC CONCRETE SIGNAL LIGHT POLE	70 FT. SQUARE FEET	NAVDB8 NORTH OR NORTHING 1988	SV SANITARY VALVE	UNKNOWN TYPE MANHOLE
CMP CORRUGATED METAL PIPE	CAS GAS VALVE	N NORTH OR NORTHING 1988	SEC SECTION	VCP VITRIFIED CLAY PIPE
CURB CURB INLET	GIS GEOGRAPHIC INFORMATION SYSTEMS	N. NUMBER	OP PROPERTY CORNER	WM WATER METER
DECORATIVE LIGHT POST	GND GROUND LIGHT	O.R.B. OFFICIAL RECORDS BOOK	RIGHT-OF-WAY CONTROL SIGN	W WATER SERVICE METER (WM)
(D) DEED	GUY GUY WIRE ANCHOR	OHW OVER HEAD WIRES	S SOUTH	W WELL
D.B. DEED BOOK	(E) HANDICAP	PG PAGE	SPGOT SPOTLIGHT	WF WOOD FENCE
Δ DELTA/CENTRAL ANGLE	HDPE HIGH DENSITY POLYETHYLENE PIPE	PCN PARKER-KALON NAIL	SPGOT SPOTLIGHT	WPF WOOD POLE STREET LIGHT
Ø DIAMETER (DIA.)	HWF HIGH WIRE FENCE	PK/D PARKER-KALON NAIL & DISK	SPRINKLER VALVE	WOOD POWER POLE
⊙ DRAINAGE MANHOLE				

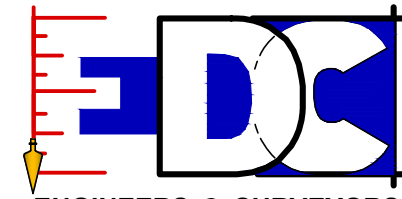
LEGAL DESCRIPTION:

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

CONTAINING 4.88 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK WAS JULY 15, 2021.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM—EAST ZONE, NAD 83 (1990).
- SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LINES, REFER TO AFOREMENTIONED FIRM PANELS.



ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

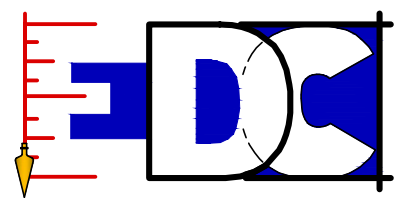
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NTO CHECKED BY
SV FIELD CREW
21-353.DWG FILENAME
AS SHOWN SCALE
February 23, 2022 DATE

NO.	REVISION	DATE
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100	REVISED PER CLIENT COMMENT (EASEMENT LABEL, SPT)	2/23/22

BOUNDARY & TOPOGRAPHIC
SURVEY

FOR: CYPRESS HOLDING, LLC.

RECORD INFORMATION
SEC. 9, TNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

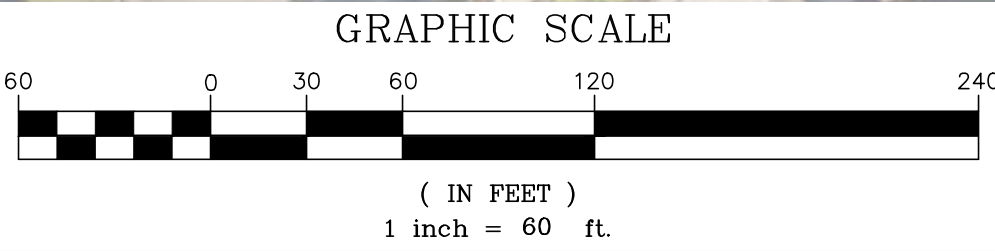
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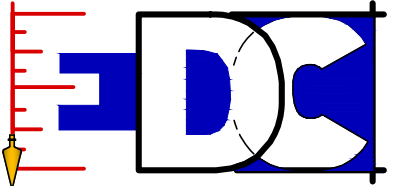
1 OF 3

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.





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10250 VILLAGE PARKWAY
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LS	INT.	SV	21-353.DWG	FILENAME	AS SHOWN	SCALE	DATE
DRAWN BY	CHECKED BY	FIELD CREW					February 23, 2022

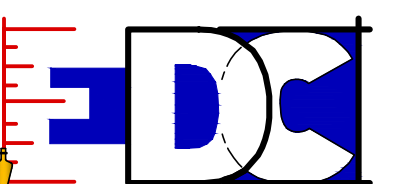
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2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABEL, SPT)		

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SURVEY

FOR: CYPRESS HOLDING, LLC.

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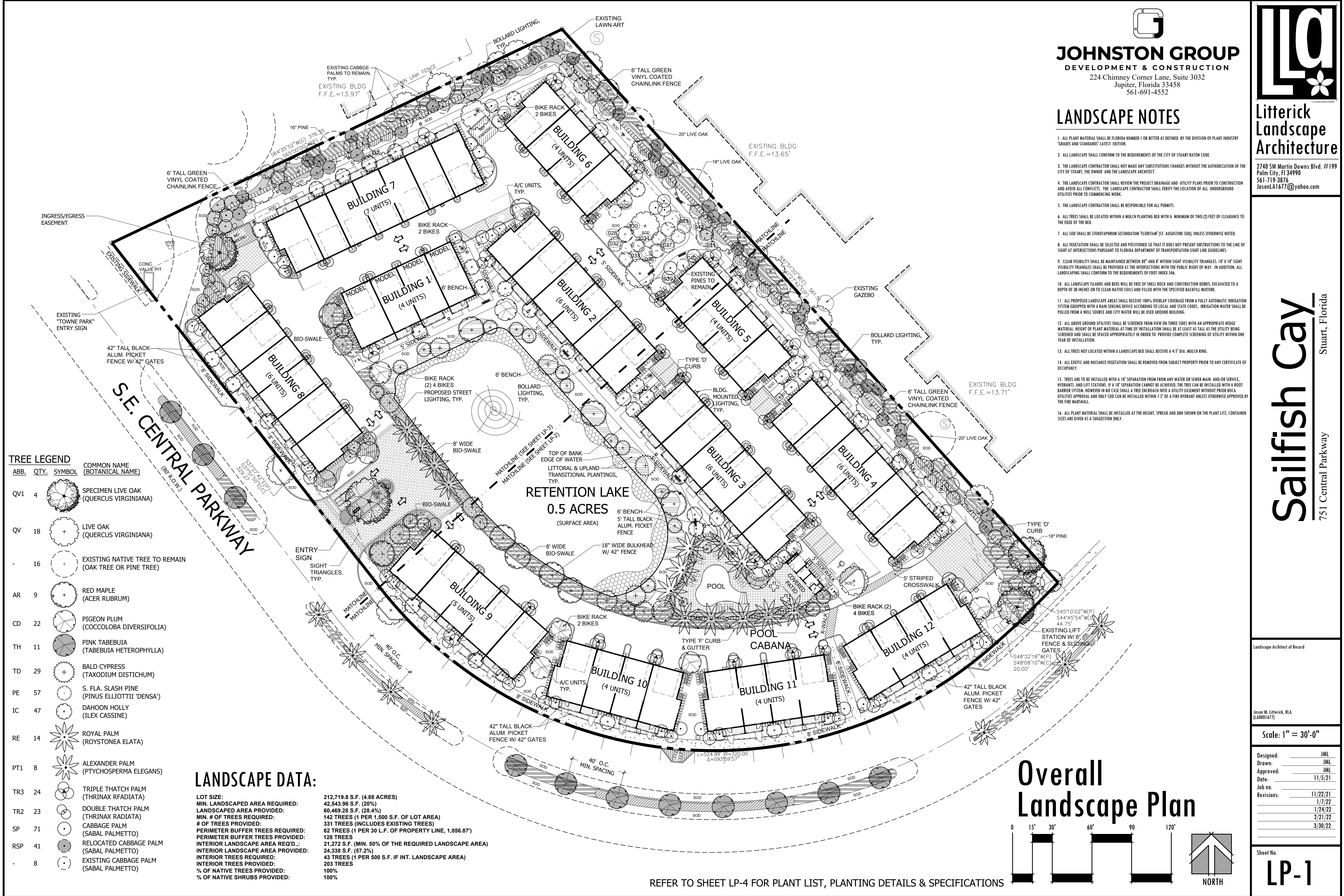
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2 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

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LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS" LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF STUART RATION CODE.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF STUART, THE OWNER AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOGRAPHUM SECONDARIUM "FLORITAM" (ST. AUGUSTINE SOD), UNLESS OTHERWISE NOTED.
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30' AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. 10' X 10' SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE AND CITY WATER WILL BE USED AROUND BUILDING.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5" DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.
- TREES ARE TO BE INSTALLED WITH A 10' SEPARATION FROM ANY WATER OR SEWER MAIN, AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A 10' SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM, HOWEVER IN NO CASE SHALL A TREE ENCRUST INTO A UTILITY EASEMENT WITHOUT PRIOR B.O.C.A. UTILITIES APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE HEIGHT, SPREAD AND DBH SHOWN ON THE PLANT LIST, CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

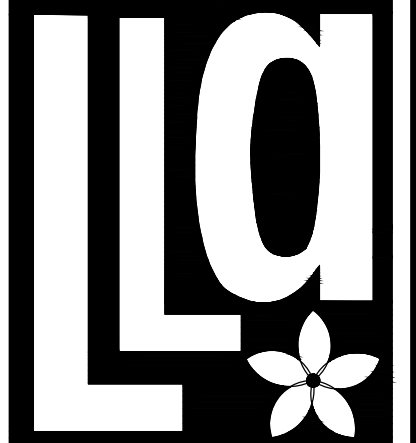
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Drawn: JML
Approved: JML
Date: 11/5/21
Job no.:
Revisions: 11/22/21
1/7/22
1/24/22
2/21/22
3/30/22

Sheet No.

LP-1

Page 167 of 483

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



Litterick
Landscape
Architecture

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561-719-3876
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Sailfish Cay

751 Central Parkway
Stuart, Florida

Stuart, Florida

51 Central Parkway

Landscape Architect of Record

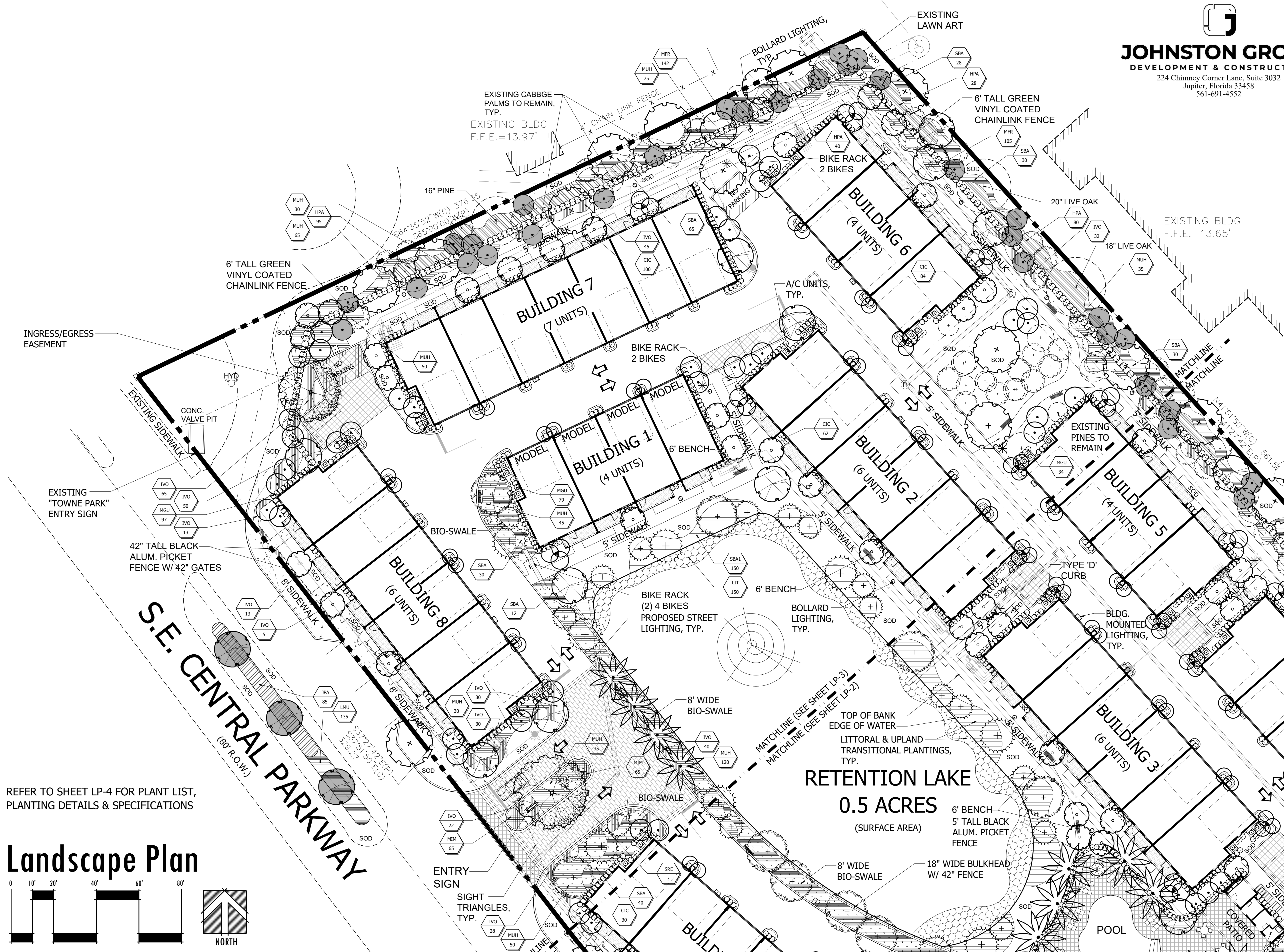
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: _____ JML
 Drawn: _____ JML
 Approved: _____ JML
 Date: _____ 11/5/21
 Job no. _____
 Revisions: _____ 11/22/21
 _____ 1/7/22
 _____ 1/24/22
 _____ 2/21/22
 _____ 3/30/22

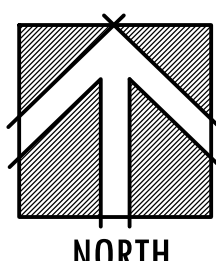
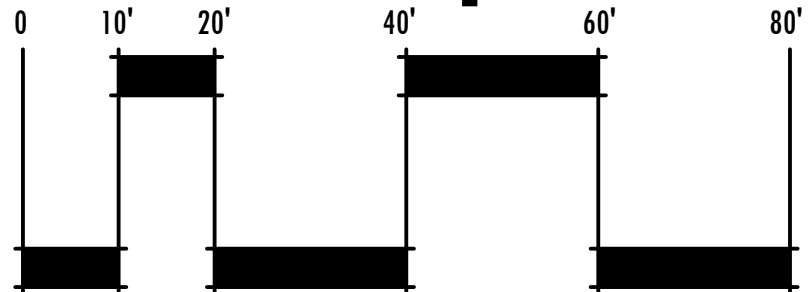
Sheet No.

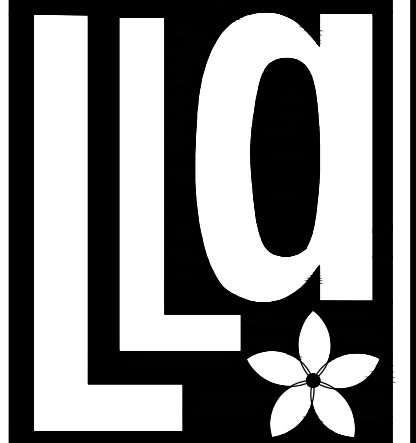
LP-2



REFER TO SHEET LP-4 FOR PLANT LIST,
PLANTING DETAILS & SPECIFICATIONS

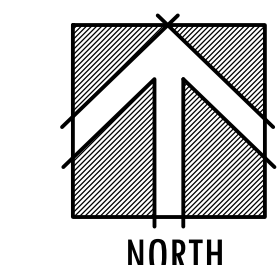
Landscape Plan

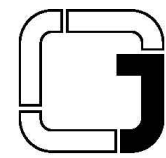




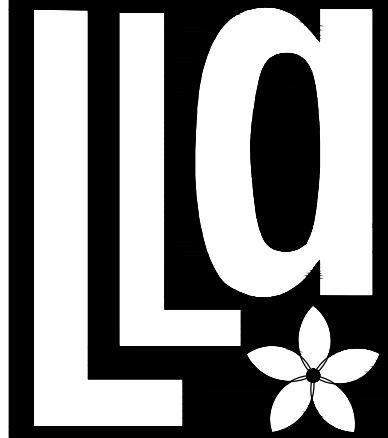
751 Central Parkway

LP-3





JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

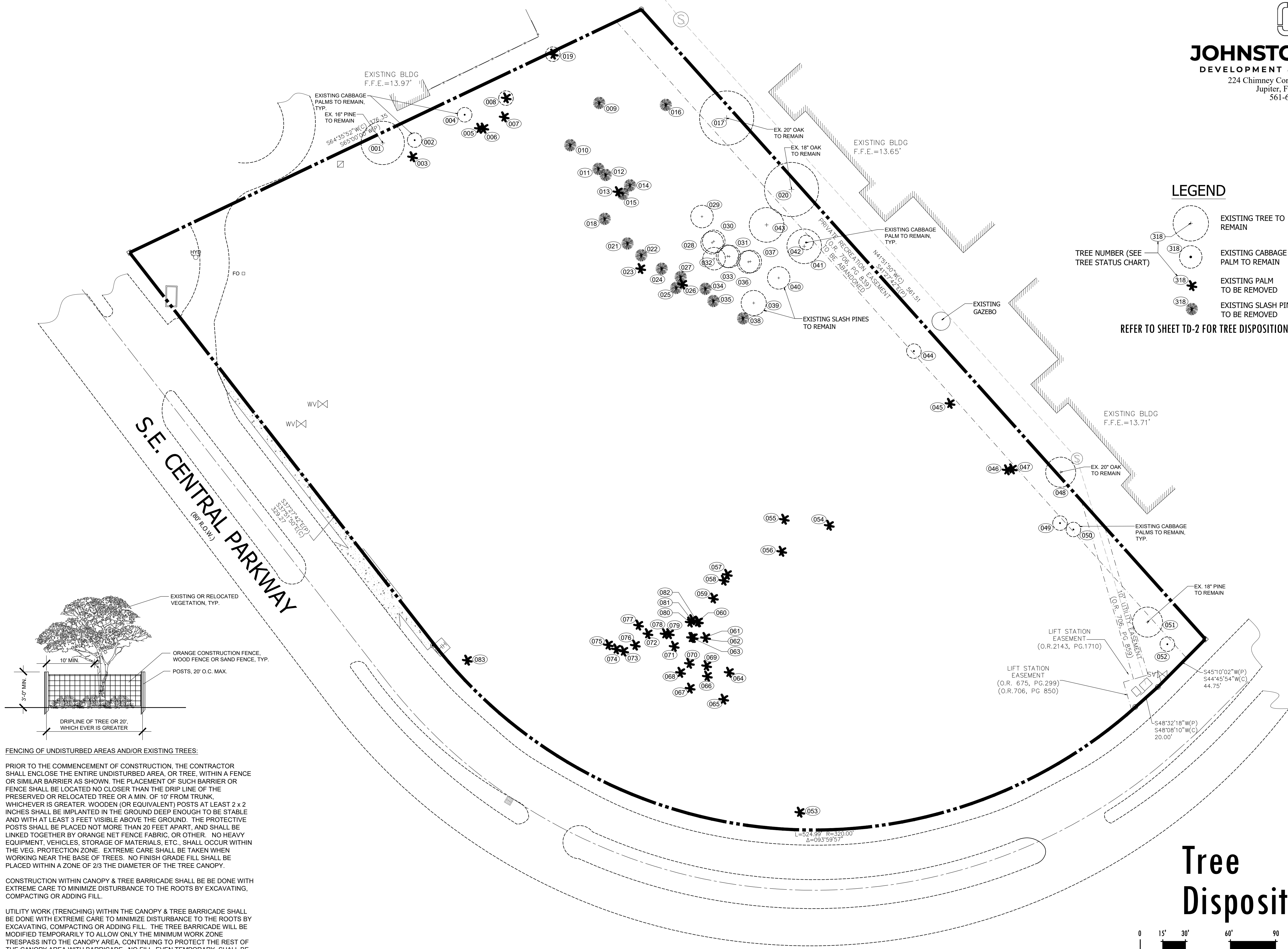


**Litterick
Landscape
Architecture**
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
Stuart, Florida
751 Central Parkway

LEGEND

- TREE NUMBER (SEE TREE STATUS CHART)
- EXISTING TREE TO REMAIN
 - EXISTING CABBAGE PALM TO REMAIN
 - EXISTING PALM TO BE REMOVED
 - EXISTING SLASH PINE TO BE REMOVED
- REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART



FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. THE PLACEMENT OF SUCH BARRIER OR FENCE SHALL BE LOCATED NO CLOSER THAN THE DRIP LINE OF THE PRESERVED OR RELOCATED TREE OR A MIN. OF 10' FROM TRUNK, WHICHEVER IS GREATER. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

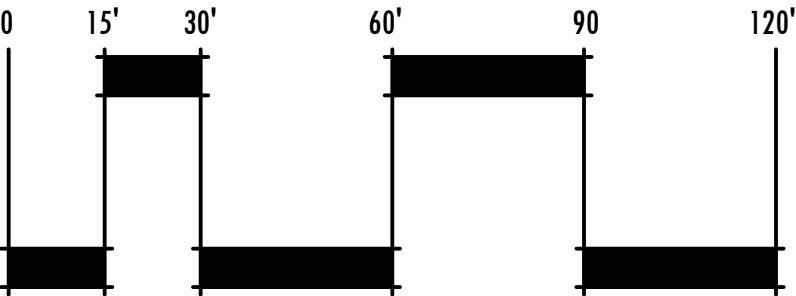
CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL

N.T.S.

Tree Disposition Plan



REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 11/5/21
Job no.:
Revisions: 11/22/21
1/7/22
2/21/22

Sheet No.

TD-1

TREE DISPOSITION CHART

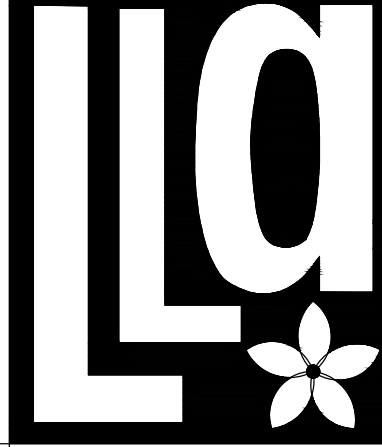
TREE NO.	SIZE	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH INCHES
					REMOVED
001	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
002	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
003	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
004	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
005	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
006	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
007	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
008	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
009	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
010	16"	PINUS ELLIOTTII	SLASH PINE	REMOVE	16"
011	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
012	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
013	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
014	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
015	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
016	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"
017	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN	
018	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
019	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
020	18"	QUERCUS VIRGINIANA LIVE OAK		REMAIN	
021	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
022	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"
023	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
024	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
025	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
026	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
027	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
028	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
029	24"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
030	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
031	8"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
032	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
033	6"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
034	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
035	8"	PINUS ELLIOTTII	SLASH PINE	REMOVE	8"
036	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
037	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
038	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
039	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
040	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
041	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
042	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
043	10"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
044	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
045	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
046	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
047	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
048	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN	
049	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
050	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
051	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
052	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
053	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
054	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
055	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
056	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
057	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
058	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
059	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
060	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
061	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
062	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
063	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
064	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
065	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
066	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
067	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
068	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
069	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
070	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
071	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
072	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
073	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
074	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
075	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
076	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
077	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
078	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
079	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
080	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
081	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
082	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
083	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	

TOTAL RELOCATED CABBAGE PALMS: 41 PALMS
TOTAL REMOVED SLASH PINES: 16 PINES (246")

TREE REPLACEMENT FORMULA (SLASH PINES):
246" REMOVED X 1.5 = 369" / 2.5" = 148 TREES - *173 TREES = 0 TREES TO MITIGATE
*DENOTES ADDITIONAL TREES ABOVE WHAT IS REQUIRED (142 TREES REQ'D., 315 TREES PROVIDED)



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 DEVELOPMENT & CONSTRUCTION
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 Palm City, FL 34990
 561-719-3876
 JasonLA1677@yahoo.com

Sailfish Cay

751 Central Parkway

Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
 (LA0001677)

Scale: Not to Scale

Designed: JML

Drawn: JML

Approved: JML

Date: 11/5/21

Job no.

Revisions: 11/22/21

1/7/22

2/21/22

Sheet No.

TD-2

Tree

Disposition Chart

PROJECT LOCATION: 751 SE CENTRAL PKWY, STUART, FL 34994
ZONING: R-3 RESIDENTIAL - MULTI-FAMILY/ DUPLEX
SIGN REGULATIONS REQUIRED/ PROVIDED:
 AREA OF SIGN NOT TO EXCEED 24 SF PER FACE/ 24 SF PROVIDED
 10' FRONT YARD SETBACK/ 15 FT PROVIDED
 6' MAX. HEIGHT/ 5 FT PROVIDED

ADDITIONAL INFORMATION:

MONUMENT SIGNS. MONUMENT SIGNS SHALL BE COMPOSED OF METAL FRAME, TEXTURED BRICK, CONCRETE BLOCK, OR OTHER MASONRY, AND FINISHED WITH STUCCO OR OTHER TEXTURED MATERIAL, AND HAVING A SOLID BASE. THE TOP EDGE OF THE SIGN SHALL BE NO HIGHER THAN ELSEWHERE PERMITTED IN THIS CODE, AND THE SKIRT AND BASE SHALL BE NO SMALLER THAN 80 PERCENT OF THE SIGN WIDTH NOR GREATER THAN 120 PERCENT OF THE SIGN WIDTH. A MONUMENT SIGN SHALL NOT BE USED AS A FRAME FOR A CABINET SIGN THAT EXCEEDS 25 PERCENT OF THE SIGN AREA.

MEASUREMENT: THE SIGN FACE INCLUDES ANY BACKGROUND MATERIAL, PANEL, TRIM, COLOR, AND DIRECT OR SELF-ILLUMINATION USED THAT DIFFERENTIATES THE SIGN FROM THE BUILDING, STRUCTURE, BACKDROP SURFACE, OR OBJECT UPON WHICH, OR AGAINST WHICH, IT IS PLACED. WHEN THERE IS NO SUCH DIFFERENTIATION, THE SIGN FACE SHALL BE ONE OR MORE RECTANGLES JUST LARGE ENOUGH TO ENCLOSE ALL LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS. A SIGN STRUCTURE SHALL NOT BE INCLUDED IN THE TOTAL SIGN AREA PROVIDED THAT NO LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS ARE DISPLAYED ON, OR DESIGNED AS PART OF, THE SIGN STRUCTURE.

A 3D line drawing of a rectangular block standing on a curved track. Five parallel lines extend from the left side of the track, suggesting a path or a series of steps. The drawing is minimalist, using only black outlines on a white background.

3022-3028 142ND ST
3022-28 3023-29

BUILDING 8
(6 UNITS)

BUILDING 9
(5 UNITS)

ASPHALT DRIVE

STOP BAR & STOP SIGN, TYP.

ENTRY SIGN

SIGHT TRIANGLES, TYP.

BIKE RACK
(2) 4 BIKES

PROPOSED STREET LIGHTING, TYP.

PERVIOUS BRICK PAVERS

LANDSCAPE ISLAND

BIO-SWALE (650 S.F.)

8' WIDE BIO-SWALE (3,820 S.F.)

WAY

6' B

CAMILO LOPEZ
URBAN PLANNER &
ARCHITECTURAL DESIGNER
954.696.4106
CLOPEZDX@GMAIL.COM

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

REVISIONS

[illegible]

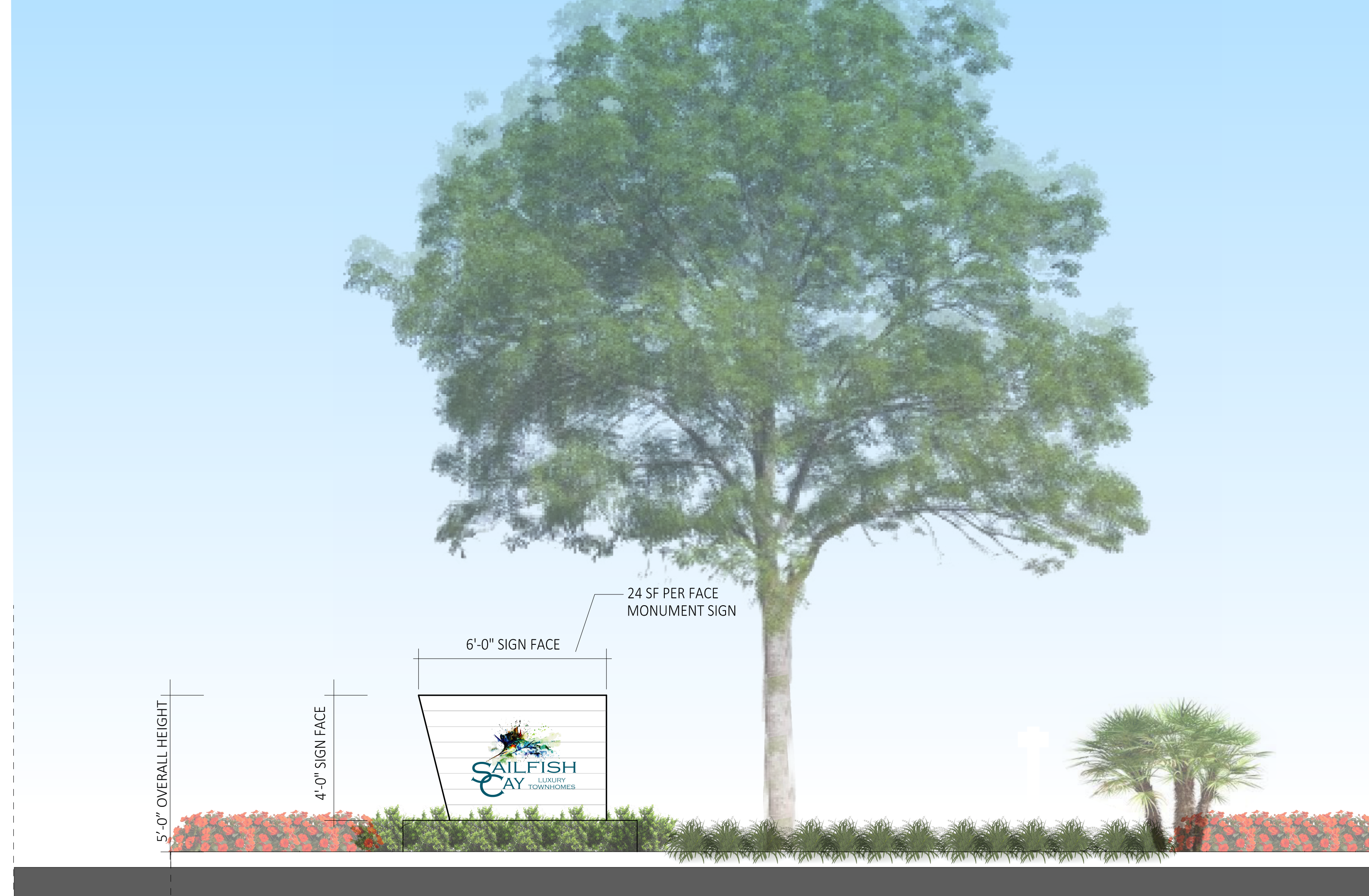
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DATE	10/20/2021
DRAWN BY	CLOPEZ
JOB NO.	TBD
SCALE	AS INDICATED

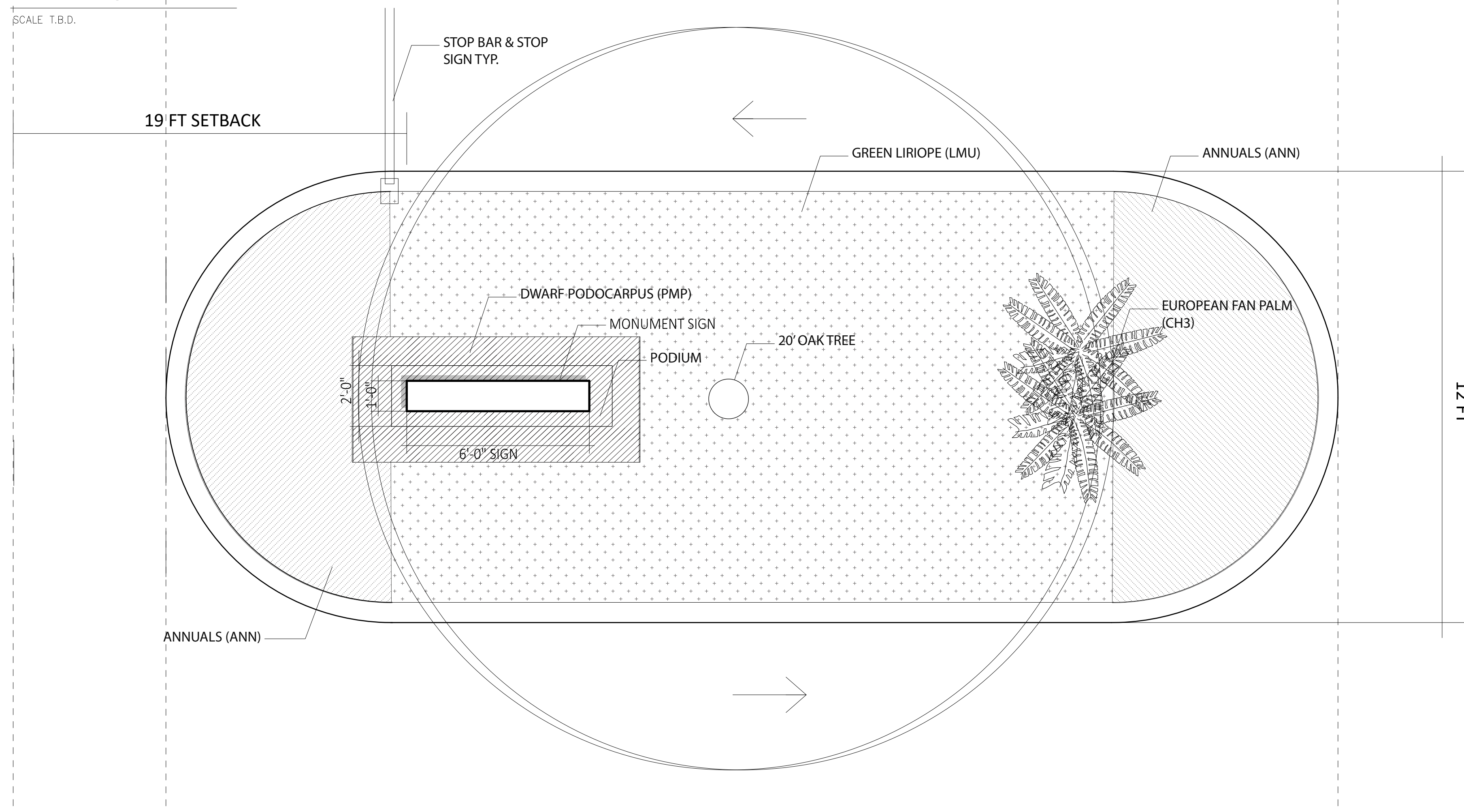
MONUMENT SIGN
SHEET

MS-1

NEW DEVELOPMENT



SCALE T.B.D.

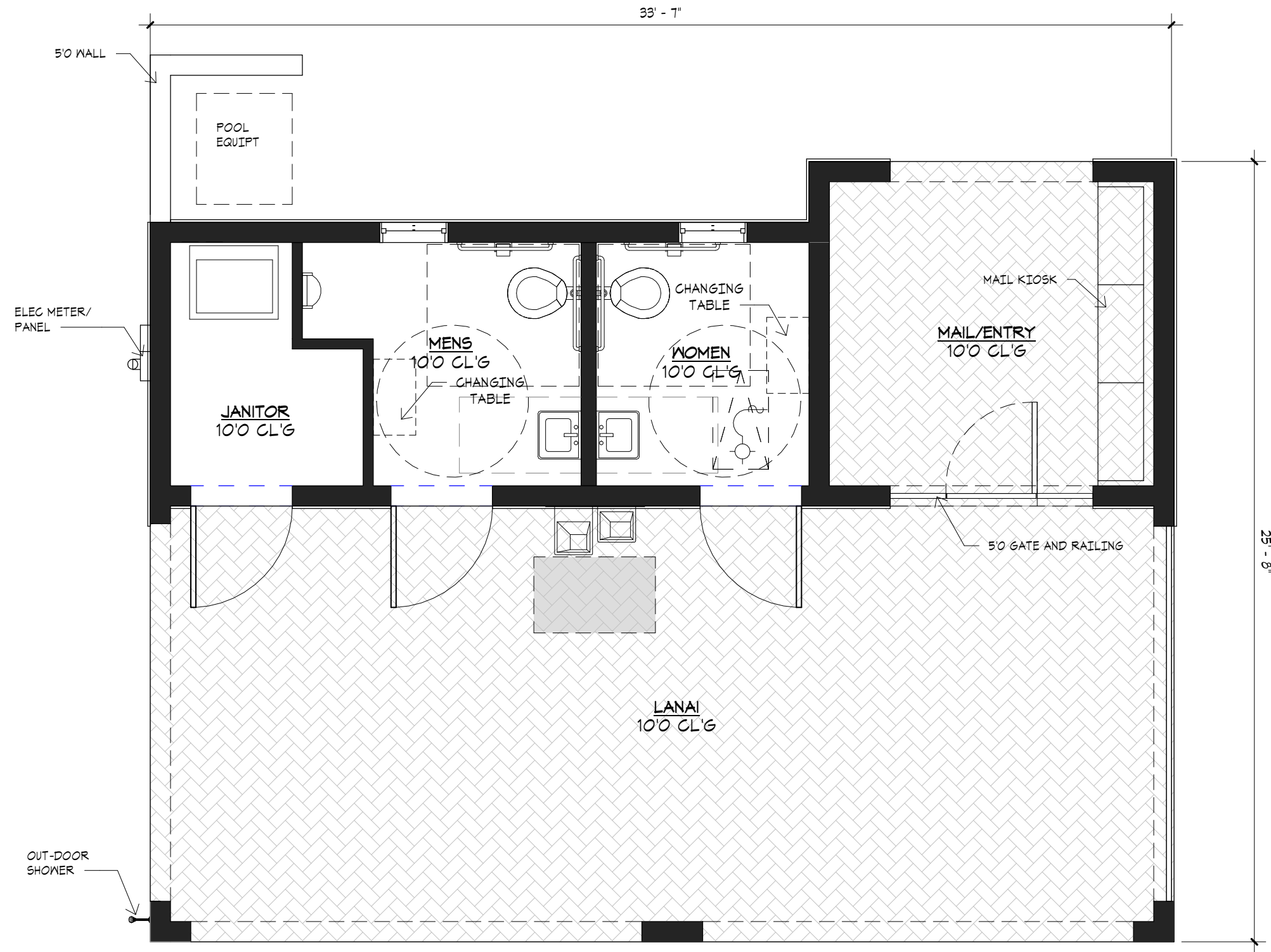


SCALE T.B.D.

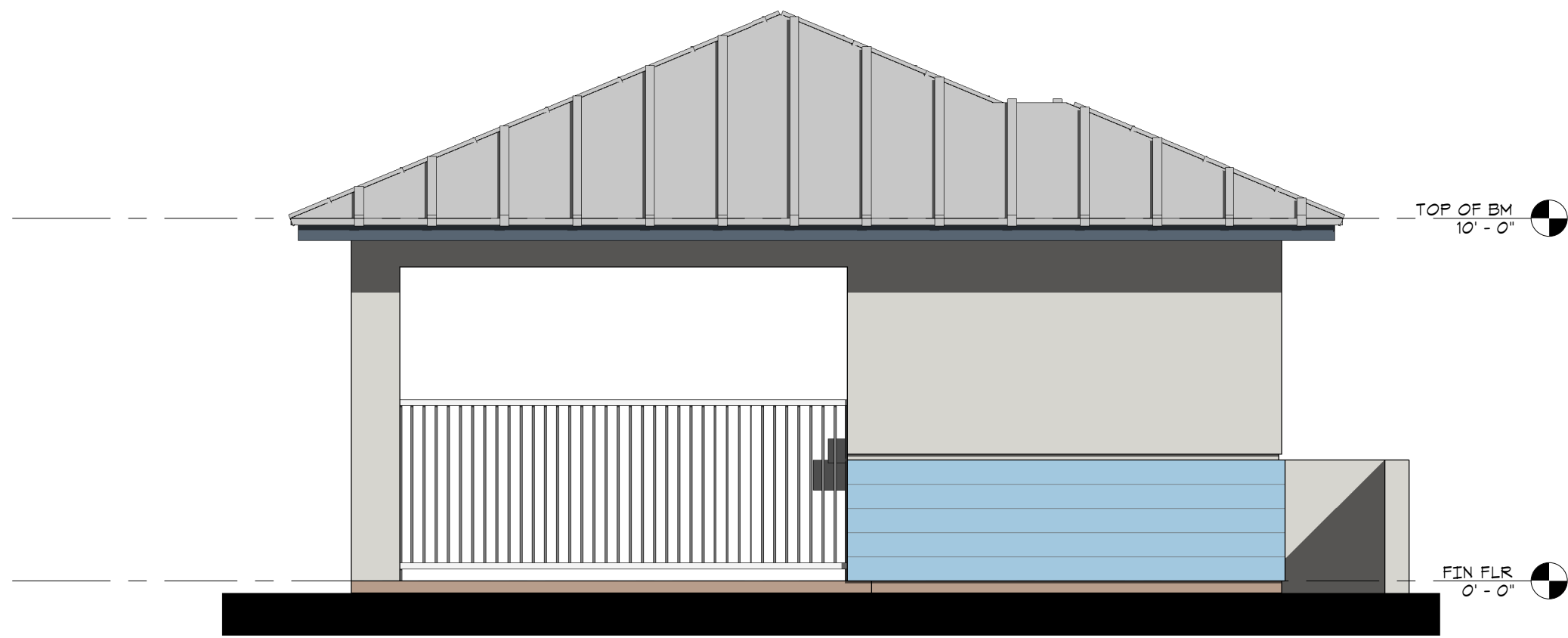
NOTES:
1. SEE LANDSCAPE PLANS FOR DETAILS.
2. EXTERNAL LIGHTING.

I:\STEVE GRAVITT\CABANA3.DWG

AREA CALCULATION	
	AREA
ENTRY	136 SF
LANAI	483 SF
REST RM/JANITOR	202 SF
Grand total	821 SF



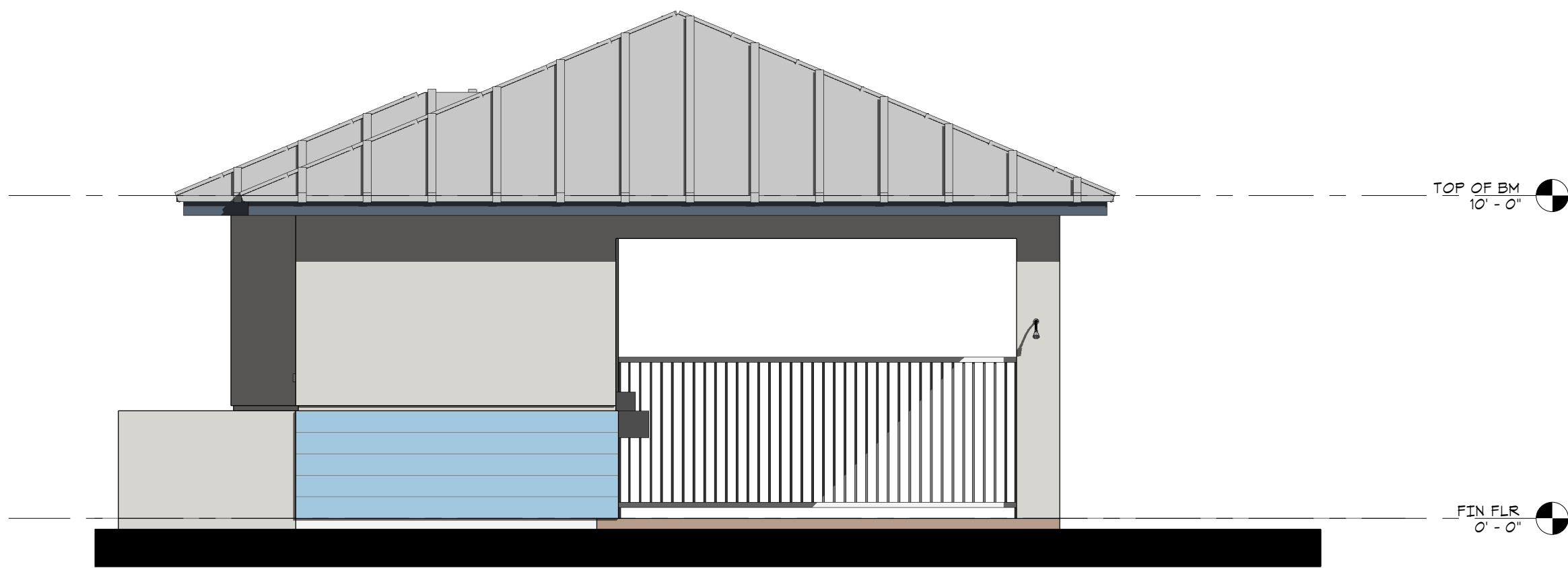
① FIN FLR
1/4" = 1'-0"



⑥ LEFT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



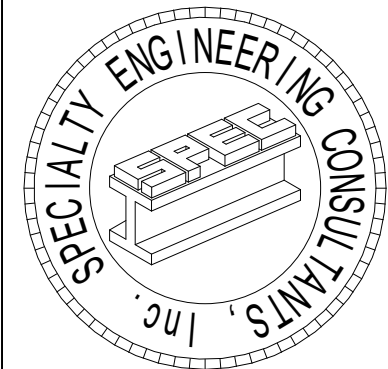
⑤ RIGHT ELEVATION
1/4" = 1'-0"



④ FRONT ELEVATION
1/4" = 1'-0"

CLIENT INFORMATION

PROJECT INFORMATION
POOL CABANA
SAILFISH CAY
STUART, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 12/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D ADAM LeBLANC, PE FL #77012

SHEET #

A-1

I:\STEVE GRAVITE\SAILFISH\4-UNIT_BUILDING-B.rvt



PLAN C

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN B

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT ELEVATION
3/16" = 1'-0"



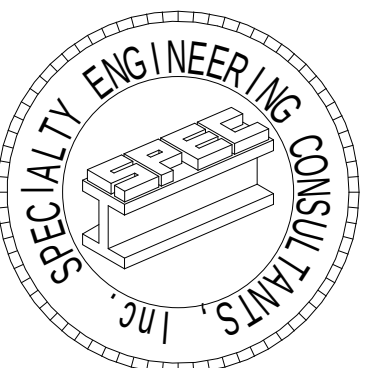
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
4-UNIT
BUILDING 1

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



SPECIALTY ENGINEERING
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1599 SW 30th AVE.
SUITE #20
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FL, CA #009217

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FILE NAME:

SCALE

DATE 10/20/2021

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DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC PE #77012

SHEET #

A-2

I:\STEVE GRAVITE\GAILFISH\4-UNIT_BUILDING.rvt



① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



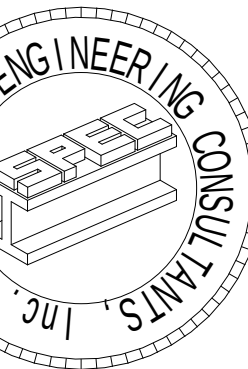
④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



② REAR
3/16" = 1'-0"

ELEVATIONS

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

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FILE NAME:

SCALE

DATE 10/21/2021

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DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC PE #77012

SHEET #

A-2

SHEET INFORMATION
4-UNIT
BUILDING
TYPE II

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

I:\STEVE GRAVITE\GAILFISH 5-UNIT BUILDING.rvt



PLAN C

PLAN B

PLAN A

PLAN B

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



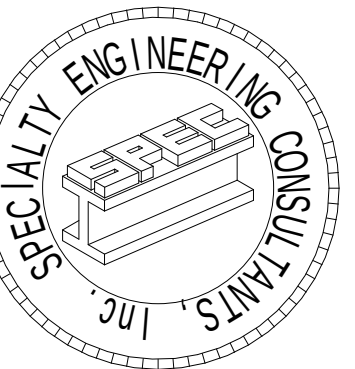
② REAR
3/16" = 1'-0"

ELEVATIONS

CLIENT INFORMATION

SHEET INFORMATION
5-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 10/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC PE #77012

SHEET #

A-2

I:\STEVE GRAVITE\SAILFISH-6-UNIT BUILDING.rvt



PLAN C

PLAN B

PLAN A

PLAN B

PLAN A

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



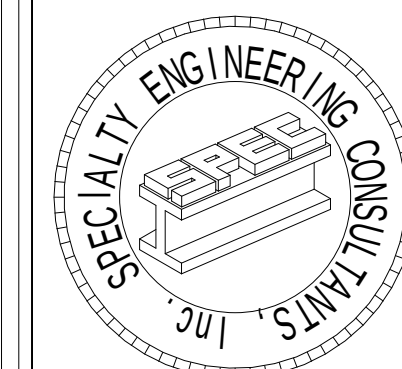
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
6-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 10/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION

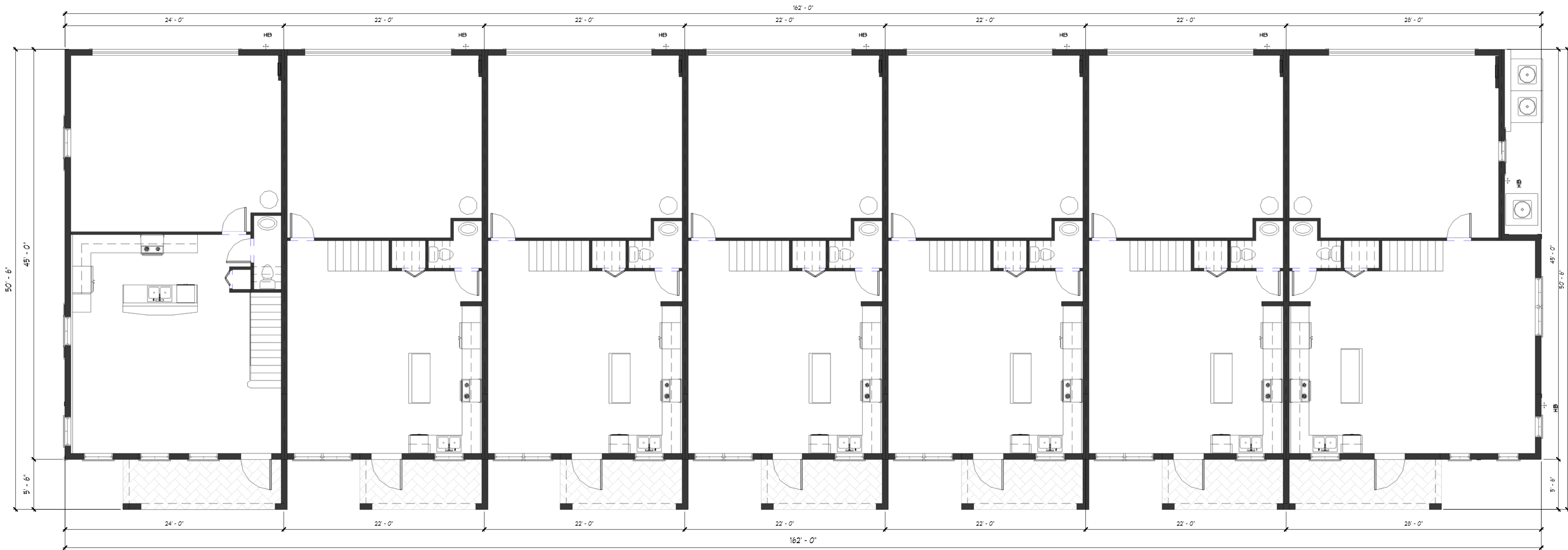
SEAL
D. ADAM LEBLANC PE #77012

SHEET #

A-2



2 2nd Flr
1/8" = 1'-0"



PLAN B

PLAN A

PLAN A

PLAN A

PLAN A

PLAN A

PLAN C

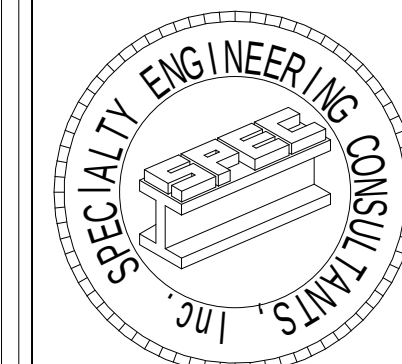
1 1ST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

SHEET INFORMATION
7-UNIT
BUILDING

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 11/01/2021

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

A-1

I:\STEVE GRAVITE\SAILFISH\7-UNIT_BUILDING-2.rvt



PLAN B

PLAN A

① FRONT
1/8" = 1'-0"

PLAN A

PLAN A

PLAN A

PLAN C

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALZARY BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221



③ LEFT SIDE ELEVATION
1/8" = 1'-0"



④ RIGHT SIDE ELEVATION
1/8" = 1'-0"



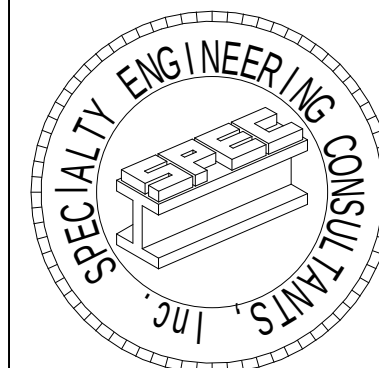
② REAR
1/8" = 1'-0"

ELEVATIONS

SHEET INFORMATION
7-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

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FILE NAME:

SCALE

DATE 10/21/2021

RVD. BY Checker

DRWN. BY Author

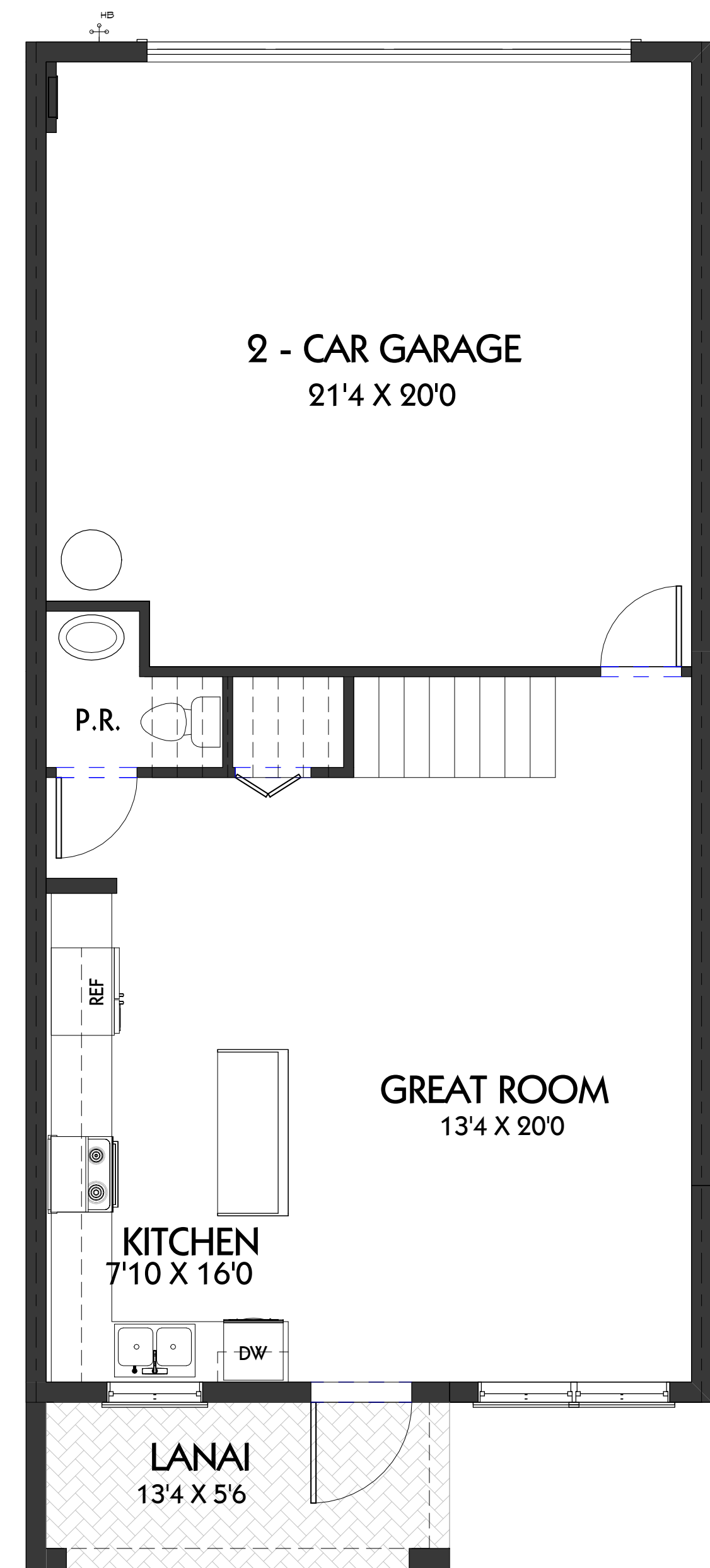
REVISION

SEAL

D. ADAM LeBLANC, PE FL #77012

SHEET #

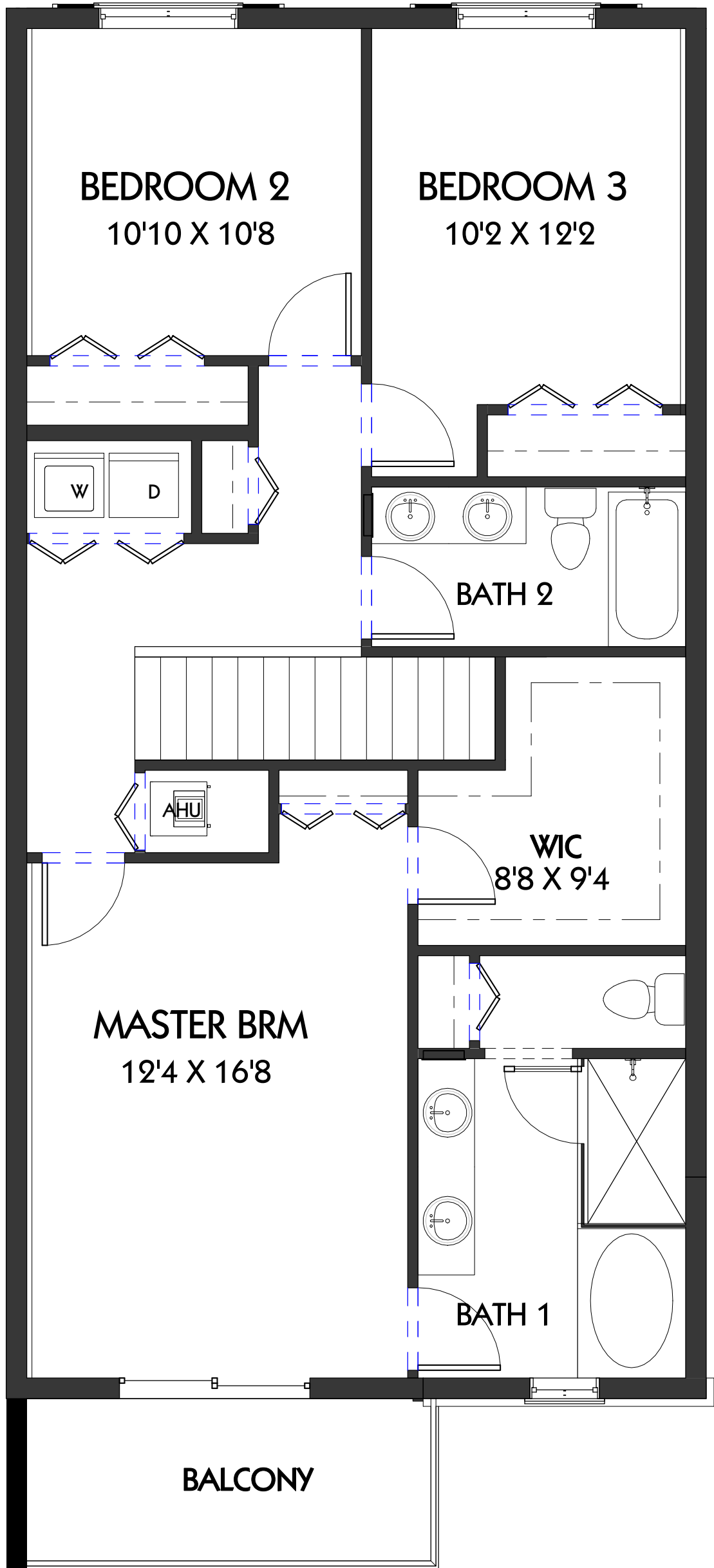
A-2



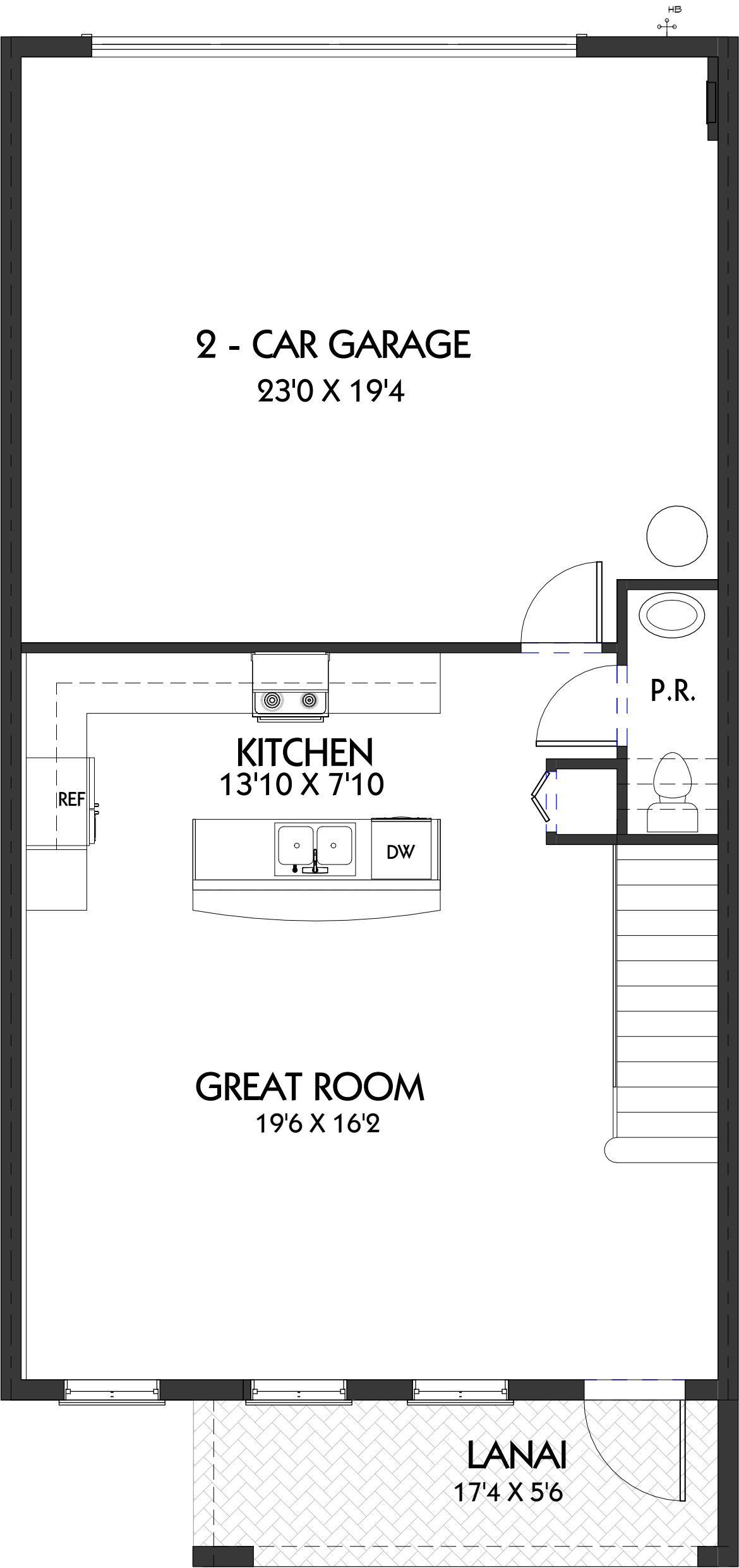
① 1ST FLOOR
1/4" = 1'-0"

PLAN A

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	544 SF
2ND FLOOR A/C	953 SF
	1497 SF
BALCONY	73 SF
GARAGE	447 SF
LANAI	73 SF
	594 SF
Grand total	2091 SF

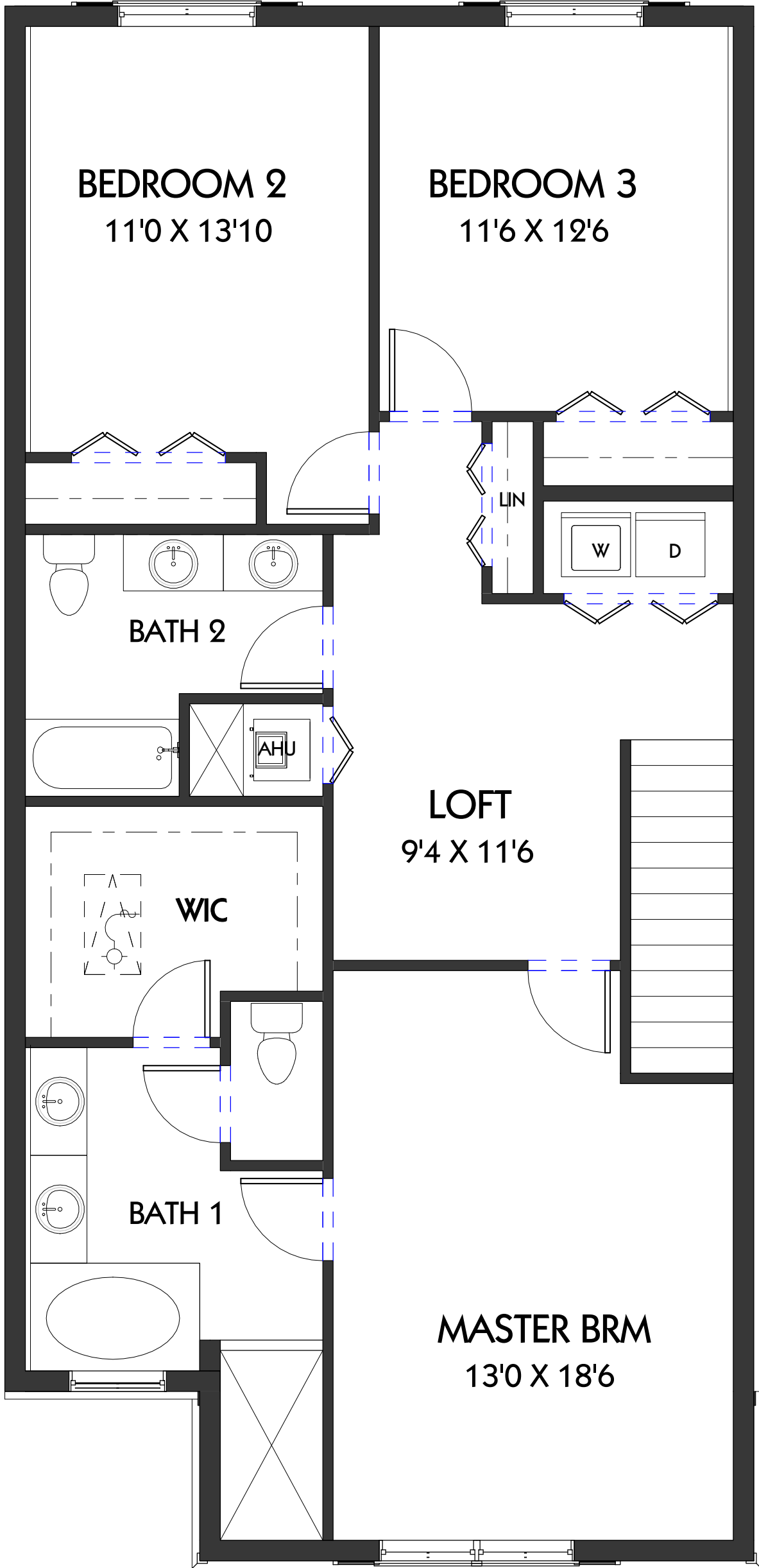


② 2ND FLOOR
1/4" = 1'-0"



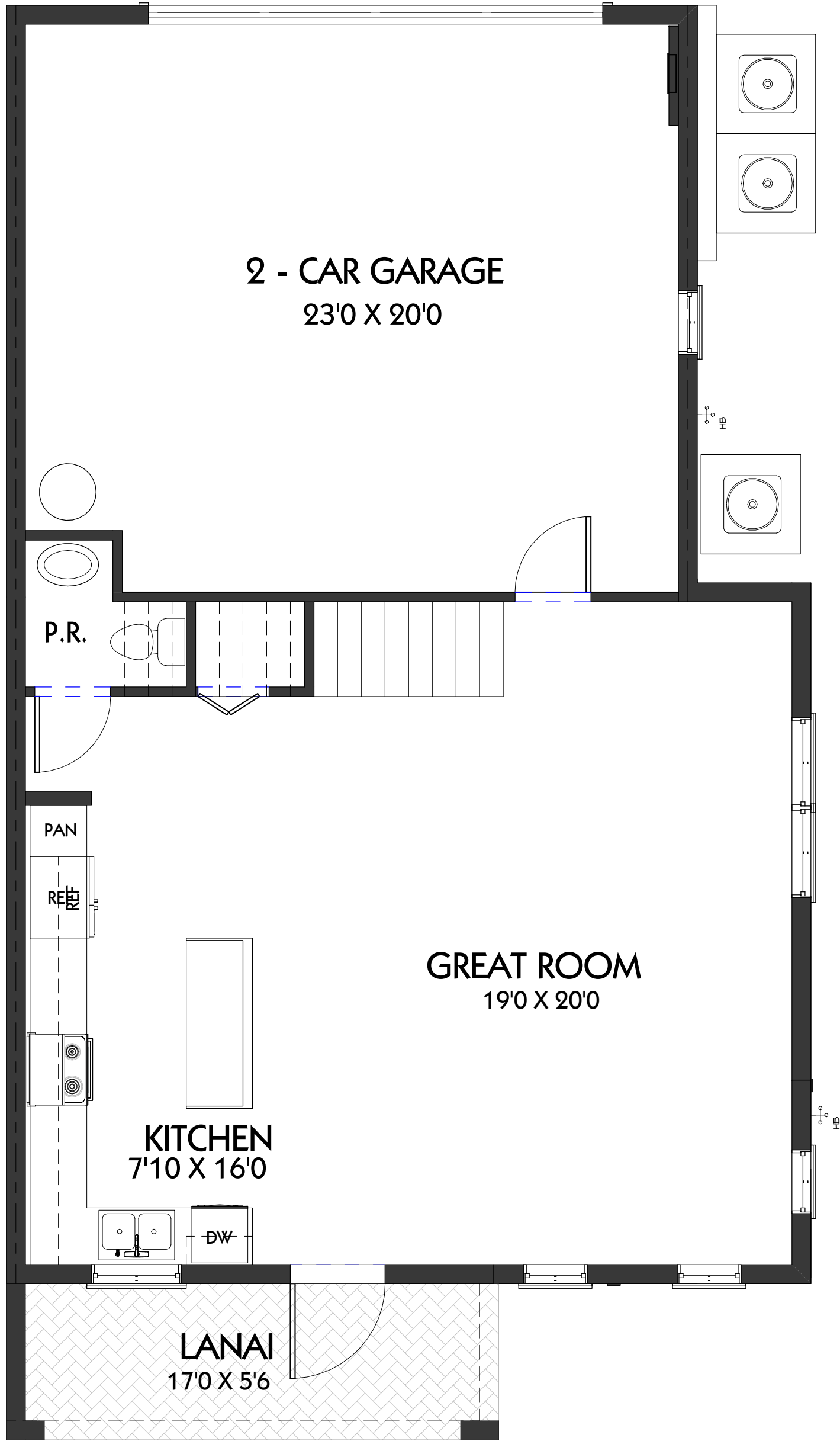
① 1ST FLOOR
1/4" = 1'-0"

PLAN B

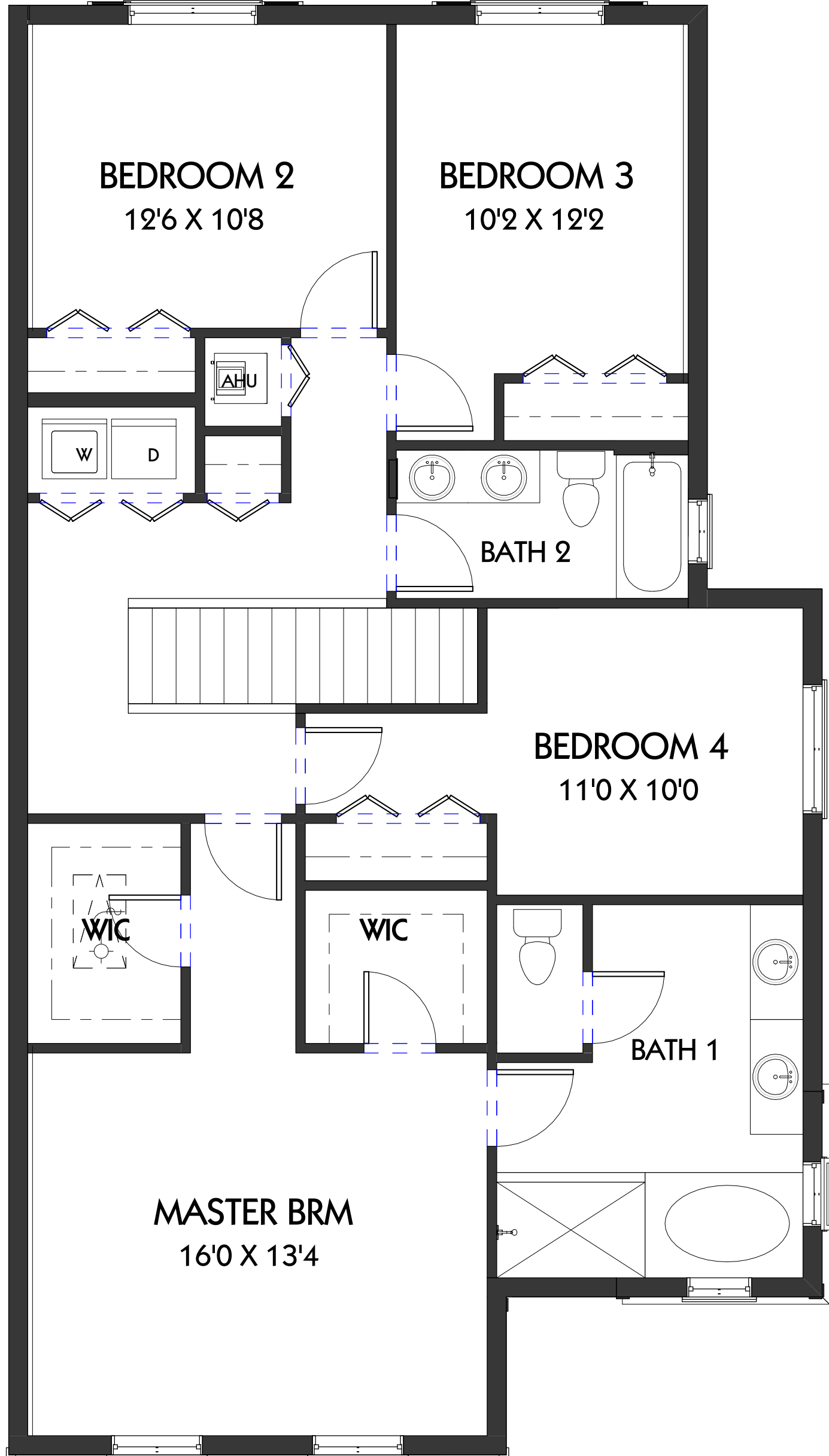


② 2ND FLOOR
1/4" = 1'-0"

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	600 SF
2ND FLOOR A/C	1121 SF
	1721 SF
GARAGE	466 SF
LANAI	97 SF
	563 SF
	2291 SF



① 1ST FLOOR
1/4" = 1'-0"



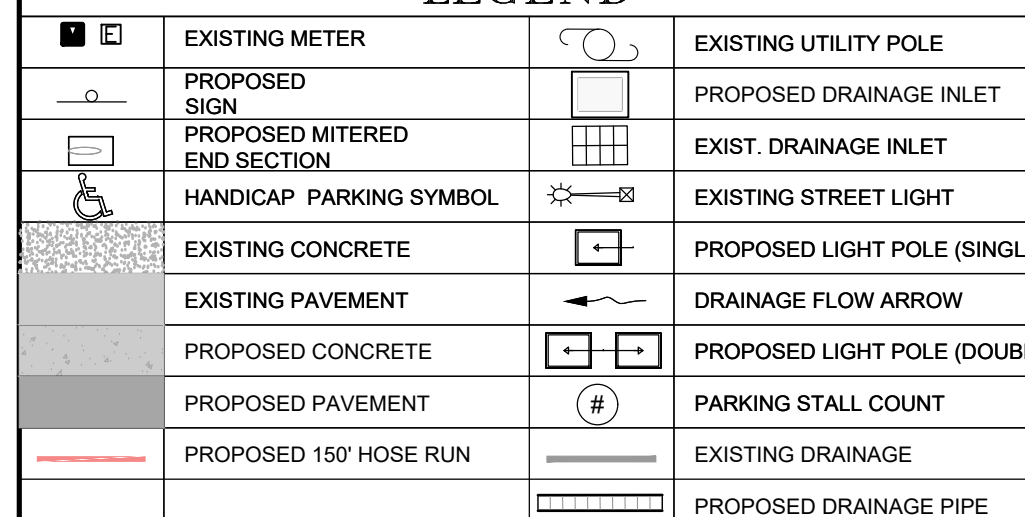
② 2ND FLOOR
1/4" = 1'-0"

PLAN C

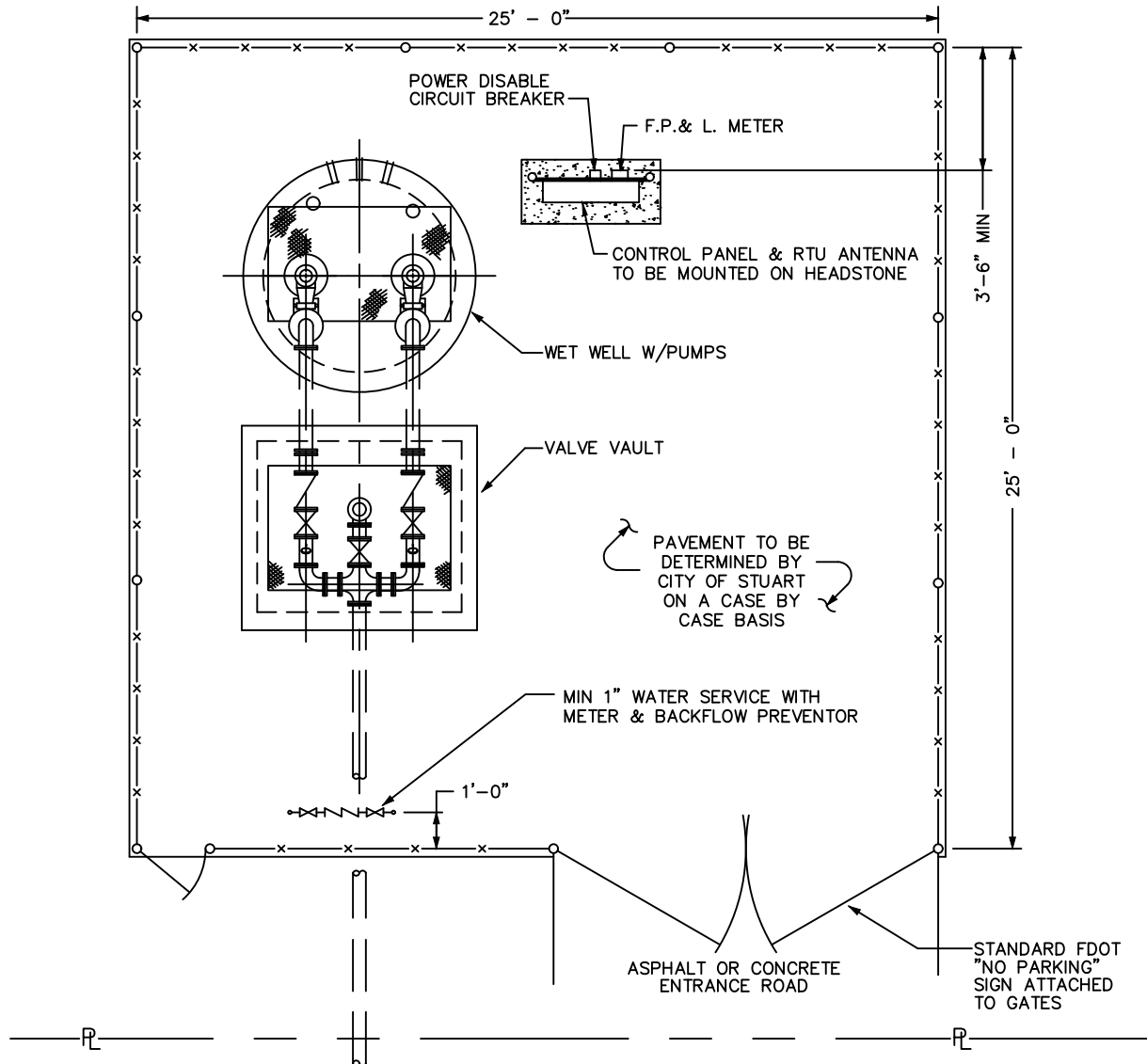
AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	691 SF
2ND FLOOR A/C	1233 SF
	1923 SF
GARAGE	408 SF
LANAI	95 SF
	503 SF
Grand total	2506 SF

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

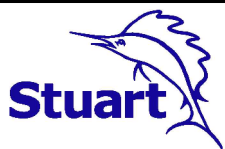


THIS DRAWING DEPICTS A GENERAL SITE PLAN ONLY. THE ENGINEER OF RECORD SHALL ORIENT THE COMPONENTS OF THE SYSTEM TO MEET SPECIFIC SITE PLAN CONDITIONS



NOTES:

1. MINIMUM 12' WIDE ASPHALT OR CONCRETE ENTRANCE ROAD.
2. ENTRANCE ROAD TO BE EITHER CONCRETE OR ASPHALT AND CONFORM TO FDOT SPECIFICATIONS.
3. PROVIDE TWO (2), 6' WIDE SWING OPEN GATES AT THE ENTRANCE ROAD AND A 30" WALK-IN GATE.
4. PROVIDE A 1" POLYETHYLENE WATER SERVICE LINE WITH METER BOX THAN A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE LOCATED INSIDE FENCE.
5. THE CHAIN LINK FABRIC SHALL BE HOT-DIPPED GALVANIZED AFTER WEAVING. THE SIZE OF MESH SHALL BE 2" AND THE SIZE OF COATED WIRE SHALL BE 9 GAUGE. FABRIC HEIGHT SHALL BE 72". PRIVACY SLATS TO BE INSTALLED.
6. ALL POSTS, RAILS AND APPURTENANCES SHALL BE HOT-DIPPED ZINC-COATED STEEL. PIPE POSTS SHALL HAVE TOPS WHICH EXCLUDE MOISTURE. END, CORNER, PULL AND GATE POSTS SHALL BE BRACED WITH THE SAME MATERIAL AS TOP RAIL AND TRUSSED TO LINE POSTS WITH 3/8" RODS AND TIGHTENERS.
7. TOP AND BOTTOM RAIL SHALL BE 1 5/8" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT, INTERMEDIATE POSTS SHALL BE 2" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT AND POSTS FOR SWING GATES SHALL BE 4" OD STANDARD WEIGHT PIPE, 9.11 LBS/FT.
8. POSTS WHICH COME IN CONTACT WITH CONCRETE SHALL BE COATED WITH WATER BASE EPOXY.
9. LIFT STATION MUST BE SCREENED WITH EITHER LANDSCAPING (AT PLANT HEIGHT, NO GROW IN PERIOD) OR APPROVED OPAQUE FENCE MATERIAL. 10. GATE VALVE SHALL BE LOCATED AT OR NEAR CONNECTION TO FORCEMAIN.



STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department

121 S.W. Flagler Avenue, Stuart, Florida 34994

TYPICAL LIFT STATION SITE PLAN

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg

SHEET NUMBER
55

Lift Station Report

For

Sailfish Cay

Prepared By: Mark Landsman, E.I.

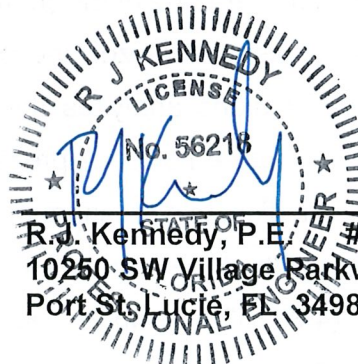
Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

February 2022



2-21-22
R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

1.0 Introduction

The project known as Sailfish Cay proposes to develop a vacant lot into a 60-unit multi-family residential community at 751 SE Central Parkway in Stuart, Florida. The site has an existing lift station known as Station #37 – Towne Park. A lift station test form provided by the City of Stuart details some of the design aspects of the lift station. A copy of the test form is attached to this report. Since the lift station is existing, anti-flotation calculations are not provided.

2.0 ERC Determination

The city of Stuart defines an Equivalent Residential Connection (ERC) as 250 gallons of usage per day. The existing lift station currently serves condominiums known as Towne Park North consisting of 96 units and 1 clubhouse. Since each condo unit is residential and the clubhouse is a low intensity user of wastewater, each unit (including the clubhouse) accounts for 1 ERC. The proposed Sailfish Cay community proposes 60 townhomes with 1 pool cabana. Each proposed unit accounts for 1 ERC, therefore, the lift station proposes to serve a total of 158 ERC's or 39,500 gallons per day.

3.0 Lift Station Design

Since the lift station is existing, the float elevations are fixed. No modifications to the float elevations are proposed. The station has 2 alternating Flygt MT 3102 pumps with 464/162mm impellers. A copy of the pump curve is attached to this report. The first set of lift station calculations analyzes the existing conditions of the lift station, while the second set of calculations analyzes the proposed conditions of the lift station which include existing and future flows. A pressure chart provided by the City of Stuart for an adjacent lift station indicates a pressure of approximately 10 psi. After pipe loss and minor losses, it is assumed that the connecting pressure is approximately 11 psi. The existing pump impellers (464/162mm) under the existing conditions are capable of developing 82.9 GPM at 38.9 TDH. These impellers were not capable of handling the additional

flows due to the new development, therefore an upgrade to a 463/172mm impeller is required. The proposed impeller upgrade is capable of developing 144.3 GPM at 41.8 TDH in the proposed condition.

4.0 Conclusion

The Sailfish Cay project proposes to develop a 60-unit multi-family community that will connect to an existing lift station. The station proposes to service 158 units which equals 158 ERC's (39,500 GPD). An upgrade to the existing impellers is required for the pumps to serve the additional flows. The impellers need to be upgraded from the existing 464/162mm impellers to 463/172mm impellers.

The following attachments are included with this report:

- Lift Station Calculations
- Pump Data – Existing Impeller
- Pump Data – Proposed Impeller
- Lift Station Test Form
- Pressure Data

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: Engineering, Design & Construction, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	1.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.0000	0.00	-
		Total	97.00	24,250

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
24,250.00	24.00	16.84

For lift station design use **17.00**

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
17.00	2.0	34.00	48,960.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
17.00	4.0	68.00	97,920.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	4.69	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.25	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	1.33	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Forcemain ->	6.00	950.00
	2.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	464/162 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	44

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift

Pump Off Elev.

1.86 NAVD

Effluent Pipe Max Height 8.94 NAVD

7.08 ft

Total Static Head

32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Seat Gate Valve	1	0.17	0.17
Swing Check Valve	1	2.00	2.00

Total (K)= 7.32

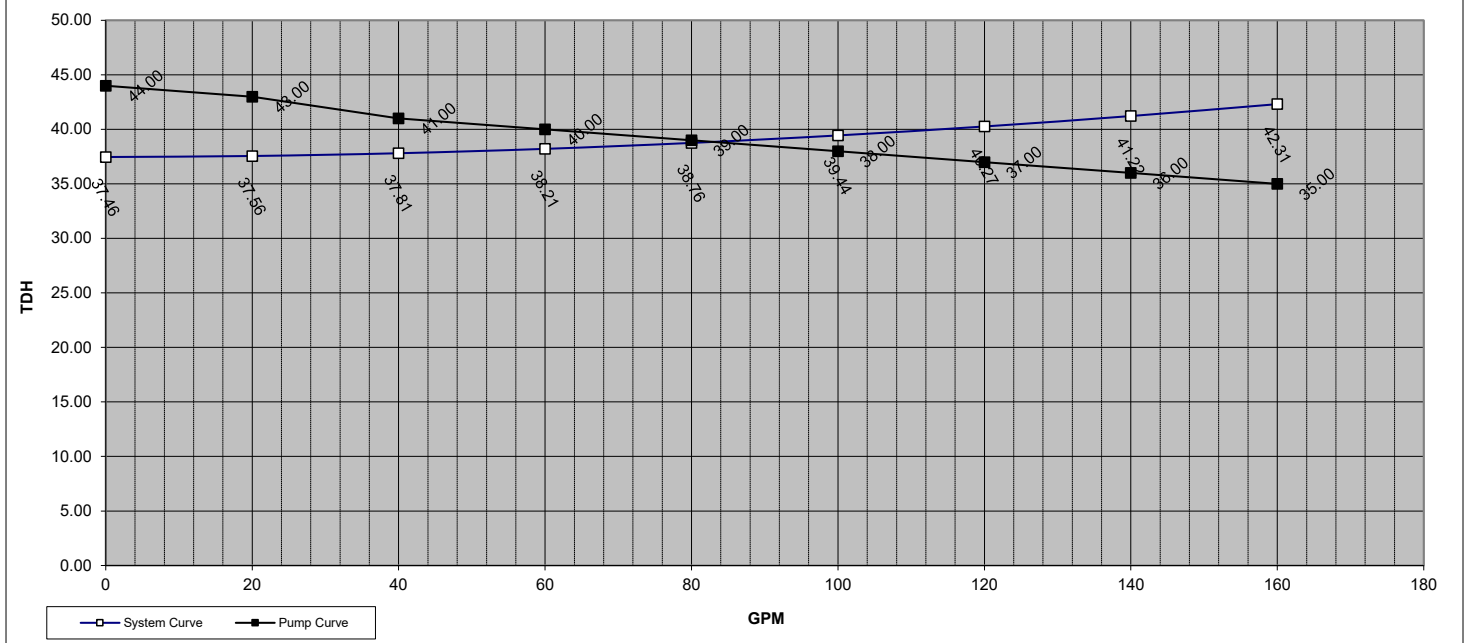
Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{1.85})/(C^{4.8655})$$

Flow Increment = 20

PVC Pipe Friction Factor - C = 120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _r) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	44.00
20	0.045	0.51	0.06	0.0296	32.46	5	37.56	43.00
40	0.089	1.02	0.23	0.1185	32.46	5	37.81	41.00
60	0.134	1.53	0.48	0.2667	32.46	5	38.21	40.00
80	0.178	2.04	0.82	0.4742	32.46	5	38.76	39.00
100	0.223	2.55	1.24	0.7409	32.46	5	39.44	38.00
120	0.267	3.06	1.73	1.0669	32.46	5	40.27	37.00
140	0.312	3.57	2.31	1.4522	32.46	5	41.22	36.00
160	0.357	4.09	2.95	1.8968	32.46	5	42.31	35.00



Conclusion:

The Flygt - 3102 MT w/ 464/162 mm Impeller

will develop

82.9

GPM @

38.9

TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^2)$$

V =

2.11

ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
82.88	17.00	30.0

Wet-well Volume Per Foot

Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range
405.39	211.51	1.92 Feet
		Current lift station design: 0.91 Feet
		192.47 Gallons

Cycle/Run/Starts:

ADF (GPM) =	17.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	14.24	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	2.92	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	4.21	Starts
MDF (GPM) =	34.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	9.60	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	3.94	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	6.25	Starts
PHF (GPM) =	68.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	15.77	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	12.94	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	3.81	Starts

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: EDC, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	0.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
Proposed Flows from Sailfish Cay	0.00	0.0000	0.00	-
60 Proposed Units and 1 Pool Cabana	61.00	1.0000	61.00	15,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.00	0.00	-
		Total	158.00	39,500

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
39,500.00	24.00	27.43
For lift station design use		28.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
28.00	2.0	56.00	80,640.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
28.00	4.0	112.00	161,280.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	3.77	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.67	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	0.25	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Force main ->	6.00	950.00
	10.00	0.00

Pumps:		
Model	Flygt - 3102 MT	
HP	5	
Impeller	463/172 mm	
Voltage	240	
Phase	3	
RPM	1800	
Shutoff Head	51	

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD

*Force Main Elev. = 8.94 NAVD

7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Ball Valve	1	1.20	1.20
Swing Valve	1	2.50	2.50

Total (K)= 8.85

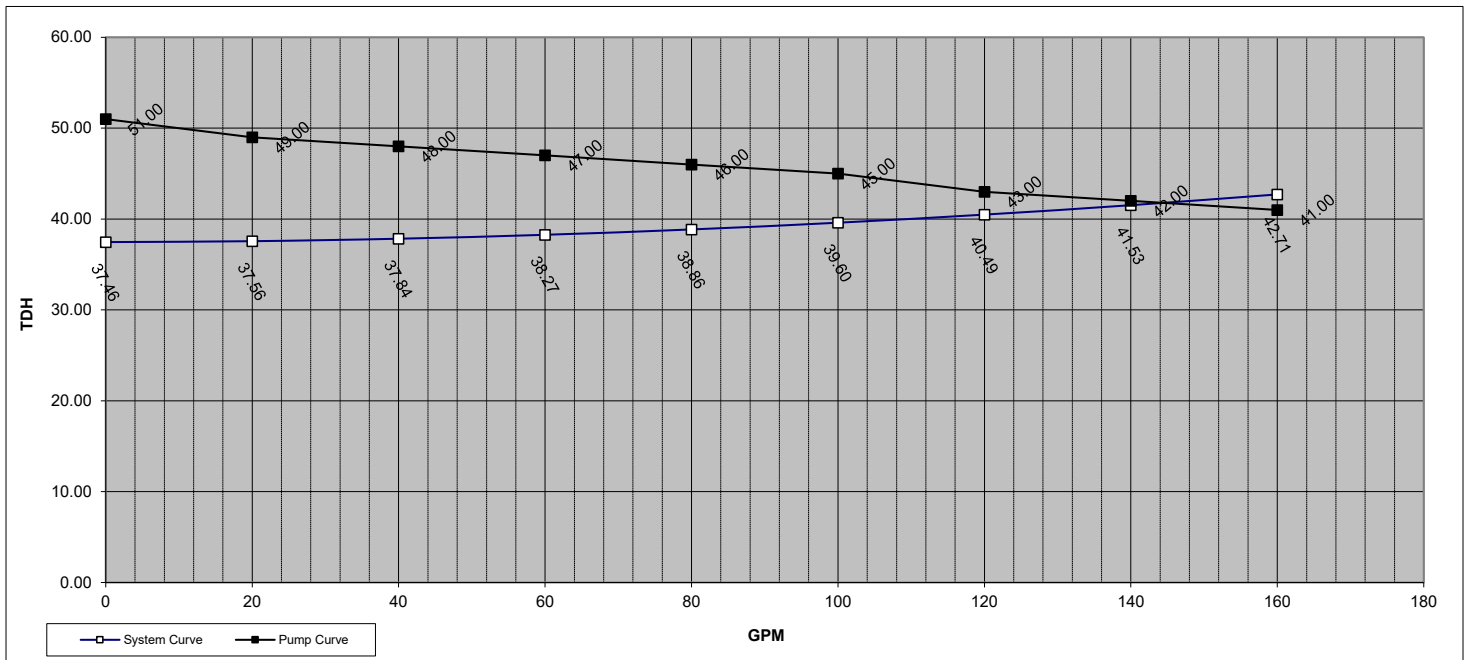
Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{\wedge} 1.85)/(C^{\wedge} 1.85D^{\wedge} 4.8655)$$

Flow Increment = 20

PVC Pipe Friction Factor - C = 120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _i) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	51.00
20	0.045	0.51	0.06	0.0358	32.46	5	37.56	49.00
40	0.089	1.02	0.23	0.1433	32.46	5	37.84	48.00
60	0.134	1.53	0.48	0.3225	32.46	5	38.27	47.00
80	0.178	2.04	0.82	0.5733	32.46	5	38.86	46.00
100	0.223	2.55	1.24	0.8958	32.46	5	39.60	45.00
120	0.267	3.06	1.73	1.2899	32.46	5	40.49	43.00
140	0.312	3.57	2.31	1.7558	32.46	5	41.53	42.00
160	0.357	4.09	2.95	2.2932	32.46	5	42.71	41.00



Conclusion: The Flygt - 3102 MT w/ 463/172 mm Impeller will develop **144.3** GPM @ **41.8** TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^2)$$

V = 3.68 ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
144.34	28.00	30.0

Wet-well Volume Per Foot

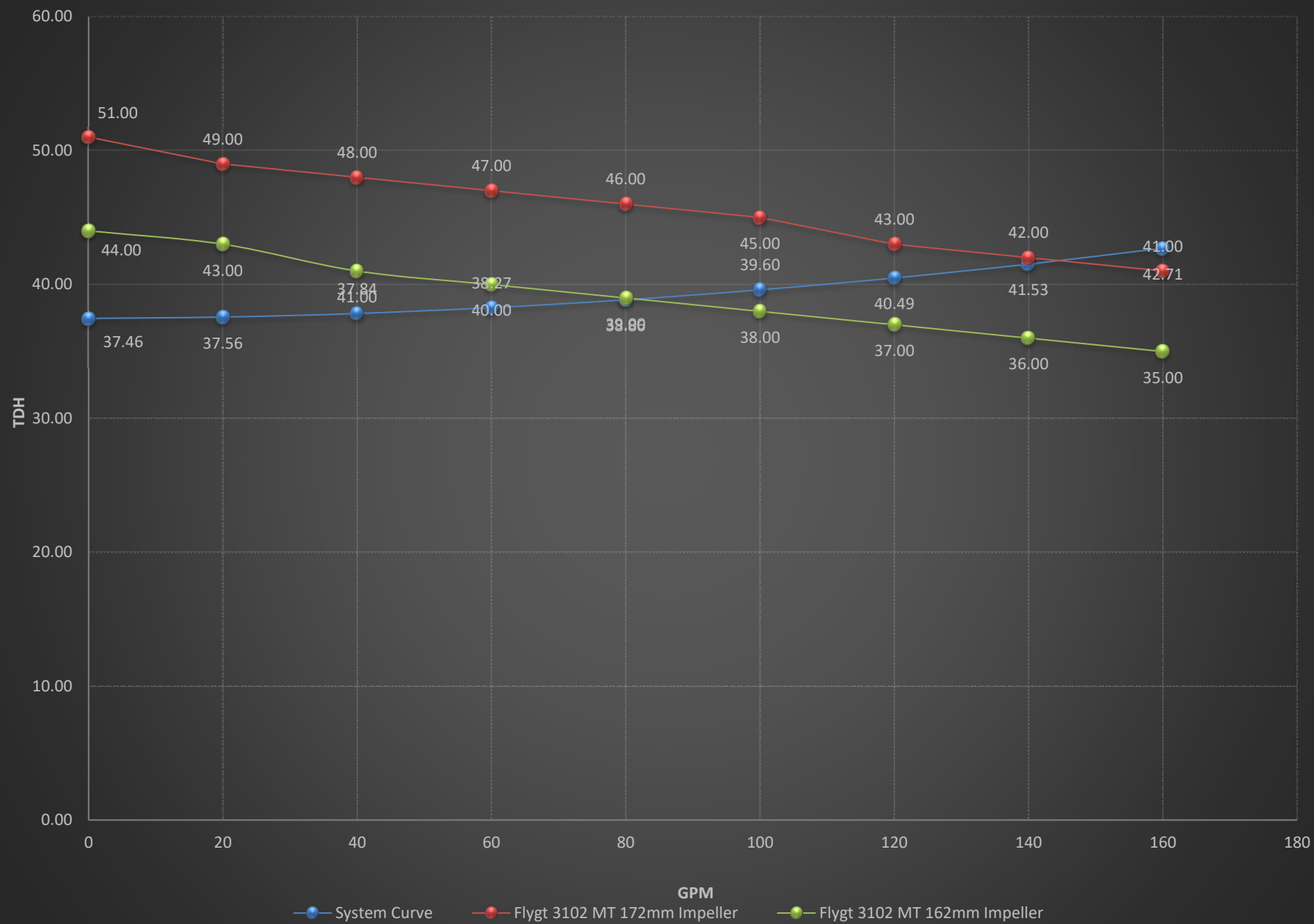
Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range
677.05	211.51	3.20 Feet
Current lift station design:		0.91 Feet 192.47 Gallons

Cycle/Run/Starts:

ADF (GPM) =	28.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	8.53	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	1.65	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	7.04	Starts
MDF (GPM) =	56.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	5.62	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	2.18	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	10.68	Starts
PHF (GPM) =	112.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	7.67	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	5.95	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	7.82	Starts





December 10, 2021

Ryan Johnston
751 SE Central LLC 224
Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Re: 751 SE Central Parkway

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from commercial to multi-family land use for the 4.88 acres on Central Parkway. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to address the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 4.88 acres has an existing future land use of Commercial. Under commercial land use, an FAR of 1.5 is allowed. Applying the 1.5 FAR to 4.88 acres yields 318,859 square feet. A worst-case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi family residential. Under multi family, a maximum of 30 units per acres is allowed under a planned unit development. At 30 units per acre, the project would yield 146 dwelling units.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 11,151 daily trips, 269 AM peak hour trips and 1,027 PM peak hour trips.

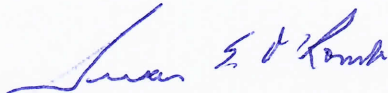
Because there is a decrease in land use, additional analyses are not required.

Conclusion

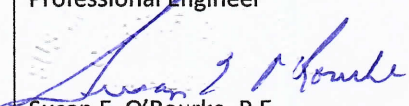
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING



Susan E. O'Rourke, P.E.
Civil Engineering – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 1/13/2022 License #: 42684
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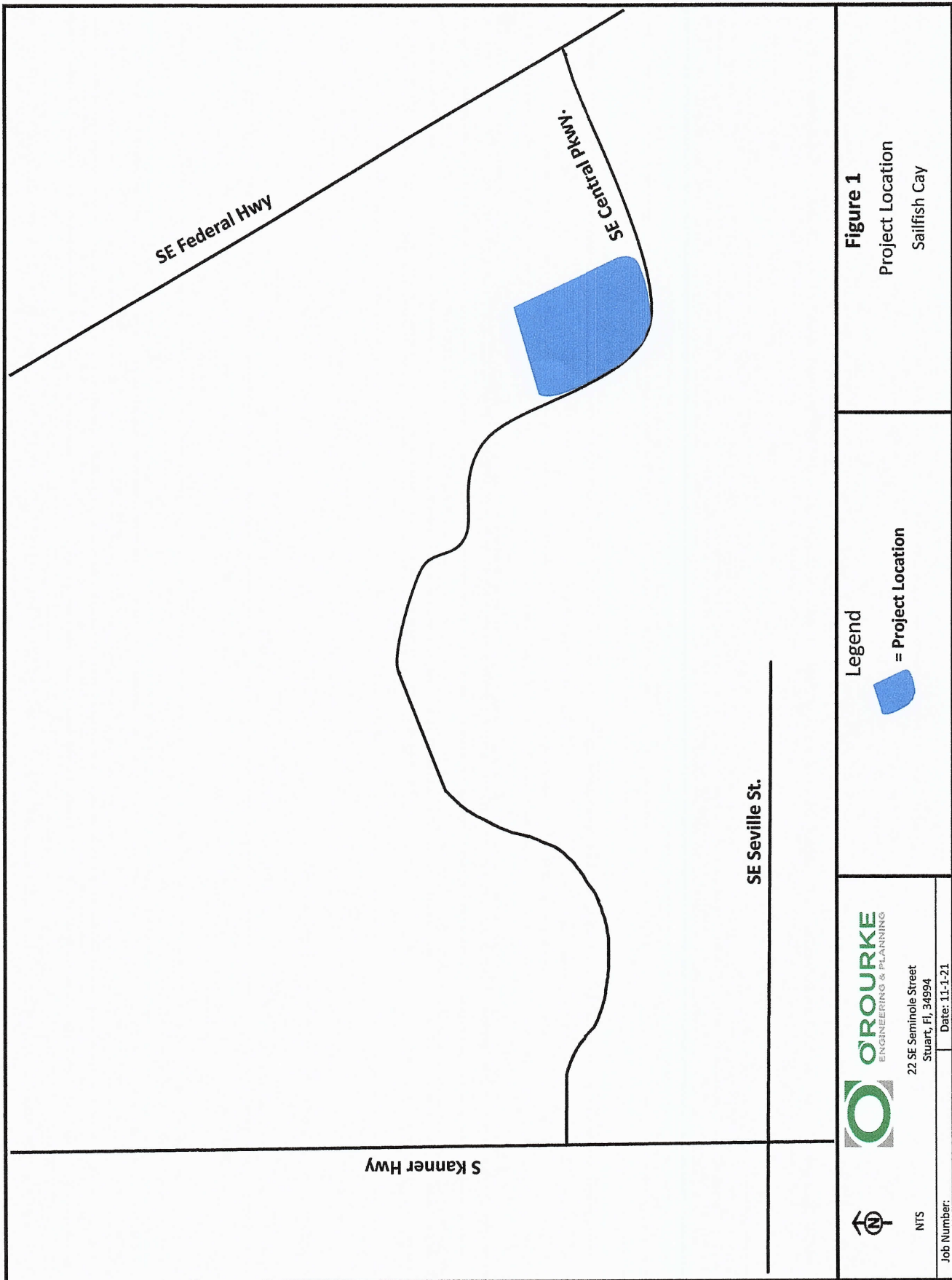


Figure 1
Project Location
Sailfish Cay

Legend
= Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 11-1-21



NTS

Job Number:

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 37.01(X)$	50%	50%	5,901	5,900	11,801
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 4.77(X) - 46.46$	50%	50%	325	325	650
TOTAL (Proposed - Existing)							(5,576)	(5,575)	(11,151)

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 0.59(X) + 133.55$	62%	38%	200	122	322
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.44(X) - 11.61$	23%	77%	12	41	53
TOTAL (Proposed - Existing)							(188)	(81)	(269)

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 3.40(X)$	48%	52%	520	564	1,084
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.39(X) + 0.34$	61%	39%	35	22	57
TOTAL (Proposed - Existing)							(485)	(542)	(1,027)

Source: ITE 11th Edition Trip Generation Rates



TRAFFIC ANALYSIS

FOR

Sailfish Cay

Prepared For:

Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Prepared By:

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

November 1, 2021
Revised January 5, 2022
Revised February 21, 2022

MR21105.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 2/22/2022 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
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November 1, 2021

Mr. Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

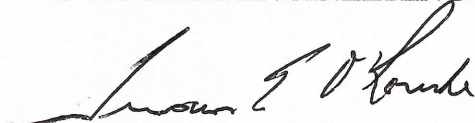
Re: Sailfish Cay

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed residential development consisting of 60 multifamily residential dwelling units to be located east of S. Kanner Highway and north of Central Parkway in Stuart, Martin County. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING



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

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located on Central Parkway. **Figure 1** illustrates the project location. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The project site is located on the north side of Central Parkway in Stuart. The development consists of 60 multifamily dwelling units. The project will have full access off Central Parkway with no turn lanes proposed. The project is expected to be built out by 2023.

Trip Generation — Land Use Code 220 - Multi Family Low Rise rates from the ITE Trip Generation 11th Edition were applied to the 60 units.

The trip generation of the site is summarized in **Table 1**.

As shown, the project will generate 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out.

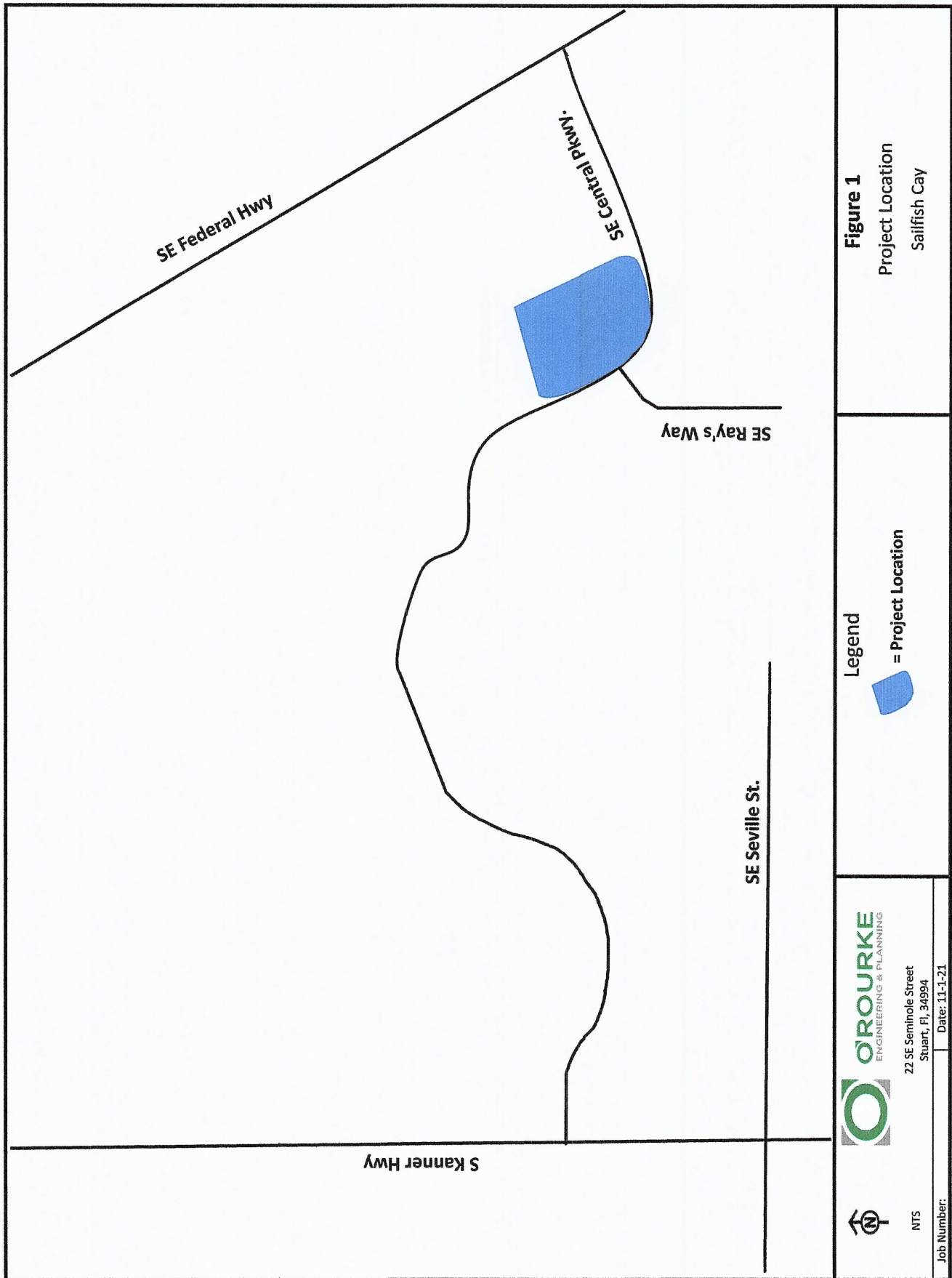


Table 1 - Trip Generation**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=6.41(X)+75.31$	50%	50%	230	230	460

Source: ITE 11th Edition Trip Generation Rates**Table 1b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.31(X)+22.85$	24%	76%	10	31	41

Source: ITE 11th Edition Trip Generation Rates**Table 1c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.43(X)+20.55$	63%	37%	29	17	46

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

To determine the project impact in 2023, the project traffic was assigned to the network. **Figure 2** illustrates the project assignment. Although the project is not significant on any links, the link analysis was included for informational purposes. The existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report and a count made on Central Parkway. **Table 2 - Percent Impact** and **Table 3 - Link Analysis** are included as **Attachment B**. Table 3 demonstrates the links will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report and background traffic data to include The Loft development are included in **Attachment C**.

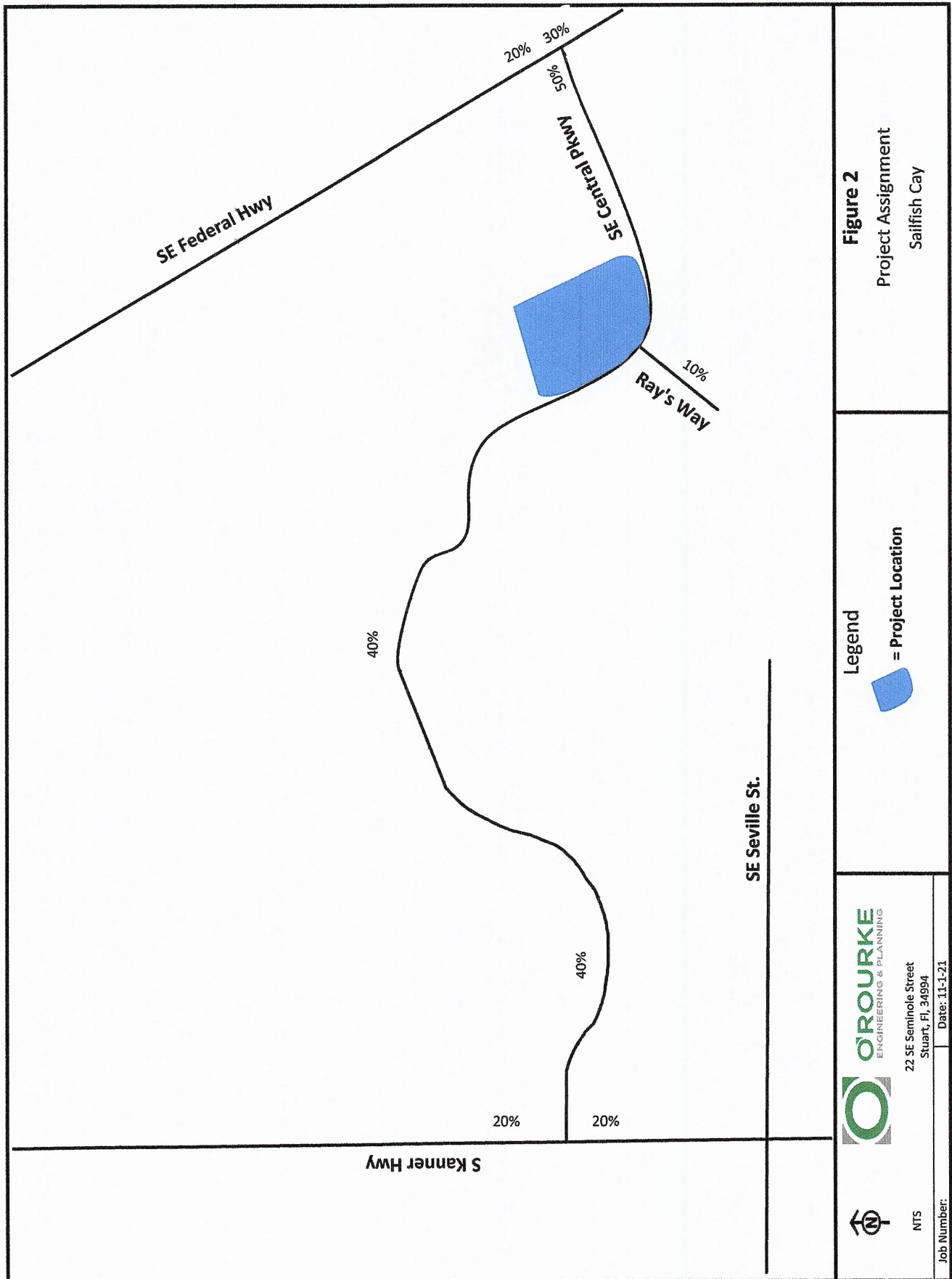
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D**.

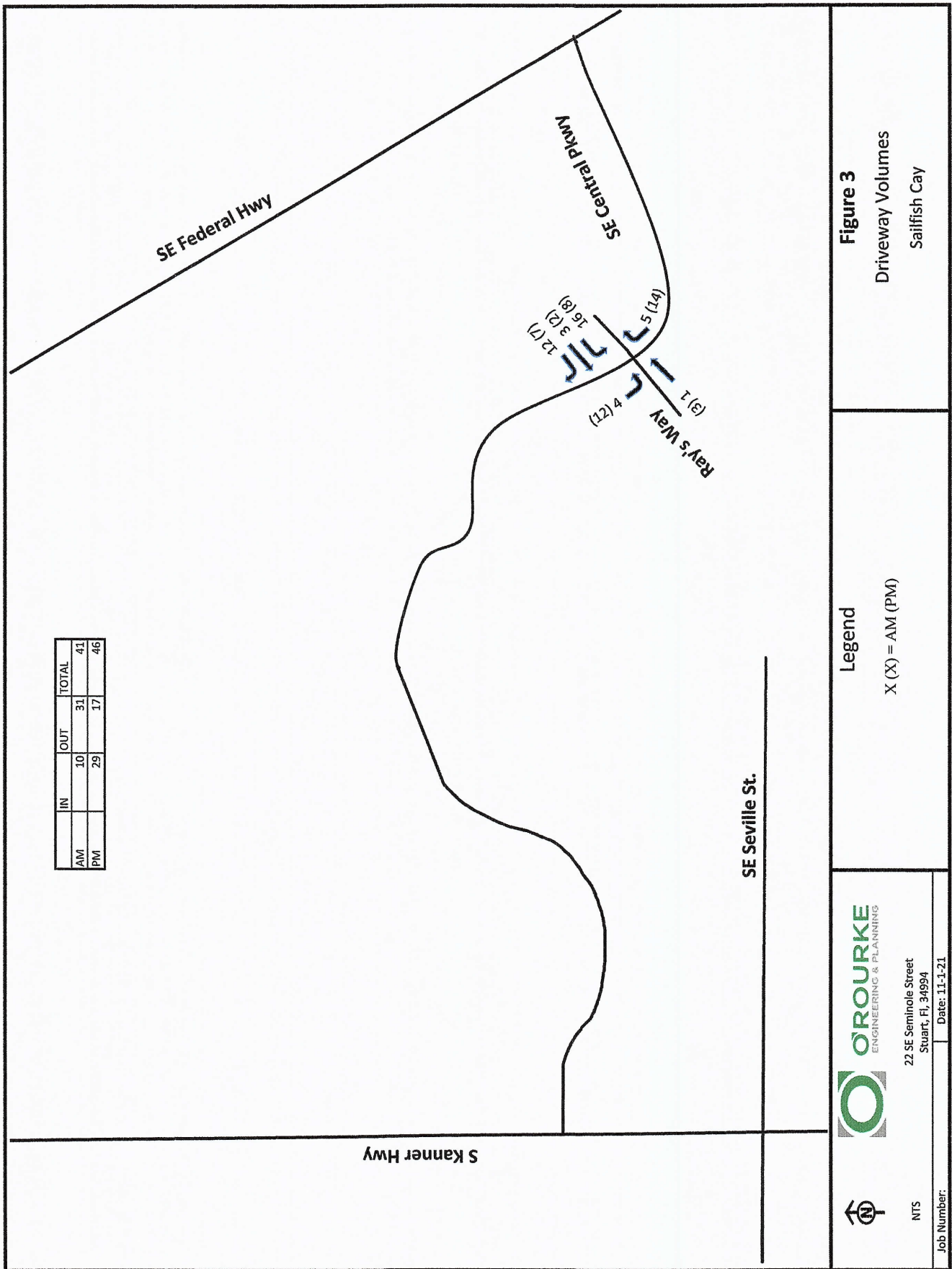
DRIVEWAY VOLUMES

The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM peak hour. Traffic from The Loft was also included at the driveway.

CONCURRENCY REVIEW/ CONCLUSION

The Sailfish Cay development will have a traffic impact of 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out. These trips will not cause levels of service to fall below acceptable levels in the future. Therefore, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.





ATTACHMENT A

Site Plan



University of Illinois at Urbana-Champaign

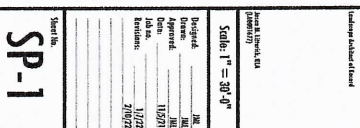
James M. Thompson, RMA
Lecturer

Scale: $1^{\circ} = 30^{\circ} 0''$

Dissected	_____	200
Quarry	_____	100
Apparent	_____	100
Depth	_____	100
Lat. vs.	_____	100
Remains	_____	200

Start No. _____

SP-1



ATTACHMENT B

Percent Assignment Link Analysis

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 10
Out 31
Years Grown 4

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 29
Out 17
Years Grown 4

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	214	1,630	16	32	50%	0.98%	262	Yes

Note: Central Parkway reflects a 2021 count

In	10
Out	31
Years Grown	4

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	248	1,630	16	34	50%	0.98%	298	Yes

Note: Central Parkway reflects a 2021 count

In	29
Out	17
Years Grown	4

ATTACHMENT C

Martin County Roadway Level of Service Report Background Data

Martin County 2019 Roadway Level of Service Inventory Report

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

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

Martin County 2019 Roadway Level of Service Inventory Report

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

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

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
—	—	—	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	150	390	1,000		* Cannot be achieved using table input value defaults.					
50-84%	110	340	1,000	>1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	470	1,000	>1,000	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard (1,700 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.

EXHIBIT 1 Central Parkway Lofts Trip Generation								
Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour		
			Trips	Total	In	Out	Total	In
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	196	DU	1,066	66	17	49	85	52 33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			1,066	66	17	49	85	52 33
NET CHANGE IN DRIVEWAY VOLUMES			1,066	66	17	49	85	52 33
Note: Trip generation was calculated using the following data:								
				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

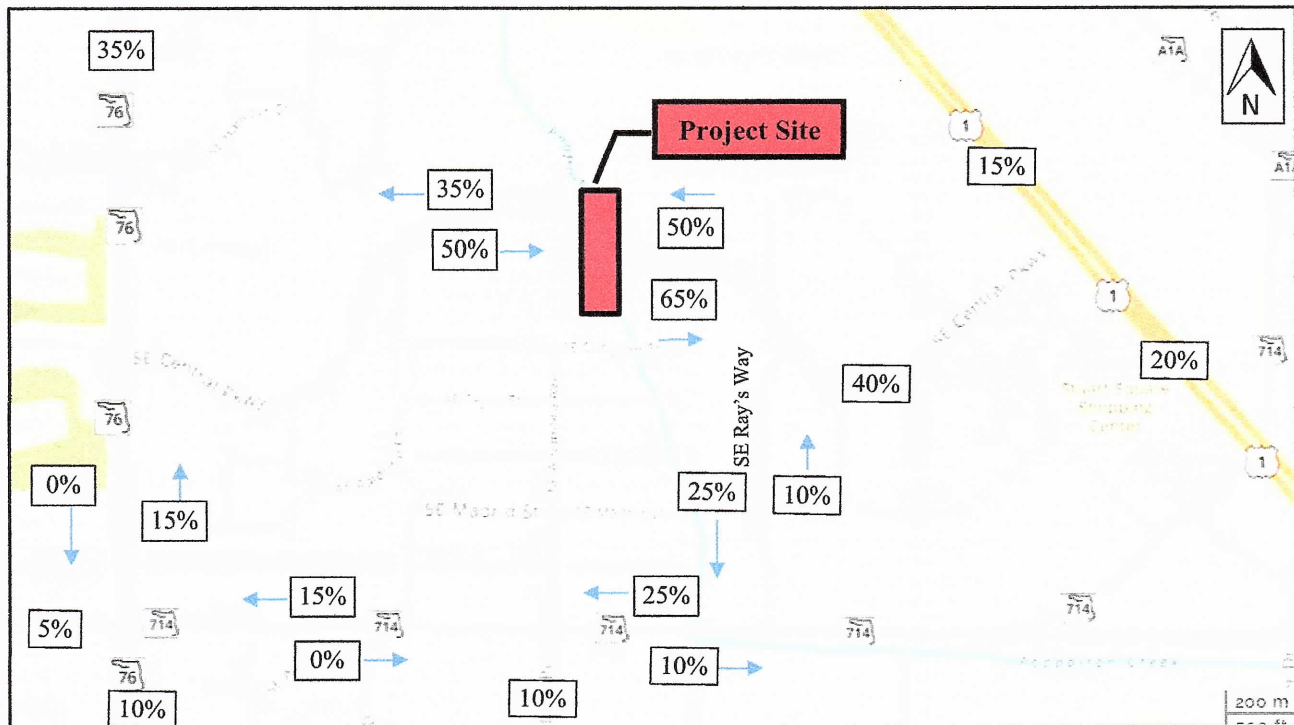
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TRAFFIC ASSIGNMENT

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



ATTACHMENT D

Driveway Volumes And Analysis

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Ray's Way
 FILENAME: 2/23/2021
 COUNT DATE: 1/5/2022
 REPORT DATE: 1/5/2022
 DAY: Tuesday
 ANALYSIS YEAR: 2023
 EW STREET: Central Parkway
 CITY: Stuart
 INTERSECTION: Ray's Way and Central Parkway
 CONTROL: TWSC

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SST	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
7:00-7:15																	0
7:15-7:30																	0
7:30-7:45																	0
7:45-8:00																	0
8:00-8:15																	0
8:15-8:30																	0
8:30-8:45																	0
8:45-9:00																	0

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM

Volumes	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0	0
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0	0
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	0	0	0	0
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%	0%
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	0	5	41	0	0
In/Out	IN							OUT	OUT	OUT		IN					
Percentage	2							20	12			7					
LOFT																	
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528			

Seasonal Factor: 1
 Trips In: 10
 Trips Out: 31
 Growth Rate: 1.02
 Years Grown: 2

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SST	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94	0	94	395
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106	0	106	429
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81	0	81	424
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114	0	114	428
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128	0	128	390
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101	0	101	
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85	0	85	
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76	0	76	

PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

Volumes	22	0	42	0	0	0	0	0	123	36	78	128	0	429	0	429	
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	429	0	429	
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	446	0	446	
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%	0%
PROJECT	0	3	0	0	8	2	7	12	0	0	0	0	0	14	46	0	0
In/Out	IN							OUT	OUT	OUT		IN					
Percentage	5							40%	25%	8		40%		21			
LOFT																	
Total	28	3	44	0	8	2	7	12	141	46	81	155	14	541			

Seasonal Factor: 1
 Growth Rate: 1.02
 Trips In: 29
 Trips Out: 17
 Years Grown: 2

HCS 2010 Two-Way Stop-Control Report

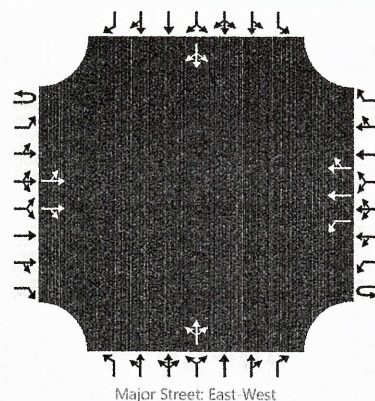
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		4	153	35		44	135	5		39	1	81		16	3	12
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				48					131				33	
Capacity, c (veh/h)		1419				1358					785				666	
v/c Ratio		0.00				0.04					0.17				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1					0.6				0.2	
Control Delay (s/veh)		7.5				7.7					10.5				10.7	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.2				1.9				10.5				10.7			
Approach LOS									B				B			

HCS 2010 Two-Way Stop-Control Report

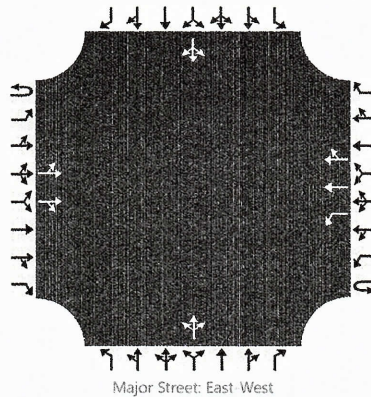
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		12	141	46		81	155	14		28	3	44		8	2	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		13				88					81					19
Capacity, c (veh/h)		1382				1359					694					595
v/c Ratio		0.01				0.06					0.12					0.03
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					0.4					0.1
Control Delay (s/veh)		7.6				7.8					10.9					11.2
Level of Service, LOS		A				A					B					B
Approach Delay (s/veh)	0.5				2.5				10.9				11.2			
Approach LOS									B				B			

Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

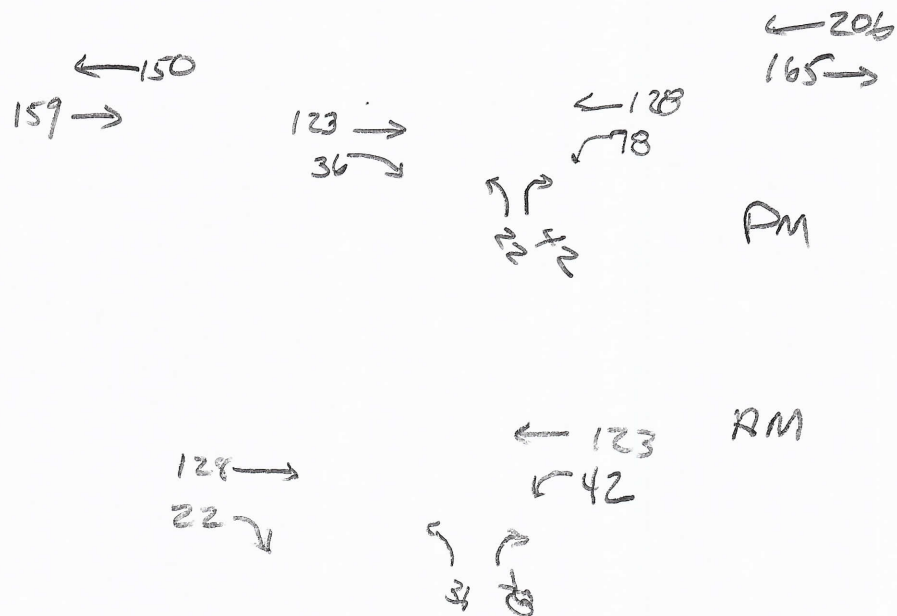
	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbl	nbl	nbt	nbr	sbl	sbl	sbr	sbr	totals
4:00 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
6:00 PM	0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																	
4:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbl	nbl	nbt	nbr	sbl	sbl	sbr	sbr
2/23/2021	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth	0	0	8	2	0	5	8	0	0	1	0	3	0	0	0	0
Pre-Development	0	0	131	38	0	83	136	0	0	23	0	45	0	0	0	0

PM Peak Hour West Central Parkway
WBT = WBT + NBL = 128 + 22 = 150
EBT = EBT + EBR = 123 + 36 = 159

PM Peak Hour East Central Parkway
WBT = WBT + WBL = 128 + 78 = 206
EBT = EBT + NBR = 123 + 42 = 165



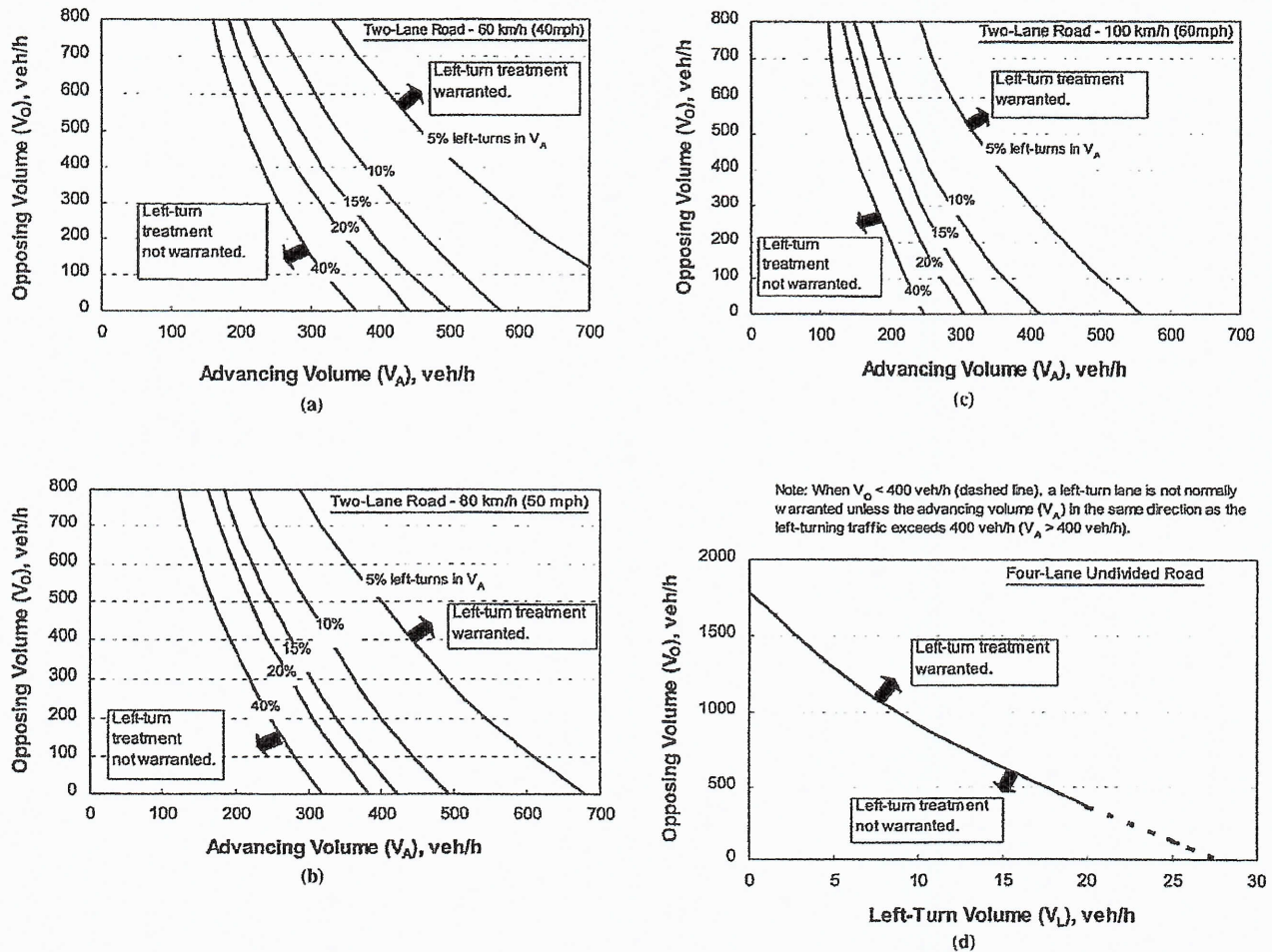


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. [Table 27](#) provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i> <i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i> ¹ The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater). ² The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: [NCHRP Report 420 \(Impacts of Access Management Techniques\)](#)

These recommendations are primarily based on the research done in [NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing \(Technique 1B\), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections](#).

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

¹⁰ May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

October 21, 2021 **Revised: 02/17/2022 03/22/2022**

751 SE Central LLC
224 Chimney Corner Lane
Suite 3032
Jupiter, FL 33458
ATTN: Ryan Johnston

VIA Email: liz@johnstongroupinc.com

Reference: **Environmental Assessment**
751 SE Central Parkway
Stuart, Florida
Parcel ID # 09-38-41-011-000-00001-1

Dear Mr. Fischer,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Stuart developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENVIRONMENTAL ASSESSMENT

Parcel IDs: 09-38-41-011-000-00001-1
751 SE Central Parkway
Stuart, Florida

Date: October 21, 2021 **Revised: 02/17/2022 03/22/2022**
Project # 21-353

Prepared For:
751 SE Central LLC
224 Chimney Corner Lane
Jupiter, FL 33458
ATTN: Ryan Johnston
liz@johnstongroupinc.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property has a Future Land Use Designation of Institutional (INST) and is located in the Residential – Multi Family / Office (R3) zoning district. The subject property is located at 751 SE Central Parkway in Stuart, Florida. The subject property is further located within Section 09, Township 38 South, and Range 41 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 20, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 740 – disturbed lands. According to Google Earth aerial images, the land was previously cleared and developed during the late 90s to early 2000s. The buildings appeared to be demolished in 2007-2008. Since then, the land has been maintained via mowing. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Slash Pine	<i>Pinus elliottii var. densa</i>
Saw Palmetto	<i>Serenoa repens</i>
Broom Grass	<i>Andropogon spp.</i>
Bahia Grass**	<i>Paspalum notatum</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>

*Nuisance Vegetation

**Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitat(s) delineated onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. The potential for gopher tortoise habitat was observed on site. EDC's FWC Authorized Agent conducted a 100% gopher tortoise survey on February 21, 2022. No burrows were located on site. Please be aware that the survey expires after 90 days. If the survey expires prior to construction commencement, another 100% survey will be conducted prior to any land clearing activity.

Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

SOIL COMPOSITION:

Based on a review of the US Department of Agriculture (USDA) Web Soil Survey, the site is composed of:

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

CITY OF STUART REGULATIONS:

The following lists the City of Stuart Land Development Code (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 5.04.00: *No site clearing of any land within the city shall be permitted without city approval. For sites where less than 25% of the development site exists as native vegetative area, all native vegetative areas shall be preserved.*

No native upland habitat was located on site. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Section 5.05.00: *A tree location map shall be included with the application for site plan approval. Protected trees include slash pines with a DBH of ten inches, or any other tree referenced in chapter V of the LDC with a DBH of 4.5 inches (City of Stuart Tree List) or with a DBH of six inches for flowering trees (City of Stuart Flowering Tree List).*

Trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property is located at 751 SE Central Parkway in Stuart, Florida.

It is the professional opinion of EDC that there is no native upland habitat or wetlands located on site. However, it is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Accordingly, trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal. Further tree protection actions such as mitigation, may be required based off the survey.

Lastly, gopher tortoise habitat was observed on site and a 100% gopher tortoise survey was conducted by EDC's Florida Fish and Wildlife Conservation Commission (FWC) Authorized Agent and no burrows were located onsite. Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.



Environmental Assessment

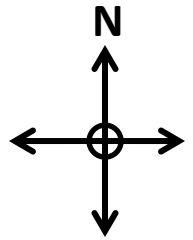
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Stuart, Florida

Location Map

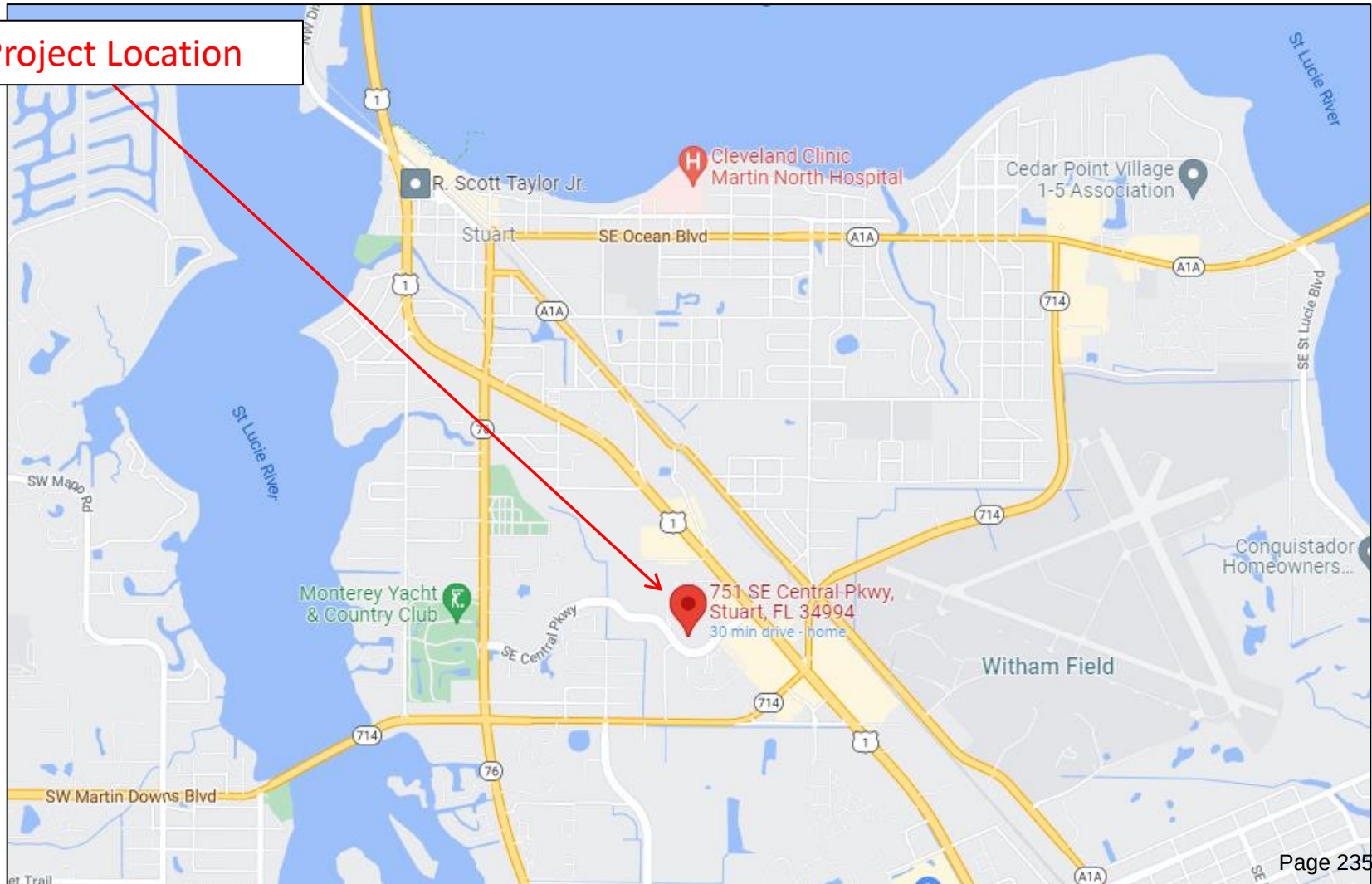
Project: 21-353

Johnston Group Inc.

10/21/2021



Project Location





Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

Project: 21-353

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Soil Map

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Martin County, Florida (FL085)			
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	100.0%
Totals for Area of Interest		4.8	100.0%



Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-353

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FLUCCS Codes

740

Disturbed Lands

***This map demonstrates an approximation of habitat boundaries on site.**



Environmental Assessment

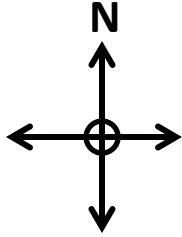
751 SE Central Parkway
Stuart, Florida

1995 Google Earth Aerial

Project: 21-353

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10/21/2021





Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2003 Google Earth Aerial

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2007 Google Earth Aerial

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ENGINEERS • SURVEYORS • ENVIRONMENTAL

Environmental Assessment

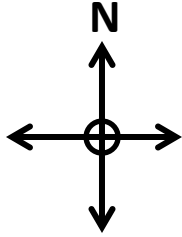
751 SE Central Parkway
Stuart, Florida

2009 Google Earth Aerial

Project: 21-353

Johnston Group Inc.

10/21/2021



Drainage Calculations & Surface Water Management Report

For

Sailfish Cay
751 SE Central Parkway

Prepared By: Mark Landsman

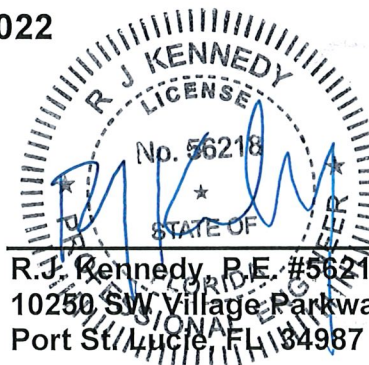
Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

March 2022



MAR 25 2022

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

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1.0 Executive Summary

The Sailfish Cay project proposes to develop a portion of a previously permitted Towne Park Professional Center and Condominiums. The Town Park Condominiums are located adjacent to and north of the Town Park Professional Center basin (4.88 acres – Sailfish Cay basin). Sailfish Cay proposes a multi-family residential community consisting of 60 townhomes with associated site improvements such as parking, a clubhouse with pool and a stormwater management system. The stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south to the Towne Park South (McCreary Offices) basin. Discharges eventually reach the Poppleton Creek and ultimately the St Lucie River. The project proposes low-impact development as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads. The associated appendices include supporting documentation for assumptions made in this report.

2.0 History and Existing Storm Water Management System

In July 1990, the District approved of an ERP (Permit No. 43-00600-S, Application 900626-8) for a project known as McCreary Offices, which limits the discharge rate for the Towne Park North to 4.0 cfs.

In February 1992, the District approval of an ERP (Permit No. 43-00245-S-03, Application 920113-6) which identifies the control elevation, and minimum elevations for the proposed Sailfish Cay project.

The project site is generally flat with grades ranging from 11.3 to 15.1 NAVD. The center of the site has a slight mound that helps to sheet flows excess stormwater from the north to the south, eventually discharging to an existing culvert that conveys stormwater under

SE Central Parkway towards the south into the McCreary Offices basin. Stormwater is then conveyed through the McCreary Offices and underneath SE Rays Way into a ditch that runs north and south towards the Poppleton Creek. The ultimate outfall for the project is the Poppleton Creek and eventually the St Lucie River. Please see Appendix A for a map that depicts the stormwater flow path.

3.0 Drainage Calculation Summary

3.1 Project Description

The project is bound by the existing Towne Park Condominiums to the north and the east with a zoning designation of R-3 Multifamily residential. To the south of the project is the SE Central Parkway and eventually the McCreary offices and Solaris Healthcare Facility. The McCreary offices have a zoning designation of R-3 Multifamily residential, while the Solaris Healthcare Facility has a zoning designation of RPUD (Residential PUD). To the west of the project is the SE Central Parkway and existing developments with a zoning designation of CPUD (Commercial PUD).

Table 1-Site Details

Parcel ID	Size (acres)	Proposed FLU	Jurisdiction	Zone
09-38-41-011-00001-1	4.88	Multifamily	City of Stuart	RPUD

3.2 Datum

All elevations included on the project construction plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a series of inlets connected via underground pipes and exfiltration trench system that convey stormwater to the on-site wet detention system (lake). The project accepts off site flows from the Towne Park Condominiums as stated in the drainage report for the Towne Park Professional Center. A copy of the drainage report is attached in Appendix E. A 10' drainage easement for the benefit of the Towne Park Condominiums runs through the center of the Sailfish Cay property allowing stormwater to discharge from the Towne Park Condominiums to the McCreary offices to the south. The applicant proposes to modify this easement in order to develop the site. Discharges from the Town Park Condominiums will be routed through the Sailfish Cay stormwater management system. Water quality will not be provided however, attenuation will be provided for this discharge via a control structure located in the proposed lake. A 590 linear foot exfiltration trench is proposed to assist in water quality treatment prior to discharging to the on-site lake for further treatment. The volume from the exfiltration trench is not counted towards stormwater capacity volume.

3.4 Low-Impact Development (LID)

The Sailfish Cay project proposes low-impact development (LID) as part of the stormwater management system. Bio-swales are proposed that are capable of providing up to 0.04 ac-ft of treatment volume before overflowing excess stormwater into the proposed lake. The site will also utilize 0.19 acres of pervious pavers to reduce the amount of run-off into the stormwater management system. The pervious pavers will count 50% towards pervious and 50% towards impervious. In addition, the water quality weir in the lake is set at an elevation of 11.00 NAVD which is greater than the required elevation of 9.74 NAVD. The required detention volume remaining in the lake is 0.18 ac-ft (at stage 9.74 NAVD), however the applicant is providing 1.32 ac-ft of detention volume (at stage 11.00 NAVD). This additional 1.32 ac-ft of detention volume equates to an excess treatment volume of over 730%.

3.5 Land Use Tables

The following Tables 2 and 3 outline the pre-development land use for the site versus the post development land use. An existing access easement on the southwest corner of the subject property consists of the only impervious area in the pre-development condition.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.042	0.8%
Building	0.00	0.00%
Pervious (not including wetlands)	4.84	99.2%
Basin Area	4.88	100

Table 3-Post Development Land Use

Land Use	Impervious Area (ac)	Pervious Area (ac)	Percentage of Site (%)
Building	1.63	0.00	33.40%
Pervious Pavers	0.095	0.095	3.89%
Pavement and Concrete	1.156	0.00	23.69%
Lake	0.50	0.128	12.86%
Bio-Swale	0.00	0.12	2.46%
Pervious	0.00	1.16	23.77%
Site Area:	3.381	1.503	100

3.6 Control Elevation

The control elevation for the project is at 8.50 NAVD. A geotechnical report was completed by Andersen Andre Consulting Engineers, Inc. on July 19, 2020 (included in Appendix D), which provides water table elevations and a hydraulic conductivity used in the exfiltration trench design. The borings in the report reveal that the water table was encountered approximately 7-feet below the surface, which results in a water table of approximately 6.00 NAVD. The borings were completed at the start of the wet season, therefore, it is anticipated that the wet season high water table would be approximately 2.5' higher than the water table encountered in the borings.

A review of an adjacent project known as Seaside, which is to the west of the Sailfish Cay property revealed a control elevation of 6.0 NAVD. It is assumed that the control elevation for this site will be lower than Sailfish Cay due to the proximity to the Poppleton Creek. According to the Towne Park Professional Center Drainage Report, the control elevation of the Towne Park Condos is at 8.5 NAVD. Flows from this site are routed into the Sailfish Cay site via sheet flow. A control elevation of 8.5 NAVD for the Towne Park Condos confirms the control elevation for the site should also be at 8.5 NAVD.

3.7 Tailwater

The tailwater condition for the site was derived from the assumed elevation of the drainage ditch that accepts discharges from the Towne Park North properties (Towne Park Condominiums and proposed Sailfish Cay), which are located on the north side of SE Central Parkway. As a conservative approach, the design storm tailwater condition was used for all simulations, except the 100-year 3-day storm event, which was modeled with zero discharge.

Table 4-Tailwater Condition

Time (hr)	Stage (ft) NAVD
0	10.00
55	11.25
70	12.25
360	10.00

3.8 Net Improvement (BMPTrains)

Due to the site changing land use from undeveloped to multi-family residential, net improvement calculations were performed to determine the required retention volume to reduce total nitrogen and phosphorus discharge loads. The BMP treatment train is set up as 3 catchments in series. Nitrogen and phosphorus removal efficiency is achieved by a combination of 590 LF of exfiltration trench, a lake that provides 16.556 ac-ft of permanent pool volume and a retention pond with a raised bleeder. The required

retention to meet efficiency for the entire treatment train is 2.44 inches. The exfiltration trench provides 1.13 inches of treatment while the retention pond provides 1.31 inches. Please see Appendix B for the details on the BMPTrains calculations.

3.9 Water Quality Treatment

The project proposes to treat run-off volume from the 4.88-acre site. Treatment for the discharge from the Towne Park Condominium is not provided in the proposed stormwater management system for the project. The treatment volume provided is 150% of the treatment volume due to the ultimate outfall being an Outstanding Florida Waterbody (OFW – St Lucie River). Due to the change in use for the site, net improvement retention volume controls.

Table 5-Water Quality Treatment Volume

	1-inch Over the Project Area	2.5-inches Times Percent Impervious	Net Improvement
Water Quality Treatment Volume (ac-ft)	0.41	0.61	0.99

In order to achieve the required water quality treatment for the project, an exfiltration trench in combination with a lake is proposed. The exfiltration trench is capable of treating 0.46 ac-ft of volume, while the remaining 0.44 ac-ft is provided in the lake with a raised bleeder at an elevation of 10.00 NAVD. The exfiltration trench is directly connected to a control structure that has a weir set at 10.40 NAVD which provides 0.46 ac-ft of retention volume. Discharges from this control structure are then routed to the on-site lake for continuation of stormwater treatment. A control structure within the lake has a proposed weir elevation of 11.00 NAVD which provides 1.32 ac-ft of detention treatment volume between the bleeder and the weir. The total treatment volume for the stormwater management system is 1.80 ac-ft.

3.10 Discharge Rates

The discharge rate for the project is controlled by the existing ERP which states that the maximum rate is 4.0 cfs. The proposed Sailfish Cay site accepts off site flows from the adjacent Towne Park Condominiums during the design storm event. The stormwater management system for Sailfish Cay does not propose to treat the accepting discharge from Towne Park Condominiums, however, attenuation will be provided. According to City of Stuart Code a pre vs post discharge rate analysis was completed on the 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm events. The following Table 6 provides the ICPR results of the discharge rates for the project. Please see Appendix C for further information on the ICPR inputs and results.

Table 6-Discharge Rates

Storm Event	Pre-Development	Post Development
3-year/1-day	2.69 cfs	1.22 cfs
5-year/1-day	3.28 cfs	1.38 cfs
10-year/3-day	5.41 cfs	1.98 cfs
25-year/3-day	6.05 cfs	3.62 cfs

3.11 Minimum Road and Parking

The minimum road and parking elevation for the site is dictated by the maximum elevation of the 10-year 1-day storm event result from the ICPR simulation. The following Table 7 outlines the minimum road and parking for the Sailfish Cay project.

Table 7-Minimum Road Elevation

ICPR Result	Proposed Minimum Road
12.45 NAVD	12.50 NAVD

3.12 Minimum Finished Floor

The minimum finished floor elevation for the site is dictated by the maximum elevation of the 100-year 3-day storm event stage (zero discharge) from the ICPR simulation. The adjacent Towne Park Condominiums have finished floor elevations that range from 13.65 NAVD to 13.97 NAVD. As such, the proposed minimum finished floor for the Sailfish Cay project will be consistent with existing adjacent finished floor elevations. The following Table 8 outlines the ICPR result for the 100-year 3-day storm event and the proposed minimum finished floor for the project. To prevent flooding upstream in the Towne Park North Condos, a flap gate is proposed in the drainage structure that accepts flows from the Towne Park North Condos.

Table 8-Minimum Finished Floor Elevation

Basin	ICPR Result	Minimum FFE
Sailfish Cay	13.75 NAVD	14.00 NAVD
Towne Park North Condos	13.55 NAVD	13.65 NAVD*

*13.65 NAVD represents the lowest existing FFE for the Towne Park North Condos

3.13 Perimeter Berm

The perimeter berm for the site is controlled by the maximum stage of the 25-year/3-day design storm event. The maximum stage of the design storm is 12.86 NAVD, therefore the perimeter berm will be seat at a stage of 12.90 NAVD.

3.14 Control Structure

The site is proposed with two control structures to limit discharge and attenuate stormwater from the site. The exfiltration system has a proposed control structure for retention to meet water quality standards for net improvement. The proposed control structure for the exfiltration system consists of a modified FDOT C box with an internal weir set at an invert elevation of 10.40 NAVD. Discharges from this control structure are conveyed to the on-site lake for continuing treatment and attenuation. The control

structure in the lake is a modified FDOT C box with a raised bleeder and weir. The raised bleeder is set at an invert elevation of 10.00 NAVD to achieve the appropriate nitrogen and phosphorus loading reductions. The proposed weir is a 1-foot wide by 3-inch in height slot with an invert elevation of 11.00 NAVD. The weir is sized to limit the discharge from the project to under 4.0 cfs. An overflow weir (box rim) is proposed to provide relief to the stormwater management system during a major rain event. The rim of the box has an elevation of 12.70 NAVD.

3.15 City of Stuart 72-Hour Treatment Volume

According to City of Stuart code, a stormwater management system must recover the required treatment volume within 72 hours. The required water quality treatment volume for the project is 0.44 ac-ft (19,167 cubic feet). In order to demonstrate that the system is capable of recovering the required treatment volume in 72 hours, a retention pond recovery model was built with the PONDS software.

Based on the USDA web soil maps, an estimated vertical hydraulic conductivity (k_v) and horizontal hydraulic conductivity (k_h) value can be used in the PONDS model. The horizontal hydraulic conductivity (k_h) is estimated to be 35.92 ft/day and the vertical hydraulic conductivity (k_v) is estimated to be 14.54 ft/day. Since 40% of the proposed lake will have a bulkhead, a weighted horizontal hydraulic conductivity is used. Since the depth of the bulkhead is unknown a conservative approach assumes that the bulkhead will be installed at a depth that is equal to the base of the aquifer. As such, h_2 is equal to zero. The below equation calculates the horizontal hydraulic conductivity used in the PONDS model.

$$k_{avg} = \left(\frac{L_{unwalled}}{L_{Total}} \times k_h \right) + \left(\frac{L_{walled}}{L_{Total}} \times \frac{h_2}{h_1} \times k_h \right)$$

$$k_{avg} = \left(\frac{362}{604} \times 35.92 \right) + \left(\frac{242}{604} \times \frac{0}{11.5} \times 35.92 \right) = 21.53 \frac{ft}{day}$$

Since a pond is proposed, the vertical hydraulic conductivity is only applied to the lake banks. The lake banks have a maximum area for unsaturated infiltration of 7,789 sq ft. The results of the demonstration conclude that the proposed stormwater management system is capable of recovering the required treatment volume within 72 hours. At the 72-hour mark, the stage in the pond is at 9.29 NAVD; the water quality weir is set at an elevation of 11.00 NAVD. The volume of water that is available to be treated between elevations 9.29 NAVD and 11.00 NAVD is 1.03 ac-ft. This exceeds the required water quality treatment volume of 0.66 ac-ft using the Outstanding Florida Waterbody (OFW) criteria, which is 150% of the standard volume.

4.0 Conclusion

The Sailfish Cay project consists of a proposed multi-family residential community with associated site improvements. The site has an existing ERP, which once included the expansion of the Towne Park Condominiums, however, construction of the expansion into the Sailfish Cay project area never occurred. The existing ERP and drainage report help to identify the stormwater discharges that are accepted by the proposed stormwater management system for the Sailfish Cay project. The proposed stormwater management system is capable of accepting off site flows and treating on-site run-off according the local and SFWMD standards. Please see the associated appendices for supporting documentation.

Appendix A: Basin Maps and Basin Information

Zoning Map

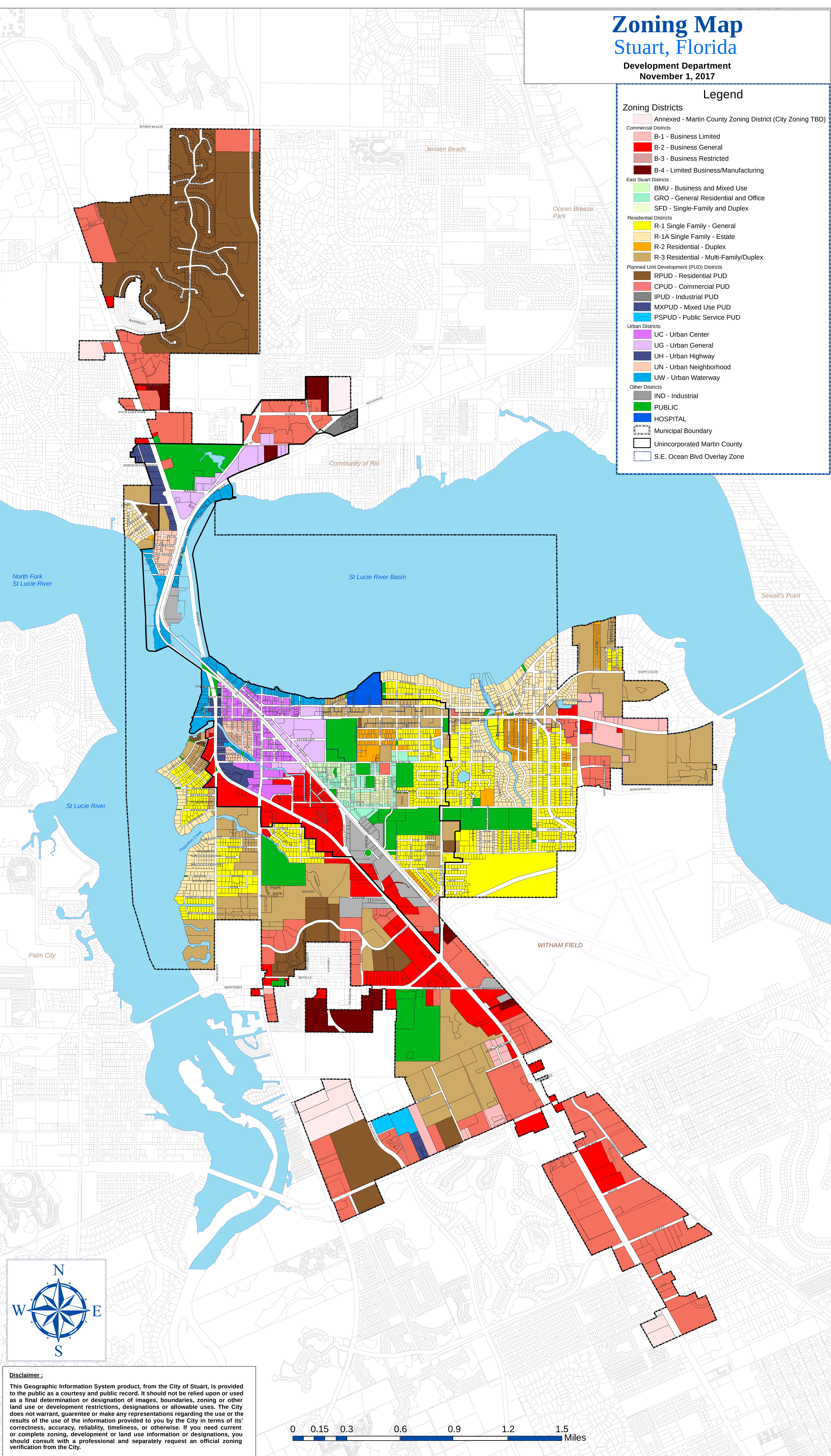
Stuart, Florida

Development Department
November 1, 2017

Legend

Zoning Districts

- Annexed - Martin County Zoning District (City Zoning TBD)
- Commercial Districts
 - B-1 - Business Limited
 - B-2 - Business General
 - B-3 - Business Restricted
 - B-4 - Limited Business/Manufacturing
- East Stuart Districts
 - BMU - Business and Mixed Use
 - GRO - General Residential and Office
 - SFD - Single-Family and Duplex
- Residential Districts
 - R-1 Single Family - General
 - R-1A Single Family - Estate
 - R-2 Residential - Duplex
 - R-3 Residential - Multi-Family/Duplex
- Planned Unit Development (PUD) Districts
 - RPUD - Residential PUD
 - CPUD - Commercial PUD
 - IPUD - Industrial PUD
 - MXPUD - Mixed Use PUD
 - PSPUD - Public Service PUD
- Urban Districts
 - UC - Urban Center
 - UG - Urban General
 - UH - Urban Highway
 - UN - Urban Neighborhood
 - UW - Urban Waterway
- Other Districts
 - IND - Industrial
 - PUBLIC
 - HOSPITAL
- Municipal Boundary
- Unincorporated Martin County
- S.E. Ocean Blvd Overlay Zone



Disclaimer :

This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as a final determination or designation of images, boundaries, zoning or other land use or development restrictions, designations or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.



BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1094514 A1
COMMITMENT DATE: MAY 23, 2021, AT 11:00 PM

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. ALL MATTERS CONTAINED ON THE PLAT OF TOWNE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
10. EASEMENT FOR PERRY CABLE TV CORP. RECORDED IN O.R. BOOK 548, PAGE 987, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.
11. SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
12. SEWER, WATER AND LIFT STATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 850, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
EASEMENT #1 SHOWN ON SURVEY, EASEMENT #3 TERMINATED/ABANDONED BY O.R. BOOK 2003, PAGE 1826.
13. ACCESS, INGRESS AND EGRESS AND UTILITY EASEMENT AGREEMENT WITH TOWNE PARK NORTH CONDOMINIUM RECORDED IN O.R. BOOK 706, PAGE 833, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. EASEMENT TERMINATED/ABANDONED.
14. RECREATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 839, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LICENSE AGREEMENT TERMINATED BY O.R. 3247, P.G. 2148.
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. TO BE RELOCATED.
17. RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWN ON SURVEY.
18. ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.

CERTIFIED TO:

1. JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
2. 751 SE CENTRAL, LLC.



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	DIP F. DUCTILE IRON PIPE EAST/EASTING	HYD H. HYDRANT	POP P. PERMANENT CONTROL POINT	S.L.C. S.T.A. ST. LUCIE COUNTY STATION
AL ARC LENGTH	EDW E. EDGE OF WATER	IN INCH	PRM P. PERMANENT REFERENCE MONUMENT	STA STORMWATER DRAINAGE MANHOLE
ASPH ASPHALT	EB E. ELECTRIC BOX	INV INVERT	P.B. P. PLAT BOOK	STREET SIGN
BFP BACK FLOW PREVENTER	EH E. ELECTRIC HAND HOLE (EH)	IP IRON PIPE	(P) P. PLAT DATA	
BM BENCHMARK (BM)	EM E. ELECTRIC METER	IR IRON ROD	P.O.B. P. POINT OF BEGINNING	
BIKE BIKE RACK	EM E. ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. P. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
CATV C. CABLE RISER	EL/ELEV. ELEVATION	L LENGTH	P.C.C. P. POINT OF COMPOUND CURVE	TOE TOE OF SLOPE
(C) CALCULATED	FEMA F. FEDERAL EMERGENCY MANAGEMENT AGENCY	☆ LIGHT POST	P.C. P. POINT OF CURVATURE	TOB TOP OF BANK/BERM
CB CATCH BASIN	F.O. F. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	P.T. P. POINT OF TANGENCY	T.O.N. TOP OF NUT
PVC CENTERLINE	FOHH F. FIBER OPTIC HAND HOLE	(M) MAILBOX	P.O.T. P. POINT OF TERMINUS	X 0.0 X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CCR CERTIFIED CORNER RECORD	F. FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PVC POLYVINYL CHLORIDE	X 0.00 X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CLF CHAIN LINK FENCE	F. FIBER OPTIC RISER	M.H.W. MEAN HIGH WATER LINE	PSL PORT SAINT LUCIE, FLORIDA	TWN TOWNSHIP
CHD. CHORD	F. FIBER OPTIC RISER	M.L.W. MEAN LOWER WATER LINE	PLS PROFESSIONAL LAND SURVEYOR	① TRAFFIC HANDHOLD
CO CLEAN OUT	F.F.E. F. FIELD MEASURED ELEVATION	☆ METAL LIGHT POST	R RADIUS	TSCB TRAFFIC SIGNAL CONTROL BOX
COMM COMMUNICATION RISER	FDOT F. FLORIDA DEPARTMENT OF TRANSPORTATION	☆ METAL POWER POLE	RGE RANGE	TYP TYPICAL
CONC CONCRETE	FPL F. FOOT	MP METAL PIPE	RHW RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
CP CONCRETE LIGHT POST	FM F. FORCE MAIN	MON MONUMENT	R/R REGISTERED LAND SURVEYOR	UNK UNKNOWN
CPP CONCRETE POWER POLE (CPP)	FND F. FOUND	NGVD29 NORTH AMERICAN VERTICAL DATUM OF 1929	R/C RIGHT-OF-WAY	UNK UNKNOWN HANDHOLD
CONCRETE POWER POLE W/STREET LIGHT	F. FPL MANHOLE	N/D NON DESCRIBT NAIL AND DISK	R/R RIGHT-OF-WAY	RISER RISER BOX
CONCRETE SIGNAL LIGHT POLE	FO FT. SQUARE FEET	N.R. NON RADIAL	SV SANITARY VALVE	UNKNOWN TYPE MANHOLE
CMP CORRUGATED METAL PIPE	CAS GAS VALVE	NAVDB8 NORTH OR NORTHING OF 1988	SEC SECTION	VCP VITRIFIED CLAY PIPE
CURB INLET	GIS GEOGRAPHIC INFORMATION SYSTEMS	N. NORTH OR NORTHING	NO. NUMBER	WM WATER METER
DECORATIVE LIGHT POST	GND GROUND LIGHT	O.R.B. OFFICIAL RECORDS BOOK	○ PROPERTY CORNER	WV WATER VALVE (WV)
D.B. DEED BOOK	GUY GUY WIRE ANCHOR	PG PAGE	○ RIGHT-OF-WAY CONTROL SIGN	W WEST
Δ DELTA/CENTRAL ANGLE	HND HANDICAP	PCN PARCEL CONTROL NUMBER	S SOUTH	WF WOOD FENCE
Ø DIAMETER (DIA.)	HDPE HIGH DENSITY POLYETHYLENE PIPE	PK NAIL PARKER-KALON NAIL	SPGOT SPOTLIGHT	WF WOOD POLE STREET LIGHT
⊙ DRAINAGE MANHOLE	HWF HOG WIRE FENCE	PK/D PARKER-KALON NAIL & DISK	SPRINKLER VALVE	WPP WOOD POWER POLE

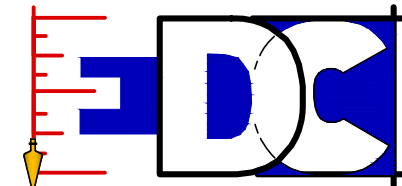
LEGAL DESCRIPTION:

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

CONTAINING 4.88 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK WAS JULY 15, 2021.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
- SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LINES, REFER TO AFOREMENTIONED FIRM PANELS.



ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

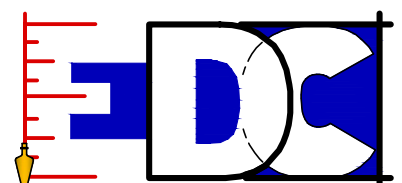
LS DRAWN BY
MTO CHECKED BY
SV FIELD CREW
21-353.DWG FILENAME
AS SHOWN SCALE
February 18, 2022 DATE

REVISION COMMENTS
2/18/22

BOUNDARY & TOPOGRAPHIC
SURVEY

FOR: CYPRESS HOLDING, LLC.

RECORD INFORMATION
SEC. 9, TNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

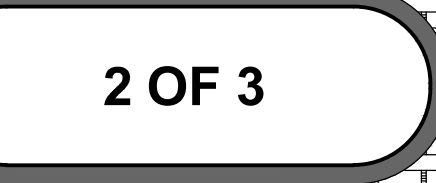
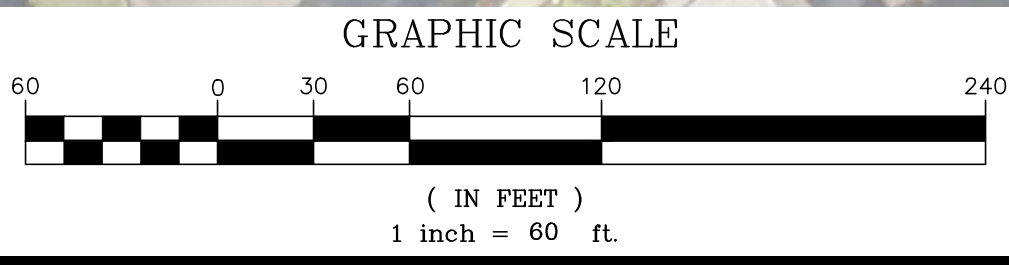
21-353

1 OF 3

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

21EJC-202101-33 - Johnson v. FSI SE Central Parkway NFSURVEY000 - PDF SURVEY(21-33) BTT rev1.dwg, 2/18/2022 2:40 PM



BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

Z:\EDC\2021\1-353 - Johnston - 751 SE Central Parkway M/SURVEY\DWG - PDF\Survey21-353.BIT, rev1.dwg, 2/18/2022 2:40 PM
COPYRIGHT, 2020 BY EDC INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



Sailfish Cay ERP's

Beauty Bar
Ahn's Martial Arts Academy

Suburban Extended Stay Hotel Stuart Near...

AutoZone Auto Parts

Ex. Pipe and MES

Tijuana Flats

Jupiter Donuts

Sonny's BBQ

App# 900626-8
CE: 13.0 NGVD
FFE: 17.60

App# 941026-6
CE: 12.5 NGVD
FFE: 16.35

Fujiyama

Supreme Meats

Goodwill Stuart Store & Donation Center

CareerSource Research Coast

Solaris Senior Living Stuart

Morning Glory Cafe

Chase Bank

CS to 25' Drainage Easement

Solaris HealthCare Parkway

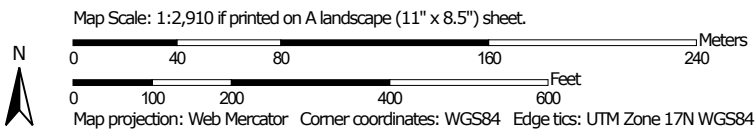
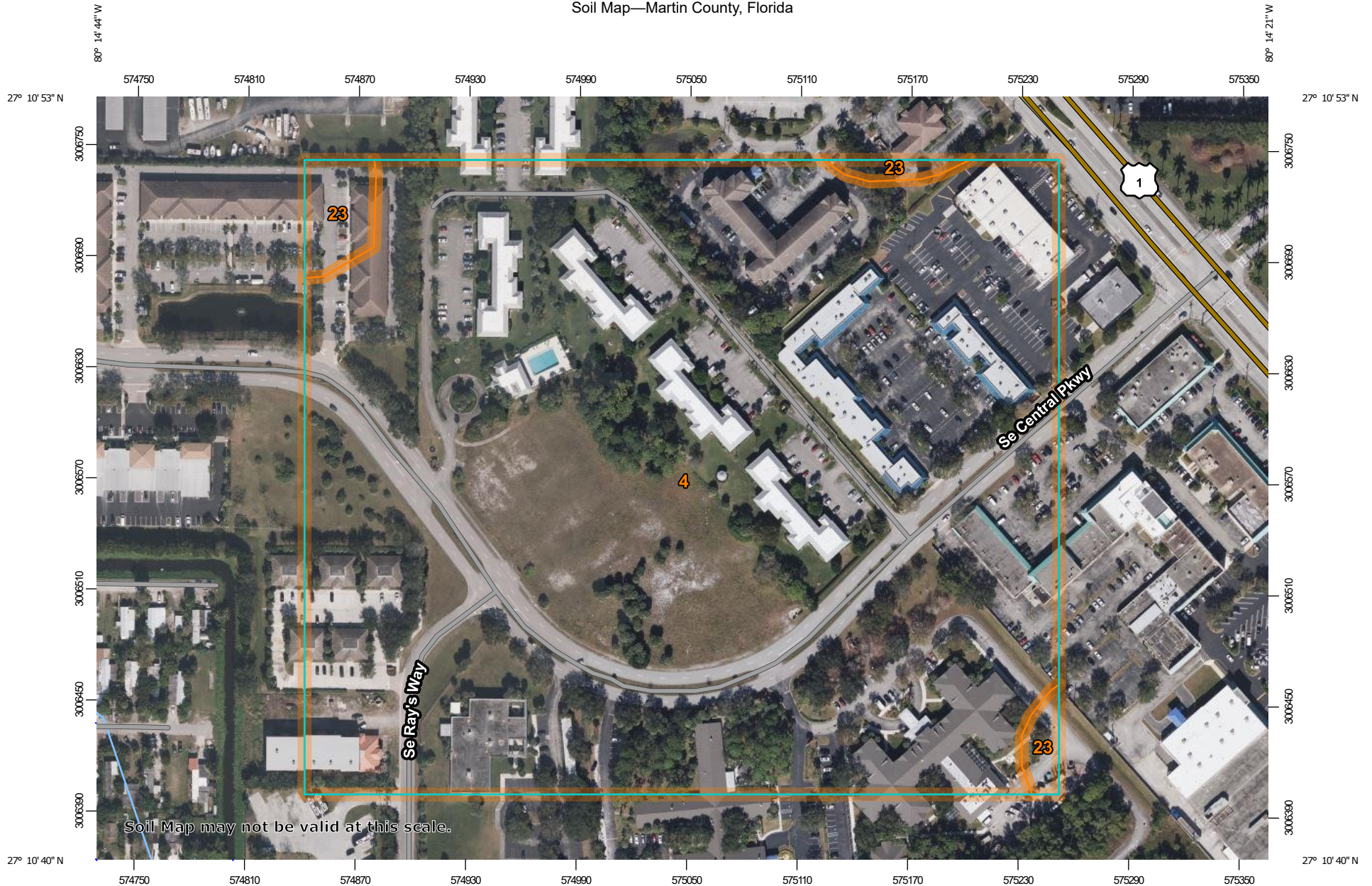
Big Lots

Google Earth

Monterey Glass Specialists

800 ft

Soil Map—Martin County, Florida



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 20, Aug 25, 2021

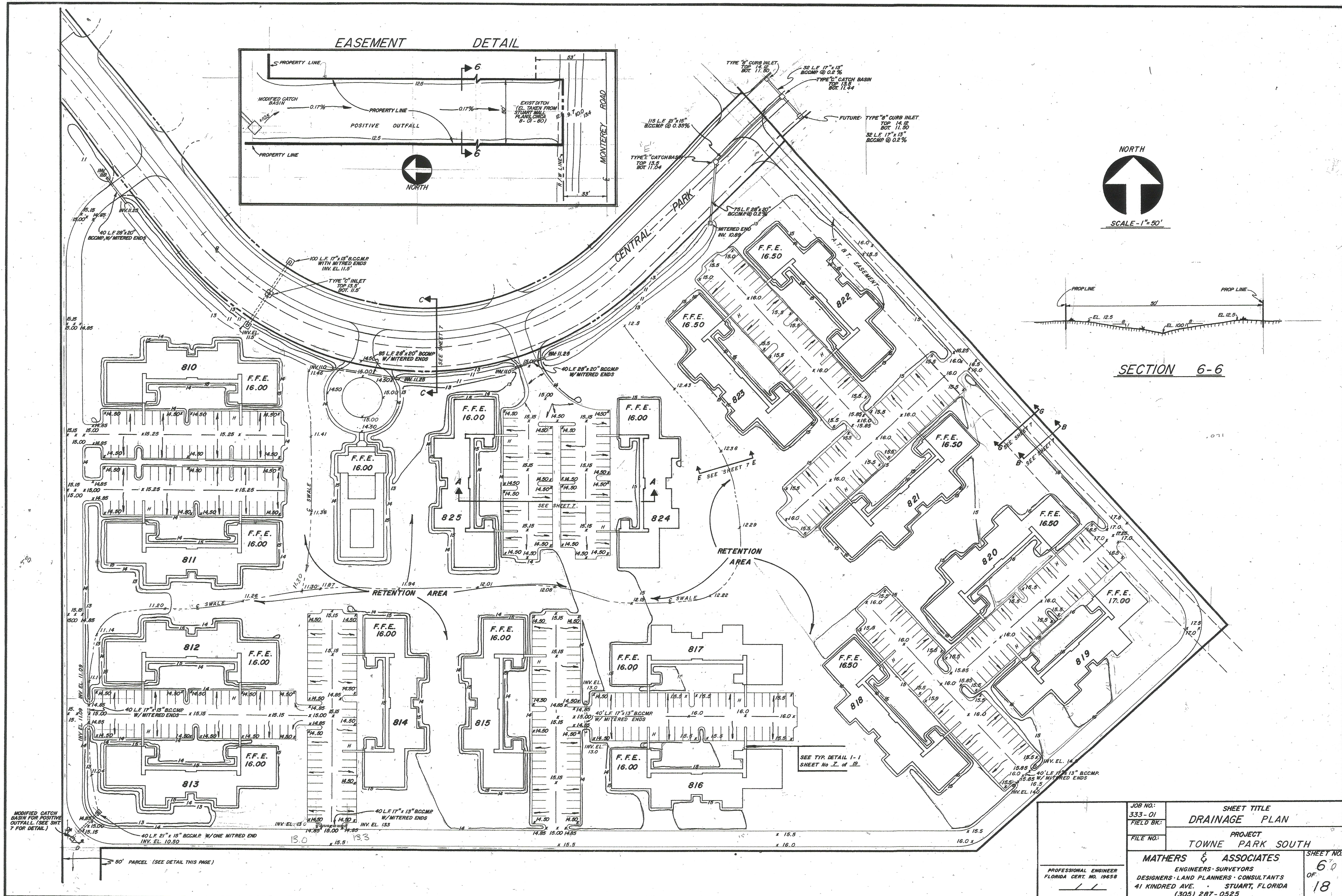
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

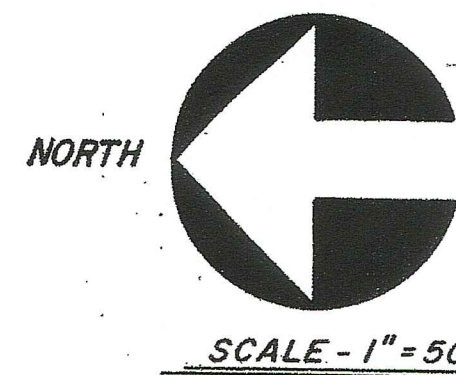
Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

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

Map Unit Legend

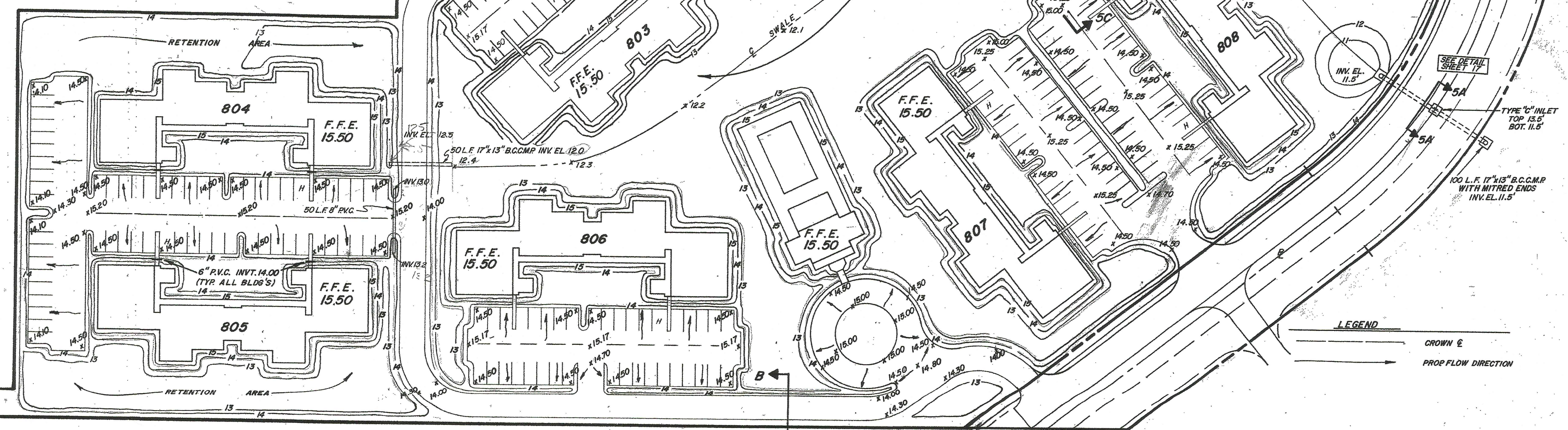
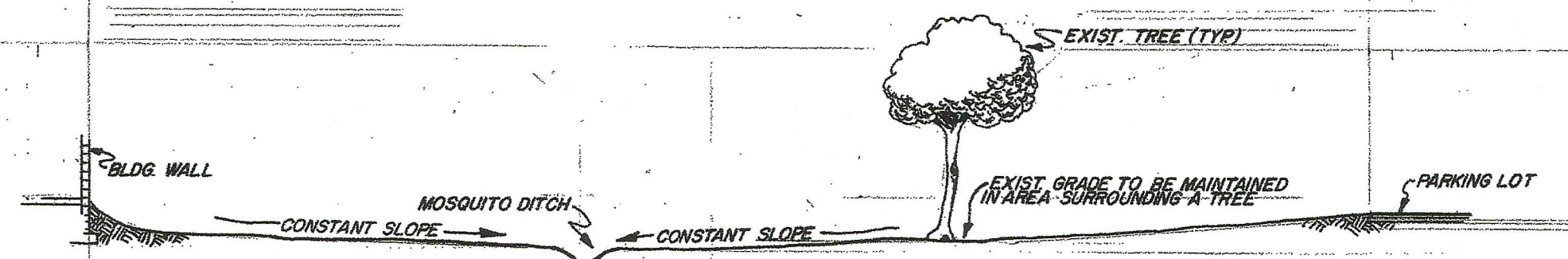
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	33.9	97.3%
23	Urban land, 0 to 2 percent slopes	0.9	2.7%
Totals for Area of Interest		34.8	100.0%





SECTION 5C-5C

NOTE:
TYPICAL SECTION FOR MOSQUITO DITCH
AND SURROUNDING RETENTION AREA .



LEGEND

———— CROWN &

———— PROP FLOW DIRECTION

REVISONS		
BY	DATE	DESCRIPTION
M.M.	7/27/81	ADD - SWALE
DRAWN BY: R.F.P. JR./WANG		CHECK BY: W. J.M.
DATE: 4-28-81		SCALE: 1" = 50'

PROFESSIONAL ENGINEER
FLORIDA CERT. NO. 19658

JOB NO.: 333 - 01	SHEET TITLE DRAINAGE PLAN
FIELD BK.:	
FILE NO.:	PROJECT TOWNE PARK NOR
MATHERS & ASSOCIATES ENGINEERS - SURVEYORS DESIGNERS - LAND PLANNERS - CONSULTANTS 41 KINDRED AVE. - STUART, FLORIDA (305) 287-0525	

SHEET NO.
55
OF
18

Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6		GO TO INTRODUCTION PAGE	2/18/2022	Blue Numbers = Red Numbers =	Input data Calculated or Carryover
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis			NAME OF PROJECT Sailfish Cay	HELP Rainfall	
Meteorological Zone (Please use zone map): Mean Annual Rainfall (Please use rainfall map): Type of analysis: Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):			CLICK ON CELL BELOW TO SELECT Zone 2 55.00 Inches CLICK ON CELL BELOW TO SELECT Net improvement %	VIEW ZONE MAP VIEW MEAN ANNUAL RAINFALL MAP GO TO WATERSHED CHARACTERISTICS	
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.			Model documentation and example problems.		
STORMWATER TREATMENT ANALYSIS Systems available for analysis: - Retention Basin with option for calculating effluent concentration - Wet Detention - Exfiltration Trench - Pervious Pavement - Stormwater Harvesting - Biofiltration - Greenroof - Rainwater Harvesting - Managed Aquatic Plants Detention - Vegetated Natural Buffer - Vegetated Filter Strip - Swale - Rain Garden - Tree Well - Lined reuse pond - User Defined BMP			There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu . The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.		
RESET INPUT FOR STORMWATER TREATMENT ANALYSIS			METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY METHODOLOGY FOR RETENTION SYSTEMS METHODOLOGY FOR GREENROOF SYSTEMS METHODOLOGY FOR WET DETENTION SYSTEMS METHODOLOGY FOR WATER HARVESTING SYSTEMS		

WATERSHED CHARACTERISTICS V 8.6		GO TO STORMWATER TREATMENT ANALYSIS		Blue Numbers =	Input data	LAND USES/EMC																		
SELECT CATCHMENT CONFIGURATION 2/18/2022		CLICK ON CELL BELOW TO SELECT CONFIGURATION		Red Numbers =	Calculated																			
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain Delay [hrs] CATCHMENT NO.1 NAME: SailFish Cay <u>max delay = 15 hrs.</u> Pre-development land use: Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162 with default EMCs Post-development land use: Multi-Family: TN=2.320 TP=0.520 with default EMCs Total pre-development catchment area: 4.880 AC Total post-development catchment or for BMP analysis: 4.880 AC Pre-development Non DCIA CN: 80.00 Pre-development DCIA percentage: 0.90 % Post-development Non DCIA CN: 92.00 Post-development DCIA percentage: 58.80 % Estimated BMP Area (No loading from this area) 0.500 AC		D - 3 Catchment-Series COMINGLING MULTI-LAND USE VIEW AVERAGE ANNUAL RUNOFF "C" Factor VIEW EMC & FLUCCS GO TO GIS LANDUSE DATA		VIEW CATCHMENT CONFIGURATION GO TO GENERAL SITE INFORMATION PAGE OVERWRITE DEFAULT CONCENTRATIONS USING: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> 2.624 </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> 12.086 </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> 5.481 </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> 0.524 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> 34.580 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> 7.751 </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:	2.624	ac-ft/year	Average annual post runoff volume (note no BMP area):	12.086	ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:	5.481	kg/year	Pre-development Annual Mass Loading - Phosphorus:	0.524	kg/year	Post-development Annual Mass Loading - Nitrogen:	34.580	kg/year	Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year
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Post-development Annual Mass Loading - Nitrogen:	34.580	kg/year																						
Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year																						
CATCHMENT NO.2 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (No loading from this area) AC		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>		Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year			
Average annual pre runoff volume:		ac-ft/year																						
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Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.3 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>		Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year			
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Average annual post runoff volume (note no BMP area):		ac-ft/year																						
Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.4 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC		OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>		Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year			
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Average annual post runoff volume (note no BMP area):		ac-ft/year																						
Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						

STORMWATER TREATMENT ANALYSIS:		V 8.6	GO TO GENERAL SITE INFORMATION PAGE		Blue Numbers =	Input data
					Red Numbers =	Calculated
If not done, specify pre- and post-development watershed characteristics.			2/18/2022			
GO TO WATERSHED CHARACTERISTICS						
Total Required Treatment Efficiency: Required Treatment Eff (Nitrogen): 84 % Required Treatment Eff (Phosphorus): 93 %			1 2 3			
Select one of the BMPs below to analyze efficiency or review the summary data.						
RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP	
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.		
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET			
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE			

RETENTION BASIN:

2/18/2022

V 8.6

Blue Numbers =

Input data

Red Numbers =

Calculated or Carryover

RETENTION BASIN SERVING:

Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Loadings from BMP area are contained by the BMP, thus no BMP area load.

Watershed area cotributing to basin:

Required Treatment Eff (**Nitrogen**):Required Treatment Eff (**Phosphorus**):

Required retention depth over the watershed to meet required efficiency:

Required water quality retention volume:

SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
4.380	0.000	0.000	0.000	ac
84.150				%
93.237				%
2.440	0.000	0.000	0.000	in
0.890	0.000	0.000	0.000	ac-ft

RETENTION BASIN FOR MULTIPLE TREATMENT SYSTEMS (if there is a need for additional removal efficiencies in a series of BMPs):

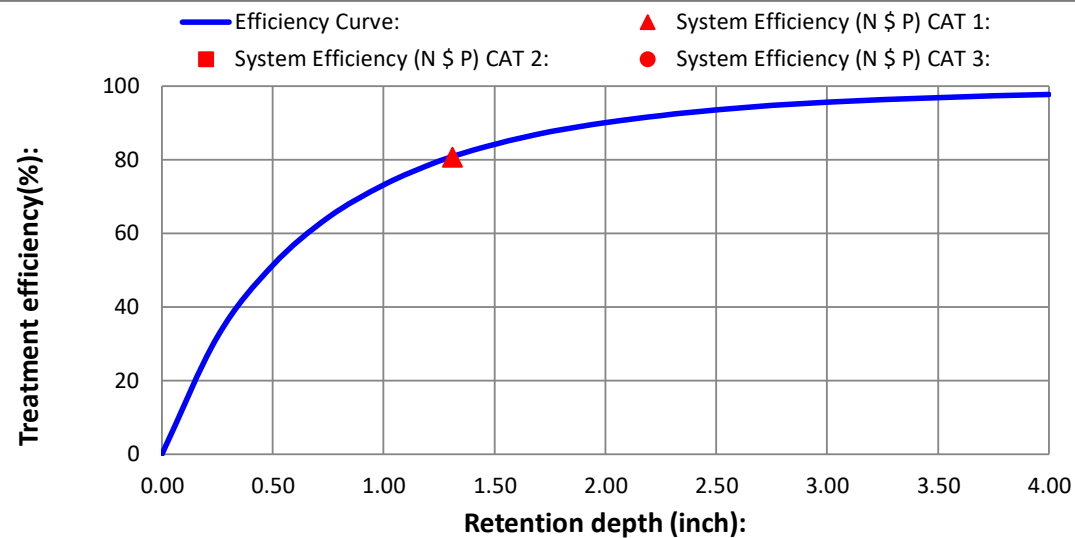
Retention volume based on retention depth and Total area - BMP area

Provided retention depth (0.1-3.99 inches over the watershed)

Provided treatment efficiency (**Nitrogen**):Provided treatment efficiency (**Phosphorus**):Remaining treatment efficiency (**Nitrogen**):Remaining treatment efficiency (**Phosphorus**):

Remaining retention depth needed:

0.478	0.000	0.000	0.000	ac-ft
1.310				in
80.797	0.000	0.000	0.000	%
80.797	0.000	0.000	0.000	%
17.460				%
64.783				%
1.130	0.000	0.000	0.000	in



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth **for a single BMP and in a single catchment**. The graph illustrates that there is a diminished return as the retention depth is increased. Thus evaluations of other alternatives in "treatment trains" and compensatory treatment should be considered. **NOTE:** the retention volume can not exceed 3.99 inches to be within the range of data used to determine effectiveness.

HELP - EXAMPLE PROBLEM 3

View Media Mixes

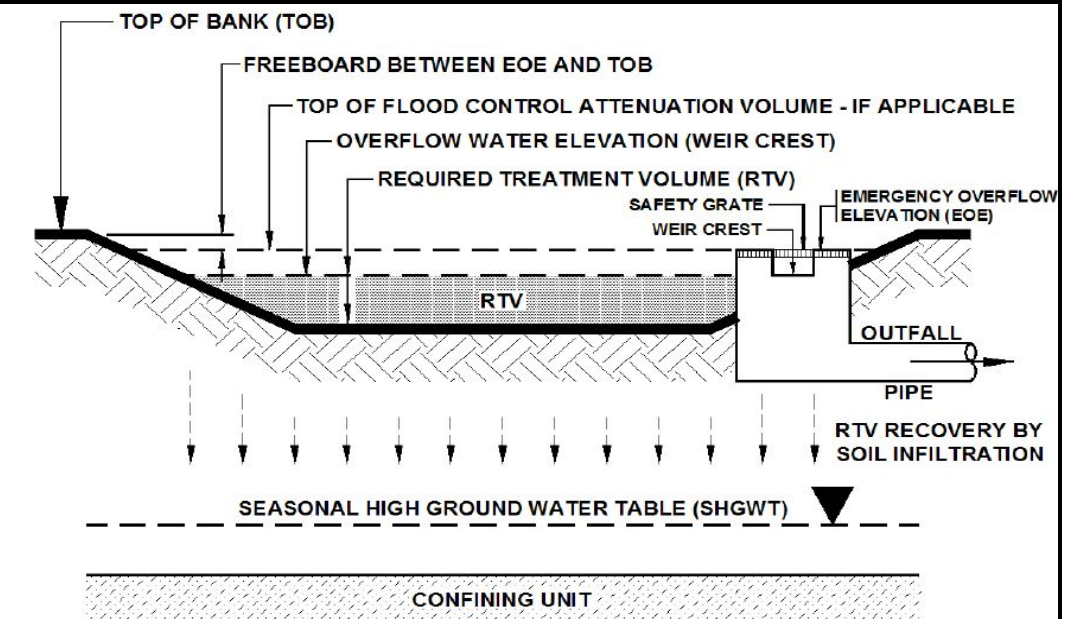
Estimate of groundwater impacts

Use only down flow media mix before water enters the ground, specify type

Nitrogen mass reduction in groundwater discharge (%)

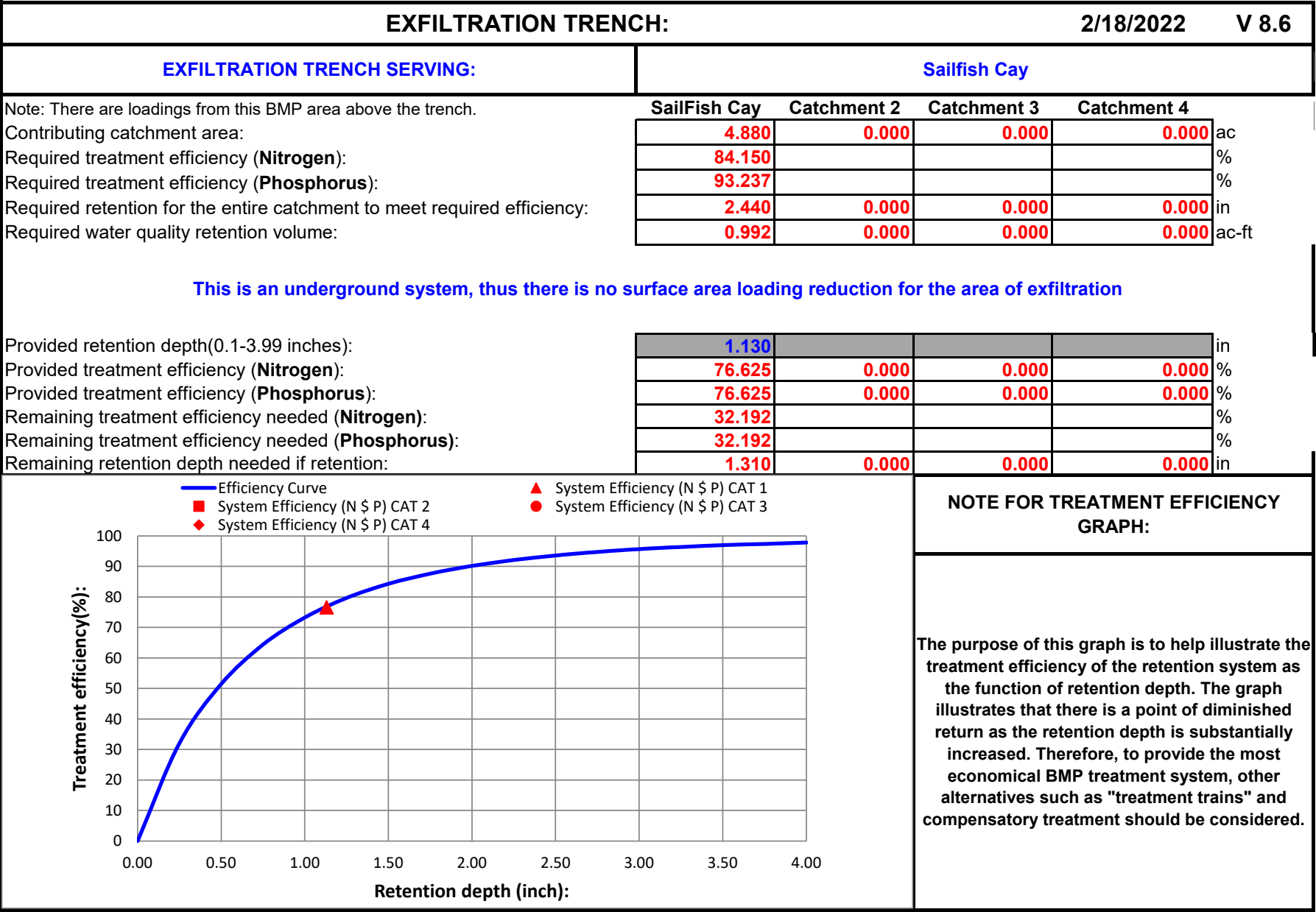
Phosphorus mass reduction in groundwater discharge (%)

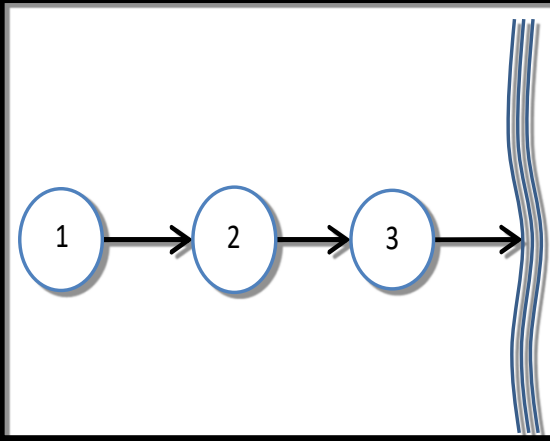
Catchment 1	Catchment 2	Catchment 3	Catchment 4



TYPICAL CROSS SECTION OF A "DRY" RETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at:
<http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater>, March 2010.



CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY				V 8.6
CALCULATION METHODS: 1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume. 2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well. 3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration				
PROJECT TITLE	Sailfish Cay	Optional Identification	Stormwater Management System	
	SailFish Cay	Catchment 2	Catchment 3	Catchment 4
BMP Name	Retention Basin			
BMP Name	Exfiltration Trench			
BMP Name	Wet Detention/ MAPs			
Surface Water Discharge Summary Performance of Entire Watershed				
Catchment Configuration	D - 3 Catchment-Series	Treatment Objectives or Target for TN MET TP MET	2/18/2022	
Nitrogen Pre Load (kg/yr)	5.48		BMPTRAINS MODEL	
Phosphorus Pre Load (kg/yr)	0.52			
Nitrogen Post Load (kg/yr)	34.58			
Phosphorus Post Load (kg/yr)	7.75			
Target Load Reduction (N) %	84			
Target Load Reduction (P) %	93			
Target Discharge Load, N (kg/yr)	5.53			
Target Discharge Load, P (kg/yr)	0.54			
Provided Overall Efficiency, N (%):	95			
Provided Overall Efficiency, P (%):	98			
Discharged Load, N (kg/yr & lb/yr):	1.84		4.05	
Discharged Load, P (kg/yr & lb/yr):	0.17		0.37	
Load Removed, N (kg/yr & lb/yr):	32.74		72.12	
Load Removed, P (kg/yr & lb/yr):	7.58		16.70	

EXFILTRATION TRENCH DESIGN

Methodology per SFWMD ERP Permit Information Manual, March 2014

Volumetric Parameters

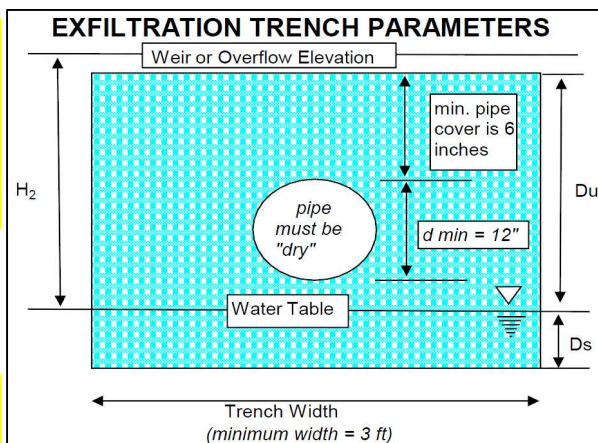
Water quality volume, V_{wq} (Ac-ft)	0.660	*WQ governed by 2.5" x % Impervious
Water quality volume, V_{wq} (Ac-in)	7.92	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional retention storage volume as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration volume, V (Ac-ft)	0.66	
Total exfiltration volume, V (Ac-in)	7.92	

Basin Hydrology & Soil Parameters

Hydraulic conductivity, K (cfs/ft ² -ft head)	5.70E-04	* From geotechnical report
Basin area, A (Ac)	4.88	
Basin soil storage, S (in)	0.54	* Input S value from basin calcs sheet
Basin curve number, CN	95	
Design rainfall, P (in)	11.00	* Input design storm rainfall
Exfiltration storage depth, d_{exf} (in)	1.62	$= V / A$
Exfiltration rainfall depth, P_{exf} (in)	9.38	$= P - d_{exf}$
Exfiltration soil storage, S_{exf} (in)	2.16	$= S + d_{exf}$
Exfiltration curve number, CN_{exf}	82	* Adjusted CN for ICPR Routing Model

Exfiltration Trench Parameters

Trench top elevation, EL_{top} (ft-datum)	10.50
Bubble Up-Dry Detention, EL_{inv} (ft-datum) (Weir)	10.40
Trench bottom elevation, El_{bot} (ft-datum)	6.00
Trench width, W (ft)	7.00
Wet Season High Water Table (ft-datum)(CE)	8.50
Head on saturated surface, H_2 (ft)	1.90
Unsaturated trench depth, D_u (ft)	2.00
Saturated trench depth, D_s (ft)	2.50
Perforated pipe invert, (ft-datum)	8.50
Perforated pipe diameter, (in)	24



Governing Equations

If $D_s < D_u$, and $W < 2*(D_s + D_u)$	No Yes	$L = \frac{V}{k \times (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$
If $D_s > D_u$, or $W > 2*(D_s + D_u)$	Yes No	$L = \frac{V}{k \times (2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$

Calculations and Results

Calculated trench length required, L (ft)	841.4
Proposed trench length, L (ft)	590.0
Volume treated, V (Ac-ft)	0.46
Volume remaining to be treated (Ac-ft)	0.20
Proposed storage depth, d (in)	1.14

CN Calculations for Towne Park North Condos

Project: **Sailfish Cay**
 Project #: **21-353**

Engineer: **MDL**
 Date: **3/22/2022**
 Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Building =	1.405	0.000	1.405
Impervious =	2.570	0.000	2.570
Dry Retention Area =	0.000	0.000	0.000
Wetland Area =	0.000	0.000	0.000
Developed Compacted Open Space =	0.000	4.614	4.614
Undeveloped or Preserve Land =	0.000	0.000	0.000
TOTAL =	3.975	4.614	8.589

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = **11.50**
 Control Elevation = **8.50**
 Distance to Water Table = **3.00**

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.25	7.7	6.3	5.0
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Developed Compacted Pervious Area = **4.61** *Does not include BMP area
 Undeveloped Pervious Area = **0.00**
 Soil Storage = **5.40**
 Soil Moisture Storage (S) = **2.18** inches
 Curve Number = **82**

Sailfish Cay On-Site Drainage Calculations

Pre Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.000	0.000	0.00
Pavement and Concrete =	0.042	0.000	0.04
Pond =	0.000	0.000	0.00
Pervious =	0.000	4.840	4.84

TOTAL =	0.04	4.84	4.88
---------	------	------	------

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	12.50
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	0.00	N/A	98	0	Impervious
Pavement and Concrete =	0.04	N/A	98	4	Impervious
Pond =	0.00	N/A	98	0	Impervious
Pervious =	4.84	D	80	387	Open - Good
TOTAL =	4.88			391	
Weighted CN =				80	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	630	feet

T_1 =	0.3431	hour	=	20.59	minutes
T_t =	0.3431	hour	=	21.0	

TC = total	$T_{1A} + T_{1B} + T_2$	21.0
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Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00	18.50	19.00	19.50
Pavement and Concrete	Linear	0.04	12.40	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.08	0.10	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.29
Landscape	Linear	4.84	10.30	15.10	0.00	0.02	0.25	0.73	1.46	2.44	3.68	5.16	6.90	8.89	11.14	13.55	15.97	18.39	20.81	23.23	25.65	28.07	30.49	32.91
Sub-Total:		4.88	Totals:		0.00	0.02	0.25	0.73	1.46	2.44	3.69	5.20	6.96	8.97	11.23	13.67	16.11	18.55	20.99	23.43	25.87	28.32	30.76	33.20
Building Pads		0.00	*Not included in Stage-storage calculations																					
Total:		4.88																						

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
Stage	Volume
Basin Storage (Does not include exfil)	
10.00	0.00
10.50	0.02
11.00	0.25
11.50	0.73
12.00	1.46
12.50	2.44
13.00	3.69
13.50	5.20
14.00	6.96
14.50	8.97
15.00	11.23
15.50	13.67
16.00	16.11

Post Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	1.629	0.000	1.63
Pervious Pavers =	0.095	0.095	0.19
Pavement and Concrete =	1.156	0.000	1.16
Pond =	0.500	0.128	0.63
Bio-Swale =	0.000	0.120	0.12
Pervious =	0.000	1.160	1.16
TOTAL =	3.38	1.50	4.88

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	13.00
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	1.63	N/A	98	160	Impervious
Pervious Pavers =	0.19	D	80	15	Pervious/Impervious
Pavement and Concrete =	1.16	N/A	98	113	Impervious
Pond =	0.50	N/A	98	49	Impervious
Bio-Swale =	0.12	D	98	12	Impervious
Pervious =	1.29	D	80	103	Open - Good
TOTAL =	4.88			452	
Weighted CN =				93	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^5 \\ \text{(Paved)} \quad V = 20.3282 * (s)^5 \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{67} * s^5}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	934	feet

T_1 =	0.5087	hour	=	30.52	minutes
T_t =	0.5087	hour	=	31.0	

TC = total $T_{1A} + T_{1B} + T_2$ 31.0

Post Development Water Quality Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer
Date
Revised:

MDL
2/16/2022

1-inch Over the Project Area - per SFWMD

$$\begin{array}{lcl}
 \text{(Treated Volume)} & 1\text{-inch} & * \quad 1\text{-ft}/12\text{-in} & * \quad \boxed{4.88} & = & \boxed{0.41} & \text{ac-ft} \\
 & & & \text{PROJECT AREA} & & & \\
 & & & \text{(EXCLUDES} & & & \\
 & & & \text{UNDEV/WETLANDS)} & & & \\
 & & & \text{TREATED VOLUME} & & &
 \end{array}$$

2.5-inches Times the Percent Impervious - per SFWMD

$$\begin{array}{lcl}
 \text{(Site Area)} & \frac{4.88}{\text{PROJECT AREA (AC)}} - \left(\frac{0.50}{\text{LAKES (AC)}} + \frac{1.63}{\text{ROOFS (AC)}} \right) & = \frac{2.75}{\text{SITE AREA}} \text{ ac} \\
 \\
 \text{(Impervious Area)} & \frac{2.75}{\text{SITE AREA (AC)}} - \frac{1.42}{\text{PERVIOUS AREA (AC)}} & = \frac{1.33}{\text{IMPERVIOUS AREA}} \text{ ac} \\
 \\
 \text{(% Impervious)} & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} & = 48.38\% \\
 \\
 \text{(2.5-in * \% Imp.)} & 2.5\text{-inches} * \frac{48.38\%}{\text{PERCENT IMPERVIOUS}} & = \frac{1.21}{\text{INCHES TO BE TREATED}} \\
 \\
 \text{(Treated Volume)} & \frac{1.21}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{4.38}{\text{PROJECT AREA - LAKES (AC)}} & = \boxed{0.44} \\
 & & \text{TREATED VOLUME}
 \end{array}$$

	SFWMD - STND	OFW - 150%	
Required Wet Detention =	0.44	0.66	
Required Dry Detention =	0.33	0.50	
Required Retention =	0.22	0.33	
2.5" Times Impervious Governs			

* An additional 0.5-inch of pretreatment for industrial or commercial projects will be needed.

* Per SFWMD, standard water quality volume is 100% for wet detention, 75% for dry detention, and 50% for dry retention

* OFW volume is 150% of the standard SFWMD criteria

Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					8.50	9.00	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00
Pond @ CE	Vertical	0.5000	8.50	8.50	0.00	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00	4.25	4.50	4.75
Pond Slopes	Linear	0.1280	8.50	10.50	0.00	0.01	0.03	0.07	0.13	0.19	0.26	0.32	0.38	0.45	0.51	0.58	0.64	0.70	0.77	0.83	0.90	0.96	1.02	1.09
Bio-Swale Bottom	Vertical	0.0167	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.05	0.05	0.06	0.07	0.08
Bio-Swale Slopes	Linear	0.1033	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28	0.34	0.39	0.44
SWM WQTV Volume					0.00	0.26	0.53	0.82	1.13	1.44	1.76	2.07	2.38	2.70	3.01	3.33	3.64	3.95	4.27	4.58	4.90	5.21	5.52	5.84
Exfiltration Trench	Vertical		8.50		0.00	0.11	0.24	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
Total WQTV Volume					0.00	0.37	0.77	1.18	1.49	1.80	2.12	2.43	2.74	3.06	3.37	3.69	4.00	4.31	4.63	4.94	5.26	5.57	5.88	6.20
Pavement and Concrete	Linear	1.35	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.45	1.01	1.68	2.36	3.03	3.70	4.37	5.05	5.72	6.39
Landscape	Linear	1.16	10.50	14.00	0.00	0.00	0.00	0.00	0.00	0.04	0.17	0.37	0.66	1.04	1.49	2.03	2.61	3.19	3.77	4.35	4.93	5.51	6.09	6.67
Sub-Total:		3.25		Totals:	0.00	0.37	0.77	1.18	1.49	1.84	2.28	2.80	3.41	4.21	5.31	6.73	8.29	9.86	11.43	12.99	14.56	16.13	17.69	19.26
Building Pads		1.63	*Not included in Stage-storage calculations																					
Total:		4.88																						

ICPR Volume to Area Conversion		Set Water Quality Elevation		
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$		Total Water Quality Volume Required:		0.66 ac-ft
Stage Volume		Retention Volume Required for Net Improvement:		0.48 ac-ft
Basin Storage (Does not include exfil)		Retention Volume Remaining for Net Improvement:		0.48 ac-ft
8.50	0.00	Retention Volume Stage for Net Improvement:		9.41 NAVD
9.00	0.26	Detention Water Quality Volume Remaining:		0.18 ac-ft
9.50	0.53	Required Water Quality Detention Stage:		9.73 NAVD
10.00	0.82	Overflow Weir Elevation:		11.00 NAVD
10.50	1.13	Water Quality Detention Volume Provided:		1.32 ac-ft
11.00	1.48	Total Water Quality Volume Provided:		1.80 ac-ft
11.50	1.92			
12.00	2.44			
12.50	3.05			
13.00	3.85			
13.50	4.95			
14.00	6.37			

Based on 2.5 times percent impervious (See WQTV Calculations)

Based on Net Improvement (See BMPTrains Calculations)

Based on remaining Retention Volume in Lake after Exfiltration and PPV in Lake

Bleeder set at 10.00 NAVD

Proposed Weir Elevation

Permanent Pool Volume				
Depth (ft)	Stage (NAVD)	Area (ac)	Inc Vol (acft)	Total Vol (acft)
0	8	0.5	0	0
2	6	0.44	0.94	26.82
12	-4	0.3	3.7	30.52

Anoxic depth at 12 feet below normal pool

Post Development Bleeder Size Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**

Allowed discharge in the first 24-hours is .5-inches of the required detention.

$$\text{(Discharge Volume)} \quad 0.5\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{4.380}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.183}{\text{TREATED VOLUME}} \text{ ac-ft}$$

$$\text{(Conversion)} \quad \frac{1\text{-day}}{86,400\text{-sec.}} \quad * \quad \frac{43,560\text{-sf}}{1\text{-acre}} \quad * \quad \frac{0.183}{\text{VOLUME (AC-FT)}} = \frac{0.092}{\text{DISCHARGE}} \text{ cfs}$$

$$\text{Basin Area} = \underline{7.970} \text{ ac}$$

$$\text{Lake Area} = \underline{0.000} \text{ ac}$$

$$\text{Bleeder Elevation} = \underline{10.00} \text{ ft}$$

$$\text{Bleeder Size (dia)} = \underline{3.00} \text{ in} \quad * \text{ First iteration use 3-inch diameter bleeder.}$$

$$\text{Number of bleeders} = \underline{1.00} \quad * \text{ Enter the number of bleeders.}$$

$$\text{Water Quality Stage} = \underline{11.00} \text{ ft} \quad * \text{ Enter water quality stage elevation from the stage-storage table spread sheet.}$$

Bleeder Sizing:

Size bleeder to discharge at a rate of 0.5 in/day for the contributing area.

For circular orifice use the following equation.

$$A = \frac{Q}{4.8 * (H)^{.5}}$$

Q = Maximum Flow (cfs)
A = Cross Sectional Area (sq.ft.)
H = Head above bleeder centroid (ft)

Results, $Q = \underline{0.092} \text{ cfs}$
 $H = \underline{0.875} \text{ feet}$
 $A = \underline{0.0205} \text{ sq.ft.}$

For diameter of the circular orifice use the following equation.

$$d = \left(\frac{4 * A}{\pi} \right)^{.5}$$

d = diameter (ft)
A = Cross Sectional Area (sq.ft.)

Results, $A = \underline{0.0205} \text{ sq.ft.}$
 $d = \underline{0.1615} \text{ feet}$

Finally, the diameter in inches

$$d = \underline{1.94} \text{ inches}$$

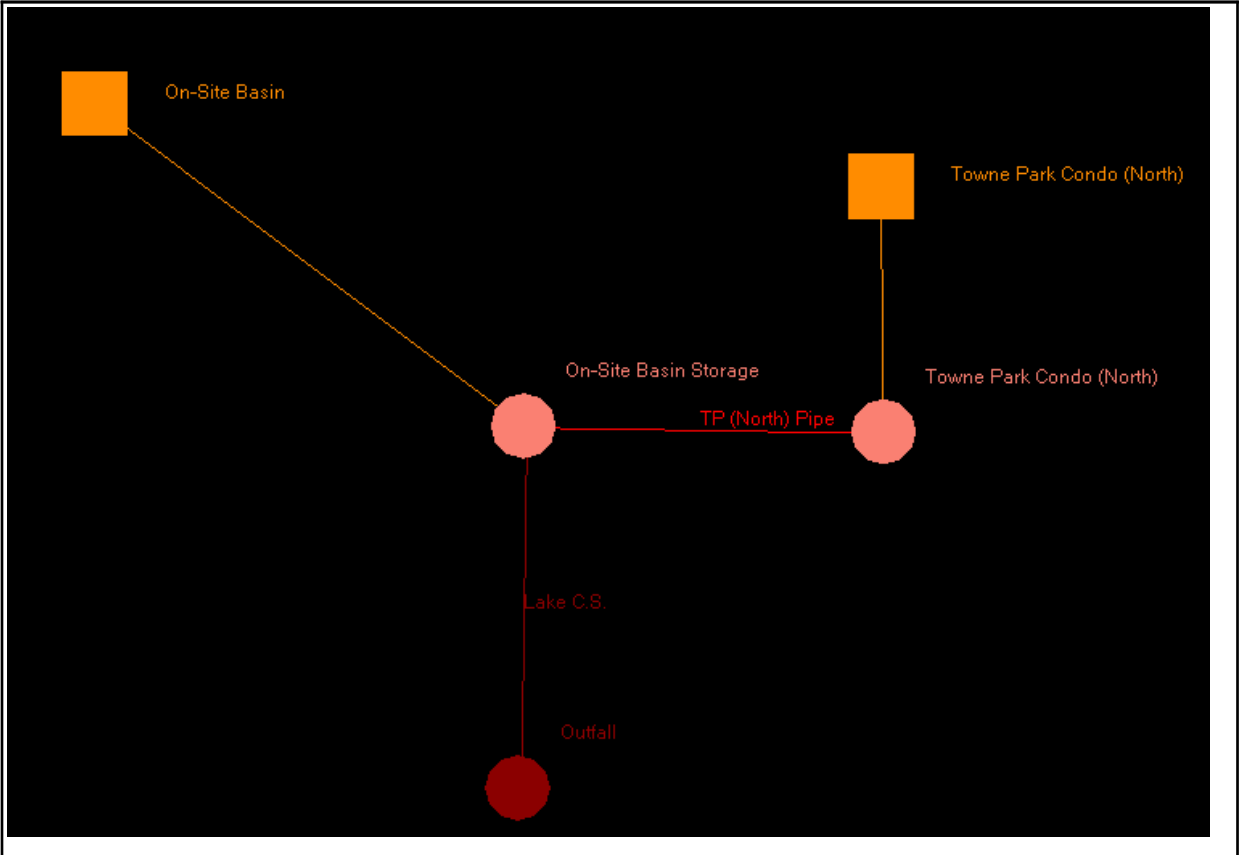
Use minimum sized bleeder

* If diameter is larger than 3-inches than "Bleeder Size" input information needs to be revised until bleeder input size and output diameter equal each other.

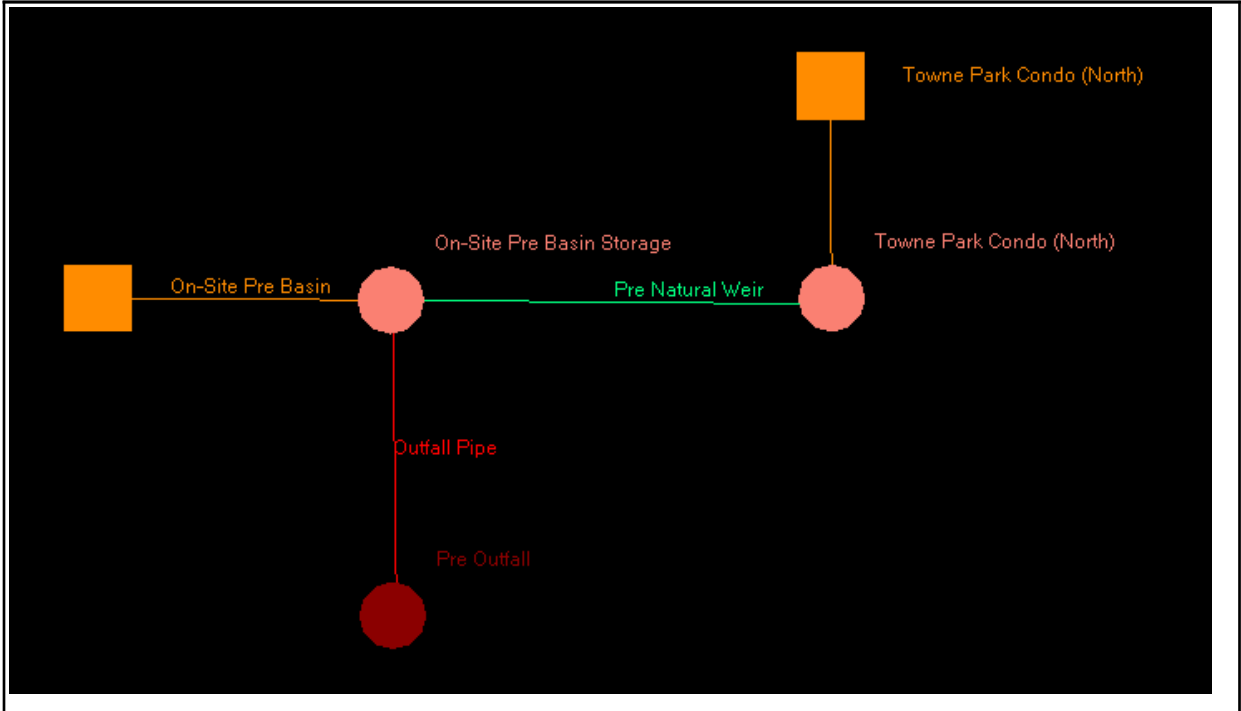
Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

Appendix C: ICPR Inputs and Results

Background Image: Post Development



Background Image: Pre-Development



Simulation: 10-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:19 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72
Rainfall Amount: 7.00 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:43 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 9.50 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 100-3

Scenario: Post Development
Run Date/Time: 3/22/2022 10:51:22 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 15.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25-3

Scenario: Post Development

Run Date/Time: 3/22/2022 3:20:35 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Global

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Opt:

Rainfall Name: ~SFWMD-72
 Rainfall Amount: 11.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:21:05 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSI-24

Rainfall Amount: 5.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Post Development

Run Date/Time: 3/22/2022 3:21:34 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global

Opt:

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:43:40 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder:	Boundary Stage Set:
Unit Hydrograph Folder:	Extern Hydrograph Set:
	Curve Number Set: Pre Development
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set: Pre Development

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
Max dZ:	1.0000 ft	Rainfall Name:	~SFWMD-72
Link Optimizer Tol:	0.0001 ft	Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area	100 ft2
		(1D):	
		Energy Switch (1D):	Energy

Comment:

Simulation: 25-3

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:44:35 AM
Program Version: ICPR4 4.07.08

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 11.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:45:34 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Pre Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SCSIII-24
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 5.00 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:46:32 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Curve Number: Post Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Post Development	On-Site Basin	93.0
Post Development	TPC	82.0

Curve Number: Pre Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Pre Development	On-Site Pre Basin	80.0
Pre Development	TPC	82.0

Manual Basin: On-Site Basin

Scenario: Post Development
 Node: On-Site Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 31.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Post Development	On-Site Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Post Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Post Development	TPC	

Comment:

Manual Basin: On-Site Pre Basin

Scenario: Pre Development
 Node: On-Site Pre Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph

Infiltration Method: Curve Number
 Time of Concentration: 21.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Pre Development	On-Site Pre Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Pre Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Pre Development	TPC	

Comment:

Node: On-Site Basin Storage

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 8.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
9.00	0.26	11326
9.50	0.53	23087
10.00	0.82	35719
10.50	1.13	49223
11.00	1.48	64469
11.50	1.92	83635
12.00	2.44	106286
12.50	3.05	132858

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.00	3.85	167706
13.50	4.95	215622
14.00	6.37	277477

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Basin Storage	10-1	14.00	12.45	0.0010	30.05	1.22	60097	62.4446	59.8632	0.0000	61.6613
On-Site Basin Storage	10-3	14.00	12.76	0.0010	30.05	1.98	72721	62.2219	60.2264	0.0000	62.1802
On-Site Basin Storage	100-3	14.00	13.75	0.0010	34.59	0.00	122986	72.8868	58.7508	60.0003	0.0000
On-Site Basin Storage	25-3	14.00	12.86	0.0010	30.05	3.62	76927	61.6890	59.9052	0.0000	61.6723
On-Site Basin Storage	3-1	14.00	12.20	0.0010	30.05	1.22	54141	76.2503	36.7421	0.0000	40.4503
On-Site Basin Storage	5-1	14.00	12.21	0.0010	30.05	1.38	54279	75.5283	36.7309	0.0000	40.9700

Node: Outfall

Scenario: Post Development

Type: Time/Stage

Base Flow: 0.00 cfs

Initial Stage: 10.00 ft

Warning Stage: 14.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Outfall	10-1	14.00	12.25	0.0006	1.22	0.26	0	70.0029	64.0446	61.6696	50.4073
Outfall	10-3	14.00	12.25	0.0006	1.98	0.19	0	70.0052	64.0136	62.1886	32.7635
Outfall	100-3	14.00	11.50	0.0003	0.00	0.00	0	70.0034	61.5868	0.0000	0.0000
Outfall	25-3	14.00	12.25	0.0006	3.62	0.18	0	70.0056	64.0306	61.6806	30.1319
Outfall	3-1	14.00	12.25	0.0006	1.22	0.66	0	70.0003	64.0253	40.4586	70.0003
Outfall	5-1	14.00	12.25	0.0006	1.38	0.61	0	70.0033	64.0116	40.9783	70.0033

Node: Towne Park Condo (North)

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 11.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-1	14.00	12.44	-0.0300	16.80	30.05	184866	72.3113	0.0001	60.1834	0.0000
Towne	10-3	14.00	12.71	-0.0300	24.04	30.05	222789	72.2386	0.0001	60.1829	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Park Condo (North)											
Towne Park Condo (North)	100-3	14.00	13.55	0.0010	39.76	0.00	341616	74.6534	60.5147	60.1670	0.0000
Towne Park Condo (North)	25-3	14.00	12.79	-0.0300	28.35	30.05	233625	65.4973	0.0001	60.1825	0.0000
Towne Park Condo (North)	3-1	14.00	11.81	-0.0300	6.91	30.05	86267	41.3086	0.0001	36.7998	0.0000
Towne Park Condo (North)	5-1	14.00	12.02	-0.0300	8.83	30.05	118240	41.7700	0.0001	36.8003	0.0000

Node: On-Site Pre Basin Storage

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
10.00	0.00	0
10.50	0.02	871
11.00	0.25	10890
11.50	0.73	31799
12.00	1.46	63598
12.50	2.44	106286
13.00	3.69	160736
13.50	5.20	226512
14.00	6.96	303178
14.50	8.97	390733
15.00	11.23	489179
15.50	13.67	595465

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Pre Basin Storage	10-3	0.00	12.32	0.0231	23.37	5.41	89007	62.0624	0.0001	0.0000	62.4624
On-Site Pre Basin Storage	25-3	0.00	12.44	0.0231	25.67	6.05	94443	62.1254	0.0001	60.2269	62.1337
On-Site Pre Basin Storage	3-1	0.00	12.23	0.0231	23.37	5.89	85009	72.4472	0.0001	0.0000	68.9821
On-Site Pre Basin Storage	5-1	0.00	12.23	0.0231	23.37	5.68	85042	72.3768	0.0001	0.0000	68.9450

Node: Pre Outfall

Scenario: Pre Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 10.00 ft
 Warning Stage: 14.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Pre Outfall	10-3	14.00	12.25	0.0006	5.41	2.12	0	70.0041	64.0124	62.4624	69.9957
Pre Outfall	25-3	14.00	12.25	0.0006	6.05	1.42	0	70.0004	64.0171	62.1337	70.0004
Pre Outfall	3-1	14.00	12.25	0.0006	2.69	3.30	0	70.0056	64.0488	38.2942	69.9972
Pre Outfall	5-1	14.00	12.25	0.0006	3.28	3.26	0	70.0018	64.0117	38.3482	69.9935

Node: Towne Park Condo (North)

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-3	14.00	12.32	-0.0231	24.04	23.37	166640	62.0624	0.0001	60.1834	0.0000
Towne Park Condo (North)	25-3	14.00	12.44	-0.0231	28.35	23.37	185602	62.1254	0.0001	60.1822	0.0000
Towne Park	3-1	14.00	12.23	-0.0231	6.91	23.37	152487	72.6139	0.0001	36.8001	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Condo (North)											
Towne Park Condo (North)	5-1	14.00	12.23	-0.0231	8.83	23.37	152615	72.5351	0.0001	36.8009	0.0000

Drop Structure Link: Lake C.S.		Upstream Pipe		Downstream Pipe	
Scenario:	Post Development	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	On-Site Basin	Manning's N:	0.0110	Manning's N:	0.0110
	Storage	Geometry:	Circular	Geometry:	Circular
To Node:	Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	366.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				
Pipe Comment:					

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	10.00 ft	Op Table:	
Control Elevation:	10.00 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	
Weir Comment: bleeder			

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 11.00 ft	Op Table:
Control Elevation: 11.00 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
Max Width: 1.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:
Weir Comment: weir	

Weir Component	
Weir: 3	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 12.70 ft	Op Table:
Control Elevation: 12.70 ft	Ref Node:
Max Depth: 3.00 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:
Weir Comment: rim	

Drop Structure Comment:

Weir Link: Pre Natural Weir	
Scenario: Pre Development	Bottom Clip
From Node: Towne Park Condo (North)	Default: 0.00 ft
To Node: On-Site Pre Basin Storage	Op Table:
Link Count: 1	Ref Node:
Flow Direction: Both	Top Clip
Damping: 0.0000 ft	Default: 0.00 ft
Weir Type: Broad Crested Vertical	Op Table:
Geometry Type: Rectangular	Ref Node:
Invert: 11.10 ft	Discharge Coefficients
Control Elevation: 11.10 ft	Weir Default: 2.800
Max Depth: 1.00 ft	Weir Table:

Max Width: 33.00 ft

Fillet: 0.00 ft

Orifice Default: 0.600

Orifice Table:

Comment:

Pipe Link: TP (North) Pipe		Upstream	Downstream
Scenario:	Post Development	Invert: 6.00 ft	Invert: 6.00 ft
From Node:	Towne Park Condo (North)	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	On-Site Basin Storage	Max Depth: 2.00 ft	Max Depth: 2.00 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Positive	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	170.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

Pipe Link: Outfall Pipe		Upstream	Downstream
Scenario:	Pre Development	Invert: 10.04 ft	Invert: 10.83 ft
From Node:	On-Site Pre Basin Storage	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	Pre Outfall	Max Depth: 1.50 ft	Max Depth: 1.50 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Both	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	100.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

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Project Data

Project Name: Sailfish Cay
Simulation Description: Recovery Analysis
Project Number: 21-353
Engineer : MDL
Supervising Engineer: RJK
Date: 03-22-2022

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): -3.00
Water Table Elevation, [WT] (ft datum): 8.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 21.53
Fillable Porosity, [n] (%): 30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 14.54
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 7789.0

Geometry Data

Equivalent Pond Length, [L] (ft): 230.0
Equivalent Pond Width, [W] (ft): 105.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
8.50	0.0
9.00	11326.0
9.50	23087.0
10.00	35719.0
10.50	49223.0
11.00	64469.0
11.50	83635.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: Slug Load Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 19167

Initial ground water level (ft datum) 8.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.500	5.500	8.500	11.500
0.250	3.000	6.000	9.000	12.000
0.500	3.500	6.500	9.500	
1.000	4.000	7.000	10.000	
1.500	4.500	7.500	10.500	
2.000	5.000	8.000	11.000	

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head

Maximum iterations of outer loop: 150

Maximum iterations of inner loop: 60

Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)

Instantaneous storage coefficient: Volumetric balance

Default head closure tolerance: .01

Default residual closure tolerance: .5

Target water budget error: 1

On failure to converge: Rerun limiting inner loop to one iteration

> Maximum number of iterations of outer loop: 500

Running Average Porosity is active

> Starting on pass: 2

> When outer iteration reaches: 50

> Number of data points: 4

Running Average Pond Stage (for discharge structures with tailwater) is active

> Starting on pass: 2

> When outer iteration reaches: 50

> Number of data points: 4

Grid size: 1000 ft (from pond centerline)

Mound Output: none

Begin Scenario 1 3/23/2022 10:17:59

End Scenario 1 3/23/2022 10:17:59

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Detailed Results :: Scenario 1 :: Slug Load Recovery

Elapsed Time (hours)	Instantaneous Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Combined Instantaneous Discharge Rate (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Combined Cumulative Discharge (ft ³)	Flow Type
0.000	3194.5000	0.00000	8.49999	0.00000	0	0.000	0.0	0	N.A.
0.002	3194.5000	0.00000	9.78891	1.31010	0	19167.000	7.9	0	U/P
2.400	0.0000	0.00000	9.69631	0.23436	0	19167.000	2713.4	0	U/S
6.000	0.0000	0.00000	9.64145	0.09924	0	19167.000	4213.9	0	S
12.000	0.0000	0.00000	9.58168	0.06304	0	19167.000	5762.2	0	S
24.000	0.0000	0.00000	9.49971	0.03969	0	19167.000	7739.1	0	S
36.000	0.0000	0.00000	9.43461	0.03007	0	19167.000	9191.6	0	S
48.000	0.0000	0.00000	9.37983	0.02414	0	19167.000	10336.8	0	S
60.000	0.0000	0.00000	9.33210	0.02005	0	19167.000	11277.0	0	S
72.000	0.0000	0.00000	9.28962	0.01702	0	19167.000	12068.8	0	S
84.000	0.0000	0.00000	9.25124	0.01468	0	19167.000	12747.7	0	S
96.000	0.0000	0.00000	9.21621	0.01280	0	19167.000	13337.0	0	S
108.000	0.0000	0.00000	9.18399	0.01126	0	19167.000	13853.6	0	S
120.000	0.0000	0.00000	9.15418	0.00997	0	19167.000	14309.7	0	S
132.000	0.0000	0.00000	9.12649	0.00887	0	19167.000	14714.8	0	S
144.000	0.0000	0.00000	9.10066	0.00793	0	19167.000	15076.2	0	S
156.000	0.0000	0.00000	9.07651	0.00712	0	19167.000	15400.1	0	S
168.000	0.0000	0.00000	9.05388	0.00641	0	19167.000	15691.2	0	S
180.000	0.0000	0.00000	9.03262	0.00578	0	19167.000	15953.6	0	S
192.000	0.0000	0.00000	9.01262	0.00523	0	19167.000	16190.7	0	S
204.000	0.0000	0.00000	8.99378	0.00474	0	19167.000	16405.5	0	S
216.000	0.0000	0.00000	8.97603	0.00431	0	19167.000	16600.5	0	S
228.000	0.0000	0.00000	8.95928	0.00392	0	19167.000	16777.9	0	S
240.000	0.0000	0.00000	8.94347	0.00358	0	19167.000	16939.5	0	S
252.000	0.0000	0.00000	8.92853	0.00327	0	19167.000	17087.1	0	S
264.000	0.0000	0.00000	8.91439	0.00299	0	19167.000	17222.1	0	S
276.000	0.0000	0.00000	8.90101	0.00274	0	19167.000	17345.7	0	S
288.000	0.0000	0.00000	8.88832	----	----	19167.000	17459.1	0	N.A.

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Summary of Results :: Scenario 1 :: Slug Load Recovery

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	8.50		
Maximum	0.002	9.79		
Inflow				
Rate - Maximum - Positive	0.002		3194.5000	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			19167.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			19167.0
Infiltration				
Rate - Maximum - Positive	0.002		1.3101	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	288.000			17459.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			17459.1
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	9.43		9191.6
72 Hour Stage and Infiltration Volume	72.000	9.29		12068.8

Appendix D: Geotechnical Report

**LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA**

AACE FILE NO. 21-222



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION 4.88 ACRES - 751 SE CENTRAL PARKWAY STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 21-222

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Johnston Group Development & Construction, Inc.
224 Chimney Corner Lane, Suite 3032
Jupiter, FL 33458

Attention: Mr. Ryan B. Johnston

**LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA**

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a limited subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, hand auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The subject site is comprised of the following parcel located at 751 SE Central Parkway in Stuart, Martin County, Florida (within Section 9, Township 38 South, Range 41 East): Parcel ID 09-38-41-011-000-0000-1 (4.88 acres). A Site Vicinity Map (2021 Google Earth aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "St. Lucie Inlet, Florida" USGS topographic quadrangle map (2003), also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 10 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as vacant/undeveloped land on the USGS map. No obvious evidence of any mining, landfilling, etc. and no structures are visible on the subject property on the USGS Map.

The site is currently mostly vacant/idle and mainly covered by low grass/weeds, with a few isolated stands of pine and palm trees, and is bordered by properties developed with multi-family residential structures, commercial buildings, and assisted living facilities. Based on our review of readily available on-line historical aerial photographs, the northwestern portion of the site was previously occupied by two structures with associated surface parking; these structures appear to have been demolished around 2007-2008.

1.2 Project Description

Based on our conversations, we understand that you are currently in a due diligence period with respect to a potential purchase of the subject site. We further understand that, at this point, only preliminary information relative to soil types, groundwater levels, etc. is being requested.

Based on our review of the provided Conceptual Site Plan, we do understand that future site development is expected to consist of three-story townhome buildings with associated surface parking, a ± 0.5 -acre retention pond, and a clubhouse/swimming pool amenity. For this type of construction, we expect maximum wall loads of 3-5 kips per lineal foot and maximum column loads of 150 kips (if any). Further, we have assumed that 2-3 feet of fill will be necessary to raise site grades, with this fill potentially being obtained from the proposed lake.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions expressed herein.

2.0 LIMITED FIELD EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings and shallow auger borings. Further, as requested, two soil hydraulic conductivity tests were performed. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the Waveland and Immokalee fine sands (Map Unit 4) surficial soil type. In brief, this soil type is noted by the USDA NRCS to consist of sandy marine deposits originating from flatwoods within historic marine terraces, with fine sands and loamy sands present to depths in excess of 90 inches below grade. The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing three (3) Standard Penetration Test (SPT) borings and ten (10) hand auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 25 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. In addition, two (2) soil hydraulic conductivity (exfiltration) tests were performed on the site.

Our site visits and field work were performed in the period July 14-16, 2021. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided conceptual site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 and 2. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS. The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 and 2.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 and 2. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics), followed by loose to medium dense fine sands (SP) reaching the termination depths of our borings. Further, a 2-3 ft thick stratum of hardpan-type soils was encountered in most borings within the upper 5-8 feet.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 and 2 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 and 2. As can be seen, at the time of our field work, the groundwater table was encountered at a depth of about 7 feet below the existing ground surface. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Estimated Normal Seasonal High Groundwater Table

In general, the normal seasonal high groundwater table (NSHGWT) is likely during (or in the latter part of) the rainy season in South Florida, which typically ranges from June through September/October of each year. The water table elevations associated with a 100-year flood level (or during an extreme storm event) would be much higher than the normal seasonal high water table elevation. The normal seasonal high groundwater table can also be influenced by the presence of relief points such as canals, lakes, ponds, swamps, etc., as well as by the drainage characteristics of the in-situ soils.

Based upon our field explorations and laboratory examinations, measurements of the ambient groundwater levels, our review of the USDA soil survey, and considering the time of year when our explorations were performed, we estimate that the NSHGWT is about 2 feet above the levels encountered in the borings.

The estimated NSHGWT elevation does not provide any assurance that the groundwater levels will not exceed these estimated levels during any given year in the future. Drainage impediments, storm events or other such occurrences may result in groundwater levels exceeding our estimates. If a more accurate determination of the seasonal groundwater level variations on this site is prudent for the design of the project, we would recommend installing piezometers to allow for a prolonged period of groundwater monitoring.

4.4 Soil Hydraulic Conductivity Testing

Two (2) soil hydraulic conductivity tests were performed at the locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results.

Soil Hydraulic Conductivity Test Results			
Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	Not Encountered	2.0×10^{-2}	6.9×10^{-4}
EX-2	Not Encountered	1.3×10^{-2}	4.5×10^{-4}

The soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future 3-story townhome construction on conventional spread foundations or monolithic slabs following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps/roots), backfilling of craters from removed tree stumps, leveling of uneven terrain, and proofrolling of the building and parking/driveway areas with heavy vibratory compaction equipment. Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future low-rise residential construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using a conventional flexible pavement section with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. Site preparation is anticipated to consist of the removal of organic topsoil (where encountered) and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minimum separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) or the installation of roadway edge underdrains may be required.

5.4 Retention Pond and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar projects the Stuart/Martin County area, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.
- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.
- Most of our borings encountered a relatively shallow, thin stratum of dark brown/brown fine sands (SP) with silt fines and hardpan fragments (hardpan-type soils); this stratum may be significantly more cemented and hard in areas not explored. While hardpan is generally suitable for use as a fill material, hardpan-type soils can be challenging for several reasons:
 - ▶ Hardpan can be difficult to excavate, often requiring special equipment, especially in confined excavations such as utility trenches.
 - ▶ Excavated hardpan-type soils are often boulder-size chunks of cemented soils which are not easily broken down for re-use as structural fill.
 - ▶ When hardpan-type soils are field-pulverized into fragments that can be compacted to an adequately dense matrix, the in-place soil often fails the relative compaction test because during laboratory preparation, the soil is pulverized into smaller particles, resulting in a denser laboratory matrix than that which occurs in the field.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 and 2, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Johnston Group Development & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.


Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956




David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969

7/19/21

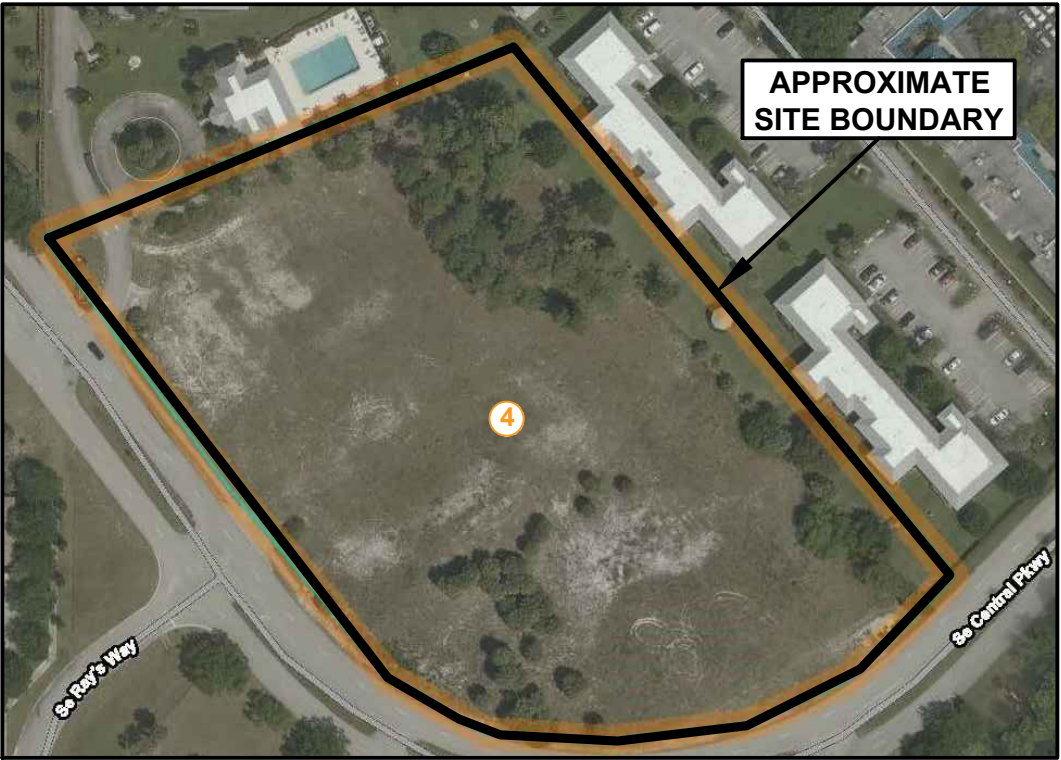
2021 AERIAL PHOTOGRAPH



2003 USGS TOPOGRAPHIC QUADRANGLE MAP OF "ST. LUCIE INLET, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 9, Township 38 South, Range 41 East

MARTIN COUNTY PROPERTY APPRAISER

Parcel ID 09-38-41-011-000-0000-1 (4.88 acres)

USDA NRCS SOIL TYPE WITHIN SITE BOUNDARY

4: Waveland and Immokalee fine sands



NOT TO SCALE

Graphical sources:

- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey



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SITE VICINITY MAPS

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Figure No. 1



LEGEND

- TB-#**
Standard Penetration Test Boring
- ##**
Hand Auger Boring (HAB-#)
- EX-#**
Exfiltration Test

NOTES

Shown and noted field work locations are approximate, and were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances, forest canopy cover, local weather conditions, etc. may affect the accuracy of the GPS instrument readings. The shown field work locations should be considered accurate only to the degree implied by the method of measurement used.



NOT TO SCALE

Graphical sources:
- Google Earth Pro
- Conceptual Site Plan provided by Johnston Group



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FIELD WORK LOCATION PLAN

LIMITED SUBSURFACE EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 S. US HWY 1
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

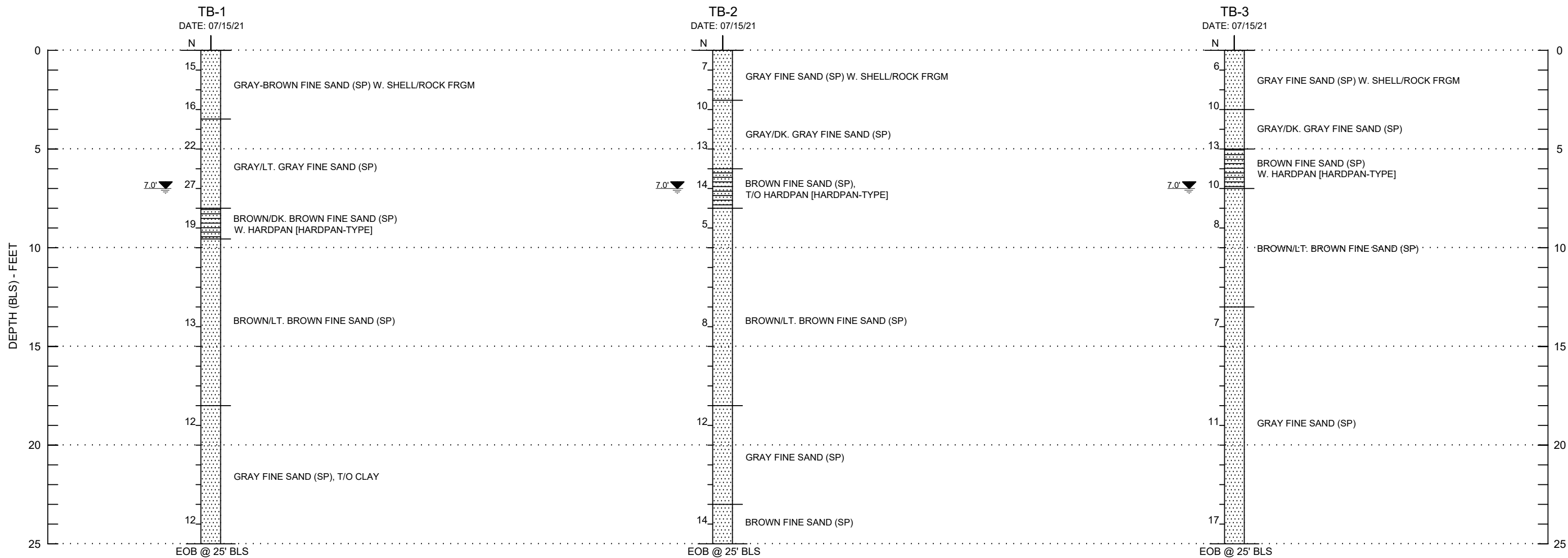
Checked by: DPA

AACE File No: 21-220

Date: July 2021

Date: July 2021

Figure No. 2



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
XX	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

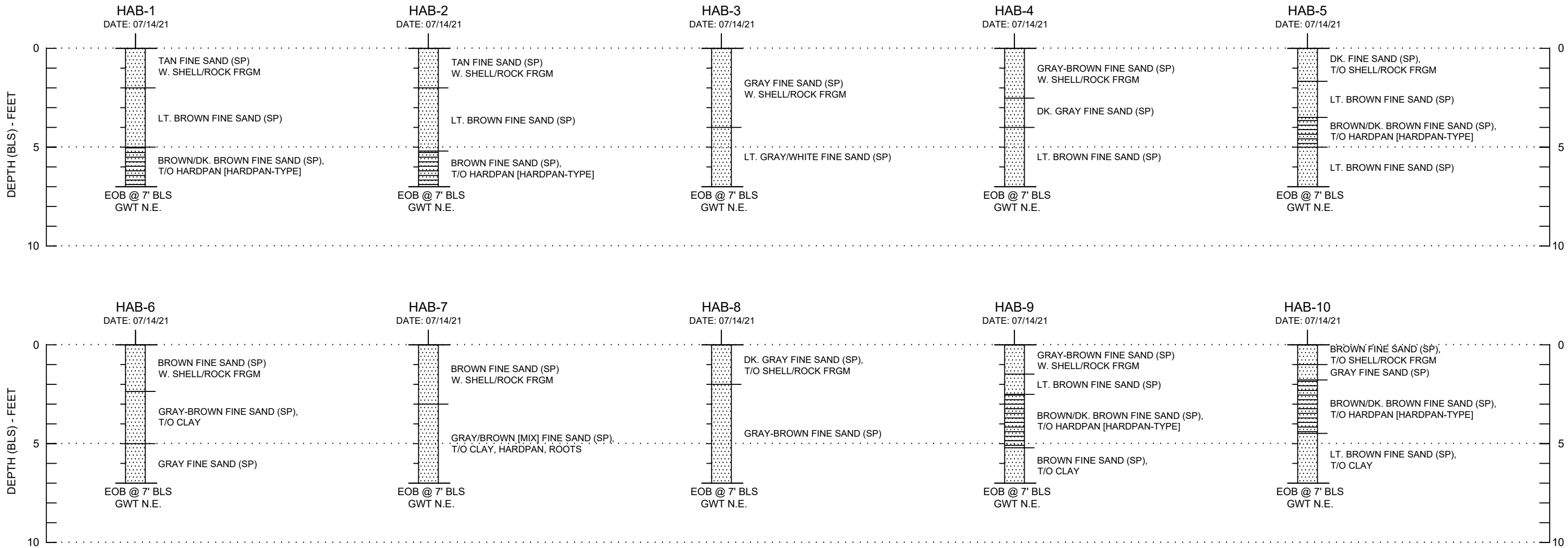
Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Sheet No. 1



SOIL GRAPHICAL LEGEND:

-  FINE SAND (SP)
-  FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
xx	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Sheet No. 3

APPENDIX I

USDA NRCS Web Soil Survey Summary Report



United States
Department of
Agriculture

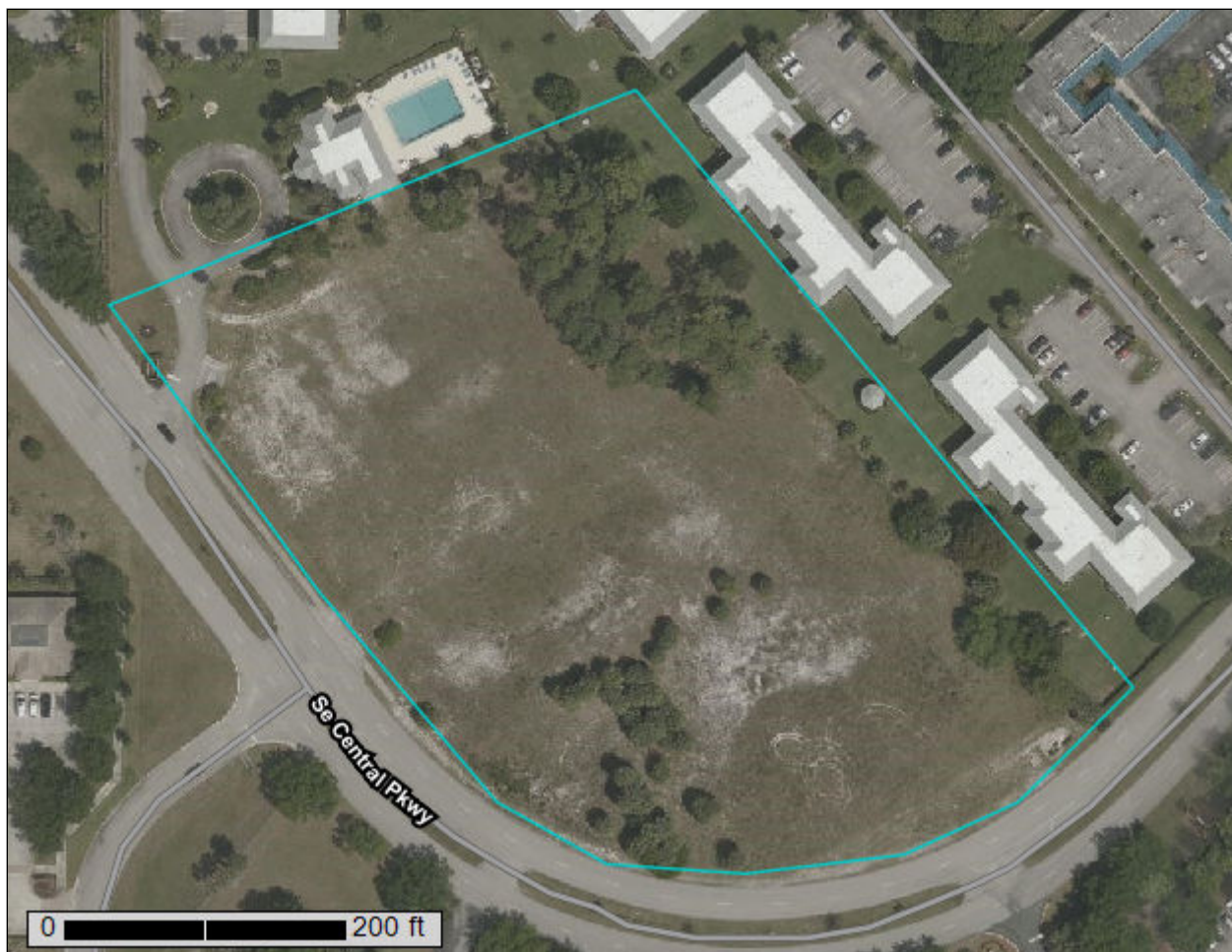
NRCS

Natural
Resources
Conservation
Service

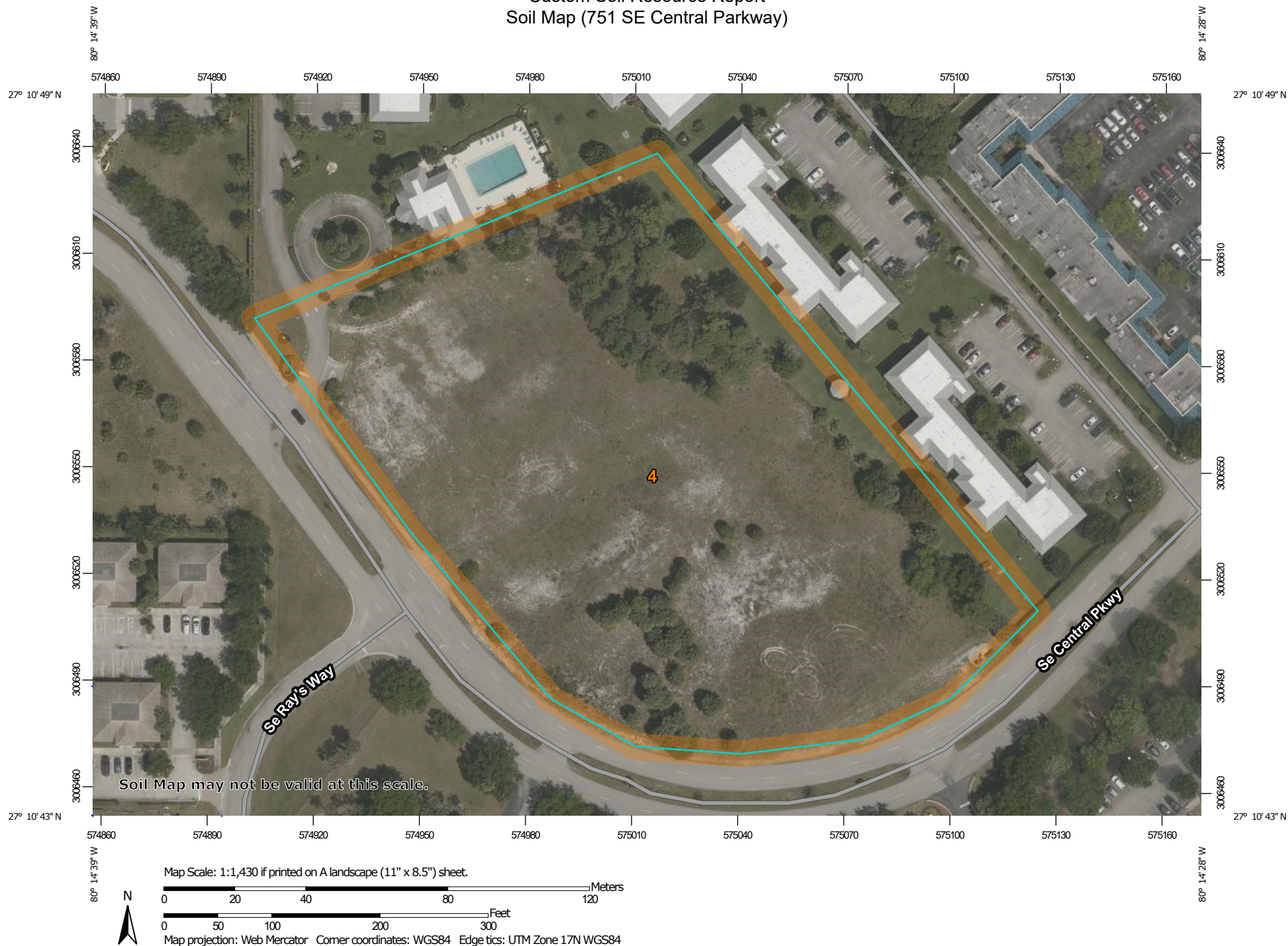
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Martin County, Florida**

751 SE Central Parkway



Custom Soil Resource Report
Soil Map (751 SE Central Parkway)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

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

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

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

Map Unit Legend (751 SE Central Parkway)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	5.2	100.0%
Totals for Area of Interest		5.2	100.0%

Map Unit Descriptions (751 SE Central Parkway)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), Slough (R156BY011FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Q_u):

Cohesionless Soils:	<u>N-Value</u>	<u>Description</u>
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	<u>N-Value</u>	<u>Description</u>	<u>Qu</u>
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recorded and the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
 Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
 MEDIUM SAND: No. 40 (425 μ m) Sieve to No. 10 (2 mm) Sieve
 FINE SAND: No. 200 (75 μ m) Sieve to No. 40 (425 μ m) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75 μ M) Sieve

SILTY OR SILT: PI < 4

SILTY CLAYEY OR SILTY CLAY: 4 $\leq$ PI $\leq$ 7

CLAYEY OR CLAY: PI > 7

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	Descriptive Adjectives	Classification
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add "with organic fines" to group name
5 - 30%	organic	SM with organic fines Organic Silt (OL) Organic Clay (OL) Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	Descriptive Adjectives	Classification
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

<u>Descriptive Term</u>		<u>Thickness</u>
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

<u>Symbol</u>	<u>Typical Description</u>
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA
CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

Soil Hydraulic Conductivity Test Reports

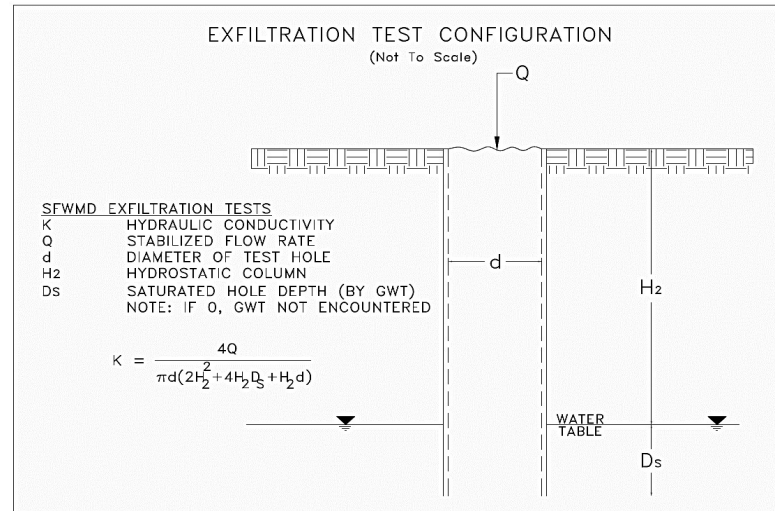


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-1	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	91 @ 10.00 MIN
AVERAGE FLOW RATE (GPM):	9.10
"STABILIZED" FLOW RATE (CFS): $Q =$	2.0E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	6.9E-04



Soil Profile	
Depth (in-bls)	Description
0 - 24	Light brown fine sand (SP) w. shell/rock fragments
24 - 65	Gray-brown fine sand (SP)
65 - 72	Dark brown fine sand (SP) w. hardpan [hardpan-type]
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
 The K-value was calculated based on the exfiltration test procedure as shown hereon.
 The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

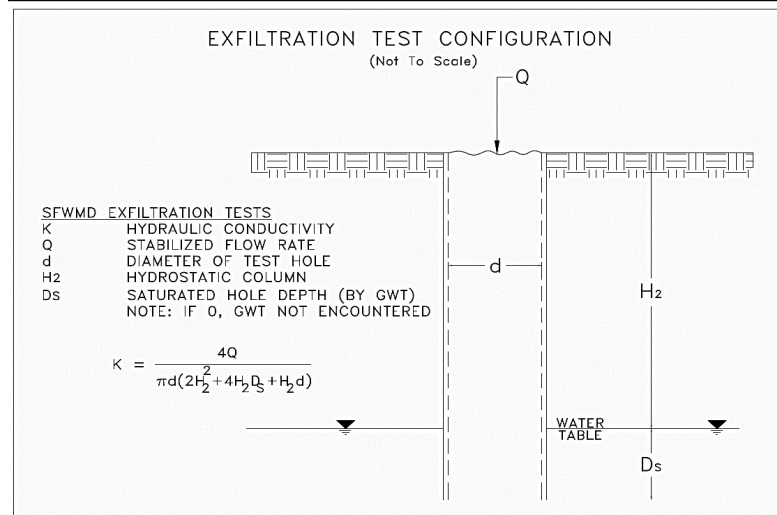


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-2	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	59 @ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	5.90
"STABILIZED" FLOW RATE (CFS): $Q =$	1.3E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	4.5E-04



Soil Profile	
Depth (in-bls)	Description
0 - 20	Light brown fine sand (SP), t/o shell/rock fragments
20 - 44	Gray fine sand (SP)
44 - 60	Dark brown fine sand (SP) w. hardpan [hardpan-type]
60 - 72	Tan fine sand (SP)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/THE BEST PEOPLE ON EARTH exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.



8811 Colesville Road/Suite G106, Silver Spring, MD 20910
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e-mail: info@asfe.org www.asfe.org

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Appendix E: Supporting Drainage Report

Drainage Report

Towne Park Professional Center

December 2007
Revised September 2008

For: City of Stuart / South Florida Water Management District
Stormwater Management Review

Date _____

William J. Mathers, P.E.
Florida License 19658

Table of Contents

- I. Drainage Summary**
- II. Field test results**
- III. Technical Analysis with exhibits**

Drainage Summary

Drainage Summary

Key Points:

- Consistent with the original Towne Park North design, the Professional Center site will receive pass-through flows from the Condominiums.
- Based on the McCreary Offices SFWMD Permit No. 43-00600-S, Application No. 900626-8, allowable discharge for Towne Park North is ± 4 cfs.
- Offsite receiving body stage information for 10 yr – 1 day and 25 yr – 3 day events based on McCreary Office tailwater stages.
- The 100 year- 3 day storm event was analyzed without discharge to the Towne Park system.
- 860 LF of exfiltration trench required to store 2" over the entire site. 908 LF of trench provided.
- The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

Results:

Pre-Development 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Post Development 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

Post Development 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.67 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

Proposed site berm is at elevation 15.50 NGVD

Post Development 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Field Test Results



June 4, 2008

Mr. Michael DiEgidio
MJD Construction, Inc.
3456 SW Deggeller Court
Palm City, Florida 34990

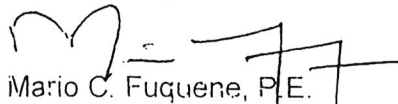
**Reference: Report of Hydraulic Conductivity Field Test
Proposed Townpark Professional Center
Stuart, Martin County, Florida
GFA Project No.: 08-0418**

Dear Mr. DiEgidio:

As requested, GFA International completed one hydraulic conductivity test at the referenced site on May 27, 2008. The test was performed near an existing ditch/swale area. The table below presents the results of our field tests:

Location	Depth to Groundwater level (ft)	Hydraulic Conductivity (cm/sec)	Hydraulic Conductivity (cfs/ft ²)	Hydraulic Conductivity (ft/day)
EX-1 150'EX10'N from the Site's Driveway Entrance	3.6	5.14 E-03	1.68 E-04	14.5

GFA appreciated the opportunity to be of service to you and if you have any questions, please don't hesitate to call our office at 772-489-9989.


Mario C. Fuquene, P.E.
Registered Engineer #60583
State of Florida

Environmental
Geotechnical
Private Provider, Services
Construction Materials Testing
Threshold and Special Inspections

Corporate Office
442 N.W. 35th Street
Boca Raton, FL 33431
(561) 347-0070
(561) 347 0809 Fax

Gulf Coast Office
5851 Country Lakes Dr.
Fort Myers, FL 33905
(239) 489-2443
(239) 489-3438 Fax

Treasure Coast Office
7882 S.W. Ellipse Way
Stuart, FL 34997
(772) 489-9989
(772) 489-2989 Fax

Orlando Office
9659 Tradeport Dr.
Orlando, FL 32827
(407) 447-9865
(407) 447-9868 Fax

The First Coast
5971 Powers Ave. Suite 5
Jacksonville, Florida 32217
(904) 854-9900
(904) 854-9901 Fax

Client:	MJD Contractors	Test No.:	EX-1	Date:	05/27/08
Project:	Town Park Professional Center	Well Depth:	3.6 Feet	Analyst:	Mario C. Fuquene
Job No.:	08-0418	Location:	150' East of Driveway Entrance		

Water Level	Hole Depth	Ds	t1	t2	H1	H2	K
3.6'	5.7'	2.1	0.0	60.0	3.6	2.350	0.000115
3.6'	5.7'	2.1	0.0	60.0	2.4	1.433	0.000169

Equation for K Value:

$$\frac{d^2 \cdot \ln(H_1/H_2)}{(2H_1 + 2H_2 + 4Ds + d)^2 (t_2 - t_1)}$$

Soil profile: EX-1

0.0' - 2" Dk. Brown SAND, trace roots & Shells

2" - 8" Lt. Brown m-f SAND, tr Shells

8" - 1.7' Tan m-f SAND, trace Shells

1.7' - 2.6' Black Peat

2.6' - 3.8' Black to gray f-m SAND

3.8' - 5.7' Tan to Dk. Brown f-m SAND, trace silt

Where:

k = 1.685E-04 cfs/ft² Hydraulic conductivity (

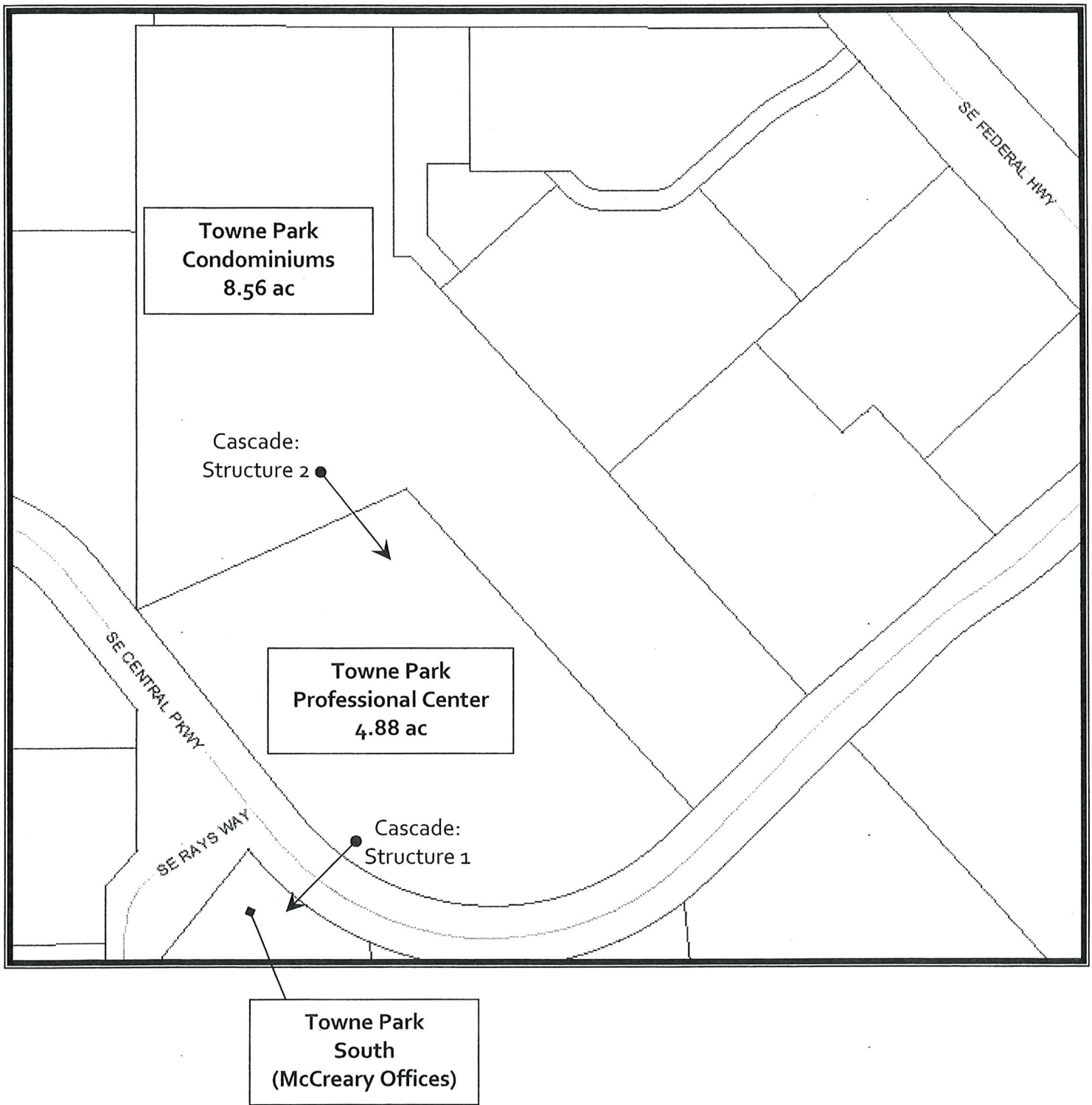
d = 0.33 ft Diameter of tests hole

K = 14.5593893 ft/day

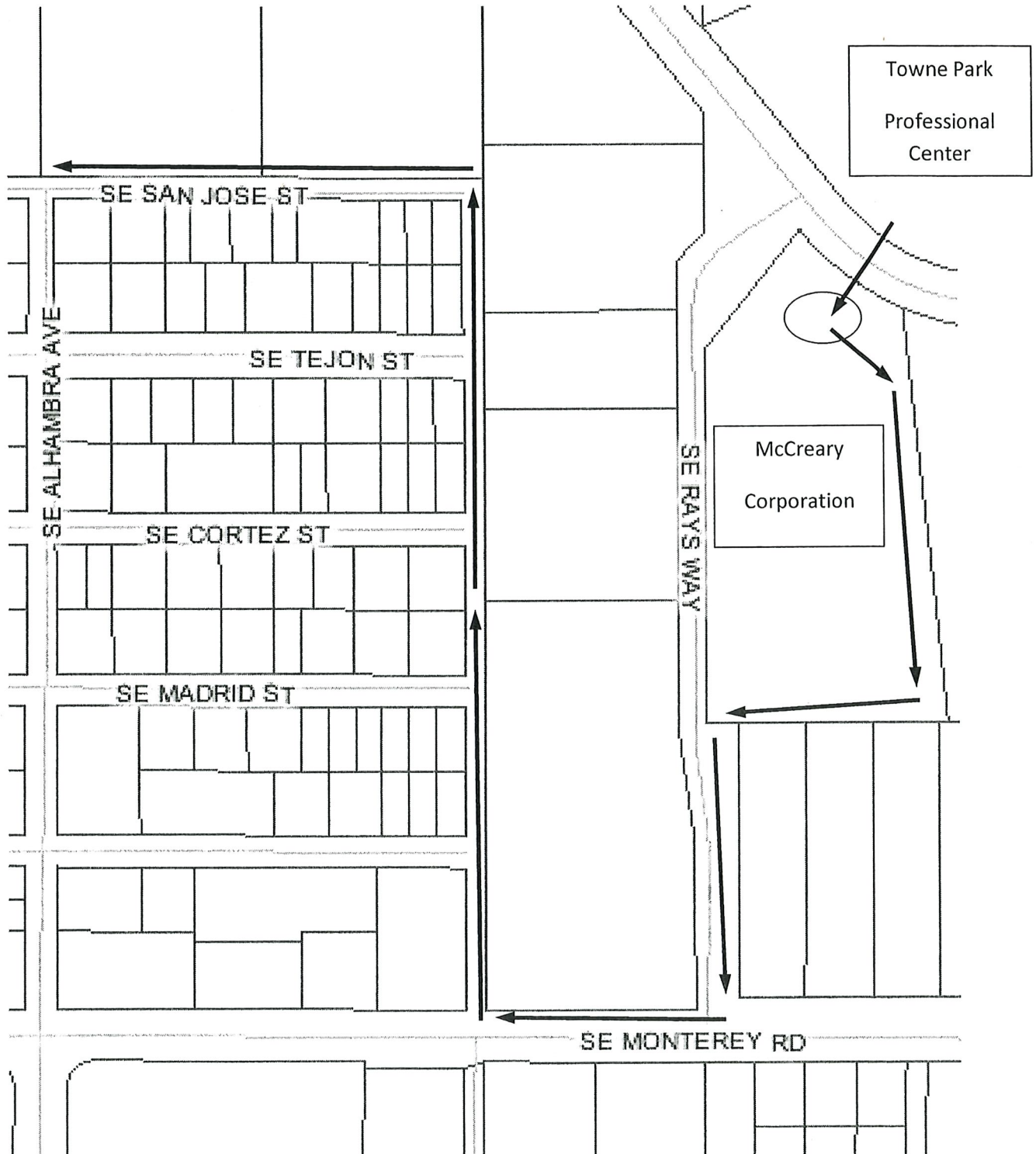


Technical Analysis

Master Drainage Exhibit



Drainage Exhibit:
Poppleton Creek Flow Path



Runoff Volume Recovery

Retention Size:

Retention Area **29910 sf**

Abstraction Volume:

Max Retention Vol (see Stage-Storage)	2.71 ac-ft	=	118048 cf
Saturated Soil Depth	1 ft		
Saturated Soil Volume	29910 cf		
Void Ratio	15 %		
Void Volume	4487 cf		

Total = **122534 cf**

Permeability Coefficient (k):

Maximum Drawdown Time	12 days
Abstraction Rate	10211 cf/day
Minimum Permeability Coefficient (k)	0.3 ft/day

Factor of Safety:

Ex-1 Average Permeability (k)	14.5 ft/day
see A & M soils report	

FS = **42.47**

I. Introduction

The proposed development site is located on SE Central Parkway opposite SE Rays Way. Currently a church/worship area exists on site. Site serves as a means of conveyance of stormwater from the Towne Park North Condominium south to the Central Parkway swale as part of the Towne Park master drainage system.

The site's soil classification is Waveland sand (4) Sand with a 10" depth to the wet season water table, as referenced in the "Soil Survey of Martin County" by Soil and Water Conservation District. The development in the area has reduced the Season High Water Table.

The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

The project will consist of 212,720 sf or 4.88 ac parcel containing a proposed (7) buildings with a proposed total 42,000 sf building footprint.

II. Design Criterion:

- 10 yr - 1 day storm = 7" of rainfall (for parking elevation)
- 25 yr - 3 day storm = 11" of rainfall (for berm elevation/dischage)
- 100 yr - 3 day storm = 15" of rainfall (for building FFE)
- SFWMD Water Quality
- Pre-treatment

Towne Park Condominiums
(Off-Site Contributing Drainage)

III. Calculations:

A. Towne Park Condos (Offsite contributing Drainage):

1. Site Data:

Total Area: $\text{Total Area} := 8.589 \text{ acre}$

Impervious Area:

Building Area $\text{B} := 61200 \text{ ft}^2$ Pavement Area $\text{Pa} := 110630 \text{ ft}^2$ Sidewalk/Conc pad
Area $\text{Sa} := 1330 \text{ ft}^2$ Lake Area $\text{La} := 0 \text{ ft}^2$ Total Impervious $\text{Imperv} := \text{B} + \text{Pa} + \text{Sa}$ Pervious Area: $\text{Perv} := \text{Total Area} - \text{Imperv}$ $\text{Perv} = 200976.84 \text{ ft}^2$ Percent Pervious: $\% \text{Perv} := \frac{\text{Perv}}{\text{Total Area}}$ $\% \text{Perv} = 53.72 \%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00

Developed Available Storage is Calculated @ 75% of the Type of Storage

I.E. (Coastal, Flatwoods, Depressional, etc...)

For 5' and 6' depth to water, please see attached letter from SFWMD
for verification of use of depths greater than 4' deep. $\text{S} := 4.05 \text{ in}$ $\text{Sw} := \text{S} \cdot \% \text{Perv}$ $\text{Sw} = 2.18 \text{ in}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	65005	0.00	0	0.00
14	167150	2.66	0	2.66
15	379811	8.94	0	8.94
15.5	396925	13.40	0	13.40

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.36 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.72 \text{ acre} \cdot \text{ft}$

For Dry Detention x 75% $R1b := R \cdot 75\%$ $R1b = 0.54 \text{ acre} \cdot \text{ft}$

Dry Retention 50% credit: $R1c := R \cdot 50\%$ $R1c = 0.36 \text{ acre} \cdot \text{ft}$

$$14 - \frac{(14 - 13) \cdot (2.66 \text{ acre} \cdot \text{ft} - R1b)}{2.66 \text{ acre} \cdot \text{ft} - 0.00 \text{ acre} \cdot \text{ft}} = 13.2 \text{ SFWMD Water Quality Stage}$$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$$\text{Site_Area} := T - (La + B) \quad \text{Site_Area} = 312936.84 \text{ ft}^2 \quad \text{Site_Area} = 7.18 \text{ acre}$$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$$Iq := \text{Site_Area} - \text{Perv} \quad Iq = 111960 \text{ ft}^2 \quad Iq = 2.57 \text{ acre}$$

$$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}} \quad \text{Percentage_Imp} = 0.36$$

c. For 2.5 inches x Percentage Impervious

$$\text{Treated} := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp} \quad \text{Treated} = 0.89 \text{ in}$$

d. Compute Volume Required for Quality Detention as Per SFWMD

$$R1 := \text{Treated} \cdot (T - La) \quad R1 = 0.64 \text{ acre} \cdot \text{ft}$$

Pre-Development
Towne Park Professional
(On-Site)

B. Pre-developed Towne Park Prof. Site (Onsite):**1. Site Data:**

Total Area: $\frac{\text{Total Area} := 212720 \cdot \text{ft}^2}{\text{Total Area} = 4.88 \text{ acre}}$

Impervious Area:

Building Area $\underline{B} := 9748 \text{ft}^2$

Pavement Area $\underline{Pa} := 18274 \text{ft}^2$

Sidewalk/Conc pad Area $\underline{Sa} := 2233 \text{ft}^2$

Total Impervious $\underline{\text{Imperv}} := \underline{B} + \underline{Pa} + \underline{Sa}$

Pervious Area: $\underline{\text{Perv}} := \text{Total Area} - \underline{\text{Imperv}}$

$\underline{\text{Perv}} = 182465 \text{ft}^2$

Percent Pervious: $\frac{\underline{\text{Perv}}}{\text{Total Area}} := \underline{\% \text{Perv}} = 85.78 \%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$\underline{S} := 4.05 \cdot \text{in}$

$\underline{Sw} := \underline{S} \cdot \underline{\% \text{Perv}}$

$\underline{Sw} = 3.47 \text{ in}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	14000	0.00	0	0.00
14	14000	0.32	0	0.32
15	107000	1.71	0	1.71
15.5	200000	3.47	0	3.47

4. Estimated Runoff Volume:

25 yr - 3 day rainfall depth $\underline{P} := 11.0 \text{ in}$

$$\underline{Q_{pre}} := \left[\frac{(\underline{P} - .2 \cdot \underline{S_w})^2}{\underline{P} + .8 \cdot \underline{S_w}} \right] \quad \underline{Q_{pre}} = 7.71 \text{ in}$$

$$\underline{Vol_pre} := \underline{Q_{pre}} \cdot \underline{Total_Area} \quad \underline{Vol_pre} = 3.14 \text{ acre} \cdot \text{ft}$$

Post-Development
Towne Park Professional
(On-Site)

C. Developed Towne Park Prof. Site (Onsite):

1. Site Data:

$$\text{Total Area} \quad \underline{T} := \text{Total_Area} \quad \underline{T} = 4.88 \text{ acre}$$

Impervious Area

$$\text{Building Area} \quad \underline{B} := 42000 \cdot \text{ft}^2 \quad \underline{B} = 0.96 \text{ acre}$$

$$\text{Pavement Area} \quad \underline{Pa} := (59723) \cdot \text{ft}^2$$

$$\text{Sidewalk, Conc pad, Area} \quad \underline{Sa} := (17210) \cdot \text{ft}^2$$

$$\text{Lake Area} \quad \underline{La} := 0 \text{ ft}^2$$

$$\text{Preserve Area} \quad \underline{\text{Preserve}} := 0 \text{ ft}^2$$

$$\text{Wetland Area} \quad \underline{\text{Wetland}} := 0 \text{ ft}^2$$

$$\text{Total Impervious Area} \quad \underline{I} := \underline{B} + \underline{Pa} + \underline{Sa}$$

$$\underline{I} = 2.73 \text{ acre}$$

$$\underline{I} = 2.73 \text{ acre}$$

$$\frac{\underline{I}}{\underline{T}} = 55.91 \%$$

Pervious Area:

$$\text{Total Area} - \text{Impervious Area} = \text{Total Pervious Area}$$

$$\underline{\text{Perv}} := \underline{T} - \underline{I} \quad \underline{\text{Perv}} = 93787 \text{ ft}^2$$

$$\text{Percent Pervious:} \quad \underline{\%Perv} := \frac{\underline{\text{Perv}}}{\underline{T}} \quad \underline{\%Perv} = 44.09 \%$$

2. Soil Storage:

Land Use	Area (sf)	Grade (ft-NGVD)	Area x Grade
Building	42000	16	672000
Pavement / Drive	59723	15.2	907789.6
Sidewalk	17210	15.5	266755
Dry Detention / Swale	39000	12	468000
Pervious (Not Dry Detention)	54787	15	821805
			3136349.6
Total Site Area	212720		
Weighted Site Grade		14.74	

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
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Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$$\underline{S} := 6.75 \cdot \underline{\text{in}} \quad \underline{S_w} := \underline{S} \cdot \% \text{Perv} \quad \underline{S_w} = 2.98 \text{ in}$$

3. Stage Storage

Tree Area

Average Tree Size: $\underline{\text{TreeDiam}} := 24 \text{ in}$

$$\underline{\text{TreeA}} := 3.14 \cdot \left(\frac{\underline{\text{TreeDiam}}}{2} \right)^2$$

$$\underline{\text{Trees}} := 28 \quad \underline{\text{TotalTreeArea}} := \underline{\text{TreeA}} \cdot \underline{\text{Trees}}$$

$$\underline{\text{TotalTreeArea}} = 87.92 \text{ ft}^2 \quad \text{Approx } 90 \text{ sf}$$

$$\text{Dry-Detention Area @ EL 11} \quad 14000 \text{ ft}^2 - 90 \text{ ft}^2 = 13910 \text{ ft}^2$$

$$\text{Dry-Detention Area @ EL 15} \quad 30000 \text{ ft}^2 - 90 \text{ ft}^2 = 29910 \text{ ft}^2$$

Elevation	Dry-Detention		Pavement		Swale		Pipe	Total
	Area	Volume	Area	Volume	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	sf	ac-ft	sf	ac-ft	cf	ac-ft
10.9	0	0.00	0	0.00	0	0.00	0	0.00
11	13910	0.02	0	0.00	0	0.00	0	0.02
12	17910	0.38	0	0.00	0	0.00	0	0.38
13	21910	0.84	0	0.00	0	0.00	0	0.84
14	25910	1.39	0	0.00	0	0.00	0	1.39
15	29910	2.03	27464	0.32	0	0.00	0	2.34
15.5	29910	2.37	59723	0.82	9000	0.05	0	3.24
16	29910	2.71	59723	1.50	9000	0.15	0	4.37

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.2 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.41 \text{ acre} \cdot \text{ft}$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$\text{Site_Area} := T - (La + B)$ $\text{Site_Area} = 170720 \text{ ft}^2$ $\text{Site_Area} = 3.92 \text{ acre}$

**b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious**

$Iq := \text{Site_Area} - \text{Perv}$ $Iq = 76933 \text{ ft}^2$ $Iq = 1.77 \text{ acre}$

$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}}$ $\text{Percentage_Imp} = 0.45$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp}$ $Treated = 1.13 \text{ in}$

d. Compute Volume Required for Quality Detention as Per SFWMD

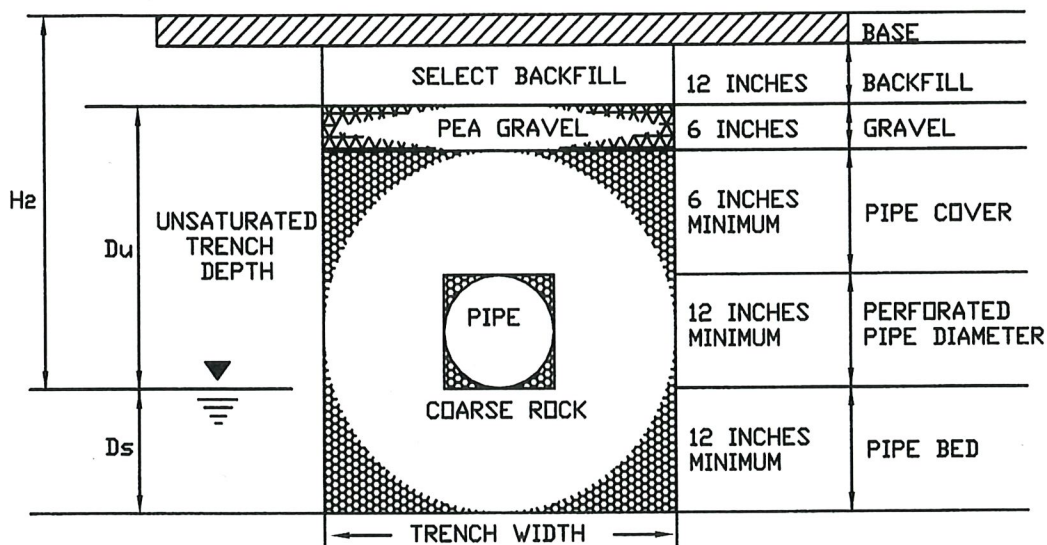
$R1 := Treated \cdot (T - La)$ $R1 = 0.46 \text{ acre} \cdot \text{ft}$

Dry Detention 75% credit: $R1a := R1 \cdot 75\%$ $R1a = 0.34 \text{ acre} \cdot \text{ft}$

$12 - \frac{(12 - 11) \cdot (0.38 \cdot \text{acre} \cdot \text{ft} - R1a)}{0.38 \text{ acre} \cdot \text{ft} - 0.02 \cdot \text{acre} \cdot \text{ft}} = 11.9 = \text{SFWMD Water Quality Stage}$

6. Trench Drain Evaluation:

SFWMD Trench Drain Calculations From Codes - Calcs Take into account abstraction value from soils.



Trench Calculations for Length of Trench

Rainfall To be Stored in Trenches in inches?

K value from Soils Test?

$$K := .000168 \text{ CFS/FT}^2\text{-FT. Head}$$

H_2 Depth to Water Table?

$$H_2 := 4 \cdot \text{ft} \quad \text{Design Condition}$$

D_u Non - Saturated Trench Depth?

$$D_u := 4 \cdot \text{ft}$$

D_s Saturated Depth of Trench?

$$D_s := 1 \cdot \text{ft}$$

W Trench Width?

$$W := 6 \cdot \text{ft}$$

$$H := D_u + D_s$$

$$H = 5 \text{ ft}$$

Volume of Rainfall Calculated?

$$V_{\text{trench}} := T \cdot 2 \text{ in}$$

$$V_{\text{trench}} = 0.81 \text{ acre} \cdot \text{ft}$$

$$V_{\text{trench}} < R1 \quad \text{(Required Water Quality/Pre-treatment Volume)}$$

$$L := \frac{\left(\frac{V_{\text{trench}}}{\text{acre} \cdot \text{in}} \right) \cdot \text{ft}^3}{K \cdot (H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (.000139) \cdot W \cdot D_u} \quad L = 856.73 \text{ ft}$$

Upland Developed Basin Rainfall
adjusted for trench

$$7 \text{ in} - \frac{V_{\text{trench}}}{T} = 5 \text{ in}$$

$$11 \text{ in} - \frac{V_{\text{trench}}}{T} = 9 \text{ in}$$

$$15 \text{ in} - \frac{V_{\text{trench}}}{T} = 13 \text{ in}$$

7. 100 YR - 3 day:

Design Storm Runoff Volume:

$$Q_{100_3\text{day}} := \left[\frac{(P - .2 \cdot S_w)^2}{P + .8 \cdot S_w} \right] \quad \text{where: } P := 13 \text{ in} \quad S_w = 2.98 \text{ in}$$

$$Q_{100_3\text{day}} = 10 \text{ in}$$

$$V_{100} := Q_{100_3\text{day}} \cdot \text{Total Area}$$

$$V_{100} = 4.07 \text{ acre} \cdot \text{ft} = \mathbf{100 \text{ year} - 3 \text{ day volume}}$$

Storm Stage:

Interpolating information from the stage/storage analysis:

$$16.0 - \frac{(16.0 - 15.5) \cdot (4.37 \text{ acre} \cdot \text{ft} - V_{100})}{4.37 \text{ acre} \cdot \text{ft} - 3.24 \text{ acre} \cdot \text{ft}} = 15.87 = \mathbf{100 \text{ year} - 3 \text{ day stage}}$$

D. Results

Towne Park Pre-developed Site:

The 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Towne Park Developed Site:

1. The 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

2. The 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.97 NGVD

Proposed site berm is at elevation 15.50 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

3. The 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.58899 acres

Ground Storage: 2.18 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Basin 2: TP Prof PRE DEV

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 4.88 acres

Ground Storage: 3.47 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	0.32
15.00	1.71
15.50	3.47

Structure: 1

From Basin: TP Condos

To Basin: TP Prof PRE DEV

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 13 ft NGVD, Length = 4 ft, Weir Coef = 3.2

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.05	0.00	0.00	13.00	13.00
24.00	1.18	0.19	0.11	0.00	13.05	13.06
36.00	2.04	0.41	1.24	-0.06	13.20	13.24
48.00	2.91	0.48	3.74	-0.16	13.42	13.48
60.00	8.22	29.66	9.29	-0.54	14.17	14.36
72.00	11.00	0.82	32.48	-1.16	14.80	14.98
84.00	11.00	0.00	32.73	-1.18	14.80	14.98
96.00	11.00	0.00	32.73	-1.18	14.80	14.98
108.00	11.00	0.00	32.73	-1.18	14.80	14.98

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
120.00	11.00	0.00	32.73	-1.18	14.80	14.98
132.00	11.00	0.00	32.73	-1.18	14.80	14.98
144.00	11.00	0.00	32.73	-1.18	14.80	14.98
156.00	11.00	0.00	32.73	-1.18	14.80	14.98
168.00	11.00	0.00	32.73	-1.18	14.80	14.98
180.00	11.00	0.00	32.73	-1.18	14.80	14.98
192.00	11.00	0.00	32.73	-1.18	14.80	14.98
204.00	11.00	0.00	32.73	-1.18	14.80	14.98
216.00	11.00	0.00	32.73	-1.18	14.80	14.98
228.00	11.00	0.00	32.73	-1.18	14.80	14.98
240.00	11.00	0.00	32.73	-1.18	14.80	14.98
252.00	11.00	0.00	32.73	-1.18	14.80	14.98
264.00	11.00	0.00	32.73	-1.18	14.80	14.98
276.00	11.00	0.00	32.73	-1.18	14.80	14.98
288.00	11.00	0.00	32.73	-1.18	14.80	14.98
300.00	11.00	0.00	32.73	-1.18	14.80	14.98
312.00	11.00	0.00	32.73	-1.18	14.80	14.98
324.00	11.00	0.00	32.73	-1.18	14.80	14.98
336.00	11.00	0.00	32.73	-1.18	14.80	14.98
348.00	11.00	0.00	32.73	-1.18	14.80	14.98
360.00	11.00	0.00	32.73	-1.18	14.80	14.98

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	32.73	77.20	-32.92	72.20

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Condos	14.80	77.40	13.00	0.00
TP Prof PRE DE	14.99	72.60	11.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Condos	6.27	0.00	-1.45	0.00	7.71	0.00
TP Prof PRE DE	3.13	-1.45	0.00	0.00	1.69	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	3.28	6.79	1.91	-0.21	12.28	12.00
24.00	5.00	0.25	1.05	1.61	12.10	12.02
36.00	5.00	0.00	0.16	2.01	12.27	12.27
48.00	5.00	0.00	0.26	2.09	12.53	12.53
60.00	5.00	0.00	-3.05	0.27	13.82	14.53
72.00	5.00	0.00	2.01	-0.72	14.03	13.72
84.00	5.00	0.00	1.74	-0.02	13.88	13.65
96.00	5.00	0.00	1.65	0.29	13.79	13.58
108.00	5.00	0.00	1.63	0.54	13.71	13.51
120.00	5.00	0.00	1.63	0.77	13.63	13.43
132.00	5.00	0.00	1.62	1.01	13.56	13.36
144.00	5.00	0.00	1.62	1.24	13.49	13.29
156.00	5.00	0.00	1.62	1.47	13.42	13.22
168.00	5.00	0.00	-0.68	1.54	13.41	13.15
180.00	5.00	0.00	-0.60	1.56	13.05	13.07
192.00	5.00	0.00	0.21	1.83	13.01	13.00
204.00	5.00	0.00	0.13	1.99	12.93	12.93
216.00	5.00	0.00	0.26	2.10	12.87	12.86
228.00	5.00	0.00	0.28	2.18	12.79	12.79
240.00	5.00	0.00	0.28	2.25	12.72	12.72
252.00	5.00	0.00	0.28	2.31	12.65	12.65
264.00	5.00	0.00	0.28	2.37	12.58	12.57
276.00	5.00	0.00	0.27	2.42	12.51	12.50
288.00	5.00	0.00	0.27	2.46	12.44	12.43
300.00	5.00	0.00	0.27	2.51	12.36	12.36
312.00	5.00	0.00	0.27	2.55	12.29	12.29
324.00	5.00	0.00	0.27	2.59	12.22	12.22
336.00	5.00	0.00	0.27	2.63	12.15	12.14
348.00	5.00	0.00	0.27	2.67	12.08	12.07
360.00	5.00	0.00	0.28	2.71	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	3.28	13.19	0.15	0.00	13.18	12.28
24.00	5.00	0.45	0.77	0.93	13.42	12.10
36.00	5.00	0.00	0.28	1.40	13.25	12.27
48.00	5.00	0.00	0.14	1.60	13.18	12.53
60.00	5.00	0.00	-9.53	0.39	13.60	13.82
72.00	5.00	0.00	-5.91	-0.49	13.94	14.03
84.00	5.00	0.00	-8.34	0.10	13.71	13.88
96.00	5.00	0.00	-8.47	0.36	13.62	13.79
108.00	5.00	0.00	-8.50	0.57	13.54	13.71
120.00	5.00	0.00	-8.51	0.76	13.46	13.63
132.00	5.00	0.00	-8.51	0.95	13.39	13.56
144.00	5.00	0.00	-8.51	1.15	13.32	13.49
156.00	5.00	0.00	-8.51	1.34	13.25	13.42
168.00	5.00	0.00	8.24	1.55	13.22	13.41
180.00	5.00	0.00	0.36	1.31	13.28	13.05

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	5.00	0.00	0.17	1.55	13.19	13.01
204.00	5.00	0.00	0.10	1.68	13.15	12.93
216.00	5.00	0.00	0.06	1.76	13.12	12.87
228.00	5.00	0.00	0.04	1.81	13.10	12.79
240.00	5.00	0.00	0.03	1.84	13.08	12.72
252.00	5.00	0.00	0.02	1.87	13.07	12.65
264.00	5.00	0.00	0.02	1.89	13.07	12.58
276.00	5.00	0.00	0.02	1.91	13.06	12.51
288.00	5.00	0.00	0.01	1.92	13.05	12.44
300.00	5.00	0.00	0.01	1.94	13.05	12.36
312.00	5.00	0.00	0.01	1.95	13.05	12.29
324.00	5.00	0.00	0.01	1.96	13.04	12.22
336.00	5.00	0.00	0.01	1.96	13.04	12.15
348.00	5.00	0.00	0.01	1.97	13.04	12.08
360.00	5.00	0.00	0.01	1.98	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.94	13.20	-3.62	0.00
2	9.19	74.60	-9.94	52.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.09	67.80	11.00	0.00
TP Condos	14.02	68.00	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	1.07	1.97	2.71	0.02	0.38	-0.03
TP Condos	2.07	0.00	1.97	0.00	0.09	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	0.48	0.00	0.26	-0.33	11.99	12.00
24.00	0.97	0.04	0.27	-0.32	12.02	12.02
36.00	1.67	0.13	0.29	-0.31	12.28	12.27
48.00	2.38	0.17	0.30	-0.11	12.54	12.53
60.00	6.72	12.68	-1.78	-1.29	14.28	14.53
72.00	9.00	0.36	3.24	0.70	14.59	13.72
84.00	9.00	0.00	2.53	3.55	14.20	13.65
96.00	9.00	0.00	-0.33	5.41	13.86	13.58
108.00	9.00	0.00	-1.03	5.89	13.73	13.51
120.00	9.00	0.00	-1.13	6.18	13.64	13.43
132.00	9.00	0.00	-1.15	6.42	13.56	13.36
144.00	9.00	0.00	-1.16	6.65	13.49	13.29
156.00	9.00	0.00	-1.16	6.89	13.42	13.22
168.00	9.00	0.00	-0.90	6.99	13.25	13.15
180.00	9.00	0.00	0.30	6.99	13.08	13.07
192.00	9.00	0.00	0.21	7.27	13.01	13.00
204.00	9.00	0.00	0.13	7.43	12.93	12.93
216.00	9.00	0.00	-0.02	7.54	12.87	12.86
228.00	9.00	0.00	-0.13	7.62	12.79	12.79
240.00	9.00	0.00	-0.15	7.69	12.72	12.72
252.00	9.00	0.00	-0.16	7.75	12.65	12.65
264.00	9.00	0.00	-0.17	7.81	12.58	12.57
276.00	9.00	0.00	-0.18	7.86	12.51	12.50
288.00	9.00	0.00	-0.18	7.90	12.44	12.43
300.00	9.00	0.00	-0.18	7.95	12.36	12.36
312.00	9.00	0.00	-0.19	7.99	12.29	12.29
324.00	9.00	0.00	-0.19	8.03	12.22	12.22
336.00	9.00	0.00	-0.19	8.07	12.15	12.14
348.00	9.00	0.00	-0.19	8.11	12.08	12.07
360.00	9.00	0.00	-0.22	8.15	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.02	0.00	0.00	13.00	11.99
24.00	1.18	0.16	0.01	0.00	13.04	12.02
36.00	2.04	0.38	0.09	0.04	13.14	12.28
48.00	2.91	0.46	0.25	0.20	13.23	12.54
60.00	8.22	29.08	-6.79	-0.87	14.17	14.28
72.00	11.00	0.81	2.60	0.08	14.53	14.59
84.00	11.00	0.00	2.20	2.56	14.14	14.20
96.00	11.00	0.00	9.18	4.23	13.71	13.86
108.00	11.00	0.00	8.97	4.64	13.56	13.73
120.00	11.00	0.00	8.92	4.88	13.47	13.64
132.00	11.00	0.00	8.90	5.08	13.39	13.56
144.00	11.00	0.00	8.90	5.28	13.32	13.49
156.00	11.00	0.00	8.90	5.47	13.25	13.42
168.00	11.00	0.00	0.32	5.41	13.24	13.25
180.00	11.00	0.00	0.35	5.31	13.28	13.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	11.00	0.00	0.16	5.54	13.19	13.01
204.00	11.00	0.00	0.09	5.67	13.15	12.93
216.00	11.00	0.00	0.06	5.74	13.12	12.87
228.00	11.00	0.00	0.04	5.79	13.10	12.79
240.00	11.00	0.00	0.03	5.83	13.08	12.72
252.00	11.00	0.00	0.02	5.86	13.07	12.65
264.00	11.00	0.00	0.02	5.88	13.07	12.58
276.00	11.00	0.00	0.02	5.90	13.06	12.51
288.00	11.00	0.00	0.01	5.91	13.05	12.44
300.00	11.00	0.00	0.01	5.92	13.05	12.36
312.00	11.00	0.00	0.01	5.93	13.05	12.29
324.00	11.00	0.00	0.01	5.94	13.04	12.22
336.00	11.00	0.00	0.01	5.95	13.04	12.15
348.00	11.00	0.00	0.01	5.96	13.04	12.08
360.00	11.00	0.00	0.01	5.96	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.24	72.00	-3.62	0.00
2	9.26	95.60	-9.54	52.60

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.67	66.60	11.00	0.00
TP Condos	14.64	64.80	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	2.52	5.96	8.15	0.02	0.38	-0.03
TP Condos	6.05	0.00	5.96	0.00	0.09	0.00

Stormwater Maintenance Plan

Exfiltration: (To be maintained by Owner)

The drainage system serving this project consists primarily of a below surface trench drain network and a Control Structure. Three of the inlets are placed in the parking lot area and seven in the grassed area. The three in the parking lot will be subject to less potential debris than the seven in the grassed area. The other inlets are subject to debris and therefore the tops are raised an additional 0.5' above the grass to help reduce sediments and debris from entering the trench drain system. The inlets are equipped with aluminum debris baffles.

During construction the inlets will have 1/2" plywood wrapped with filter cloth placed under the inlet grate to prevent debris from entering the system. This protection will remain until after final approvals and all landscaping has been completed.

- Inspection of the drainage inlets with removal of the grates shall be done in the months of May, July, and November of each year to remove any accumulation of debris. Inspection of the Control Structure should also be done in these months to remove any accumulation of debris.
- Once every three years the inlets and pipes shall be flushed and pumped by a company specializing in this type of cleaning.
- Should the rainwater begin to overflow the inlet tops, with the rainfall being less than 3 to 4 inches within a 4 hour period, then the system is to be inspected and cleaned as necessary.
- If required in control structures, skimmers are to be maintained periodically every time catch basin maintenance occurs.

Catch Basin Maintenance: (To be maintained by Owner)

Catch Basins shall have regularly scheduled maintenance a minimum of 1 time a year. Scheduled maintenance shall include but not be limited to clearing of all debris within the catch basin and removal of any obstructions in and around the catch basin. Catch Basins shall be maintained after any major storm event.

Nuisance Exotics: (To be maintained by Owner)

Stormwater management system will be monitored continually for nuisance exotics to ensure that no regrowth occurs.

Pervious Concrete: (To be maintained by Owner)

Also, the drainage system serving this project consists of pervious concrete. The sands upper layer is rapid draining and the water table is 4 feet deep. Therefore, the maintenance will primarily consist of keeping the retention area free of debris and the pervious concrete free of clays.

- Once every ten years the pervious concrete can be flushed and vacuumed by a company specializing in this type of cleaning.
- Should the rainwater begin to pond, with the rainfall being less than 3 inches within a 4-hour period, then the pervious concrete is to be inspected and cleaned as stated above.



Ordinance 2487-2022 Staff Report

A. Application

Sailfish Cay Rezoning Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development and Design, Inc.
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	April 1, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) to allow the construction of 60 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

The Applicant is requesting three waivers. Staff recommends approval of Ordinance 2487-2022.

Background

The subject property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements; however, this phase of the development was never constructed. In the mid-1980s, the property was developed as a church use by Abundant Ministries under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan and assigned a future land use category of Multi-Family Residential to the property.

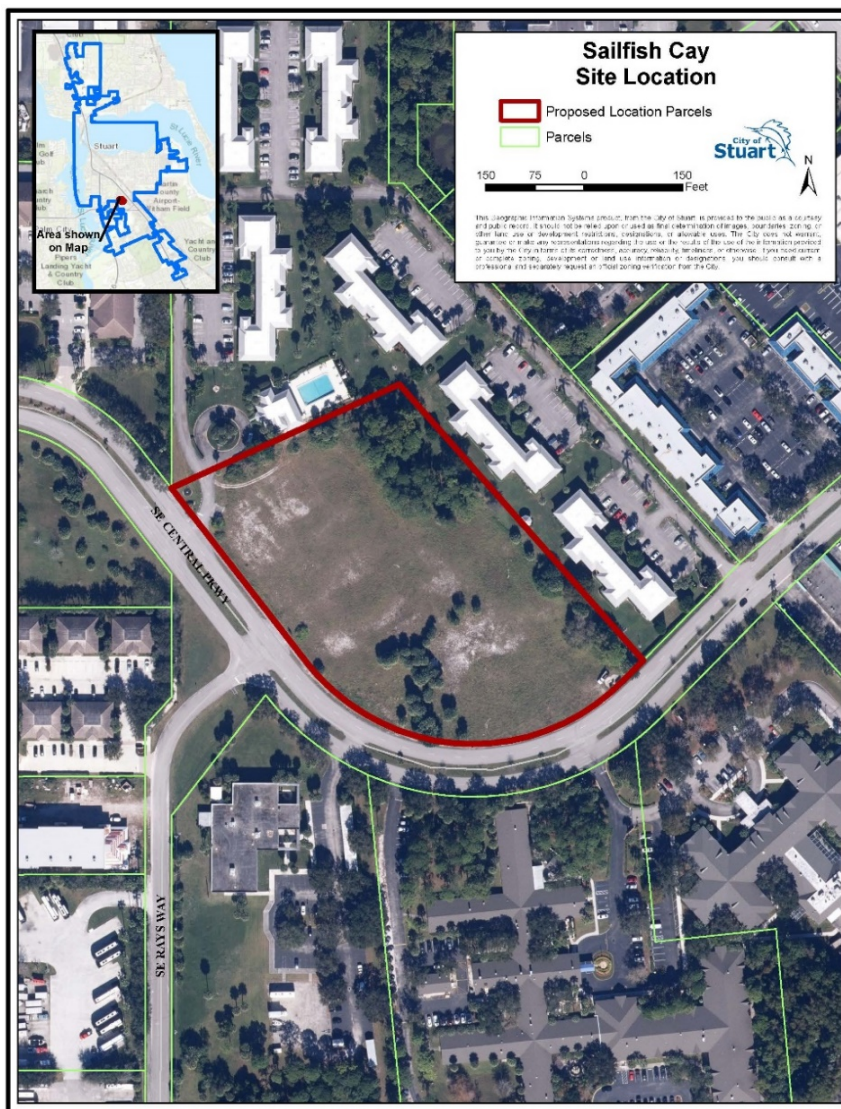
On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until the mid-2000s when it was demolished.

On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow

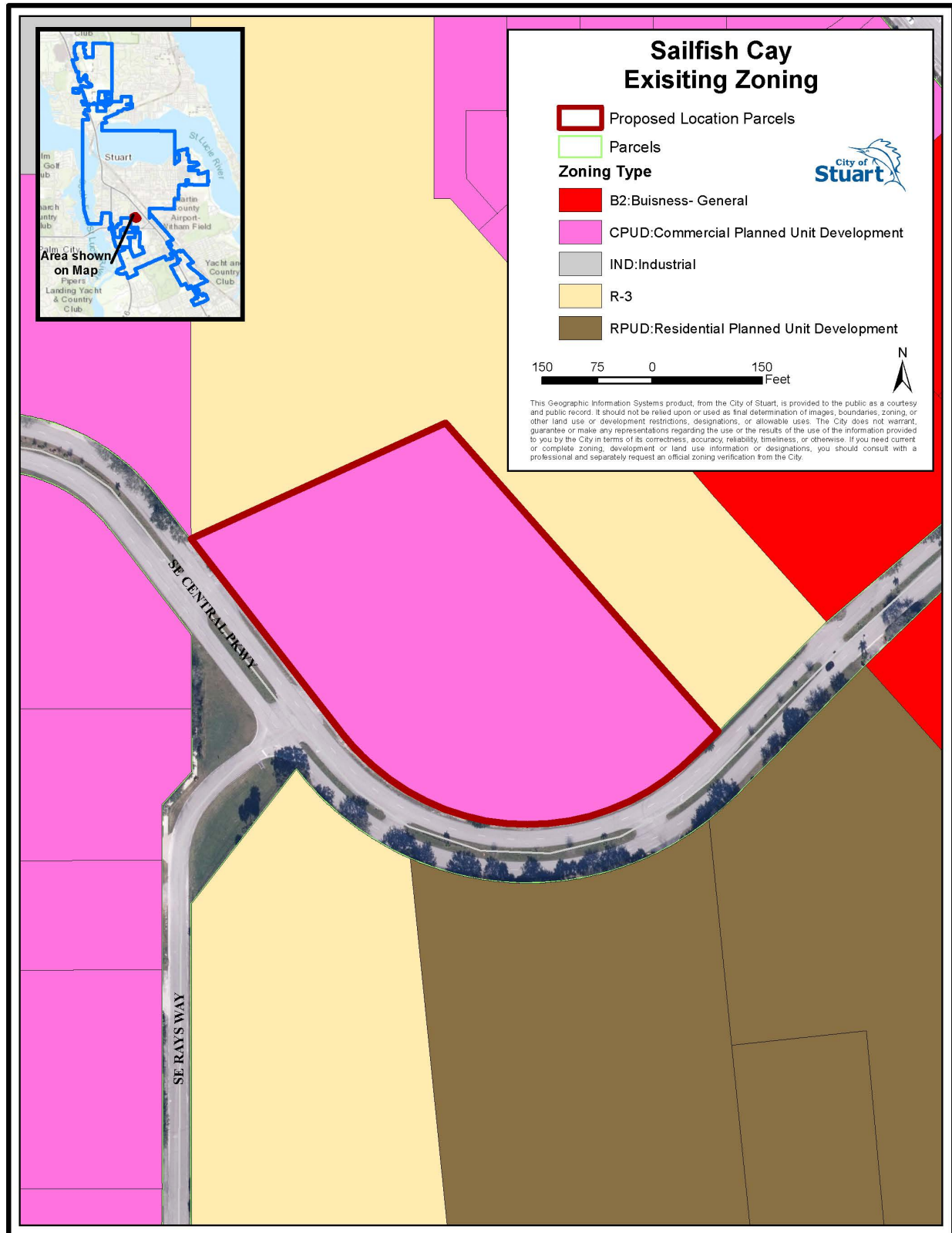
for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

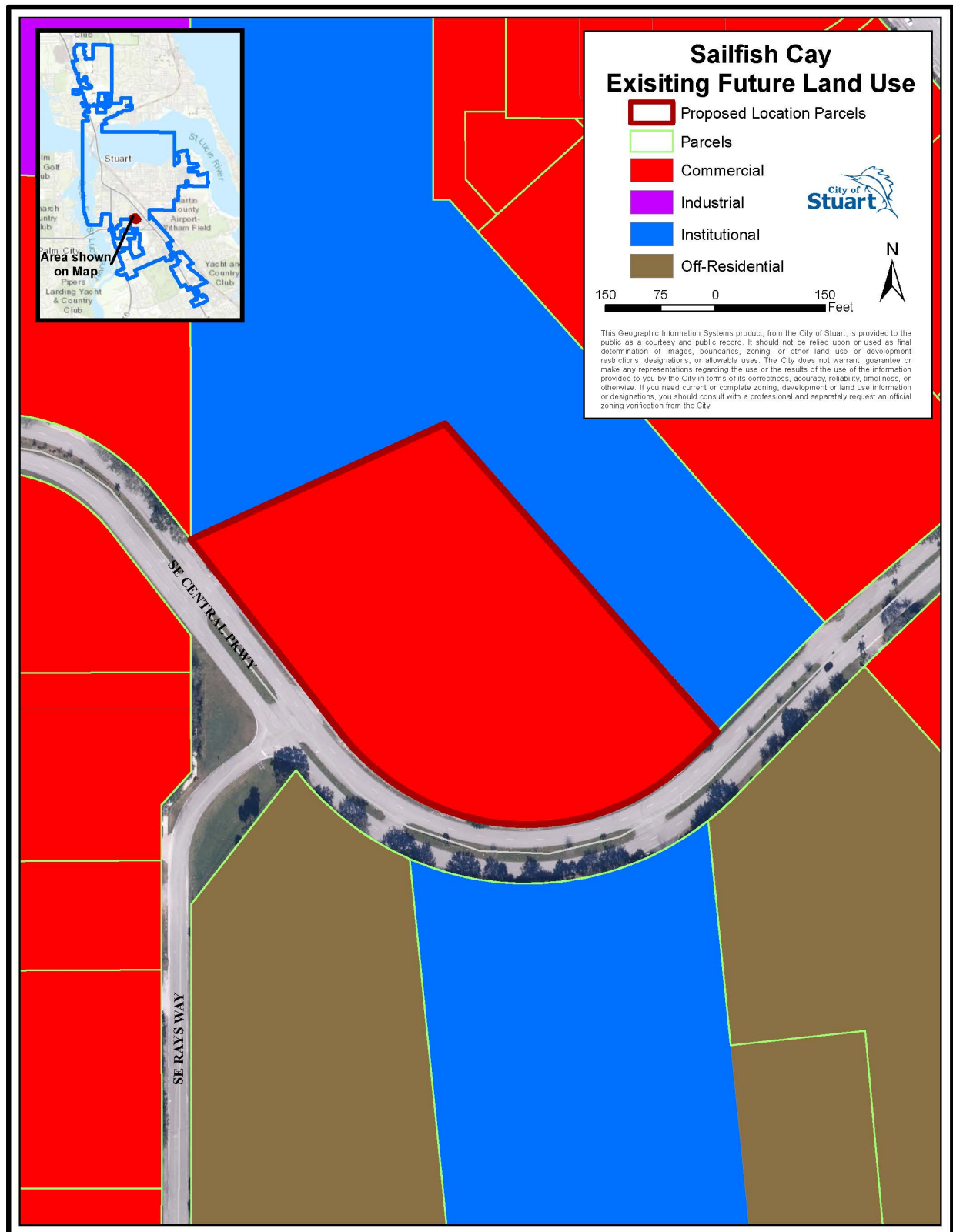
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community



Existing Zoning Map



Existing Future Land Use Map



C. Determination of compliance with Comprehensive Plan

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

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: Due to the site's previous use as a church, utilities exist for this project. The Applicant has submitted modifications to existing utility easements and provided new utility connections, while upgrading the fencing and screening of the existing lift station. City staff has received a school capacity determination that states, "...the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180." Public transportation is available at the eastern terminus of SE Central Parkway's intersection with the US Highway-1 corridor (via the Treasure Coast Connector), and at the western terminus of SE Central Parkway at its' intersection with Kanner Highway (via Route 3).

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: ...(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Staff Analysis: The applicant has proposed a mix of 4-, 5-, 6-, and 7-unit townhome buildings on the subject property.

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element...

Land Use Category	CRA	General	UPUD, RPUD, or UCE	ALF	Residential	FAR	Non-residential
Multi-Family Residential	Out	<10 du/ac to 11.62 du/ac	<30 du/ac	<30 du/ac	70—100%	<0.5 FAR	0—30%

Staff Analysis: This project will be in compliance with the multi-family residential land use category as the proposed Residential Planned Unit Development (RPUD) will set the maximum density at 12.3 dwelling units per acre.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: The applicant has proposed to build on a site that was already cleared and utilized for prior development as a church. The subject property is located within two miles of downtown

Stuart, thus providing a residential option close to the urban core of the City. Providing a residential land use in this proximity to downtown aids in the discouragement of urban sprawl and redeveloping a previously built site helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Staff Analysis: The applicant has proposed a multi-family residential development that is surrounded on the north and west boundaries by the existing Towne Park Condominium project and the SE Central Parkway right-of-way to the south and east. Other uses along SE Central Parkway include office, multi-family residential and an assisted living facility. This is one of the last undeveloped sites on SE Central Parkway, which has existing multi-family residential projects on both sides of the roadway. Thus, the new development is compatible with and complementary to the surrounding land uses.

Policy 1.B3.7. Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation, or aesthetic functions of an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks, and golf courses.

Staff Analysis: The proposed project includes a passive park located in the rear of the site. This area currently exists with mature pine trees, most of which are proposed to remain. The applicant has provided walking trails and a bench for use by the residents of the Sailfish Cay community. The applicant also stated that this passive park can be used by the residents of the Towne Park Community if those residents wish to visit. The applicant has also worked with staff to beautify the SE Central Parkway right-of-way median in front of the project with sod, groundcover material, and flowering trees and palms. The applicant has agreed to install and maintain this right-of-way median landscaping in perpetuity.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles include natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Staff Analysis: The applicant has proposed a project where the front doors face the street, the lake, or the landscape buffer. Each of these units have a front yard with sidewalks connecting to each building throughout the community and off-site. This design allows for residents to have "eyes on the street" so they are able to look out for the health, safety, and welfare of their neighbors. The applicant has proposed low-level bollard lighting around these walkways to provide additional opportunities for lighting in addition to the light poles required by the City's land development code.

E. Project Details

Traffic

The City's Traffic Consultant, Kimley Horn and Associates, Inc., has completed the review of the applicant's Traffic Analysis and confirmed that the proposed development is consistent with the City's Concurrency Requirements. According to the Traffic Analysis, the proposed 60 townhome units will generate 41 AM peak hour trips and 46 PM peak hour trips and will not cause the levels of service to fall below acceptable levels in the future. Furthermore, the applicant has compared the 2007 commercial approval to the proposed multi-family use and determined that the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips than what the approved commercial use would've generated.

Drainage

The City's Traffic Consultant, Kimley Horn and Associates, Inc. completed the review of the applicant's Stormwater Report and has confirmed that the proposed development meets the City's requirements for stormwater management. As stated within the applicant's drainage report, the project's stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south into the Towne Park South basin. Discharges eventually reach the Poppleton Creek and ultimately the St. Lucie River. The project proposes low-impact development, such as pervious pavers, bioswales and bunker inlets, as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads.

Existing Site Details

The subject property was previously used as a church. All structures were demolished when the property was subject to a proposal for a professional office center that was never constructed. The site has since remained vacant but includes mature slash pine trees in the rear of the property as well as other sabal palm trees located in various areas on the site.

Proposed Project Details

Access and Circulation

Access is granted to the site through one point of ingress/egress along SE Central Parkway that aligns with Rays Way across the street. The entrance features an 8-foot-wide paver crosswalk and pervious brick pavers. The main access drive into the subject site is ungated. An entry sign is proposed to be located within the entrance median along with a 20-foot-tall specimen southern live oak tree amid other low-level landscaping. A bioswale with various grasses and groundcover that will thrive in wet conditions is located adjacent to the entrance drive. Vehicular circulation is provided via one internal loop that connects the rear-loaded garages of all the townhome buildings. Pedestrian circulation is provided through an interconnected system of 8-, 6-, and 5-foot-wide sidewalks. An 8-foot-wide sidewalk is located along SE Central Parkway and is connected to the 5-foot-wide internal sidewalks by a 6-foot-wide path in between buildings 11 & 12. The City's code requires 8-foot-sidewalks; therefore, the applicant is requesting a waiver to deviate from this requirement in order to provide 5- and 6-foot-wide sidewalks. Further analysis of this waiver is provided on page 9 of this report.

Building Area and Site Layout

The applicant has proposed a total of 60 townhome units within 12 townhouse buildings. The structures range between 4-7 units per building. The proposal includes five buildings that front SE Central Parkway, three buildings that front the ½ acre lake, and four buildings that front the landscape buffer. The building frontages include fenced-in front patios with a gate that connects to the interconnected sidewalk system. It is important to note that staff and the applicant have been working to provide a missing link of this sidewalk system from Building 8 to Building 7. Staff has been told that the Applicant will provide revised plans to City Commission that shows a sidewalk connection from north of Building 8 to Building 7, thus allowing Building 8 residents to safely access the passive park without walking in the drive aisle.

The buildings are rear loaded and are all connected through the internal vehicular loop that connects at the ingress/egress point located on SE Central Parkway. A passive park with preserved slash pines and additional native vegetation is proposed in the rear of the project site. Benches and doggy stations are proposed within the passive park and other areas of the community.

Parking

The City's code requires two (2) parking spaces per multi-family dwelling unit (two (2) or more bedrooms) and garages can count towards required off-street parking. The applicant has provided two-car garages in the rear of every dwelling unit in order to meet the required 160 parking spaces on site. The applicant has also provided an additional 37 parking spaces, 22 of which are proposed on-street and 15 are internal to the site along the vehicular loop, for guest and handicap use.

Pursuant to the City's parking code requirements, two bicycle parking spaces (one bicycle rack) per ten units are required. The applicant has met this requirement by providing six (6) bicycle racks and twelve (12) bicycle parking spaces in various locations of the development (all adjacent to sidewalks).

Landscaping, Open Space, and Native Vegetation Area

City staff has reviewed the proposed landscaping and the applicant's proposal meets and exceeds the requirements set forth in the City's landscape code. The applicant is proposing a landscape palette consisting of 100% native plant material on the subject property. The proposal provides a total 128 trees within the perimeter buffer and 203 trees within the interior of the site, far exceeding the code requirements for buffer and interior trees. Additionally, the project preserves a total of 16 trees onsite, 11 of which are mature slash pine trees located in the rear of the site where the applicant is proposing a passive park. As previously stated, the project entrance will be landscaped on both sides with trees and groundcover. In the entrance median, various groundcover species and a 20-foot-tall specimen southern live oak is proposed. Furthermore, the applicant has agreed to beautify the SE Central Parkway roadway median by installing and maintaining 8 Alexander Palms, 11 Pink Tabebuias, sod, and groundcover. The City's code requires 30% of open space within the project. The proposal exceeds this requirement through the provision of 30.4% open space. Additionally, the code requires a minimum of 25% for a native vegetation area. The applicant has provided a total of 28.3% of a native vegetation area. Finally, the applicant is permitted a maximum of 65% impervious area. The applicant is requesting to deviate from this code requirement and is requesting a waiver for an additional 4.7% impervious. A further breakdown of this waiver request is located on page 9 of this report.

Architecture

The applicant's proposal includes significant architectural features with the provision of vertical and horizontal projections and recesses, tower features, balconies, shutters, and cladding. As previously stated, the buildings are rear-loaded, and the air conditioning units are proposed on the sides of each building so as to not interfere with the enjoyment of the residents while on their front patios. The orientation of the buildings create interaction with the public street, ensuring a connection between the development and the community.

Signage

The Applicant has provided staff with a location and design for the proposed monument sign. The monument sign meets the setback requirements and the scale and conformity with the overall development.

Waiver Requests and Analysis

#	CODE	REQUIREMENT	PROPOSED	WAIVER REQUESTED
1	<i>Section 2.04.01, Table 5, Residential Area, Impervious Surface Coverage, Setback and Height Requirements</i>	25-foot front setback	10-foot front setback	15 feet
2	<i>Section 2.04.03(C), Increased impervious surface coverage allowances for residential zoning districts</i>	65% Maximum Impervious Surface Coverage	69.7%	4.7%
3	<i>Section 6.01.04(B), Sidewalks and bikeways</i>	Eight-foot-wide sidewalks	5-foot-wide sidewalks	3 feet

- (1) The applicant has requested a waiver for the front setback for the buildings fronting SE Central Parkway. In order to create an urban walkable neighborhood, it is important to provide buildings that are close to and front the street create interaction between the development and the community. Staff recommends approval of this request.
- (2) The applicant has requested a waiver for the amount of impervious surface coverage. The code allows for single-family and two-family dwellings in all residential districts to increase the amount of impervious area to 65%. Townhouses function more similarly to two-family duplexes than they do multi-family apartments and condominiums; as such, this code section is more appropriate to be utilized for this project than the multifamily requirement. The applicant has determined that the soils of the site are proven to accommodate the additional runoff via soil boring tests by the registered professional engineer. In addition, the applicant is exceeding the requirements for stormwater management through the utilization of low impact development that aid in the filtration of water. The applicant has proposed bio swales, pervious pavers, and rain bunkers. Staff recommends approval of this request.
- (3) The applicant has requested a waiver to deviate from the required sidewalk width. The applicant has provided the required 8-foot-wide sidewalk along the SE Central Parkway right-of-way. The internal sidewalks are proposed at 5 feet, which the applicant feels is sufficient for the residents to use to walk to the passive park, pool, or cabana. Staff recommends approval of this request.

F. Conclusion

Staff has reviewed the subject petition for a rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD) located at 751 SE Central Parkway.

City staff and the City's consultants have determined that the proposal meets the requirements of the Land Development Code, subject to the waivers requested herein. The project complies with many objectives and policies within the City's Comprehensive Plan and supports compact urban development with the proposed front setback reductions, interconnected sidewalk system, on-street parking, dense landscaping, and architecture with front-porches and rear-loaded garages.

Staff recommends approval of Ordinance 2487-2022.



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

Received by: _____

Reviewed by: _____

Rezone Real Property Application

(including Planned Unit Developments)

Project ID# _____
(Staff Entry)

Pre-App Conference Date: October 4, 2021	Application Date:
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SITE INFORMATION

Project Name: Sailfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway	
Subdivision: Towne Park	Lot(s): N/A
Site Area/Acreage: 4.88	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict: CPUD	
Proposed Zoning District / CRA Subdistrict: RPUD	
PUD Rezoning (Check the box below that applies):	
Rezoning to CPUD:	☐ Rezoning to UPUD
Rezoning to RPUD:	☒ Rezoning to UPUD <5 Bungalow Units:
Rezoning to MXPUD:	☐ Rezoning to Public Service PSPUD:
Rezoning to Industrial IPUD:	☐ Rezoning to Non-PUD District Rezoning:
Current Comprehensive Plan Future Land Use Designation: COMM	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): Multi-Family Residential	
Existing Land Use: Vacant	Proposed Land Use: Townhomes
Proposed Square Footage (if applicable):	Proposed Density (if applicable): 12.5 du/acre

PETITIONER INFORMATION

Property Owner: Cypress Holding, LLC	Phone Number / Email Address: (609) 921-6060 ext. 104/ gmaletta@hiltonrealtyco.com
Property Owner's Mailing Address: 902 CARNEGIE CENTER STE 400 PRINCETON NJ 08540	
Applicant (if not Owner): 751 SE Central, LLC	Phone Number / Email Address: (561) 691-4552
Applicant's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Agent/Contact Person: Liz Levesque, AICP / Johnston Group Development and Design Inc.	Phone Number / Email Address: (561) 691-4552 / liz@johnstongroupinc.com
Agent's Mailing Address: 224 Chimney Corner Lane, Suite 3032 Jupiter FL 33458	
Architect: Chandej Limpabandh / PCL Design Inc.	Engineer: Rod Kennedy / EDC
Planner: Liz Levesque, AICP / Johnston Group Development and Design, Inc.	Landscape Architect: Jason Litterick / Litterick Landscape Architecture

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeffrey H. Sands, Managing Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC,
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a townhome residential project in the City of Stuart, FL.
3. That he/she has appointed Johnston Group Development and Design, Inc. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Cypress Holding, LLC, By: Hilton Realty Co., L.L.C., Sole Member

Signature of Owner:

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

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

25th day of October, 2021 By Jeffrey H. Sands, the Managing

Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC,

Personally Known OR Produced Identification

Type of Identification Produced:

Kathleen M. Boyd
Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

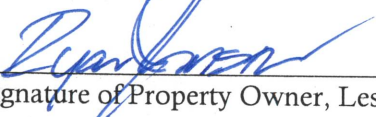
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ryan Johnston
Title: President
Company: 751 SE Central, LLC
Company Address: 224 Chimney Corner Lane, Suite 3032

City/State/Zip Code: Jupiter, FL 33458
Telephone Number: (561) 691-4552
Facsimile Number: (561) 691-4553
Email Address (optional): ryan@johnstongroupinc.com

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

1. Signed this 2nd day of NOVEMBER, 2021.



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

Application Requirements

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

Rezoning to CPUD	\$3,638.00	☐	Rezoning to UPUD	\$3,638.00	☐
Rezoning to RPUD	\$3,638.00	☒	Rezoning to UPUD < 5 Bungalow Units	\$1,523.00	☐
Rezoning to MXPUD	\$3,638.00	☐	Rezoning to Public Service PSPUD	\$3,638.00	☐
Rezoning to Industrial IPUD	\$3,638.00	☐	Non-PUD District Rezoning	\$1,065.00	☐

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

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

Written justification supporting the application and demonstrating how the application:

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

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Rezoning/ Site Plan Review

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

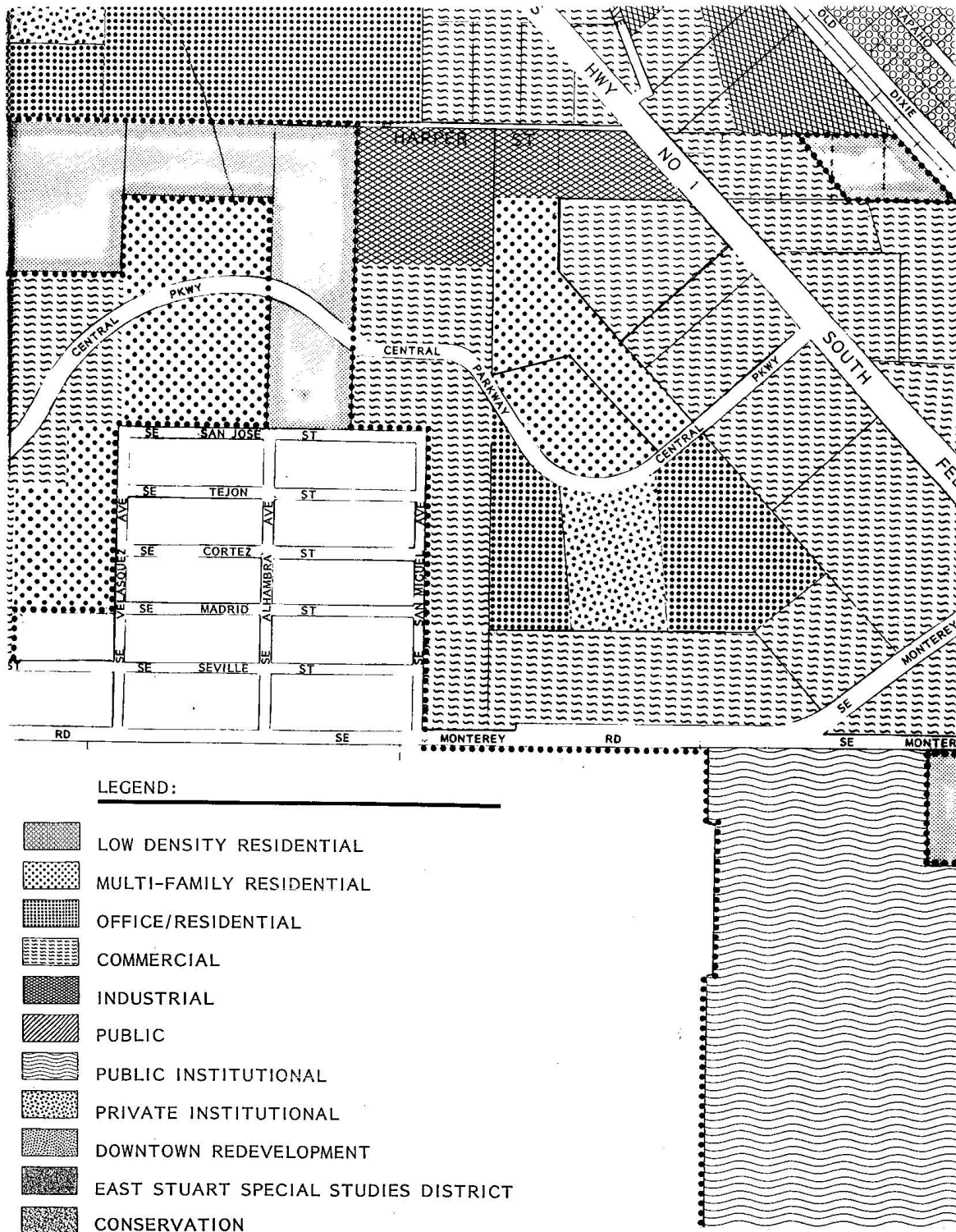
Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a rezoning and site plan review for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

The subject property, consisting of approximately 4.88 acres (Property Control 09-38-41-011-000-00001-1), is located on the north side of SE Central Parkway, northeast of the intersection of SE Central Parkway and SE Rays Way, approximately 0.15 miles southwest of SE Federal Highway/US 1.

The property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining utility and drainage easements. This phase of the development was never built, and the property sat vacant for some years. The property was developed as a church use by Abundant Ministries in the mid-1980s under the same R-3 zoning designation. In 1989, the City of Stuart adopted its first Comprehensive Plan, and visualizing the original intent of the property as residential, assigned a land use of Multi-Family Residential to the property (See **Image I** below).

Image I
Property's Original 1989 Future Land Use



Source: City Staff Report Regarding Comprehensive Plan Amendment from Multi-Family to Institutional

In 1993, the property was subject to a Land Use Amendment from Multi-Family Residential to Institutional as the church use was rendered non-conforming with the assigned Multi-Family Residential land use. This Land Use change from multi-family residential was highly controversial with the adjacent Towne Park residents. The zoning remained as R-3.

The Abundant Ministries church remained on site until the mid-2000s when it was demolished. In 2007, a national recession hit, devastating the homebuilding industry with many homebuilding businesses failing. During this time of recession, the property was sought out for commercial development as residential was not a viable development option at that time. The site was rezoned to Commercial Planned Unit Development (CPUD) with a future land use change to Commercial (C). A master plan for a 7-building commercial office project was approved in conjunction with the rezoning and comprehensive land use change, but this project was never constructed. Since that time, no other entitlements have been granted on the property, leaving the property vacant for another 15 years.

The City has observed both commercial and residential development along Central Parkway over the past 40 years but the subject parcel has remained vacant throughout most of this time. The appropriateness of the site for multi-family residential use is apparent with the original approval as Phase VI, VII and VIII of the Towne Park condominium development and the initial designation of Multi-Family Residential land use in the 1989 Comprehensive Plan.

The current proposal includes a small-scale comprehensive plan Future Land Use amendment from Commercial back to the originally intended Multi-Family Residential (MF-RES) and a rezoning request from CPUD to Residential Planned Unit Development (RPUD) to allow for the 100% residential use as proposed. The site plan application includes 60 two-story townhomes, averaging 1,800 SF in size, all rear loaded with an interior drive. Details on the site plan and its benefits to the City and surrounding communities can be found throughout this document.

Surrounding Uses:

The properties to the northeast and northwest are part of the original Towne Park North Condominium development; a project that initially included the subject parcel. To the south of the property, across SE Central Parkway, are a mix of residential and commercial uses including small professional office and an assisted living facility.

Community Meetings

The applicant had two meetings with the Towne Park Board, on November 17, 2021 and February 16, 2022, and an on site meeting with the Board president on March 24th, 2022. Renderings, site and landscape plans were shown at the meetings and the Civil Engineer attended on February 16th at the request of the Board to answer questions regarding drainage and sanitary connections. The Board was receptive of the project and the applicant has not received any negative feedback regarding the project.

Pre-Application Meetings

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed

throughout these meetings. As the plan was modified, both the density the height decreased from three-story to a two-story townhome product to ensure compatibility with surrounding properties.

Site Design

The proposal includes 60 two-story townhomes, oriented around an internal access drive and connected by pedestrian sidewalks. The design incorporates amenity areas and balances the community and private use for future tenants.

Unit/Building Design

The townhome units are rear loaded with a two-car garage. The units range in size and include three and four bedrooms with the larger units on the ends of the building rows. The number of units in each building row vary; the proposal includes a four-, five-, six-, and seven-unit building type. The proposed separation of the buildings allows for the necessary fire separation by Code.

The units all have a front patio area, which depending on their location, have a different view. The units along SE Central Parkway have more of an urban setting, their patios areas having a view of the SE Central Parkway streetscape, separated via hedge and a low pedestrian height fence and individual unit gate. The internal units either have frontage along the lake or along the dense 30-foot landscape buffer, which serves as a garden type view.

Lot Configuration

The individual lots for the fee-simple townhomes shall fully match the building footprint including the individual patios, but not extend further outside of that footprint. Everything outside of the building footprint shall be dedicated as common area. A conceptual lot plan has been provided with the submittal plans. The flexibility from the R-3 code has been included within the provided table within this document as the individual lots will be much smaller than the standard R-3 zoning allowance, but typical for a townhome community within an RPUD.

Parking

Parking is spread throughout the community, including a two-car garage for each unit, pervious paver guest spaces interior to the property, and parallel parking along SE Central Parkway. With the unit's front doors facing this right-of-way, parallel parking is essential for guest parking access for the units. The on-street parallel parking was proposed as pervious pavers but were changed to standard asphalt as the applicant has been informed by Staff that the City does not allow for pervious pavers within the ROW. Pervious concrete must be pre-fabricated to meet City requirements; pre-fabricated pervious concrete is similar to pervious pavers in that they come in individual pieces. The maintenance of pervious concrete would be similar to pervious pavers, and therefore can also not be proposed within the ROW.

Pedestrian Connectivity

The proposed development incorporates internal pedestrian connectivity via sidewalks, which not only provide connection from the parking areas to the front doors but also provide for a recreational path. An eight-foot sidewalk is proposed along the entire length of SE Central Parkway, connecting the site to adjacent commercial uses on SE Federal Highway as well as to recreational uses including the dog park on SE Central Parkway. A six-foot sidewalk connects the eight-foot sidewalk to the internal site, with the remaining sidewalks at a comfortable 5-feet for residential use.

Beyond the requirement for including an eight-foot sidewalk along the property's boundaries, the applicant is proposing to construct a sidewalk within the ROW along the Towne Park property in order to prevent a gap in the sidewalk between the commercial property that is on the southwest corner of the Central Parkway and Dixie Highway intersection and the subject parcel. The existing right-of-way width along Towne Park will not accommodate a full 8-foot sidewalk; however there is sufficient room to accommodate a six-foot sidewalk to meet City regulations.

Recreation/Amenity

Although the PUD amenity guidelines are not mandatory, there are recommended PUD amenities demonstrates that the application meets the purpose of the Land Development Code (LDC). The amenities that this PUD are demonstrating include the following:

- Stormwater Detention
 - The stormwater management system for the site has an excess water quality volume of 730%. Stormwater management is proposed on site through the incorporation of three bioswales, pervious pavers and additional treatment within the retention lake. The planted bioswales are designed to remove silt and pollution from surface runoff water on the site. The curb line along the linear bioswale south of the lake area is a D-curb designed with rain garden style bunker grates rather than D-curb storm inlets, letting stormwater run directly from the internal roadway into the bioswale area to be pre-treated by natural means before entering the bioswale. Because ground water is so low, the raised weir in the lake allows for an excess treatment.
- Stormwater Treatment
 - The applicant is proposing three bio-swales within the project, including along the south side of the lake, south of Building 1 and east of the entry drive. The bioswale that is east of the entry drive will abut the public sidewalk. The bioswale will be planted with native landscaping including cypress and red maple trees and cordgrass and muhly grass which will create an aesthetic entry feature for the public walking past to enjoy along with the residents. The rain garden bunker provides pre-treatment with 60-90% removal of sediments and larger debris prior to entering the bioswale, rather than stormwater running directly into the bioswale from the roadway. The low impact development techniques reduce overall nitrogen and phosphorus discharge loads. The total site removes nitrogen and phosphorus, including 1.13 inches of treatment through the exfiltration trench and 1.31 inches of treatment through the retention pond. With the addition of a raised bleeder, extra nutrient loading reduction is proposed beyond what is required.
- Preserved Slash Pine Passive Park
 - The applicant has preserved 12 existing slash pines, including the largest pine tree on the site (24" diameter at breast height (dbh)) and is proposing a passive park area for the enjoyment of the Sailfish Cay community. The park is proposed with new native landscape in addition to the preserved slash pines, with pedestrian walkways, benches and doggy care stations.
- Significant Architecture
 - The applicant is proposing significant architectural features including vertical and horizontal projections and recesses, tower features, balconies and cladding. The

applicant has incorporated shutters on the rear of the facades and landscape screening on the sides. The balconies and Bahama shutters, along with the projections, create articulation throughout the facades that face the street and neighboring communities. The orientation of the buildings creates interaction with the public street, ensuring a connection between the development and the community.

- Enhanced pedestrian facilities
 - The applicant is proposing shade trees along the Central Parkway and interior sidewalks to create shaded walkways for pedestrians within the community and connecting to the Central Parkway right-of-way. A passive park with preserved slash pines and additional native vegetation is proposed within the community, connected with internal pathways. Benches and doggy stations are proposed within the passive park and throughout other areas of the community. The eight-foot sidewalk along Central Parkway with proposed shade trees encourage the use of public walkways while traveling to adjacent parks, commercial areas, or other amenities. The additional sidewalk connection along Towne Park will prevent a gap in the sidewalk that connects Central Parkway to Dixie Highway. The applicant will construct at its sole cost this additional sidewalk segment.
- Job Creation
 - The construction of this PUD will create 300-400 jobs over a two-year construction period.

The proposal includes a community pool area adjacent to the retention lake amenity, with associated restrooms and a mail room in a small cabana building.

Public Benefit

A large portion of the aforementioned PUD amenities benefit the public, including the sidewalk extension along the Towne Park right-of-way, bio-swales adjacent to the Central Parkway right-of-way, proposed shade trees along Central Parkway, and preservation of native landscape, but there are other proposed improvements which benefit the public. These include:

- Housing in close proximity to the downtown (within 2 miles). The housing provided will be in the top tier of workforce housing percentages (see housing section within this document) and will provide opportunities for families and individuals to live close to the downtown jobs, restaurants, parks and other amenities.
- The parallel parking along Central Parkway shall be open to the public on a first come first serve basis.
- The improvements to the Central Parkway right-of-way will include improvements to the stormwater drainage. Also included will be street beautification in the form of median landscape plantings, landscape islands along the parallel parking and street trees that provide shade for pedestrians along the eight-foot public sidewalk.

Landscape/Open Space

A dense landscape buffer with three-level landscape plantings (ground, mid, and canopy) is proposed around the internal property lines, separating the development from the existing

residential development along the northeast and northwest of the property. An aluminum fence has been included within the landscape buffer at the request of the Towne Park community. The purpose of the fencing is to ensure that residents and guests of Sailfish Cay do not park on the Towne Park property. A small hedge is proposed along SE Central Parkway, enough to create a separation between the public sidewalk and private patio while keeping the urban effect of public and private space blending into one. Littoral planting will be planted around the perimeter of the lake, including some littoral shelf areas to help provide a more natural shape to the retention lake. The site has been planted with 25% native vegetation, meeting the requirement of RPUDs in the City.

Twelve existing slash pines have been preserved on the site between Buildings 5 and 6, with the preserved area serving as a passive park with a pedestrian pathway, benches and doggy care stations. To properly mitigate any existing trees that have been removed and meet the City requirement, the applicant is proposing four 20' live oak trees which provide shade canopy for pedestrians along Central Parkway and within the development and proposing new slash pines within the buffer areas. The applicant is preserving existing trees within the buffer area and proposing trees of varying heights to better buffer the property from neighbors.

The bioswales will all be fully planted with native vegetation including muhly grass, cord grass, red maple trees and cypress trees. The bottom of the swale will not be visible through the plantings.

Wellfield Protection Area

A portion of the site is within a wellfield protection area. The project's Civil Engineer has reviewed the requirements for development within this area, including prohibited activities and has found that the requirements of per Section 4.147 of Martin County Code have been met, as referenced within the City of Stuart's Code of Ordinances. None of the prohibited activities apply, except for the inclusion of stormwater retention, but as there are no public potable water supply wells within 300 feet of the proposed retention area, the retention area is permitted at the proposed location.

Stormwater and Drainage

The proposed development will meet all requirements for stormwater retention and provide for an An excess water quality volume of 730%. In addition to meeting requirements for the development's own drainage, the project's system also must account for an existing drainage easement in favor of Towne Park.

Beyond meeting standard drainage system techniques, the development is proposing low impact development techniques including pervious pavers, bioswales to allow for sheet flow to drain directly into bioswales rather than directly into inlets with additional treatment by rain garden bunker drains. The bioswales allow for additional pollution loading and additional stormwater capacity beyond the standard stormwater capacity requirement. The placement of the bio-swales, fully planted with native vegetation, will create an aesthetic focal point at the project's entrance.

Vehicle Access

The entry drive aligns with Rays Way. The entrance has a median separating the ingress and egress. The site is not gated which helps to prevent vehicle stacking at the entrances. The roadway is proposed a 20' width to meet the requirement for fire truck maneuvering.

Vehicular Traffic

Per the Traffic Engineer, the project has a de minimus impact, generating 41 AM peak hour trips and 46 PM peak hour trips. The entry drive, aligned with Rays Way, allows for both right and left turn movements for vehicles. The submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios. Comparing the 2007 commercial approval to the proposed multi-family use, the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips from the commercial use.

Compatibility with Surrounding Properties

The subject property was originally intended as multi-family residential, as made evident by the City's first Comprehensive Plan which gave the property a multi-family residential land use designation. The property was initially part of the Towne Park development and as such, the development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density. Even with consistent design, the applicant is still proposing a dense landscape buffer with fencing to maintain the privacy of the Towne Park residents by providing ample screening between the new and existing development. As previously stated, the fencing is proposed at the request of the Towne Park community.

The existing private recreation easement is proposed to be abandoned to allow for the landscape and fence within the buffer at the request of Towne Park. The guest parking spaces are fully screened with landscape material and aluminum fencing.

Focal Point

The focal point of the project's entrance is the lake feature, which will include littoral planting and a fountain in the center of the lake, and a planted bio swale along the south side. The median will contain a monument sign, with a specimen live oak tree and landscape design to provide for an aesthetic view into the project from the public realm. Pervious pavers and a paver crosswalk design are incorporated to create an enhanced visual feature and a bioswale planted with native vegetation at the east side of the project's entrance will further enhance the entry design.

Housing Component

This project is not receiving any grants or funding for the construction of affordable or attainable housing. The proposed zoning of Residential PUD and FLU of multi-family residential does not include any specific requirements for attainable housing, however based on anticipated sale prices, the assumed mortgage payment would be within the top tier of the workforce ("moderate income" housing range of 80-120% of the area median income (AMI)).

According to the Federal Housing and Urban Development department, the current AMI of this area in Martin County (based on the Palm Coast HUD Metro Area) is \$71,500 (data source: U.S. Department of Housing and Urban Development, 2021). Workforce housing is typically defined as housing that is attainable for households with incomes from 80 to 120 percent of the AMI which in this location in 2022 would be \$57,200 - \$85,800, although the exact percentages can vary between municipalities (some include up to 140% of the AMI as "workforce housing"). One hundred and twenty (120) percent of the applicable AMI is \$85,800. Adjusted for a family of three, 120 percent

of the AMI in Martin County is \$77,280. According to the Florida Senate's definition of "affordable", what is considered affordable for families within various income levels is monthly mortgage payments or rent including taxes and insurance that do not exceed 30 percent of annual gross income (Definition taken directly from Florida Senate Bill 1339 (2020)). Thirty percent of \$77,280 is \$23,184 which divided by 12 would be a monthly payment of \$1,932. The estimated monthly mortgage for the proposed three bedroom townhomes, assuming standard down payment of 3% with a mortgage rate of 3.92% is approximately \$1,926 which is within the 120% monthly payment. Although not within the defined affordable or attainable housing ranges, which are typically built through federal or local grants and viable only with grants and density bonuses, the proposed development is providing a number of units within this top tier of the 120% workforce range.

The demand for market rate housing is extremely high, with a vacancy rate of only 0.9% nationwide (according to the US Census). The demand for housing has increased since the City set previous goals for providing a set number of residential units; this project will help meet the residential needs of the community. The proposed townhomes will be priced substantially lower than current asking prices for similarly sized single-family homes in Stuart, thereby providing a lower cost option. The local developer is proposing high end architecture, pervious pavers, and bio-swale systems with rain garden bunker inlets, which create an aesthetically designed community, but this comes at a cost. To offset the cost for improvements, with no grant funding, the units must be sold at a certain level to be viable.

Architecture

The proposed architectural style of the two-story townhomes is a transitional coastal design, intended to be consistent with the small-scale coastal vernacular throughout the City of Stuart. The architecture includes fenestration in the form of Bahama shutters, tower elements and cladding.

The building footprint include a 4-unit, 5-unit, 6-unit and 7-unit building type. Each building is comprised of a mixture of two or three types of units. A and B units are three-bedroom, with the larger end C units containing four bedrooms.

Each unit has a two-car garage in the rear. Every unit has a paver patio in the front yard, with room for sod and landscape to provide aesthetic feature to the front doorways. Each patio connects to a pedestrian sidewalk (internal or along Central Parkway).

The orientation of the front doors and patios provide a variety of views including lake view, urban street view, or garden landscape view along the dense buffer. The units present a different type of living experience for residents.

Sign Plan

One monument sign is proposed within the project's entry median. A sign elevation and rendering is attached as part of this application. The sign design is complimentary to the proposed architectural elevations and meets the City sign regulations.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

The project aligns with the Level of Service standards in Element VIII, Objective A3, Policy A3.1 to provide adequate public facilities and services as follows:

Facility	Level of Service Standard	Level of Service Provided
Sanitary Sewer Facilities	80 gallons per capita per day for residential	250 gallons per day per equivalent residential connection
Solid Waste Facilities	3.5 pounds per capita per day (residential)	LOS met with individual bins for each residential unit as provided by City of Stuart
Drainage Facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre	The stormwater management system for the site complies with Stuart LDC Chapter VI, Section 6.03 as well as South Florida Water Management Environmental Resource Permit Applicant's Handbook Volume II, which follows state standards Rule 40E-4.091(1)(a) and Rule 62-330.010, F.A.C.
Potable Water	250 gallons per day per equivalent residential connection	250 gallons per day per equivalent residential connection
Recreation Facilities	3 acres of developed community park per 1,000 permanent and seasonal	Passive park included within community for residents

	residents	
Transportation Facilities	LOS E at peak hour for arterials with exception in Policy A3.1	Level of service met, please see provided traffic statement.
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as detailed within Policy A3.1	Level of service met, please see approved school concurrency form.

Future Land Use Category/Maximum Build Out

The project was initially given a future land use category of multi-family residential when the City's first Comprehensive Plan was adopted in 1989. The existing Future Land Use (FLU) of Commercial was established in 2007 during a recession, when the site was rezoned to allow a commercial use, a development that was never built. Prior to that, the FLU was Institutional as part of a FLU amendment from multi-family residential to Institutional to make the church use conforming with the assigned land use. Before this Church use, the property had an approval for multi-family residential use. As the current FLU of Commercial only permits up to 15% of residential uses on the site per Policy 1.A 7.2 of the City's Comprehensive Plan, the proposed development requires a FLU amendment to allow for the original intended use of multi-family residential. The proposed FLU of multi-family residential is necessary to allow the 100% residential use as proposed with this development.

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential

community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 60 units, at a density of 12.3 du/ac, is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Stormwater and Infrastructure

The project is meeting the intention of Element 4, Objective 4.A4D which states that "The City shall encourage Low Impact Development (LID) practices in all new development projects to reduce impacts, treat, infiltrate, and manage stormwater runoff flows caused by storms, urban runoff, and impervious surfaces, and require integration of site-specific LID best management practices." The applicant is proposing open joint pervious pavers in all guest parking spaces and within the entry drive, which allow for percolation of stormwater directly into the subsurface. Also proposed are three bio-swale areas which not only allow for site specific pollutant loading but also provide stormwater capacity beyond the required capacity for the site. A total of 730% excess water quality volume is proposed on site through the utilization of LID techniques as well as higher elevation weirs and bleeders in the retention pond.

Open Space Element

With the preservation of the 12 existing slash pines and creation of a passive park including the existing native vegetation with proposed new native vegetation, and the preservation of native vegetation within the buffers, the proposal meets the intent of Element 6, Objective 6.B1, Policy 6.B1.3 which promotes the preservation of native vegetation on the property.

Commercial to Residential Conversion

The proposed FLU amendment from commercial to multi-family residential complies with the intention of Objective 1.A5- *Residential Development* in that the proposed residential development shall provide housing opportunities for families who want to live in the City, including for individuals who work within the City limits. The residential use aligns with City of Stuart Policy 1.A5.5 by providing a community of housing for families. Not only does the proposal reestablish the original intention of the property, it also would transition the property from a use that could further increase the demand for housing within the city to that of a use which will provide housing opportunities in a demanding housing market. As a Commercial FLU predominantly permits commercial uses, any development within the Commercial FLU would potentially increase the number of commuters into the City which in turn increases traffic, as shown in the long range traffic analysis and comparing the traffic statement for the 2007 commercial approval to the submitted traffic statement for this project.

The amendment aligns with Objective 1.A5 which ensures land use compatibility, as the proposed residential development is situated adjacent to the Towne Park multi-family development, and as the project was initially planned as multi-family residential. Pedestrian sidewalks provide connectivity between the proposed development and these nearby commercial uses which encourages walking to other nearby amenities.

A FLU amendment to multi-family residential would allow the development to align with the intent of Policy 1.A5.1 to promote a more compact development pattern. By encouraging compact residential development, the proposal also aligns with Goal 2.A which discourages urban sprawl. As the site was initially planned for multi-family, this amendment restores the original intention of the property, a use that is compatible with the surrounding residential uses. The amendment as proposed would better align with the Goals of the Comprehensive Plan, proposing a less traffic intensive use while creating a family community within the city limits.

Urban Sprawl

Development on the subject parcel serves as an infill project, as the vacant site is surrounded by existing development. The site has been previously cleared for development, and was intended to be an extension of the Towne Park residential development that surrounds the northeast and northwest boundaries of the property. By facilitating infill development on this site, the applicant is meeting Objective 1.B1 of Element 1 of the City's Comprehensive Plan, which states that the City's goal is to *"Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form."* The inclusion of an eight-foot public sidewalk on Central Parkway along this infill development also meets the intent of Policy 2.A1.8 of the Comprehensive Plan of decreasing vehicular traffic by providing means for pedestrian connection to nearby amenities. The extension of the sidewalk along Towne Park property further enhances pedestrian connectivity.

Soils and Topography

The soil characteristics of the site are common for this area. Per the Geotech report's findings, the soils on the site were found to be suitable for the proposed development. With respect to topography, the land is very typical of the area and matches the surrounding developments.

Floodplain

Within FEMA Flood Zone X, which is outside the area of minimal flood hazard, and not containing any native upland habitat, the property aligns with Objective 1.A3 of Element 1 of the City's Comprehensive Plan which aims to protect environmentally sensitive natural resources. The applicant is proposing minimal land clearing on this infill development, as the property has been previously developed. The proposed development is compatible with the existing state of the land, which has been previously developed.

Development Standards Compliance

The proposed development meets the standards of Chapter II, Section 2.07.00- *Designation of Planned Unit Development (PUD)* to provide an alternative residential development that is still consistent with the overall planning goals of the City's Comprehensive Plan.

The development meets the General requirements of the City's LDC including keeping within both the established density requirements and the maximum height limitations. The proposed development is well below the maximum permitted density and height for an RPUD, maintaining consistency with the surrounding properties.

As a PUD, the Code allows for flexibility from the City’s straight zoning requirements. In order to stay within the intentions of the LDC, the proposed development meets the open space and landscape requirements of the code, and incorporates requirements such as bicycle parking and an 8 foot sidewalk along SE Central Parkway. The City’s LDC does not have specific requirements for waivers from underlying zoning within RPUD’s however the table below illustrates some areas where the flexibility of the LDC’s PUD Section is incorporated within the site plan.

Areas of PUD Flexibility

There are several areas in the proposed development that the applicant has proposed variations from the regulations within the proposed underlying zoning of R-3 or elsewhere in the LDCs. The following is broken down into two tables, one for the overall parcel and the second for a further look at the individual lots for fee-simple townhomes.

For the overall lot the areas of flexibility include:

Area of Flexibility	Code Requirement	Provided	Reasoning and Mitigation
Sidewalk Width (interior)	8-feet	5-feet	The site is uniquely configured, and to make it viable with the two-story floor plan, some features had to be adjusted to fit the necessary pervious space and buffers. With the provision of a passive park which preserves existing slash pines, incorporation of low impact development techniques including pervious pavers and the elimination of a unit to better meet the intention of the City’s code and Comprehensive Plan, the applicant kindly requests a waiver from this code. Five feet is a standard width in urban residential areas in many studies including those from the National Association of City Transportation Officials (NACTO) and as an experienced residential developer, the five foot width works well to accommodate pedestrian

			foot traffic. Any increase in sidewalks would further decrease pervious area on site. An 8-foot sidewalk is proposed along Central Parkway, and a six-foot sidewalk is proposed from the Central parkway sidewalk into the development. The applicant kindly requests flexibility from this regulation.
Maximum Impervious Area	65%	69.7%	The development is meeting the RPUD regulations for 30% open space. Open space is defined within the City's code as "an area not occupied by any structures or impervious surfaces. A body of water is considered impervious." Not counting the lake, the project meets this 30% open space requirement. The open space requirement for RPUD directly correlates to required pervious area per the definition. The requested variance is associated with the 65% impervious area as required by the underlying zoning. To mitigate for this variance request, the applicant has utilized low impact development (LID) techniques including pervious pavers, bio-swales and alternative curbing. The bio-swales and other features on site collect excess 730% water quality volume, this capacity is beyond what is required for the site. The bio-swales

			have the added benefit above code requirements for pollutant loading and site specific infiltration beyond the typical stormwater retention area. The native vegetation within the bioswales allow for natural treatment of the stormwater runoff. The alternative curb inlet design along the south side of the lake allows for sheet flow to fall directly into the bioswale rather than into an inlet which leads directly into underground piping. The 730% excess water quality volume far exceeds the suggested additional 5% that is considered as a PUD amenity. The applicant respectfully requests a variance from the underlying zoning as many additional techniques have been utilized to treat and collect stormwater, exceeding what would be required if the site were utilizing standard zoning requirements.
Minimum Building Front Setback	25'	10'	The building facades are closer to the Central Parkway sidewalk in order to provide for a more urban interaction between the development and community. The intent of these units is to provide residents with an pedestrian focused experience, rather than set the units far back like in suburban areas. These residents can walk directly

			onto Central Parkway sidewalk and walk to nearby amenities.
--	--	--	---

Regarding the individual fee simple townhome lots within the RPUD, the following flexibility from the R-3 code apply:

Area of Flexibility	Code Requirement	Provided	Reasoning
Minimum Lot Area (SF)	10,000 SF	1,111– 1,333SF	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The footprint varies depending on unit type with the maximum lot area of 1,333. All other areas will be dedicated as common area.
Minimum Lot Width (Feet)	100'	22.8 – 28'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The width varies depending on unit type with the maximum width of 28 feet.
Minimum Side Setback	15' (0' for devising walls)	0'	The side setback of the townhomes that are not devising walls is also proposed at 0'. The lots are configured as individual lots, following the exact footprint of the building with all other areas as common areas for common enjoyment. The balconies follow the same footprint as the individual patio on the ground floor.
Minimum Front Setback	25'	0'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual
Minimum Rear Setback	20'	0'	

			patio with all other areas dedicated as common area. The balconies follow the same footprint as the individual patio on the ground floor.
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Concurrency/Level of Service

Aligning with the purpose and intent of Chapter IV, Section 4.02.02, and with Policy 4.A6.3, the existing public facilities and services have previously serviced this property. The proposed development will not exceed the current availability of capacity for potable water, sewer, solid waste, drainage, parks and recreation, transportation facilities and public educational facilities. The project shall meet the level of service standards established in Section 4.03.00 of Chapter IV. The project is within the TCEA Buffer area; the submitted traffic statement and analysis provides a thorough analysis of the transportation facility level of service.

The Martin County school district has already granted concurrency for the project, with a concurrency reservation of three years from date of issuance (December 3, 2024).

Summary

The proposed development meets the standards of the City's Land Development Regulations, with proposed enhanced fenestrated architectural design, dense landscape of varying heights throughout the property, preserved native slash pines, and an additional 730% water quality volume on site. The project has been designed to be compatible with surrounding properties and to be compatible with the City of Stuart in general.

On behalf of the property owners, Johnston Group Development and Design respectfully request favorable review and consideration of this application for a rezoning and site plan review for a townhome Residential PUD. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience at (561) 691 4552.

Sincerely,



Elizabeth S. Levesque, AICP
Development Manager

Martin County School District CIP

School Concurrency Determination

Project: Sailfish Cay Townhomes
Date Received: 12/3/2021
Project #: 09-38-41-011-000-0001-1
Owner/Applicant: Johnston Group Development & Construction
Location: 751 SE Central Pkwy., Just West of US 1 on North side of Pkwy. 4.88 ac.

Planned Project Units: 61 Townhomes

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	6
Middle School:	.0510	3
High School:	.0709	4
SGR =	.2216	13

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<i>SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
JD Parker Elem (Z)	703	0	703	566	50	6	622	81
Pinewood Elem	750	0	750	747	57	0	804	-54
Port Salerno Elem	750	0	750	749	40	0	789	-39
Totals	2203	0	2203	2062	147	6	2215	-12
<i>Adjacent South CSA</i>	2301	0	2301	1432	81	6	1519	782
Middle (South CSA)								
Anderson Middle	1294	0	1294	1044	74	3	1121	173
High								
Martin County (Z)	2107	0	2107	2327	32	4	2363	-256
<i>Adjacent North CSA</i>	1914	0	1914	1428	172	4	1604	310

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final ordinance approval by the City of Stuart Commission. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:** 'No Objection' with the following notations:

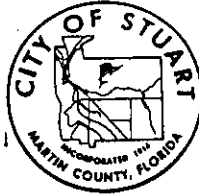
- Elementary School Student Capacity transfer from Stuart Zone to adjacent South CSA to accommodate LOS
- High School Student Capacity transfer from Stuart Zone to adjacent North CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 12/3/2021

Telephone: 772- 219-1200, Ext.30220

email: evermak@martinschools.org



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADOPTING A COMPREHENSIVE GROWTH MANAGEMENT PLAN AS MANDATED BY THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING ALL ORDINANCES OR PARTS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk caused to be published in the Stuart News, a newspaper of general paid circulation in the county and of general interest in the community, pursuant to Chapter 50, Florida Statutes, a notice of change of land use in the form and manner required by Section 163.3184(15)(c), Florida Statutes. Notice of the first hearing was published on June 13, 1989 and notice of the second hearing was published on December 5, 1989; and

WHEREAS, in accordance with the said notices, the City Commission held advertised public hearings on the proposed ordinance in the Commission Room, City Hall, 121 S.W. Flagler Avenue, Stuart, Florida, on June 20, 1989 at 7:00 p.m., and on December 11, 1989, at 7:00 p.m., at which time interested parties and citizens had the opportunity to be heard; and

WHEREAS, immediately following the first public hearing the City Commission caused the transmittal of 10 copies of the complete proposed plan amendment to the State Land Planning Agency for written comments; and

WHEREAS, the State Land Planning Agency and all other agencies required by law have completed review of the proposed plan amendment, and have provided their written comments to the City Commission; and

WHEREAS, the City Commission has reviewed the written comments submitted to it by the State Land Planning Agency, and any other person, agency, or government and has considered such comments together with public comments presented at the public hearings.

NOW THEREFORE, BE IT ENACTED by the People of the City of Stuart, Florida as follows:

SECTION ONE:

The Comprehensive Plan for the City of Stuart, (City of Stuart Comprehensive Growth Management Plan) a copy of which is filed in the office of the City Clerk on the date this ordinance is passed, is hereby approved and adopted as the Comprehensive Plan to guide the future development and growth of the City of Stuart, Florida, as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act. Chapter 163, Part II, Florida Statutes.

SECTION TWO:

In accordance with Section 163.3184(7), Florida Statutes, the City Clerk shall transmit five copies of the adopted Comprehensive Plan to the State of Florida Department of Community Affairs (State Land Planning Agency). The City Clerk shall also transmit a copy of the Comprehensive Plan to any other unit of local government or governmental agency in the State that has filed a written request with the City for a copy of such plan.

SECTION THREE: REPEALER

All ordinances or parts thereof in conflict with this ordinance be and hereby are repealed to the extent of such conflict.

SECTION FOUR: SEVERABILITY

If any section, sentence, clause, phrase or word of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding of invalidity shall not affect the remaining portions of this ordinance, and it shall be construed to have been the intent of the City Commission to adopt this ordinance without such unconstitutional, invalid,

or inoperative part therein, and the remainder of this ordinance after the exclusion of such part or parts had not been included herein. If this ordinance or any provision thereof shall be held to be inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

SECTION FIVE: CODIFICATION

Provisions of this ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "section" "article" or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention.

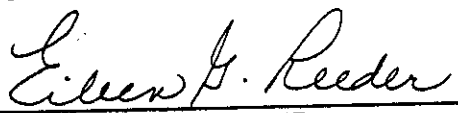
PART SIX: EFFECTIVE DATE

This ordinance shall be effective on the 10th day of January, 1990.

ADOPTED on the first reading at a duly called meeting of the City commission of the City of Stuart, Florida, held on the 5th day of December, 1989.

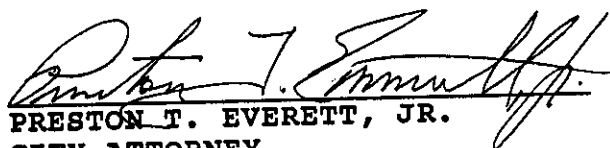
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

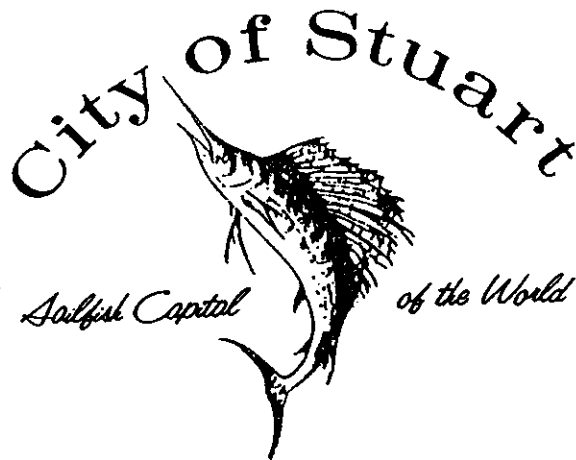
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 1174 OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS AMENDED, BEING THE COMPREHENSIVE PLAN OF THE CITY OF STUART, FLORIDA; PROVIDING A CHANGE IN LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "INSTITUTIONAL" IN THE FUTURE LAND USE ELEMENT AND ON THE FUTURE LAND USE MAP FOR A PORTION OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST ABUTTING THE NORTH SIDE OF "CENTRAL PARKWAY" IN THE CITY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida has determined that the following ordinance is necessary for orderly growth and development, and to preserve and promote the public health, safety and welfare of the residents of the City of Stuart, Florida; and

WHEREAS, the City Commission of the City of Stuart, Florida has determined that all conditions precedent to the enactment of the following ordinance amending the official Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, have been performed as required by law.

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

SECTION 1: The real property which is described in "Exhibit A" attached hereto and made a part hereof by reference is owned by ABUNDANT LIFE MINISTRIES, ASSEMBLY OF GOD, STUART, FLORIDA, INC. The owner has made application to the City of Stuart for an amendment to the Comprehensive Plan of the City of Stuart, Florida, being Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, to change the land use designation from "Multi-Family Residential" to "Institutional" in the Future Land Use Element and on the Future Land Use Map.

SECTION 2: Ordinance No. 1174 of the City Commission of the City of Stuart, Florida, as amended, being the Comprehensive Plan of the City of Stuart, Florida, is hereby amended to provide a land use designation change from "Multi-Family Residential" to "Institutional" for the real property which is described in "Exhibit A" attached hereto.

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

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

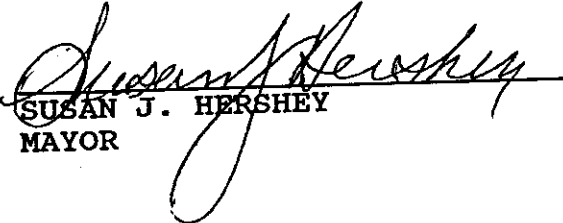
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

ADOPTED on the first reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 24th day of May, 1993.

PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 14th day of June, 1993.

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North $65^{\circ}00'00''$ East, a distance of 376.35 feet; thence run South $41^{\circ}27'42''$ East, a distance of 147.76 feet; thence run South $52^{\circ}32'18''$ West, a distance of 377.79 feet; thence run North $37^{\circ}27'42''$ West, a distance of 228.61 feet to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 377.79 feet; thence run South $41^{\circ}27'42''$ East, a distance of 180.00 feet; thence run South $52^{\circ}32'18''$ West, a distance of 380.47 feet to a Point of Curvature of a circular arc concave to the East having a center angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; subtended by a long chord bearing North $44^{\circ}35'57''$ West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North $37^{\circ}27'42''$ West, a distance of 100.66 feet to a POINT OF BEGINNING.

PARCEL III:

A parcel of land lying in the Southeast quarter of Section 9, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the West quarter of the West half of said Southeast quarter, run North $00^{\circ}30'18''$ East along the East line of said West quarter, a distance of 1558.80 feet; thence run South $37^{\circ}27'42''$ East, a distance of 333.66 feet to a Point of Curvature of a circular arc concave to the Northeast having a central angle of $14^{\circ}16'28''$ and a radius of 320.00 feet; thence run along said arc a distance of 79.72 feet to the POINT OF BEGINNING; thence run North $52^{\circ}32'18''$ East, a distance of 380.47 feet; thence run South $41^{\circ}27'42''$ East, a distance of 233.75 feet; thence run South $45^{\circ}10'02''$ West, a distance of 44.75 feet; thence run South $48^{\circ}32'18''$ West, a distance of 20.00 feet to the Point of Curvature of a circular arc concave to the Northeast having a central angle of $79^{\circ}43'31''$ and a radius of 320.00 feet; thence run along said arc a distance of 445.27 feet to the POINT OF BEGINNING.



INSTR # 2044796
OR BK 02285 PG 0943
Pgs 0943 - 9557 (13pgs)
RECORDED 10/17/2007 03:17:16 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Return to:

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

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR A PROFESSIONAL AND MEDICAL OFFICE CENTER BEING GENERALLY A 4.88 ACRE PARCEL OF LAND ON THE NORTH SIDE OF SE CENTRAL PARKWAY; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS TO ESTABLISH THE "TOWN PARK PROFESSIONAL CENTER CPUD," A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, an application for the rezoning to a Commercial Planned Unit Development (CPUD) was properly filed on behalf of the owners, Town Park Professional Center LLC, a Florida limited liability company, (“Owner,” “Applicant,” or “Developer,” as variously used herein) by its representative, William J. Mathers P.E.; and

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

WHEREAS, the Owner of the property, legally described as set forth in “Exhibit A”, has requested the approval of the City Commission to construct a professional and medical office center on the property; and

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

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

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

WHEREAS, the real property described in “Exhibit A” attached hereto and made part of by reference is hereby designated as “Commercial” on the Future Land Use Plan of the City of Stuart, Florida. This amendment to the Future Land Use Map is consistent with all other provisions of the City Comprehensive Plan and with the Florida Growth management Act.

WHEREAS, the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto at "Exhibit B", and

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

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Owner for the Property to approve the "Town Park Professional Center" as a Commercial Planned Unit Development (the "CPUD").

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

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

SECTION 2: A legal description of the Property is set forth in "**Exhibit A**" attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as "**Exhibit B**" and made a part hereof by reference.

SECTION 3: The Owner's written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: The following documents, on file as public records of the City at the office of the City Development Department in City Hall, hereinafter the "Development Documents", shall be deemed a part of the development regulations applicable to the Property:

- A. "Master Development Plan" prepared by Mathers Engineering Revision dated 05/31/2007 (Job# 2065-01).
- B. "Landscape Plan" prepared by Landscape Architecture, Inc, Revision dated 11/18/2006.
- C. "Boundary Topographic and Tree Survey" prepared by Stephen J. Brown, 11/19/04 .
- D. "Building Elevations" prepared by Joseph A. Hamzy, Architect, dated 7/25/2006.

SECTION 5. The development of the Property shall be subject to the Conditions of Development set forth in "**Exhibit C**" attached hereto and made a part hereof by reference.

SECTION 6. Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals or orders shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 7: In addition to any other action for failure to complete development or to comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the

hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach.

In the event a material breach is found to have occurred, the City Commission may initiate the process to amend or repeal this ordinance. In the event a material breach is found to have occurred, the City Commission may also direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided therefore in this PUD ordinance, as well as any other remedies provided by law.

In the event a material breach of this ordinance, and acceptance and agreement, by the developer is found to have occurred, the City Commission may impose an administrative penalty. Upon a finding by the City Commission that any material condition of PUD approval has been breached, the City Commission may impose a penalty of up to \$1,000.00 for each violation, and each repeat violation that occurs, along with all reasonable costs, including attorneys fees incurred by the City. In the event the violation found is a continuing violation from day to day, each day the violation is found to continue may be deemed a separate violation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 9: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are declared severable.

SECTION 10: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution by the Owner.

SECTION 11: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on first reading this 23 day of April, 2007.

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

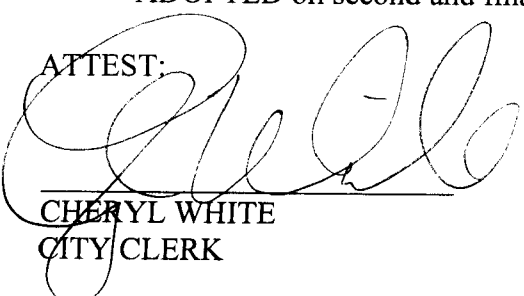
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

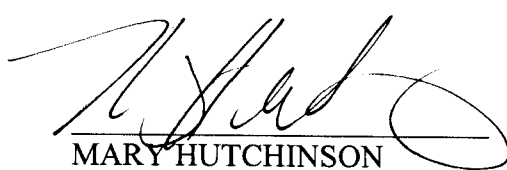
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

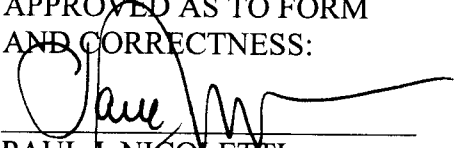
ADOPTED on second and final reading this 14 day of May, 2007.

ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2

INSTR # 1831208
OR BK 02003 PG 1828
RECORDED 04/18/2005 12:49:06 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,000.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulevard
Stuart, FL 34996

File Number: 10134.01
Will Call No.: 80

Parcel Identification No. 09-38-41-011-000-00001-10000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2005 between Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation whose post office address is 751 SE Central Parkway, Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and George T. Kelly, IV, a single man whose post office address is 521 SE Central Parkway, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of TOWNE PARK, according to the Plat thereof as recorded in Plat Book 11, Page 85, Public Records of Martin County, Florida.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

Abundant Life Ministries, Assembly of God, Stuart, Florida,
Inc., a Florida nonprofit corporation

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

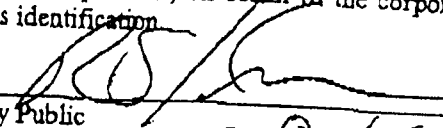
Oct. 27, 2005 9:52AM

OR BK NO. 5998 P. 3
62003 PG 1829

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6th day of April, 2005 by Jonathan McClain of Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida nonprofit corporation, on behalf of the corporation. He/she ☒ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

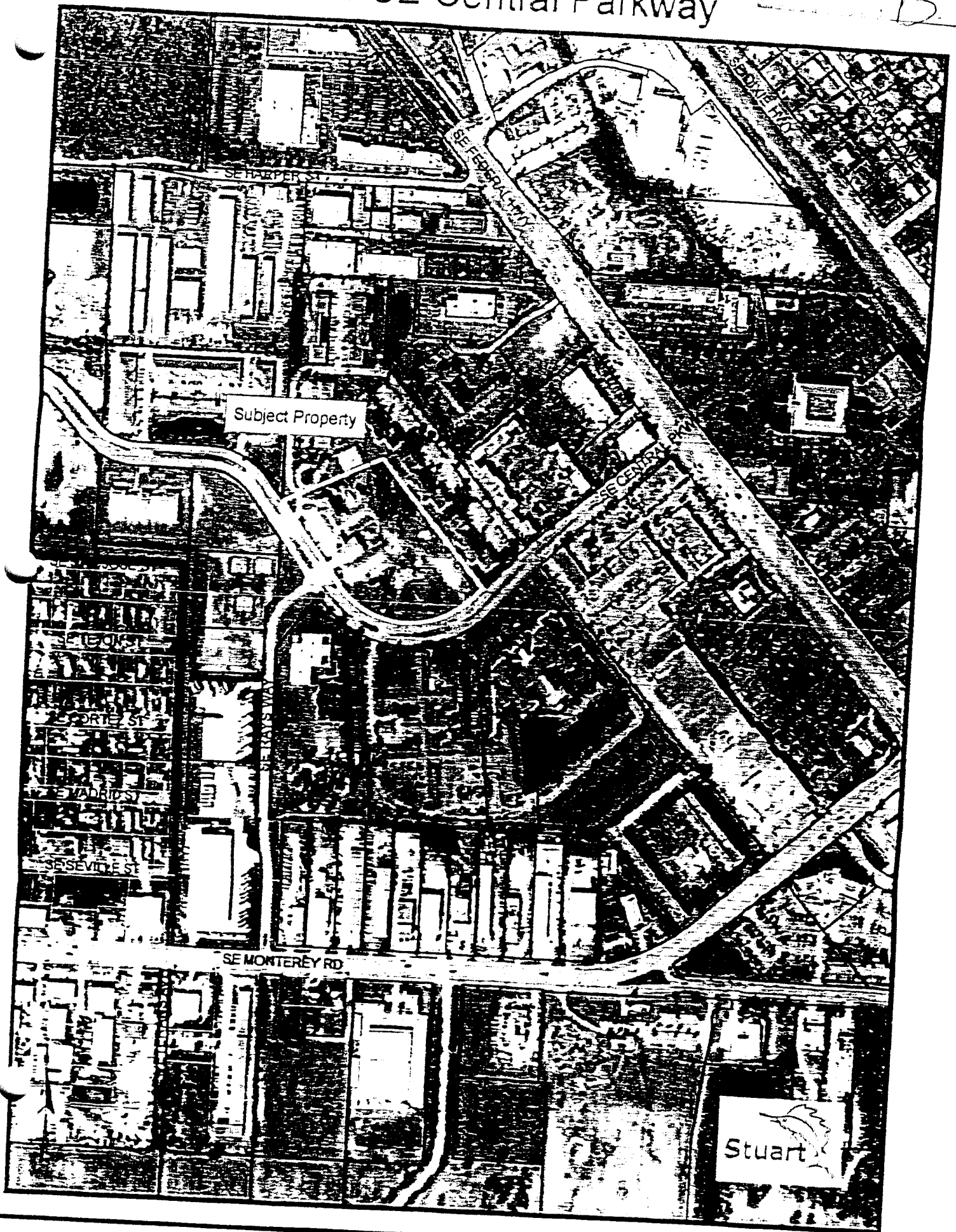
My Commission Expires: _____



Robert S. Kramer
My Commission DD158970
Expires November 13, 2006

751 SE Central Parkway

11-13



ORDINANCE #2106-07 'TOWNE PARK PROFESSIONAL CENTER' – EXHIBIT "C"

Approved Plans and Documents

1. The project shall comply with the Final Site Plan (Job# 2065-01) by Mathers Engineering Corporation, Dated 5/31/07.
2. The project shall comply with the Landscape Plan by Landscape Architecture, Inc., Last Revised 11/18/06.
3. The project shall comply with the Building Elevations by Joseph A Hamzy, Architect, Dated 7/25/06.
4. Any modifications to the CPUD Final Site Plan, due to final engineering, that exceeds 5% of the approved building footprint, building setbacks; density; building location; parking size, location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

Landscaping

5. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
6. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
7. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted prior to the issuance of a certificate of occupancy.
8. "Hat racking" of trees is prohibited on the property.

Prior to Issuance of Development Permit

9. The applicant agrees to contribute its fair share in the amount of \$20,000 or a sum determined through fair share apportionment whichever is the lower to a fund to provide a traffic signal at the intersection of SE Central Parkway and U.S. Highway 1 at the time of final site construction plan approval and prior to the release of any building permit.
10. Applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.
11. A boundary plat shall be approved by the City Commission and shall be recorded in the public records at Martin County prior to the issuance of any development permits.
12. Final site plan construction drawings shall be reviewed and approved by all applicable City departments.

13. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers shall be obtained by the applicant and copies provided to the City prior to the issuance of a development permit.
14. Development shall comply with the City's Concurrency Management System prior to the issuance of development permits. A concurrency reservation certificate shall be binding upon the applicant meeting the following three standards:
 - Site Plan construction approval;
 - The issuance of building permits to commence construction; and
 - Pays all applicable impact and permit fees.

Development and Construction

15. In order to provide a buffer for the abutting residential property (Towne-Park Condominium), the applicant must install the 6' wood fence and/or masonry wall, as depicted within the aforementioned landscape plan prior to the construction of the first building.
16. Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.
17. All mechanical equipment associated with the development shall be roof top or located behind the buildings. Equipment shall be equipped with decorative screening or landscaped with hedge material.
18. Backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
19. The sidewalks along SE Central Parkway shall be constructed at a minimum width of six feet.
20. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

Phase 1 – October 1, 2010
Phase 2 – June 1, 2012

22. In the event construction of the site and buildings are abandoned (a period of six months or longer) the City may rezone the property to another appropriate district or use.

Signage

23. The single location of signage is located at the eastern entrance consisting of one monument sign 4 feet in height 6 feet in width as depicted in the Sign Elevation Detail by Mather Engineering Corporation.

Prohibited

24. No temporary or modular buildings are permitted on the property.
25. Billboards are prohibited on the property.
26. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.



Staff Review

A. Application

Sailfish Cay
Small Scale Future Land Use Amendment / Rezoning to RPUD
Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development & Design
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	March 21, 2022

B. Project Description

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) and a Small-Scale Future Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES) to allow the construction of 61 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

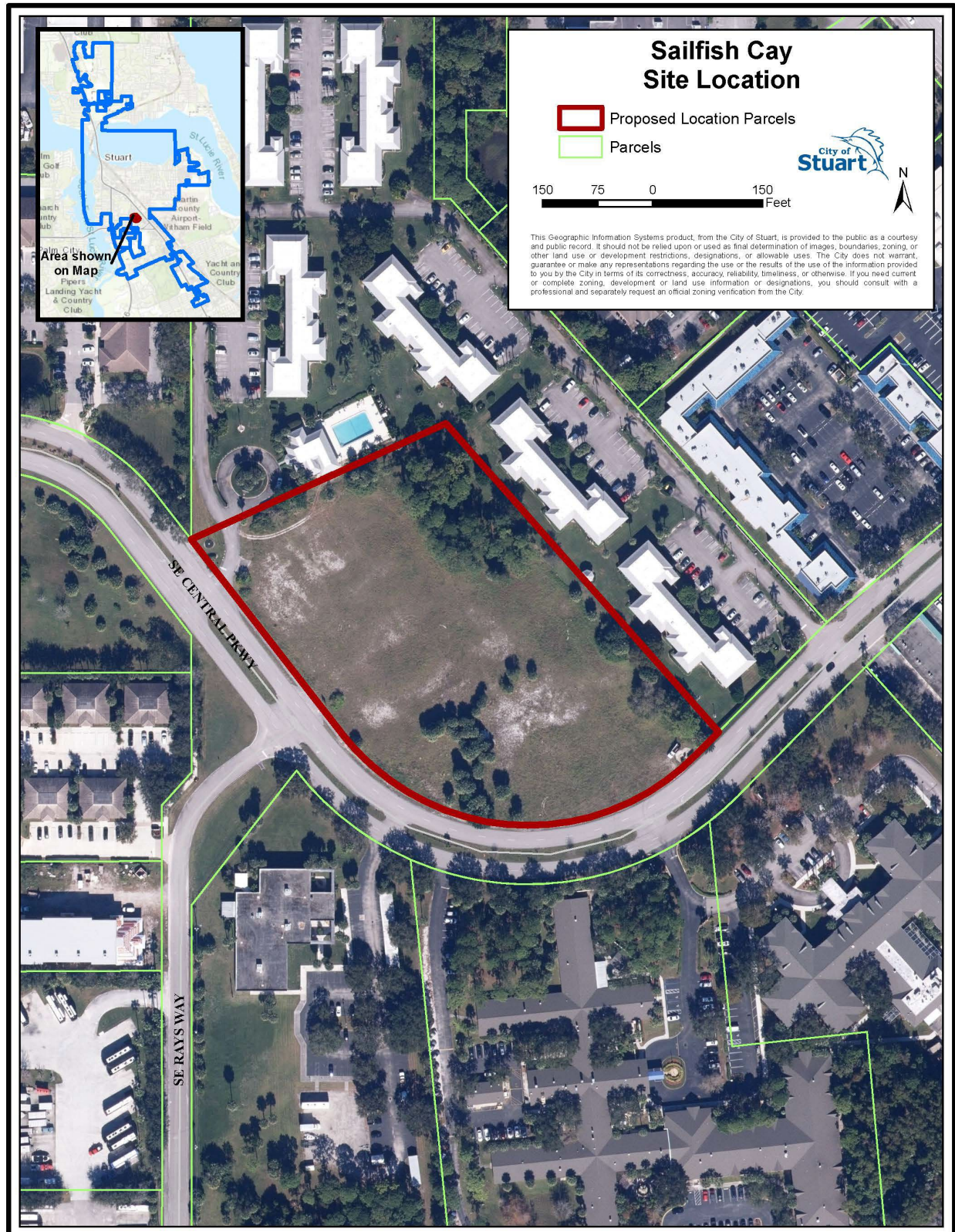
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential PUD (RPUD)
Proposed Use	Multi-Family Townhome Community

C. Location and Site Information

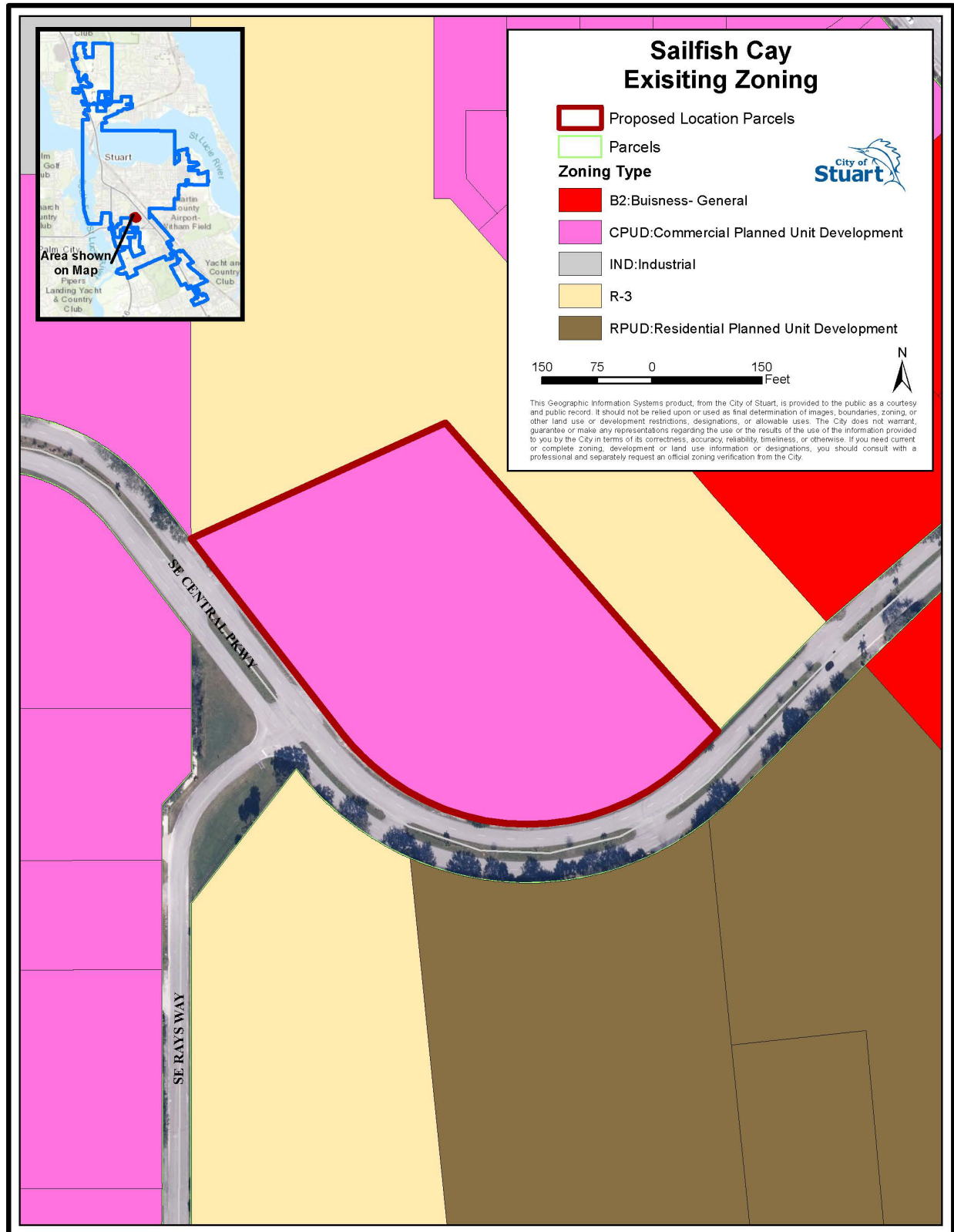
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

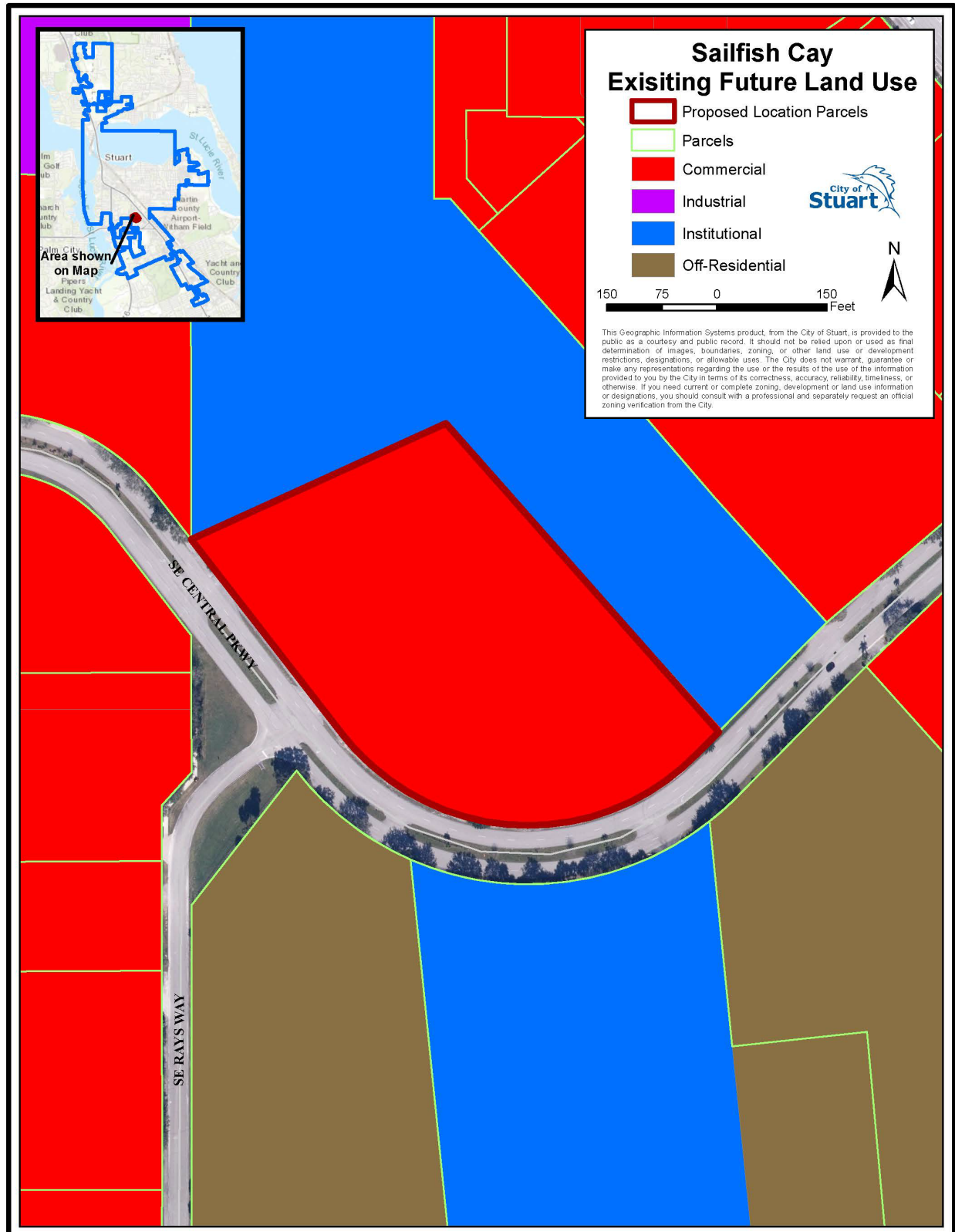


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

Staff is awaiting a project narrative from the Applicant that proves compliance with the Comprehensive Plan has been achieved with this proposal.

E. Review Comments

Zoning and Site Design – Ongoing

1. Please include within the project narrative:
 - a) **SATISFIED.** The proposed Future Land Use change from Commercial to Multi Family Residential and compliance with specific applicable Comprehensive Plan policies, including job creation, urban sprawl, maximum build out, water/sewer availability, soils, FEMA Flood Plain, wetlands, and topography, condition, and sloping. Additionally, please address the loss of Commercial land to create additional Residential land.
 - b) **SATISFIED.** Address concurrency and levels of service outlined within Section 4.02.00 of the City's Land Development Code
 - c) **SATISFIED.** Address the current access to the Towne Park Condominiums on the subject property, whether it will continue to be maintained, who will maintain it, and whether it will be buffered and screened from the proposed project.
 - d) **SATISFIED.** Address how the Applicant has provided the required PUD Amenities from the PUD Amenity Guidelines.
 - e) **SATISFIED.** Please clarify what the existing lawn art is as noted on the landscape plan.
 - f) **ONGOING.** Please include variances from the R-3 code in the narrative (i.e., providing 5-foot-wide sidewalks instead of required 6-foot-wide sidewalks, front and rear setbacks, etc.)
 - i. **The Applicant has requested variances from code in regard to sidewalk width, maximum impervious surface coverage, and minimum front setback. See below:**
 - ii. Maximum Amount of Impervious Surface Coverage, Open Space, and Native Vegetation Areas: Section 2.07.00(D)(4)(b) states, "not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement." The Applicant appears to be including lake area in open space. Please revise the landscape data to be consistent with and in conformance with the city code in regard to the correct calculation of open space. Section 2.07.00(D)(4)(d) states, "excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation

area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.” The area of mature slash pines is the appropriate location for a native vegetation area per the requirements of City code. The applicant has an opportunity to provide a passive park underneath the mature slash pines that both Sailfish Cay and Towne Park residents may enjoy. This may be achieved creatively where the applicant might only lose a few units and create a duplex and a three-unit building for buildings 5 and 6, respectively. Staff’s concerns with the amount of impervious land are echoed in comment #s 8 and 13 of the comment letter issued to the Applicant on 12/20/2021. Additionally, it is staff’s position that the positioning of the back row of residential buildings, specifically where the slash pines exist, pinch the site and does not allow the site to meet the City’s code in regard to pervious/impervious area, a 20-foot lake maintenance easement around the entirety of the proposed lake, required open space and native vegetation areas. Please evaluate all possible scenarios to keep this area in its natural state. **City staff appreciates the applicant’s efforts to preserve the mature slash pine trees. Please provide on the site data the 30% open space requirement and provided open space percentage. The passive park and site buffers can be included within this area calculation. Please also provide the amount of native vegetation area (undeveloped landscape area – buffers, passive park, etc.)**

- iii. Minimum Sidewalk Width: The City requires a minimum of 8-foot-wide sidewalks per Section 6.01.04 of the City’s code. The Applicant has provided the minimum sidewalk width along Central Parkway and substandard sidewalks within the community. Staff does not support this request to vary from the code requirements as there is not sufficient justification provided for this waiver. **Staff appreciates the Applicant’s efforts to provide a passive park with walkways. Sidewalk design needs minor revisions to ensure connectivity to the park, off-site, and the pool/clubhouse area (i.e., connectivity from Building 8 and other street facing units to internal amenities, gate from Building 3 to pool area).**

- g) **SATISFIED.** Approximately half of the project site is located within a wellfield protection area. Please address in the narrative that the Applicant is meeting all requirements for development in this area.
- 2. **SATISFIED.** On Page 1 of the rezoning application, CPUD is checked where the Applicant is proposing to rezone to an RPUD. Please correct.

3. **SATISFIED.** Please advise if the on-street parking is to be considered a public amenity or to be utilized as guest parking only.
4. **SATISFIED.** Please advise if the ingress/egress easement is proposed to remain or if it will be relocated to avoid conflicts with the proposed hedge.
 - a) Please clarify the rectangle near the ingress egress easement that is not labeled on the site survey, site plan, or landscape plan.
5. **WITHDRAWN as the Applicant has stated the need for this parking area.** Please consider adding additional multi-level landscape screening between the entrance to Towne Park Condominiums and the guest parking/residential unit on the northwestern corner of the property.
 - a) Please remove the guest parking space adjacent to building 8 to allow for more landscape area.
6. **SATISFIED.** Please advise if the applicant intends to provide a sign easement for the Towne Park sign so that it can remain.
7. **SATISFIED.** Please dimension the guest parking spaces internal to the community on the site plan.
8. **See revised comment 1F.** Please consider the use of pervious pavers or pavement for the sidewalks and drive aisles to increase the percentage of pervious area on the subject property.
9. **PARTIALLY SATISFIED. Since the Applicant has the 20' LME in all areas where the pond has slopes, the retaining wall is sufficient in the proposed location. However, please provide an easement at the top of the wall for maintenance and label the width on the plan.** Please clarify why the 20' LME is not provided around the entire retention lake.
10. **SATISFIED.** Please clarify the material for the cross walks.
11. **PARTIALLY SATISFIED. The site triangle still appears limited looking southeast. The 10-foot setback from the ROW is maintained. Another option might be to bring the sidewalk and crosswalk closer to the edge of the travel lane so the stop bar can be moved forward.** Please clarify how the vehicles at the stop bar attempting to exit the community will not have their site blocked by the entry sign. It appears the sight triangle begins past the stop bar and might need to be relocated to begin at the stop bar.
12. Included on Landscape Plans. Please include proposed median landscape design as proposed within the cross-sections on the landscape plans.
13. **SATISFIED.** Please remove Building 6 (5 units) to preserve the large slash pine trees and create a passive park in this location as a PUD Amenity for the residents of Sailfish Cay.
14. **SATISFIED.** Please clarify on the monument sign rendering/plan how the entry sign will be lit.
15. **PARTIALLY SATISFIED. Please revise the ROW median plantings to at least show that the proposed trees are flowering trees and palm trees. Live oak trees do not satisfy the intent of this drawing and can be misleading as a presentation tool.** Prior to public hearing, provide a three-dimensional rendering of the main entrance showing the focal point, landscaping, and architecture.

16. Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material of the following (if applicable): cabana, fencing, benches, wall sconces, and light poles.
17. **SATISFIED.** Per Section 6.04.06(5)(d), no parking spaces shall be located within the buffer. Please justify this variance from code with additional plantings in the southeast corner of the site.
18. **PARTIALLY SATISFIED. Please provide the calculation on the site plan site data table.** Please note, all RPUDs are required to have 25% native vegetation area, regardless if the site has previously been utilized for other purposes. Please depict on the landscape plans the minimum of 25% native vegetation area as defined within Sec. 2.07.00(4)(d) of the City's LDC.
19. **PARTIALLY SATISFIED. Please provide a detail of the lift station that includes all requested information, design specs of the fence and gate (and call out the location of the rolling gate on the engineering plan), and the hedge height, spacing, etc. at time of planting for staff review.** The lift station requires a 6-foot-tall fence, a berm or hedge to conceal the area. The existing lift station is currently screened from the right of way. Please provide screening from the right of way to continue screening from public view. Please depict, at a minimum, the required lift station screening per Sec. 6.02.01 of the City's LDC.
20. **SATISFIED.** Please consider pervious open joint pavers in this location to increase pervious percentages. Please include pavers at the entrance drive of the site to increase visual interest, with a different pattern of pavers proposed to delineate the pedestrian crossing in front of the entrance drive.
21. **SATISFIED.** Please propose lighting along the sidewalk adjacent to the Central Parkway right-of-way.
22. **SATISFIED.** Please revise the project narrative to include the information discussed in the comment response letter to expand on the statement given regarding attainable housing. The applicant states within the submitted justification statement that the FLU amendment will provide residences for those who work within the City of Stuart and would serve to alleviate some of the City's commuter congestion. Please provide an analysis that allows this project to provide attainable housing to the workforce in Martin County. Please include in the analysis that individuals or households at AMI level in Martin County can purchase unit(s) within this proposed development.
23. **ONGOING. Please show that the easement is "to be abandoned" on any applicable plans. Also, staff has not received a letter of support from the Towne Park Condominium Association. Please provide. A condition of approval will be drafted to abandon all such easements proposed to be abandoned prior to plat approval.** ORB 706 PG 839 references a perpetual and exclusive recreation easement for the benefit of the Town Parke Condominium Association and its successors and assigns to be used for recreational and park purposes only. The easement shall be covenants running with the land and shall benefit and burden the parties hereto (including all unit owners in Towne

Park North Condominium) and each of their successors and assigns. Furthermore, the recorded easement document states that the developer of Towne Park is able to use this area to compute unit density for the Town Parke Condominium project. Please address how the Applicant intends to provide recreational and park benefits to the Sailfish Cay and Towne Park residents in this area and clarify that the" this area has not been utilized in the past for unit density for Towne Park as the Applicant is utilizing the gross area of the project site to calculate density. in terms of utilizing the area for unit density. Finally, please provide a letter from the Towne Park Condominium Association stating they have no objection to the Applicant's proposal.

24. **Please provide a sidewalk from building 8 to internal sidewalks.**
25. **Please provide grasses/groundcover in addition to trees and sod in the ROW medians.**
26. **Please ensure that the sewer line under trees in buffer and behind buildings 6 & 7 will not conflict with proposed landscaping.**
27. **Please cure the condition of the new 6-foot-wide sidewalk conflict with the fire hydrant in between buildings 11 and 12 (updated plan sent by email last week)**
28. **Please provide additional grasses and groundcover at the entry median near the monument sign.**
29. **Please remove all references to gated gentry on applicable plans (i.e. sign plan).**
30. **Please add a larger variety of plantings in the bioswale areas (especially those visible from the project entrance).**
31. **Please note, a condition of approval will be drafted requiring the Applicant and its successors or assigns to construct and maintain in perpetuity all proposed right-of-way improvements in accordance with the approved plans.**

Architecture - Passed

32. **The Applicant has stated that in their experience, varying paint colors do not provide an amenity but are rather detrimental to the sale of the units; as such, Staff has withdrawn this comment.** Please provide different color palettes for the buildings to increase a sense of place and variation from building to building. Staff appreciates the attention to detail regarding architecture proposed along the building frontages. Please evaluate opportunities to provide different textures, colors, and materials along the side and rear elevations of the townhouse units.
33. **SATISFIED.** A rendering was provided of the rear of the cabana building. Four sided elevations are required. Please provide architectural elevations of the cabana building.

Engineering – Drainage/Stormwater – Failed

34. **SATISFIED.** A brief written description of the location and purpose of the project, the existing conditions of the site, the existing conditions surrounding the site, and the proposed improvements.
35. **SATISFIED.** A detailed analysis of the perimeter conditions of the site to establish any drainage flows on or off of the site, including:

- a. Topographic map with one foot contour lines extending a minimum of 200 feet off of the project site.
 - b. A plan showing adjacent wetlands, adjacent developments, or any significant adjacent features.
 - c. A written narrative describing the perimeter conditions along each side of the project with statements about the presence or absence of on or off-site flows.
 - d. A written description and analysis of the outfall route of the project to the ultimate receiving body. The outfall route may be the limiting factor for the project discharge rate. If a positive legal outfall for the project cannot be established, the project must be designed to hold the 100-year storm on site.
36. **SATISFIED.** A detailed analysis of the interior conditions of the site to establish the predevelopment rate and volume of runoff from the site, including:
- a. Topographic map with one foot contour lines,
 - b. Soils description and map, land cover description and map, groundwater table analysis, wetlands analysis and map,
 - c. A plan showing existing development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - d. A written narrative describing the interior conditions of the project.
 - e. Calculations to establish the predevelopment runoff rate and volume. The Rational Formula is generally not an acceptable calculation.
37. **SATISFIED.** A written description and analysis of the water quality treatment to be used on the project.
38. **SATISFIED.** Provide hydrant coverage circles around the proposed fire hydrant locations so that building coverage criteria can be verified.
39. **SATISFIED.** Provide documentation that the existing sanitary lift station has additional capacity for the proposed development of this site.
40. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Update the sewer flow direction adjacent to buildings 7 and 8 as it is currently depicting flow to a terminal manhole.
41. **ADDRESSED.** The revised plan still shows the sewer services on the north and east sides of the project flowing to a terminal manhole in front of building #8. Verify the sewer flow for the project. The existing lift station is located at the southeast corner of the site, however flow is depicted flowing to the north property line.
42. **ADDRESSED.** Please clarify if the lift station easement is being revised. Please clarify what the dashed line is indicating. Provide clarification on the easement around the lift station. There is an easement that the southeast corner of building 12 appears to encroach on.

43. **ONGOING.** Provide more information on the drainage patterns for this site.
- a) How much offsite area is discharging through this site via the exiting drainage easement.
 - b) **ONGOING.** The Towne Park North site needs to be provided as a node in the model so that pre and post elevations can be evaluated. The applicant has modeled the discharge and made reference to adding a flap gate to the structure that accepts off-site drainage. While this would prevent stormwater from backing up into the adjacent site, we do not have enough information to evaluate if the stages on the Towne Park North site would be increased over the current condition. By evaluation of the 25-year 3-day storm on-site, the stage increases from 12.09 to 12.6, which may translate to a stage increase offsite as well. It appears the offsite flow will be discharged to the proposed pond and comingled with the development's stormwater. Existing and proposed elevations upstream must be evaluated.
44. **SATISFIED.** Label the proposed control structure on the plan.
45. **NO FURTHER COMMENT.** Reroute the discharge piping to minimize the private conveyance system within the public right of way.
46. **ONGOING. See comment 11.** Please evaluate the opportunity to elongate the entrance median (landscape island) to push the specimen tree and entrance sign farther back to allow for additional site visibility. Site visibility triangles are called out the entrance, however the triangles are not showing up.
47. **WITHDRAWN as a waiver is requested by Applicant.** All interior sidewalks shall be a minimum of 6 feet wide per City code.
48. **WITHDRAWN as project is no longer a gated community.** Will the call box open both sliding gates simultaneously?
49. **SATISFIED.** Provide autoturn exhibits demonstrating fire truck and garbage truck routes through the site.
50. **SATISFIED.** Update the typical lake cross section to reflect the location of the sidewalk.
51. **ONGOING. Control elevation is still in conflict. The plan shows 8.0 in the typical lake section. The control structure detail and stormwater report both reflect 8.5.** The plan shows a control elevation of 9.5 NAVD versus the stormwater report of 8.0 NAVD.
52. **NEW COMMENTS 3/21/22 RE: SURFACE WATER MANAGEMENT REPORT**
- a) **ONGOING.** Staff's consultant agrees that the Geotech report supports a seasonal high-water table of 8.5. This does however create an issue in that the tailwater condition is 10. The stormwater report does not show recovery below 10. Additional information will need to be added to the stormwater model to reflect recovery through soil permeability to recover below the tailwater condition down to the seasonal high-water table. Section 3.5 – the control elevation of 8.0 NAVD is supported by the geotechnical report, however it is lower than the downstream elevation shown on page 18 of the report which summarizes adjacent properties ERPs. Has the SFWMD accepted the elevation of 8?

- b) **ONGOING. Exfiltration trench volume has been verified. Show on the plan where the 590 LF of trench will be located.** Section 3.7 – Please verify the treatment volume from BMP Trains. It appears it should be 1.083 ac-ft
- c) **ONGOING. See revised Comment 35.b.** Section 3.9 – please clearly demonstrate how the 9.26 cfs from Towne Park Condominiums is addressed in the ICPR model. Page 39 of the report has an external hydrograph that appears to be this flow; however, the input report does not show how it is connected to the system. Further the referenced hydrograph on page 39 shows a peak flow of 9.18 instead of 9.26.
- d) **ONGOING. See revised Comment 35.b.** Related to comment e) above, since the discharge from Towne Park Condominiums is routed thru this site and is impacted by the lake control structure, an upstream node to represent Towne Park needs to be added to document the upstream stages do not rise from pre to post condition.

Building Department – Passed with Comments

53. **NO FURTHER COMMENT.** Permitting will be considered multi-family unless definition of townhouse is followed. FBC Ch.2: Townhouse means a single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which extends from the foundation to roof and with a yard or public way on not less than two sides.

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.
55. Section 5.02.00 – Incomplete. Environmental Assessment Report – Additional information is needed on the listed species habitat, survey methodology and the location of transects conducted, along with any copies of coordination conducted with US Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Commission (FWC).
- a) February 2022 Update: Incomplete. The applicant claims that a listed species survey cannot be conducted until closer to construction due to survey expiration dates; however, a review of listed species habitat, preliminary surveys and a description of methodology can be conducted and are required. Additionally, coordination with USFWS or FWC has not been provided or discussed. An updated environmental assessment report with this additional information is needed.
 - i. **ONGOING. Updated report revised 2/17/22 states that a gopher tortoise habitat was observed onsite but that a 100% gopher tortoise survey conducted by a FWCC Authorized Agent will be required within 90 days of any clearing or grading activity occurring onsite. Please ensure that all documents do not conflict and that a better clarification is provided.**
56. Section 5.05.00 – Incomplete. Trees – Tree inventory data was not provided.
- a) February 2022 Update: Complete.

57. Section 5.07.00 Incomplete. Floodplains and Flood Damage Prevention – No data on on-site floodplains have been provided.
a) February 2022 Update: Complete.

City of Stuart Public Works – Passed with Comments

58. **This review is not for construction.**
59. **The City of Stuart Utility Availability Fees – all fees must be paid prior to the activation of utility service(s). Please contact Marc Rogolino @ (772)-221-4700 for calculation of fees.**
60. **The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer, etc.) & Public Right-of-way improvements.**
61. **Engineer of Record to provide a project cost estimate for (Water & Sanitary sewer items broken out separately) for the calculating of required PW Dept. Inspection fees. Public Works Dept. inspection fees must be paid prior to activation of water service.**
62. **All construction pertinent to this Department shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and aforementioned manuals, the most restrictive shall apply.**
63. **All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.**
64. **Code compliance rests with the design engineer.**

Fire Department – CONCEPTUALLY APPROVED. Construction plans shall conform with the Florida Fire Prevention Code

65. **SATISFIED.** Show on plans how buildings conform with NFPA 1, 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Carlyle Tiller, being first duly sworn, depose(s) and say(s):

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

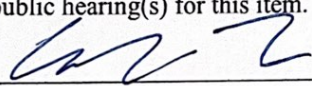
751 SE Central Parkway, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on (09/24/2022) to the property owners within 300 feet of the subject property; and

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

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

That notice was sent and property was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

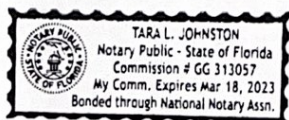
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn and subscribed before me by means of X physical presence or _____
online notarization, this 24th day of September, 2022 By
Carlyle Tiller
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)

My Commission expires:
March 18th, 2023





Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
City Commission

Petitioner: **751 SE Central, LLC**

Parcel ID #: **09-38-41-011-000-0001-1**

Address of Property: **751 SE Central Parkway**

Proposed Request: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, a rezoning from Commercial Planned Unit Development to Residential Planned Unit Development, and site plan approval to allow 60 townhouse units on 4.88 acres of land.

Dear Property Owner:

Please be advised that the City of Stuart will conduct two (2) public hearings before the City Commission on **Monday, October 10th, 2022, at 4:00PM and Monday, October 24th, 2022, at 5:30PM** to consider the above request.

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

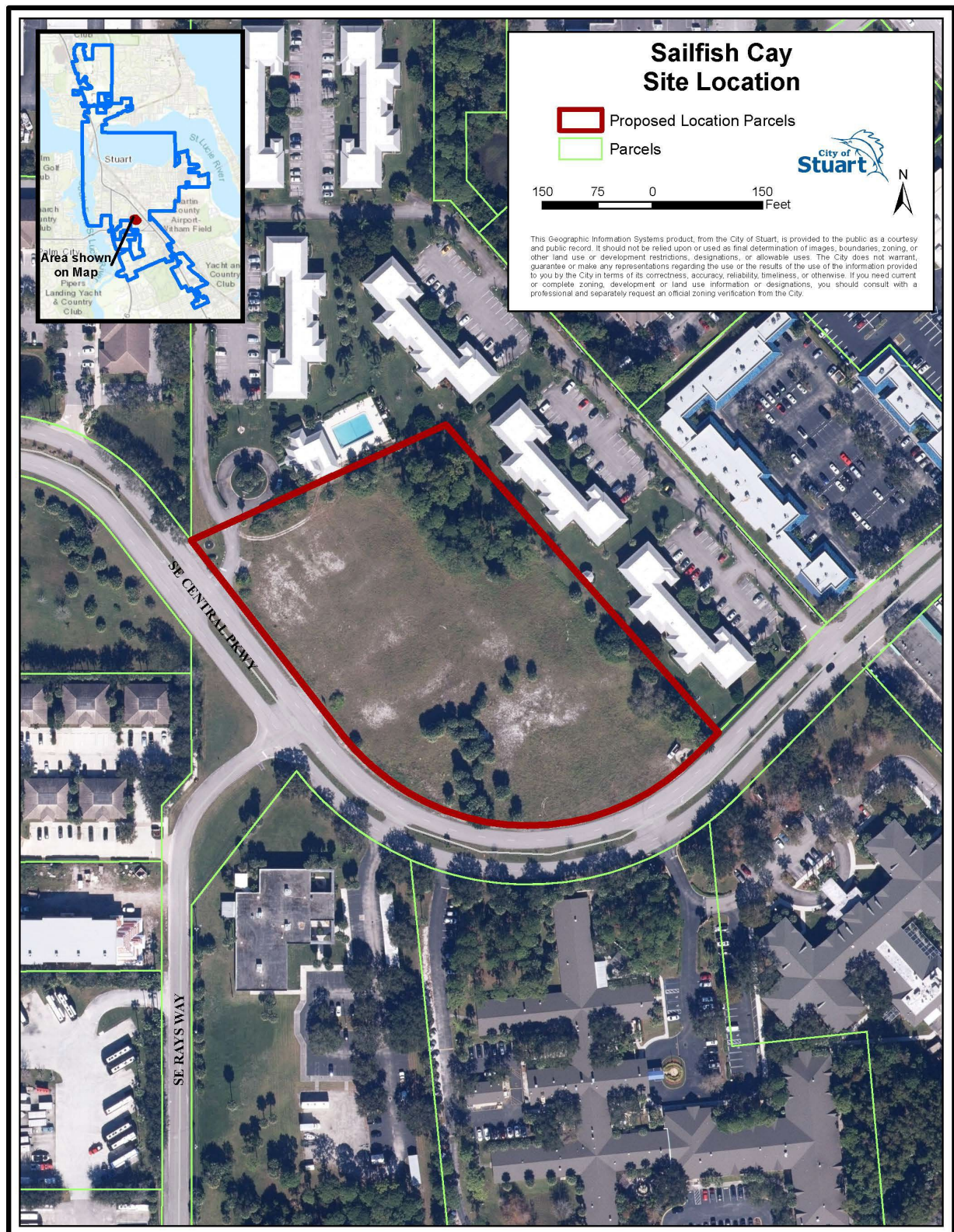
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this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

Sincerely,

Erin Wohlitka

Erin Wohlitka
Acting Development Director
ewohlitka@ci.stuart.fl.us

Location Map





From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

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

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

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

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

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BASS TAYLOR M BASS NICHOLAS D
806 SE CENTRAL PKWY UNIT 7
STUART FL 34994

637 SE CENTRAL PARKWAY LLC
601 SE CENTRAL PKWY
STUART FL 34994

ADAMS DALE H ADAMS LUZ ANGELA
802 CENTRAL PARKWAY #8
STUART FL 34994

BERGER, CHARLES A
802 CENTRAL PARKWAY #12
STUART FL 34994

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ALATI ANTONIO C MEDEIROS WANDA M
500 SW ASTER RD
PORT ST LUCIE FL 34953

BERTOLINI THOMAS L/E BERTOLINI JOAN
L/E
4155 NW OAKBROOK CIR
JENSEN BEACH FL 34957

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

947 SE CENTRAL PARKWAY LLC
3533 SE FAIRWAY E
STUART FL 34997

ANNA CASON DECLARATION OF TRUST
JULIA ANNA CASON TTEE
STUART FL 34994

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

955 SE CENTRAL PARKWAY LLC
955 SE CENTRAL PKY
STUART FL 34994

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

BRIONES LUIS C BRIONES DOLORES
5640 SE NORMANDY AVE
STUART FL 34997

A NU LEAF NURSERY INC
1110 SW BALMORAL TRCE
STUART FL 34997

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

BRUNO, MICHAEL A
802 SE CENTRAL PKWY DR # 7
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

ASO REALTY GROUP LLC
1241 SE INDIAN ST #104
STUART FL 34997

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

A&W ENDEAVORS LLC
PO BOX 1131
PALM CITY FL 34991

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CENTRAL PARKWAY BUSINESS CENTER
CONDOMINIUM INC
2370 NE OCEAN BLVD #B204
STUART FL 34996

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

CORCORAN JOHN F
802 SE CENTRAL PKY #802-16
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

CENTRAL PARKWAY PROFESSIONAL
ASSOCIATION INC
909 SE CENTRAL PKY
STUART FL 34994

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

CANZONETTA, GARY A CANZONETTA,
LARAIN D
7830 DINES RD
NOVELTY OH 44072

CHAPMAN, BARBARA A
803 SE CENTRAL PKY # 10
STUART FL 34994

CRANDALL BOBBIE G L/E
806 SE CENTRAL PKY #16
STUART FL 34994

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CITY PROFESSIONAL CENTER CONDOMINIUM
ASSOCIATION INC
2100 SE RAYS WAY
STUART FL 34994

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

CARLETON MARK A CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONKLIN, MARSHALL A
802 CENTRAL PARKWAY UNIT 9
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
PALM CITY FL 34990

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CONNELLY HOLDINGS LLC
3870 SW CANOE CREEK TERR
PALM CITY FL 34990

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

EK 4 US RESOURCES LLC
969 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ELSON ROBERT ELSON RONI
30 W 86TH ST
NEW YORK NY 10024

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ENDRISS JEFFREY W ENDRISS CAREN J
595 SW SALERNO RD
STUART FL 34997

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

DOMINICO, DANIELLE
804 SE CENTRAL PARKWAY UNIT 15
STUART FL 34994

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

DONALD & SHIRLEY A WIEGOLD REVOCABLE
TRUST
DONALD & SHIRLEY A WIEGOLD TTEE
STUART FL 34994

FLOWERS ROBERT J FLOWERS AVAGAIL V
460 SE ST LUCIE BLVD
STUART FL 34996

GUNDERSON, ELIZABETH A
801 SE CENTRAL PARKWAY #5
STUART FL 34994

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY
AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

HALAMKA GREGORY J
802 SE CENTRAL PKY #10
STUART FL 34994

DOWD JOHN W DOWD CHRISTY M
34704 MAINSAIL CT
LEWES DE 19958

GARBER KELLY E
804 SE CENTRAL PKY #1
STUART FL 34994

HANDWERKER LEROY HANDWERKER PHILLIPS
TERRI LEE
W 6462 OLD BASS LAKE RD
MINONG WI 54859

DOYLE JAMES L DOYLE SUSAN L
343 EDINBURGH RD
CHADDS FORD PA 19317

GASPARIAN ANNIE MISAC
801 SE CENTRAL PKWY #3
STUART FL 34994

HANLON FREDERICK J HANLON DOLORES
L
805 SE CENTRAL PKWY #6
STUART FL 34994

DURAN EMILIANO CRUZ
804 SE CENTRAL PKWY #16
STUART FL 34994

GAUDER LILO RUNNING JANET
8 PINE POINT RR 1
BARRIE ON L4M4Y8

HARMON MICHELLE E
1211 E KENNEDY BLVD #435
TAMPA FL 33602

HATZAKOS PETER HATZAKOS ERICA M
516 SW CALIFORNIA AVE
STUART FL 34994

JANINE LEE WIEGOLD REVOCABLE TRUST
JANINE LEE WIEGOLD TTEE
PALM CITY FL 34990

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

HAYHURST, JEREMIAH V
3515 NE SKYLINE DR
JENSEN BEACH FL 34957

JASON HOUTRIDES REVOCABLE TRUST
HOUTRIDES JASON TTEE
1925 SW VILLANOVA RD
PORT SAINT LUCIE FL 34953

KIMBERLIN, PAMELA
804 SE CENTRAL PKY #11
STUART FL 34994

HILL DAVID E HILL VIRGINIA LANE
PO BOX 3150
STUART FL 34995

JEFFREY L BERMAN AND LISA MARIE
BERMAN REVOCABLE TRUST
JEFFREY L BERMAN & LISA MARIE BERMAN
TTEE
PALM CITY FL 34990

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

HIRSCH JANICE MILDRED DUNN RYAN
VINCENT
806 SE CENTRAL PKY #806-8
STUART FL 34994

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

KIRCH SUSAN KINANE
804 SE CENTRAL PKY #5
STUART FL 34994

HIRSCH SUSAN J
806 SE CENTRAL PKY #15
STUART FL 34997

JOANNE MARIE KVAPIL REV TRUST OF
2022 KVAPIL JOANNE MARIE TTEE
801 SE CENTRAL PKWY #10
STUART FL 34994

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

HIRSCH SUSAN J DUNN RYAN
806 SE CENTRAL PKWY #15
STUART FL 34994

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

HUFNAGEL MARK F SR HUFNAGEL BARBARA
J
6765 SW CHASE CT
STUART FL 34997

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

LEASE, LINDA C
806 CENTRAL PARKWAY UNIT 2
STUART FL 34994-3945

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEE JIMMY C LEE SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

ISADORE WILLIAM A ISADORE MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

JOSEPH & TAMMIE MEDER LIVING TRUST
MEDER JOSEPH R TTEE
5656 SW EVANS DR
STUART FL 34997

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

LEONARD SANDRA JEAN CLONAN SUZANNE B
801 SE CENTRAL PKY #801-2
STUART FL 34994

LEWIS RICHARD A LEWIS LORRAINE W
594 SE HIDDEN RIVER DR
PORT SAINT LUCIE FL 34983

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

LOPEZ LUCILA
802 SE CENTRAL PKY 802-1
STUART FL 34994

MCLEAN KIRK MCLEAN PAMELA
805 SE CENTRAL PKY #805-8
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS C LUNDBLAD LINDA C
803 SE CENTRAL PKWY #11
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

LUNDBLAD LOIS LUNDBLAD LINDA
803 SE CENTRAL PKY 803-15
STUART FL 34994

MERRICK R D MERRICK P M
UPTON MANOR

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

MACDONALD DAVID R MACDONALD MARILYN
E
40 HIGHLAND
FT ERIE ON L2A2X5

MICHAEL & JANET BALDWIN LIVING TRUST
MICHAEL ALAN & JANET LYNN BALDWIN
TTEE
BRISTOW VA 20136

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS FL 33410

MARSDEN JUNE K L/E
806 SE CENTRAL PKY #806-5
STUART FL 34994

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZONE TTEE
WINTHROP MA 02152

MK BROWN HOLDINGS XIV LLC
3322 SE GRAN PARK WAY
STUART FL 34997

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

MASON ANNE
801 SE CENTRAL PKY #801-1
STUART FL 34994

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCDONALD TROY MCDONALD PORTIA SCOTT
921 SE CENTRAL PKY
STUART FL 34994

NATIONAL HEALTHCORP L.P.
860 SE CENTRAL PARKWAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

PROPERTY VENTUR-Z LLC
2586 SE STONEBRIAR WAY
STUART FL 34997

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SHAW STUART SHAW JUDITH E
973 SE CENTRAL PKY
STUART FL 34994

REGO PARK HOLDINGS LLC
9870 STEAMBOAT SPRINGS CIR
DELRAY BEACH FL 33446

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SILVA FAMILY MANAGEMENT COMPANY LLC
6950 SW 134TH ST
MIAMI FL 33156

RITTER ONE LLC
1817 SW CRANE CREEK AVE
PALM CITY FL 34990

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

RONALD D RENNER TRUST
RONALD D RENNER TTEE
JENSEN BEACH FL 34957

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

STUART MARJORIE FRY TERENCE G
228 VICTORIA ST RR2
TIVERTON ON N0G2T0

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TEMPLE KRISTEN TEMPLE JONNI
804 SE CENTRAL PKY #12
STUART FL 34994

SALLADE THEODORE A SALLADE OLGA
SEMOVNA
PO BOX 487
LEWISBURG PA 17837

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

THORNE JEREMY J THORNE SANDRA J
804 SE CENTRAL PKY #804-13
STUART FL 34994

SAMMITO, NORA J
806 CENTRAL PARKWAY UNIT 6
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

TOWNE PARK NORTH CONDOMINIUM
ASSOCIATION INC
430 SW LAKE WHITNEY PLACE
PORT SAINT LUCIE FL 34986

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SENKER FAMILY REVOCABLE TRUST
RICHARD & JUDITH SENKER TTEE
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SERENITY MASSAGE & MOVEMENT THERAPY
INC
949 SE CENTRAL PKY
STUART FL 34994

TRADEWINDS PROPERTY MANAGEMENT LLC
959 SE CENTRAL PKY
STUART FL 34994

TROSTLE PATRICIA A TROSTLE CRAIG R
18 EBB TIDE COURT
OCEAN PINES MD 21811

VALENCIC, EDWARD A
804 SE CENTRAL PARKWAY #10
STUART FL 34994-3938

VALPATIC DAVID J
181 SW SOUTH RIVER DR
STUART FL 34997

WALKER BEVERLY ANN WALKER ELDON
STANLEY
33 OLIVER CRES
THAMESFORD ON N0M2M0

WHITE NANCY C L/E WHITE LORI ANNE
806 SE CENTRAL PKY #9
STUART FL 34994

WOJNO TERESA
2596 SW GREENWICH WAY
PALM CITY FL 34990

WOOD DIANE M
265 MORGAN RD
RICHMOND NH 03470

WRIGHT PATRICIA W
803 SE CENTRAL PKY #803-4
STUART FL 34994

YOUNGLOVE WALTER JEFFREY YOUNGLOVE
BRENDA
806 SE CENTRAL PKWY #3
STUART FL 34994

PCN	Owner
Note that search results may not be complete due to public records exemptions. If compiling a results for legal	
09-38-41-025-001-01130-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-001-01120-0	597601 CENTRAL PARKWAY LLC
09-38-41-025-003-03050-0	637 SE CENTRAL PARKWAY LLC
09-38-41-025-003-03030-0	6T INVESTMENTS LLC
09-38-41-025-003-03040-0	6T INVESTMENTS LLC
09-38-41-013-000-00220-4	947 SE CENTRAL PARKWAY LLC
09-38-41-013-000-00250-7	955 SE CENTRAL PARKWAY LLC
09-38-41-011-801-00110-0	A NU LEAF NURSERY INC
09-38-41-025-002-02050-0	A&W ENDEAVORS LLC
09-38-41-025-002-02040-0	A&W ENDEAVORS LLC
09-38-41-025-002-02030-0	A&W ENDEAVORS LLC
09-38-41-025-002-02060-0	A&W ENDEAVORS LLC
09-38-41-011-802-00080-4	ADAMS DALE H ADAMS LUZ ANGELA
09-38-41-011-801-00130-6	ALATI ANTONIO C MEDEIROS WANDA M
09-38-41-011-805-00070-9	ANDERSON MARK
09-38-41-011-804-00030-1	ANNA CASON DECLARATION OF TRUST
09-38-41-033-004-21120-0	APPLETON BUILDING LLC
09-38-41-025-003-03020-0	ASO REALTY GROUP LLC
09-38-41-013-000-00170-4	ASO REALTY GROUP LLC
09-38-41-011-805-00160-0	BARRY MARTHA
09-38-41-011-805-00090-5	BASCOMBE GREGORY
09-38-41-011-806-00070-7	BASS TAYLOR M BASS NICHOLAS D
09-38-41-011-802-00120-6	BERGER, CHARLES A
09-38-41-011-805-00050-3	BERTOLINI THOMAS L/E BERTOLINI JOAN L/E
09-38-41-011-805-00040-6	BLUDAU KRISTIAN
09-38-41-014-000-00010-7	BOYS ARE US LTD
09-38-41-025-002-02070-0	BRIONES LUIS C BRIONES DOLORES
09-38-41-011-802-00070-6	BRUNO, MICHAEL A
09-38-41-011-801-00120-8	CAGLIANO MARIO
09-38-41-013-000-00010-8	CALIDAD PROPERTIES LLC
09-38-41-013-000-00030-4	CALIDAD PROPERTIES LLC
09-38-41-033-005-21160-0	CANNON INVESTMENT GROUP LLC
09-38-41-011-805-00120-9	CANTORE CHRISTOPHER
09-38-41-011-804-00060-4	CANZONETTA, GARY A CANZONETTA, LARAIN D
09-38-41-011-803-00050-8	CARLETON GRACE
09-38-41-011-805-00010-2	CARLETON MARK A CARLETON GRACE
09-38-41-025-002-02080-0	CARPINO HOLDINGS LLC
09-38-41-013-000-00040-2	CCAM LLC
09-38-41-013-000-00060-7	CCAM LLC
09-38-41-013-000-00050-9	CCAM LLC
09-38-41-025-000-00001-0	CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM INC
09-38-41-028-000-00030-0	CENTRAL PARKWAY PLAZA LLC
09-38-41-013-000-00001-0	CENTRAL PARKWAY PROFESSIONAL ASSOCIATION INC
09-38-41-011-803-00100-8	CHAPMAN, BARBARA A

09-38-41-033-000-00001-0	CITY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION INC
09-38-41-025-001-01110-0	CLJJLD LANDHOLDINGS LLC
09-38-41-025-001-01150-0	CLJJLD LANDHOLDINGS LLC
09-38-41-011-806-00100-1	CONAHAN JORDAN
09-38-41-011-802-00090-2	CONKLIN, MARSHALL A
09-38-41-025-002-02010-0	CONNELLY HOLDINGS LLC
09-38-41-025-002-02020-0	CONNELLY HOLDINGS LLC
09-38-41-011-802-00160-7	CORCORAN JOHN F
09-38-41-011-804-00070-2	COWHER, THOMAS G
09-38-41-011-806-00160-8	CRANDALL BOBBIE G L/E
09-38-41-011-000-00001-1	CYPRESS HOLDING LLC
09-38-41-011-801-00070-8	DAVIDOVAC SINISA KONESKA ZORICA
09-38-41-025-003-03070-0	DDZM PARTNERS LLC
09-38-41-025-003-03060-0	DDZM PARTNERS LLC
09-38-41-011-804-00020-3	DEARY PAMELA
09-38-41-025-002-02110-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02090-0	DESIGN BLIND AND DRAPERY SERVICE INC
09-38-41-025-002-02120-0	DESIGN BLIND-DRAPERY SERVICE INC
09-38-41-025-001-01160-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-025-001-01170-0	DIVERSIFIED THERAPEUTICS INC
09-38-41-011-804-00150-5	DOMINICO, DANIELLE
09-38-41-011-802-00060-8	DONALD & SHIRLEY A WIEGOLD REVOCABLE TRUST
09-38-41-011-803-00160-5	DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
09-38-41-011-804-00080-0	DOWD JOHN W DOWD CHRISTY M
09-38-41-011-806-00110-9	DOYLE JAMES L DOYLE SUSAN L
09-38-41-011-804-00160-3	DURAN EMILIANO CRUZ
09-38-41-013-000-00310-5	EK 4 US RESOURCES LLC
09-38-41-013-000-00320-3	EK 4 US RESOURCES LLC
09-38-41-011-801-00150-1	ELSON ROBERT ELSON RONI
09-38-41-025-003-03100-0	ENDRISS JEFFREY W ENDRISS CAREN J
09-38-41-011-801-00040-5	FISHER, LOUISE
09-38-41-011-802-00140-2	FLOWERS ROBERT J FLOWERS AVAGAIL V
09-38-41-013-000-00240-0	FRASER CONSULTING LLC
09-38-41-011-804-00010-5	GARBER KELLY E
09-38-41-011-801-00030-7	GASPARIAN ANNIE MISAC
09-38-41-011-806-00140-3	GAUDER LILO RUNNING JANET
09-38-41-011-803-00120-4	GORMAN JAMES
09-38-41-025-001-01020-0	GSW ENTERPRISES LLC
09-38-41-025-001-01030-0	GSW ENTERPRISES LLC
09-38-41-025-001-01040-0	GSW ENTERPRISES LLC
09-38-41-013-000-00020-6	GULATI ANISHA
09-38-41-011-801-00050-2	GUNDERSON, ELIZABETH A
09-38-41-011-802-00100-0	HALAMKA GREGORY J
09-38-41-011-801-00080-6	HANDWERKER LEROY HANDWERKER PHILLIPS TERRI LEE
09-38-41-011-805-00060-1	HANLON FREDERICK J HANLON DOLORES L
09-38-41-011-806-00010-0	HARMON MICHELLE E
09-38-41-011-804-00040-9	HATZAKOS PETER HATZAKOS ERICA M

09-38-41-011-803-00060-6	HAYHURST, JEREMIAH V
09-38-41-025-001-01090-0	HILL DAVID E HILL VIRGINIA LANE
09-38-41-011-806-00080-5	HIRSCH JANICE MILDRED DUNN RYAN VINCENT
09-38-41-011-806-00150-0	HIRSCH SUSAN J
09-38-41-011-806-00120-7	HIRSCH SUSAN J DUNN RYAN
09-38-41-011-803-00080-2	HUFNAGEL MARK F SR HUFNAGEL BARBARA J
09-38-41-025-003-03090-0	HUTCHINSON BONNIE JO
09-38-41-025-001-01100-0	ISADORE WILLIAM A ISADORE MARJORIE
09-38-41-011-802-00110-8	JAMES NOLA TRUST
09-38-41-011-803-00030-3	JANINE LEE WIEGOLD REVOCABLE TRUST
09-38-41-011-802-00040-3	JASON HOUTRIDES REVOCABLE TRUST HOUTRIDES JASON TTEE
09-38-41-011-803-00010-7	JEFFREY L BERMAN AND LISA MARIE BERMAN REVOCABLE TRUST
09-38-41-011-805-00140-5	JOANNE C MCVICAR TRUST
09-38-41-011-801-00100-2	JOANNE MARIE KVAPIL REV TRUST OF 2022 KVAPIL JOANNE MARIE TTEE
09-38-41-011-802-00130-4	JOHNSON ANGELA C
09-38-41-011-801-00090-4	JOHNSON ANGELA C
09-38-41-013-000-00290-9	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-013-000-00300-7	JOSEPH & TAMMIE MEDER LIVING TRUST MEDER JOSEPH R TTEE
09-38-41-025-003-03120-0	KABINOFF GARY
09-38-41-025-001-01080-0	KEIRCAL LLC
09-38-41-011-804-00110-4	KIMBERLIN, PAMELA
09-38-41-011-804-00090-8	KIRCH KATHLEEN
09-38-41-011-804-00050-6	KIRCH SUSAN KINANE
09-38-41-011-803-00020-5	KRUKOWSKI MARGO
09-38-41-025-003-03010-0	LAND TRUST NO THREE
09-38-41-011-806-00020-8	LEASE, LINDA C
09-38-41-025-001-01140-0	LEE JIMMY C LEE SHIRLEY S
09-38-41-011-802-00020-7	LEFT BANK PROPERTIES LLC
09-38-41-011-801-00020-9	LEONARD SANDRA JEAN CLONAN SUZANNE B
09-38-41-013-000-00280-1	LEWIS RICHARD A LEWIS LORRAINE W
09-38-41-011-802-00010-9	LOPEZ LUCILA
09-38-41-011-803-00110-6	LUNDBLAD LOIS C LUNDBLAD LINDA C
09-38-41-011-803-00150-7	LUNDBLAD LOIS LUNDBLAD LINDA
09-38-41-011-805-00100-3	MACDONALD DAVID R MACDONALD MARILYN E
09-38-41-011-806-00050-1	MARSDEN JUNE K L/E
09-38-41-011-803-00140-0	MARY K MAZZONE IRREVOCABLE TRUST
09-38-41-011-801-00010-1	MASON ANNE
09-38-41-013-000-00100-9	MCDONALD TROY MCDONALD PORTIA SCOTT
09-38-41-011-805-00130-7	MCGARRAHAN PATSY
09-38-41-011-801-00140-4	MCLEAN KAREN
09-38-41-011-805-00080-7	MCLEAN KIRK MCLEAN PAMELA
09-38-41-020-000-00003-0	MERRICK R D MERRICK P M
09-38-41-020-000-00002-0	MERRICK R D MERRICK P M
09-38-41-011-805-00150-2	MICHAEL & JANET BALDWIN LIVING TRUST
09-38-41-013-000-00180-2	MIRYANA MOORE SCHUBERT TRUST
09-38-41-025-002-02100-0	MK BROWN HOLDINGS XIV LLC
09-38-41-014-000-00020-5	NATIONAL HEALTH INVESTORS INC

09-38-41-014-000-00030-3	NATIONAL HEALTHCORP L.P.
09-38-41-011-803-00070-4	NAVY BLUE TRUST
09-38-41-025-001-01070-0	NICHOLSON SHARMAIN
09-38-41-013-000-00200-8	NINA L FERRARO PA
09-38-41-013-000-00210-6	NINA L FERRARO PA
09-38-41-013-000-00190-0	NOLEB LLC
09-38-41-000-000-00400-1	NP I INC
09-38-41-011-805-00110-1	OCHARCHIN SANDRA
09-38-41-033-003-21080-0	PENSION SOURCE INC
09-38-41-025-001-01050-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-025-001-01010-0	PROPERTY SERVICE ASSOCIATES LLC
09-38-41-011-806-00040-4	PROPERTY VENTUR-Z LLC
09-38-41-011-805-00030-8	RAMO FAMILY IRREVOCABLE TRUST
09-38-41-013-000-00070-5	REGO PARK HOLDINGS LLC
09-38-41-013-000-00090-1	REGO PARK HOLDINGS LLC
09-38-41-033-001-21000-0	RITTER ONE LLC
09-38-41-025-003-03080-0	RONALD D RENNER TRUST
09-38-41-025-001-01060-0	RYAN MANAGEMENT LLC
09-38-41-011-801-00160-9	SALLADE THEODORE A SALLADE OLGA SEMENOVNA
09-38-41-011-806-00060-9	SAMMITO, NORA J
09-38-41-013-000-00080-3	SCHAMBACK BONNIE
09-38-41-011-801-00060-0	SCHREER ALEX SCHREER ELLE
09-38-41-011-802-00050-0	SCHUERMAN PATRICK
09-38-41-033-002-21040-0	SE RAYS WAY LLC
09-38-41-013-000-00150-8	SEELY GREG SEELY PORTIA
09-38-41-013-000-00130-3	SEELY GREG SEELY PORTIA
09-38-41-013-000-00120-5	SEELY GREG SEELY PORTIA
09-38-41-013-000-00140-1	SEELY GREG SEELY PORTIA
09-38-41-013-000-00160-6	SEELY GREG SEELY PORTIA
09-38-41-013-000-00110-7	SEELY GREG SEELY PORTIA
09-38-41-011-802-00150-9	SENKER FAMILY REVOCABLE TRUST
09-38-41-013-000-00230-2	SERENITY MASSAGE & MOVEMENT THERAPY INC
09-38-41-013-000-00340-9	SHAW STUART SHAW JUDITH E
09-38-41-013-000-00330-1	SHAW STUART SHAW JUDITH E
09-38-41-011-804-00140-8	SILVA FAMILY MANAGEMENT COMPANY LLC
09-38-41-020-000-00060-0	STUART HILLS LODGE LLC
09-38-41-011-803-00130-2	STUART MARJORIE FRY TERENCE G
09-38-41-011-804-00120-2	TEMPLE KRISTEN TEMPLE JONNI
09-38-41-011-804-00130-0	THORNE JEREMY J THORNE SANDRA J
09-38-41-011-000-00001-0	TOWNE PARK NORTH CONDOMINIUM ASSOCIATION INC
09-38-41-013-000-00270-3	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-013-000-00260-5	TRADEWINDS PROPERTY MANAGEMENT LLC
09-38-41-011-803-00090-0	TROSTLE PATRICIA A TROSTLE CRAIG R
09-38-41-011-804-00100-6	VALENCIC, EDWARD A
09-38-41-011-806-00130-5	VALPATIC DAVID J
09-38-41-011-805-00020-0	WALKER BEVERLY ANN WALKER ELDON STANLEY
09-38-41-011-806-00090-3	WHITE NANCY C L/E WHITE LORI ANNE

09-38-41-025-003-03110-0	WOJNO TERESA
09-38-41-011-802-00030-5	WOOD DIANE M
09-38-41-011-803-00040-1	WRIGHT PATRICIA W
09-38-41-011-806-00030-6	YOUNGLOVE WALTER JEFFREY YOUNGLOVE BRENDA

Account	DOR Code	House#	Prefix	Street	Street Type	Post Dir	Suite	City	State
notice, a complete list is required. For assistance with missing parcel owner information, please contact the Ma									
154190	704	601	SE	CENTRAL	PKWY			STUART	FL
154189	704	597	SE	CENTRAL	PKWY			STUART	FL
154211	704	637	SE	CENTRAL	PKWY			STUART	FL
154209	704	629	SE	CENTRAL	PKWY			STUART	FL
154210	704	633	SE	CENTRAL	PKWY			STUART	FL
26650	704	947	SE	CENTRAL	PKWY			STUART	FL
26653	704	955	SE	CENTRAL	PKWY			STUART	FL
26451	104	801	SE	CENTRAL	PKWY		11	STUART	FL
154199	704	521	SE	CENTRAL	PKWY			STUART	FL
154198	704	Unknown Address							
154197	704	515	SE	CENTRAL	PKWY			STUART	FL
154200	704	525	SE	CENTRAL	PKWY			STUART	FL
26464	104	802	SE	CENTRAL	PKWY		8	STUART	FL
26453	104	801	SE	CENTRAL	PKWY		13	STUART	FL
26511	104	805	SE	CENTRAL	PKWY		7	STUART	FL
26491	104	804	SE	CENTRAL	PKWY		3	STUART	FL
503557	704	2112	SE	WAYS	WAY			STUART	FL
154208	704	625	SE	CENTRAL	PKWY			STUART	FL
26645	704	935	SE	CENTRAL	PKWY			STUART	FL
26520	104	805	SE	CENTRAL	PKWY		16	STUART	FL
26513	104	805	SE	CENTRAL	PKWY		9	STUART	FL
26527	104	806	SE	CENTRAL	PKWY		7	STUART	FL
26468	104	802	SE	CENTRAL	PKWY		12	STUART	FL
26509	104	805	SE	CENTRAL	PKWY		5	STUART	FL
26508	104	805	SE	CENTRAL	PKWY		4	STUART	FL
26663	717	710	SE	CENTRAL	PKWY			STUART	FL
154201	704	529	SE	CENTRAL	PKWY			STUART	FL
26463	104	802	SE	CENTRAL	PKWY		7	STUART	FL
26452	104	801	SE	CENTRAL	PKWY		12	STUART	FL
26629	704	Unknown Address							
26631	704	903	SE	CENTRAL	PKWY			STUART	FL
572651	704	2118	SE	WAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593 SE	CENTRAL	PKWY				STUART	FL
154192	704	609 SE	CENTRAL	PKWY				STUART	FL
26530	104	806 SE	CENTRAL	PKWY			10	STUART	FL
26465	104	802 SE	CENTRAL	PKWY			9	STUART	FL
154195	704	505 SE	CENTRAL	PKWY				STUART	FL
154196	704	509 SE	CENTRAL	PKWY				STUART	FL
26472	104	802 SE	CENTRAL	PKWY			16	STUART	FL
26495	104	804 SE	CENTRAL	PKWY			7	STUART	FL
26536	104	806 SE	CENTRAL	PKWY			16	STUART	FL
26439	990	Unknown Address							
26447	104	801 SE	CENTRAL	PKWY			7	STUART	FL
154213	704	645 SE	CENTRAL	PKWY				STUART	FL
154212	704	641 SE	CENTRAL	PKWY				STUART	FL
26490	104	804 SE	CENTRAL	PKWY			2	STUART	FL
154205	704	545 SE	CENTRAL	PKWY				STUART	FL
154203	704	537 SE	CENTRAL	PKWY				STUART	FL
154206	704	549 SE	CENTRAL	PKWY				STUART	FL
154193	704	613 SE	CENTRAL	PKWY				STUART	FL
154194	704	617 SE	CENTRAL	PKWY				STUART	FL
26503	104	804 SE	CENTRAL	PKWY			15	STUART	FL
26462	104	802 SE	CENTRAL	PKWY			6	STUART	FL
26488	104	803 SE	CENTRAL	PKWY			16	STUART	FL
26496	104	804 SE	CENTRAL	PKWY			8	STUART	FL
26531	104	806 SE	CENTRAL	PKWY			11	STUART	FL
26504	104	804 SE	CENTRAL	PKWY			16	STUART	FL
26659	704	967 SE	CENTRAL	PKWY				STUART	FL
26660	704	969 SE	CENTRAL	PKWY				STUART	FL
26455	104	801 SE	CENTRAL	PKWY			15	STUART	FL
154216	704	657 SE	CENTRAL	PKWY				STUART	FL
26444	104	801 SE	CENTRAL	PKWY			4	STUART	FL
26470	104	802 SE	CENTRAL	PKWY			14	STUART	FL
26652	704	951 SE	CENTRAL	PKWY				STUART	FL
26489	104	804 SE	CENTRAL	PKWY			1	STUART	FL
26443	104	801 SE	CENTRAL	PKWY			3	STUART	FL
26534	104	806 SE	CENTRAL	PKWY			14	STUART	FL
26484	104	803 SE	CENTRAL	PKWY			12	STUART	FL
154179	704	557 SE	CENTRAL	PKWY				STUART	FL
154180	704	561 SE	CENTRAL	PKWY				STUART	FL
154181	704	565 SE	CENTRAL	PKWY				STUART	FL
26630	704	907 SE	CENTRAL	PKWY				STUART	FL
26445	104	801 SE	CENTRAL	PKWY			5	STUART	FL
26466	104	802 SE	CENTRAL	PKWY			10	STUART	FL
26448	104	801 SE	CENTRAL	PKWY			8	STUART	FL
26510	104	805 SE	CENTRAL	PKWY			6	STUART	FL
26521	104	806 SE	CENTRAL	PKWY			1	STUART	FL
26492	104	804 SE	CENTRAL	PKWY			4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
26532	104	806	SE	CENTRAL	PKWY		12	STUART	FL
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154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
26467	104	802	SE	CENTRAL	PKWY		11	STUART	FL
26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
26473	104	803	SE	CENTRAL	PKWY		1	STUART	FL
26518	104	805	SE	CENTRAL	PKWY		14	STUART	FL
26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
26469	104	802	SE	CENTRAL	PKWY		13	STUART	FL
26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
26658	704	Unknown Address							
154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
154207	704	621	SE	CENTRAL	PKWY			STUART	FL
26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	WAYS	WAY			STUART	FL
154182	704	569	SE	CENTRAL	PKWY			STUART	FL
154178	704	553	SE	CENTRAL	PKWY			STUART	FL
26524	104	806	SE	CENTRAL	PKWY		4	STUART	FL
26507	104	805	SE	CENTRAL	PKWY		3	STUART	FL
26635	704	919	SE	CENTRAL	PKWY			STUART	FL
26637	704	Unknown Address							
281358	704	2100	SE	WAYS	WAY			STUART	FL
154214	704	649	SE	CENTRAL	PKWY			STUART	FL
154183	704	573	SE	CENTRAL	PKWY			STUART	FL
26456	104	801	SE	CENTRAL	PKWY		16	STUART	FL
26526	104	806	SE	CENTRAL	PKWY		6	STUART	FL
26636	704	917	SE	CENTRAL	PKWY			STUART	FL
26446	104	801	SE	CENTRAL	PKWY		6	STUART	FL
26461	104	802	SE	CENTRAL	PKWY		5	STUART	FL
856687	704	2104	SE	WAYS	WAY			STUART	FL
26643	704	933	SE	CENTRAL	PKWY			STUART	FL
26641	704	Unknown Address							
26640	704	Unknown Address							
26642	704	929	SE	CENTRAL	PKWY			STUART	FL
26644	704	Unknown Address							
26639	704	925	SE	CENTRAL	PKWY			STUART	FL
26471	104	802	SE	CENTRAL	PKWY		15	STUART	FL
26651	704	949	SE	CENTRAL	PKWY			STUART	FL
26662	704	973	SE	CENTRAL	PKWY			STUART	FL
26661	704	971	SE	CENTRAL	PKWY			STUART	FL
26502	104	804	SE	CENTRAL	PKWY		14	STUART	FL
128303	739	1900	SE	FEDERAL	HWY		330	STUART	FL
26485	104	803	SE	CENTRAL	PKWY		13	STUART	FL
26500	104	804	SE	CENTRAL	PKWY		12	STUART	FL
26501	104	804	SE	CENTRAL	PKWY		13	STUART	FL
26440	974	Unknown Address							
26655	704	Unknown Address							
26654	704	959	SE	CENTRAL	PKWY			STUART	FL
26481	104	803	SE	CENTRAL	PKWY		9	STUART	FL
26498	104	804	SE	CENTRAL	PKWY		10	STUART	FL
26533	104	806	SE	CENTRAL	PKWY		13	STUART	FL
26506	104	805	SE	CENTRAL	PKWY		2	STUART	FL
26529	104	806	SE	CENTRAL	PKWY		9	STUART	FL

154217	704	661	SE	CENTRAL	PKWY			STUART	FL
26459	104	802	SE	CENTRAL	PKWY		3	STUART	FL
26476	104	803	SE	CENTRAL	PKWY		4	STUART	FL
26523	104	806	SE	CENTRAL	PKWY		3	STUART	FL

Zip	Mail Street Addr	Mail City	Mail State
Martin County Property Appraiser's Office at 772-288-5608.			
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PARKWAY	STUART	FL
34994	601 SE CENTRAL PKWY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	19 NE LOFTING WAY	STUART	FL
34994	3533 SE FAIRWAY E	STUART	FL
34994	955 SE CENTRAL PKY	STUART	FL
34994	1110 SW BALMORAL TRCE	STUART	FL
34994	PO BOX 1131	PALM CITY	FL
	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	PO BOX 1131	PALM CITY	FL
34994	802 CENTRAL PARKWAY #8	STUART	FL
34994	500 SW ASTER RD	PORT ST LUCIE	FL
34994	805 SE CENTRAL PKY APT 7	STUART	FL
34994	JULIA ANNA CASON TTEE	STUART	FL
34994	1708 CORPORATE DR	BOYNTON BEACH	FL
34994	4310 SE BAYSHORE TER	STUART	FL
34994	1241 SE INDIAN ST #104	STUART	FL
34994	805 SE CENTRAL PARKWAY #16	STUART	FL
34994	805 SE CENTRAL PKWY #9	STUART	FL
34994	806 SE CENTRAL PKWY UNIT 7	STUART	FL
34994	802 CENTRAL PARKWAY #12	STUART	FL
34994	4155 NW OAKBROOK CIR	JENSEN BEACH	FL
34994	6111 GOODWYN RD	AUSTELL	GA
34994	700 SE CENTRAL PKY	STUART	FL
34994	5640 SE NORMANDY AVE	STUART	FL
34994	802 SE CENTRAL PKWY DR # 7	STUART	FL
34994	801 SE CENTRAL PKWY APT 12	STUART	FL
	903 SE CENTRAL PKY	STUART	FL
34994	903 SE CENTRAL PKY	STUART	FL
34994	2116 SE RAYS WAY	STUART	FL
34994	805 SE CENTRAL PKY #12	STUART	FL
34994	7830 DINES RD	NOVELTY	OH
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	233 NE TREEBINE TERR	JENSEN BEACH	FL
34994	533 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
34994	909 SE CENTRAL PKY	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
	2370 NE OCEAN BLVD #B204	STUART	FL
34994	12 S RIDGEVIEW RD	STUART	FL
	909 SE CENTRAL PKY	STUART	FL
34994	803 SE CENTRAL PKY # 10	STUART	FL

	2100 SE RAYS WAY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	305 VAN BUREN AVE	TEANECK	NJ
34994	802 CENTRAL PARKWAY UNIT 9	STUART	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	3870 SW CANOE CREEK TERR	PALM CITY	FL
34994	802 SE CENTRAL PKY #802-16	STUART	FL
34994	PO BOX 2024	STUART	FL
34994	806 SE CENTRAL PKY #16	STUART	FL
	902 CARNEGIE CENTER STE 400	PRINCETON	NJ
34994	3554 CEDAR CREEK DR	MISSISSAUGA	ON
34994	645 SE CENTRAL PKY	STUART	FL
34994	645 SE CENTRAL PKY	STUART	FL
34994	2586 SW FEROE AVE	PALM CITY	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	549 SE CENTRAL PKY #212	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	613 SE CENTRAL PKY	STUART	FL
34994	804 SE CENTRAL PARKWAY UNIT 15	STUART	FL
34994	DONALD & SHIRLEY A WIEGOLD TTEE	STUART	FL
34994	SEAWAY POINTE	WELLAND	ON
34994	34704 MAINSAIL CT	LEWES	DE
34994	343 EDINBURGH RD	CHADDS FORD	PA
34994	804 SE CENTRAL PKWY #16	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	969 SE CENTRAL PKY	STUART	FL
34994	30 W 86TH ST	NEW YORK	NY
34994	595 SW SALERNO RD	STUART	FL
34994	801 CENTRAL PARKWAY #4	STUART	FL
34994	460 SE ST LUCIE BLVD	STUART	FL
34994	1526 NW BUTTONBUSH CIR	PALM CITY	FL
34994	804 SE CENTRAL PKY #1	STUART	FL
34994	801 SE CENTRAL PKWY #3	STUART	FL
34994	8 PINE POINT RR 1	BARRIE	ON
34994	173 BROOK ST	SCARSDALE	NY
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	907 SE CENTRAL PKWY	STUART	FL
34994	801 SE CENTRAL PARKWAY #5	STUART	FL
34994	802 SE CENTRAL PKY #10	STUART	FL
34994	W 6462 OLD BASS LAKE RD	MINONG	WI
34994	805 SE CENTRAL PKWY #6	STUART	FL
34994	1211 E KENNEDY BLVD #435	TAMPA	FL
34994	516 SW CALIFORNIA AVE	STUART	FL

34994	3515 NE SKYLINE DR	JENSEN BEACH	FL
34994	PO BOX 3150	STUART	FL
34994	806 SE CENTRAL PKY #806-8	STUART	FL
34994	806 SE CENTRAL PKY #15	STUART	FL
34994	806 SE CENTRAL PKWY #15	STUART	FL
34994	6765 SW CHASE CT	STUART	FL
34994	1309 SE 9TH ST	STUART	FL
34994	1189 SW FOX DEN WAY	PALM CITY	FL
34994	JAMES NOLA TTEE	JENSEN BEACH	FL
34994	JANINE LEE WIEGOLD TTEE	PALM CITY	FL
34994	1925 SW VILLANOVA RD	PORT SAINT LUCIE	FL
34994	JEFFREY L BERMAN & LISA MARIE BERMAN TTEE	PALM CITY	FL
34994	JOANNE C MCVICAR TTEE	STUART	FL
34994	801 SE CENTRAL PKWY #10	STUART	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	1725 NE 159TH ST	MIAMI	FL
34994	5656 SW EVANS DR	STUART	FL
	5656 SW EVANS DR	STUART	FL
34994	665 SE CENTRAL PKY	STUART	FL
34994	PO BOX 1866	PALM CITY	FL
34994	804 SE CENTRAL PKY #11	STUART	FL
34994	804 SE CENTRAL PKY # 9	STUART	FL
34994	804 SE CENTRAL PKY #5	STUART	FL
34994	3901 SHELBY CT	WATERFORD	MI
34994	CHERYL SLOAT TTEE	STUART	FL
34994	806 CENTRAL PARKWAY UNIT 2	STUART	FL
34994	3449 SW SAWGRASS VILLAS DR	PALM CITY	FL
34994	6 STATE ST	WARREN	RI
34994	801 SE CENTRAL PKY #801-2	STUART	FL
34994	594 SE HIDDEN RIVER DR	PORT SAINT LUCIE	FL
34994	802 SE CENTRAL PKY 802-1	STUART	FL
34994	803 SE CENTRAL PKWY #11	STUART	FL
34994	803 SE CENTRAL PKY 803-15	STUART	FL
34994	40 HIGHLAND	FT ERIE	ON
34994	806 SE CENTRAL PKY #806-5	STUART	FL
34994	JAMIE MAZZZONE TTEE	WINTHROP	MA
34994	801 SE CENTRAL PKY #801-1	STUART	FL
34994	921 SE CENTRAL PKY	STUART	FL
34994	805 SE CENTRAL PKY #13	STUART	FL
34994	801 SE CENTRAL PKY #14	STUART	FL
34994	805 SE CENTRAL PKY #805-8	STUART	FL
	UPTON MANOR		
34994	UPTON MANOR		
34994	MICHAEL ALAN & JANET LYNN BALDWIN TTEE	BRISTOW	VA
34994	MIRYANA MOORE SCHUBERT TTEE	STUART	FL
34994	3322 SE GRAN PARK WAY	STUART	FL
34994	800 SE CENTRAL PKY	STUART	FL

34994	860 SE CENTRAL PARKWAY	STUART	FL
34994	SUZANNE COLBERT PANKEY TTEE	STUART	FL
34994	577 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	939 SE CENTRAL PKY	STUART	FL
34994	8304 SE KETCH CT	HOBE SOUND	FL
34994	4280 PROFESSIONAL CENTER DR STE 100	PALM BEACH GARDENS	FL
34994	1802-500 GREEN RD	STONEY CREEK	ON
34994	2110 SE RAYS WAY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	553 SE CENTRAL PKY	STUART	FL
34994	2586 SE STONEBRIAR WAY	STUART	FL
34994	JACQUELINE M RAMO TTEE	MERRICK	NY
34994	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
	9870 STEAMBOAT SPRINGS CIR	DELRAY BEACH	FL
34994	1817 SW CRANE CREEK AVE	PALM CITY	FL
34994	RONALD D RENNER TTEE	JENSEN BEACH	FL
34994	PO BOX 47854	WICHITA	KS
34994	PO BOX 487	LEWISBURG	PA
34994	806 CENTRAL PARKWAY UNIT 6	STUART	FL
34994	917 SE CENTRAL PKWY	STUART	FL
34994	9860 SW 121ST	MIAMI	FL
34994	PO BOX 2112	STUART	FL
34994	2104 SE RAYS WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
	37 NE LOFTING WAY	STUART	FL
34994	37 NE LOFTING WAY	STUART	FL
34994	RICHARD & JUDITH SENKER TTEE	STUART	FL
34994	949 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	973 SE CENTRAL PKY	STUART	FL
34994	6950 SW 134TH ST	MIAMI	FL
34994	13187 ASHVALE DR	FAIRFAX	VA
34994	228 VICTORIA ST RR2	TIVERTON	ON
34994	804 SE CENTRAL PKY #12	STUART	FL
34994	804 SE CENTRAL PKY #804-13	STUART	FL
	430 SW LAKE WHITNEY PLACE	PORT SAINT LUCIE	FL
	959 SE CENTRAL PKY	STUART	FL
34994	959 SE CENTRAL PKY	STUART	FL
34994	18 EBB TIDE COURT	OCEAN PINES	MD
34994	804 SE CENTRAL PARKWAY #10	STUART	FL
34994	181 SW SOUTH RIVER DR	STUART	FL
34994	33 OLIVER CRES	THAMESFORD	ON
34994	806 SE CENTRAL PKY #9	STUART	FL

34994	2596 SW GREENWICH WAY	PALM CITY	FL
34994	265 MORGAN RD	RICHMOND	NH
34994	803 SE CENTRAL PKY #803-4	STUART	FL
34994	806 SE CENTRAL PKWY #3	STUART	FL