City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
FEBRUARY 13, 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

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 reg3rding 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

INVOCATION – PASTOR JIM BROCIOUS – STUART ALLIANCE CHURCH

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - GERTRUDE WALDEN CHILDCARE CENTER STUDENT PERFORMANCE IN HONOR OF BLACK HISTORY MONTH

PROCLAMATIONS

2. BLACK HISTORY MONTH - FEBRUARY 2023

3. 211 AWARENESS MONTH - FEBRUARY 2023

4. VIETNAM WAR VETERANS DAY - MARCH 29, 2023

5. HONORING THE LIFE OF ALICE LOUISE (KERSHAW) LUCKHARDT

PRESENTATIONS

6. SERVICE AWARD - FEBRUARY 2023

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

7. APPROVAL OF 01/17/2023 SCM - FORM BASED CODE AND 01/23/2023 CCM MINUTES (RC)

8. ADOPTING NEW FEE SCHEDULE OF THE INTERLOCAL AGREEMENT WITH COUNTY FOR FIRE RESCUE (RC):

RESOLUTION No. 12-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO ADOPT THE NEW FEE SCHEDULE WITHIN THE LETTER OF UNDERSTANDING OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

9. BUDGET AMENDMENT #7 STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS PROJECT (RC):

RESOLUTION No. 15-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 7 TO THE 2022-2023 STORMWATER FUND BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE STYPMANN NEIGHBORHOOD DRAINAGE PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

10. ARPA SUPPORT REQUEST - SAFESPACE INC (RC):

RESOLUTION No. 10-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE AWARD OF A SUBRECIPIENT AGREEMENT TO SAFESPACE, INC. FOR SUPPORT OF RESPONSE TO DOMESTIC VIOLENCE AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED $500,000 THROUGH DECEMBER 31, 2024; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EXECUTE THIS TRANSACTION; APPROVING A SUPPELEMENTAL APPROPRIATION IN THE AMOUNT OF $500,000 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND TO RESPONSE TO DOMESTIC VIOLENCE/DOMESTIC VIOLENCE PREVENTION AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

11. GREEN REUSE AREA DESIGNATION (RC):

RESOLUTION No. 09-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 980, 1050, AND 1120 SE MONTEREY ROAD EXTENSION, STUART, FLORIDA, IDENTIFIED BY MARTIN COUNTY FOLIO NUMBERS 16-38-41-000-000-00013-0, 16-38-41-000-000-00014-0, AND 16-38-41-000-000-00016-0 (COLLECTIVELY, THE "SUBJECT PROPERTY"), AS FURTHER IDENTIFIED BY THE ATTACHED MAPS, COMMONLY REFERRED TO AS "THE LANDFILL", PURSUANT TO SECTION 376.80, FLORIDA STATUTES OF FLORIDA'S BROWNFIELD DEVELOPMENT ACT FOR THE PURPOSE OF ENVIRONMENTAL

REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC DEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR IMPLEMENTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

12. EAST STUART HISTORICAL ADVISORY COMMITTEE (RC):

RESOLUTION No. 11-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING AND REINSTATING THE EAST STUART HISTORICAL ADVISORY COMMITTEE; MAKING FINDINGS OF NECESSITY; APPROVING BY-LAWS; PROVIDNG FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

ORDINANCE SECOND READING

13. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

14. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

15. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

16. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND

FOR OTHER PURPOSES.

ORDINANCE FIRST READING

17. STUART AUTO VAULT, LLC., PETITION FOR VOLUNTARY ANNEXATION ON MONTEREY ROAD (RC):

ORDINANCE No. 2510-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

18. STUART AUTO VAULT, LLC., PETITION FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT ON MONTEREY ROAD (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2511-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

19. STUART AUTO VAULT, LLC., PETITION FOR REZONE TO THE OFFICIAL ZONING ATLAS ON MONTEREY ROAD (RC):

ORDINANCE No. 2512-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED ON THE SOUTH SIDE OF SE MONTEREY ROAD; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

20. 751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (QUASI-JUDICIAL) (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2486-2023; 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.

21. 751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2487-2023; 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

Note: 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.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Mary Kindel

Title of Item:
ARTS MOMENT - GERTRUDE WALDEN CHILDCARE CENTER STUDENT PERFORMANCE IN HONOR OF BLACK HISTORY MONTH

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:

Recommended Action:

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Ryanne Cavo

Title of Item:
BLACK HISTORY MONTH - FEBRUARY 2023

Summary Explanation/Background Information on Agenda Request:
In 1926, historian Dr. Carter G. Woodson, established what would become Black History Month. The observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and it also calls our attention to the ever-present systemic racism and oppression embedded in our institutions & everyday life and the continued need to work to build an equitable and just society.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Black History Month February 2023

PROCLAMATION
BLACK HISTORY MONTH
FEBRUARY 2023

WHEREAS, in 1926, historian Dr. Carter G. Woodson, established what would become Black History Month. The observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and it also calls our attention to the ever-present systemic racism and oppression embedded in our institutions & everyday life and the continued need to work to build an equitable and just society; and

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

WHEREAS, the theme for 2023 focuses on Black Resistance. According to the Association for the Study of African American Life and History, "by resisting Black people have achieved triumphs, successes, and progress as seen in the end of chattel slavery, dismantling of Jim and Jane Crow segregation in the South, increased political representation at all levels of government, desegregation of educational institutions, the passage of the Civil Rights Act of 1964, the opening of the Smithsonian National Museum of African American History in DC and increased and diverse representation of Black experiences in media. Black resistance strategies have served as a model for every other social movement in this country, thus, the legacy and importance of these actions cannot be understated"; and

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

NOW, THEREFORE, in recognition of African Americans, past and present, in the City of Stuart, I, TROY MCDONALD, Mayor for the City of Stuart, do hereby proclaim February 2023 as Black History Month, and encourage all residents to celebrate the diverse heritage and culture and continue the efforts to create a world that is more just, peaceful, and prosperous for all.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 13th day of February, 2023.

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TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Ryanne Cavo

Title of Item:
211 AWARENESS MONTH - FEBRUARY 2023

Summary Explanation/Background Information on Agenda Request:
211 helpline and crisis line continues to be that beacon of hope providing life-saving crisis support and guidance when people are overwhelmed and don't know where to turn. During these challenging times that include pandemic impact and economic instability and recent hurricanes, 211's caring and highly trained staff have been the frontline responders 24/7 through it all.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. 211 Awareness Month February 2023

PROCLAMATION
211 AWARENESS MONTH
FEBRUARY 2023

WHEREAS, 211 helpline and crisis line continues to be that beacon of hope providing life-saving crisis support and guidance when people are overwhelmed and don't know where to turn. During these challenging times that include pandemic impact and economic instability and recent hurricanes, 211's caring and highly trained staff have been the frontline responders 24/7 through it all; and

WHEREAS, people of all ages and walks of life are reaching out for their growing struggles with mental & emotional health, addiction, housing, health, and other concerns, 211 staff listen to each and every person to provide available resource options and to help them strategize and problem solve; and

WHEREAS, 211 also has specialized advocacy and support programs for the community that include Caregiver Support, Help Me Grow and 211's lifesaving "Sunshine" daily phone calls which continue to brighten the lives of isolated seniors and caregivers; and

WHEREAS, 211 also responds to the 988 Lifeline number and support lines that include First Responders and MYFLVET for veterans with peer-to-peer support providing assistance to these specialized groups and their families.

NOW, THEREFORE, I, TROY MCDONALD, Mayor for the City of Stuart, do hereby proclaim February 2023 as:

211 AWARENESS MONTH

in the City of Stuart, Florida and urge all citizens to be aware that if they are overwhelmed and in crisis or just need to talk…211 is available any time of day or night. 211 staff can also provide referrals for Mental Health Counseling, Substance Abuse, Health Care, Employment, Food Assistance, Day Care, Support Groups, Volunteering, VITA free income tax preparation and so much more.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 13th day of February, 2023.

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Ryanne Cavo

Title of Item:
VIETNAM WAR VETERANS DAY - MARCH 29, 2023

Summary Explanation/Background Information on Agenda Request:
We will always honor the legacy of our Vietnam veterans who served, were wounded, or lost their lives in battle and can never repay our debt of gratitude for the courage they demonstrated.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Vietnam Veterans Day 3.29.23

PROCLAMATION
VIETNAM WAR VETERANS DAY
MARCH 29, 2023

WHEREAS, Vietnam War Veterans Day recognizes veterans who served in the U.S. military during the Vietnam War. The Vietnam War Veterans Act of 2017 was signed on March 28, 2017 to officially recognize March 29th as National Vietnam War Veterans Day; and

WHEREAS, additionally in 2012, our Nation launched a 13-year long commemoration – beginning May 28, 2012 and ending November 11, 2025 of the 50th anniversary of the Vietnam War to ensure that every veteran, family, caregiver, and survivor impacted by the difficult years in Vietnam feels our Nation's gratitude for their sacrifice; and

WHEREAS, more than 3 million men and women served in the Vietnam War with more than 58,000 making the ultimate sacrifice; more than 304,000 were wounded and more than 1,500 are still missing in action; and

WHEREAS, throughout this Commemoration, let us remember that it is never too late to pay tribute to the men and women who answered the call of duty with courage and valor. Every generation of the Vietnam generation should know that their sacrifices mattered, and their service made a difference; and

WHEREAS, we will always honor the legacy of our Vietnam veterans who served, were wounded, or lost their lives in battle and can never repay our debt of gratitude for the courage they demonstrated.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida do hereby recognize March 29, 2023 as Vietnam War Veterans Day, as well as our continued Commemoration of the 50th Anniversary of the Vietnam War, to honor the heroism of those who sacrificed their lives to procure the blessings of liberty and freedom.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Stuart, Florida to be affixed this 13th day of February, 2023.

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Ryanne Cavo

Title of Item:
HONORING THE LIFE OF ALICE LOUISE (KERSHAW) LUCKHARDT

Summary Explanation/Background Information on Agenda Request:
Alice's contributions to the City of Stuart over the years are invaluable and have assisted in preserving the City's rich history, providing facts about our local area, and implementing various historical items and tools so others have the opportunity to learn.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Honoring Alice Luckhardt

PROCLAMATION

HONORING the Life of
ALICE LOUISE (KERSHAW) LUCKHARDT
February 28, 1950 to December 4, 2022

WHEREAS, Alice's extraordinary accomplishments through the years were many and varied. She was a teacher, historian, author, genealogist, storyteller, researcher, lecturer, board member, committee member, coordinator, writer, contributor, preservationist, honoree, friend, mentor, sister-in-law, aunt, cousin, dog mom, but most importantly a loving and dedicated wife to her husband, Greg for 39 years; and

WHEREAS, Alice's contributions to the City of Stuart over the years are invaluable and have assisted in preserving the City's rich history, providing facts about our local area, and implementing various historical items and tools so others have the opportunity to learn; and

WHEREAS, Alice researched & organized 200 vintage photos, which depicted the history of Stuart. Alice and Greg researched & wrote a weekly series of "Historical Vignettes" for the local newspaper, which with that and other acknowledged accomplishments were selected Preservationists of the Year in 2013. Alice was instrumental in the creation of the 7-foot historical "sailfish" markers throughout the City; and

WHEREAS, Alice was the historical coordinator for the "Century in Review" a program at the Lyric Theatre which marked the 100th Anniversary of the City of Stuart. She also researched and proposed naming the gazebo in downtown Stuart for Fergie Ferguson, a war hero and accomplished athlete. She also provided information about local fallen soldiers, one of which is selected each year to be honored with a plaque at Memorial Park; and

WHEREAS, Alice participated in the writing and filming of "American Lawmen" by providing her extensive research of the Ashley Gang. She has assisted and researched information for those buried with no available record locally. Alice was involved with Emancipation Day history and provided research to the City Commission in order to preserve historic landmarks; and

WHEREAS, Alice was a member of the Stuart Heritage Museum, Martin County Historical Society, Martin County Genealogical Society, International Society of Family History Writers and Editors, Carroll County, MD Genealogical Society, as well as the Halpatiokee Chapter of the Stuart Daughters of the American Revolution, which along with the National DAR awarded Alice the "Women in American History" award in 2016 for historical research, one of only ten in the nation selected that year and the first in Martin County; and

WHEREAS, through the years, Alice often assisted members of the community in answering genealogical or historically related questions, always dedicated and enthusiastic in preserving the region's little-known facts and interesting stories.

NOW THEREFORE, I, Troy McDonald, Mayor of the City of Stuart, Florida do hereby offer this Proclamation honoring the life and legacy of:

ALICE LOUISE (KERSHAW) LUCKHARDT

in the City of Stuart, Florida, and I invite all citizens to acknowledge all of the amazing historical and preservation contributions that Alice Luckhardt has made to the City and the surrounding areas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 13th day of February, 2023.

ATTEST:

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Karen Chambers-Cuffy

Title of Item:
FEBRUARY 2023 SERVICE AWARD - FEBRUARY 2023

Summary Explanation/Background Information on Agenda Request:
Michael Rice - Police - 20 years

Funding Source:
General Fund

Recommended Action:
Present Award

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Mary Kindel

Title of Item:
APPROVAL OF 01/17/2023 SCM - FORM BASED CODE AND 01/23/2023 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 01/17/2023 SCM - (SPECIAL MEETING REGARDING FORM BASED CODE) AND 01/23/2023 CCM MINUTES (RC)

Funding Source:
N/A

Recommended Action:
Approve Minutes

ATTACHMENTS:
1. 01172023 SCM Form Based Code Agenda Minutes
2. 01232023 CCM Minutes

MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
FORM BASED CODE
JANUARY 17, 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

4:01 PM

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

*** Clerk's Note - City Attorney Mike Mortell was present via ZOOM

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Mayor McDonald

- Commented that he is happy with the Florida Cabinet ruling in favor of the City. He stated that the City did follow the rules and thanked City Attorney Mike Mortell and all the staff who worked hard.

Commissioner Clarke

- Echoes the Mayor's words.
- Requested the status on the legal cases in the City and an update on the Rudges situation
- Stated it was a great Martin Luther King weekend and spoke briefly about the shooting

in the MLK Parade in Ft Pierce.

Vice Mayor Bruner

- Commented on how nice the MLK parade was.
- Stated she was happy to hear the ruling from our Governor about the Costco case and said the Commission did nothing wrong in voting how they did.

COMMENTS BY CITY MANAGER

City Manager David Dyess

- Confirmed with Paul Sandstrom, Information Specialist Tech, if the City Attorney was on ZOOM as a participant in the meeting.

APPROVAL OF AGENDA

4:09 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1.) Helen McBride - Flamingo Ave; Commented on the recent public comments that are coming from residents outside the City and wonders if residents should be made to state whether they live inside or outside the City. She stated that she is concerned that people are chipping away at our constitution. She also stated that she wants to know how Commissioners can record the public up from the dais due to a video that was made by a Commissioner.

City Manager responded by stating that the cameras in the room are for recording the meeting.

Commissioner Clarke spoke about a book by Diane Feeney, Politics of Place.

Commissioner Rich commented that perhaps we can put a notice or disclaimer on the agenda or in the civility notes notifying citizens that they are being recorded.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

1. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2500-2023; 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 "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93

ACRES OF LAND; “MULTI-FAMILY” TO “EAST STUART” FOR 4.50 ACRES OF LAND; “PUBLIC” TO “EAST STUART” FOR .53 ACRES OF LAND; AND “EAST STUART” TO “PUBLIC” FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT “A” ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented a brief introduction of the East Stuart Neighborhood Small-Scale Future Land Use Maps Amendment and read Ordinance No. 2500-2023 for the record.

City Attorney, Mike Mortell, reported via ZOOM, that Commissioners are to be sworn in on all Future Land Use items.

4:28 PM Mary Kindel, City Clerk, swore in (2) people Pinal Gandhi-Savdas and Jessica Seymour, Treasure Coast Regional Planning.

Ms. Seymour presented the existing and proposed future land use map.

4:34 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.

2. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP TO ASSIGN “EAST STUART NEIGHBORHOOD” ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the East Stuart Neighborhood Zoning Map Amendment updates to Ordinance No. 2499-2023 and reviewed with the Commission the changes made since the Local Planning Agency (LPA) Meeting, which included a demonstration of the color coded map, showing the code updated in removing the commercial component, which provides more flexibility and single-family homes in the area, thoroughfare types, density, and timeline.

Ms. Seymour listed top 3 takeaways:
1. Allowing residential on BMU
2. Reflecting lot sizes and historic building in setbacks
3. Additional opportunities for community input.

Commissioners had discussions and asked Ms. Seymour questions about the below:
- Sidewalks
- Code Updates
- Dwelling Units
- Historic Preservation

- Building Types
- Neighborhood Open Space
- Stemwalls

PUBLIC COMMENT:
1. Frank McChrystal - Stated that he hopes that the accessory dwelling unit rule will be used throughout the City and not just East Stuart.
2. Jimmy Smith - SE Apache Ave; Thanked the Commission for what they're doing and caring for the historic community, stated that East Stuart is a special community.
3. Joseph Cooper - 9th St; Stated that it was important to create an overlay for East Stuart and thanked the Commission for doing this.

5:50 PM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

* Clerks Note - Attorney Mortell physically arrived to the meeting at 5:55 PM.

3. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:57 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

4. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2502-2023; 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 DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour continued with her presentation on Ordinance No. 2502-2023 on the Creek District, Small-Scale Future Land Use Amendment with a proposed map, reviewing the

details and recommended action.

Commissioner Collins asked if we were creating 3 new sub-districts, in which Ms. Seymour answered it was creating 3 new zoning designations.

6:01 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.

5. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented briefly on the proposed land development regulations, comments from LPA and CRB, proposed regulating plan, proposed development standards, uses, density, proposed frontage types, existing and proposed parking standards, proposed thoroughfare plan, proposed low impact development standards, and neighborhood open space.

Commissioners are in consensus about changing the language that refers to the subdistrict for second reading of items.

Commissioners had a discussion about formula retail and corporate advertising, and would like to have staff come back with more information and review the language.

Commissioners continued discussion with Ms. Seymour about the Ordinance and The Creek District.

6:51 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

6. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6:51 PM MOTION: Approve with conditions, staff bringing back changes: square footage on formula business, footnote regarding percentage of subdistrict in Creek District, and compliance based.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

DISCUSSION AND DELIBERATION

The City Attorney commented that the governor's attorney is giving the order to be signed at the Cabinet Meeting in March. Attorney Mortell gave a brief synopsis of what happened during the Cabinet Hearing.

ADJOURNMENT

6:59 PM

Mary R. Kindel, City Clerk **Troy McDonald, Mayor**

Minutes to be approved at the Regular Commission Meeting this 13th day of February, 2023.

MINUTES
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

ROLL CALL

6:12 PM

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Requested to move Item #6 up on the agenda as most of the public in attendance plan speak on that item.

Mayor McDonald noted it would be moved just after the approval of the Consent Calendar and there was consensus among the Commission.

Commissioner Clarke

- Announced her attendance at the Treasure Coast Regional Planning Council Meeting and will share information that they have done on Form Based Code.
- Reported on the MLK Day event on the 16th, complimented Nina Dooley and AACES for what they do to educate and unify the community.
- Commented on the presentation on Guy David Park given at the Joint Meeting held today and hopes the Commission will move forward with the East Stuart Advisory

Committee and have that on a future agenda.
- Commented on the request from the City Attorney for an update on Stuart lawsuits, specifically the Rudge and Taylor properties and the City's position.

Mayor McDonald

- Commented on the meeting held at the 10th Street Community Center on Guy Davis Park and per the Joint Meeting today, is happy the plan is moving forward.

COMMENTS BY CITY MANAGER

City Manager David Dyess:

- Commented that a lawsuites update will be scheduled for the next meeting.
- Provided a brief update on the MPO stating he sent out an email to Commissioners related to three alternatives for construction of US1 and Joan Jefferson and traffic coming into downtown. Alternative 1 with modifications was selected by the Commission, the MPO has 2 minor modifications and is inquiring whether the City would support them. Modification 1. paint bike lane sharrows on A1A and 2. on St. Lucie Circle, add a metered light to stop some of the south traffic coming from US1.

APPROVAL OF AGENDA

6:21 PM MOTION: Approve with moving Item #6 just after the Consent Calendar.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1. Margaret Bromfield - Thanked the Commissioners for the work done in East Stuart and read a excert from the Bilble.
2. Michelle Smith - Kanner Hwy.; Commented to offer her volunteer services as a veteran as recently moved from NJ.
3. Caryn Hall Yost-Rudge - Palm City Rd.; Provided 5 handouts, one for each Commissioner.

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, FORIDA 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 APROVE 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

6:31 PM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

Item #6 was heard after the Consent Calendar as requested by Commissioner Collins during Commissioner Comments.

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.

City Attorney Mortell read the Ordinance title for the record and announced that Item #6 included a Resolution adopting policy regarding invocation at the opening of its meetings. This is a text amendment to the Code of Ordinances and is not a quasi-judicial, but a legislative matter of the Commission.

Mayor McDonald noted that he feels there has been some miscommunication in that the City would be removing prayer from it's meetings and clarified that is not the case. A moment of silence has been used and prayer has been requested to be added. Therefore, they would not be removing it from the meetings.

Commissioner Collins made a motion and Vice Mayor Bruner seconded it.

Commissioners commented and held a brief discussion on whether the invocation should be left up to the acting Mayor, the decision, and whether it would create a lack of civility and decorum would be affected.

PUBLIC COMMENT:

1. Pastor Darrell Orman - Palm City; Read a prayer and stated this is a Christian nation and that prayer is not imposing on people; in favor.
2. Sharon McMahon Mitchell - Sewalls Point Rd., Stuart; Comes from long line of Stuart family residents and Christians, commented on the businesses her family owned(s) in the community, in favor.
3. Mike Sonnevelatt - Port St. Luclie; is a Pastor and commented on the Pledge of Allegiance, under God, social contract and at the end of the day, we are all a community, as representatives of the people, unless unconstitutional, it's the Commissioners job to vote as the passionate people who have taken the time to come to express themselves, in favor.
4. Todd Mozingo - Fairway W., Stuart; Commented on the process by which elected, note that the majority who have shown up are in favor of prayer at the beginning of meetings, stop trying to make decisions by not offending the minority, in favor.
5. Jan Mozingo - Fairway W., Stuart; Pary for all and is offended and by comments that they were hurtful, in favor.
6. Bessy Mariner - Jensen Beach; Commented that she practiced various religions and feels prayer has had positive effects on our community, ie hurricanes., etc. in favor. 7. Sherry S. Way. - Ocean Blvd., Stuart; Commented in favor of the skate park at Guy Davis but is here in favor of prayer.
8.) Olga Abbadie - Sailfish Lane, Stuart; Said a prayer, encouraged the Commissioners to be in sync with the creator of the universe, in favor.
9.) James Brocious - Madison Ave., Stuart; Stated prayers are not to force anybody to do anything, in favor.
10.) Bill Smithson - Hobe Sound; Stated Commissioner Collins was defiant and arrogant for praying during his comments; opposed.
11.) JoAnne Gillespie - Port St. Lucie; Humanist of the Treasure Coast, recommended not invocation, opposed.
12. Joseph Beck - Port St. Lucie; Commented that it is a difficult decision, stated if it ain't broke, don't fix it, opposed.
13. Jenny Starts - Hobe Sound; said a prayer, in favor.
14. Mary Hutchensen - St. Lucie Crescent, Stuart; Commented in favor of keeping the moment of silence and not having prayer at the meetings, opposed.
15. Jackie Vitale - Seminole St., Stuart; Feels the City should move onto other issues but

will vote their conscious on this issue.
16. Rene Borje - Palm City; Commented in favor of the Invocation Policy, in favor.
17. Amber D'Angelo - Palm City; Commented in favor of prayer and apologized to Commissioner Rich on behalf of others for negative comments, in favor.
18. Susan Ruiz - Winnachee Dr., Stuart; Came back to the Christianity at 51 years old and if it wasn't for God she wouldn't be here, in favor.
19. Amymarie Mahery - Belgrave Terr., Stuart; was an agnostic drug dealer in Alabama and now is Christian and at peace, commented that the Commission should not be concerned with offending people, in favor.
21. Ann Limjoco - Belgrave Terr., Stuart; Comented with her thoughts as to not understanding why some are offended and why some feel God should not be included in a public meeting, in favor.
20. Elizabeth Crane - Burnett Ave., Stuart; Commented that she was raised to believe the Theory of Evolution, saw prayer removed from schools and knows the effects, believes we come from The Creator, our complexities did not just happen, asking the Commission not to believe but to appeal and honor, in favor.
21. Natalie Evans - SE Ocean, Stuart; Stated her gathered statistics of the public in favor and opposed to prayer at meetings, in favor.
22. Rick Evans - SE Ocean, Stuart; Pastor and in favor of prayer.
23. Blaine Albright - Pitts Terr, Stuart; Is a Pastor, prays for the Commission and commented that a yes vote will not be a religious action but a corrective action to the prayer being taken away at some time in the past, hope the Commissioners do not feel personally attacked, in favor.
24. Michael Detrilizzi - Palm City; Brought prayer back to the County Commission back in 2012 and the School Board, shared personal story and the effect of prayer in his life, in favor.
25. Amy Prittchett - Horseshoe Pt. Rd., Stuart; Commented that she has been called out for her faith but she knows God loves all, in favor.
26. Jonathan McClain - Jensen Beach; Pastor, commented that it is possible that many negative comments did not come from the true Body of Christ, reminded them that there are many wolves in sheep clothing. Quoted Thomas Jefferson, in favor.
27. Drew Reichmen - Martin Ave., Stuart; Commented that he is atheist and feels that these meetings are for government business only, opposed.
27. Brandon Cooper - Flamingo Ave., Stuart; Apologized for those who offended others with harsh comments, sees God in everyday life, in favor.
29. Dr. Julie Bjornson - Riverboat Dr., Stuart, Commented on Bible prophesy, the non-human agenda and feels we should all pray as evil is coming, in favor.
30. Christi Fuller - Riverside Dr., Stuart, Commented on the separation of Church and State and did research, noted it was created not to take God out of government but to protect the churches from governmental control. It was the basis of our Country's founding, in favor.
31. Carla Harp - St. Lucie Blvd., Stuart; Commented on the similarities because of prayer between Presidents Obama and Trump and others before them and does not understand why the Commissioner feel they are above that, in favor.
32. Lorrie Giobbi - Ocean Blvd., Stuart; Questioned do we really feel a little prayer before the meeting would hurt? In favor.
33. Gail Goldy - 12th Terr., Stuart; Commented that all residents, though may not be City residents, comments should be taken into consideration as they took the time to come here; in favor.
34. Nathan Joiner - 96th Street, Stuart; Commented about the comments about

government building and that prayer doesn't belong here, but feels prayer should be in a public place or anywhere, as a community leader, you represent the public, in favor.
35. Frank McChrystal - Stuart; Said a brief prayer and commented that the County made it simple, in favor.
36. Althea Stoudemire - Diana Terr., Stuart; Commented that prayer is why she is here; comes and communicates with City Commissioners and staff and does not know their beliefs, we just show each other respect. After we pray, there are people out there in the community that need our actions, in favor.
37. Helen McBride - Flamingo Ave.; In the Pledge of Allegiance in high school, she did not say "Under God", it was added in 1974; prays but feels it is not needed in the public meeting, opposed.
38. Linda St. Jullian - ZOOM; Palm City; Commented that she hope they vote yes to simply pray a simple prayer for guidance, in favor.
39. Micha Hartowski - ZOOM; 5th St.; Said a prayer, commented that a moment of silence keeps people from judging each other, opposed.
40. Joe Hatrowski - ZOOM; 5th St.; Feels "if it ain't broke, don't fix it", noted that you do not have to pray publicly in order to pray, opposed.
41. Caryn Hall Yost-Rudge - ZOOM; Commented that the Commissioners are not in charge and prayer is a sign of humility, it's not the Commissioner's money, opposed.
42. Margerate Bromfield - ZOOM; Commented that she was walked through the community to pray for each other, prayer starts at home, in favor.

Commissioner Rich requested clarification from City Attorney Mortell on whether it was required for staff to remain in the room or could they leave while an invocation was being done. Commissioner Rich stated he would like to request the motion be amended to have the invocation ake no longer than 1 minute and that no one is asked to stand during the invocation.

Commissioner Clarke commented that the Ordinance and Resolution are to be approved separately. Her comments on the Resolution are as follows:

- There are two Section 3's, that is a typographical error that needs to be taken care of.
- Section 4, add the language, "Unless the scheduled invocation speaker fails to appear, add 'which will result in a moment of silence,' the invocation shall be voluntarily delivered...

Commissioner Bruner commented that she plans to vote with her heart and conscience.

Commission discussion included the City's legal positions, sitting vs. standing, a time limit, etc.

6:35 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
VOTE: Motion passed 3/2. 8:57 PM
YES: Clarke, Bruner, Collins
NO: McDonald, Rich

Resolution No. 07-2023

Commissioner Clarke commented on Commissioner Rich's requests for the amendments to the Resolution and made a motion.

PUBLIC COMMENT:

1. Jenny Start - Thanked the Commission.
2. Volunteered to give the invocation on regular basis.
3. Bill Smithson - not opposed to the

Mayor McDonald commented on a sermon at the church he attended, spent more time talking with others, about and thinking about prayer.

8:59 PM MOTION: Approve, renumbering the Sections because 3 is doubled up due to a scriveners error and in Section 4, add the language, "Unless the scheduled invocation speaker fails to appear, add 'which will result in a moment of silence,' the invocation shall be voluntarily delivered...
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
VOTE: Motion passed 4/1. 9:05 PM
YES: McDonald, Collins, Bruner, Clarke
NO: Rich

**** 9:06 PM Recess**
**** 9:11 PM Reconveened**

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.

9:12 PM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

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.

Attorney Mortell read the title of Ordinances 2486-~~2022~~2023 and 2487-~~2022~~2023, request to be continued to February 13, 2023 CCM.

9:14 PM MOTION: Approve both Items #7 & 8 with a motion to continue to a date certain of February 13, 2023 Commission Meeting.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

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

9:14 PM

Mary R. Kindel, City Clerk **Troy McDonald, Mayor**

Minutes to be approved at the Regular Commission Meeting this 13th day of February, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Vince Felicione

Title of Item:
ADOPTING NEW FEE SCHEDULE OF THE INTERLOCAL AGREEMENT WITH COUNTY FOR FIRE RESCUE (RC):

RESOLUTION No. 12-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO ADOPT THE NEW FEE SCHEDULE WITHIN THE LETTER OF UNDERSTANDING OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
On October 15, 2021, the City of Stuart and Martin County entered into an Interlocal Agreement for Fire Suppression and Emergency Medical Services to provide automatic and mutual aid assistance within Martin County, and its contracted areas, and the City of Stuart, and its contracted areas. The fee schedule for stated services is updated for 2023 and attached herein.

Funding Source:
General Fund Fire Rescue 201.549

Recommended Action:
Approval of Resolution 12-2023

ATTACHMENTS:
1. R12-2023 Resolution Interlocal Fire_Rescue
2. 2023 LOU Fee Schedule Martin and Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 12-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO ADOPT THE NEW FEE SCHEDULE WITHIN THE LETTER OF UNDERSTANDING OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to the Florida Interlocal Cooperation Act of 1969, the County and the City have the power and authority to enter into an interlocal agreement for the purposes of delineating policies, procedures, and actions with respect to Fire Suppression and Emergency Medical Services; and

WHEREAS, the City and the County each provide Fire Suppression and Emergency Medical Services within their respective jurisdictional boundaries; and

WHEREAS, the County provides the 911 Communications Center for Fire Suppression and Emergency Services for the City's Fire Rescue Department; and

WHEREAS, both parties recognize the fiscal and health/safety value of providing mutual and automatic aid and cooperation to their respective jurisdictions; and

WHEREAS, the parties agree that continuation of automatic aid and mutual aid for Fire Suppression and Emergency Medical Services is beneficial to both parties and ensures the safety of the public is paramount; and

WHEREAS, Special Operations, Dispatch, Haz-Mat, and Aeromedical transport services are provided throughout Martin County by Martin County Fire Rescue, including municipalities within its boundaries; and

WHEREAS, the parties agree that working together to provide a geographic distribution of calls and responding units based upon the municipal boundaries is beneficial for both entities providing for the overall public safety of our community; and

WHEREAS, Martin County and the City of Stuart entered into an Interlocal Agreement (ILA) for Fire Suppression and Emergency Medical Services on October 15, 2021 to provide automatic and mutual aid assistance within Martin County, and its contracted areas, and the City of Stuart, and its contracted areas.

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

SECTION 1: The City Manager is hereby authorized to adopt the new fee schedule located within the Letter of Understanding of the Interlocal Agreement (ILA) between the City of Stuart and Martin County for Fire Suppression and Emergency Medical Services.

SECTION 2: This resolution shall take effect on adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
CHRISTOPHER COLLINS, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this __ day of _____.

ATTEST:

_____
MARY R. KINDEL, CMC
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Letter of Understanding for
Interlocal Agreement for Fire Suppression and Emergency Medical Services

Martin County and the City of Stuart entered into an Interlocal Agreement for Fire Suppression and Emergency Medical Services (ILA) on October 15, 2021 to provide automatic and mutual aid assistance within Martin County, and its contracted areas, and the City of Stuart, and its contracted areas.

Dispatching

Martin County provides the 911 Communications Center (Dispatch) for both Martin County Fire Rescue (MCFR) and City of Stuart Fire Rescue (SFR). Dispatch's Computer Assisted Dispatch (CAD) system utilizes Emergency Medical and Emergency Fire Dispatching for call prioritization, classification, unit assignments and prearrival instructions for 911 calls. Martin County will continue to use a recognized system for classifying calls and assigning units. Both parties agree to maintain department-specific response criteria (CAD determinants) for the system's call types, allowing Dispatch to properly select which units are needed for their respective jurisdictions. The response criteria will be updated as needed to keep the CAD current. Prior to any changes to a department's response criteria (CAD determinants), 14 days written notice of the proposed change must be provided to the Fire Chief of the other department, during which time billing will be based on the determinant existing prior to the notice.

Jurisdictions

The Primary Response Areas for MCFR and SFR for the provision of Fire Suppression and Emergency Medical Services are designated in the Primary Response Jurisdictions Map, attached as Exhibit 1. Periodically, based upon historical response time data and changes in resources, the Primary Response Jurisdiction shall be reviewed and modified as needed. It is the desire of both parties to have the Primary Response Jurisdiction be reflective of the geopolitical boundaries (jurisdiction) and contracted boundaries of each entity. Roadway jurisdiction is determined by having annexation on both sides of the roadway before it becomes the jurisdiction of the municipality.

Special Operations/Hazmat and Aeromedical transport services are provided by MCFR throughout the County, including municipalities within its boundaries.

For the purposes of fire investigations and inspections, the geopolitical boundaries are to be observed for purposes of law enforcement actions and authority having jurisdiction (AHJ) responsibilities.

Fees & Billing

The parties mutually agree to the 2023 Fee Schedule attached as Exhibit 2, which will take effect on January 1, 2023. The parties agree that each department will invoice the other department quarterly for automatic and mutual aid rendered under this Agreement in accordance with the Fee

Schedule. The parties will reconcile the responses and invoice based on either the daily CAD reports and printout for each incident or fire incident reporting (NFIRS), which must be attached to each invoice. Invoices must be submitted within 15 days of the end of each quarter based on a calendar year. Within 15 days of receipt, the Fire Chiefs shall reconcile the invoices and mutually determine the net amount due based upon the invoices and the Department responsible for payment shall have forty-five (45) days after receipt to remit payment.

This Letter of Understanding is agreed upon by the parties through their duly authorized representatives this ____ day of _____, 2023.

CITY OF STUART	MARTIN COUNTY, FLORIDA
By: _____	By: _____
David Dyess	Don G. Donaldson, P.E.
City Manager	County Administrator
_____	_____
Vincent Felicione	Chad Michael Cianciulli
Fire Chief	Fire Chief
City of Stuart Fire Rescue	Martin County Fire Rescue

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Martin County Fire Rescue/City of Stuart
Automatic and Mutual Aid Fee Schedule

1. **Apparatus Fees.**
    a. Medical Calls (including motor vehicle accidents) requiring response of no more than 2 apparatuses (from the giving agency) under the same run number will be charged $837.50 per call for up to two hours of use.
    b. Any call type, except Medical Calls, requiring a response will be charged $837.50 per apparatus for up to two hours of use.
    c. After the initial two hours of use for calls described in a and b above, an additional fee of $837.50 per apparatus will be assessed for each additional two-hour time frame of use.

2. **Martin County Fire Rescue Special Response Team and Hazardous Material Response Team Calls.**
    a. No charge for team response *(including any apparatus that is used to transport team members – i.e. Rescue, engines, etc.).*
    b. Per Unit Fee pricing (paragraphs 2(a) through (f)) will apply for additional apparatus requested that is not part of the Special Response Team or the Hazardous Material Response Team *(i.e. additional engine, rescue for patient care, etc.).*
    c. County units that are not operationally engaged *(i.e. first engine on scene with all the hose on the ground)* will be replaced as City units become available for any incidents that are 30 minutes or more in duration.

3. **Echo Medical Calls.**
    a. Closest unit response regardless of jurisdiction using the Unit Locator (GPS)
    b. No fee will be applied to either agency
    c. It is recognized that an "echo" call is the highest priority call usually related to a person not breathing. Below is a list of mutually agreed upon echo calls:

Agreed Echo Calls	
699-02	Allergies
699-06MC / 699-02SFR	Breathing Problems
699-07	Burns / Explosions
699-09	Cardiac Arrest
699-11	Choking
699-14	Drowning
699-15	Electrocution
699-31	Unconscious
699-67	Outside Fire (person on fire)

4. **First Due Suite.** On or before October 1st of each year, the City will pay the County $6,000 annually for utilization of the County's pre-fire planning software program First Due Suite.

5. **Miscellaneous.**
    a. Units dispatched in error will not result in a fee.
    b. If a mutual or automatic aid unit is cancelled within 3 minutes of the dispatch time, there will be no fee applied.
    c. There will be no additional charge for responding Battalion Chiefs, EMS Captains or Administrative Chiefs.
    d. Units will be dispatched based on the primary jurisdiction's determinants provided however, the responding department will follow its own policies, procedures, and operational standards for call response.

MARTIN COUNTY AND CITY OF STUART
PRIMARY RESPONSE JURISDICTIONS

Revised 08/30/2021

STATION 18
STATION 16
STATION 14
STATION 1
STATION 2
STATION 21
STATION 23
STATION 30

Text
Text

NW JENSEN BEACH BLV
NE JENSEN BEACH BLV
NW GOLDENROD RD
NW BRITT RD
NW PINE LAKE DR
NW FEDERAL HWY
NW BAKER RD
NE BAKER RD
NW WRIGHT BLV
NW FORK RD
NW DIXIE HWY
NE SKYLINE DR
NE PINEAPPLE AVE
NE CAUSEWAY BLV
NE INDIAN RIVER DR
NE OCEAN BLV
NE DIXIE HWY
NE PALMER ST
N SEWALL'S POINT RD
SE OCEAN BLV
SW DIXIE HWY
SW FEDERAL HWY
S COLORADO AVE
SE OCEAN A1A BLV
SE CUTOFF RD
SE PALM BEACH RD
SW PALM CITY RD
SW MAPP RD
SW MURPHY RD
SW MATHESON AVE
SW MONTEREY RD
SE MONTEREY RD
SW MARTIN DOWNS BLV
SW MARTIN HWY
SE WILLOUGHBY BLV
SE INDIAN ST
SE COMMERCE AVE
SE MARKET PL
SE FEDERAL HWY
SE ST LUCIE BLV
SE JEFFERSON ST
SE HORSESHOE POINT RD
SE ANCHORAGE
SE SALERNO RD
SE EBBTIDE AVE
SE JACKAVE
SE COVE RD
SE DIXIE HWY
SE POMEROY ST
S KANNER HWY

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Created By: Bob Harding
Plot Date: 07/28/21

Disclaimer

"This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY 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 COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. This is not a survey."

Fire Station

- Martin County (MCFR)
- City of Stuart (COS)

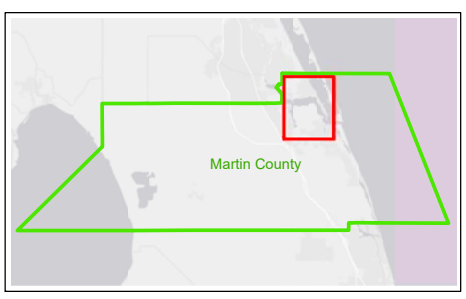
Municipal Boundaries

- Sewall's Point
- City of Stuart

Primary Response Jurisdiction

- County
- City of Stuart

0 0.5 1 2
Miles



CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Louis Boglioli

Title of Item:
BUDGET AMENDMENT #7 STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS PROJECT (RC):

RESOLUTION No. 15-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 7 TO THE 2022-2023 STORMWATER FUND BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE STYPMANN NEIGHBORHOOD DRAINAGE PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The 2022-2023 Year Budget of the Stormwater Fund of the City of Stuart, Florida, being Resolution No. 15-2023 of the City Commission of the City of Stuart, Florida, as amended, hereinafter the "Budget," is hereby further amended, as follows:

From:	Other Sources, Interfund Transfers	$70,900.00
To:	Stormwater Maintenance; Capital Outlay	$70,900.00

This is being funded by the CRA as part of the overall Stypmann neighborhood improvement project.

Funding Source:
Community Redevelopment Agency Operating Budget - Fiscal Year 2023

Recommended Action:
Adopt Resolution 15-2023

ATTACHMENTS:
1. R15-2023 BA #7 Stypmann Neighborhood Drainage Project Design and Engineering

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 15-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 7 TO THE 2022-2023 STORMWATER FUND BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE STYPMANN NEIGHBORHOOD DRAINAGE PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart has entered into a contract with Captec Engineering Inc. for the Stypmann Neighborhood Drainage Improvements project (Construction 178.23.2); and

WHEREAS, the project is to be funded by Community Redevelopment Agency funds; and

WHEREAS, the engineer's scope of service and project costs have been received and accepted, estimating the cost for Tasks 1 through 5, including engineering, survey, design, and permitting, as $70,900,

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

SECTION 1: The 2022-2023 Year Budget of the Stormwater Fund of the City of Stuart, Florida, being Resolution No. 15-2023 of the City Commission of the City of Stuart, Florida, as amended, hereinafter the "Budget," is hereby further amended, as follows:

From:	Other Sources, Interfund Transfers	$70,900.00
To:	Stormwater Maintenance; Capital Outlay	$70,900.00

SECTION 2: This resolution shall take effect on adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this 13th day of February, 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: 2/13/2023 **Prepared by:** Louis Boglioli

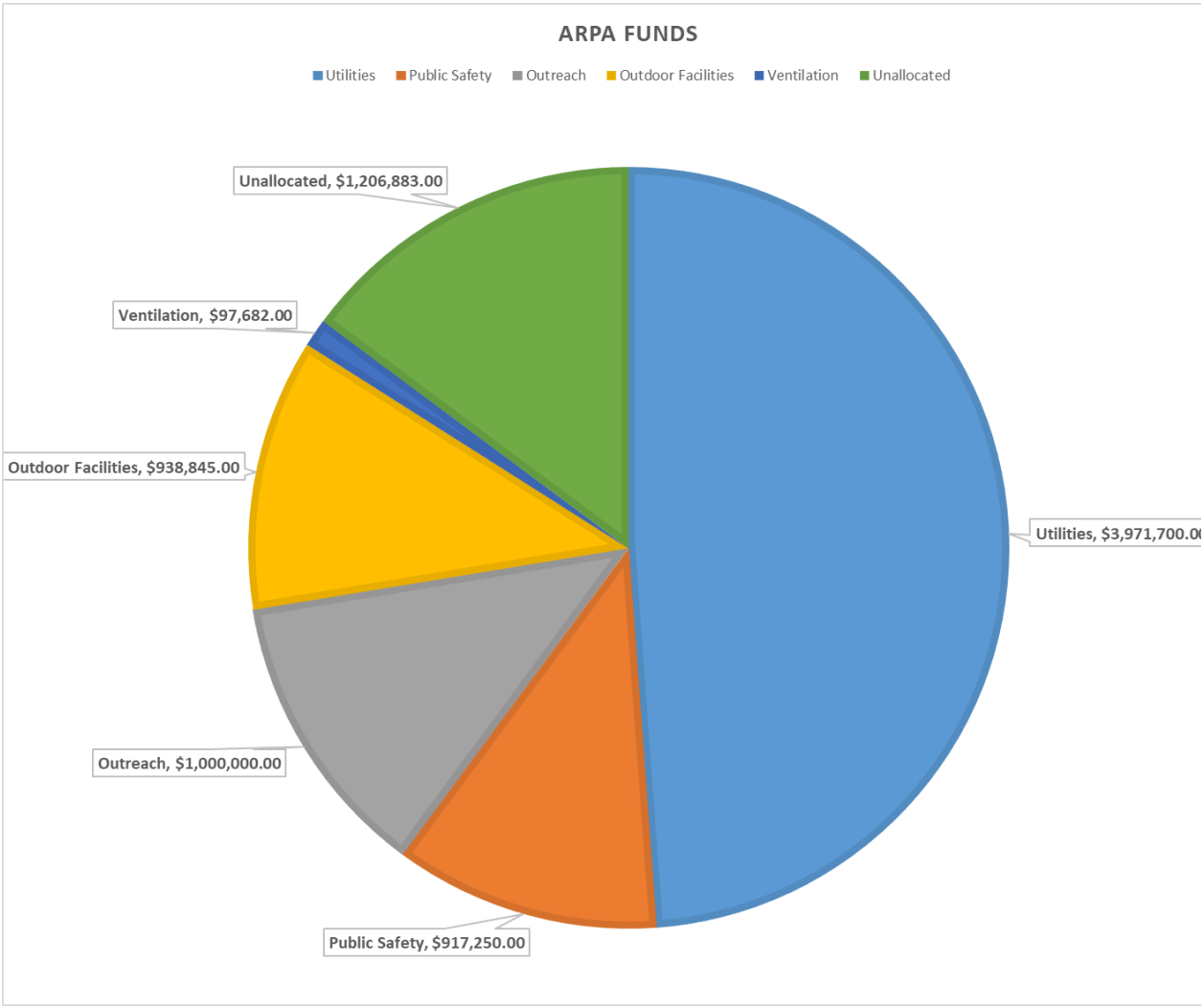
Title of Item:
ARPA SUPPORT REQUEST - SAFESPACE INC (RC):

RESOLUTION No. 10-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE AWARD OF A SUBRECIPIENT AGREEMENT TO SAFESPACE, INC. FOR SUPPORT OF RESPONSE TO DOMESTIC VIOLENCE AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED $500,000 THROUGH DECEMBER 31, 2024; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EXECUTE THIS TRANSACTION; APPROVING A SUPPELEMENTAL APPROPRIATION IN THE AMOUNT OF $500,000 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND TO RESPONSE TO DOMESTIC VIOLENCE/DOMESTIC VIOLENCE PREVENTION AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
ARPA SUPPORT REQUEST - Non-profit SafeSpace Inc, a Stuart-based organization, seeks City ARPA funding for domestic violence response/domestic violence prevention.

The city has set aside $1 million dollars of its ARPA funding for subrecipient grant requests for community efforts that meet the requirements of the ARPA rules. SafeSpace is the first application received and vetted by our grants manager and found to be an appropriate expenditure. The $500,000 amount is an internal cap that we set on the awards. The commission can award the maximum amount or any other amount below the maximum. If approved, there is a contract that covers the requirements and responsibilities of the subrecipient.

Current ARPA allocations (Budgeted/Unbudgeted):



Funding Source:
ARPA Funds

Recommended Action:
Discuss and determine if the board wishes to fund this request.

ATTACHMENTS:
1. R10-2023_BA#6 ARPA Funding - Nonprofit Support Request_SafeSpace
2. ARPA Eligibility Summary _Domestic Violence Response_1.19.2023
3. Application

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 10-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE AWARD OF A SUBRECIPIENT AGREEMENT TO SAFESPACE, INC. FOR SUPPORT OF RESPONSE TO DOMESTIC VIOLENCE AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED $500,000 THROUGH DECEMBER 31, 2024; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EXECUTE THIS TRANSACTION; APPROVING AN APPROPRIATION IN THE AMOUNT OF $500,000 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND TO RESPONSE TO DOMESTIC VIOLENCE/DOMESTIC VIOLENCE PREVENTION AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Section 9901 of the American Rescue Plan Act of 2021 (Pub. L. No. 117-2, §9901) added section 603(a) to the Social Security Act ("ARPA"), which created the Coronavirus Local Fiscal Recovery Fund for the purpose of providing funds to local governments in order to facilitate the ongoing recovery from the COVID-19 pandemic; and

WHEREAS, the State of Florida, Division of Emergency Management has received funds to disburse from the U.S. Department of Treasury that have been earmarked for non-entitlement units of local government, which includes the City of Stuart, Florida; and

WHEREAS, SafeSpace, Inc. has met the specifications and requirements of the City of Stuart's ARPA Nonprofit Support Application and vetting process; and

WHEREAS, Funding for this agreement is available in the amount of $500,000 from the unappropriated balance of the American Rescue Plan Act Fund.

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

SECTION 1: The award of a subrecipient agreement SafeSpace, Inc. for Response to Domestic Violence/Domestic Violence Prevention at a total contract amount not to exceed $500,000 through December 31, 2024, is hereby approved and the city manager is authorized to execute all contracts with the subrecipient.

SECTION 2: The 2022-2023 Year Budget of the General Fund of the City of Stuart, Florida, being Resolution No. 10-2023 of the City Commission of the City of Stuart, Florida, as amended, hereinafter the "Budget," is hereby further amended, as follows:

From:	ARPA (Rescue Plan) Fund	$500,000.00
To:	Aids To Organizations 001-58200-110	$500,000.00

SECTION 3: This resolution shall take effect on adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED 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

ARPA Eligibility Summary – 12/21/22

Project: Response to Domestic Violence Response/Prevention of Domestic Violence

Department: City Manager's Office

Review Date: 12/21/22

What this Project Proposes: Provide nonprofit support funding to SafeSpace for domestic violence response/ emergency shelter renovations aligned with Trauma Informed Care (TIC principles) for victims of domestic violence.

Observation: Yes. Domestic violence incidents have increased during the Covid-19 public health emergency. Final rule allows for Domestic Violence Response including trauma recovery (trauma informed care) as a best practice and comprehensive approach in all communities, particularly housing and educational services. Both of which SafeSpace provides.

Details:

What the ARPA *Final Rule* says - Source: Code of Federal Regulations (CFR) Title 31 – Subtitle A – Part 35 – Updated January 27, 2022:

(Page 4356) - Treasury has determined …the pandemic exacerbated the impact of domestic violence, sexual assault, and human trafficking; enumerated eligible uses like emergency housing assistance, cash assistance, or assistance with food, childcare, and other needs could be used to support survivors of domestic violence, sexual assault, or human trafficking who experienced public health or economic impacts due to the pandemic.

Treasury recognizes the importance of comprehensive approaches to challenges like violence. The final rule includes an enumerated eligible use for community violence intervention programs in all communities, not just the disproportionately impacted communities eligible under the interim final rule. Given the increased rate of violence during the pandemic, Treasury has determined that this enumerated eligible use is responsive to the impacts of the pandemic in all communities. The final rule incorporates guidance on specifically types of services eligible, including:

• Evidence-based practices like focused deterrence, street outreach, violence interrupters, and hospital-based violence intervention models, complete with wraparound services such as behavioral therapy, trauma recovery, job training, education, housing and relocation services, and financial assistance.

113 See FAQ 2.21. Coronavirus State and Local Fiscal Recovery Funds, Frequently Asked Questions, as of July 19, 2021; https:// home.treasury.gov/system/files/136/SLFRPFAQ.pdf

(Page 4364) Additionally, financial and material hardship are causal factors in the increase of new children entering the foster care system, whether through loss of a caregiver, domestic violence,149 or other associated costs of the pandemic. Therefore, support to decrease these hardships will support families and increase positive outcomes for youth and families that may otherwise become involved in the child welfare system. Treasury Response: In the final rule, Treasury is clarifying that services to foster youth, including those aging out of the system, and child welfare involved families may encompass a wide array of financial, educational, child development, or health supports, or other supports necessary, including supports for kinship care.

49Conrad-Hiebner, Aislinn, and Elizabeth Byram, The Temporal Impact of Economic Insecurity on Child Maltreatment: A Systematic Review. Trauma, Violence, & Abuse, vol. 21, no. 1, Jan. 2020, pp. 157–178, doi:10.1177/ 1524838018756122.

For additional information see eCFR :: 31 CFR Part 19 -- Pandemic Relief Programs

- End Summary

Application for Nonprofit ARPA Funds from the City of Stuart, Florida

1. Legal name of nonprofit as shown in Line 1 of Form W-9 or IRS Form 990:
SafeSpace, Inc.

2. Principal nonprofit address:
Street: 612 SE Dixie Hwy.
City: Stuart
State: FL
Zip: 34994

3. Mailing address if different than physical address:
N/A

4. EIN:
59-1983994

5. Year nonprofit Incorporated:
1979

6. Organization's Mission Statement as appears on IRS Form 990:
SafeSpace empowers the safety and well-being of adult victims of domestic violence and their children by providing intervention, prevention and advocacy services.

7. Organization's Website URL:
www.safespacefl.org

8. Executive Director or Authorized Signature Designee:
Last Name: Teresa
First Name: Albizu
Organization Role or Title: Chief Executive Officer
Phone: 772-485-2829
Email: talbizu@safespacefl.org

9. Project or Program Manager:
Last Name: Anderson-Brown
First Name: Charlotte
Organization Role or Title: Director of Operations
Phone: 772-285-8593
Email: canderson-brown@safespacefl.org

10. Name of program or project you are requesting funding for:
Creating SafeSpaces: Emergency Shelter for Victims of Domestic Violence

11. Impact area – choose only one:

- Assist low-income community members as designated by HUD (LMI) or living in Qualified Census Tracts.
- Programs with supportive housing and services for individuals experiencing homelessness.
- Programs serving community members earning less than 60% of the City's median income.
- **Creating safe and healthy communities.**
- Enhancing public safety.

12. Which population(s) will project/program be serving? Check all that apply:

- **Federal poverty level eligibility populations**
- **Individuals and families in Qualified Census Tracts (QCT)**
- The HUD National Housing Trust Fund
- The HUD Home Investment Partnerships Program (HOME)
- The HUD Section 202 Supportive Housing for the Elderly Program and Section 811 Supportive Housing for Persons with Disabilities Program
- **Children's Health Insurance Program (CHIP)**
- **The Low-Income Housing Tax Credit (administered by Treasury)**
- **Supplemental Nutrition Assistance Program (SNAP)**
- **Free and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs**
- **Medicaid**
- **Other**

If "Other," describe.
Domestic violence has no socio-economic boundaries. SafeSpace serves all of the above, and beyond.

13. Project or program description *(maximum 1,000 words):*

- What negative impact of the COVID-19 pandemic on Stuart citizens will be addressed?
- What specific services will be provided?
- How will Stuart citizens benefit from the services?
- Estimate how many Stuart citizens will benefit.
- Did the pandemic harm your organization economically? If so, indicate any reduction in services, layoffs/furloughs, financial loss/impact and other factors that might have impacted your organization and how the use of this funding will address the economic harm.
- Describe any ongoing challenges your organization is having due to the public health emergency.

SafeSpace is the only State-Certified Domestic Violence Center on the Treasure Coast. The pandemic caused an insidious rise in the incidence of domestic violence due to high levels of social isolation and stress. Research indicates that isolation and high stress are key factors

associated with intimate partner violence. Social isolation is one of the most common tactics employed by perpetrators. By isolating victims from friends, family and any outside contact, abusers can assert a higher level of coercive control over the victim's environment. Isolation can lead to the normalization of abuse and a cycle of violence that can feel impossible to escape.

According to the Florida Department of Law Enforcement (2020 - latest available data), domestic violence offenses on the Treasure Coast increased by 12% over 2019. However, this does not tell the whole story because only an average of 47% of domestic violence offenses are reported, and people were still isolating at home in 2020 and well into 2021. Through the emergency shelter, SafeSpace addresses the public health and economic impact of domestic violence, which was exacerbated by the pandemic. SafeSpace provides intervention, prevention and advocacy services to victims of domestic violence and their children. Residents of Stuart will benefit from the shelter by engaging in trauma-informed recovery, housing stability services and violence prevention programs.

Through accessible, culturally responsive and trauma-informed programming, SafeSpace addresses the dire need to reduce domestic violence and offer safety, support, information and a pathway to a future free from abuse for victims who have been disproportionately impacted by the pandemic. SafeSpace contributes to creating safe and healthy communities, and assists in addressing the acute and long-lasting traumatic effects of intimate partner violence, thereby enhancing public safety.

With this support, we will complete essential repairs at our 60-bed emergency shelter in the City of Stuart. The shelter incorporates trauma-informed recovery and addresses the challenges that adult victims and their children face in transitioning away from a life fraught with violence.

A trauma-informed approach to care acknowledges that emergency shelters, especially those servicing victims of intimate partner violence and their children, must have a complete picture of a client's life situation in order to provide effective services with a healing orientation. Adopting trauma-informed practices can improve participant engagement and adherence to services and outcomes, as well as provider and staff wellness. It can help reduce avoidable care and excess costs related to healthcare and social services within the City and County.

This facilities revitalization project will create a physical, social and emotionally responsive environment that actively avoids re-traumatization. It will include well-lit food preparation areas for the safe use of cooking equipment, furniture and soothing colors that exhort calm and tranquility, office and common areas that are welcoming and non-threatening and outdoor-area furniture and equipment that encourages socialization. The trauma-informed care and recovery environment will help participants to build resilience, skills and competencies that lead to higher levels of independence and self-efficacy as they transition and become active contributors to the well-being of our community.

Domestic violence is a severe social problem with devastating physical, psychological and economic consequences. It has a debilitating impact on the victim's safety and ability to achieve

goals, maintain employment, secure housing and earn financial stability. Victims are often forced to choose between staying in an abusive relationship or living in poverty - or becoming homeless with their children.

SafeSpace's founding principles of empowerment have grown to incorporate trauma-informed care and recovery practices. Research conducted by Moreland-Capuia. (2019) found that the majority of victims surveyed reported they felt safer, more hopeful and had more safety strategies accessible post-shelter, and reported a significant decrease in trauma-related symptoms. Paphitis et al. (2022) examined what contributed to women leaving their abusive relationships and found that for women experiencing moderate to severe violence, shelter and outreach services were significantly related to ending the relationship.

During FY21-22, SafeSpace provided 188 adult victims of intimate partner violence and their children from Martin County with emergency shelter services and non-residential outreach program services (a 19.7% increase over FY20-21, N=157). This included 117 residents of Stuart, representing 62% of all Martin County residents served. It is noteworthy that during the first quarter of FY22-23 (July 1-Sep 30, 2022), SafeSpace already served 75 Martin County residents (a 36.36% increase over the same prior-year first quarter, N=55). Among survivors of domestic violence, up to 99% suffer from financial abuse. An average of 70% of our program participants are low-income working adults. Thus, victims of intimate partner violence continue to be disproportionately impacted by the long-lasting effects of the pandemic.

The estimated annual cost of domestic violence in our area is $14,803,253, including law enforcement expenditures, health care, mental health and lost productivity to employers. These annual costs have a major impact on the economic development of our community.

Conservatively, we project that SafeSpace will see a 10% increase in people served from our area, totaling 207 residents (188 X .10 = 207). Based on our FY22-23 budget, it is estimated that SafeSpace will invest $1,142,745 servicing area residents.

Total projected operational costs for SafeSpace to deliver comprehensive programs and services on the Treasure Coast is $3.8M. The Federal Department of Justice and the State Department of Children and Families are projected to fund 42% of expenses, leaving 58%, or approx. $2.2M, that SafeSpace must raise through other sources such as this grant.

SafeSpace saves lives 24/7/365 through a 24-hour Crisis Hotline, emergency shelters, outreach programs, children's advocacy, teen violence prevention, Child Welfare Program (for cases where domestic violence and child abuse are co-occuring), InVEST (for those at risk for domestic violence homicide), IFP (Injunction for Protection) attorneys, economic justice and education, and rural migrant outreach. The Y.O.U.R. (Youth Outreach Understanding Relationships) Program is a school- and community-based violence prevention program in Martin County. It educates youth on how to establish and sustain healthy, non-violent relationships.

14. Detailed project or program timeline:
Since the residential emergency shelter operates 24/7/365, this project will require completion in phases.

Phase 1 focuses on the revitalization of the facilities on the south side of the property, including the children's group/educational room, toddlers' room, food preparation and storage areas, laundry facility and bedroom and bathroom areas. This phase is expected to be completed within 7 months of receipt of funding.

Phase 2 encompasses the same type of activities on the north side of the facility, which mirrors the use of space on the south side of the property but also includes the community/support group room. This phase is projected to be completed during a 7-month period.

Phase 3 involves the revitalization of outdoor areas, including the social/communal group patio area, children's play areas and surrounding exterior areas. This phase is projected to be completed within a 4-month period.

We estimate that the entire project will be completed in 18 months.

15. Performance management plan:
Dr. Teresa Albizu, CEO, will work in close consultation with the Director of Operations, Charlotte Anderson-Brown, to provide oversight of the project and monitor implementation timelines. Dr. Albizu will meet on a scheduled basis with the Agency project team members to discuss challenges, if any, and identify strategies to overcome them. Dr. Albizu, in consultation with the Director of Finance, Providence Piekara, also will maintain oversight of the ongoing expenditures associated with the project based on related reports and invoices.

Charlotte Anderson-Brown will be the project team leader as well as the direct point-of-contact for project-related questions. She also will be responsible for overseeing all project item selection and purchasing process. Ms. Anderson-Brown will provide oversight of staff project team members, to answer questions and assign necessary tasks related to the project. In consultation with Dr. Albizu and our Development Manager, Ms. Anderson-Brown will serve as the Martin County community liaison to share project details, photos and progress with community stakeholders and all Agency staff. This information also will be posted on our Agency's social media platforms.

Providence Piekara will monitor and track all expenditures associated with the project to ensure they are in alignment with the budgeted costs. On a monthly basis, Ms. Piekara will provide a comprehensive project expenditures report to Dr. Albizu.

Creating a trauma-informed recovery shelter in the City of Stuart ensures that victims and their children will have the opportunity to access a wide range of prevention and intervention services designed to meet their specific complex needs in a familiar, community-based setting. With each

individual, SafeSpace provides emergency shelter services for up to 8 weeks. However, we offer outreach advocacy services on a continuous basis.

All contracted services and personnel involved in the project will be licensed and insured, and abide by non-discrimination policies.

16. Describe proposed outcomes and performance measures that will be used.
Our primary definition of success, and the key goal of the project, is to enhance SafeSpace's emergency shelter as a trauma-informed recovery facility for victims of domestic violence in our area. The emergency shelter will serve as a life-saving resource for those who are experiencing intimate partner violence and turn to SafeSpace for help and safety. In order to accomplish this main goal, we must complete the revitalization of the Agency's owned facility in the City of Stuart. Expenditures will be tracked via spreadsheets maintained by Director of Finance Providence Piekara and reviewed by our CEO, Dr. Teresa Albizu. Director of Operations Charlotte Anderson-Brown will oversee the project's timeline and inspect progress made on a weekly basis.

Creating a trauma-informed care emergency shelter, coupled with outreach efforts, will enhance access by members of our community to shelter and program services, thereby enhancing public safety. Program participants will have the ability to engage in a variety of services that assist them to transition to an independent life free from violence.

Programs and services are monitored using a variety of metrics to track and identify the success of interventions, via both quantitative and qualitative measures. Quantitative measures include programmatic utilization rates that are tracked and measured via the SafeSpace computer-based Client Data Management System. Additionally, electronic files are maintained on each individual program participant that record the following: length of stay in shelter, completed safety plan(s), participation in educational and other programmatic activities, individualized goal(s) and demographic information.

Qualitative measures include feedback obtained by program participants as they transition out of shelter via an anonymous written program survey/assessment. This anonymous survey assesses outcomes associated with their shelter stay and is used by the Agency as a qualitative tool to improve services.

Focus groups and individual interviews also are conducted by the Agency's expert advocates to gather feedback and input from participants regarding: (a) their experience at SafeSpace; (b) satisfaction levels regarding specific program(s); (c) the impact of programs and services in increasing personal safety and feelings of empowerment; and (d) their recommendations for improving the delivery of services at the agency.

Please see the following references for the data we provided in our project description:

Moreland-Capuia. (2019). Training for Change Transforming Systems to be Trauma-Informed, Culturally Responsive, and Neuroscientifically Focused (1st ed. 2019.). Springer International Publishing. https://doi.org/10.1007/978-3-030-19208-2

Paphitis, Bentley, A., Asher, L., Osrin, D., & Oram, S. (2022). Improving the mental health of women intimate partner violence survivors: Findings from a realist review of psychosocial interventions. PloS One, 17(3), e0264845–e0264845. https://doi.org/10.1371/journal.pone.0264845

17. Total amount requested: $673,000

18. Additional funds and sources you are applying for from other sources, if any:
For this project, SafeSpace is not applying to any other governmental or institutional funders for assistance with this project.

Required Documentation Checklist:
The following documentation is required. Check each box to indicate you have complied with instructions:

X I have read the application instructions and will submit the following required documents with the completed application:

X Detailed project budget
X Most recent year's completed IRS 990 form
X Most recent year's audited financial statement/Balance Sheet
X Completed non-discrimination statement
X Procurement policy
X Conflict of Interest policy
X Statement of commitment to maintain project for a minimum of two (2) years within the City of Stuart

List of other sources of funding for the proposed project (if applicable) N/A

Signature of authorized representative:



Printed/typed name: Dr. Teresa Albizu
Title: Chief Executive Officer
Signature Date: 12/8/22
Phone: 772-485-2829
Email: talbizu@safespacefl.org

SafeSpace, Inc.

Martin County Emergency Shelter

City of Stuart ARPA Support Request: 12/05/2022

Period: Calendar Years 2023 and 2024

Project Title: **Creating SafeSpaces: Emergency Shelter for Victims of Domestic Violence**

PROJECT BUDGET

EXPENSES	ITEM	TOTAL COST
	Carpentry, Repairs, Flooring	$ 143,550.00
	Flooring & Painting	$ 125,750.00
	Plumbing, HVAC,Permits	$ 70,950.00
	Electrical, Specialties	$ 53,860.00
	Demo, Seal,General	$ 149,680.00
	Furnishings & Equipment	$ 129,210.00
	TOTAL PROJECT COST	**$ 673,000.00**

INCOME	SOURCE	AMOUNT
	City of Stuart ARPA Support	$ 673,000.00
	TOTAL POJECTED INCOME	**$ 673,000.00**

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► **Do not enter social security numbers on this form as it may be made public.**

► **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

A For the 2020 calendar year, or tax year beginning Jul 1 , 2020, and ending Jun 30 , 2021

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization SAFESPACE INC.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address): 612 SE DIXIE HIGHWAY

Room/suite

City or town, state or province, country, and ZIP or foreign postal code: STUART, FL 34994

D Employer identification number: 59-1983994

E Telephone number: (772)223-2399

G Gross receipts $3,464,348.

F Name and address of principal officer: DR. TERESA ALBIZU, 612 SE DIXIE HIGHWAY, STUART, FL 34994

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◄ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ► WWW.SAFESPACEFL.ORG

H(c) Group exemption number ►

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ►

L Year of formation: 1979

M State of legal domicile: FL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: SAFESPACE EMPOWERS THE SAFETY AND WELL-BEING OF ADULT VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN BY PROVIDING INTERVENTION, PREVENTION, AND ADVOCACY SERVICES.

2 Check this box ► ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	15
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	15
5	Total number of individuals employed in calendar year 2020 (Part V, line 2a)	5	51
6	Total number of volunteers (estimate if necessary)	6	109
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.

Revenue

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	2,024,018.	2,435,053.
9	Program service revenue (Part VIII, line 2g)	323,477.	82,762.
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	18,438.	11,713.
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	220,709.	900,439.
12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,586,642.	3,429,967.

Expenses

13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		
14	Benefits paid to or for members (Part IX, column (A), line 4)		
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	2,294,038.	2,032,358.
16a	Professional fundraising fees (Part IX, column (A), line 11e)		
b	Total fundraising expenses (Part IX, column (D), line 25) ► 170,141.		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	812,715.	738,565.
18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	3,106,753.	2,770,923.
19	Revenue less expenses. Subtract line 18 from line 12	-520,111.	659,044.

Net Assets or Fund Balances

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	3,974,375.	4,265,699.
21	Total liabilities (Part X, line 26)	642,276.	140,520.
22	Net assets or fund balances. Subtract line 21 from line 20	3,332,099.	4,125,179.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer — Date

DR. TERESA ALBIZU, CHIEF EXECUTIVE OFFICER
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Jim Hartley		04/01/2022		P00440222

Firm's name ► DIBARTOLOMEO MCBEE HARTLEY AND BARNES. Firm's EIN ► 65-0361148

Firm's address ► 2222 COLONIAL RD STE 200, FORT PIERCE, FL 34950 Phone no. (772)461-8833

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☒

1 Briefly describe the organization's mission:

SAFESPACE EMPOWERS THE SAFETY AND WELL-BEING OF ADULT VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN BY PROVIDING INTERVENTION, PREVENTION, AND ADVOCACY SERVICES.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ **Yes** ☒ **No**

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ **Yes** ☒ **No**

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 1,009,953. including grants of $ 0.) (Revenue $ 0.)

OPERATING AN EMERGENCY SHELTER FOR VICTIMS OF DOMESTIC VIOLENCE. THE SHELTERS PROVIDES ROOMS FOR FAMILIES WITH CHILDREN AND BABIES, KITCHENS, PLAYROOMS, MEETING ROOMS, AND FACILITIES FOR SAFEGUARDING THOSE SEEKING SHELTER FROM DOMESTIC VIOLENCE. THERE ARE EXPERIENCED STAFF TO TALK TO WHO UNDERSTAND DOMESTIC VIOLENCE ISSUES AND DIRECT VICTIMS TO PROGRAMS THAT WILL HELP START A NEW LIFE.
SAFESPACE BY THE NUMBERS FOR THE YEAR:
SAFE EMERCENCY SHELTER NIGHTS: 8546
HOURS OF DIRECT SERVICE TO CLIENTS: 9403
DETAILED SAFETY PLANS: 8256
HOTLINE CALLS: 3598

4b (Code:) (Expenses $ 1,119,633. including grants of $ 0.) (Revenue $ 0.)

OUTREACH AND ADVOCACY FOR VICTIMS OF DOMESTIC VIOLENCE. COURT ADVOCACY IS ALSO PROVIDED TO ASSIST WITH THE PROCESS OF OBTAINING AN INJUNCTION FOR PROTECTION AGAINST DOMESTIC VIOLENCE BY A BAR CERTIFIED SAFESPACE ATTORNEY. THE ATTORNEY EDUCATES PARTICIPANTS AS TO COURTROOM PROTOCOLS AND ASSISTS THEM WITH COMPLETING PAPERWORK (COUNTY CLERK PERMITTING). THE ATTORNEY ATTENDS THE INJUNCTION HEARING AND SUPPORTS THE PARTICIPANT THROUGH THE LEGAL PROCESS. OUTREACH ADVOCACY PROGRAMS ARE AVAILABLE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR DEPENDENTS WHO ARE NOT REQUESTING RESIDENTIAL SHELTER SERVICES. PARTICIPANTS ARE OFFERED THE OPPORTUNITY TO ATTEND BOTH GROUP AND INDIVIDUALIZED ADVOCACY,
See Part III, Ln 4b statement

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe on Schedule O.)
(Expenses $ 162,585. including grants of $ 0.) (Revenue $ 82,762.)

4e Total program service expenses ▶ 2,292,171.

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	×	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* See instructions?	2	×	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		×
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		×
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		×
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		×
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		×
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		×
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		×
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? *If "Yes," complete Schedule D, Part V*	10		×
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	×	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		×
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		×
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		×
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	×	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f	×	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	×	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		×
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		×
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		×
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		×
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		×
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		×
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* See instructions	17		×
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18	×	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		×
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		×
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		×

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		×
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		×
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		×
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		×
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		×
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		×
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		×
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		×
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		×
c	A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		×
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		×
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		×
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		×
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		×
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		×
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		×
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		×
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		×
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		×
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	×	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

				Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	**2a**	51		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	**2b**		×	
	Note: If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file* (see instructions)				
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	**3a**			×
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*	**3b**			
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	**4a**			×
b	If "Yes," enter the name of the foreign country ▶ ---------- See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	**5a**			×
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	**5b**			×
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	**5c**			
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	**6a**			×
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	**6b**			
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	**7a**		×	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	**7b**		×	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	**7c**			×
d	If "Yes," indicate the number of Forms 8282 filed during the year	**7d**			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	**7e**			×
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	**7f**			×
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	**7g**			
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	**7h**			
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	**8**			
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?	**9a**			
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	**9b**			
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	**10a**			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	**10b**			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	**11a**			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	**11b**			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	**12a**			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	**12b**			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state?	**13a**			
	Note: See the instructions for additional information the organization must report on Schedule O.				
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	**13b**			
c	Enter the amount of reserves on hand	**13c**			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	**14a**			×
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*	**14b**			
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	**15**			
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	**16**			

Part VI **Governance, Management, and Disclosure** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☒

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year . .	1a	15		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent .	1b	15		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			×
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person? .	3			×
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			×
5	Did the organization become aware during the year of a significant diversion of the organization's assets? .	5			×
6	Did the organization have members or stockholders?	6			×
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			×
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			×
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		×	
b	Each committee with authority to act on behalf of the governing body?	8b		×	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			×

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		×
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	×	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	×	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	×	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	12c	×	
13	Did the organization have a written whistleblower policy?	13	×	
14	Did the organization have a written document retention and destruction policy?	14	×	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	×	
b	Other officers or key employees of the organization	15b	×	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		×
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ FL

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☒ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶
PROVIDENCE PIEKARA, 612 SE DIXIE HIGHWAY, STUART, FL 34994 (772)223-2399

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII . . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

• List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.

• List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."

• List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.

• List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.

• List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See instructions for the order in which to list the persons above.

☒ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) NANCY WONG PRESIDENT		×		×						
(2) AIMEE COOPER PRESIDENT-ELECT		×		×						
(3) CAPTAIN ADAM GOODNER TREASURER		×		×						
(4) LINDA HENGERER SECRETARY		×		×						
(5) THOMAS BAKKEDAHL DIRECTOR		×								
(6) CAPTAIN TONY CONSALO DIRECTOR		×								
(7) SANDEE JO CROCKER DIRECTOR		×								
(8) CHARITY GINGER DIRECTOR		×								
(9) DANIEL PIMPO DIRECTOR		×								
(10) MICHAEL LAFRENIERE DIRECTOR		×								
(11) JESSICA MALASEK DIRECTOR		×								
(12) MAJOR PATRICIA OSLAGER DIRECTOR		×								
(13) ERICA JAYNE SNOWBERGER DIRECTOR										
(14) JOANNE WILLENBACHER DIRECTOR		×								

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) LINDA WEIKSNAR, ESQ DIRECTOR										
(16) DR. TERESA ALBIZU CHIEF EXECUTIVE OFFICER	40.00				X					
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b **Subtotal** ▶										
c **Total from continuation sheets to Part VII, Section A** ▶										
d **Total (add lines 1b and 1c)** ▶										

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶

		Yes	No
3	Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual* 3		X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual* 4		X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person* 5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII . . . . . ☐

					(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512–514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a	127,035.				
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e	1,359,036.				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	948,982.				
	g	Noncash contributions included in lines 1a–1f	1g	$				
	h	**Total.** Add lines 1a–1f ▶			2,435,053.			
Program Service Revenue			Business Code					
	2a	THRIFT SHOPPE	624100		82,762.	82,762.	0.	0.
	b							
	c							
	d							
	e							
	f	All other program service revenue						
	g	**Total.** Add lines 2a–2f ▶			82,762.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts) ▶			11,713.	0.	0.	11,713.
	4	Income from investment of tax-exempt bond proceeds ▶						
	5	Royalties ▶						
				(i) Real / (ii) Personal				
	6a	Gross rents	6a					
	b	Less: rental expenses	6b					
	c	Rental income or (loss)	6c					
	d	Net rental income or (loss) ▶						
				(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory	7a					
	b	Less: cost or other basis and sales expenses	7b					
	c	Gain or (loss)	7c					
	d	Net gain or (loss) ▶						
	8a	Gross income from fundraising events (not including $ _____ of contributions reported on line 1c). See Part IV, line 18	8a	141,615.				
	b	Less: direct expenses	8b	34,381.				
	c	Net income or (loss) from fundraising events ▶			107,234.		0.	107,234.
	9a	Gross income from gaming activities. See Part IV, line 19	9a					
	b	Less: direct expenses	9b					
	c	Net income or (loss) from gaming activities ▶						
	10a	Gross sales of inventory, less returns and allowances	10a					
	b	Less: cost of goods sold	10b					
	c	Net income or (loss) from sales of inventory ▶						
Miscellaneous Revenue			Business Code					
	11a	PPP LOAN FORGIVEN	900099		793,205.	0.	0.	793,205.
	b							
	c							
	d	All other revenue						
	e	**Total.** Add lines 11a–11d ▶			793,205.			
	12	**Total revenue.** See instructions ▶			3,429,967.	82,762.	0.	912,152.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2	Grants and other assistance to domestic individuals. See Part IV, line 22				
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees				
6	Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	1,699,463.	1,401,952.	178,012.	119,499.
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9	Other employee benefits	141,376.	118,903.	16,266.	6,207.
10	Payroll taxes	191,519.	161,075.	22,036.	8,408.
11	Fees for services (nonemployees):				
a	Management				
b	Legal				
c	Accounting	9,799.	4,208.	2,605.	2,986.
d	Lobbying				
e	Professional fundraising services. See Part IV, line 17				
f	Investment management fees				
g	Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)	33,202.	14,258.	8,826.	10,118.
12	Advertising and promotion	35,621.	33,500.	0.	2,121.
13	Office expenses	52,961.	34,165.	13,685.	5,111.
14	Information technology				
15	Royalties				
16	Occupancy	134,546.	103,548.	24,179.	6,819.
17	Travel	13,254.	10,194.	3,060.	0.
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings				
20	Interest	2,797.	202.	2,595.	0.
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	122,063.	116,516.	5,547.	0.
23	Insurance	61,221.	53,525.	7,696.	0.
24	Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
a	REPAIRS AND MAINTENANCE	107,559.	99,353.	6,086.	2,120.
b	CLIENT ASSISTANCE	55,322.	55,322.	0.	0.
c	TELEPHONE	42,592.	34,477.	6,197.	1,918.
d	DUES AND FEES	14,332.	4,862.	7,408.	2,062.
e	All other expenses	53,296.	46,111.	4,413.	2,772.
25	**Total functional expenses.** Add lines 1 through 24e	2,770,923.	2,292,171.	308,611.	170,141.
26	**Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X . . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		238,307.	1	230,455.
	2	Savings and temporary cash investments		100,840.	2	470,555.
	3	Pledges and grants receivable, net		334,556.	3	326,969.
	4	Accounts receivable, net			4	
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		1,113.	9	12,055.
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 4,102,420.			
	b	Less: accumulated depreciation	10b 1,675,122.	2,574,688.	10c	2,427,298.
	11	Investments—publicly traded securities		716,836.	11	790,332.
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		8,035.	15	8,035.
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		3,974,375.	16	4,265,699.
Liabilities	17	Accounts payable and accrued expenses		178,864.	17	133,000.
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D		463,412.	25	7,520.
	26	**Total liabilities.** Add lines 17 through 25		642,276.	26	140,520.
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here ▶ ☒ and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		2,651,297.	27	3,190,461.
	28	Net assets with donor restrictions		680,802.	28	934,718.
		Organizations that do not follow FASB ASC 958, check here ▶ ☐ and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		3,332,099.	32	4,125,179.
	33	Total liabilities and net assets/fund balances		3,974,375.	33	4,265,699.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	3,429,967.
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,770,923.
3	Revenue less expenses. Subtract line 2 from line 1	3	659,044.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	3,332,099.
5	Net unrealized gains (losses) on investments	5	134,036.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	4,125,179.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☒

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☒ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

Additional information from your Form 990: Return of Organization Exempt from Income Tax

Form 990: Return of Organization Exempt from Income Tax

Form 990, Page 2, Part III, Line 4b (continued) **Continuation Statement**

Description
DEVELOP SAFERY AND ACTION PLANS WHICH ASSISTS THEM IN STAYING SAFE AND
SETTING PERSONAL GOALS.

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► **Attach to Form 990 or Form 990-EZ.**

► **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization	Employer identification number
SAFESPACE INC.	59-1983994

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university:

10 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations . . . . . .

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1,719,632.	2,079,108.	1,853,590.	1,867,944.	2,308,018.	9,828,292.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	1,719,632.	2,079,108.	1,853,590.	1,867,944.	2,308,018.	9,828,292.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						9,828,292.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4	1,719,632.	2,079,108.	1,853,590.	1,867,944.	2,308,018.	9,828,292.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	26,367.	20,153.	20,623.	18,438.	11,713.	97,294.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						9,925,586.

12 Gross receipts from related activities, etc. (see instructions) **12**

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶ ☐

Section C. Computation of Public Support Percentage

14	Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	**14**	99.02 %
15	Public support percentage from 2019 Schedule A, Part II, line 14	**15**	98.22 %

16a **33 1/3% support test—2020.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization . . . . . ▶ ☒

b **33 1/3% support test—2019.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization . . . . . ▶ ☐

17a **10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization . . . . . ▶ ☐

b **10%-facts-and-circumstances test—2019.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization . . . . . ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions . . . . . ▶ ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)
(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	%
16	Public support percentage from 2019 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2020** (line 10c, column (f), divided by line 13, column (f))	17	%
18	Investment income percentage from **2019** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2020.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests—2019.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI****, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described in line 11a above?	11b		
c	A 35% controlled entity of a person described in line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (****see instructions****).*

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* ***Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in* ***Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A—Adjusted Net Income			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	**1**		
2	Recoveries of prior-year distributions	**2**		
3	Other gross income (see instructions)	**3**		
4	Add lines 1 through 3.	**4**		
5	Depreciation and depletion	**5**		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	**6**		
7	Other expenses (see instructions)	**7**		
8	**Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	**8**		

Section B—Minimum Asset Amount			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a	Average monthly value of securities	**1a**		
b	Average monthly cash balances	**1b**		
c	Fair market value of other non-exempt-use assets	**1c**		
d	**Total** (add lines 1a, 1b, and 1c)	**1d**		
e	**Discount** claimed for blockage or other factors *(explain in detail in* ***Part VI****)*:			
2	Acquisition indebtedness applicable to non-exempt-use assets	**2**		
3	Subtract line 2 from line 1d.	**3**		
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	**4**		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	**5**		
6	Multiply line 5 by 0.035.	**6**		
7	Recoveries of prior-year distributions	**7**		
8	**Minimum Asset Amount** (add line 7 to line 6)	**8**		

Section C—Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	**1**	
2	Enter 0.85 of line 1.	**2**	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	**3**	
4	Enter greater of line 2 or line 3.	**4**	
5	Income tax imposed in prior year	**5**	
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	**6**	

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations** *(continued)*

Section D—Distributions			**Current Year**
1	Amounts paid to supported organizations to accomplish exempt purposes	**1**	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	**2**	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	**3**	
4	Amounts paid to acquire exempt-use assets	**4**	
5	Qualified set-aside amounts (prior IRS approval required—*provide details in* ***Part VI***)	**5**	
6	Other distributions (*describe in* ***Part VI***). See instructions.	**6**	
7	**Total annual distributions.** Add lines 1 through 6.	**7**	
8	Distributions to attentive supported organizations to which the organization is responsive (*provide details in* ***Part VI***). See instructions.	**8**	
9	Distributable amount for 2020 from Section C, line 6	**9**	
10	Line 8 amount divided by line 9 amount	**10**	

Section E—Distribution Allocations (see instructions)		**(i) Excess Distributions**	**(ii) Underdistributions Pre-2020**	**(iii) Distributable Amount for 2020**
1	Distributable amount for 2020 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2020 (reasonable cause required—*explain in* ***Part VI***). See instructions.			
3	Excess distributions carryover, if any, to 2020			
a	From 2015			
b	From 2016			
c	From 2017			
d	From 2018			
e	From 2019			
f	**Total** of lines 3a through 3e			
g	Applied to underdistributions of prior years			
h	Applied to 2020 distributable amount			
i	Carryover from 2015 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2020 from Section D, line 7: $			
a	Applied to underdistributions of prior years			
b	Applied to 2020 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
6	Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
7	**Excess distributions carryover to 2021.** Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2016 . . .			
b	Excess from 2017 . . .			
c	Excess from 2018 . . .			
d	Excess from 2019 . . .			
e	Excess from 2020 . . .			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ **Attach to Form 990, Form 990-EZ, or Form 990-PF.**
▶ **Go to *www.irs.gov/Form990* for the latest information.**

OMB No. 1545-0047

2020

Name of the organization
SAFESPACE INC.

Employer identification number
59-1983994

Organization type (check one):

Filers of:	**Section:**
Form 990 or 990-EZ	☒ 501(c)(3) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☐ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

☐ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

☒ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33⅓% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** $5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year . . . . . ▶ $ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization: SAFESPACE INC.
Employer identification number: 59-1983994

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	DEPARTMENT OF CHILDREN & FAMILIES 2415 NORTH MONROE STREET, SUITE 400 TALLAHASSEE FL 32303	$ 703,955.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
2	U.S DEPARTMENT OF JUSTICE VICTIM OF CRIMES 810 SEVENTH STREET NW WASHINGTON DC 20531	$ 750,792.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
3	UNITED WAY OF INDIAN RIVER COUNTY 1836 14TH AVE VERO BEACH FL 32960	$ 67,035.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
4	UNITED WAY OF MARTIN COUNTY 10 SE CENTRAL PARKWAY, SUITE 101 STUART FL 34994	$ 50,000.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
5	INDIAN RIVER COUNTY COMMUNITY FOUNDATION 5070 N. HIGHWAY A1A, SUITE 200 VERO BEACH FL 32963	$ 50,000.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
6	JOHN'S ISLAND FOUNDATION 4445 HIGHWAY A1A, SUITE 232 VERO BEACH FL 32963	$ 50,000.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)

Name of organization: SAFESPACE INC.

Employer identification number: 59-1983994

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	MARTIN COUNTY IMPACT 100 851 SE MONTEREY COMMONS BLVD STUART FL 34996	$ 50,000.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
8	WILLIAM AND HELEN THOMAS CHARITABLE TRUST 900 SE FEDERAL HIGHWAY STUART FL 34994	$ 50,000.	☒ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
		$	☐ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
		$	☐ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
		$	☐ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)
		$	☐ Person ☐ Payroll ☐ Noncash (Complete Part II for noncash contributions.)

Name of organization: SAFESPACE INC.

Employer identification number: 59-1983994

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

Name of organization: SAFESPACE INC.

Employer identification number: 59-1983994

Part III ***Exclusively*** **religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than $1,000 for the year from any one contributor.** Complete columns **(a)** through **(e) and** the following line entry. For organizations completing Part III, enter the total of *exclusively* religious, charitable, etc., contributions of **$1,000 or less** for the year. (Enter this information once. See instructions.) ► $

Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	**Relationship of transferor to transferee**

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	**Relationship of transferor to transferee**

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	**Relationship of transferor to transferee**

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	**Relationship of transferor to transferee**

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990.
► Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization
SAFESPACE INC.

Employer identification number
59-1983994

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)
☐ Preservation of a historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4 Number of states where property subject to conservation easement is located ►

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ►

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ► $

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ► $
(ii) Assets included in Form 990, Part X ► $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ► $
b Assets included in Form 990, Part X ► $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII . . . ☐

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ▶ _____ %
b Permanent endowment ▶ _____ %
c Term endowment ▶ _____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations	3a(i)		
(ii) Related organizations	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	0.	64,000.		64,000.
b Buildings		3,439,159.	1,675,122.	1,764,037.
c Leasehold improvements		13,484.		13,484.
d Equipment		443,870.		443,870.
e Other		141,907.		141,907.
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10c.)* ▶				2,427,298.

Part VII Investments—Other Securities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 12.)* ▶		

Part VIII Investments—Program Related.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 13.)* ▶		

Part IX Other Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 15.)* ▶	

Part X Other Liabilities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) CAPITAL LEASE CURRENT	0.
(3) LINE OF CREDIT	0.
(4) LOAN PAYABLE- CURRENT	7,520.
(5) LOAN PAYABLE- LONG TERM	0.
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 25.)* ▶	7,520.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII . ☒

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.
Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	3,464,348.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d	34,381.		
e	Add lines **2a** through **2d**			2e	34,381.
3	Subtract line **2e** from line **1**			3	3,429,967.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12.)*			5	3,429,967.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.
Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	2,805,304.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d	34,381.		
e	Add lines **2a** through **2d**			2e	34,381.
3	Subtract line **2e** from line **1**			3	2,770,923.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)*			5	2,770,923.

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Pt X, Line 2: THE ORGANIZATION IS A NOT-FOR PROFIT CORPORATION THAT IS EXEMPT

FROM INCOM ETAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE

Pt XI, Line 2d: OTHER ADJUSTMENTS:

Pt XI, Line 2d: FUNDRAISING EVENTS 34,381

Pt XII, Line 2d: OTHER ADJUSTMENTS:

Pt XII, Line 2d: FUNDRAISING EVENTS 34,381

Part XIII Supplemental Information *(continued)*

SCHEDULE G (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.

► **Attach to Form 990 or Form 990-EZ.**

► **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization
SAFESPACE INC.

Employer identification number
59-1983994

Part I **Fundraising Activities.** Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- **a** ☐ Mail solicitations
- **b** ☐ Internet and email solicitations
- **c** ☐ Phone solicitations
- **d** ☐ In-person solicitations
- **e** ☐ Solicitation of non-government grants
- **f** ☐ Solicitation of government grants
- **g** ☐ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ **Yes** ☐ **No**

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	**(ii)** Activity	**(iii)** Did fundraiser have custody or control of contributions?		**(iv)** Gross receipts from activity	**(v)** Amount paid to (or retained by) fundraiser listed in col. **(i)**	**(vi)** Amount paid to (or retained by) organization
			Yes	**No**			
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total ►							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II **Fundraising Events.** Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1 INDEPENDENCE FROM DOMESTIC VIOLENCE (event type)	(b) Event #2 HARBOR RIDGE (event type)	(c) Other events 2 (total number)	(d) Total events (add col. (a) through col. (c))
Revenue	1 Gross receipts	29,495.	68,921.	43,199.	141,615.
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	29,495.	68,921.	43,199.	141,615.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	6,865.	7,434.	20,082.	34,381.
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				34,381.
	11 Net income summary. Subtract line 10 from line 3, column (d) ▶				107,234.

Part III **Gaming.** Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ____ % ☐ No	☐ Yes ____ % ☐ No	☐ Yes ____ % ☐ No	
	7 Direct expense summary. Add lines 2 through 5 in column (d) ▶				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d) ▶				

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain: _____

11 Does the organization conduct gaming activities with nonmembers? . . . . . ☐ **Yes** ☐ **No**

12 Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? . . . . . ☐ **Yes** ☐ **No**

13 Indicate the percentage of gaming activity conducted in:

a	The organization's facility	**13a**	%
b	An outside facility	**13b**	%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶ _____

Address ▶ _____

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? . . . . . ☐ **Yes** ☐ **No**

b If "Yes," enter the amount of gaming revenue received by the organization ▶ $ _____ and the amount of gaming revenue retained by the third party ▶ $ _____

c If "Yes," enter name and address of the third party:

Name ▶ _____

Address ▶ _____

16 Gaming manager information:

Name ▶ _____

Gaming manager compensation ▶ $ _____

Description of services provided ▶ _____

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? . . . . . ☐ **Yes** ☐ **No**

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ $

Part IV **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ **Attach to Form 990 or 990-EZ.**

▶ **Go to *www.irs.gov/Form990* for the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization
SAFESPACE INC.

Employer identification number
59-1983994

Pt VI, Line 11b: THE BOARD OF DIRECTORS HAS THE RESPONSIBILITY FOR REVIEWING THE ORGANIZATION'S FORM 990 (INCLUDING ALL PERTINENT SCHEDULES) BEFORE IT IS FILED WITH THE INTERNAL REVENUE SERVICE. IN CONDUCTING THEIR REVIEW OF THE DRAFT OF THE FORM 990, THE BOARD OF DIRECTORS SHALL CONDUCT A TOP-LEVEL OR BIG-PICTURE TYPE OF REVIEW, HOWEVER, IF THE BOARD OF DIRECTORS DESIRES OR DEEMS IT NECESSARY TO CONDUCT A MORE DETAILED REVIEW OF THE FORM 990, THEY CONTACT THE PREPARER OF THE FORM 990 TO REQUEST COPIES OF THE RELEVANT DETAILED TAX RETURN WORKPAPERS WHICH THEY WOULD LIKE TO SEE. ONCE THE BOARD OF DIRECTORS HAS COMPLETED ITS REVIEW OF THE FORM 990, AND IF REQUESTED, A MEETING OR CONFERENCE CALL IS SCHEDULED WITH THE PREPARER OF THE FORM 990 TO DISCUSS ANY QUESTIONS, COMMENTS AND SUGGESTED REVISIONS IDENTIFIED BY THE BOARD OF DIRECTORS. AFTER APPROVAL, THE FORM 990 IS SIGNED BY THE EXECUTIVE DIRECTOR AND FILED.

Pt VI, Line 12c: THE POLICIES AND PROCEDURES REGARDING CONFLICT OF INTEREST ARE ENFORCED ANNUALLY WHEN THE BOARD MEMBERS ARE ASKED TO DISCLOSE ANY POTENTIAL CONFLICTS.

Pt VI, Line 15a: COMPENSATION PROCESS FOR TOP OFFICIAL COMPENSATION IS DETERMINED BY THE BOARD OF DIRECTORS BASED ON COMPETITIVE COMPENSATION DATA

Pt VI, Line 15b: COMPENSATION PROCESS FOR TOP OFFICIAL COMPENSATION IS DETERMINED BY THE BOARD OF DIRECTORS BASED ON COMPETITIVE COMPENSATION DATA

Pt VI, Line 19: ALL DOCUMENTS THAT ARE AVAILABLE TO THE PUBLIC ARE AVAILABLE UPON REQUEST

Pt VI, Line 18: ALL DOCUMENTS THAT ARE AVAILABLE TO THE PUBLIC ARE AVAILABLE UPON REQUEST

Pt XII, Line 2c: THE ORGANIZATION'S FINANCE COMMITTEE ASSUMES RESPONSIBILITY FOR OVERSIGHT OF THE AUDIT OF ITS FINANCIAL STATEMENTS AND SELECTION OF AN INDEPENDENT

Name of the organization	Employer identification number
SAFESPACE INC.	59-1983994

ACCOUNTANT.

Pt III, Line 4d:

Expenses: $162,585 including grants of: $0 Revenue: $82,762

Description: THRIFT SHOPPE

SAFESPACE, INC.

FINANCIAL STATEMENTS

June 30, 2021

SAFESPACE, INC.
FINANCIAL STATEMENTS
June 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
SafeSpace, Inc.
Stuart, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of SafeSpace, Inc. (the Organization), which comprise the statements of financial position as of June 30, 2021 and 2020, and the related statements of activities and changes in net assets, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of SafeSpace, Inc. as of June 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards and non-federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal and Non-federal Awards, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated December 3, 2021, on our consideration of the Organization's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Organization's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
December 3, 2021

SAFESPACE, INC.
STATEMENT OF FINANCIAL POSITION
June 30, 2021

ASSETS

	Without Donor Restriction	With Donor Restriction	Total
CURRENT ASSETS			
Cash and cash equivalents	$ 420,817	$ 280,193	$ 701,010
Grants receivable	193,905	-	193,905
Pledge receivable	133,064	-	133,064
Prepaid expenses	12,055	-	12,055
TOTAL CURRENT ASSETS	759,841	280,193	1,040,034
PROPERTY AND EQUIPMENT, NET- NOTE E	2,427,298	-	2,427,298
OTHER ASSETS			
Investments - NOTE D	$ 135,807	$ 654,525	790,332
Security deposits	8,035	-	8,035
TOTAL OTHER ASSETS	143,842	654,525	798,367
	$ 3,330,981	$ 934,718	$ 4,265,699

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES			
Accounts payable and accrued expenses	$ 133,000	$ -	$ 133,000
Loan payable, current	6,923	-	6,923
TOTAL CURRENT LIABILITIES	139,923	-	139,923
LONG TERM LIABILITIES			
Loan payable, long-term debt	597	-	597
TOTAL LONG TERM LIABILITIES	597	-	597
NET ASSETS	3,190,461	934,718	4,125,179
TOTAL LIABILITIES AND NET ASSETS	$ 3,330,981	$ 934,718	$ 4,265,699

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.
STATEMENT OF FINANCIAL POSITION (CONTINUED)
June 30, 2020

ASSETS

	Without Donor Restriction	With Donor Restriction	Total
CURRENT ASSETS			
Cash and cash equivalents	$ 298,572	$ 40,575	$ 339,147
Grants receivable	334,556	-	334,556
Prepaid expenses	1,113	-	1,113
TOTAL CURRENT ASSETS	634,241	40,575	674,816
PROPERTY AND EQUIPMENT, NET- NOTE E	2,574,688	-	2,574,688
OTHER ASSETS			
Investments - NOTE D	$ 76,609	$ 640,227	716,836
Security deposits	8,035	-	8,035
TOTAL OTHER ASSETS	84,644	640,227	724,871
	$ 3,293,573	$ 680,802	$ 3,974,375

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES			
Accounts payable and accrued expenses	$ 178,864	$ -	$ 178,864
Line of credit	55,757	-	55,757
Capital lease obligation, current	3,247	-	3,247
Loan payable, current	120,251		120,251
TOTAL CURRENT LIABILITIES	358,119	-	358,119
LONG TERM LIABILITIES			
Capital lease obligation, long term	284,157	-	284,157
NET ASSETS	2,651,297	680,802	3,332,099
TOTAL LIABILITIES AND NET ASSETS	$ 3,293,573	$ 680,802	$ 3,974,375

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

Year Ended June 30, 2021

	Without Donor Restriction	With Donor Restriction	Total
OPERATING ACTIVITIES			
PUBLIC SUPPORT AND REVENUE			
Community grants	$ 191,311	$ -	$ 191,311
Contributions	694,040	58,100	752,140
Events	141,615	-	141,615
Federal and state grants	1,359,036	-	1,359,036
Other income - Note F	798,736	-	798,736
Thrift Shoppe income	82,762	-	82,762
United Way	127,035	-	127,035
Interest and dividends	11,713	-	11,713
Net assets released from restrictions	(195,816)	195,816	-
TOTAL PUBLIC SUPPORT AND REVENUE	3,210,432	253,916	3,464,348
EXPENSES			
Program services			
Outreach and shelters	1,009,953	-	1,009,953
Advocacy	1,119,633	-	1,119,633
Thrift Shoppe	162,585	-	162,585
TOTAL PROGRAM SERVICES	2,292,171	-	2,292,171
Supporting services			
Management and general	308,611	-	308,611
Fundraising	204,522	-	204,522
TOTAL SUPPORT SERVICES	513,133	-	513,133
TOTAL EXPENSES	2,805,304	-	2,805,304
CHANGES IN NET ASSETS FROM OPERATIONS	405,128	253,916	659,044
NONOPERATING ACTIVITIES			
INVESTMENT RETURN, NET	134,036	-	134,036
CHANGES IN NET ASSETS	539,164	253,916	793,080
NET ASSETS			
Beginning of Year	2,651,297	680,802	3,332,099
End of Year	$ 3,190,461	$ 934,718	$ 4,125,179

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (CONTINUED)

Year Ended June 30, 2020

	Without Donor Restriction	With Donor Restriction	Total
OPERATING ACTIVITIES			
PUBLIC SUPPORT AND REVENUE			
Community grants	$ 202,739	$ -	$ 202,739
Contributions	198,493	-	198,493
Events	291,405	-	291,405
Federal and state grants	1,458,376	-	1,458,376
Other income	9,708	-	9,708
Thrift Shoppe income	321,647	-	321,647
United Way	156,530	-	156,530
Interest and dividends	18,438	-	18,438
Net assets released from restrictions	219,602	(219,602)	-
TOTAL PUBLIC SUPPORT AND REVENUE	2,876,938	(219,602)	2,657,336
EXPENSES			
Program services			
Outreach and shelters	1,951,575	-	1,951,575
Advocacy	403,222	-	403,222
Supportive living	96,184	-	96,184
Thrift Shoppe	364,210	-	364,210
TOTAL PROGRAM SERVICES	2,815,191	-	2,815,191
Supporting services			
Management and general	106,859	-	106,859
Fundraising	255,398	-	255,398
TOTAL SUPPORT SERVICES	362,257	-	362,257
TOTAL EXPENSES	3,177,448	-	3,177,448
CHANGES IN NET ASSETS FROM OPERATIONS	(300,510)	(219,602)	(520,112)
NONOPERATING ACTIVITIES			
INVESTMENT RETURN, NET	9,292	-	9,292
CHANGES IN NET ASSETS	(291,218)	(219,602)	(510,820)
NET ASSETS			
Beginning of Year	2,942,515	900,404	3,842,919
End of Year	$ 2,651,297	$ 680,802	$ 3,332,099

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.

STATEMENT OF FUNCTIONAL EXPENSES

Year Ended June 30, 2021

	PROGRAM SERVICES				SUPPORTING SERVICES			
	OUTREACH AND SHELTERS	ADVOCACY	THRIFT SHOPPE	TOTAL PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUND-RAISING	TOTAL SUPPORTING SERVICES	TOTAL EXPENSES
Salaries, wages and leased employees	$ 561,318	$ 783,735	$ 56,899	$ 1,401,952	$ 178,012	$ 119,499	$ 297,511	$ 1,699,463
Other related costs and benefits	109,518	160,846	9,613	279,977	38,302	14,615	52,917	332,894
TOTAL SALARIES, WAGES, LEASED EMPLOYEES AND OTHER	670,836	944,581	66,512	1,681,929	216,314	134,114	350,428	2,032,357
Advertising	33,500	-	-	33,500	-	2,121	2,121	35,621
Bank charges		-	2,437	2,437	432	2,071	2,503	4,940
Board expense		-	-	-	244	-	244	244
Client assistance	31,196	23,491	635	55,322	-	-	-	55,322
Depreciation	82,626	31,746	2,144	116,516	5,547	-	5,547	122,063
Dues and fees	690	4,122	50	4,862	7,408	2,062	9,470	14,332
Employee recognition	129	107	-	236	1,813	83	1,896	2,132
Equipment	820	1,603	-	2,423	1,036	385	1,421	3,844
Fundraising expense		-	-	-	-	34,381	34,381	34,381
Insurance	29,526	23,999	-	53,525	7,696	-	7,696	61,221
Interest expense		-	202	202	2,595	-	2,595	2,797
Office expense	24,349	6,366	3,450	34,165	13,685	5,111	18,796	52,961
Postage and shipping	14	11	-	25	888	233	1,121	1,146
Professional services	10,195	8,271	-	18,466	11,431	13,104	24,535	43,001
Rent expense	322	16,708	25,200	42,230	19,477	5,493	24,970	67,200
Repairs and maintenance	70,952	17,575	10,827	99,354	6,086	2,120	8,206	107,560
Telephone	15,847	17,872	758	34,477	6,197	1,918	8,115	42,592
Training		232	-	232	-	-	-	232
Travel	1,527	8,667	-	10,194	3,060	-	3,060	13,254
Utilities	37,424	14,282	9,612	61,318	4,702	1,326	6,028	67,346
Loss on disposal of fixed assets	-	-	40,758	40,758	-	-	-	40,758
TOTAL EXPENSES	$ 1,009,953	$ 1,119,633	$ 162,585	$ 2,292,171	$ 308,611	$ 204,522	$ 513,133	$ 2,805,304

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.
STATEMENT OF FUNCTIONAL EXPENSES
Year Ended June 30, 2020 (CONTINUED)

	PROGRAM SERVICES					SUPPORTING SERVICES			
	OUTREACH AND SHELTERS	ADVOCACY	SUPPORTIVE LIVING	THRIFT SHOPPE	TOTAL PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUND-RAISING	TOTAL SUPPORTING SERVICES	TOTAL EXPENSES
Salaries, wages and leased employees	$ 1,271,460	$ 266,207	$ 29,920	$ 179,791	$ 1,747,378	$ 68,901	$ 135,791	$ 204,692	$ 1,952,070
Other related costs and benefits	222,773	46,642	5,188	31,501	306,104	12,072	23,792	35,864	341,968
TOTAL SALARIES, WAGES, LEASED EMPLOYEES AND OTHER	1,494,233	312,849	35,108	211,292	2,053,482	80,973	159,583	240,556	2,294,038
Advertising	22,977	6,780	752	3,012	33,521	-	2,636	2,636	36,157
Bank charges	1,309			11,124	12,433	654	-	654	13,087
Board expense	2,488			498	2,986	1,493	498	1,991	4,977
Client assistance	39,060	3,472	868		43,400	-	-	-	43,400
Depreciation	86,149		25,662	17,928	129,739	2,472	-	2,472	132,211
Dues and fees	11,463	459	1,376	306	13,604	459	1,223	1,682	15,286
Employee recognition	702	98	98	197	1,095	168	140	308	1,403
Equipment	10,064	-	-	-	10,064	-	-	-	10,064
Fundraising expense	-	-	-	-	-	-	70,696	70,696	70,696
Insurance	38,375	4,912	12,280	3,991	59,558	614	1,228	1,842	61,400
Interest expense	-	-	-	-	-	2,958	-	2,958	2,958
Office expense	20,992	5,998	900	750	28,640	600	750	1,350	29,990
Postage and shipping	1,138	-	-	-	1,138	285	4,268	4,553	5,691
Professional services	54,891	16,883	1,873	8,032	81,679	1,801	6,564	8,365	90,044
Rent expense	31,029	11,033	919	75,600	118,581	2,298	690	2,988	121,569
Repairs and maintenance	54,711	8,824	13,237	7,059	83,831	2,647	1,765	4,412	88,243
Telephone	22,965	8,952	778	4,671	37,366	389	1,168	1,557	38,923
Training	4,351	2,031	145	-	6,527	725	-	725	7,252
Travel	7,665	3,066	307	460	11,498	766	3,066	3,832	15,330
Utilities	47,013	17,865	1,881	18,805	85,564	7,522	940	8,462	94,026
Volunteer expense	-	-	-	485	485	35	183	218	703
TOTAL EXPENSES	$ 1,951,575	$ 403,222	$ 96,184	$ 364,210	$ 2,815,191	$ 106,859	$ 255,398	$ 362,257	$ 3,177,448

The accompanying notes are an integral part of this financial statement

SAFESPACE, INC.
STATEMENTS OF CASH FLOWS
Year Ended June 30, 2021 and 2020

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	$ 793,080	$ (510,820)
Adjustments to reconcile changes in net assets to net cash provided by (used in) operating activities		
Depreciation	122,063	130,572
Net gain on investments	(134,036)	(9,292)
Net loss on disposals	40,758	-
(Increase) decrease in assets		
Grants/Pledges receivable	7,587	(82,130)
Prepaid expenses	(10,942)	28,311
Security deposits	-	(2,012)
Increase in liabilities		
Accounts Payable & Accrued Expenses	(45,864)	25,954
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	772,646	(419,417)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of capital assets	(15,431)	(54,162)
Sale of investments	60,540	415,255
Purchase of investments	-	(182,176)
NET CASH PROVIDED BY INVESTING ACTIVITIES	45,109	178,917
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from line of credit	-	55,757
Proceeds on issuance of long-term debt	-	409,997
Payments on line of credit	(55,757)	-
Payments on long-term debt-forgiveness	(396,888)	(5,589)
Payments on capital lease obligation	(3,247)	(13,125)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	(455,892)	447,040
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	361,863	206,540
CASH AND CASH EQUIVALENTS		
Beginning of Year	339,147	132,607
End of Year	$ 701,010	$ 339,147
SUPPLEMENTAL DISCLOSURE		
Cash paid for interest	$ 2,701	$ 3,330
Acquisition of property and equipment through a capital lease	$ -	$ 24,405

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Organization and Purpose

SafeSpace, Inc. (the Organization) is a nonprofit organization formed in July 1979, to provide shelter to the victims of domestic violence and their children throughout Indian River, St. Lucie and Martin Counties. The Organization's primary funding sources are donor contributions, government and United Way grants, and private foundations. SafeSpace, Inc. provides the following services:

- 24 hour Confidential Phone Line to provide crisis counseling.
- Shelter - provide safe haven, food, clothing, and counseling for women and children.
- Individual counseling.
- Program Educational group counseling.
- Youth Prevention Programming.
- Support Groups for victims of domestic violence.
- Outreach Services for those not in shelters.
- Children's Program counseling, domestic violence education, therapeutic groups, parenting classes.
- Legal Assistance and Referrals.
- Transportation is provided by Organization staff. In crisis situations, transportation by law enforcement personnel may be recommended for safety.
- Domestic Violence Intervention Program - A volunteer/court ordered group for individuals who batter.
- Training- provides training on domestic violence to legal/law enforcement agencies, medical staff, social services and volunteers.
- Long-term Supportive Housing Program.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The financial statements have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles ("US GAAP"), which requires the Organization to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and the board of directors.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (continued)

Net assets with donor restrictions - Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statements of activities and changes in net assets.

Income Taxes

The Organization is a not-for-profit corporation that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

Cash and Cash Equivalents

Cash and cash equivalents include cash and investments that are readily convertible into cash and have original maturities of three months or less.

Pledges Receivable

Pledges receivable that are expected to be collected in one year are recorded at their net realizable value. Amounts expected to be collected in future years are discounted to the present value of their estimated future cash flows.

Allowance for Doubtful Accounts

The Organization utilizes the specific write off method of estimating the allowance for doubtful accounts since the Organization's receivables are from contracts with government or other organizations and have historically been fully collectable. There is no allowance for doubtful accounts as of June 30, 2021 and 2020.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and Equipment

Property and equipment acquisitions greater than $1,000 are capitalized, and are stated at cost. Donated property and equipment is recorded at the fair market value at the date of the gift. Deprecation is provided on a straight-line basis over the estimated useful life of the asset, which ranges from 5-40 years. Assets under capital lease obligations are amortized, which is included in depreciation expense, over the asset's estimated useful life.

Expense Allocation

The costs of various programs have been summarized on a functional basis in the statements of activities and changes in net assets, in the statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited based on percentage of time spent method. Depreciation expense is allocated based on actual depreciation expense by program and/or location. During 2020, the Organization reclassified Thrift Shoppe expenses based on its usage and program support. Thrift Shoppe operations were ceased in October 2020.

Advertising Costs

The Organization expenses advertising costs as incurred. Cost incurred for soliciting contributions and for promotional materials is recorded as fundraising expenses.

Donated Materials and Contributed Services

Donated materials are recorded at their fair value to the Organization at the time of receipt. Contributed services that create or enhance non-financial assets or that require specialized skills are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at fair value in the period received. Contributed services that do not require specialized skills are not recorded in the financial statements.

New Accounting Pronouncement

On August 18, 2016, FASB issued ASU 2016-14, Not-for-Profit Entities (Topic 958)-Presentation of Financial Statements of Not-for-Profit Entities. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Organization has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods presented.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in accordance with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events

Management evaluated all activity of the Organization through December 3, 2021, the date the financial statements were available to be issued, and concluded that no subsequent events have occurred that would require recognition or disclosure in the financial statements or notes.

NOTE C – CONCENTRATION OF CREDIT RISK

Financial instruments which potentially subject the Organization to concentration of credit risks include cash and cash equivalents in financial institutions, which may exceed FDIC insurance limits. As of June 30, 2021 and 2020, the Organization had uninsured cash balances in the amounts of $415,053 and $52,334, respectively. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk related to cash and cash equivalents.

NOTE D – INVESTMENTS

Long-term investments, carried at fair value based on quoted prices in active markets, consist of the following as of June 30:

	2021		2020	
	FAIR VALUE	COST	FAIR VALUE	COST
Equities				
ETFs and CEFs	$ 415,238	$ 251,138	$ 369,423	$ 319,499
Fixed income and preferred securities				
ETFs and CEFs	375,094	367,772	347,413	325,604
	$ 790,332	$ 618,910	$ 716,836	$ 645,103

NOTE D – INVESTMENTS (CONTINUED)

The net investment income includes net earnings and net realized and unrealized gains and losses, and is as follows:

	2021	2020
Investment income		
Interest and dividends	$ 11,713	$ 18,438
Net gain on investments	134,036	9,292
NET INVESTMENT INCOME	$ 145,749	$ 27,730

NOTE E – PROPERTY AND EQUIPMENT

The following is a summary of property and equipment at June 30:

	2021	2020
Building	$ 3,439,159	$ 3,439,159
Furniture and equipment	443,870	440,815
Leasehold improvements	13,484	86,050
Software	46,348	46,348
Vehicles	95,559	95,559
	4,038,420	4,107,931
Accumulated depreciation	(1,675,122)	(1,597,243)
Net depreciable assets	2,363,298	2,510,688
Land	64,000	64,000
NET PROPERTY AND EQUIPMENT	$ 2,427,298	$ 2,574,688

Depreciation is calculated using the straight-line method over the estimated useful lives of the assets. Depreciation expense totaled $122,063 and $130,572 at June 30, 2021 and 2020, respectively.

The Organization insures the shelter facilities for various casualties including wind/hurricanes. As of June 30, 2021 and 2020, the Organization's insurance policy for named storms had a deductible of $48,000 for the Martin County shelter and $28,500 for the Vero Beach shelter, for each year, respectively. These amounts represent 3% of the insured value of the buildings. Some aspect of the Organization has sufficient funds available to cover the deductible in the event of a major storm.

NOTE F – LONG-TERM DEBT

Following is a summary of long-term debt as of June 30:

	2021	2020
Loan payable to Navitas Credit Corp in the amount of $21,623, payable in monthly installments of $600 including interest at 6.5%, maturing July 2022.	$ 7,520	$ 14,008
1% Paycheck Protection Program note payable with monthly payments of $16,437 beginning in December 2020 including interest to May 2022.	-	390,400
	7,520	404,408
Less principal due within one year	6,923	120,251
TOTAL LONG-TERM DEBT	$ 597	$ 284,157

The paycheck protection loan is an unsecured loan granted through a SBA program, whereby, all or a portion of the loan proceeds may be forgiven if used for qualifying expenses including payroll, rent and utilities. In 2021, the Organization received additional funding in the amount of $402,805 under the paycheck protection loan. The Organization qualified for total forgiveness and, therefore, the liability in the amounts of $402,805 and $390,400 for June 30, 2021 and 2020, respectively. These amounts were reclassified as other income in the statement of activities.

Principal due on long-term debt for each of the years following June 30, 2020 is as follows:

2021	$ 6,923
2022	597
2023	-
2024	-
2025	-
	$ 7,520

NOTE G – GRANTS

The Organization received a substantial portion of its support from the State of Florida and the Federal Government, whose grant agreements are renegotiated annually. Although a maximum amount is established during the negotiation process, income is earned on a reimbursement basis; that is, income can only be recognized when eligible expenses are incurred. All required matches were met for these contracts. Revenue recorded from these grant sources for June 30, 2021 and 2020 are as follows:

NOTE G – GRANTS (CONTINUED)

	2021	2020
Florida Coalition Against Domestic Violence		
Temporary Assistance to Needy Families Program	$ 187,418	$ 172,087
Family Violence Prevention and Services Program	141,719	122,242
Domestic Violence Trust Funds	35,452	64,192
Domestic Violence Trust Funds-Primary Prevention	-	19,815
Florida Coalition Against Domestic Violence	345,765	298,953
Cares Act	16,079	-
Economic Justice	25,959	71,264
Injunction for Protection	99,645	319,921
Transportation Grant	-	21,876
U.S. Department of Justice Victim of Crimes	506,999	368,026
TOTAL GRANTS	$ 1,359,036	$ 1,458,376

NOTE H – NET ASSETS WITH DONOR RESTRICTIONS AND ASSETS RELEASED FROM DONOR RESTRICTIONS

Net assets with donor restrictions as of June 30 are as follows:

	2021	2020
Comprehensive campaign	$ 280,193	$ 125,729
Educational endowment	256,100	256,100
Use time restriction	349,882	271,042
Other	48,543	27,931
TOTAL NET ASSETS WITH DONOR RESTRICTIONS	$ 934,718	$ 680,802

During the years ended June 30, 2021 and 2020, net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes imposed by the following funding sources:

	2021	2020
Pledge time restriction	$ (20,740)	$ 186,753
Comprehensive campaign	(154,464)	32,749
Other	(20,612)	-
TOTAL RELEASED ASSETS	$ (195,816)	$ 219,502

NOTE I – CONTRIBUTED GOODS AND SERVICES

The Organization has received numerous donations of food, clothing and supplies during the year. The value of such donated materials has not been reflected in these statements, since no objective basis of measurement of valuation is available.

The Organization received contributed services amounting to 1,569 and 9,904 volunteer hours for the years ended June 30, 2021 and 2020 respectively. These volunteers provided help with the Thrift Shoppe, organizing fundraising events, and other services related to each of its programs. These volunteer services are not considered specialized skills, and, therefore are not recognized as revenue in the accompanying financial statements. The estimated value of volunteer services for the years ended June 30, 2021 and 2020 is $34,982 and $126,794, respectively.

NOTE J – LEASES

The Organization leases its office under operating leases and equipment under a capital lease during the years ended June 30, 2021 and 2020. The operating lease requires monthly rental payments ranging from $4,698 to $5,609 per month, through March 31, 2028. Total rental expense included in the statements of activities and changes in net assets for the years ended June 30, 2021 and 2020 is $67,200 and $139,643, respectively. The fiscal year minimum future rental payments under these leases are as follows:

2022	$ 56,795
2023	58,499
2024	60,253
2025	62,061
2026	63,923
Thereafter	116,324
	$ 417,855

The Organization leased a building for its Thrift Shoppe operations, the Thrift Shoppe ceased operations and terminated its lease resulting in a settlement payment in the amount of $18,900.

NOTE K – EVENTS

The Organization holds events that directly support the primary purpose of the Organization or are also fundraising activities for the Organization.

Events held in the year ended June 30, 2021:

	GROSS RECEIPTS	DIRECT EXPENSES	NET INCOME
EVENTS			
Independence from domestic violence	$ 29,495	$ 6,865	$ 22,630
Harbor Ridge event	68,921	7,434	61,487
Year-end mailing	32,309	14,818	17,491
Other	10,890	5,264	5,626
	$ 141,615	$ 34,381	$ 107,234

NOTE K – EVENTS (CONTINUED)

Events held in the year ended June 30, 2020:

	GROSS RECEIPTS	DIRECT EXPENSES	NET INCOME
EVENTS			
Birthday Bash	$ 107,574	$ 20,257	$ 87,317
Harbor Ridge event	100,820	15,562	85,258
Year-end mailing	63,840	25,042	38,798
Other	19,170	-	19,170
	$ 291,404	$ 60,861	$ 230,543

NOTE L – LINE OF CREDIT

As of June 30, 2021 and 2020, the Organization had a $100,000 line of credit with a bank. The interest rate on the line is subject to change from time to time based on changes in an independent index which will be the highest Prime Rate published in the "Money Rates" section of The Wall Street Journal for the last day of the preceding calendar month which is reported (5.75% and 3.99% at June 30, 2021 and 2020, respectively), and may be secured by money on deposit with the bank or property held by the bank to secure loans made under the agreement. Collateral securing other obligations to the bank may also secure loans under this agreement. As of June 30, 2021 and 2020, the outstanding balance was $0.

NOTE M – DEFINED CONTRIBUTION PLAN

The Organization offers all employees, credited with 1,000 hours of service during the plan year, the option to participate in a 401(k) retirement plan. Starting in May 2017, the Organization updated its plan policy to make contributions up to 2% of the employee's salary based on their chosen level of contribution to the fund. Contributions will be earned on a vesting schedule basis according to the 401(k) benefits contract. 401(k) matching expense totaled $8,340 and $11,362 for the years ended June 30, 2021 and 2020, respectively.

NOTE N – FAIR VALUE MEASUREMENTS

FASB ASC 820, Fair Value Measurements, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820 are described as follows:

NOTE N – FAIR VALUE MEASUREMENTS (CONTINUED)

- Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.
- Level 2 - Inputs to the valuation methodology include:
  - Quoted prices for similar assets or liabilities in active markets;
  - Quoted prices for identical or similar assets or liabilities in inactive markets; Inputs other than quoted prices that are observable for the asset or liability;
  - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

  If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.
- Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The following methods and assumptions were used by the Organization in estimating its fair value disclosures for financial instruments:

- Cash and cash equivalents, certificate of deposits, current portion of pledges receivable, grants receivable, accounts payable. The carrying amounts reported in the statements of financial position approximate fair values because of the short maturities of those instruments.

The following table presents the Organization's assets measured at fair value on a recurring basis at June 30, 2021:

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
Equities	$ 415,238	$ -	$ -	$ 415,238
Fixed income and preferred securities	375,094	-	-	375,094
TOTALS	$ 790,332	$ -	$ -	$ 790,332

The following table presents the Organization's assets measured at fair value on a recurring basis at June 30, 2020:

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
Equities	$ 369,423	$ -	$ -	$ 369,423
Fixed income and preferred securities	347,413	-	-	347,413
TOTALS	$ 716,836	$ -	$ -	$ 716,836

NOTE N – FAIR VALUE MEASUREMENTS (CONTINUED)

The Organization's investments are subject to various risks, such as interest rate, credit, and overall market volatility risks. Further, due to the level of risks associated with these instruments, it is reasonably possible that changes in the values of these instruments will occur in the near term, and such changes could materially affect the amounts reported in the statements of activities and changes in net assets.

NOTE O – CONTINGENCIES, RISKS AND UNCERTAINTIES

The Organization is a party to various legal actions brought against it from time to time, some of which may ultimately result in settlements or decisions against the Organization. The financial statements do not include an accrual or provisions for loss contingencies that may result from these legal actions as the amount cannot be reasonably estimated. While the outcome of the proceeding cannot be predicted, due to the insurance coverage maintained by the Organization, management considers that any settlement or judgement not covered by insurance would not have a material adverse effect on the financial condition of the Organization.

NOTE P – AVAILABILITY AND LIQUIDITY

As of June 30, 2021, the Organization has working capital of $820,730 and average days (based on normal expenditures) financial assets on hand to meet 105 days of normal operating expenses.

The following represents the Organization’s financial assets at June 30, 2021:

FINANCIAL ASSETS AT YEAR END		
Cash and cash equivalents	$	701,010
Grants receivable		193,905
Unrestricted investments		65,737
FINANCIAL ASSETS AVAILABLE TO MEET GENERAL EXPENDITURES OVER THE NEXT TWELVE MONTHS	$	960,652

The Organization’s goal is generally to maintain financial assets to meet 30 days of operating expenses (approximately $235,000).

NOTE Q – ENDOWMENT

Interpretation of Relevant Guidance

FASB ASC 958-205, Not-for-Profit Entities, Presentation of Financial Statements, provides guidance on the net asset classification of donor restricted endowment funds and also provides disclosures about an organization's endowment funds (both donor restricted endowment funds and board designated funds). The State of Florida adopted the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA) which seeks to a) provide consistent investment and spending standards to all forms of charitable funds, b) strengthen the concept of prudent investing, c) abandon historic dollar value as a floor for expenditures and provide more flexibility to the organization in making decisions about whether to expend any portion of an endowment fund, and d) provide a process for the release or modification of restrictions on a gift instrument.

The Organization classifies as net assets with donor restriction a) the original value of the gifts donated to the permanent endowment, b) the original value of subsequent gifts to the permanent endowment and c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor restricted endowment fund that is not classified in net assets with donor restriction is classified as net assets without donor restrictions in accordance with the direction of the applicable donor gift instrument.

The Organization's endowment net asset funds consist of the following at June 30, 2021:

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
Endowment funds	$ 101,617	$ 256,100	$ 357,717

The Organization's endowment net asset funds consist of the following at June 30, 2020:

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
Endowment funds	$ 37,266	$ 256,100	$ 293,366

NOTE Q – ENDOWMENT (CONTINUED)

Changes in endowment net assets were as follows:

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
Endowment net assets, June 30, 2019	$ 44,801	$ 256,100	$ 300,901
Investment income	6,732	-	6,732
Net loss on investments	(12,028)	-	(12,028)
Administrative fees	(2,239)	-	(2,239)
Endowment net assets, June 30, 2020	37,266	256,100	293,366
Investment income	6,146	-	6,146
Net gain on investments	60,633	-	60,633
Administrative fees	(2,428)	-	(2,428)
Endowment net assets, June 30, 2021	$ 101,617	$ 256,100	$ 357,717

Funds with Deficiencies

From time to time, the fair value of assets associated with individual donor restricted endowment funds may fall below the level that the donor requires the Organization to retain as a fund of perpetual duration. When deficiencies occur, unless allowed by the agreement, the Organization does not appropriate expenditures from funds with deficiencies until the historical value is restored. These fund deficiencies are reported as reductions in net assets with donor restrictions. As of June 30, 2021 and 2020, there were no funds with deficiencies of this nature.

Return Objectives and Risk Parameters

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding for programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Specifically, the Organization's investment portfolio is managed to preserve the principal value of the assets, produce sufficient income to achieve its goals and grow its assets to maintain their value to meet future needs.

Strategies Employed for Achieving Objectives

To satisfy its long-term return objectives, the Organization relies on an asset allocation that includes a combination of cash equivalents, fixed income securities, equity securities and alternative investments to achieve its long-term goal.

NOTE Q – ENDOWMENT (CONTINUED)

Spending Policy and How the Investment Objectives Relate to Spending Policy

The Organization uses a distribution guideline of spending funds within the endowment that are without donor restrictions generated by investment income and net gains on investments.

SAFESPACE, INC.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND NON-FEDERAL AWARDS

Year Ended June 30, 2021

Federal/State Grantor/ Federal Program/State Project	Passthrough Entity	CFDA Number	Contract/ Grant No.	Expenditures
U.S. DEPARTMENT OF JUSTICE				
Crime Victim Assistance	Florida Coalition Against Domestic Violence	16.575	20-2221-EJ-VOCA	$ 25,959
Crime Victim Assistance	Florida Coalition Against Domestic Violence	16.575	20-2221-IFP-LEGAL-VOCA	99,645
Crime Victim Assistance	Office of the Attorney General	16.588	LN060	118,104
Crime Victim Assistance	Office of the Attorney General	16.588	VOCA-2019-2020 SAFESPACE INC-00052	388,899
				632,607
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES				
Temporary Assistance for Needy Families	Florida Coalition Against Domestic Violence	93.558	LN059	187,418
Family Violence Prevention and Services/Domestic Violence Shelter and Supportive	Florida Coalition Against Domestic Violence	93.671	LN059	141,719
Family Violence Prevention and Services/Domestic Violence Shelter and Supportive	Florida Coalition Against Domestic Violence	93.671	LN059	35,452
Cares Act			LN059	16,075
				380,664
STATE OF FLORIDA, DEPARTMENT OF STATE, DEPARTMENT OF CHILDREN AND FAMILIES				
Domestic Violence Trust Fund	Florida Coalition Against Domestic Violence	60.139	20-2221-DVS	135,000
Domestic Violence Trust Fund	Florida Coalition Against Domestic Violence	60.134	20-2221-DVS	210,765
				345,765
			TOTAL EXPENDITURES OF FEDERAL AWARDS	$ 1,359,036

SAFESPACE, INC.

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND NON-FEDERAL AWARDS

Year Ended June 30, 2021

NOTE A - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and non-federal awards includes the federal and state award activity of the Agency under programs of the federal government and the State of Florida for the year ended June 30, 2021. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal and Non-federal Awards (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Agency, it is not intended to, and does not present the financial position, changes in net assets or cash flows of the Agency.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

The Organization did not elect to use a 10% de minimis indirect cost rate.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
SafeSpace, Inc,
Stuart, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of SafeSpace, Inc. (the Organization), which comprise the statement of financial position as of June 30, 2020, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 3, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and questioned costs, we did not identify any deficiencies in internal control that we consider to be a material weakness and a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
December 3, 2021

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Supervisors
SafeSpace, Inc,
Stuart, Florida

Report on Compliance for Each Major Federal Program

We have audited SafeSpace, Inc.'s (the Organization) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on the Organization's major federal program for the year ended June 30, 2021. The Organization's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal award applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Organization's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for its major federal program. However, our audit does not provide a legal determination of the Organization's compliance.

Opinion on Each Major Federal Program

In our opinion, SafeSpace, Inc. complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2021.

Report on Internal Control over Compliance

Management of the Organization is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Organization's internal control over compliance with the types of requirements that could have a direct and material effect on its major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for its major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
December 3, 2021

SAFESPACE, INC.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

June 30, 2021

SECTION 1 - SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unmodified
Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
Were there any other significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
Were there any material weaknesses in internal control reported for major federal programs?	No
Were there any other significant deficiencies in internal control reported for major federal programs?	No
Type of Major Programs' Compliance Opinion	Unmodified
Are there reportable findings under 2 CFR Section 200.516(a)?	No
Major Programs (list):	CFDA No. 16.588 Crime Victim Assistance CFDA No. 93.588 Temporary Assistance for Needy Families
Dollar Threshold:	Type A: $750,000 Type B: all others
Low Risk Auditee?	Yes

SECTION 2:

Findings None noted

SECTION 3:

Findings and questioned costs for Major Federal Award Programs None noted

SECTION 4:

Summary of prior year findings None noted

SafeSpace, Inc.

Creating SafeSpaces: Emergency Shelter for Victims of Domestic Violence

Additional Financial Information:

- FORM 990
  - Page 9 – Line 19 Revenue less Expenses – Current Year $659,044 – This dollar amount represents restricted funds that are not available for general operating expenses. The amount includes funds restricted for various program needs and projects not related to the MC Emergency Shelter Revitalization Project.

- Audited Financial Statements
  - Page 55 – CASH FLOWS FROM OPERATING ACTIVITIES – Change in Net Assets – The $793,080 represents our PPP Loan Forgiveness of which all funds were expended. For further explanation please refer to page 15 of the audited financial statement – Note F – Long Term Debt.

SafeSpace, Inc.

Section A: Employee Policies

Section B: Policies and Procedures

Administrative Office
612 S.E. Dixie Hwy.
Stuart, FL 34994
Phone: 772-223-2399
Fax: 772-223-5842

St Lucie
P.O. Box 4236
Ft. Pierce, FL 34950
Phone: 772-464-4555
Fax: 772-464-6505

Martin
P.O. Box 1495
Stuart, FL 34995
Phone: 772-288-7023
Fax: 772-288-1787

Indian River
P.O. Box 2822
Vero Beach, FL 32961
Phone: 772-569-7233
Fax: 772-569-6839

SafeSpace Hotline: 772-288-7023
National Coalition Against Domestic Violence: 1-800-799-7233

SECTION 2 –EMPLOYMENT

Equal Opportunity Employer – Affirmative Action Policy:

SafeSpace, Inc. in accordance with all State and Federal Laws and Regulations shall provide equal opportunity employment to all employees and applicants for employment. No person shall be discriminated against because of race, religion, color, gender, age, national origin, sexual orientation or disability, marital status, veteran status, national origin, age or any other classes protected by law;. In fulfilling its responsibility as the employer, SafeSpace, Inc. will strive to act in accordance with its fundamental beliefs and commitment in seeking to achieve "peace and justice, freedom and dignity for all people."

Equal Opportunity Employment and Affirmative Action will be applied in recruitment, hiring, compensation, fringe benefits, staff development and training, promotion and any other condition of employment, regardless of race, religion, color, gender, age, national origin, sexual orientation or disability. It is the intention of *SafeSpace, Inc*. to give equal advancement to its employees and to place all personnel where their talents and abilities can effectively support the function of the agency and the elimination of discrimination.

The objective for implementing Affirmative Action within the *SafeSpace, Inc.* organization is to enhance and promote employment opportunities for persons belonging to groups that historically have suffered discrimination. These groups include women, minorities, disabled persons, and disabled veterans.

If you believe that you have been discriminated against under any laws, you should immediately contact:

The U.S. Equal Employment Opportunity Commission (EEOC)
1801 L. Street N.W., Washington, D.C. 20507

Or an EEOC field office by phone toll free at: **1-800-669-4000**
TDD number: **1-800-800-3302**

Or you may file a complaint with the:

Florida Commission on Human Relations
2009 Apalachee Parkway, Suite 100
Tallahassee, FL 32303

Or call the Florida Commission on Human Relations at: **1-800-342-8170**

No person shall be retaliated against, harassed, intimidated, threatened, coerced or discriminated against for making a charge, testifying, assisting or participating in any manner in an investigation, proceeding or hearing, or opposing alleged unlawful discriminatory practices prohibited by the listed federal and state laws, as amended: Title VI of the Civil Rights act of 1964 – Title VII of the Civil Rights Act of 1964 – Title IX of the Education Amendment of 1972 – Section 504 of the Rehabilitation Act of 1972 – Age Discrimination in Employment Act of 1967 – Age Discrimination Act of 1975 – American with Disabilities Act of 1990 – Florida Civil Rights Act of 1992 – Omnibus Budget Reconciliation Act of 1981.

SafeSpace, Inc.

Procurement Policy

Purpose of Procurement
The overall purpose of procurement regulations is to ensure that SafeSpace, Inc. gets the highest quality of desired goods and services at the best price possible. Further, the regulations are aimed at streamlining the process of procurement while maintaining adequate controls. These procurement procedures apply to all staff involved in the procurement process and to all types of procurement.

Procurement Planning
Procurement planning is part of the annual budgeting process. Each departmental head is responsible for planning his/her procurement needs on an annual basis. The annual procurement plan (APP), which should list all items that need to be bought in the various quarters of the year, will also require the approval of the direct supervisor, shared with the Director of Finance and Chief Executive Officer for final approval.

Procurement Guidelines
The department supervisor/lead is responsible for initial approval of all procurements by following the guidelines listed below:

- $500 - $999 – Three (3) oral bids are required for goods or services valued at $500 up to $999.
- $1,000 and over – Goods or services with a cost of $1,000 dollars or more shall be supported with three (3) written bids and presented to the department supervisor/lead for approval. Once approved by the department supervisor/lead, it must be submitted to the Director of Finance for final approval of the expenditure.
- Services or Goods purchased with direct grant funds must follow the requirements of the individual funder.
- The purchasing of all office supplies, maintenance supplies, etc. are to be listed in email or purchasing form and sent to the Administrative Assistant for purchasing. This allows for centralized purchasing and pricing control for the Agency.
- All purchases are subject to the availability of Agency funds.
- All purchases are **SALES TAX EXEMPT**.

Controls on Procurement
Goods and Services will only be procured within the approved budgets except in case of emergencies, which must be approved by the Director of Finance or Chief Executive Officer. In addition to being responsible for the preparation of the APP budget, the department head should ensure that actual procurement throughout the year remains within the submitted budget. The finance department will assist each department to ensure that they are within budget.

It is the responsibility of the person who signs for the purchase of goods/services to verify that the following have been done:

- The correct quantity has been received and signed.
- The quality and price of goods/services is as agreed.
- That all goods/services delivered have been secured and inventory (when applies) has been updated.

Vendor Selection

Selections of vendors should be done to ensure that the best possible price, quality and delivery time available is within the Agency's timing needs. The following set of criteria is a guide on decision making on choice of vendors:

- Price
- Quality of goods/services
- Availability of goods/services within the required delivery time
- After sale services, including availability of parts/supplies
- Financial stability of the vendor
- Payment Terms
- Warranty offered

Payment-Processing Procedure

The recipient department is responsible for preparing payment requisition and/or invoice approval. Then forward to the Finance Department via email to APInbox@safespacefl.org. The finance department will check the invoice for accuracy and necessary approval and authority to pay. All payments must be made in accordance with the contractual terms between the vendor and SafeSpace, Inc. and in reference to the financial policies.

REV 11/29/22

SafeSpace
Saving and Changing Lives



Conflict of Interest Agreement

General Principles

1. Each SafeSpace Board member, employee and volunteer must place the interest of SafeSpace foremost in any dealing impacting SafeSpace.
2. Each Board member, employee and volunteer shall disclose to SafeSpace any personal interest that he or she may have in any matter pending before the SafeSpace Board, or any matter that may affect the welfare of the SafeSpace organization and shall refrain from participation in any decision on such matter. A conflicted Board member may not be counted in determining a quorum for the meeting in connection with the conflicted matter.
3. Board members, employees and volunteers shall not derive any personal profit or gain for themselves, their relatives or friends, directly or indirectly, by reason of their participation with SafeSpace except as otherwise agreed to by three quarters of the voting members of the Board of Directors.
4. Each year, SafeSpace Board members, employees and volunteers will submit an annual statement, agreeing to these General Principles and disclosing any potential conflicts. Any potential conflicts arising during the year must be reported to the Chief Executive Officer or Board President, who will attempt to resolve the actual or potential conflict(s) and, in the absence of resolution, refer the matter to the Executive Committee or Board of Directors.

At this time, I, (print name)_____, am a Board member, a committee member, or an employee of the following organizations:

_____

_____

_____

The following is to certify that I, except as described above, am not now nor at any time during the past year have been:

1. A participant, directly or indirectly, in any arrangement, agreement, investment, or actively with any vendor, supplier, or other parties doing business with SafeSpace which has resulted or could result in personal benefit to me.
2. A recipient, directly or indirectly, of any salary payments or loans, or gifts of any kind or any free services or discounts or other fees from or on behalf of any person or organization engaged in any transaction with SafeSpace.

Any exception to 1 or 2 above are stated below with full description of the transactions and of the interest whether direct or indirect, which I have (or have had during the past year) in the persons or organizations having transactions with SafeSpace.

SafeSpace
Saving and Changing Lives

Conflict of Interest Agreement (cont.)

Description of exception to 1 or 2:_____

_____

_____

_____

_____

[ ] None

_____ _____ _____

Print Name Signature Date

SafeSpace

Saving and Changing Lives

24 Hour Hotline
772-288-7023

Administrative Office
612 SE Dixie Highway
Stuart, Florida 34994
Phone: 772-223-2399
Fax: 772-223-5842
www.safespacefl.org

CHIEF EXECUTIVE OFFICER
Teresa Albizu, EdD, MFT

BOARD OF DIRECTORS

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Aimee Cooper
PRESIDENT-ELECT
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TREASURER
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Linda Weiksnar
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Established 1979

December 2, 2022

Mr. David Dyess
City Manager
121 SW Flagler Avenue
Stuart, FL 34994

Dear Mr. Dyess,

On behalf of SafeSpace, Inc., this is to attest that the Agency's trauma-informed recovery domestic violence emergency shelter will remain located in the City of Stuart, FL. SafeSpace fully owns the property on which the emergency shelter is located, and there are no plans to sell or relocate this property.

The investment made by the City of Stuart through the American Rescue Plan Act, which will be used for the revitalization of the facility to serve as a trauma-informed care DV shelter, will serve residents of the City of Stuart and Martin County for years to come.

Thank you for your consideration, and we look forward to continuing our productive partnership with the City of Stuart in addressing the complex needs of victims of intimate partner violence who reside in Martin County.

Respectfully,

Teresa Albizu, EdD, MFT
Chief Executive Officer

SafeSpace is a 501C3 organization, and our Federal ID is 59-1983994. Please note your contribution is tax deductible to the extent allowable by law. CH1975 A copy of the official registration and financial information may be obtained from the State of Florida's Division of Consumer Services by calling toll free 1.800.435.7352 within the state. Registration does not imply endorsement, approval, or recommendation by the state. No goods or services were received in exchange for your gift.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Michelle Berger

Title of Item:
GREEN REUSE AREA DESIGNATION (RC):

RESOLUTION No. 09-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 980, 1050, AND 1120 SE MONTEREY ROAD EXTENSION, STUART, FLORIDA, IDENTIFIED BY MARTIN COUNTY FOLIO NUMBERS 16-38-41-000-000-00013-0, 16-38-41-000-000-00014-0, AND 16-38-41-000-000-00016-0 (COLLECTIVELY, THE "SUBJECT PROPERTY"), AS FURTHER IDENTIFIED BY THE ATTACHED MAPS, COMMONLY REFERRED TO AS "THE LANDFILL", PURSUANT TO SECTION 376.80, FLORIDA STATUTES OF FLORIDA'S BROWNFIELD DEVELOPMENT ACT FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC DEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR IMPLEMENTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The City of Stuart is exercising its statutory authority to designate the properties commonly known as "the Landfill" as a Green Reuse Area, (legal description within document) also known as a Brownfield, pursuant to Chapter 376.80(2)(a) Florida Statutes. This designation is due to the presence of contamination on the subject property from historical waste dumping that occurred on the former landfill. A public community meeting was advertised and conducted in the Commission Chambers on January 24, 2023. Pursuant to the cooperation clause in the agreement previously executed by the City, it is required to make these designations.

This is a two reading resolution.

Funding Source:
N/A

Recommended Action:
Approval

ATTACHMENTS:
1. R09-2023 Landfill Green Reuse Area

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 09-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 980, 1050, AND 1120 SE MONTEREY ROAD EXTENSION, STUART, FLORIDA, IDENTIFIED BY MARTIN COUNTY FOLIO NUMBERS 16-38-41-000-000-00013-0, 16-38-41-000-000-00014-0, AND 16-38-41-000-000-00016-0 (COLLECTIVELY, THE "SUBJECT PROPERTY"), AS FURTHER IDENTIFIED BY THE ATTACHED MAPS, COMMONLY REFERRED TO AS "THE LANDFILL", PURSUANT TO SECTION 376.80, FLORIDA STATUTES OF FLORIDA'S BROWNFIELD DEVELOPMENT ACT FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC DEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR IMPLEMENTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, The State of Florida has provided, in Chapter 97-277, Laws of Florida, codified at Sections 376.77 through 376.86, Florida Statutes, for designation of certain specified areas by local government adoption of a resolution in order to promote environmental remediation, sustainable land redevelopment and/or reuse, and economic revitalization; and

WHEREAS, the City of Stuart (the "City") owns property, commonly known as "The Landfill", Stuart FL, identified by Martin County Folio Nos. 16-38-41-000-000-00013-0, 16-38-41-000-000-00014-0, AND 16-38-41-000-000-00016-0 (hereinafter the "Subject Property"), as shown in the attached Exhibit "A" and more particularly described in the collective legal descriptions as shown in the attached Exhibit "B", all of which are incorporated and made a part hereof by this reference, which warrants environmental remediation, sustainable land redevelopment and/or reuse, and economic revitalization; and

WHEREAS, the City intends to utilize the regulatory, financial, and other benefits associated with Florida's Brownfield Redevelopment Program by designating the Subject Property as a "Green Reuse Area," pursuant to Section 376.80, Florida Statutes; and

WHEREAS, the Subject Property does not fall into any of the Florida State Statute 376.80(2)(b) specified redevelopment areas and, accordingly, the designation considerations under FSS 376.80(2)(a) apply; and

WHEREAS, the City Commission has reviewed the relevant procedures that apply effectuating this designation, as specified in Section 376.80, Florida Statutes, and find the City in compliance with the statutory requirements; and

WHEREAS, proper notice of the designation of the proposed Green Reuse Area has been provided in accordance with Section 376.80(1)(c) and Section 166.041(3)(c)2, Florida Statutes; and

WHEREAS, the City Commission determined that the proposed Green Reuse Area designation on the Subject Property is in the best interest of the City, and advantageous to the public health, safety and welfare.

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

SECTION 1: The City of Stuart hereby exercises its statutory authority to designate the properties located at 980, 1050, and 1120 SE Monterey Road Extension, Stuart, FL, occupying Folio Numbers 16-38-41-000-000-00013-0, 16-38-41-000-000-00014-0, and 16-38-41-000-000-00016-0 (collectively, the "Subject Property"), as a Green Reuse Area pursuant to Chapter 376.80(2)(a), Florida State Statues.

SECTION 2: Pursuant to, and in satisfaction of, the requirements of designation in section 376.80, Florida Statutes, the City Commission finds that:

- The Subject Property, as the proposed Green Reuse Area, warrants economic development and has a reasonable potential for such activities;
- The proposed Green Reuse Area represents a reasonably focused approach and is not overly large in geographic coverage;
- The proposed Green Reuse Area has potential to interest the private sector in participating in rehabilitation; and
- The proposed Green Reuse Area is largely comprised of land suitable for recreational open space and related wellness purposes.

SECTION 3: Property Designation. The area depicted on Exhibit "A", and legally described on Exhibit "B", attached hereto and incorporated herein by reference, is hereby designated as the City of Stuart Landfill Green Reuse Area.

SECTION 3: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

Passed on first reading the ____ day of _____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED 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

Exhibit A


SE MONTEREY RD
SE MONTEREY ROAD EXT
SE EDLER DR
SE WAYNE RD
SE LETHA CT
SE LETHA CIR
Stuart
Legend
Property
Prop_Dedication
<Null>
City of Stuart
Easment From City
The Landfill Green Reuse Area
<all other values>
714
Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
Green Reuse Area
0 0.130.25 0.5 Miles
2023
N

Exhibit B

Legal Description

PARCEL 1. ALL OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM:

A. COMMENCING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, WHICH SAID POINT IS 210 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; FROM SAID POINT RUN SOUTH PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 1, SAID SECTION, TOWNSHIP AND RANGE, A DISTANCE OF 518.57 FEET TO A POINT; THENCE WEST PARALLEL WITH THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 16, A DISTANCE OF 420 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL TO THE EASTERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 1, SECTION 16, A DISTANCE OF 518.58 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 1, SECTION 16, WHICH SAID POINT IS 420 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTHERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 1, SECTION 16, A DISTANCE OF 420 FEET TO POINT OF BEGINNING.

B. BEGINNING AT A POINT ON THE NORTH LINE OF HANSON GRANT THAT IS 300 FEET SOUTH 66 DEGREES WEST OF THE 2 1/2 MILE MONUMENT TO STAKE; THENCE (1) RUN WEST 1347.55 FEET TO A STAKE; THENCE (2) RUN SOUTH 599.03 FEET TO THE SAID NORTH LINE OF THE HANSON GRANT, THENCE (3) RUN NORTH 66 DEGREES EAST 1474.71 FEET TO THE PLACE OF BEGINNING; ALSO DESCRIBED AS THE SOUTH 9.27 ACRES OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

C. AND LESS RIGHT OF WAY OF MONTEREY ROAD.

PARCEL 2. THE WEST 210 FEET OF THE EAST 630 FEET OF THE NORTH 518.57 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPTING FROM PARCELS 1 AND 2 THE FOLLOWING 4 PARCELS:

A. LAND CONTAINED IN MEMORANDUM OF LEASE FROM THE CITY OF STUART TO ROBERT G. DESANTIS AND JOAN C. DESANTIS, AS TRUSTEES OF THE ROBERT G. DESANTIS REVOCABLE TRUST OF 1985 AND VIVIAN I. JONES AND ROBERT D. JONES, AS CO-TRUSTEES OF THE VIVIAN I. JONES INTERVIVOS DECLARATION OF TRUST DATED SEPTEMBER 9, 2003 AND JAMES DESANTIS, RECORDED IN OFFICIAL RECORDS BOOK 2192, PAGE 2404, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210 FEET OF THE NORTH 518.57 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR S.E. MONTEREY ROAD EXTENSION.

B. LAND CONTAINED IN AFFIDAVIT REGARDING FIRE SUBSTATION # 2 RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 226, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16; THENCE NORTH 89°38'09" WEST, ALONG THE NORTH LINE OF SAID SECTION 16 FOR A DISTANCE OF 648.36 FEET, THENCE SOUTH 00°16'01" WEST, FOR A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SE MONTEREY ROAD; THENCE SOUTH 01°41'08" WEST, FOR A DISTANCE OF 33.77 FEET; THENCE NORTH 88°15'25" WEST, FOR A DISTANCE OF 28.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY THROUGH THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 88°01'33", FOR A DISTANCE OF 53.77 FEET; THENCE SOUTH 03°43'02" WEST, FOR A DISTANCE OF 36.93 FEET; THENCE SOUTH 07°03'03" WEST, FOR A DISTANCE OF 124.97 FEET; THENCE SOUTH 89°38'09" EAST, ON A LINE PARALLEL WITH AND 260 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 204.03 FEET; THENCE NORTH 00°16'01" EAST, FOR A DISTANCE OF 227.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SE MONTEREY ROAD; THENCE NORTH 89°38'09" WEST ALONG SAID SOUTH RIGHT-OF-WAY, FOR A DISTANCE OF 121.71 FEET TO THE POINT OF BEGINNING.

C. LAND DESCRIBED IN FIRST AMENDMENT TO GROUND LEASE FROM THE CITY OF STUART TO STONEMOR FLORIDA SUBSIDIARY LLC, RECORDED IN OFFICIAL RECORDS BOOK 2633, PAGE 1411, M ORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE N89°37'56"W ALONG THE NORTH LINE OF SAID SECTION 16 FOR 741.18 FEET; THENCE S00°22'04"W FOR 90.22 FEET TO THE POINT OF BEGINNING; THENCE S00°24'24"W FOR 232.95 FEET; THENCE N89°35'36"W FOR 570.00 FEET; THENCE N00°24'24"E FOR 225.40 FEET; THENCE N64°45'46"E FOR 33.28 FEET; THENCE S89°37'56"E FOR 55.00 FEET; THENCE S73°32'44"E FOR 146.60 FEET; THENCE S89°37'56"E FOR 151.90 FEET; THENCE N45°22'04"E FOR 47.16 FEET; THENCE, S89°37'56"E FOR 159.08 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES MORE PARTICULARLY DESCRIBED AS FOLLOW:

EASEMENT 1: THE SOUTH 175.00 FEET OF THE NORTH 208.00 FEET OF THE EAST 50.00 FEET OF THE WEST 630.00 FEET OF SAID GOVERNMENT LOT 1

EASEMENT 2: THE SOUTH 43.00 FEET OF THE NORTH 83.00 FEET OF THE EAST 55.00 FEET OF THE WEST 95.00 FEET OF SAID GOVERNMENT LOT 1

D. LAND CONTAINED IN WARRANTY DEED FROM THE CITY OF STUART TO DUANE K. LUCE AND JACQUELINE R. LUCE, HIS WIFE, RECORDED IN OFFICIAL RECORDS BOOK 172, PAGE 100 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE SOUTH 636.28 FEET OF THE NORTH 990 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

CONTAINING 55.812 ACRES, MORE OR LESS.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00013-0	793844	UNASSIGNED	10/20/22

General Information

Property Owners
CITY OF STUART

Mailing Address
121 SW FLAGLER AVE
STUART FL 34994

Tax District
STUART

Parcel ID
16-38-41-000-000-00013-0

Account Number
793844

Property Address
UNASSIGNED

Legal Description
THAT PORTION OF GOV LOT 1 SEC 16 T38S R4...

Use Code/Property Class
8900 - 8900 Muni other than prev cvrd

Neighborhood
INST Institutional Lands

Legal Acres
39.43

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 832,210	$ 0	$ 832,210	$ 595,525	$ 236,685	$ 236,685	$ 0

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
N/A	N/A	N/A
Sale Price	**Deed Type**	**Book & Page**
N/A	N/A	N/A

Legal Description

THAT PORTION OF GOV LOT 1 SEC 16 T38S R41E DESC AS: BEG NW COR KINGMAN ACRES & S R/W MONTEREY RD EXT, W ALG R/W 210, S 485.57, W 210, N 258.57, W 310.68, S 209.81, SLY ALG CURVE 74.73, S 536.44, SW ALG CURVE 137.03, W 504.99 TO W/LN GOV LOT 1, S TO PT ON N/LN OF 9.27 AC PARCEL DESC IN OR 534/1303, E ALG SAID LINE TO E/LN GOV LOT 1 & N TO POB (LESS THE ELY 210 OF THE NLY 485.57 OF SAID PARCEL BEING 2.34 AC)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00014-0	191253	UNASSIGNED	11/4/22

General Information

Property Owners
CITY OF STUART

Mailing Address
121 SW FLAGLER AVE
STUART FL 34994

Tax District
STUART

Parcel ID
16-38-41-000-000-00014-0

Account Number
191253

Property Address
UNASSIGNED

Legal Description
THAT PORTION OF GOV LOT 1 SEC 16 T38S R4...

Use Code/Property Class
8900 - 8900 Muni other than prev cvrd

Neighborhood
31400 Monterey Rd

Legal Acres
0.556

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 155,000	$ 0	$ 155,000	$ 0	$ 155,000	$ 155,000	$ 0

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
7/30/04	STUART, CITY OF	1770353
Sale Price	**Deed Type**	**Book & Page**
$ 0	AFFIDAVIT	1925 2262

Legal Description

THAT PORTION OF GOV LOT 1 SEC 16 T38S R41E DESC AS: BEG 526.65 W/O & 33 S/O NE COR SEC 16, S 227, E 106.65 TO W LINE FINLEY S/D, N ALG SD LINE 227 & W 106.65 TO POB (0.556 AC)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00016-0	1105811	SE MONTEREY RD STUART FL	10/20/22

General Information

Property Owners
CITY OF STUART

Mailing Address
121 SW FLAGLER AVE
STUART FL 34994

Tax District
STUART

Parcel ID
16-38-41-000-000-00016-0

Account Number
1105811

Property Address
SE MONTEREY RD STUART FL

Legal Description
THAT PARCEL OF LAND LYING IN SEC 16-38-4...

Use Code/Property Class
8900 - 8900 Muni other than prev cvrd

Neighborhood
INST Institutional Lands

Legal Acres
11.9

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 274,720	$ 0	$ 274,720	$ 202,980	$ 71,740	$ 71,740	$ 0

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
N/A	N/A	N/A
Sale Price	**Deed Type**	**Book & Page**
N/A	N/A	N/A

Legal Description

THAT PARCEL OF LAND LYING IN SEC 16-38-41 BEING MORE PARTICULARLY DESCRIBED IN OR 87/56 PUBLIC RECORDS MARTIN COUNTY FLORIDA

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Michael Mortell

Title of Item:
EAST STUART HISTORICAL ADVISORY COMMITTEE (RC):

RESOLUTION No. 11-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING AND REINSTATING THE EAST STUART HISTORICAL ADVISORY COMMITTEE; MAKING FINDINGS OF NECESSITY; APPROVING BY-LAWS; PROVIDNG FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

Summary Explanation/Background Information on Agenda Request:
During the Joint CRA/CRB/CIty Commission Meeting, Faye James provided public comment and asked the City Commission to create the East Stuart Historical Advisory Committee. Following the public comment, the City Commission directed staff to bring back an agenda item authorizing the continuation of the East Stuart Historical Advisory Committee. The original committee served an advisory role to the CRA Director by providing input related to Martin Luther King Blvd., improvements as well as review and comments related to the initial presentation of the Guy Davis Park improvements.

Funding Source:
Not applicabable

Recommended Action:
Approve Resolution 11-2023.

ATTACHMENTS:
1. R11-2023 - Ratify and Reinstate the East Stuart Historical Advisory Board

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 11-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING AND REINSTATING THE EAST STUART HISTORICAL ADVISORY COMMITTEE; MAKING FINDINGS OF NECESSITY; APPROVING BY-LAWS; PROVIDNG FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE

* * *

WHEREAS, the City Commission has the inherent authority to create an advisory board to provide assistance to the Community Redevelopment Agency (CRA); and

WHEREAS, the East Stuart Historical Advisory Subcommittee was originally created by the CRA for the purpose of making recommendations related to the history and culture of the historic East Stuart Community located within the boundaries of the City of Stuart's Community Redevelopment Area; and

WHEREAS, the East Stuart Historical Advisory Subcommittee provided valuable insight regarding the founding residents and their contributions to the East Stuart area; and

WHEREAS, the East Stuart Historical Advisory Subcommittee fulfilled its intended purpose by dedicating the time necessary to evaluate and make recommendations relating to Art in Public Places; as well as insights pertaining to the history of the East Stuart community, as well as

recommendations for the integration of design components into the Martin Luther King, Jr. streetscape improvements and Guy Davis Community Park Improvement projects; and

WHEREAS, the City Commission finds that the creation and continuation of an East Stuart Historical Advisory Board provides public benefit to the community; and

WHEREAS, the City Commission now intends to ratify and create an East Stuart Historic Advisory Board.

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: The City Commission hereby establishes the East Stuart Historic Advisory Board consisting of a Chairperson, Vice Chairperson and five additional board members. The Advisory Board shall provide recommendations to the Community Redevelopment Agency on matters relating to the preservation of the history and character of the East Stuart Community.

SECTION 3: The East Stuart Historical Advisory Committee shall serve as a subcommittee to the Community Redevelopment Agency. The duties and responsibilities of the East Stuart Historical Advisory Committee shall be more fully described in the By-Laws attached to this Resolution as Exhibit A. The Community Redevelopment Director shall serve as direct liaison to the Board and shall schedule the four quarterly meetings each year.

SECTION 4: The East Stuart Historical Advisory Committee shall consist of seven (7) members. All members shall have been continuous residents or property owners within the City for not less than six (6) months prior to their appointment on the committee. The appointment shall be as follows: each City Commissioner shall appoint one (1) member of the committee. Each CRB member that is serving on the CRA shall appoint one (1) member.

SECTION 5: The authority of the East Stuart Historical Advisory Committee shall be to provide advisory recommendations to the Community Redevelopment Agency as needed. The Committee shall present a written report detailing how it has discharged its duties to the CRA.

SECTION 6: This Resolution shall take effect upon its adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this _____ day of February, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"

EAST STUART HISTORICAL ADVISORY COMMITTEE
CITY OF STUART, FLORIDA

Bylaws

ARTICLE I NAME

The name of this Board shall be the "East Stuart Historical Advisory Committee" hereinafter the "Board."

ARTICLE II MEMBERS

Section 1: The membership of the Board shall consist of seven members. Members shall have been residents of the City of Stuart for at least six months prior to appointment.

Section 2: Members shall notify the Secretary or Chairperson if they cannot attend a meeting. If a member misses three consecutive meetings the member shall be deemed to have resigned.

Section 3. The term for each member shall be 1 year. The term shall begin in January upon being appointed by the CRA at its first meeting of the Calendar year and shall expire at the end of December of the same year.

ARTICLE III OFFICERS AND THEIR DUTIES

Section 1: The officers shall be a Chairperson and Vice Chairperson. The City Clerk or designee shall serve as Secretary and shall create and publish the agenda; record and keep minutes of Board meetings and otherwise provide the necessary staff support for the board members. The City Attorney shall be authorized to provide legal advice to the Committee when necessary.

Section 2: The Chairperson shall preside at all meetings of the Board and shall have the duties normally conferred by Parliamentary rules upon such officers. The Chairperson shall have the privilege of discussing all matters before the Board and shall have the same voting rights as all other Board members.

Section 3: The Vice Chairperson shall act in the absence of disability of the Chairperson.

ARTICLE IV ELECTION OF OFFICERS

Section 1: The election of officers shall be made of Board members at the first meeting of each Calendar year.

Section 2: The Board members receiving a majority vote shall be declared elected.

Section 3: Vacancies. In the event of a vacancy, the position shall be re-appointed and ratified by the CRA.

ARTICLE V MEETINGS

Section 1: It is the intention for the Committee to hold four (4) quarterly meetings during which it will generate recommendations related to art in public places; concepts to celebrate and commemorate the History of the East Stuart community.

Section 2: The meetings shall be held at such time and location as the CRA Director deems appropriate based upon the board agenda as well as the schedules of the current membership of the Board. The Director shall attempt to provide a time and schedule for the four meetings for each year as early as possible for the convenience of the public and members of the board.

Section 3: Notice of meetings shall be given by the Secretary to all Board members at least 24 hours in advance of the meeting.

Section 4: A quorum of the Board shall consist of three members, and affirmative vote of a majority of those present shall be necessary to pass any motion or adopt any order. Three members is only needed for quorum and should not be interpreted to mean that only three votes are necessary to pass a matter if all seven members of the board are present.

Section 5: All scheduled and special meetings shall be open to public. The Secretary shall keep minutes of all meetings of the Board.

Section 6: Except as provided herein, parliamentary procedure in Board meetings shall be governed by the latest edition of Robert's Rules of Order and by these By-laws.

ARTICLE VI ORDER OF BUSINESS

1. Roll Call.
2. Comments from Board Members
3. Adoption of Minutes of previous meetings.
4. New business.
5. Adjournment.

The order of business may be suspended by a vote of those members present.

ARTICLE VII MISCELLANEOUS

Section 1. All members of the Board shall take the Oath of Office at the beginning of their term.

Section 2. All members understand that this Board is a volunteer position serving at the will of the appointment and subject termination or non-renewal.

Section3. The members of the Board shall be subject to Sunshine and further understand that the entire board is limited to an advisory recommendation which may or may not be adopted by the CRA or City Commission at some time in the Future.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The subject parcels are located within the "East Stuart Neighborhood" and have been assigned a future land use of either "East Stuart" or "Public". The prior zoning designation of "East Stuart General Residential Office (GRO)"; "R-1 Single Family – General"; "R-2 Duplex"; "R-3 Multi-Family/Office"; or "Public" on certain lands are no longer appropriate and require amendment. The rezoning of the depicted parcels will bring them into compliance with the Future Land Use. The rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding zoning. If the board denies the request, it is necessary to assign zoning that is in compliance with the currently assigned future land use.

On December 8, 2022, the Local Planning Agency reviewed the request and the board unanimously recommended approval of this ordinance to the City Commission.

On January 17, 2023, the City Commission approved Ordinance No. 2499-2023 on first reading 5-0, of the Zoning Map Amendment to the "East Stuart Neighborhood" as presented. There are no changes to the maps except adjusting the color assigned to BMU for more differentiation from CPUD.

ATTACHMENTS:
1. A. Ordinance No. 2499-2023 Zoning East Stuart and Map Exhibits
2. B. Public Notification - Certified Letters

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2499-2023 on second reading, amending the city's official Zoning Map to include changes on certain lands within the "East Stuart Neighborhood" to be consistent with the Future Land Use Map.

ATTACHMENTS:
1. Ordinance 2499-2023 - Zoning East Stuart and Map Exhibits
2. Public Notification - Certified Letters

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2499-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which are included goals, objectives and policies related to zoning and land development.

WHEREAS, on December 8, 2022, the Local Planning Agency held duly noticed public hearing to consider amending the city's Official Zoning Map and recommended approval of the rezoning within the "East Stuart Neighborhood"; and

WHEREAS, the City Commission held duly noticed public hearings on January 17, 2023 and February 13, 2023 to consider this ordinance and provide for full public participation on the proposed amendment to the Zoning Map.

WHEREAS, the City Commission finds the proposed amendment of the Zoning Map consistent with the goals, objectives and policies of the Comprehensive Plan; and

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

SECTION 1: A map depicting the rezoning is attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 2: The City Commission hereby amends the city's Official Zoning Map, to include the "East Stuart Neighborhood" as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith 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 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: This ordinance shall take effect upon adoption.

PASSED on first reading this _____ day of_____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second reading this _____ day of _____, 2023.

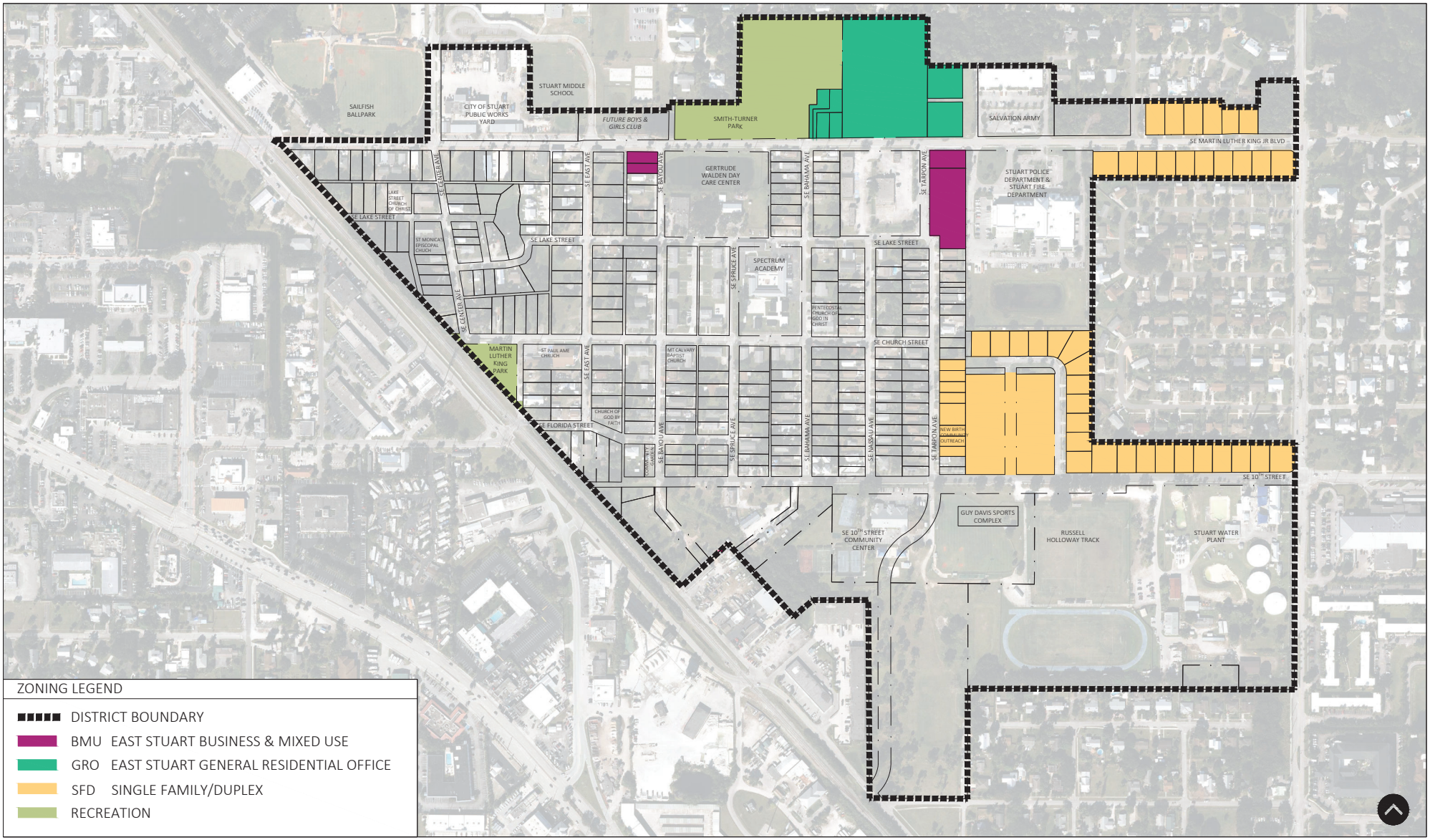
ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



ZONING LEGEND

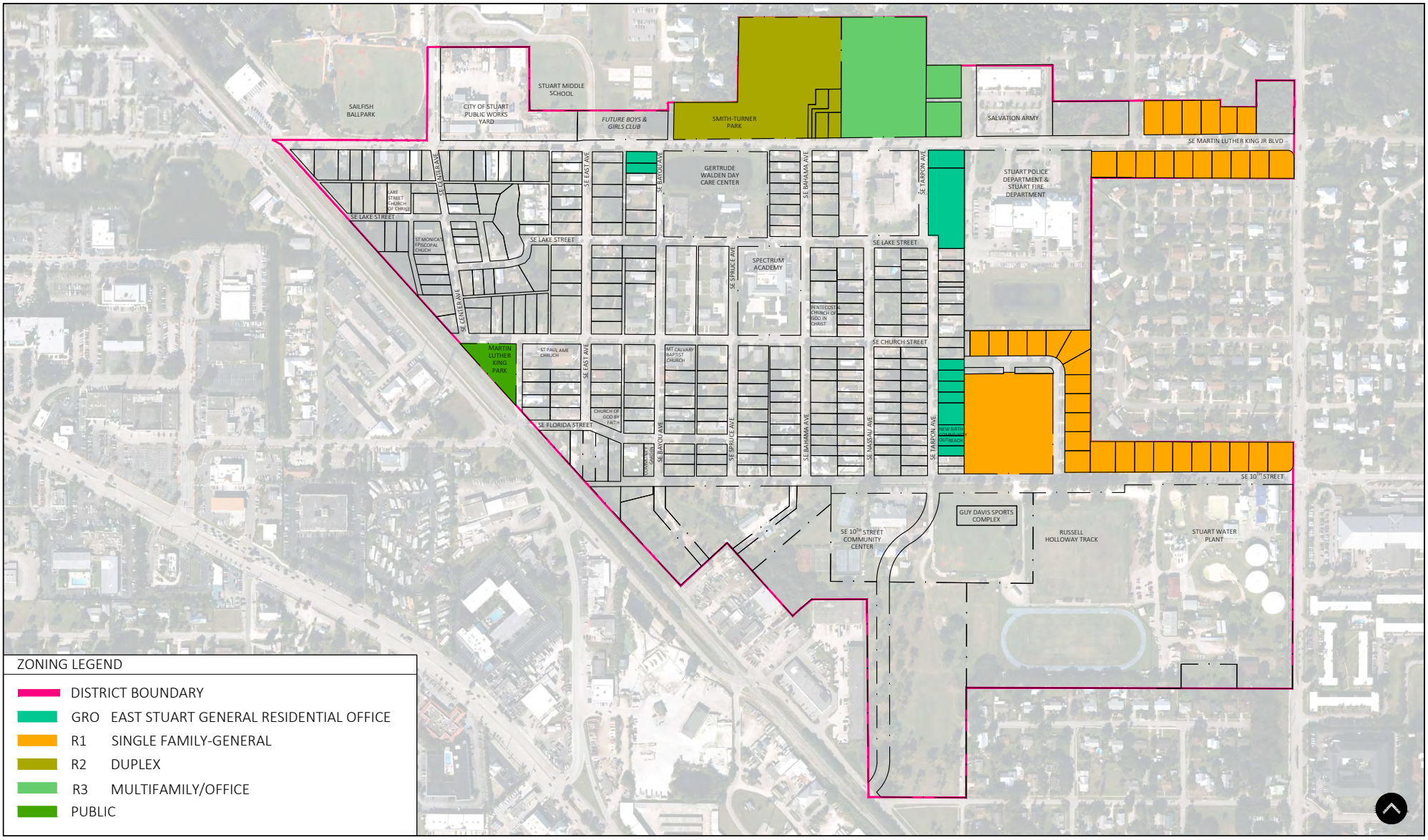
- DISTRICT BOUNDARY
- BMU EAST STUART BUSINESS & MIXED USE
- GRO EAST STUART GENERAL RESIDENTIAL OFFICE
- SFD SINGLE FAMILY/DUPLEX
- RECREATION

EAST STUART

Community Redevelopment Area

PROPOSED ZONING

PARCELES WITH PROPOSED CHANGES ONLY



EAST STUART

Community Redevelopment Area

EXISTING ZONING PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

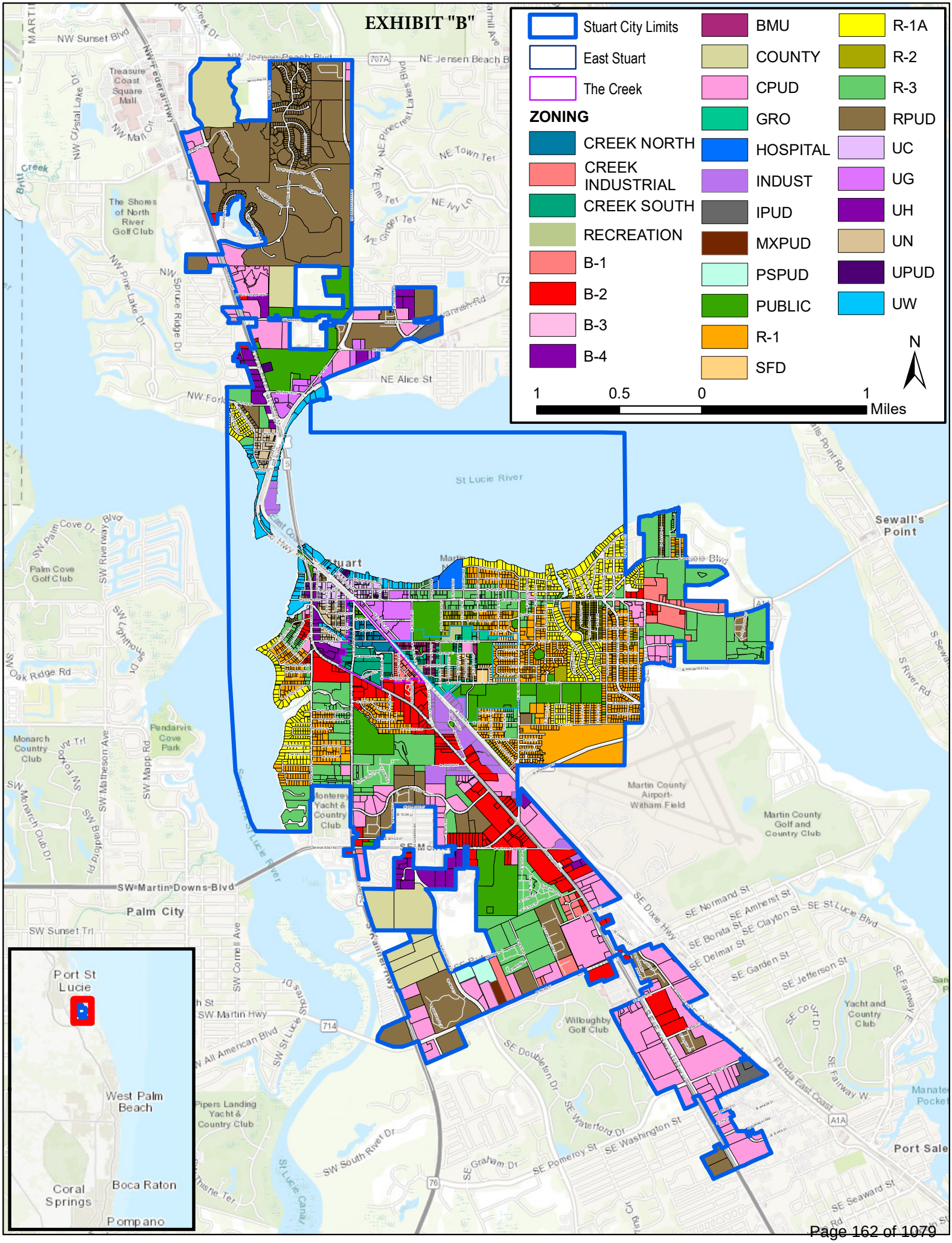


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
ZONING
CREEK NORTH
CREEK INDUSTRIAL
CREEK SOUTH
RECREATION
B-1
B-2
B-3
B-4
BMU
COUNTY
CPUD
GRO
HOSPITAL
INDUST
IPUD
MXPUD
PSPUD
PUBLIC
R-1
SFD
R-1A
R-2
R-3
RPUD
UC
UG
UH
UN
UPUD
UW
N
1 0.5 0 1
Miles
St Lucie River
Sewall's Point
Palm City
Port St Lucie
West Palm Beach
Boca Raton
Pompano
Coral Springs

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: East Stuart CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 1,143 records on the mailing list. There were 8 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 1,135 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed amendment to the Land Development Code, a was presented to the Community Redevelopment Board, Local Planning Agency, and the City Commission in September 2022.

East Stuart Neighborhood is a new section in Chapter III, Special Zoning Codes, of the Land Development Code. In places where there is no underline, the language or policy is similar to an existing policy. The underline text is where policies are new or modified. The existing zoning code for this area is presented as strike through.
The proposed code is intended to reflect the unique and historical character of the East Stuart Neighborhood and create harmonious infill development which allows a variety of housing options.

Jessica Seymour, Principal Program Coordinator, TCRPC has drafted proposed amendments to the city's LDC for the "East Stuart Neighborhood." TCRPC worked with the Community Redevelopment Board, Community Redevelopment Agency, the Development Department, the Public Works Department, interviews with members of the public, property owners, developers, land planners/professionals working in the area, American Institute of Architect (AIA), and conducted peer review of the proposed code as recommended by the Community Redevelopment Board. Interviews and public meetings have reached over 110 individuals. The CRA/City has mailed 3,500 postcards, dropped off over 1,500 flyers, 500 doorhangers and communicated through the city's webpage, newsletter, and social media to advertise meetings.

Treasure Coast Regional Planning Council staff will present the proposed Chapter III, Section 3.02.00, at the public hearing, assisted by staff as appropriate.

On December 8, 2022, the Local Planning Agency reviewed the request and the board unanimously recommended approval of this ordinance with the following comments:

a. Add notations in the text and zoning map indicating areas east of SE Forrest Park Drive on SE 10th Street and MLK Jr Blvd as detached housing types only (duplexes and townhouses are not permitted as part of LPA recommendations based on public comments).
b. Remove redundant language on impervious area in Neighborhood Open Space.

On January 17, 2023, the City Commission approved Ordinance No. 2507-2023 on first reading 5-0. The following revisions have been made to the document based on comments received at first reading:

a. Sec. 3.02.01.C. Applicability language.
b. Sec. 3.02.02. Figure - Adjusted the color assigned to BMU for more differentiation from CPUD.

c. Sec. 3.02.04.H.2 Replication of historic buildings.

d. Sec. 3.02.07.C.7.b. Parking boats, campers, and recreational trailers permitted in the side yard as well as rear yard.

e. Updated the definition of ADUs in Chapter 11 to be consistent with the definition in the East Stuart Neighborhood and the Creek District.

f. "Where feasible" search and removed.

g. Corrected miscellaneous Scribner's errors.

ATTACHMENT:

1. A. Ordinance No. 2507-2023 LDC Amendment East Stuart Neighborhood
2. B. Presentation
3. C. LPA Minutes

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance No. 2507-2023 on second reading, amending Chapter III of the Land Development Code to include form-based land development regulations for the “East Stuart Neighborhood”.

ATTACHMENTS:

1. Ordinance 2507-2023 - LDC Amendment East Stuart
2. Presentation
3. LPA Minutes

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2507-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the Community Redevelopment Agency and City Commission has determined that an analysis of existing code for the East Stuart Neighborhood in the CRA would benefit the residents and businesses of Stuart; and

WHEREAS, on September 27, 2021, by Resolution No. 09-2021, the Community Redevelopment Agency approved to enter to an Interlocal Agreement with the Treasure Coast Regional Planning Council to conduct a public input process and develop a Form Based Code for the East Stuart Neighborhood; and

WHEREAS, the Treasure Coast Regional Planning County and the Community Redevelopment Agency held the Vision Workshop, Walking Tour, interviews with residents and property owners, several public outreach meetings/presentations, and work in progress workshops to get input to develop a Form Based Code for the East Stuart Neighborhood; and

WHEREAS, any right-of-way improvements depicted in the plan are not programmed to be built by the city and the inclusions in the plan does not obligate the city to build the same; and

WHEREAS, it has never been the intension of the city to allow more than the 30 du/ac and the density calculation will be limited to parcel (s) in the application; and

WHEREAS, on December 8, 2023, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on January 17, 2023 and February 13, 2023 to consider this ordinance and provide for full public participation on the Land Development Code amendment process.

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

SECTION 1: The provisions of the Land Development Code as amended are hereby adopted as provided in the attached Exhibit "A" which is incorporated herein as set forth below.

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

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

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

Passed on first reading the ____ day of _____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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

Sec. 3.02.00. East Stuart Neighborhood Code

Sec. 3.02.01. Procedure & Process

A. Intent. The purpose of this Code is to encourage redevelopment, infill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the East Stuart Neighborhood. This Code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.

B. Boundary. The boundaries of the neighborhood are set forth in **Sec. 3.02.02. Regulating Plan.**

C. Applicability. The provisions of this Code shall only apply to development within the East Stuart Neighborhood and only properties within the East Stuart Neighborhood may utilize the Business & Mixed Use (BMU), General Residential & Office (GRO), and Single Family & Duplex (SFD) designations.

1. The standards and regulations set forth in **Sec. 3.02.00** shall apply to *new development,* amendments to *planned unit developments, substantial improvement,* and *substantial renovation*.

2. An application which includes increased impervious area, new signage, or which would constitute a change of use shall include compliance with **Sec. 3.02.09. Landscape & Site Standards, Sec. 3.02.10. Fence & Wall Standards,** and **Sec. 3.02.11. Sign Standards**.

D. Consistency with Comprehensive Plan. Applicable Future Land Use designations are listed in **Figure ESN-01 Future Land Use & Zoning Consistency.**

FIGURE ESN-01 FUTURE LAND USE & ZONING CONSISTENCY

	FUTURE LAND USES IN THE EAST STUART NEIGHBORHOOD		
	East Stuart FLU	Recreation FLU	Public FLU
ZONING CATEGORIES	**BMU** *Business & Mixed Use*	-	-
	GRO *General Residential & Office*	-	-
	SFD *Single Family & Duplex*	-	-
	MXPUD *Mixed-Use Planned Unit Development*	-	-
	CPUD *Commercial Planned Unit Development*	-	-
	-	**PSPUD** *Public Service Planned Unit Development*	**PSPUD** *Public Service Planned Unit Development*
	-	**Recreation**	**Recreation**
	-	-	**Public**

E. Effective date. This Code shall be effective at adoption and as amended from time to time.

F. Form-based code. The East Stuart Neighborhood Code is a form-based code that fosters predictable built results and a high-quality public realm by using physical form rather than full separation of uses, as the code's primary organizing principle.

G. How to Use this Code. See **Figure ESN-02 How to Use This Code**.

FIGURE ESN-02 HOW TO USE THIS CODE

1 — **SEC. 3.02.02**

FIND YOUR PROPERTY ON THE REGULATING PLAN & IDENTIFY THE ZONING DISTRICT.

2 — **SEC. 3.02.03**

REVIEW PERMITTED USE OR USES AND IDENTIFY ANY ADDITIONAL STANDARDS FOR SPECIFIC USES THAT MAY APPLY.

3 — **SEC. 3.02.04 - SEC. 3.02.12**

REVIEW & COMPLY WITH THE STANDARDS/REGULATIONS APPLICABLE TO THE PROPERTY.

- **Sec. 3.02.04. Development Standards**
- **Sec. 3.02.05. Frontage Types & Building Types**
- **Sec. 3.02.06. Thoroughfare Standards**
- **Sec. 3.02.07. Access & Parking Standards**
- **Sec. 3.02.08. Stormwater Standards**
- **Sec. 3.02.09. Landscape & Site Standards**
- **Sec. 3.02.10. Fence & Wall Standards**
- **Sec. 3.02.11. Sign Standards**
- **Sec. 3.02.12. Architectural Standards**

4

IDENTIFY IF WORK/PROJECT REQUIRES ADDITIONAL APPROVALS

Some examples include:

- Project create a new block or street?
- Does the project exceed the criteria in **Figure CD-05 Major Development Projects Matrix**?
- Subdividing a lot is part of project/work? See **Sec. 11.01.05**.
- Project/work requires a Zoning change? See **Sec. 11.01.09**.
- Project/work requires a Major Conditional Use? See **Sec. 11.01.11**.

5

COMPLETE PRE-APPLICATION CONFERENCE FORM & SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DEVELOPMENT DEPARTMENT.

6

SUBMIT APPLICATION.

ADDITIONAL RESOURCES:

- Definitions can be found in **Chapter XII** of the Land Development Code.
- Questions along the way? Contact City Staff at the Development Department.
- East Stuart Neighborhood is in the Community Redevelopment Area (CRA). Familiarize yourself with the incentives, program and projects within the Community Redevelopment Agency.

H. Application permits. No building or other land development permit shall be issued by the Development Director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

1. Pre-application conference. Before beginning any new development, substantial renovation development, renovation, or demolition on private or public land, applicants are required to schedule a pre-application conference with the Development Department. A pre-application conference is not required for interior renovations, and may be administratively waved by the Development Director.

a. Preliminary development review. After the pre-application conference, a preliminary design review may be requested by the Development Director to include a conceptual site plan, floor plans, and elevations.

b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and required board presentation(s) as outlined in **Figure ESN-03 Required Board Presentations.**

c. The Development Director may request an applicant host a community workshop including any active neighborhood association or business associations before submitting an application. A community workshop will be required of all *major development projects*. Applicant shall notify City staff in advance of the meeting and shall submit minutes and sign-in sheets from the community workshop as part of the application.

FIGURE ESN-03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Major Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

2. Application. After the pre-application conference and preliminary design review, an application for development shall be submitted to the city development department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within the East Stuart Neighborhood shall meet the submittal requirements of plan document as defined in **Chapter XI**. Completed applications shall include **Figure ESN-05 Major Development Projects Matrix** and a completed Pre-Application Form from the Development Department.

FIGURE ESN-04 APPLICATION REQUIREMENTS

APPLICATION REQUIREMENTS
A general vicinity or location map & legal description
Proposed permitted uses, development activities & design
Conceptual building plans
Front, rear, & side architectural elevations with required Frontage Types identified
Finished floor elevation, base flood elevation and crown of road
Documentation related to streets, parking, loading and connections to existing sidewalks
Landscaping including existing tree protection and planned shade trees
Identify any existing historic buildings as defined by **Sec. 5.09.00. - Historic preservation.**
Signage
Conceptual stormwater management plan
Any other documentation as required by the Development Director in order to demonstrate compliance with this Code

I. *Major development projects*. *Major development projects* shall be subject to the major development plan approval process described in **Sec. 11.01.02**. Major development projects shall be as defined in **Figure CD-05 Major Development Projects Matrix.** In addition to the requirements of **Sec. 11.01.02,** a presentation to the CRB shall be required.

FIGURE ESN-05 MAJOR DEVELOPMENT PROJECTS MATRIX

MAJOR DEVELOPMENT IN EAST STUART NEIGHBORHOOD
A residential project which exceeds 20 total dwelling units
A non-residential development over 20,000 square feet in floor area
A mixed-use development over 20,000 square feet in floor area
A public or private institutional development exceeding one acre in land area
Pursuant to **Sec. 5.05.02.A.2.c** when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may apply for the removal and replacement of a historic treea

J. *Conditional use*. The review of a *conditional use* shall follow the procedures set forth in **Sec. 11.01.10** for a *major conditional use* review. A conditional use shall be granted if the applicant can demonstrate that the request:

- Is consistent with this Code and the City's comprehensive plan;
- Will further the implementation of the CRA redevelopment plan;
- Will measurably improve the form and function of traditional neighborhood characteristics; and
- Has satisfied site qualitative design development standards set forth in **Sec. 6.00.04**.

The City Commission may impose development conditions and operational requirements including but not limited to:

1. Pedestrian amenities. Pedestrian amenities in the form of benches, courtyards, shared use-paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.

2. Green Development. On-site renewable energy generation, indoor and outdoor water use reduction or Green Development as outlined in **Sec. 6.06.00**.

3. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as: replacing existing sidewalks with integral color concrete or pavers in the surrounding neighborhood.

4. Require existing overhead utilities to be placed underground.

5. *Neighborhood open space*. *Neighborhood open space* as provided by as described in **Sec. 3.04.04.F.2.**

6. Historic preservation. Preservation, relocation or a monetary contribution is made to the relocation of historic buildings fund for historic structure as defined within **Sec. 5.09.00.A.**

K. *Planned unit development project*. Applications or amendments to a *planned unit development project* shall outline any deviations from the East Stuart Neighborhood Code. A *planned unit development project* shall only be granted if the applicant can demonstrate the same standards set forth for *conditional uses,* **Sec. 3.04.1.J**.

Sec. 3.02.02. Regulating Plan.

A. Zoning Districts in East Stuart Neighborhood. The following zoning districts are intended to regulate building placement, building height, parking, architectural character, outbuildings, signage, and curb cuts, etc. within each respective zoning district. The requirements vary according to the desired type and intensity of development. All zoning districts promote a compact walkable neighborhood with a variety of housing choices. Three zoning districts are described below:

1. *Business and mixed-use zoning district (BMU)*. The BMU zoning district encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed use neighborhood.

2. *General residential and office zoning district (GRO)*. The GRO zoning district is generally characterized by a mix of single-family, duplexes and multi-family dwellings. The area allows for limited non-residential uses, and permits professional offices.

3. *Single-family and duplex zoning district (SFD)*. The SFD zoning district, at the center of the East Stuart community, is characterized mainly by single-family and duplex dwellings. A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the regulating plan with a crosshatch.

B. Regulating plan. **Figure ESN-06 Regulating Plan** and **Figure ESN-07 Thoroughfare Plan** are the Regulating Plans that apply to the East Stuart Neighborhood.

1. *Recommended Connections.* Potential future street and alley connections are illustrated on the Thoroughfare Regulating Plan. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.

2. *Improved Alley Candidates.* An improved alley candidate is a existing alley right-of-way which has not yet been improved to the standards in **Figure ESN-34 Improved Alley** . New development adjacent to alley candidates shall dedicate for improvement of alley. The dedication of land for an improved alley allows development to use rear setback with alley setback and may still be included for the purpose of calculating density.

FIGURE ESN-06 REGULATING PLAN

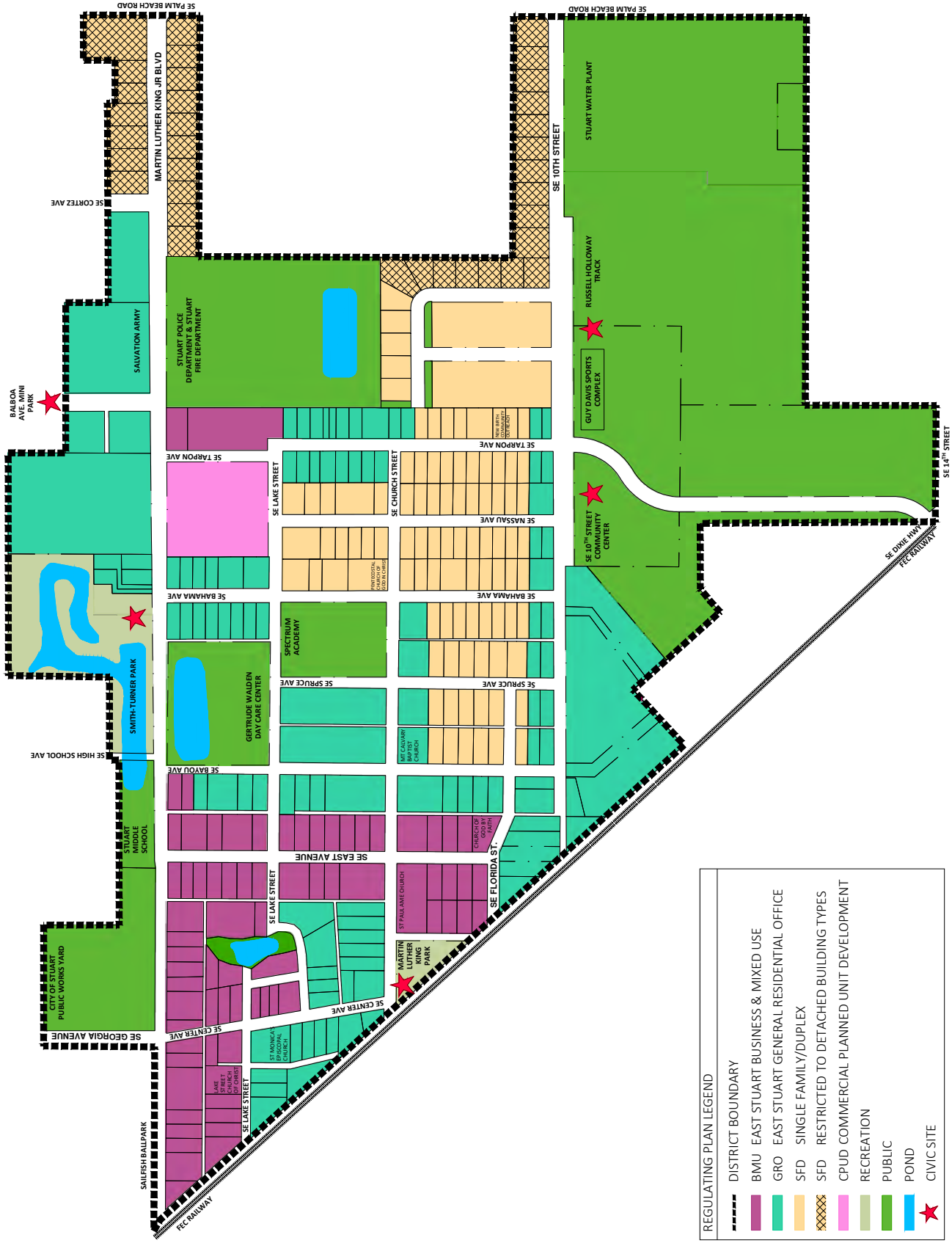
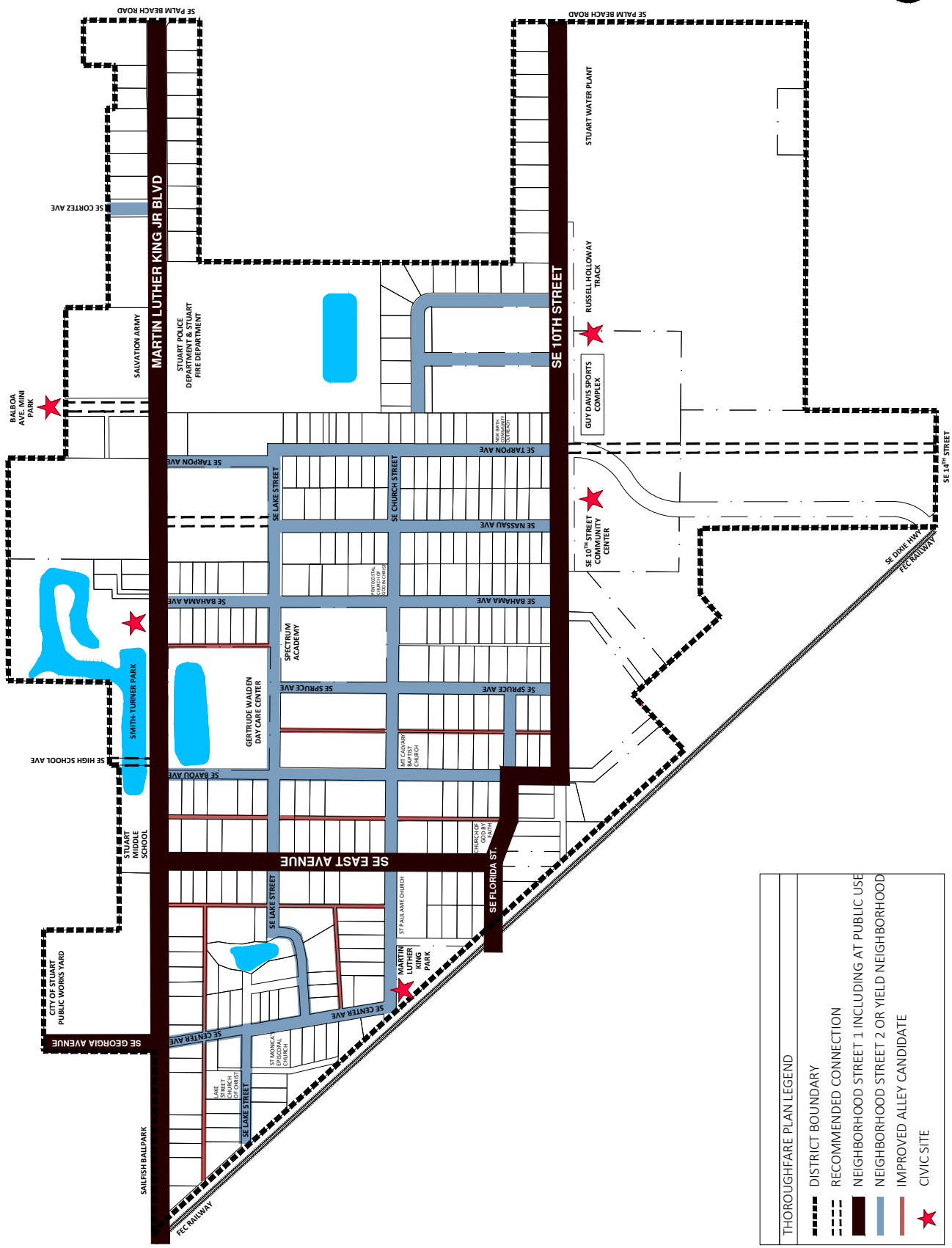


FIGURE ESN-07 THOROUGHFARE PLAN



Sec. 3.02.03. Permitted Uses.

A. **Figure ESN-08** identifies permitted uses in East Stuart Neighborhood.

1. Consideration of uses not specifically listed. If a use is not listed within a zoning district, then the use is not allowed. A proposed use that is not listed within a zoning district, but which is determined by the Development Director to have a similar character, nature, and impact to a permitted use in that district may be approved through, a determination of comparability by the Development Director. Conditions may be placed on the decision. A determination by the Development Director that a proposed use is not similar to a permitted use may be appealed according to procedures in **Sec. 8.07.01.**

2. *Conditional Use*. Uses which require a *conditional use* (CU) approval are marked with "CU."

3. Non-conforming uses. Non-conforming uses created by virtue of the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of **Sec. 8.03.00**.

FIGURE ESN-08 PERMITTED USES IN THE EAST STUART NEIGHBORHOOD

	Standards for Specific Use	BMU	GRO	SFD	Public	Rec.
Residential Uses						
Single-family dwelling unit		✓	✓	✓	-	-
Duplex dwellings units	**Sec. 3.02.03.B.1**	✓	✓	✓	-	-
Multi-family dwelling units		✓	✓	-	-	-
Accessory dwelling unit	**Sec. 3.02.04.G.04**	✓	✓	✓	-	-
Mixed-use		✓	✓			
Family day care home in a residence		✓	✓	✓	-	-
Group home of six or fewer residents		-	-	✓	-	-
Home occupation	**Sec. 3.02.03.B.3**	✓	✓	✓	-	-
Transient Residential & Overnight Accommodations						
Hotels/motels		✓	-	-	-	-
Rooming & boarding houses		✓	✓	-	-	-
Bed & breakfast inn		✓	✓	-	-	-
Institutional Uses						
Adult day care centers (< three acres)		✓ CU	✓	-	-	-
Child care centers (< three acres)	**Sec. 2.04.03.B.2**	✓ CU	✓	-	-	-
Community centers		✓	✓	-	✓	✓
Funeral homes without crematoriums		✓ CU	-	-	-	-
Governmental buildings		✓	✓	-	✓	-
Libraries		✓	✓	-	✓	-
Museums		✓	-	-	✓	-
Assisted living facilities (< three acres)		✓	✓	-	-	-
Religious institutions (< three acres)		✓	✓	✓	-	-
Schools—public, private, parochial or technical		✓ CU	✓ CU	-	✓	-
Commercial Uses						
Art shops/galleries		✓	-	-	-	-
Banks/financial institutions, excluding drive-in/drive-through		✓	-	-	-	-

	Standards for Specific Use	BMU	GRO	SFD	Public	Rec.
Barbershop, beauty salons, specialty salons		✓	-	-	-	-
Bars		✓ CU	-	-	-	-
Catering shop		✓	-	-	-	-
Clubs, lodges,& fraternal organizations		✓ CU	-	-	-	-
Massage therapy establishment		✓	-	-	-	-
Microbreweries & craft distilleries		✓ CU	-	-	-	-
Office, business, professional, medical or veterinary		✓	✓	-	-	-
Restaurants, convenience & general, excluding drive-in/ through	**Sec. 2.06.13**	✓	-	-	-	-
Retail sales & service		✓	-	-	-	-
Rooftop dining	**Sec. 2.06.19**	✓ CU	-	-	-	-
Studios, art, dance, music, or exercise		✓	-	-	-	-
Theater, excluding drive-in theaters		✓	-	-	-	-
Recreational Uses						
Public parks		✓	✓	✓	✓	✓
Utility & Service Uses						
Public facilities & services		✓	✓	✓	✓	✓
Public utility		✓	✓	✓	✓	✓
Telecommunication Uses						
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	**Sec. 2.06.11**	✓	✓	-	-	-
Agricultural Uses						
Community gardens	**Sec. 2.06.08**	✓	✓	✓	✓	✓
Urban farms	**Sec. 2.06.08**	✓	✓	-	-	-
Storage, Transportation & Logistics Uses						
Government provided public parking garages & lots		✓	-	-	✓	✓
Private parking garages & lots		✓ CU	-	-	-	-

B. Standards for Specific Uses. Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Duplex.* A portion of the SFD zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on **Figure ESN-07 Thoroughfare Plan** with a crosshatch.

2. *Child care centers*. Child care centers shall comply with the following standards:

a. Required square footage of outdoor play area per child shall meet Florida Department of Children and Family Services standards and provide proof of issuance of a state license for such facility;

b. The outdoor play area is enclosed by a fence having a height of at least five feet in order to prevent passage;

c. One non-illuminated sign may be permitted to identify the principal structure, but such sign cannot exceed the size and height requirements of the respective zoning district, and cannot contain any advertising other than the name of the business;

d. The location of outdoor play equipment shall be determined in the site plan review;

e. Proof of application of a state license for such facility before approval of the conditional use shall be shown and such license must be issued before, or at the same time, any certificate of occupancy or business tax receipt may be issued for such facility.

3. *Home occupations.* Home occupations shall comply with the following standards:

a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.

b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.

c. One non-illuminated sign may be permitted to identify the home occupation. The sign shall be mounted flat against a wall within one foot of the entrance to the dwelling or outbuilding in which the home occupation is located, and shall not exceed one square foot.

d. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

e. The home occupation shall not employ equipment which creates fire hazards, electrical interference, noise, vibration, glare, fumes, odors detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

f. A home occupation that involves retail sales or services that require patrons to visit the residence shall be limited to detached single-family dwellings, townhouses or outbuildings and shall require approval of a conditional use process, as provided in **Sec. 3.02.01**. The permitted hours of operation shall be specified in such approval.

g. Storage or parking of one commercial vehicle is allowed, provided:

i. That such vehicle or trailer is owned or operated by the resident of the property; and

ii. That such vehicle is garaged or otherwise screened from view of adjoining properties and any adjoining street. Public service agency vehicles such as law enforcement and those providing emergency response services are exempt.

h. The use can qualify for all local, state and federal licenses, certificates and permits.

i. Any violation of these regulations may result in the revocation of any home occupation business tax receipt, in addition to any other remedy for such violation provided in the City's Code. The issuance of a business tax receipt to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

Sec. 3.02.04. Development Standards

A. All *new development, substantial improvement,* and *substantial renovation* shall comply with the Development Standards in **Figure ESN-09 Development Standards in the East Stuart Neighborhood**. Development Standards which require a *conditional use* (CU) approval are marked with "CU."

FIGURE ESN-09 DEVELOPMENT STANDARDS IN THE EAST STUART NEIGHBORHOOD

	BMU	GRO	SFD	Public	Recreation
Lot Size					
Lot area in sf min./max. [1]	None	None	None	None	None
Lot width in feet min./max.[1]	None	None	None	None	None
Building Placement					
Front Build-to-Zone	5'-15'	10'-20'	10'-20'	10'-20'	10'-20'
Side setback at property line, min. in feet	5'	5'	5'	10'	10'
Side setback at street, min. in feet	10'	10'	10'	10'	10'
Rear setback, min. in feet	10'	10'	10'	10'	10'
Building Height					
Building height, max. in stories	3 [2]	3 [2]	2	3	3
Building height, max. in feet	40' [2]	35 [2]	35'	40'	40'
Ground story height, min. in feet	12'	Not Applicable	Not Applicable	12'	12'
Gross Density					
Residential density, max. in units/acre	17 / CU 30	17 / CU 30	17	Not Applicable	Not Applicable
Coverage					
Impervious surface, max. in %	75%	65%	65%	65%	65%
Frontage Types					
Porch	✓	✓	✓	✓	✓
Stoop	✓	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✗	✓	✓
Forecourt	✓	✓	✗	✓	✓
Arcade	✓	✗	✗	✓	✓
Storefront	✓	✗	✗	✓	✓
Parking Placement, see Sec. 3.02.07. Access & Parking Standards					
Footnote:					
[1] For existing parcels with assigned parcel ID numbers at the effective date of this Code. The newly platted lots have a minimum lot size of 4,365-sf.					
[2] Four stories and up to 45' requires a PUD and Community Workshop & Outreach as described in Sec.3.02.01.H.1.c					

B. Building Placement.

1. *Build-to-Zone (BTZ)*. Setbacks are measured from the property line and are defined in **Chapter XII.**

2. *Setbacks*. Setbacks are measured from the property line and are defined in **Chapter XII. Sec. 2.04.04. - Supplemental building setback requirements.**

3. *Primary Facade*. Main entries shall be prominent and orientated to the street.

a. The primary façade shall be generally parallel to the right-of-way, located in accordance with the build-to-zone of the zoning district.

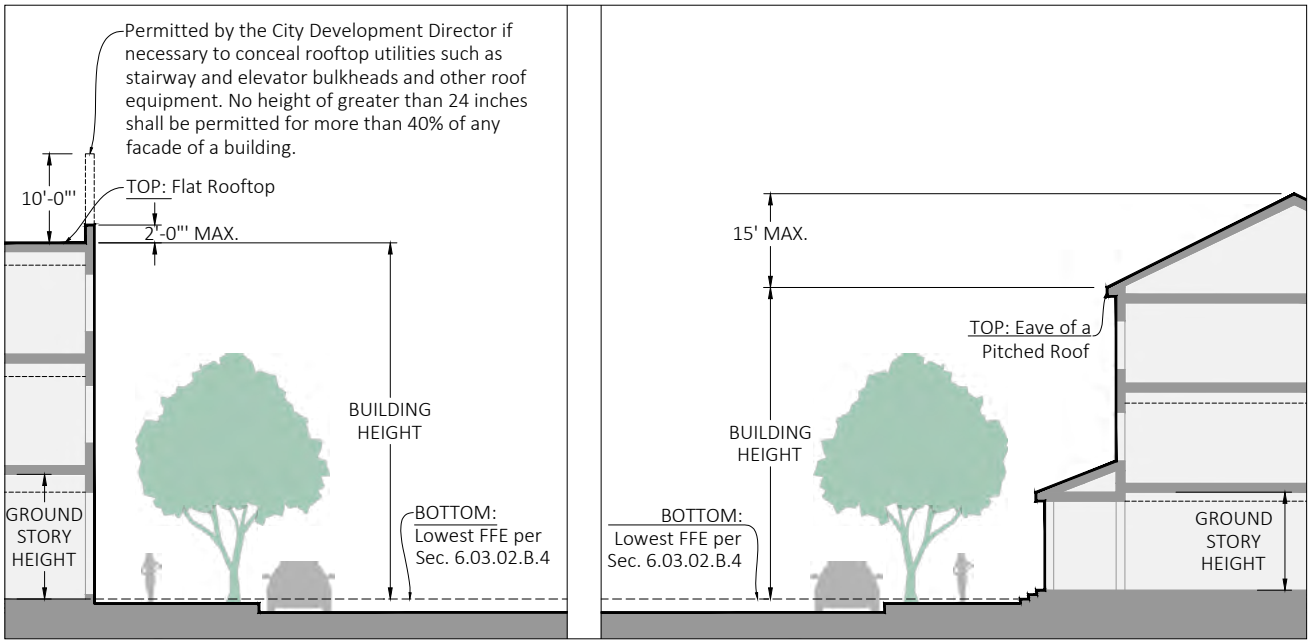
b. The primary façade shall face existing roadway(s).

c. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.

d. On corner lots, the primary façade shall extend to the corner, respective of all required setbacks and visibility triangles, or a *neighborhood open space* shall be provided.

C. *Building Height*. Building height is measured in accordance with **Sec. 2.04.07. - Supplemental building height**. See **Figure ESN-10** for illustration.

FIGURE ESN-10 ILLUSTRATION OF MEASURING HEIGHT

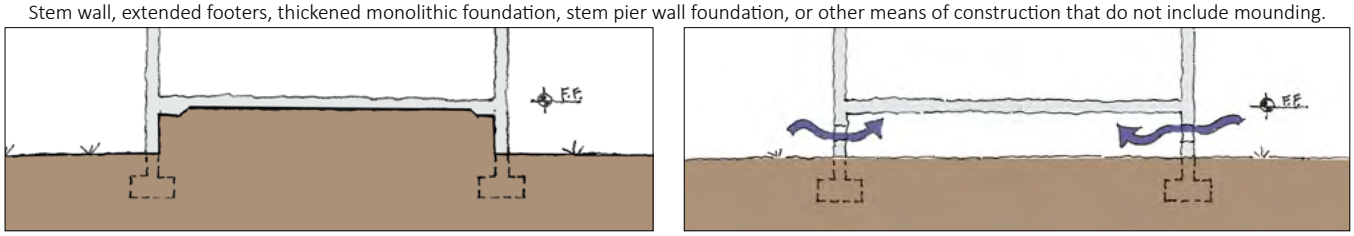


1. *Ground story height*. Minimum ground story heights are provided for zoning districts. Ground story height is measured as the clear height from finished floor elevation to the underside of structure above.

2. *Finished floor elevations.* For the purpose of minimizing stormwater impacts, the finished floor elevations of surrounding properties shall be taken into consideration in establishing the finished floor elevation of the new structure. If new construction has a floor level higher than natural grade, the foundation shall provide for the rise in floor level, rather than mounding fill to the building perimeter. Minor grading not to exceed 2% directing water away from building to established drainage is allowed. **Sec. 6.03.01.G.2** and **Sec. 6.03.02.B.4** apply for all habitable spaces. They do not apply for non-habitable spaces such as garages and storage. See illustrated examples in **Figure ESN-11 Alternatives to Foundations on Fill**.

FIGURE ESN-11 ALTERNATIVES TO FOUNDATIONS ON FILL

Stem wall, extended footers, thickened monolithic foundation, stem pier wall foundation, or other means of construction that do not include mounding.



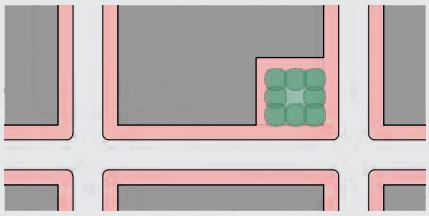
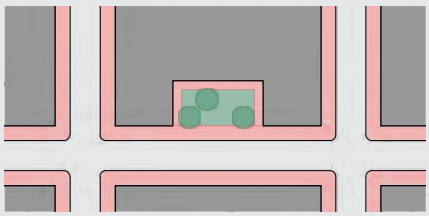
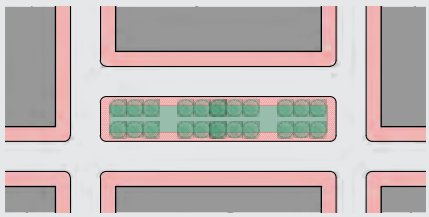
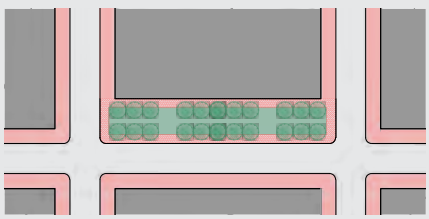
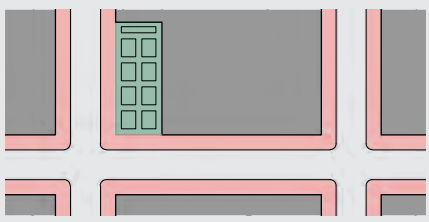
D. Building Massing. Buildings shall not have a horizontal length or width of 150' or greater. No horizontal length or uninterrupted curve of a primary facade shall exceed 100 linear feet.

E. Coverage.

1. *Impervious surface*. See **Sec. 2.04.03. - Supplemental impervious surface coverage requirements.**

2. *Neighborhood Open Space*. *Neighborhood open space* is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the neighborhood. *Neighborhood open space* shall provide low impact development strategies to promote improved stormwater treatment. Examples of ***neighborhood open space*** which can be implemented are shown in **Figure ESN-12 Neighborhood Open Space Types.**

FIGURE ESN-12 NEIGHBORHOOD OPEN SPACE TYPES

	SIZE	DESCRIPTION	ILLUSTRATION
GREEN	≥1,500 sf	A green is at least 1,500 square feet in size and adjoins streets on at least two sides or a street and a pedestrian passageway or main building entry. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping and shade trees.	
PLAYGROUND	≥ 2,500 sf	Playgrounds provide children's play equipment and are shaded with shade trees or shade structures. Playgrounds adjoin a street on at least one side and the configuration shall ensure easy surveillance of the area from adjacent buildings and streets.	
SQUARE	≥ 10,000 sf	A square adjoins streets on at least three sides. Squares may be up to 50% hardscaped, with formal landscaping and shade trees. Squares accommodate both passive uses and community gatherings.	
ATTACHED GREEN	2,000 to 6,000 sf	An attached green spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are primarily lawns with formally arranged landscaping and shade trees.	
COMMUNITY GARDEN	≥ 15' wide	Community Garden. A community garden is 2,500 to approximately 5,000 square feet and adjoins a street on at least one side. Community gardens are land that is cultivated collectively by members of a community.	
FORE-COURT	250 to 1,500 sf	Buildings shall utilize standards from Forecourt frontage type, see **Figure ESN-18 Forecourt**.	

F. *Accessory Structures*. Accessory structures shall comply with the Development Standards applicable in the zoning district except where modified herein.

1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.

2. Shielding from Street. Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. Listed items and similar structures shall be shielded from view from public rights-of-way. All rooftop utilities and facilities, such as air conditioning units, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

3. *Outbuildings. Outbuildings* may include detached garages and carports, greenhouses, slat houses, cabanas, detached garage, and *Accessory Dwelling Units* (ADU). *Outbuildings* shall conform to the standards in **Figure ESN-30.**

4. *Accessory Dwelling Units (ADU).*

a. One ADU may be permitted on a lot on which a detached single-family dwelling is located.

b. Either the primary dwelling unit or ADU shall be owner occupied. The ADU shall not be sold or title thereto transferred separate and apart form the rest of the property.

c. An ADU shall not count as a separate unit for purposes of calculating density.

d. An ADU shall not exceed a footprint of 700 square feet or the footprint of the principal structure, whichever is less. If a unit exceeds the 700 square feet, it shall be used in density calculations.

G. *Frontage Types.* Each *new development, substantial improvement,* and *substantial renovation*, constructed must meet the standards for one of the Frontage Types permitted in the zoning district where it is located. See **Sec. 3.02.05.**

H. *Historic preservation*. Structures identified as historically and architecturally contributing shall be candidates for historic preservation as set forth in **Sec. 5.09.00.**

1. The requirements of this Code may be adjusted by variance for the purposes of preserving a historic building.

2. Replication of historic buildings. Historic buildings including historic buildings that have been demolished, may be rebuilt within the same footprint of the original structure provided the rebuilt structure meets the standards for replication. Reconstructions shall be supported by drawings, images, and review by the Stuart Historic Preservation Board. The following historic buildings are eligible for reconstruction, as identified in the 2002 Charrette Report:

a. Former McHardy Drugstore (Live-Work), East Avenue

b. Former Taylor's Grocery Store & Cottages, 610 East 10th Street

I. Conflicts with utilities. In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to install utilities underground, such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements

Sec. 3.02.05. Frontage Types & Building Types

A. *Frontage Types* are required by zoning district. Using one or more of the permitted *frontage types* indicated in **Figure ESN-14 Permitted Frontage Types Matrix** is required. Standards for *frontage types* are found in **Figure ESN-15** through **Figure ESN-20**.

1. Frontage types shall be located on the *primary facade*.

2. Frontage Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.

B. *Façade Transparency.*

1. Windows and doors at the ground level shall have clear, transparent glass that has a minimum visible light transmission (VLT) of 50%. Mirrored glass is prohibited.

2. Building façades facing street and *neighborhood open spaces* shall meet or exceed the minimum percentage of transparent glazing. The required percentage is determined by the frontage type.

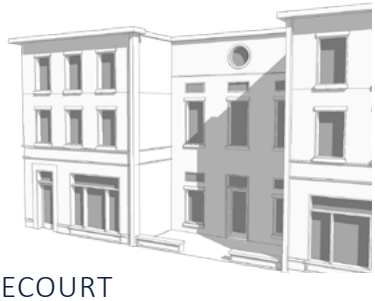
3. Above the ground level, building façades shall meet or exceed the minimum percentage of transparent glazing at each story as measured between finished floors. The required percentage is determined by the frontage type.

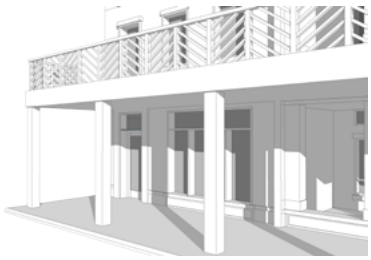
FIGURE ESN-13 FRONTAGE TYPES MATRIX


PORCH


STOOP


BRACKETED BALCONY


FORECOURT

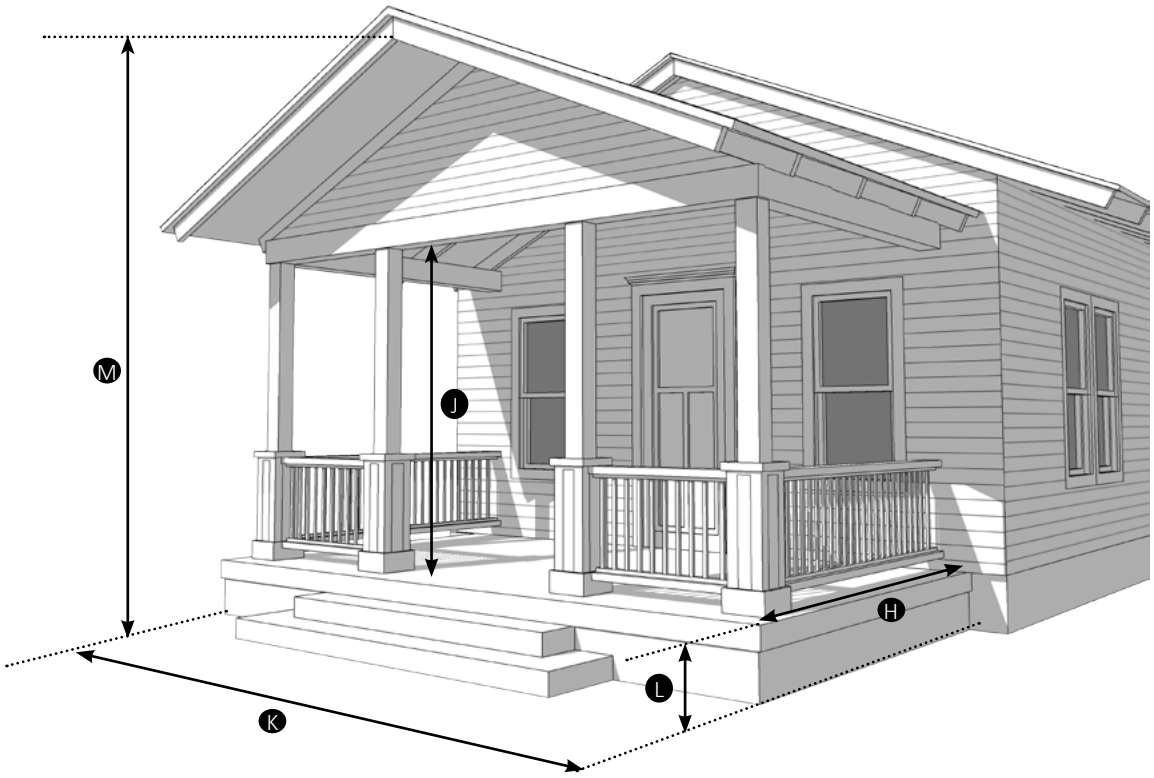

ARCADE / GALLERY


SHOPFRONT

FIGURE ESN-14 PERMITTED FRONTAGE TYPES MATRIX

	Cottage	Duplex	Town-house	Cottage Court	Apartment House	Court-yard	Live-Work
Frontage Types							
Porch	✓	✓	✓	✓	✓		
Stoop	✓	✓	✓	✓	✓		
Bracketed Balcony			✓		✓		
Forecourt					✓	✓	✓
Arcade / Gallery					✓	✓	✓
Shopfront						✓	✓

FIGURE ESN-15 PORCH



Description
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches shall have direct access to sidewalks where they exist. Front porches may be screened.

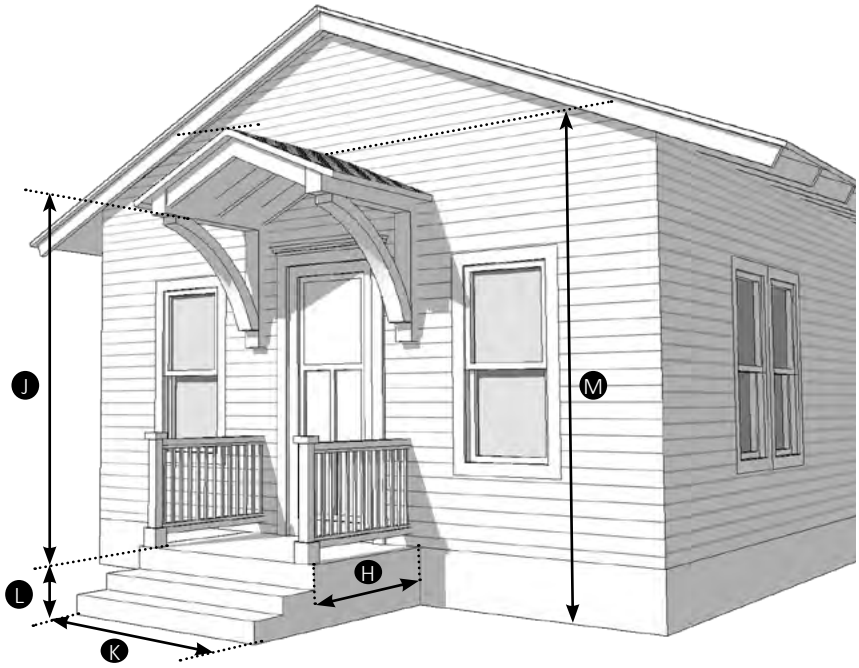
Dimensions		
Depth	6 feet min., 8 feet recommended	H
Height, clear	8 feet min.	J
Width, length of facade	50% min.	K
Finish level above crown of road	18 inches min., ± 30 inches recommended	L
Height, stories	2 stories max.	M

Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District		
SFD	GRO	BMU



FIGURE ESN-16 STOOP



Description

A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist.

Dimensions

Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above crown of road	18 inches min., ± 30 inches recommended	L
Height, stories	1 story max.	M

Façade Transparency

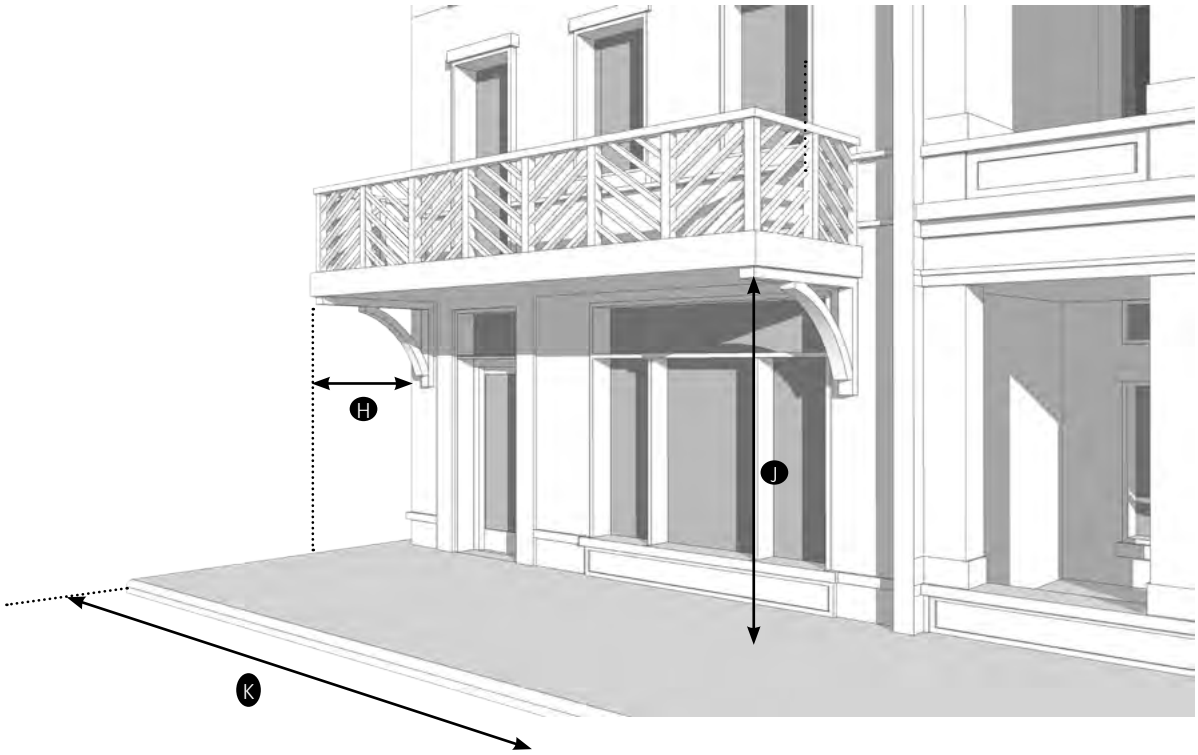
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District

SFD | GRO | BMU



FIGURE ESN-17 BRACKETED BALCONY



Description

A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street above a main entry or unit. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous. Where balconies are required, the aggregate length of balconies shall be not less than 50% of the building facade at the floor level from which it projects on each floor level.

Dimensions

Depth	3 feet min., 5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K

Façade Transparency

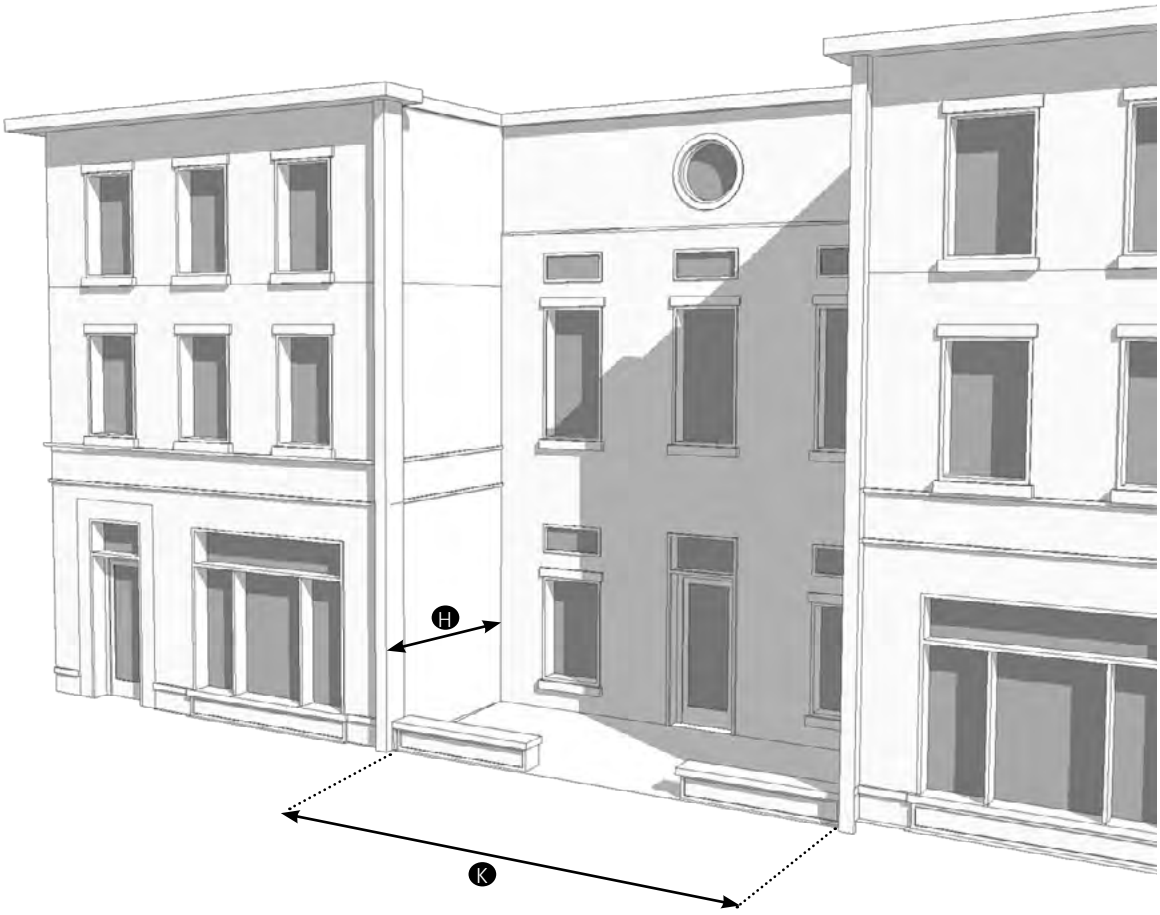
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO BMU



FIGURE ESN-18 FORECOURT



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet max.	H
Width, length of facade	12 feet min., 50% of facade max.	K

Façade Transparency

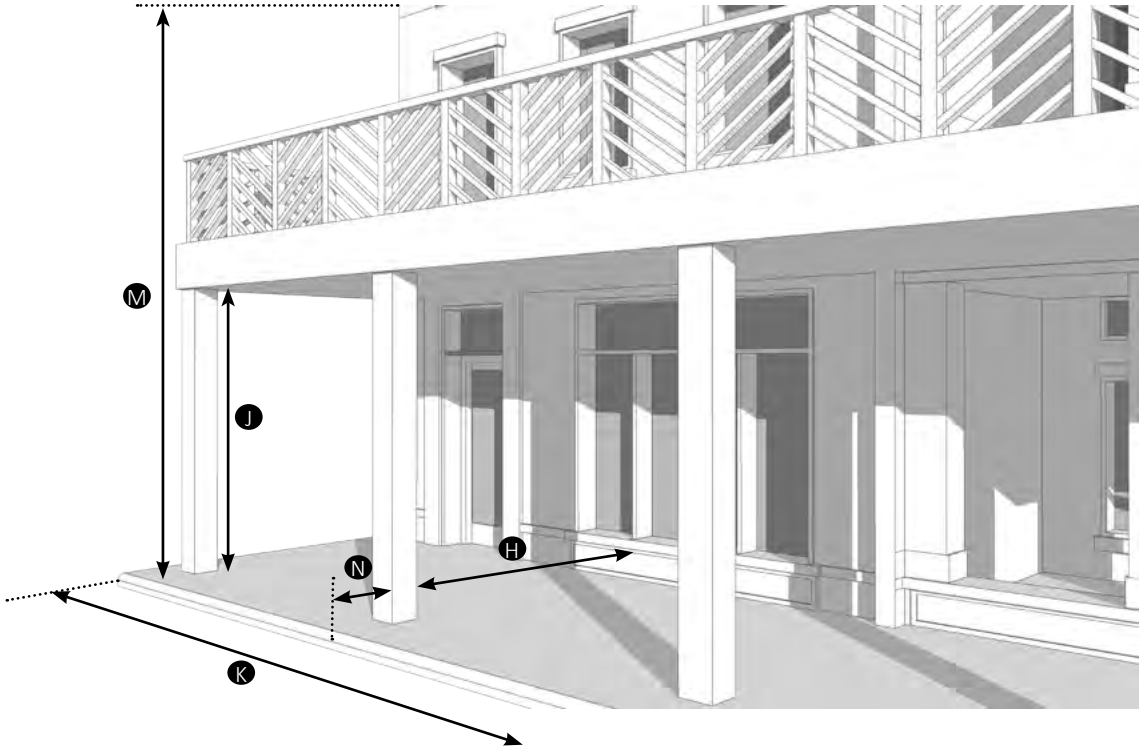
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO BMU



FIGURE ESN-19 ARCADE



Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type shall be used in conjunction with a **Shopfront Frontage Type** for a minimum of 50% of the Arcade length. Arcades shall remain open to the public at all times. Where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	H
Height, ground level clear	10 feet min.	J
Width, length of facade	70% min.	K
Height, stories	2 stories max.	M
Set back from curb	2 feet min., 4 feet max.	N

Façade Transparency

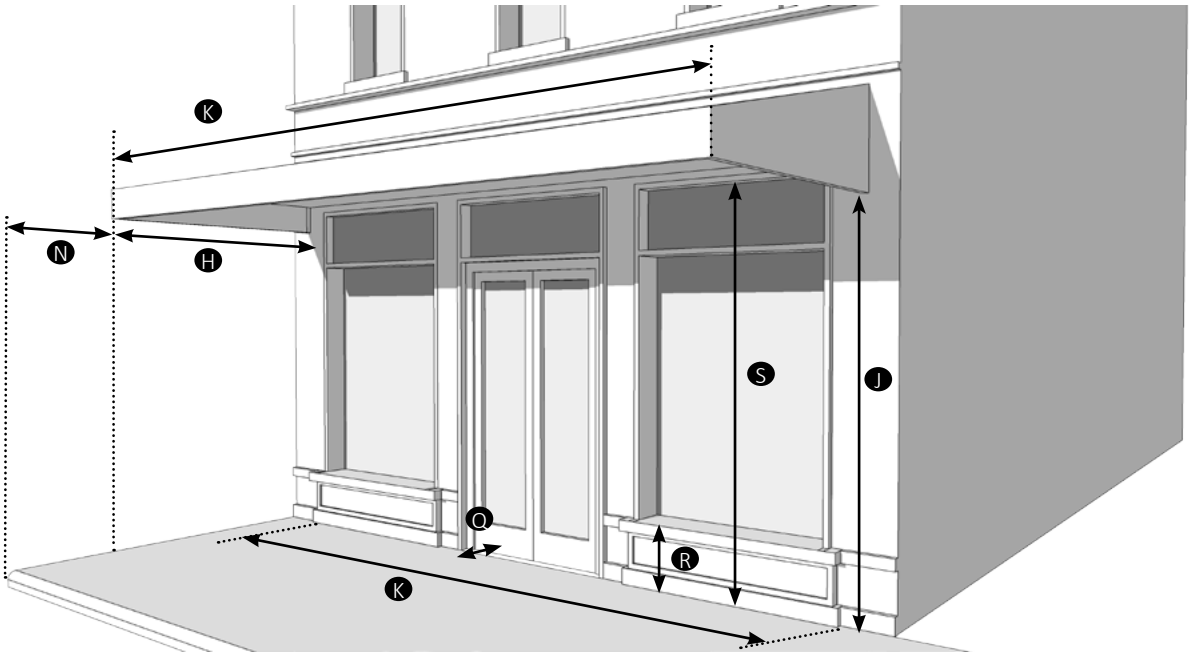
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

BMU



FIGURE ESN-20 SHOPFRONT



Description
The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted.

Dimensions		
Width, length of facade	70% min.	K
Door recess	10 feet max.	C
Storefront base	1 foot min., 3 feet max.	R
Glazing height	8 feet min.	S

Optional Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	70% min.	K
Set back from curb	2 feet min.	N

Façade Transparency	
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

BMU



C. Accessibility. An applicant may request reasonable accommodation from this Code though **Sec.08.07.07**. See **Figure ESN-21** for examples of front and side ramp entries. Strategies for accommodating ramps accessibility may include:

1. Combined access for multiple buildings within site plan

2. Utilizing 2% slope at alleys and rear access

3. Combining ramps and stair entrances

FIGURE ESN-21 ACCESSIBLE ROUTES



D. *Building Types*. The *building types* listed in **Figure ESN-22 Building Types Matrix** are illustrative examples of appropriate building types. *Building types* do not prescribe use or architectural style. *New development* shall identify and comply with one of the building types provided. Standards for *building types* are found in **Figure ESN-23** through **Figure ESN-30**.

FIGURE ESN-22 BUILDING TYPES MATRIX

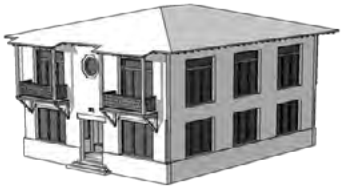
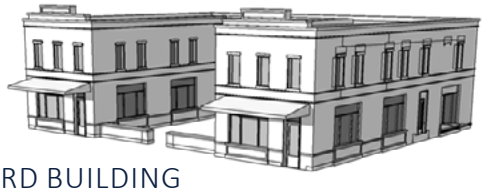
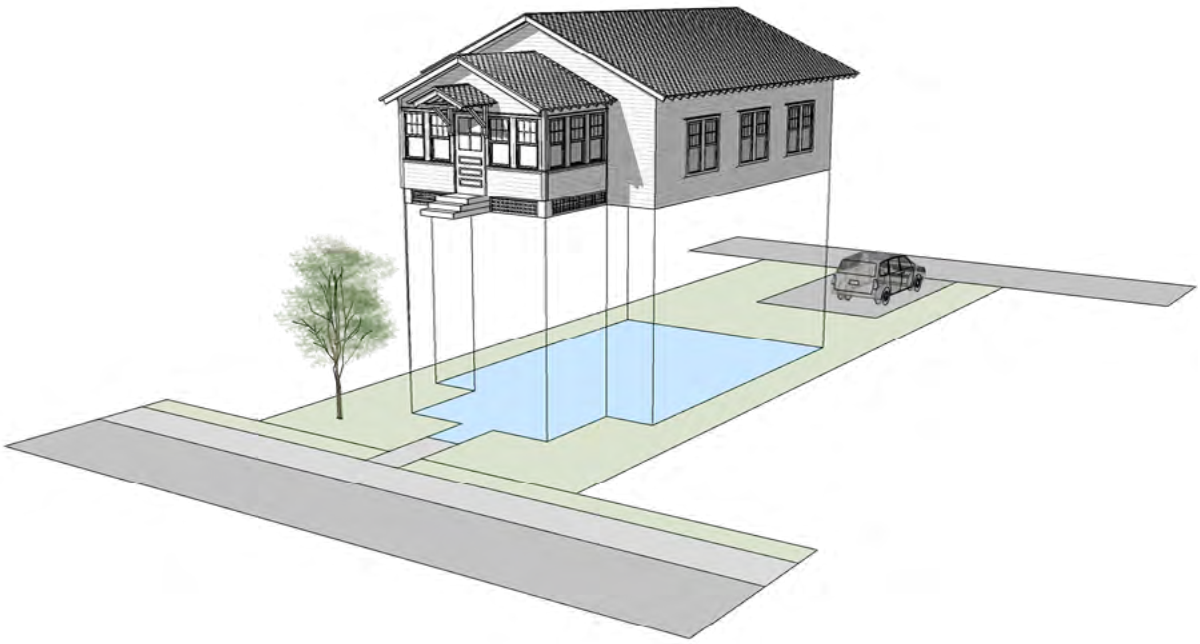
COTTAGE 	DUPLEX 
COTTAGE COURT 	TOWNHOUSE 
APARTMENT HOUSE 	COURTYARD BUILDING 
LIVE/WORK BUILDING 	OUTBUILDING 

FIGURE ESN-23 COTTAGE



KEY

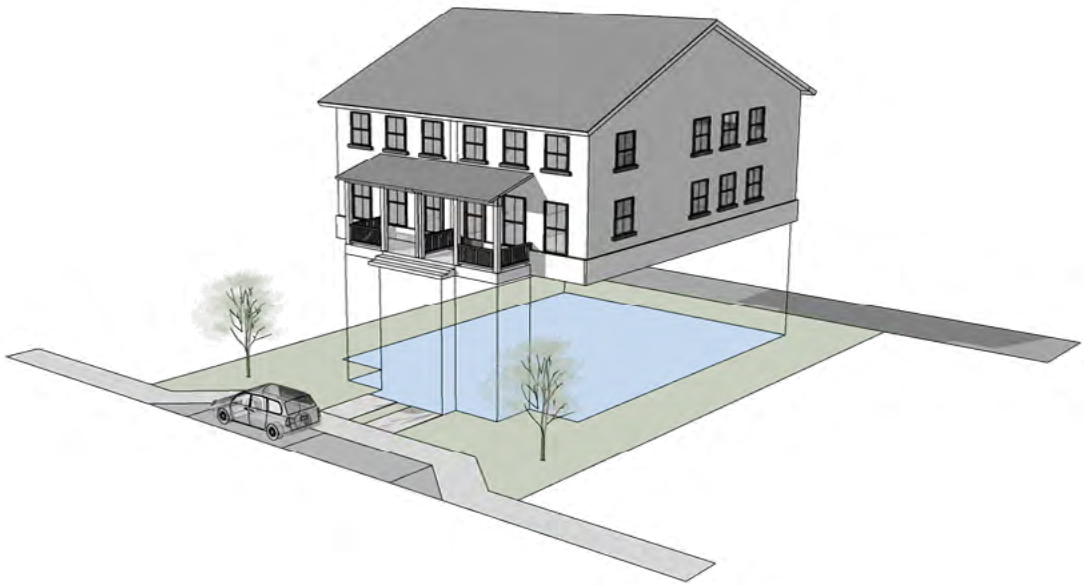
BUILDING FOOTPRINT

PARKING AREA

Description
A Cottage is a detached building with a small front yard often located on a narrow lot.
Notes
Cottages shall not exceed a footprint of 2,000 square feet.
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓

FIGURE ESN-24 DUPLEX



KEY

BUILDING FOOTPRINT

PARKING AREA

Description
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family dwellings.

Notes
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.
[1]A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the **Figure ESN-06 Regulating Plan** with a crosshatch.

Permitted Zoning District			Permitted Frontage Types	
SFD[1]	GRO	BMU	Porch	✓
			Stoop	✓

FIGURE ESN-25 TOWNHOUSE



KEY

BUILDING FOOTPRINT

PARKING AREA

Description
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear.

Notes
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum separation of 15 feet between buildings.
Where off-street parking is required, parking shall be located in the rear.
When adjacent to another property that is not part of the townhouse development the Side Property Line Setback is 10 feet minimum from the property line.
[1]A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the **Figure ESN-06 Regulating Plan** with a crosshatch.
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD[1]	GRO	BMU	Porch	✓
			Stoop	✓
			Bracketed Balcony	✓

FIGURE ESN-26 COTTAGE COURT



KEY

BUILDING FOOTPRINT

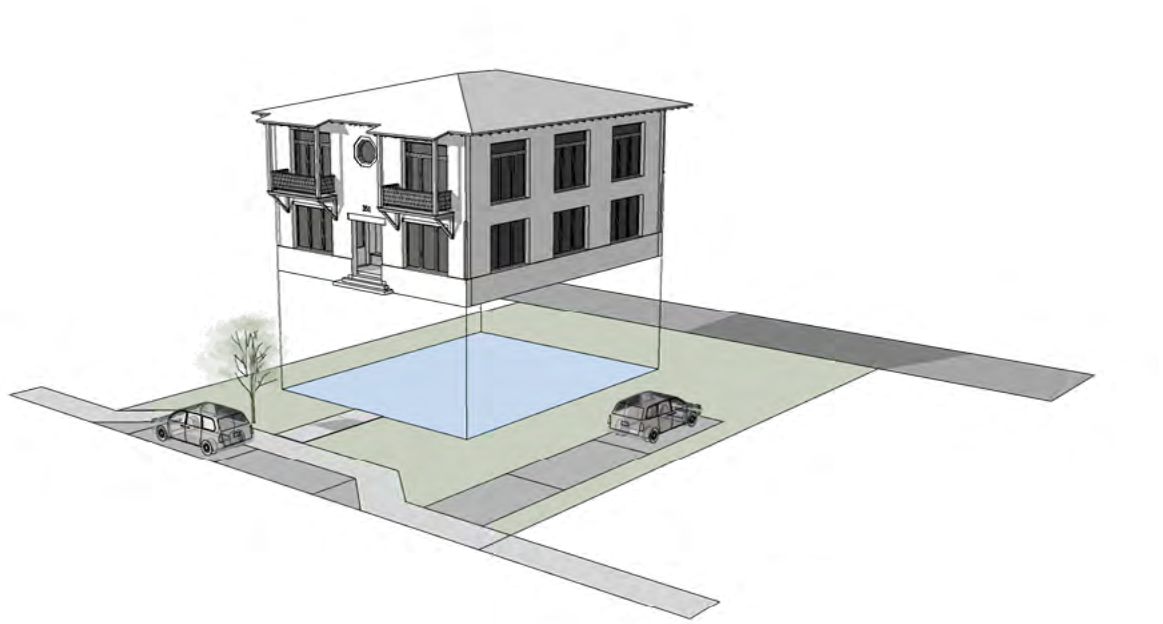
PARKING AREA

Description
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

Notes
Cottage Courts may include duplexes.
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District		Permitted Frontage Types	
GRO	BMU	Porch	✓
		Stoop	✓

FIGURE ESN-27 APARTMENT HOUSE



KEY

BUILDING FOOTPRINT

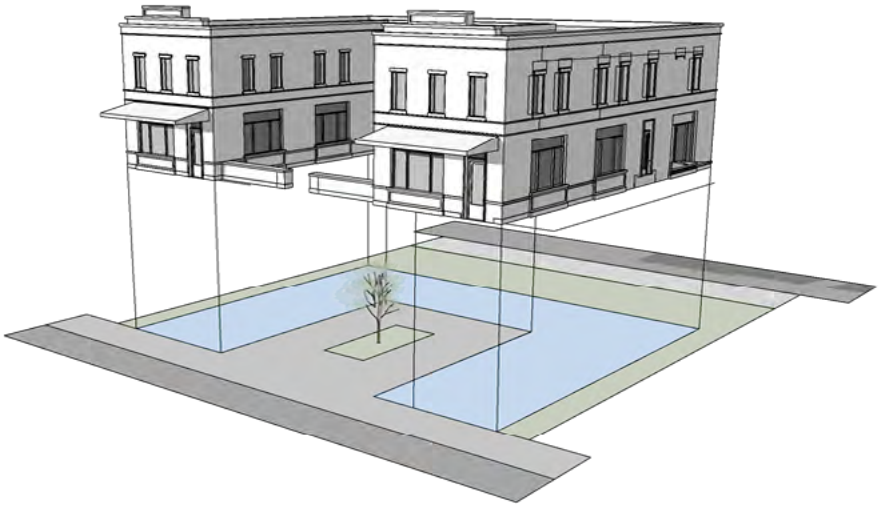
PARKING AREA

Description
An Apartment House contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.

Notes
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District		Permitted Frontage Types	
GRO	BMU	Porch	✓
		Stoop	✓
		Bracketed Balcony	✓
		Forecourt	✓
		Arcade / Gallery	✓

FIGURE ESN-28 COURTYARD BUILDING



KEY

BUILDING FOOTPRINT

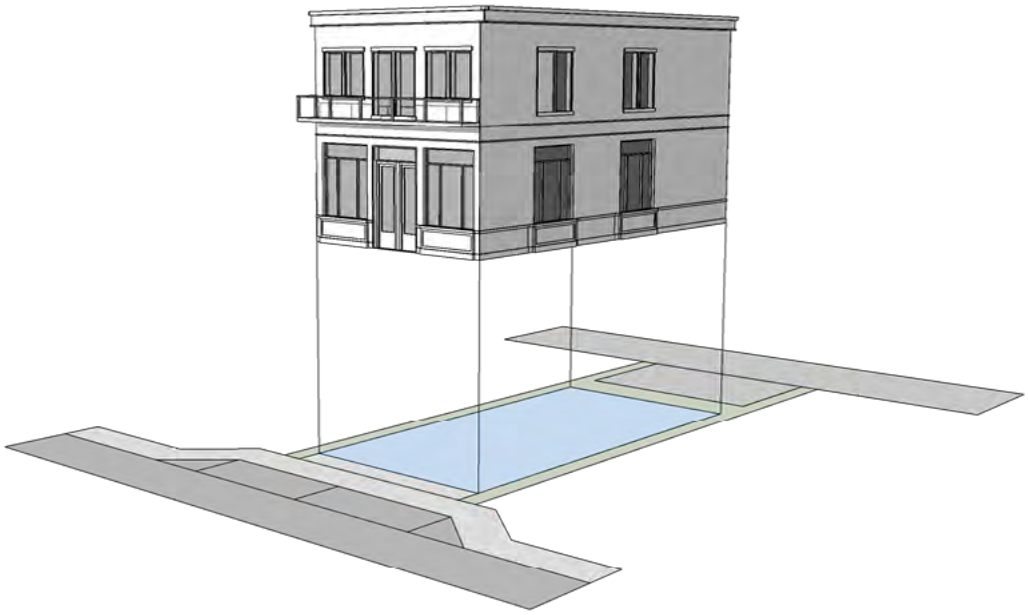
PARKING AREA

Description
A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.

Notes
The proportions of the courtyard space shall be at least as deep as it is wide.
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District	Permitted Frontage Types	
GRO	Forecourt	✓
BMU	Arcade / Gallery	✓
	Shopfront	✓

FIGURE ESN-29 LIVE/WORK BUILDING



KEY

BUILDING FOOTPRINT

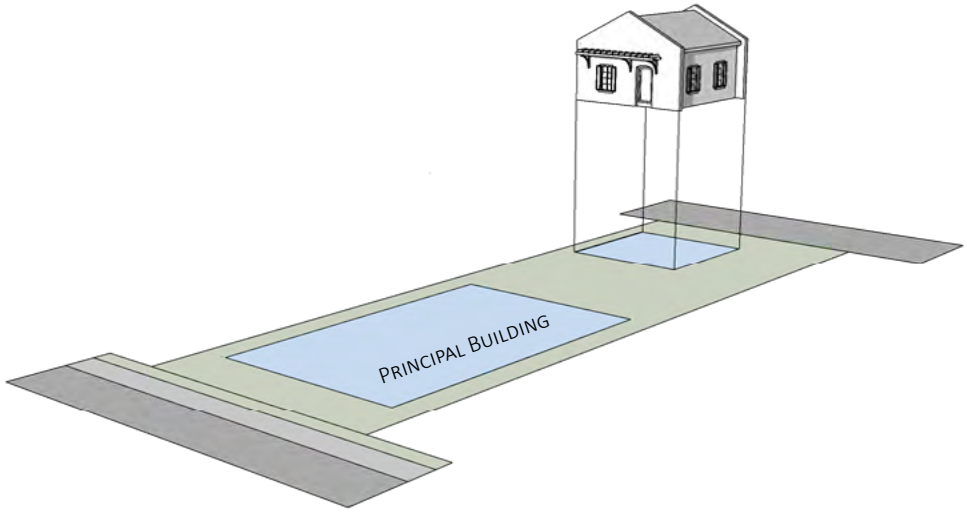
PARKING AREA

Description
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.

Notes
For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District	Permitted Frontage Types	
GRO	Forecourt	✓
BMU	Arcade / Gallery	✓
	Shopfront	✓

FIGURE ESN-30 OUTBUILDING



KEY

BUILDING FOOTPRINT

PARKING AREA

Description

An Outbuilding is an accessory building, located toward the rear of the same lot as a Principal Building. An Outbuilding may be a detached garage, carport, greenhouse, cabana, detached garage, or a *ADU*.

Notes

1. There shall not be less than five feet separation between an outbuilding and a principal building.
2. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.
3. Only two *outbuildings* per principle building are permitted.
4. Outbuildings shall not exceed a maximum building footprint of 700 square feet, each.
5. Outbuildings may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by a *privacy buffer* as defined in **Figure ESN-22 Building Types Matrix**.
6. Outbuildings may be detached or connected to the principal building by a covered walkway element, trellis, or other structural link.
7. Residential Recreational Facilities such as swimming pools, tennis, basketball or volleyball courts, and other similar private outdoor recreational uses shall have setbacks consistent with *outbuildings*.
8. For additional development standards, see **Figure ESN-09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓
			Bracketed Balcony	✓

Outbuilding Placement	
Front setback	rear half of lot or behind the rear facade of the principal building
Side setback at property line, min. in feet	5'
Side setback at street, min. in feet	10'
Rear setback, min. in feet	5'
Outbuilding Height	
Building height, max. in stories	2
Building height, max. in feet	25'
Ground story height, min. in feet	Not applicable

Sec. 3.02.06. Thoroughfare Standards.

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure ESN-31 Thoroughfare, Access & Parking Standards**.

FIGURE ESN-31 THOROUGHFARE, ACCESS & PARKING STANDARDS

Sec. 6.01.00	Transportation Systems	Applies as written	Replaced by
Sec. 6.01.01	General provisions.	✓	-
Sec. 6.01.02	Streets.	✓	-
Sec. 6.01.03	Rights-of-way.	→	**Sec. 3.02.06**
Sec. 6.01.04	Sidewalks and bikeways.	→	**Sec. 3.02.07.D**
Sec. 6.01.05	Pedestrian access for large-scale commercial development (LCD).	→	**Sec. 3.02.07.D**
Sec. 6.01.06	Access.	→	**Sec. 3.02.07**
Sec. 6.01.07	Standards for drive-through facilities.	✗	Does not apply.
Sec. 6.01.08	Non-residential vehicular access.	→	**Sec. 3.02.06**
Sec. 6.01.09	Stuart Parking Code.	→	**Sec. 3.02.07**
Sec. 6.01.10	Rules for computing parking requirements.	✓	-
Sec. 6.01.11	Location of required parking spaces.	→	**Sec. 3.02.07**
Sec. 6.01.12	Shared parking and joint use of facilities.	✓	-
Sec. 6.01.13	Off-street parking schedule.	→	**Figure ESN-42**
Sec. 6.01.14	Design standards for off-street parking.	→	**Sec. 3.02.07.D**
Sec. 6.01.15	Parking structure standards.	→	**Sec. 3.02.07.D**
Sec. 6.01.16	Transit stops.	✓	-
Sec. 6.01.17	Parking study.	✓	-
Sec. 6.01.18	Off-street loading requirements.	✓	-
Sec. 6.01.19	Payment in lieu of parking program.	✓	-
Sec. 6.01.20	Bicycle parking.	✓	-

B. Thoroughfare Principles. All development including public improvements shall incorporate the following thoroughfare principles:

1. Street layout shall exhibit a high degree of overall connectivity. Cul-de-sacs are strongly discouraged.

2. Oversized blocks shall be avoided so that neighborhoods can be traversed easily. Blocks created by new streets shall not exceed 550 feet on any side of the block. New block perimeters shall not exceed 1,600 feet.

3. Shade trees shall be planted between the pedestrian clear zone and vehicles where right-of-way exceed 40'.

4. The abandonment of existing streets, improved alleys or *alley candidates* is strongly discouraged.

5. Private gated communities are not permitted. This prohibition does not preclude gates that control access to a single parking lot.

C. Thoroughfare Plan. A Thoroughfare Plan is provided for East Stuart Neighborhood in **Figure ESN-07 Thoroughfare Plan** in **Sec. 3.02.02. Regulating Plan.**

D. Description of Thoroughfare Types. **Figure ESN-32 Description of Thoroughfare Types** describes street types that are appropriate for the East Stuart Neighborhood.

1. New Thoroughfare. When new streets and alleys are developed or an existing street or alley is extended, the street types in **Figure ESN-32 Description of Thoroughfare Types** and illustrated in **Figure ESN-34** through **Figure ESN-41** shall be used. The selection of the particular street type shall be determined through consultation with the Development Director .

2. Existing Thoroughfare. Excluding *a single-family dwelling unit,* all *new development, substantial improvement,* and *substantial renovation* to commercial and *major development projects shall* incorporate into the reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.

FIGURE ESN-32 DESCRIPTION OF THOROUGHFARE TYPES

Type	Description	Preferred ROW, min	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15’	Not Applicable
Neighborhood Yield Street	A residential street with on-street parking on one side of the roadway and sidewalks on both sides with limited slow vehicular travel. A neighborhood street shall have sidewalks of at least 6’ and vehicular travel lanes. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.	40’	15 mph
Neighborhood Street 1	A local street with two travel lanes, on-street parking on both sides, a wide pedestrian and furnishing zone. Furnishing zone may or may not include street trees, but shall include pedestrian scale lighting. Local streets may also serve as the gateways into the neighborhood, so special care and attention must be made to announce the neighborhood character and to promote safe speeds.	60’	25 mph
Neighborhood Street 2	A residential street with sidewalks on both sides and limited slow vehicular travel. A neighborhood street shall have sidewalks and vehicular travel lanes. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.	40’	15 mph
Neighborhood Street between public parks	A local street with two travel lanes, and a wide pedestrian and furnishing zone.	46’	25 mph
Neighborhood Street at public use	A local street with two travel lanes, on-street parking on one side, existing shade trees to remain, pedestrian scale lighting, and wide sidewalks on both sides. Street design shall buffer active public uses from the residential side of the roadway and provide safe and comfortable access to parks and neighborhood schools.	60’	25 mph
Shared-use path	The shared use path connects important thoroughfares in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts and other forms of micro-mobility.	Varies	Not Applicable
Shared-use Bridge	The shared use bridge connects important thoroughfares where waterways and stormwater treatment areas interrupt important connections in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts, and other forms of micro-mobility. Bridges are opportunities to celebrate water and community identity.	15’	Not Applicable

E. Thoroughfare Elements. See elements illustrated in **Figure ESN-33 Streetscapes Diagrams**. The illustrative street designs address the street elements:

1. *Vehicular travel lanes* are primarily for vehicular circulation and shall be no greater than 11’, and may include a marked sharrow for posted speed of 25 mph or less.

2. *Parking lanes* may include on-street parking, may be parallel or reverse angled parking.

3. A *bike facility* may be a marked sharrow, a separate bicycle lane, or shared used path.

4. *Pavement width* is the width of pavement from edge of pavement or curb which is

dedicated for vehicular travel, but could include separate bike lane or marked sharrow. Where appropriate, pavement may include pervious areas to manage stormwater.

5. A *sidewalk* shall be at least six feet wide and be provided on both sides of the streetscapes. Sidewalks may be part of a shared use path.

6. A *pedestrian zone* is free of any street furnishings or above ground utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than 5 feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

7. The *furnishing zone* is a paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width. Pedestrian scale lighting is often included. New thoroughfare lighting shall be Dark Sky Approved lighting.

8. *Median* is a vegetated area between travel lanes of opposing direction. Medians, when present, should be used to integrate stormwater management.

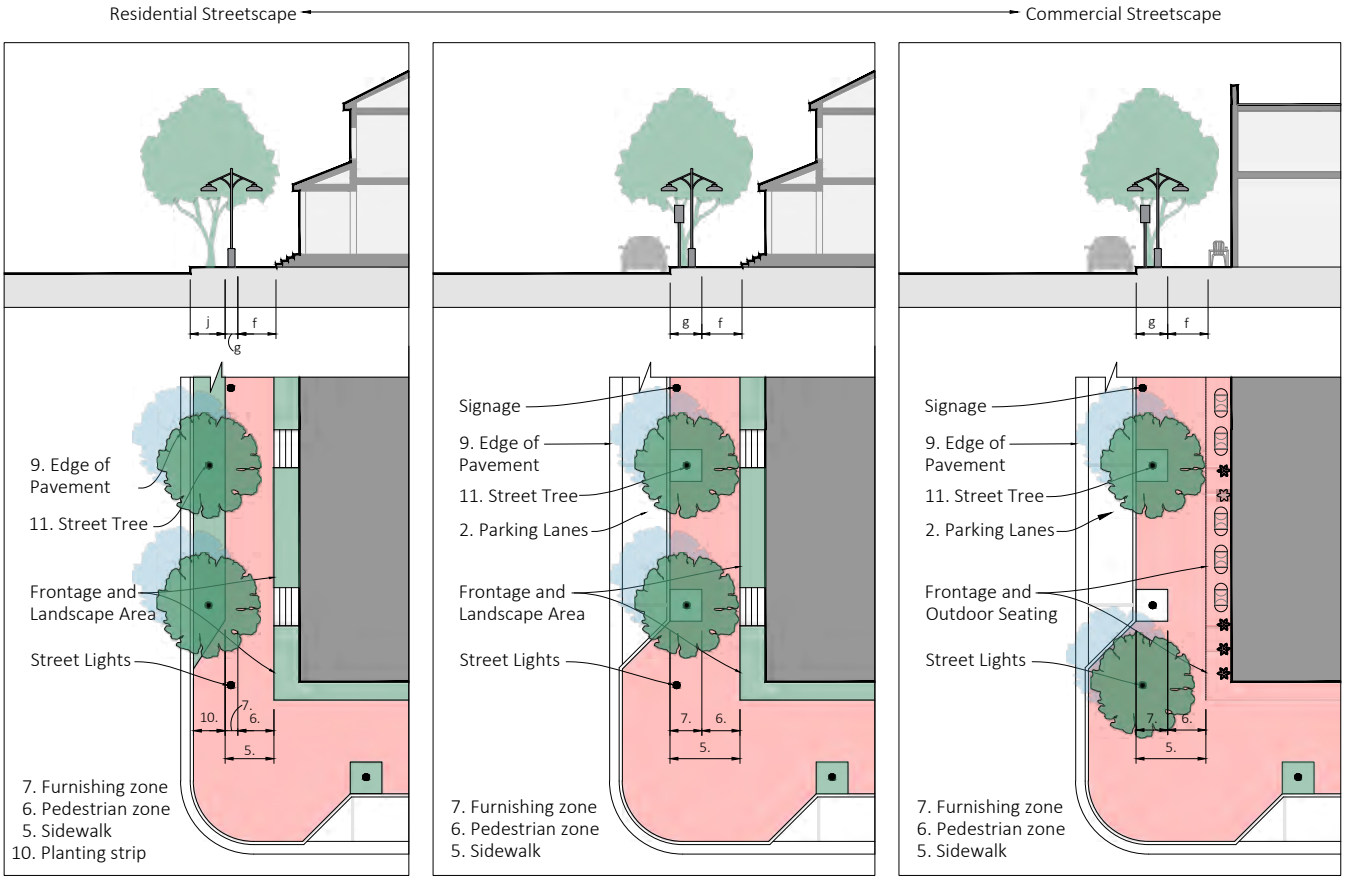
9. *Edge of pavement* may be a curb and gutter or a valley gutter. Enhanced crosswalks with design features like bulb-outs or pinch-points are encouraged to address visibility when crossing vehicular travel lanes.

10. *Planting strip or planting area* is a vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate low impact development.

11. *Street trees* are often required. Street designs shall prioritize maintaining existing shade trees.

12. *Low Impact Development* is a decentralized stormwater management strategy that provides on-site water quantity and water quality treatment. Examples include pervious paving, pervious pavers, pervious concrete, bio-retention systems, rain gardens, bioswales, and stormwater planters. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

FIGURE ESN-33 STREETSCAPES DIAGRAMS



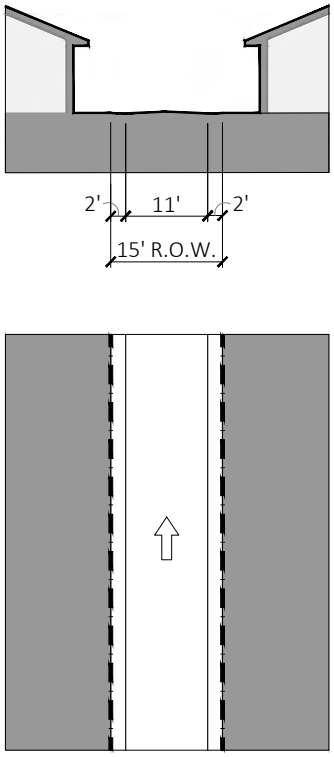
F. *Visibility triangles.* In visibility triangles, no building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 9 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.

1. The clear sight area is the triangular area formed by the street right-of-way line; another street right-of-way line, alley right-of-way line, or driveway surface edge; and a line connecting points 10 feet from the intersection of said lines. In the case of a round or corner-cut right-of-way, the measurement shall be taken from the intersection of the right-of-way lines extended.

2. The Engineering Director and Public Works Director may require a larger clear sight area, as provided by Florida Department of Transportation Design Manual standards, when necessary to provide for the safe movement of pedestrians and vehicles.

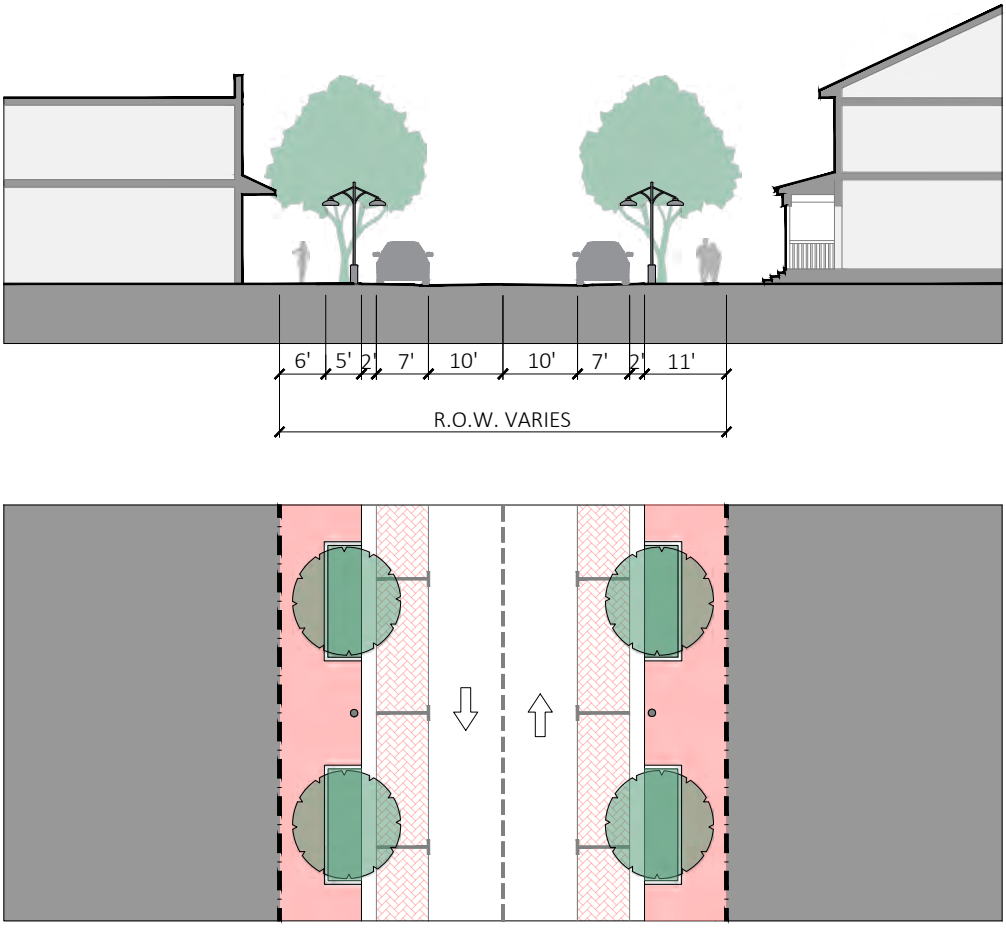
G. Deviation from Street Design Standards. The Development Director may allow deviations from the standards contained in **Figure ESN-34** through **Figure ESN-41** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment.

FIGURE ESN-34 IMPROVED ALLEY



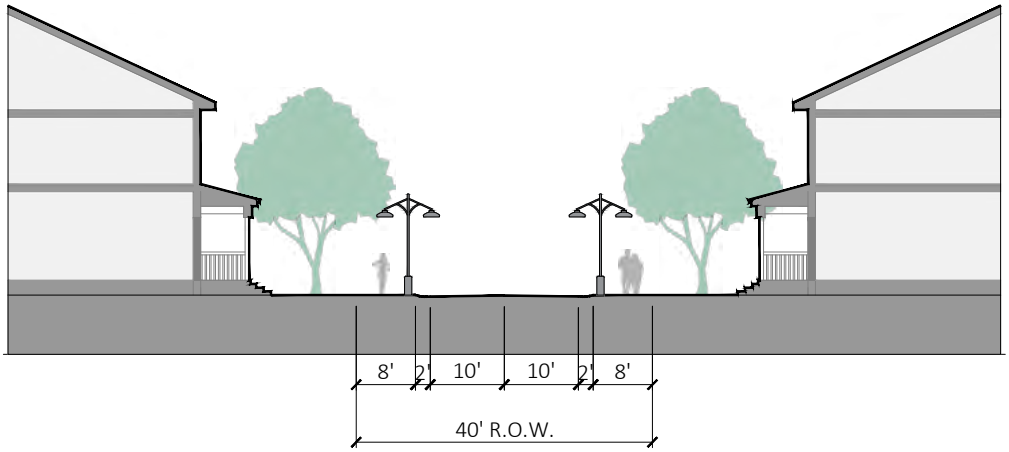
Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Road Edge Treatment	Valley gutter
Low Impact Development	Permeable surface

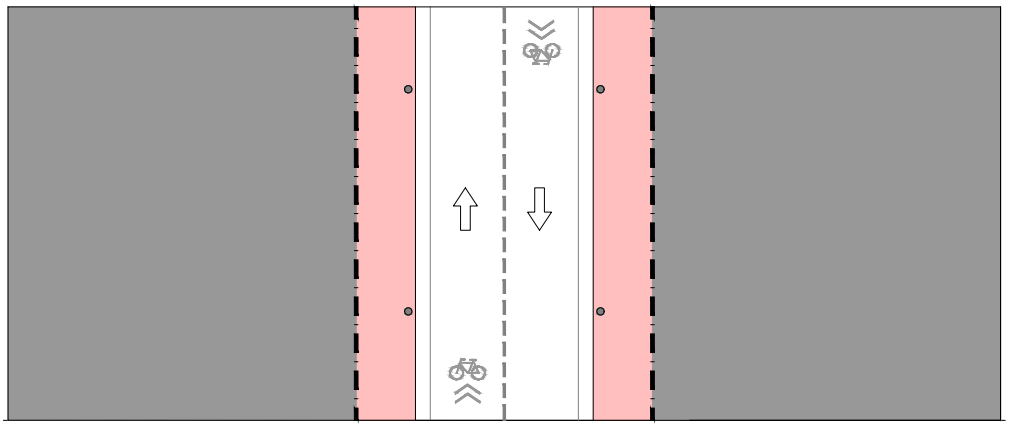
FIGURE ESN-35 NEIGHBORHOOD STREET 1



Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	11 feet
Pedestrian zone	6 feet
Furnishing zone	5 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

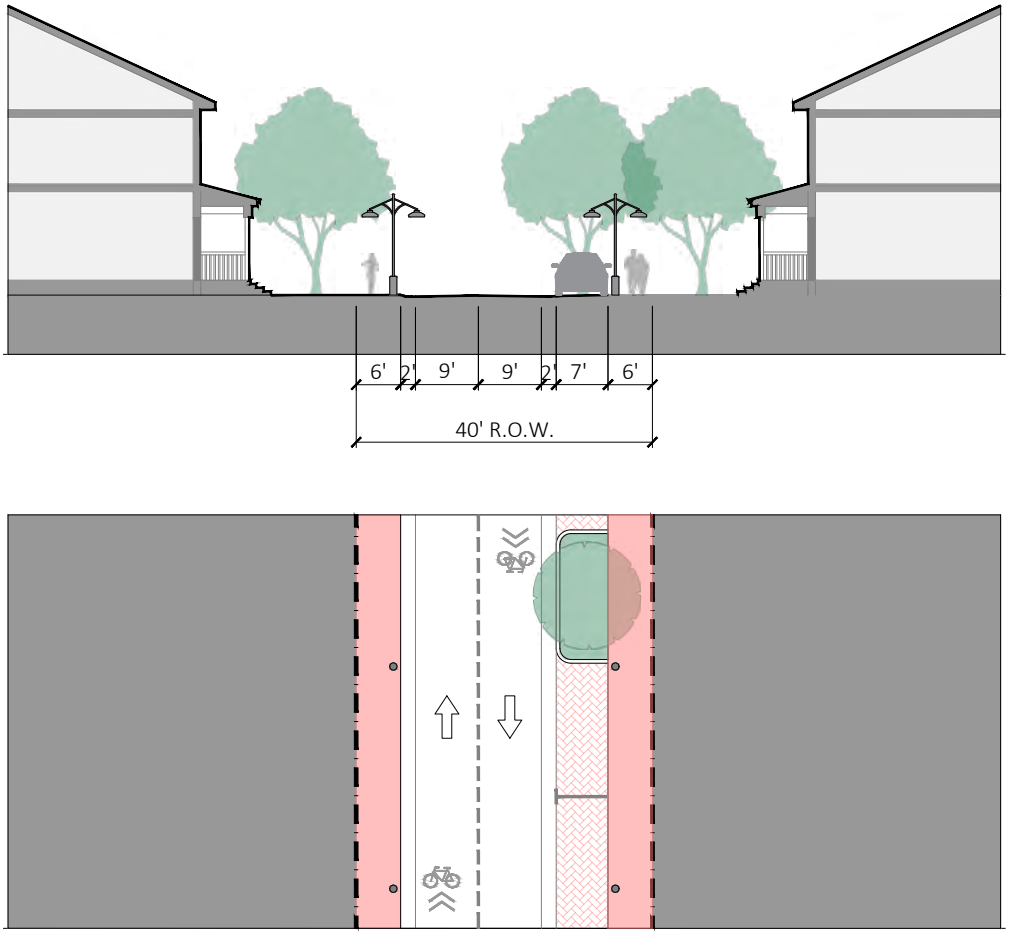
FIGURE ESN-36 NEIGHBORHOOD STREET 2





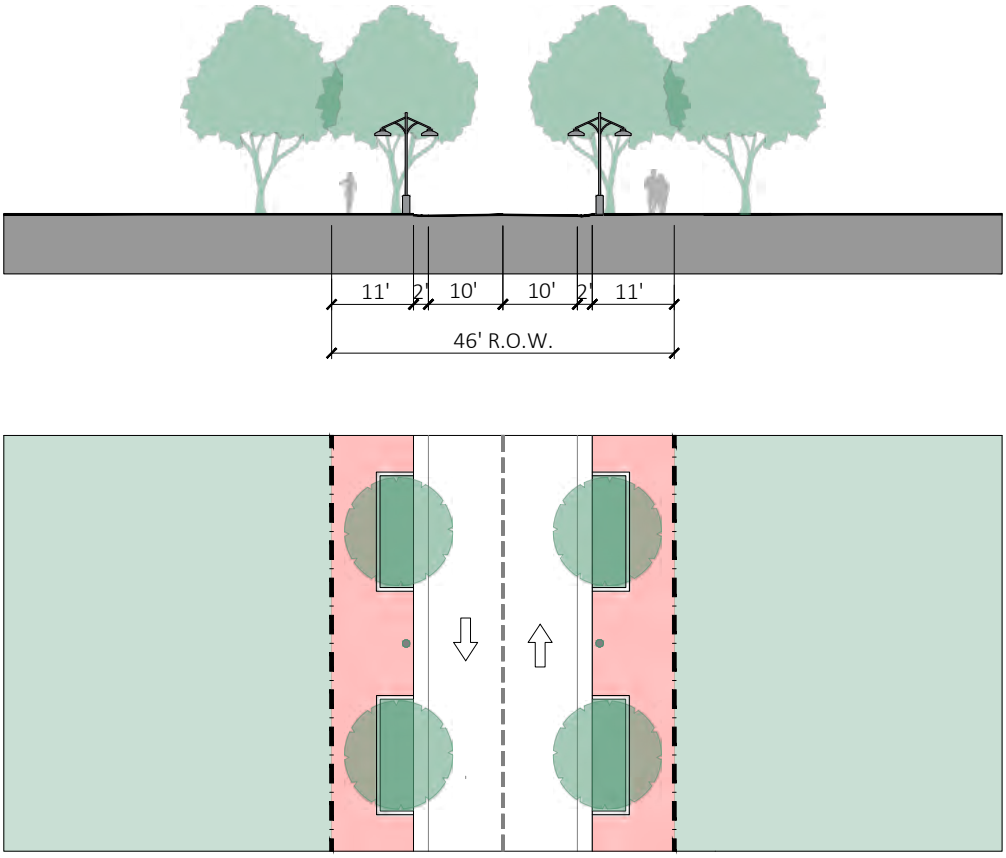
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	24 feet
Sidewalk	8 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Not required
Low Impact Development	Not required

FIGURE ESN-37 NEIGHBORHOOD YIELD STREET



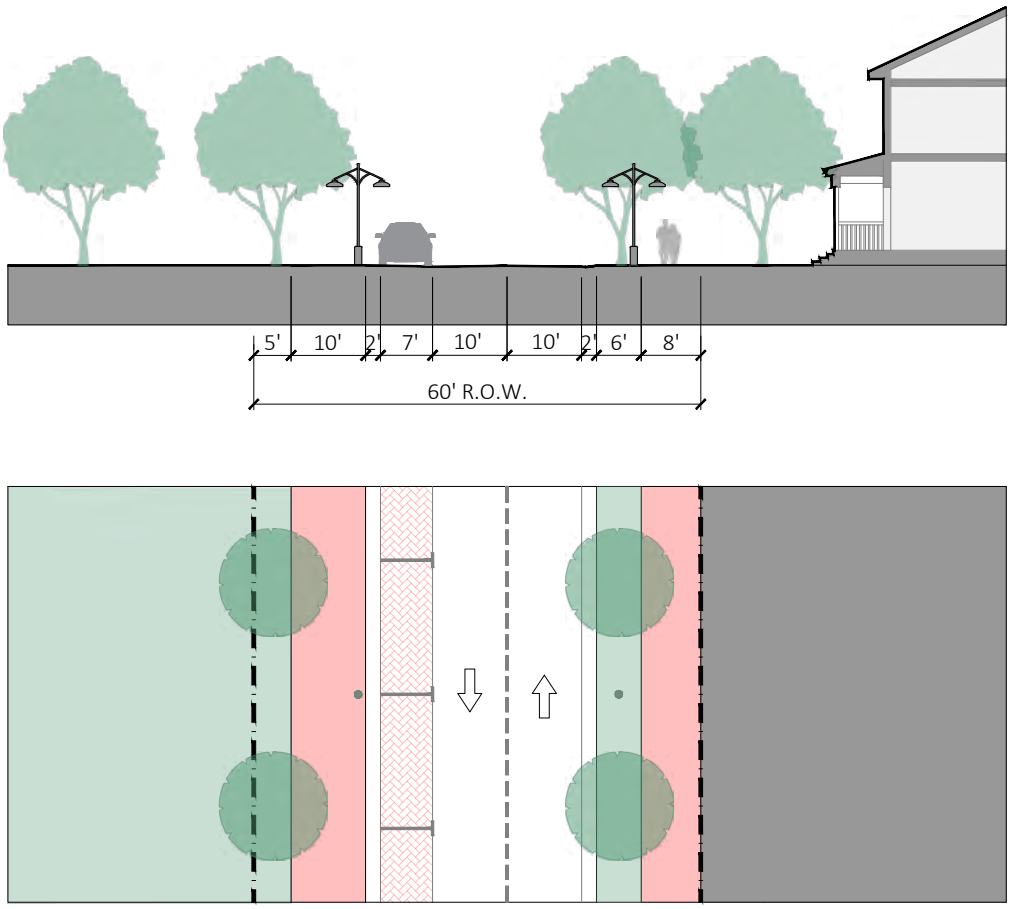
Type	
Vehicular travel lanes	9 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	22 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Shade trees within bulb-outs
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE ESN-38 NEIGHBORHOOD STREET AT PUBLIC PARK



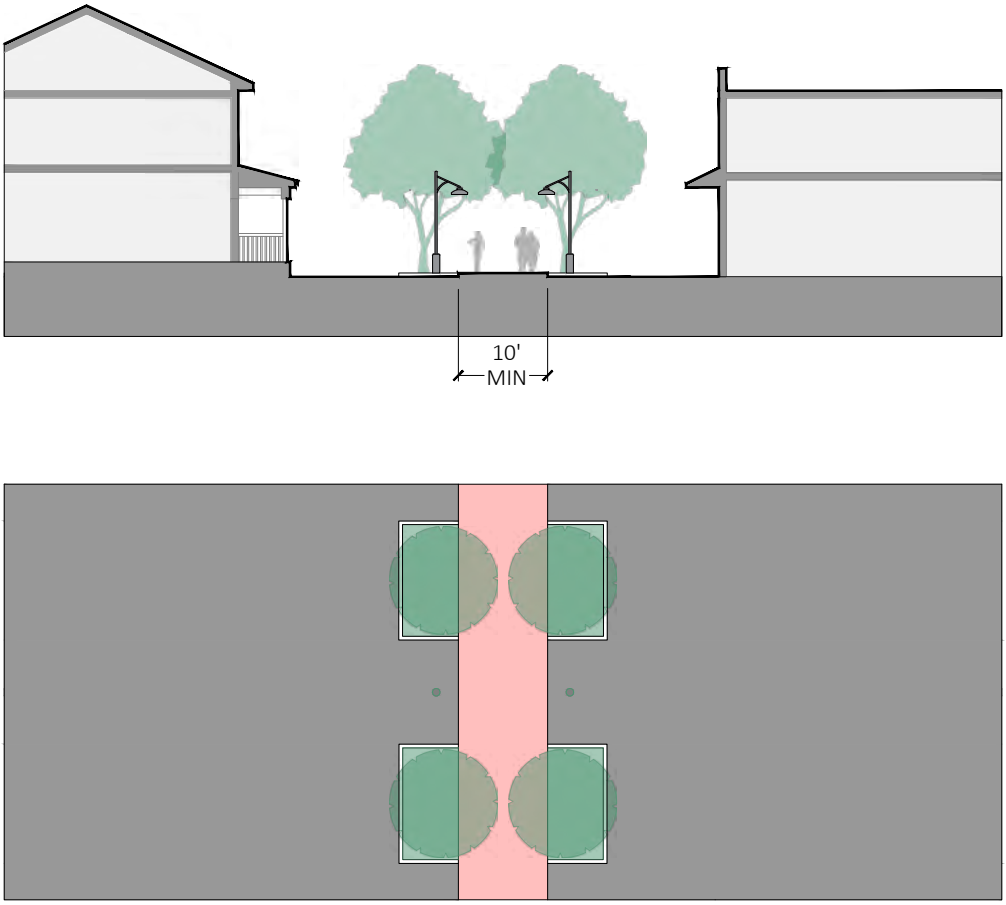
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Shared-use path
Preferred R.O.W.	46 feet
Pavement Width	20 feet
Sidewalk	11 feet
Pedestrian zone	6 feet
Furnishing zone	5 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Tree well with shade trees 30 feet on center
Low Impact Development	Tree Box Filter

FIGURE ESN-39 NEIGHBORHOOD STREET AT PUBLIC USE



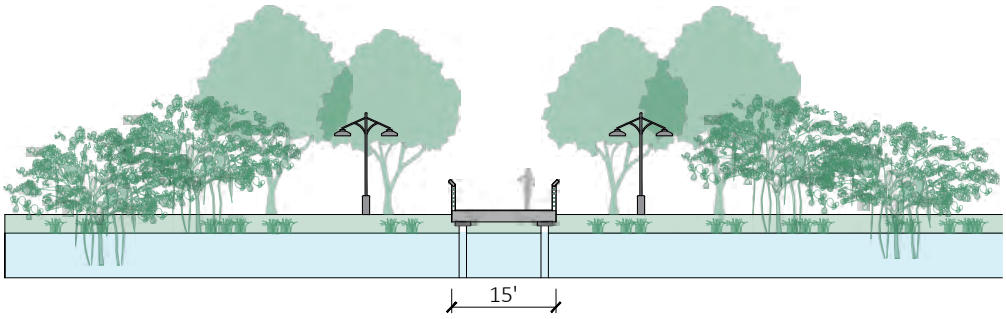
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on one side
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	8-10 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center and maintaining existing shade trees where applicable
Low Impact Development	Tree box filter, permeable surface at on-street parking

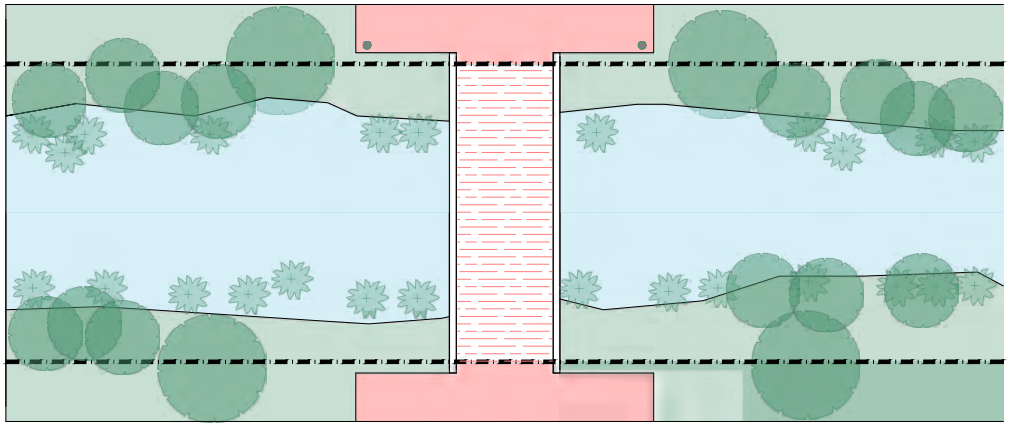
FIGURE ESN-40 SHARED-USE PATH



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path, see sidewalk
Preferred R.O.W.	Not required
Pavement Width	Not required
Sidewalk	10’ min. shared-use path with pedestrian lighting
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Shade trees 30 feet on center, may occur in the tree wells within a furnishing zone
Low Impact Development	Tree box filter, permeable surfaces

FIGURE ESN-41 SHARED-USE BRIDGE





Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path
Preferred R.O.W.	15 feet min.
Pavement Width	Not required
Sidewalk	Shared-use path with pedestrian lighting
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Not required
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge

Sec. 3.02.07. Access & Parking Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure ESN-31 Thoroughfare, Access & Parking Standards**.

B. Pedestrian Access. The owner shall be responsible for the installation of a continuous sidewalk along the entire length of the parcel frontage(s) that abuts a public street.

1. Minimum width. All sidewalks within the East Stuart Neighborhood shall be not less than 6' minimum on a right-of-way of 50' or less. All others shall be 8' minimum. See **Sec. 3.02.06. Thoroughfare Standards.**

2. All development shall include direct pedestrian access from development to existing and future sidewalks within the public right-of-way. Pedestrian access shall be separated from the vehicular travel path.

3. Sidewalks shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Determination shall be made by the Development Director.

4. Materials. Pedestrian access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the Development Director which clearly distinguish them from vehicular use areas and promote traffic calming.

C. Bicycle Access & Parking.

1. **Sec. 6.01.20. - Bicycle parking** applies within East Stuart Neighborhood. A minimum 5' pedestrian zone shall not be reduced by the placement of bicycle parking.

D. Vehicle Access & Parking.

1. The required minimum on-site parking is listed in **Figure ESN-42 Minimum Provided Parking Schedule**.

FIGURE ESN-42 MINIMUM PROVIDED PARKING SCHEDULE

Uses	Required Minimum Parking
Residential Uses	
All residential uses, including ADUs	1 per unit
Transient Residential & Overnight Accommodations	
All Transient Residential & Overnight Accommodations	1 per room
Institutional Uses	
Adult day care centers	1 per 300-sf
Child care centers	1 per 6 kids adequate stacking for pick-up/drop-off activities consistent with the student population
Community centers	1 per 300-sf
Funeral homes without crematoriums	1 per 4 seats
Governmental buildings	1 per 300-sf
Libraries	1 per 300-sf
Museums	1 per 500-sf
Assisted Living Facility	1 per 4 beds + 1 per 1000-sf
Religious institutions	1 per 4 seats
Elementary or junior high Schools—Private, parochial	1 per classroom, plus 1 per 500-sf for employees & visitors with adequate stacking for pick-up/drop-off activities consistent with the student population
High schools—Private, parochial, or technical	1 space per 3 students, plus 1 per 500-sf for employees & visitors

Uses	Required Minimum Parking
Technical Schools—Private, parochial	1 per 10 student stations, plus 1 per 500-sf for employees & visitors
Commercial Uses	
All Commercial uses	1 per 300-sf
Recreational Uses	
All Recreational uses	Not Applicable
Utility & Service Uses	
All Utility & Service uses	Not Applicable
Telecommunication Uses	
Stealth telecommunications facilities	1 per tower
Agricultural Uses	
Community gardens	Not Applicable
Urban farms	1 per 4 employees
Storage, Transportation & Logistics Uses	
All Storage, Transportation & Logistics Uses	Not Applicable

2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by the new development.

3. *Payment in lieu of parking* (PILOP). Up to three required parking spaces may be accommodated via payments to the PILOP program as described in **Sec. 6.01.19.**

4. Parking alternatives. The following may be substituted for required on-site parking spaces. Alternative parking spaces shall count toward no more than twenty-five (25) percent of the overall on-site parking requirement.

a. (2) motorcycle or scooter spaces shall count as one (1) parking space

b. (2) golf cart spaces shall count as one (1) parking space

5. Historic preservation credit. Historic buildings as designated by the *Stuart Historic Preservation Board* and recorded and preserved in compliance with **Sec. 5.09.00.A Historic Preservation Program** are exempt from new parking requirements due to a change of use when existing on-site parking remains. If existing on-site parking is removed, up to 50 percent of the required parking for any use may be accommodated via payments to the PILOP as described in **Sec. 6.01.19**.

6. *EV Charging Station (EVCS).* All new commercial development of greater than 5,000 square feet of gross floor area and all new residential development greater than 50 dwelling units are required to provide *EVCI* to accommodate the future installation of *EVCS*(s). See **Sec. 2.06.22**.

7. Parking Placement. See **Figure ESN-43 Parking Placement.**

a. All parking areas shall be located as shown in **Figure ESN-44 Parking Placement Diagram** behind the rear facade of the principal building and screened from public rights-of-way by a street-wall, other screening approved by the Development Director, or landscape buffer as described in **Sec. 3.02.09**, Landscaping and Site Design Standards, of this Code.

b. Boats, campers, and recreational trailers may only be parked in rear yard and side yard setbacks.

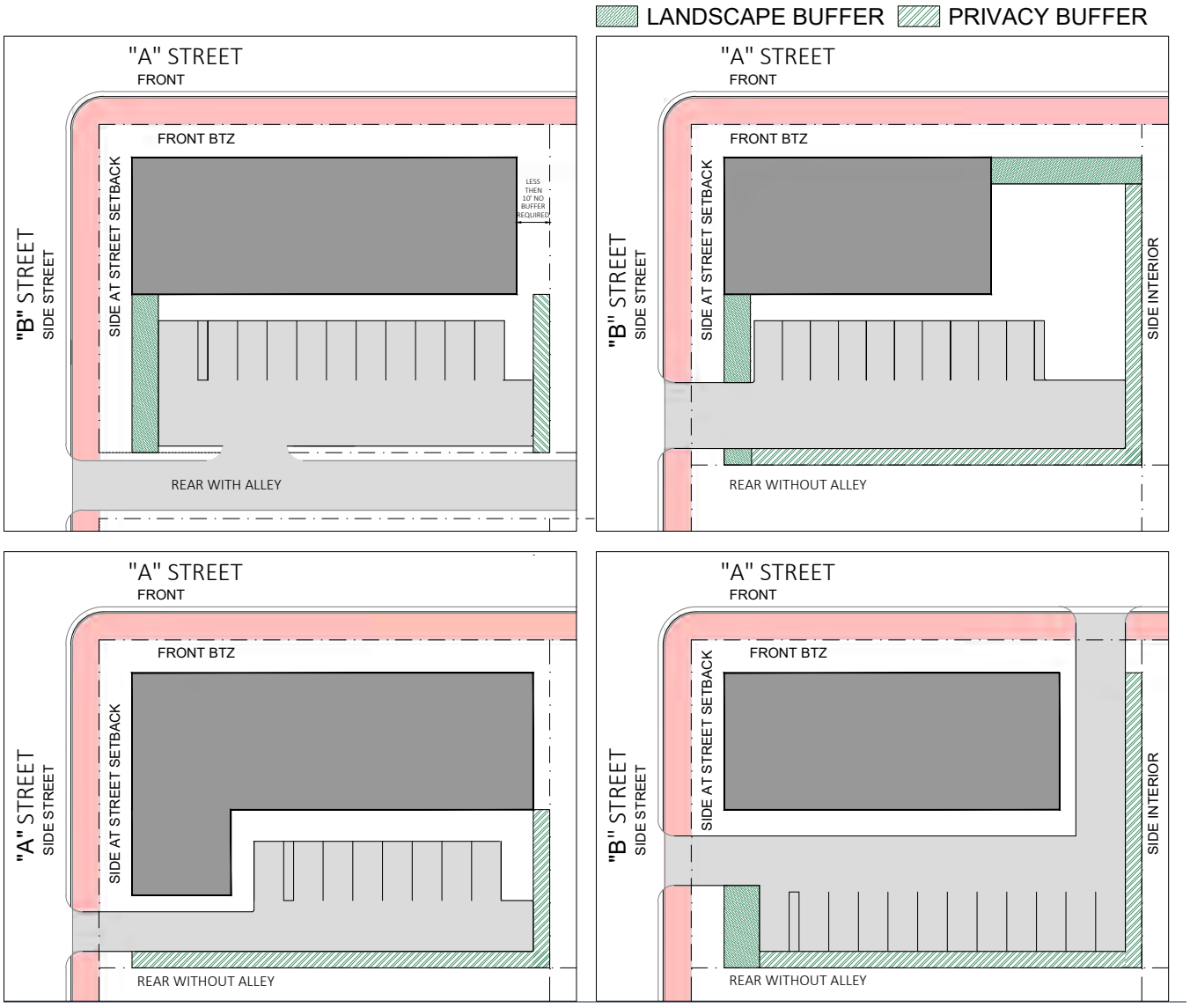
FIGURE ESN-43 PARKING PLACEMENT

	Distance from Lot Line	Landscaping Requirement in Parking Lots
Front	10' or 5' behind building facade	Landscape buffer
Side street	10' or 5' behind building facade	Landscape buffer
Side interior	5'	Privacy buffer
Side with alley	0'	Not applicable
Rear without alley	5'	Privacy buffer
Rear with alley	0'	Not applicable

Curb Cut Notes

1. For properties with access to an improved alley, no street curb cuts are permitted.
2. Where buildings do not have alleys in the rear of the property, curb cuts shall be no closer than 75' along the *lot frontage*. Distance between curb cuts shall be measured from the centerlines of each curb cut.
3. Curb cut(s) shall be permitted for a single-family residence utilized as a *single family dwelling* or *duplex dwelling* regardless of the existence of an alley.
4. Excluding parcels in Public zoning district, the total driveway width at the property line shall not exceed 20 feet.

FIGURE ESN-44 PARKING PLACEMENT DIAGRAM



8. Parking Design Standards.

a. See **Figure ESN-45 Parking Lot Design Dimensions**.

b. Where an improved alley is located along the side or rear property lines, improved alleyway may be used as part of the required back-up/drive aisle dimension for parking spaces.

c. Materials.

i. Vehicular access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the Development Director.

ii. For developments requiring ten or fewer parking spaces, parking areas may be constructed with shell-rock, gravel, turf blocks, paver blocks, or other alternative materials approved by the Development Director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of shell-rock or gravel.

FIGURE ESN-45 PARKING LOT DESIGN DIMENSIONS

Space Angle	Space Width	Parking Row Depth	Curb Length	Drive Aisle Width: One-way	Drive Aisle Width: Two-way
Parallel or 0°	8′-0″ [1]	9′-0″	22′-0″	10′-0″	20′-0″ [3]
30°	9′-0″ [2]	17′-0″	20′-0″	12′-0″	20′-0″ [3]
45°	9′-0″ [2]	19′-0″	14′-6″	12′-0″	20′-0″ [3]
60°	9′-0″ [2]	20′-0″	11′-9″	13′-0″	20′-0″ [3]
Perpendicular or 90°	9′-0″ [2]	18′-0″	9′-0″	24′-0″	20′-0″ [3]
[1] May include valley gutter.					
[2] The width of parking spaces may be reduced to 8½ feet for up to 20% of the required parking.					
[3] The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.					

9. Garages, structured parking and parking located within a building envelope.

a. Garages shall not be the principal element of the front facade.

b. Structured parking. Structured parking may be permitted through a conditional use approval, and shall:

i. Be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade.

ii. Provide shade on at least 30% of any exposed parking on the roof with an aged Solar Reflectance Index (SRI) of at least 32, be a vegetated roof, or be covered by energy generation systems.

c. For detached *single-family dwelling unit* and *duplexes* the following shall apply:

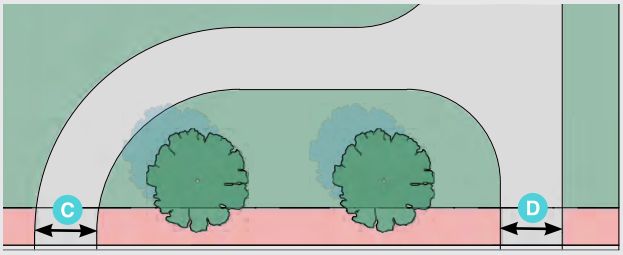
i. Attached garages shall be set back from the front facade as described in **Figure ESN-46 Front Loaded Attached Garage** or configured with a side entry, shown in **Figure ESN-47 Front Loaded-Side Entry Attached Garage**.

ii. Detached garages are permitted provided they comply with the Outbuilding Building Type and building coverage requirements.

iii. Carports and porte cocheres shall be regulated the same as attached garages.

FIGURE ESN-46 FRONT LOADED ATTACHED GARAGE

Description		
Setting the garage back from the primary façade emphasizes the building entrance and living spaces.		
Dimensions		
Garage Door	40% max. of front elevation, and 2 car garage max.	A
Width of Driveway	20' max. total width at property line or 20' max. total width (C+D) at property line	B C D
Setback from Front Facade	5' min. for a 1 car garage (garage door less then 16') 10' min. for 2 or more car garage (garage door greater than 16')	E



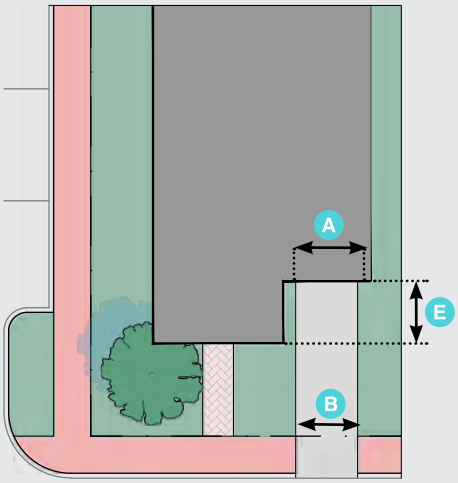
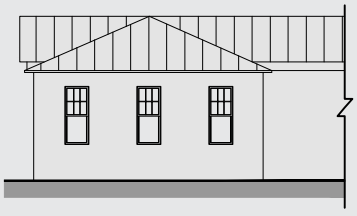
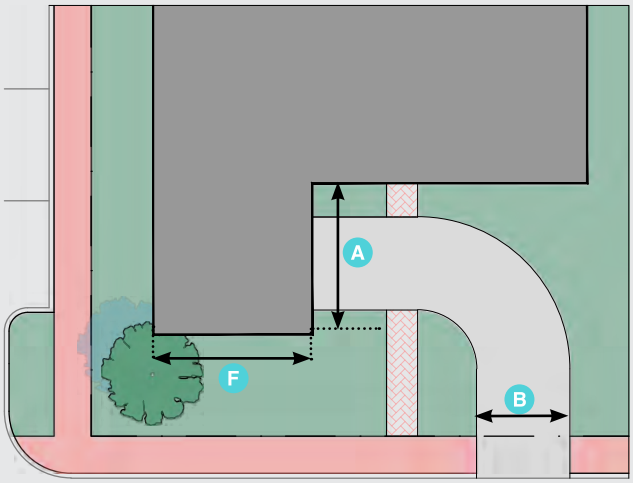


FIGURE ESN-47 FRONT LOADED-SIDE ENTRY ATTACHED GARAGE

Description		
Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.		
Dimensions		
Garage	2 car garage max. (garage door greater than 16')	A
Width of Driveway	20 feet max.	B
Garage Facade Width	40% max. of front elevation; must be in character of main house and have operable windows.	F





E. Heat Island Effect. In order to reduce urban heat islands the following recommendations are provided for site design:

1. Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.

2. Use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces

Sec. 3.02.08. Stormwater Standards

A. **Sec 6.03.00 Stormwater Management** applies as written.

Sec. 3.02.09. Landscape & Site Standards

A. **Figure ESN-48** identifies which of the landscaping, buffering, tree protection standards in **Sec. 6.04.00** apply in the East Stuart Neighborhood and which standards are modified, replaced, or do not apply.

FIGURE ESN-48 LANDSCAPE & SITE STANDARDS

Sec. 6.04.00	Landscaping	Applies as written	Replaced by
Sec. 6.04.01	Applicability of the Stuart Landscape Code	✓	-
Sec. 6.04.02	General provisions	✓	-
Sec. 6.04.03	Landscape design	→	**Sec. 3.02.09.B**
Sec. 6.04.04	Maintenance	✓	-
Sec. 6.04.05	Xeriscape landscape	✓	-
Sec. 6.04.06	Land use transitions & landscape buffers	→	**Sec. 3.02.09.C**
Sec. 6.04.07	Parking areas for multi-family & all non-residential developments	→	**Sec. 3.02.09.C**
Sec. 6.04.08	Developments landscape requirements	→	**Sec. 3.02.09.B**
Sec. 6.04.09	Variance appeal to board of adjustment	✓	-
Sec. 6.04.10	Loading, storage, mechanical equipment, solid waste disposal facilities & other service function	→	**Sec. 3.02.09.F**
	Additional Site Standards		
Sec. 6.07.00	Lighting	→	**Sec. 3.02.09.E**
Sec. 6.08.00	Solid Waste & Recycling Container Standards	→	**Sec. 3.02.09.F**

B. Landscape Design. For all development a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a *major development* shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.

1. Required landscape area & tree planting. **Figure ESN-49 Required Landscape Area & Tree Planting** indicates the minimum number of trees and landscape area that must be planted.

FIGURE ESN-49 REQUIRED LANDSCAPE AREA & TREE PLANTING

Zoning	Minimum Percentage	Number of Trees per Site
BMU	Not applicable	1 within build-to-zone
GRO	20% of site	1 within build-to-zone
SFD	20% of site	1 within build-to-zone
Public	Not applicable	1 per 30 linear feet at lot frontage
Recreation	Not applicable	1 per 30 linear feet at lot frontage

2. The landscaped areas shall be located on the site as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in **Chapter V, Resource Protection Related Development Standards**. The Development Director may grant a reduction in required trees to be planted for existing trees to remain.

3. All required shade trees, as defined by **Chapter VI** shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches.

4. Where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site in right-of-way or other nearby public space, in openings within paved areas, or in other locations as determined by the Development Director.

5. Yards shall be sodded or otherwise landscaped in accordance with **Sec. 03.02.09**.

6. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.

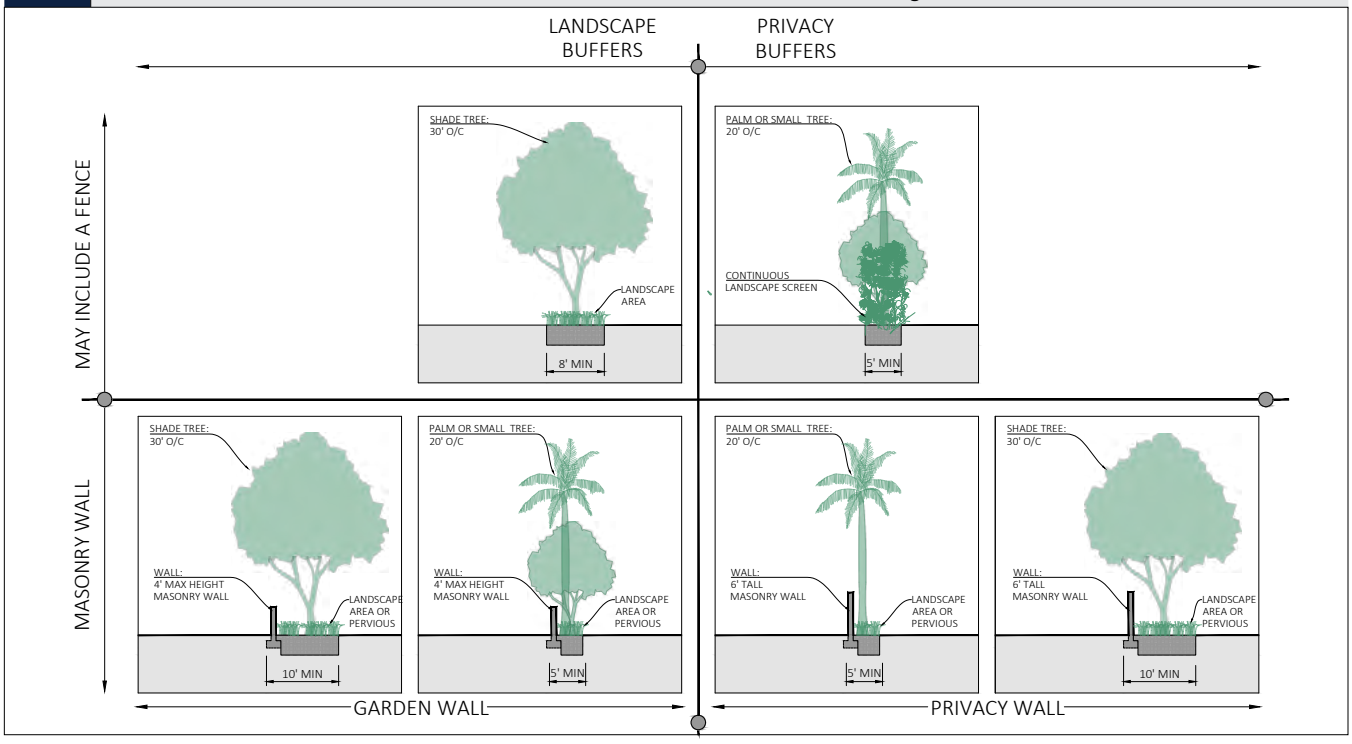
7. Mulch shall be designed and installed in all planting areas to a depth of 3 inches. The type of mulch shall be Florida Friendly mulch and be specified on the landscape plan.

8. *Visibility triangles*. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with **Sec. 3.02.06.F.**

C. *Landscape and privacy buffers.* See **Figure ESN-50 Minimum Buffer Types** for descriptions of required buffers.

FIGURE ESN-50 MINIMUM BUFFER TYPES

Type	Name	Min. Width	Wall or Fence, see Sec. 03.02.10	Tree or Palm	Landscaping
Landscape buffers	Shade tree buffer	8'	May include fence	*Shade tree,* every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less then 50%, LID is encouraged
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	*Shade tree,* every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged
	Garden wall buffer 2	5'	Finished masonry wall, 4' max. height	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
Privacy buffers	Landscape privacy buffer	5'	May include fence	Tree or palm, every 20' o/c	A hedge planted 24 to 30 inches on-center or other landscape treatment to create a 6' tall continuous landscape screen
	Privacy wall buffer 1	5'	Finished masonry wall, 6' tall	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	*Shade tree,* every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged



D. *Parking lot* standards.

1. Parking lot perimeter landscaping. A *parking lot* not entirely screened visually by an intervening building from abutting rights of way or private property, and with 6 or more parking spaces shall include landscape and privacy buffers. See **Figure ESN-43 Parking Placement** and **Figure ESN-44 Parking Placement Diagram in Sec. 3.02.07.**

2. *Parking lot* interior landscaping.

a. Interior landscaping shall include not less than 1 *shade tree* for every 500 square feet or fraction thereof of interior landscaped area.

b. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 2 feet.

c. Not less than 80 percent of trees used in parking area interior landscaping shall be *shade trees*.

d. Interior landscaped islands shall be provided between every 10 parking spaces. Each interior island shall be not less than 6 feet in width. Each interior island shall contain not less than one *shade tree* and a combination of shrubs, ground cover, grass, and mulch.

e. Terminal landscaped islands shall be provided at the end of each parking row. Terminal landscaped islands shall not be less than 8 feet in width and the length of the parking space. Each terminal island shall contain not less than 1 *shade tree* and a combination of shrubs, ground cover, grass and mulch.

f. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than 6 feet in width. Interior medians shall be landscaped with not less than 1 shade tree every 30 linear feet and a combination of shrubs, ground cover, grass and mulch.

g. Parking lot interior landscaping shall utilize low-impact development strategies.

i. If curbs are to be used, their number, placement and design should be carefully considered to allow percolation of stormwater. An opening shall be no less than 18" wide is to reduce the potential for clogging.

ii. A minimum 2" drop is required between the pavement and the vegetated area. A gravel area may be required to dissipate energy and prevent erosion at entry points to rain gardens or parking lot islands.

iii. The street profile shall match the intended drainage; i.e., a crowned street will drain to both sides, or a side shed profile will drain to only one side.

3. Excess parking lot spaces. Where the number of parking spaces installed in a surface lot exceeds the minimum number of on-site parking spaces required by this Code,

a. Landscape buffers shall not be less than 8' and shall include shade trees.

b. For every additional five spaces, one shade tree shall be provided on site.

c. All excess parking spaces shall be made of pervious hardscape such as pavement, concrete and/or pavers.

E. Lighting. All development shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.

1. The use of exposed neon or LED rope lighting on any property is prohibited.

2. Fixture height. Except for in the Public zoning district, lighting fixtures shall be a maximum of 15 feet in height.

3. Light pollution and spillage. Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Lighting shall be designed and installed so the light source does not shine directly onto adjacent residential uses or a residential zoning district.

a. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow. Dark Sky Approved lighting is encouraged.

b. For perimeter exterior lighting, only full cutoff luminaries shall be approved.

c. For institutional, commercial and *major development projects* the maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.2 horizontal and vertical foot-candles measured at 6 feet above grade level.

F. Solid waste & recycling.

1. Solid waste & recycling generation rates. Generation rates in **Sec. 6.08.01** are weekly and apply except where modified below in **Figure ESN-51 Solid Waste & Recycling Weekly Generation Rates.** Generation rates shall be calculated or reassessed with *new development, substantial renovation, substantial improvement*, or change of use.

FIGURE ESN-51 SOLID WASTE & RECYCLING WEEKLY GENERATION RATES

Use	Recycling (min)	Garbage (min)	Cardboard
Residential, 4 units or less, per unit	(1) 65-gallon blue cart	(1) 95-gallon green cart	Not required
Residential, 5 units or more, per unit	0.17 cubic yards per unit	0.17 cubic yards per unit	Not required
Commercial less than 5,000-sf	(2) 95-gallon blue carts	(2) 95-gallon green carts	Not required

2. Location of solid waste & recycling storage and/or enclosures. All *new development, substantial renovation*, or change of use must provide sufficient on-site space and maintenance for the placement and collection of solid waste and recycling storage and/or enclosures. Excluding improved alleys, all solid waste & recycling storage shall be screened from view from public rights of way.

a. Screening may be achieved by with a buffer as described in **Figure ESN-50 Minimum Buffer Types**, a freestanding enclosure, or an enclosure within the building footprint. Where more than (6) roll-out carts are required an enclosure shall be provided.

b. The location of solid waste & recycling storage and/or enclosures:

i. Shall be accessed from the alley if an improved alley is present.

ii. Prohibited on *Neighborhood Main Street* as shown in **Figure ESN-07 Thoroughfare Plan**.

iii. Where an alley is not present, solid waste & recycling storage and/or enclosures shall be located to prevent conflict with pedestrians, minimize the quantity and length of curb cuts, and promote a high quality, livable public realm.

c. The Utilities & Engineering Director encourages businesses under the same ownership or within the same block to share enclosures to meet required enclosure standards.

d. Design of freestanding solid waste & recycling storage enclosures shall have:

i. A 6 feet tall finished concrete wall on three sides. Use of chain link or wooden fencing to meet this requirement is prohibited.

ii. Closable, lockable opaque gates. Gates may be opaque inserts within a chain link gate.

iii. Landscaping around the enclosure is not required.

iv. Bollards are required to be located at the rear of enclosure only.

v. Enclosure size shall be a minimum 10 feet by 10 feet (interior dimensions). Larger enclosures shall be provided as necessary to house larger proposed or required containers.

Sec. 3.02.10. Fence & Wall Standards

A. Fence & Wall Principles. All development including public improvements shall incorporate the following fence and wall principles:

1. Fences or walls shall be in harmony and compatible with their surroundings.

2. All fences and walls shall be maintained in good repair on both sides, so as to be structurally sound.

3. No fences, walls, or hedges may be located within the intersection sight-triangle as set forth. See **Sec. 3.02.06.F Visablity triangles.**

4. Obstruction of water drainage. In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches, etc.

B. Construction Fences. All development projects greater than a half acre shall install with a temporary 6 foot chain link fence with obscure green or black fabric of uniform color or other visual barrier material approved by the Development Director around the site prior to the initiation of the construction phase.

C. Materials

1. Fences and walls shall be constructed with one or more of the materials listed in **Figure ESN-52 Fence & Wall Materials.**

FIGURE ESN-52 FENCE & WALL MATERIALS

Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

2. Metal fences shall be of non-corrodible metal or galvanized wire fabric, having a minimum of 11 gauge. Chain link fences shall be vinyl coated. Colors of the vinyl material shall be limited to green or black.

3. Fences and walls shall be finished on the exterior side where all framing is facing the interior.

4. Dangerous materials prohibited.

a. No fence, wall, or other enclosures shall include materials or devices, such as broken glass, spikes, razors, nails or similar materials intended or designed to maim, mutilate or cause other bodily injury to any person or animal.

b. Electrically charged fences are prohibited.

c. Barbed wire fences are hereby prohibited, unless approved as necessary to protect the public from hazardous conditions.

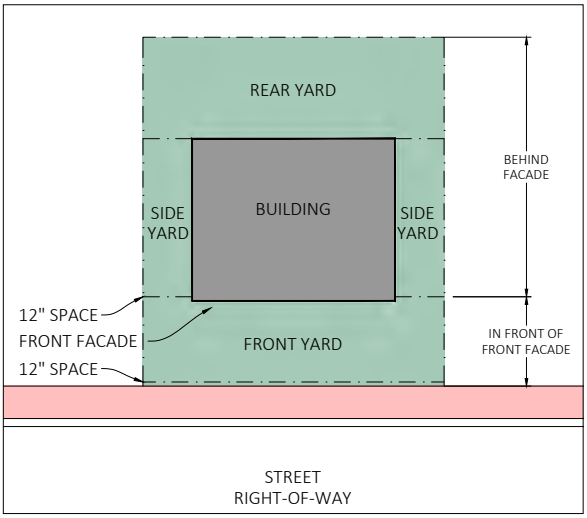
D. Height

1. Fences located in the front yard shall have a maximum height of 4 feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be no more than 6 feet in height. See **Figure ESN-53 Wall & Fence Locations** for an illustration of front, rear, and side yards.

2. The height of fences and walls shall be measured from existing natural elevation of a lot, prior to any construction or alteration.

3. An entryway bower, arbor, or trellis, constructed in conjunction with a fence or wall, shall not exceed a maximum height of nine feet, measured from existing grade.

FIGURE ESN-53 WALL & FENCE LOCATIONS



Sec. 3.02.11. Sign Standards

A. **Figure ESN-54 Sign Standards** identifies which of the sign standards in **Sec. 6.11.00** apply in The East Stuart Neighborhood and which standards are modified, replaced, or do not apply. Permanent signs are only permitted in the BMU Zoning District. For GRO and SFD refer to **Sec. 3.02.03.B** Standards for Specific Uses for exceptions.

FIGURE ESN-54 SIGN STANDARDS

Sec. 6.11.00	Signs	Applies as written	Replaced by
Sec. 6.11.01	Purpose and goals	✓	
Sec. 6.11.02	Permit required.	✓	
Sec. 6.11.03	Non-conforming pole signs	✓	
Sec. 6.11.04	Permit procedures	✓	
Sec. 6.11.05	Aesthetic attributes	✓	
Sec. 6.11.06	Code applicability	✓	
Sec. 6.11.07	Sign area, dimensioning, lighting and colors	→	Modified by **Sec. 3.04.11.B**
Sec. 6.11.08	Design requirements and restrictions	✓	
Sec. 6.11.09	Unified signage plan; location, safety, design requirements and restrictions	✓	
Sec. 6.11.10	Structural standards	✓	
Sec. 6.11.11	Removal and disposition of certain signs	✓	
Sec. 6.11.12	Types of signs permitted	✓	
Sec. 6.11.13	Special purpose signs and signing	✓	
Sec. 6.11.14	"No fee permit" signs	✓	
Sec. 6.11.15	Exempt signs (not requiring a permit)	✓	
Sec. 6.11.16	Prohibited signs	→	Modified by **Sec. 3.04.11.H**
Sec. 6.11.17	Design standards matrix	✓	

B. Illumination. In addition to **Sec. 6.11.07** applies except where modified in **Figure ESN-55 Sign Lighting Standards**.

FIGURE ESN-55 SIGN LIGHTING STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
POWER SOURCE & ILLUMINATION	Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible.	 Gooseneck lighting	 Front-lit LED channel letters with translucent acrylic faces, or Reverse channel LED halo-lit letters	 Face illuminated channel letters mounted on exposed raceway. Fluorescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign

C. *Prohibited signs*. **Sec. 6.11.16** applies except where modified in **Figure ESN-56 Types of Signs Prohibited**.

FIGURE ESN-56 TYPES OF SIGNS PROHIBITED

PROHIBITED			
			
Adverting flags including feather flags and tear drop flags	Murals which are advertising or painted wall signage which exceed permitted dimensions	Face illuminated cabinet sign, back-lit sign panels	Vinyl banners hung from awnings, roof fascia or arcade
			
Billboards, single pole & pylon signs	Electronic changeable copy signs	Window signs exceeding 40% of glazing area. It can be perceived as visual clutter.	
PROHIBITED SIGNAGE ILLUSTRATED			
Activity inside is obscured by banners and window coverings. The materials such as plastic face-lit cabinets and banners are not durable and long lasting. The pole sign is too high, contributes to signage clutter, and does not address the pedestrian.			

Sec. 3.02.12. Architectural Standards

A. Historic Preservation. Structures or sites identified as historically and architecturally contributing shall be candidates for historic protection as set forth in **Sec. 5.09.00**.

B. Building Additions. The exterior appearance of additions to an existing building should be compatible with the existing building. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.

C. Architectural character. New development, substantial renovations and major facade improvements within the East Stuart Neighborhood Code shall be harmonious with the community's traditional architecture, including, but not limited to, early Florida vernacular cottages, Bahamian cottage, railroad homes, conch house, Mediterranean revival, mission revival, bungalow, classic revival—folk Victorian, ranch or other architectural types common to Stuart. The Development Director shall determine compliance in this regard.

1. Roofs and gutters.

a. For buildings which are located not more than five feet from the front property line, gutters must be shielded and shall not drain onto hardscape. Downspouts may be enclosed within a column or other architectural feature. Rain-barrels, cisterns, and other low impact development strategies are encouraged.

b. Heat Island Effect. In order to reduce urban heat islands Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a “green” (vegetated) roof for at least 50% of the roof area.

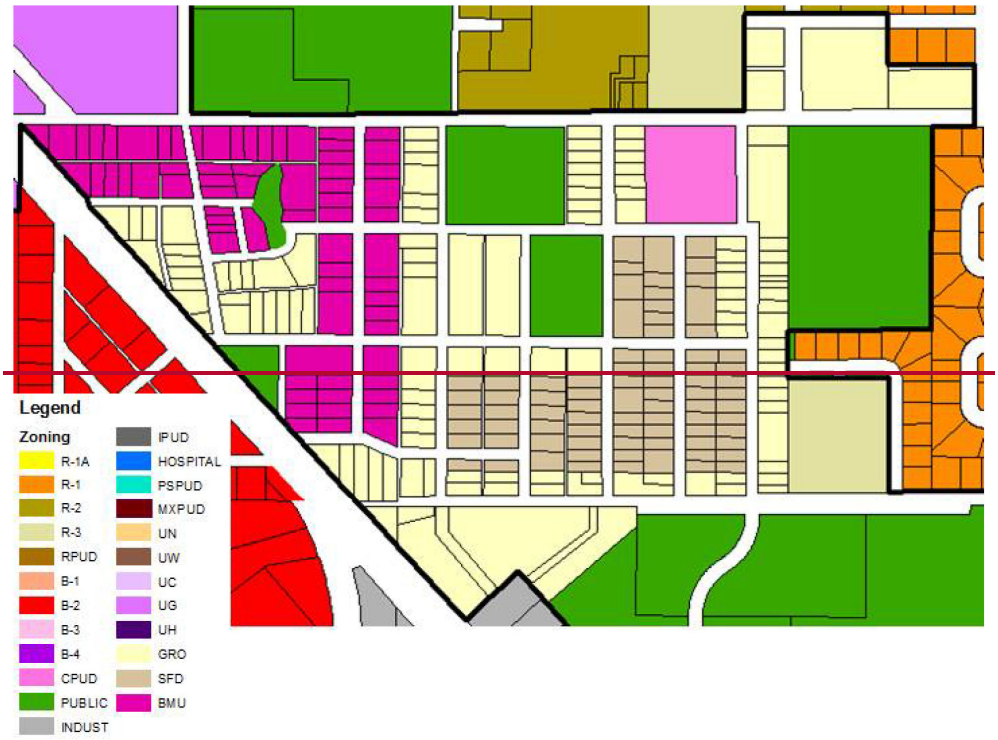
2. Building colors and finishes. Exterior building wall colors for all new development and substantial renovation within the East Stuart Neighborhood shall be neutral shades, white, or Bahamian pastel-color exteriors including but not limited to pinks, blues, yellows, and greens to reflect the historic neighborhood. The use of black or florescent colors is prohibited as exterior wall or accent colors. Building trim color shall complement the predominant exterior building color.

~~3.02.00. EAST STUART CODE~~

~~Sec. 3.02.01. Area defined.~~

~~The East Stuart Code District shall be that geographical area of the City of Stuart as encompassed by the following general description, and more fully described in the City of Stuart community redevelopment plan, dated August 2010:~~

~~THE AREA BOUNDED BY MARTIN LUTHER KING, JR. BOULEVARD (FORMERLY KNOWN AS 7TH STREET) TO THE NORTH; THOSE PROPERTIES LOCATED NORTH OF AND CONTIGUOUS TO MARTIN LUTHER KING, JR, BEING LOTS 1-6, BLK 8, , LOTS 1-12, BLK 7, STYPMANN PARK FIRST ADDITION, AND LOTS 15-20, BLK 4, STYPMANN PARK SECOND ADDITION; SE TARPON AVENUE TO THE EAST, INCLUDING THOSE PROPERTIES LOCATED EAST OF AND CONTIGUOUS TO SE TARPON AVENUE; 10TH STREET TO THE SOUTH, AND SR A1A TO THE WEST, PLUS THE PRIVATE PROPERTY FRONTING THE SOUTH SIDE OF 10TH STREET.~~



~~Sec. 3.02.02. East Stuart Code District.~~

~~A. *Title*. The provisions of this section shall be known as the "East Stuart Code District."~~

~~Sec. 3.02.03. Generally.~~

~~A. *Intent*. The purpose of this Code is to encourage redevelopment, in-fill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the East Stuart community by providing standards and development incentives that are not otherwise available. This Code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.~~

B. *The East Stuart Code District.* There is hereby established within the City of Stuart the "East Stuart Code District." The boundaries of the district are set forth in Exhibit 3.01.07.04.

C. *Applicability.* The provisions of this Code shall apply to development within the East Stuart Code District. The standards and regulations set forth at section 3.02.05 below shall apply to new development, and to substantial renovation. The architectural criteria at section 3.02.09 below shall apply to new development, to substantial renovation, and to exterior renovation that affects more than 50 percent of the facade of a building. All major development shall adhere to the site design qualitative development standards outlined in section 6.00.04.

D. *Effective date.* The provisions of this Code shall apply to all development within the East Stuart Code District for which a complete application for a development permit pursuant to submittal requirements of plan document as defined in chapter XI of this Code has not been filed with the city development department on or before December 12, 2005.

E. *Non-conforming uses.* Non-conforming uses created by the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of section 8.03.00 of this Code.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.04. Administration, enforcement, procedures and penalties.

A. *Administration.* The provisions of this Code shall be administered and enforced by the city development director whose duties shall include receiving and reviewing building permit and other land development permit applications, assisting applicants in procedures required hereunder, making decisions regarding the application of the East Stuart District to particular properties, inspecting premises, and issuing permits and certificates of occupancy. Nothing in this Code is intended to conflict with the building codes of the city.

B. *Application permits.* No building or other land development permit shall be issued by the city development director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

C. *Procedures for application.*

1. *Pre-application conference.* Before beginning any new development, substantial renovation, renovation development, renovation, or demolition on private or public land, applicants are encouraged to schedule a pre-application conference with the city development department to determine the applicability of this Code. Pre-application conferences shall be mandatory for projects requiring major site plan approval as defined herein.

2. *Preliminary development review.* After the pre-application conference, a preliminary design review may be requested by the city development director to include a conceptual site plan and floor plans, and elevations. A non-binding preliminary written response of the city development director may be requested by the applicant.

3. *Application.* After the pre-application conference and preliminary design review if any, an application for development shall be submitted to the city development department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within the East Stuart Code District shall meet the submittal requirements of plan document as defined in chapter XI of this Code. Completed applications shall include a general vicinity or location map, legal description, map of vegetative cover, proposed development activities and design, building plans, front, rear, and side architectural elevations, floor elevations, documentation related to streets, parking, and loading; tree removal and protection, landscaping, signs, and any other documentation as required by the city development director in order to demonstrate compliance with this Code.

D. *Major development projects.* Major development projects, as defined by this Code, shall be subject to the major development plan approval process described in section 11.01.01.

E. *Violations and remedies.* It shall be unlawful and a violation of this Code for any person to construct, renovate or remodel a building within the East Stuart Code District except in compliance with the provisions of this Code. A violation of this Code shall be deemed a zoning violation. In such event the city development director may initiate code enforcement proceedings to compel compliance. The city commission may initiate appropriate civil proceedings, including, but not limited to, a declaratory action, injunction action and mandamus action to compel compliance.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.05. Development standards for the East Stuart Code District.

The following sub-districts are intended to regulate building placement, building height, parking, architectural character, outbuildings, signage, and curb cuts, etc. within each respective sub-district. The requirements vary according to the desired type and intensity of development. Three sub-districts are described below:

Business and mixed-use sub-district (BMU). The BMU sub-district encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern is limited business and office uses along with mixed-used occupancies combining residential and non-residential uses. The area does not allow for single-family residences or duplexes. A greater intensity of development is envisioned in the BMU sub-district than in any other area of the East Stuart Code District.

General residential and office sub-district (GRO). The GRO sub-district is spread across the East Stuart community and is generally characterized by a mix of single-family residences, duplexes and multi-family apartments. The area permits non-residential uses, including professional offices, but does not accommodate retail or service related businesses. The desired development pattern in GRO is a mix of housing types combined with low intensity non-residential uses.

Single-family and duplex sub-district (SFD). The SFD sub-district, at the center of the East Stuart community, is characterized mainly by single-family and duplex homes. The area permits limited non-residential uses, such as home occupational licenses, but generally prohibits business activities. The desired development pattern in the SFD sub-district is low-density residential.

A. *Business and mixed-use sub-district (BMU).* The following development standards shall apply in the BMU sub-district.

Design Standards	Permitted
Maximum density	Up to 15 units per acre. Up to 30 units per acre by East Stuart Code District Conditional Use.
Minimum lot size	None
Minimum lot width	None
Minimum building setback—Front	Zero lot line front setback (build-to line) required for parcels fronting Martin Luther King Jr. Boulevard, SE Central Avenue and SE East Avenue.[1] 15-foot minimum for all other parcels.
Minimum building setbacks—Side	5 feet for one and two story buildings. 10 feet for full or partial three story buildings.[2]
Minimum building setback—Rear	20 feet

Impervious surface coverage	There shall be no impervious surface coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.
Maximum number of stories	Up to 3[3]
Maximum building height	Up to 35 feet (except as otherwise provided)
Outbuildings	Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.

[1] The eave of roof structure may project no more than two feet into the public right-of-way.

[2] One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height. Three story buildings shall not exceed 35 feet in height.

[3] If 25 percent or more of the building is residential, a fourth floor may be permitted by East Stuart Code district conditional use. The maximum building height for a four-story building is 45 feet. Greater setbacks may be required as a condition of approving a fourth floor.

Permitted uses. The following uses shall be permitted by right, or by an East Stuart District major conditional use approval in the BMU sub-district.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Use Standards	N/A
Residential units combined with non-residential uses provided all applicable standards for each use are met. Refer to chapter VI, On-Site and Off-Site Development Standards. Not less than 20 percent of the project's total floor space shall be a non-residential use.	1 per residential unit; plus required spaces for the applicable permitted non-residential uses.
Transient Residential Land Uses and Overnight Accommodations	
Hotels, motels	1 per rental room, plus 2 spaces per 3 employees
Rooming and boardinghouses and bed and breakfast inns	0.5 per unit (minimum of one space)
Institutional Uses	

~~Adult day care centers of three acres or less, by East Stuart Code District conditional use~~	~~1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation.~~
~~Child care centers of three acres or less, by East Stuart Code District conditional use, refer to section 2.06.04, Supplemental Use Standards.~~	~~1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building~~
~~Libraries, community centers, any governmental building~~	~~1 per 300 square feet~~
~~Museum~~	~~2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking~~
~~Religious institutions and ancillary uses on the same premises of three acres or less. Greater in size by East Stuart Code District conditional use.~~	~~1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable~~
~~Schools (private, parochial, technical) of three acres or less, by East Stuart Code District conditional use.~~	~~Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this Code. Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.~~
~~*Health Care Uses*~~	
~~Nursing homes.~~	~~1 per 4 beds, plus 1 space per 2 employeesCommercial Uses~~
~~Art shops/galleries~~	~~1 per 300 square feet~~
~~Banks/financial institutions~~	~~1 per 300 square feet, plus queuing spaces (refer to Section 6.01.07 for queuing requirements)~~
~~Bar, provided all provisions of the Stuart Code of Ordinances, chapter 4, Alcoholic Beverages, are met.~~	~~1 per 4 seats~~
~~Barber, Beauty Salons, Specialty Salons~~	~~2 per station~~
~~Catering shop~~	~~1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet~~

Massage therapy establishment	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Office, business or professional, medical, and veterinary.	1 per 350 square feet (professional) 1 per 200 square feet (medical and veterinary)
Retail business or retail service establishment (intensive and non-intensive)	1 per 300 square feet of floor space
Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.	
Theatres, restaurants-general, excluding drive-in theatres, drive-in or drive-through restaurants.	1 per 4 seats.
Studios (art, dance, music, exercise)	1 per 300 square feet
Recreational Uses	
Public parks	Dependent upon type of recreational activities provided
Utility and Service Uses	
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employees
Telecommunication Uses	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 per tower
Storage, Transportation and Logistics Uses	
Government provided public parking garages and lots.	
Private parking garages and lots by East Stuart Code District conditional use	N/A
Agricultural Uses	
Community gardens pursuant to section 2.06.08 of this Code	0
Urban farms pursuant to section 2.06.08 of this Code	1 per 4 employees

B. *General residential and office sub-district (GRO).* The following development standards shall apply in the GRO sub-district.

Design Standard	Permitted
Maximum density	Up to 15 units per acre. Up to 30 units per acre by East Stuart Code District conditional use.
Minimum lot size	None
Minimum lot width	None
Minimum building setback—Front	15 feet
Minimum building setbacks—Side	5 feet for one and two story buildings. 15 feet for full or partial three-story buildings[4]
Minimum building setback—Rear	20 feet
Maximum impervious surface coverage	Up to 65%[5] (See note 1. below)
Maximum number of stories	Up to 3[6]
Maximum building height	Up to 35 feet (except as otherwise provided)
Outbuildings	Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5 foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.
	An outbuilding may be used for a single detached accessory dwelling unit providing the following requirements are met:
	1. It is located on the same lot as a single family detached home.
	2. A detached accessory dwelling unit shall not exceed one story in height. The unit may be located on a second story if the first story is utilized as a garage or storage facility.
	3. An accessory dwelling unit to be located on the second story of a detached garage or storage facility shall be set back a minimum of 10 feet from the rear property line.
	4. The accessory dwelling unit shall contain one full bath and kitchen facilities.
	5. An accessory dwelling unit and the primary dwelling unit shall be occupied by members of a single family as that term is defined in this Code. The accessory dwelling unit shall use the same street address.

Note 1. The applicant must show either that the soils of the site can be proven to accommodate the additional runoff via soil boring tests by a registered professional engineer, or	
	(a) The runoff created by the additional coverage will be retained on-site via retention facilities for a ten-year, three-day storm event for lots which are not more than one acre and for a 25-year, three-day event for lots which are one acre or greater in area; and
	(b) Retention areas will not be located above drain fields; and
	(c) Retention areas shall be not more than two feet deep unless a professional engineer certifies the appropriate plans and installation; and
	(d) All improvements will show compliance with section 6.03.00, Stormwater Management of this Code.

[4] One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height. Three story buildings shall not exceed 35 feet in height.

[5] May exceed 65 percent by East Stuart Code district conditional use.

[6] If 25 percent or more of the building is residential, a fourth floor may be permitted by East Stuart Code district conditional use. The maximum building height for a four-story building is 45 feet. Greater setbacks may be required as a condition of approving a fourth floor.

Permitted uses. The following uses shall be permitted in the in the GRO sub-district.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements	N/A
Duplex dwelling units	1 per unit
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off.
Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Standards	N/A
Multi-family dwelling units	1 per unit
Single-family dwelling unit	1 per unit
Transient Residential Land Uses and Overnight Accommodations	
Rooming and boardinghouses and bed and breakfast inns	0.5 per unit (minimum of one space)
Institutional Uses	

~~Adult day care centers of three acres or less, by East Stuart Code District conditional use.~~	~~1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation.~~
~~Child care centers of three acres or less, by East Stuart Code District conditional use. Refer to section 2.06.04, Supplemental Use Standards~~	~~1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building~~
~~Libraries, community centers, any governmental building~~	~~1 per 300 square feet~~
~~Religious institutions and ancillary uses on the same premises of three acres or less. Greater in size by East Stuart Code District conditional use~~	~~1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable~~
~~Schools (private, parochial, and technical) of three acres or less by East Stuart Code District conditional use~~	~~Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this code.Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.~~
~~*Health Care Uses*~~	
~~Nursing homes~~	~~1 per 4 beds, plus 1 space per 2 employees~~
~~Commercial Uses~~	
~~Office, business or professional, medical, and veterinary.~~	~~1 per 350 square feet (professional)1 per 200 square feet (medical and veterinary)~~
~~*Recreational Uses*~~	
~~Public parks~~	~~Dependent upon type of recreational activities provided~~
~~*Utility and Service Uses*~~	
~~Public facilities and services~~	~~Dependent upon type of facility and service~~
~~Public utility~~	~~Dependent upon type of utility and any required buildings and employees~~
~~*Telecommunication Uses*~~	
~~Stealth telecommunications facilities which do not exceed 45 feet in height or which are~~	~~1 per tower~~

constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	
Agricultural Uses	
Community gardens pursuant to section 2.06.08 of this Code	0
Urban farms pursuant to section 2.06.08 of this Code	1 per 4 employees

C. *Single-family duplex sub-district (SFD).* The following development standards shall apply in the SFD sub-district.

Design Standard	Permitted
Maximum density	Up to 17 dwelling units per acre.
Minimum lot size	None
Minimum lot width	None
Minimum building setback — Front	15 feet
Minimum building setbacks—Side	5 feet for one and two story buildings[7]
Minimum building setback—Rear	20 feet
Maximum impervious surface coverage	Up to 65%[8] (See note 1. below)
Maximum number of stories	Up to 2
Maximum building height	Up to 25 feet
Outbuildings	Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5 foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.
	An outbuilding may be used for a single detached accessory dwelling unit providing the following requirements are met:
	1. It is located on the same lot as a single-family detached home.
	2. A detached accessory dwelling unit shall not exceed one story in height. The unit may be located on a second story if the first story is utilized as a garage or storage facility.

	3. An accessory dwelling unit to be located on the second story of a detached garage or storage facility shall be set back a minimum of 10 feet from the rear property line.
	4. The accessory dwelling unit shall contain one full bath and kitchen facilities.
	5. An accessory dwelling unit and the primary dwelling unit shall be occupied by members of a single family as that term is defined in this Code. The accessory dwelling unit shall use the same street address.
Note 1. The applicant must show either that the soils of the site can be proven to accommodate the additional runoff via soil boring tests by a registered professional engineer, or	
	(a) The runoff created by the additional coverage will be retained on-site via retention facilities for a ten-year, three-day storm event for lots which are not more than one acre and for a 25-year, three-day event for lots which are one acre or greater in area; and
	(b) Retention areas will not be located above drain fields; and
	(c) Retention areas shall be not more than two feet deep unless a professional engineer certifies the appropriate plans and installation; and
	(d) All improvements will show compliance with section 6.05.00, Stormwater Management of this Code.
	7. One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height.
	8. May exceed 65% by East Stuart Code District conditional use.Permitted uses. The following uses shall be permitted in the in the SFD sub-district:
Land Use Type	Number of Required Parking SpacesResidential Land Uses
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements	N/A
Detached single-family dwelling unit	1 per unit
Duplexes	1 per unit
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Group home of six or fewer residents which otherwise	1 per 4 beds, plus 1 space per employee

meets the definition of a community residential home as defined in chapter XII	
Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Use Standards	N/ARecreational Uses
Public parks	Dependent upon type of recreational activities providedUtility and Service Uses
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employeesAgricultural Uses
Community gardens pursuant to Section 2.06.08 of this Code	0
Urban farms pursuant to Section 2.06.08 of this Code	1 per 4 employees

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.06. Additional development standards.

A. *Parking.* Except as otherwise provided in use tables above, required off-site parking spaces within the East Stuart Code District shall comply with section 6.01.00, referred to as the "Stuart Parking Code."

B. *On-street parking,* constructed to city code, may be used to offset the required number of off-street parking spaces where it does not currently exist. Such parking shall abut the proposed development, shall meet sound design standards, and shall be constructed at the cost of the applicant for development. An approved revocable permit from the city commission is required for on-street parking.

C. *Payment in lieu of parking ("PILOP").* Up to three required parking spaces for any use permitted in any sub-district may be accommodated via payments to the PILOP program as described in chapter VI of this Code.

D. *Modifications of parking design standards.* Within the East Stuart Code District, parking design standards set forth in section 6.01.14 may be modified as follows:

1. For all but 90-degree parking spaces, the one-way traffic aisle width may be reduced to ten feet. For 90-degree parking spaces, the one-way traffic aisle width may be reduced to 20 feet. Any two-way traffic aisle width may be reduced to 20 feet.

2. The width of a two-way traffic drive aisle may be reduced to 20 feet. The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.

3. Where alleyways are located along the side or rear property lines, said alleyways may be used as the required back-up dimension for parking spaces.

4. For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development

director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of gravel or mulched areas maintained at a certain depth.

5. The width of parking spaces may be reduced to 8½ feet for up to 20 percent of the required parking.

6. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

E. *Storage sheds.* One storage shed may be located on any lot within the East Stuart Code District provided that it is not visible from the principal public right-of-way and complies with setbacks within the applicable sub-district.

F. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

G. *Historic buildings.* The requirements of this Code may be adjusted by East Stuart Code District conditional use for the purposes of preserving a historic building.

H. *Finished floor elevations.* The requirements of section 6.03.02 B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.

I. *Storm water management.* With the proper legal documentation and consent of the property owner, storm water runoff from properties within the East Stuart Code district may be conveyed onto adjacent private properties. Otherwise, storm water runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that storm water is captured by an internal storm water management system, the applicant must illustrate how the storm water reaches the public storm water management system. If a site is designed such that there is no internal storm water management system, the applicant must illustrate how the storm water runoff will be conveyed to the public storm water management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for storm water detention. For all development, storm water quality treatment prior to discharge is required to comply with Section 6.03.00 of this Code.

J. *Screens.* All rooftop utilities and facilities such as air conditioning units, as well as all exterior mechanical equipment, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

K. *Fences.* Fences shall adhere to the requirements in section 6.09.05 except for the following: fences located in the front yard shall have a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be six feet in height.

L. *Parapet walls.* A parapet wall shall not exceed 24 inches in height, provided however, a greater height of up to ten feet may be permitted by the city development director if necessary to conceal rooftop utilities such as stairway and elevator bulkheads and other roof equipment or to achieve architectural enhancement. No height of greater than 24 inches shall be permitted for more than 40 percent of any facade of a building. A parapet wall shall be designed to be consistent and compatible with the design and treatment of the facade of the structure.

M. *Residential rooftop use occupancy.* Occupancy Residential uses of a flat rooftop, which shall be limited to uses which are ancillary to residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed

structures, including, gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

N. *Rooftop dining.* Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.

O. *Dumpster enclosures.* Dumpster enclosures shall comply with section 6.08.00 of this Code.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.07. Uses prohibited in the East Stuart Code District.

A. Adult businesses are prohibited throughout the East Stuart Code District.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.08. Density.

A. Up to 17 dwelling units per acre are permitted in the SFD sub-district.

B. Up to 15 dwelling units per acre are permitted in the BMU and GRO sub-districts.

C. Up to 30 dwelling units per acre may be permitted in the BMU and GRO sub-districts by an East Stuart Code District conditional use.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.09. Landscaping.

A. *Landscaping.* All development in the East Stuart Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:

1. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this East Stuart Code, and buffer screens shall be 25 percent of those setbacks.
2. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective sub-district.
3. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective sub-district.
4. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.
5. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.
6. The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective sub-district.
7. Terminal and interior islands within parking areas may be used for storm water retention.

B. When a permit for new construction or renovation is issued, the owner shall be responsible for planting one shade tree no closer than three feet and no further than five feet from the right-of-way that abuts the front property line. All required shade trees, as defined by chapter VI of this Code, shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches. The development director may grant a reduction for existing trees that meet these requirements.

C. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.10. Architectural character.

New development, substantial renovations and major facade improvements within the East Stuart Code District shall be harmonious with the community's traditional architecture, including, but not limited to, early Florida vernacular, cracker, shotgun, conch, Spanish—Mediterranean, bungalow, classic revival—folk Victorian, ranch or other architectural types common to Stuart. The city development director shall determine compliance in this regard.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.11. Signage.

A. *Signage.* The use of exposed neon tubing on any property is prohibited. All signage in the East Stuart Code District shall comply with the sign requirements as described in section 6.11.00, the sign code, with the following exceptions:

1. Backlit sign panels and internally illuminated cabinet signs shall be prohibited.

2. Signs affixed to the exterior of a building should be architecturally compatible with the style, composition, materials, colors and details of the building and with other signs used on the building site.

(Ord. No. 2062-05, § 1, 1-6-06; Ord. No. 2145-07, § 1, 11-26-07)

Sec. 3.02.12. Replication of historic buildings.

Notwithstanding section 3.02.05 of this Code, historical buildings, as defined by this Code, including historical buildings that have been demolished, may be rebuilt within the same footprint of the original structure provided the rebuilt structure meets the standards for replication. Nothing in this provision shall counteract existing building and life safety code requirements.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.13. Re-construction of grandfathered business.

Notwithstanding section 3.02.05 of this Code, the following non-conforming business premises may be re-constructed within its existing building footprint and the current use therein continued. This section shall become null and void in 2020, unless extended by amendment to this Code.

Taylor's Grocery Store, 610 East 10th Street.

Nothing in this provision shall counteract existing building and life safety code requirements.

(Ord. No. 2062-05, § 1, 1-6-06)

~~Sec. 3.02.14. East Stuart Code conditional use.~~

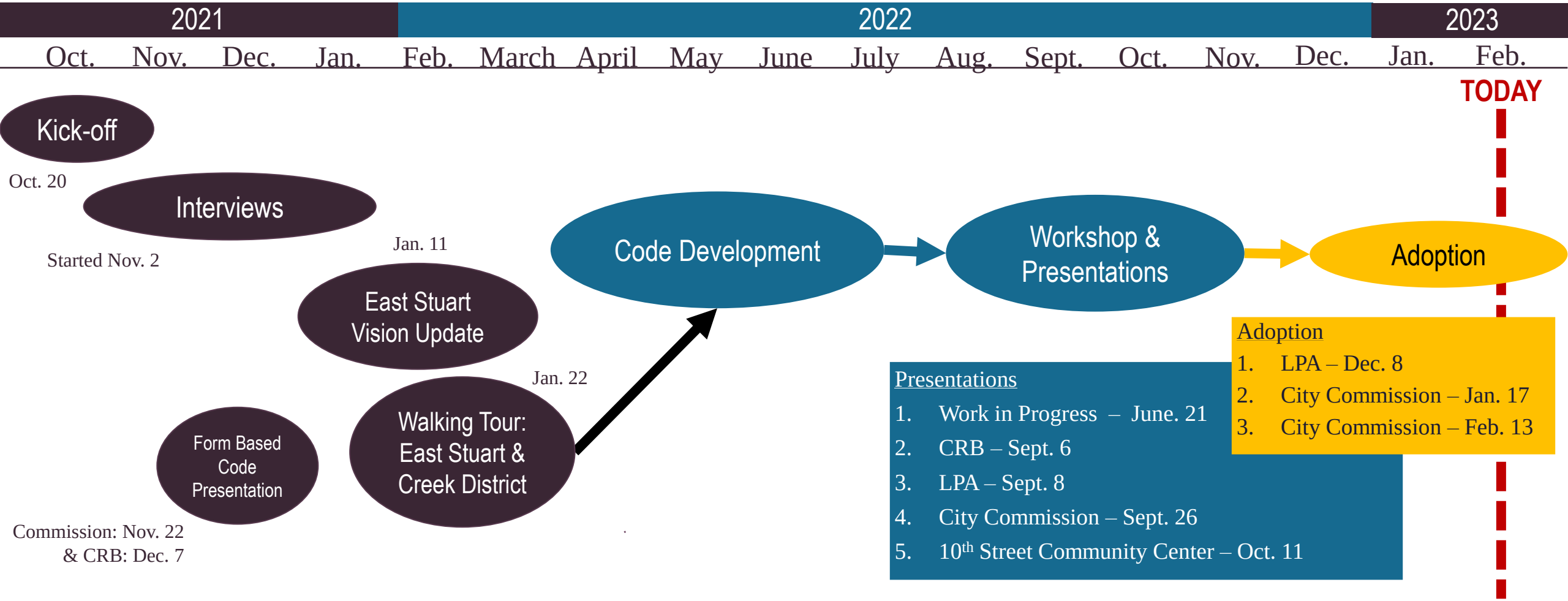
~~The city commission may grant an East Stuart Code conditional use. The review of an East Stuart Code District conditional use application shall follow the procedures set forth in section 11.01.10 relating to major conditional use approval review, including, but not limited to, required findings of fact, conditions, notice, public hearing, standards, burden of proof, revocation and expiration. Approval of an East Stuart Code District conditional use shall only be granted if the applicant can demonstrate that the request is consistent with and will further the implementation of this Code and the city comprehensive plan, and will measurably improve the form, function and traditional neighborhood characteristics of East Stuart.~~

~~(Ord. No. 2062-05, § 1, 1-6-06)~~

EAST STUART NEIGHBORHOOD CODE

City Commission 1st Reading – February 13, 2023

TIMELINE


2021
2022
2023
Oct. Nov. Dec. Jan. Feb. March April May June July Aug. Sept. Oct. Nov. Dec. Jan. Feb.
TODAY
Kick-off
Oct. 20
Interviews
Started Nov. 2
Jan. 11
East Stuart Vision Update
Jan. 22
Walking Tour: East Stuart & Creek District
Form Based Code Presentation
Commission: Nov. 22 & CRB: Dec. 7
Code Development
Workshop & Presentations
Adoption
Presentations
1. Work in Progress – June. 21
2. CRB – Sept. 6
3. LPA – Sept. 8
4. City Commission – Sept. 26
5. 10th Street Community Center – Oct. 11
Adoption
1. LPA – Dec. 8
2. City Commission – Jan. 17
3. City Commission – Feb. 13

PROPOSED
LAND DEVELOPMENT CODE

The goal of the overall work program includes amendment of the Land Development Code, amendment to the Future Land Use Map, and amendment of the Zoning Map to ensure the predictability of future development defined by a vision developed by the community while preserving and enhancing the existing character of a neighborhood or district.

CRA Specific Land Development Regulations
Chapter III - SPECIAL ZONING CODES

Neighborhoods

East Stuart Neighborhood Code

Section 3.02.00

COMMENTS AT FIRST READING AT **CITY COMMISSION – JAN 17**

Revised for clarity:

- ✓ Sec. 3.02.01.C. Applicability language
- ✓ Sec. 3.02.02. Figure ESN-06 Adjusted the color assigned to BMU for more differentiation from CPUD
- ✓ Sec. 3.02.04.H.2 Replication of historic buildings

COMMENTS AT FIRST READING AT **CITY COMMISSION – JAN 17**

- ✓ Sec. 3.02.07.D.7.b. Parking boats, campers, and recreational trailers permitted in the side yard as well rear yard.
- ✓ Updated the definition of ADUs in Chapter 11 to be consistent with the definition in the Creek District and East Stuart Neighborhood.
- ✓ “Where feasible” search and removed.
- ✓ Corrected miscellaneous Scribner's errors.

RECOMMENDED ACTION

Motion to approve Ord. No. 2499-2023, amending the city's official Zoning Map to include changes on certain lands within the "East Stuart Neighborhood" to be consistent with the Future Land Use Map.

Motion to approve Ord. No. 2507-2023, amending Chapter III of the Land Development Code to include form-based land development regulations for the "East Stuart Neighborhood".

THANK YOU

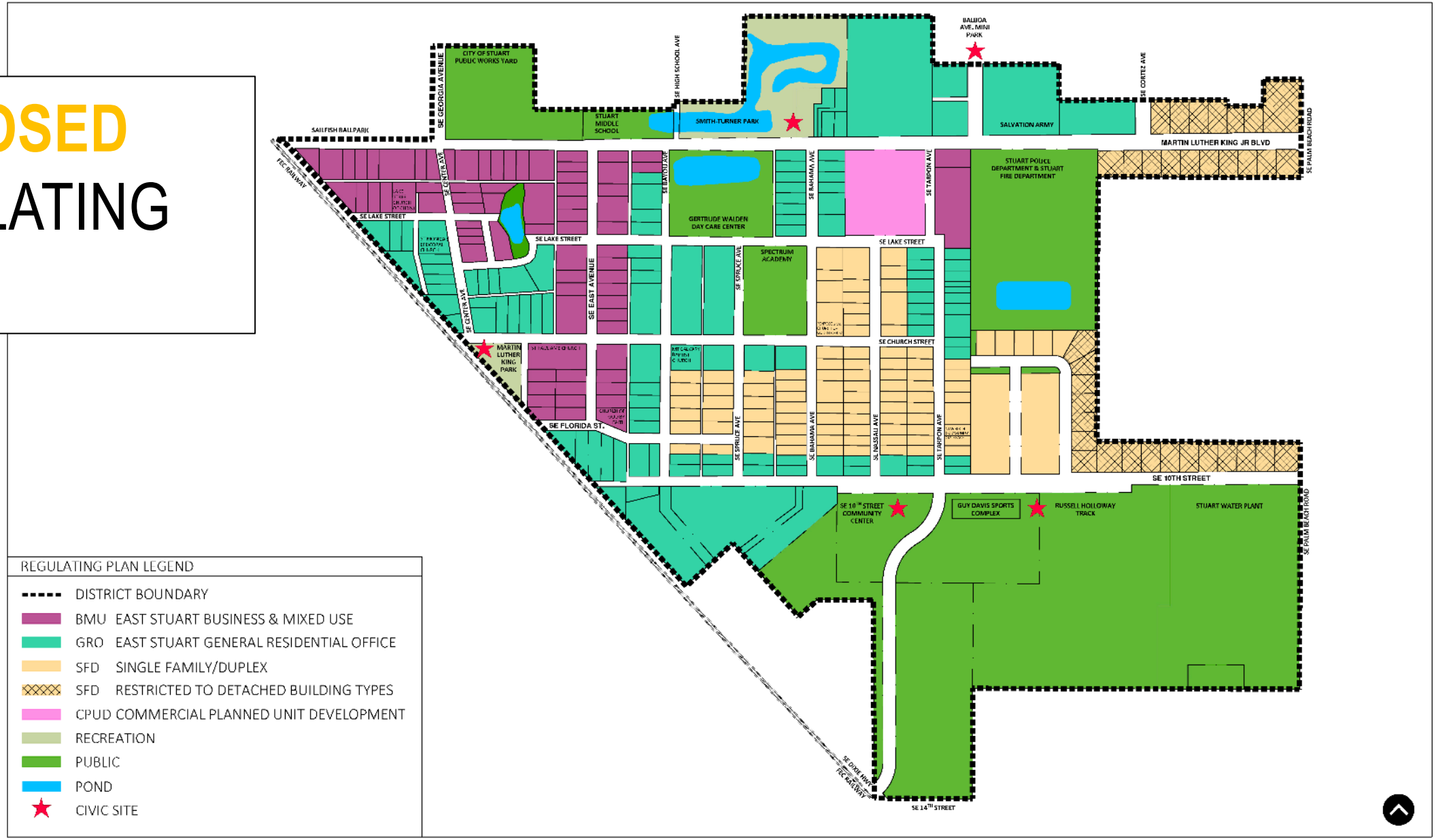
Jessica Cortor Seymour

Principal Program Coordinator

Treasure Coast Regional Planning Council

jseymour@tcrpc.org

PROPOSED REGULATING PLAN



REGULATING PLAN LEGEND

- DISTRICT BOUNDARY
- BMU EAST STUART BUSINESS & MIXED USE
- GRO EAST STUART GENERAL RESIDENTIAL OFFICE
- SFD SINGLE FAMILY/DUPLEX
- SFD RESTRICTED TO DETACHED BUILDING TYPES
- CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT
- RECREATION
- PUBLIC
- POND
- CIVIC SITE

EAST STUART
Community Redevelopment Area
REGULATING PLAN

12/30/2022

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

LOCAL PLANNING AGENCY

Chairperson - Kelly Laurine
Vice Chairperson - Margaret Bromfield
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Board Member - VACANT
Board Member - VACANT
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director, Jodi Nentwick-Kugler
City Clerk, Mary R. Kindel

CALL TO ORDER

5:34 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Pinal Gandhi Savdas, CRA Executive Director, explained the rearrangement of the items in the agenda.
- Item #5 was read third.
- Item #7 was read fourth.
- Item #3 was read fifth.
- Item #6 was read sixth.
- Item #4 was read seventh.

5:36 PM MOTION: Approve with rearrangements of items.
MOVED BY: Jackie Vitale
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF OCTOBER 13, 2022 MINUTES

5:37 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Michael Mortell, City Attorney, spoke on the passing of Board Member Larry Massing.

ACTION ITEMS

2. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2500-2023; 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 "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:39 PM

Ms. Gandhi Savdas presented the item and stated all the notices that were sent out to the neighbors within the project area, spoke about the workshops and walking tours that took place, and all the community engagements.

Jessica Seymour, Treasure Coast Regional Planning Council presented the timeline, future land use map and their changes, and the proposed future land use map.

PUBLIC COMMENT:
1.) Brooks Dubois - SE 6th St; Spoke about a larger parcel and is in opposition of the duplexes possibly going in that parcel.
2.) Laura Giobbi - Questioned where the parking is in the multi-dwelling units.

6:00 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

****Clerks Note** - Ordinance No. 2499-2023 and 2507-2023 were presented together in one presentation. Discussion happened at the same time and a motion was first made on the Land Development Code and then on Zoning Map Amendment.**

5. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the proposed land use and zoning, showed comments from CRB Board Members and City Commissioners, the proposed process, regulating plan, thoroughfare plan, development standard typical lot sizes, zoning, dwelling units per acre, frontage types, building types, proposed neighborhood open space, low-impact development standards, vision update on the master plan, and top three take-aways.

Board Members and Ms. Seymour had a discussion about accessory dwelling unit's (ADU), facades, porches, store fronts, and building height requirements.

6:41 PM Board Member Mathers made a motion seconded by Board Member Strom.

Board Members had a discussion about ADU's and whether or not to include it in the motion.

PUBLIC COMMENT:
1.) Brooks Dubois - SE 6th St; Stated he is okay with ADU's but not the duplexes.

6:49 PM MOTION: Approve.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

7. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6:48 PM MOTION: Approve, with the restriction on the Duplex but not ADU, and ensure that the language states "Non-pervious does not count towards the impervious count".
MOVED BY: William Mathers
SECONDED BY: Jackie Vitale
Motion approved unanimously.

3. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2502-2023; 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 DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the existing future land use map and the future land use element.

PUBLIC COMMENT:
1.) Mark Brechbill - SE Osceola St; Asked if the gym property will be grandfathered in and questioned how it will supply to the sound ordinance?

Board Members had a discussion with Ms. Seymour about their concerns in The Creek District.

7:05 PM MOTION: Approve.
MOVED BY: Jackie Vitale
SECONDED BY: Ryan Strom
Motion approved unanimously.

****Clerks Note** - Ordinance No. 2498-2023 and 2501-2023 were presented together in one presentation. Discussion happened at the same time and two motions were made on each Ordinance.**

6. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the comments received from CRB, LPA, and City Commission, proposed process, proposed regulating plan, proposed development standards, creek industrial uses, creek industrial density, proposed frontage types, proposed parking

standards, proposed thoroughfare plan, proposed low impact development standards, and proposed neighborhood open space.

Board Members had a discussion with Ms. Seymour in regards bulkheads, how you measure height.

7:29 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale
Motion approved unanimously.

4. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7:31 PM MOTION: Approve, adding language for bulkheads in emergency situations.
MOVED BY: Jackie Vitale
SECONDED BY: William Mathers
Motion approved unanimously.

STAFF UPDATE

Susej Meleqi, Deputy City Clerk, stated that the Clerk's Department would be taking over the advisory board meetings.

ADJOURNMENT

7:32 PM

_____ _____

Mary R. Kindel, City Clerk **Kelly Laurine, Chairperson**

Minutes to be approved at the Local Planning Agency Meeting this 12th day of January, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The subject parcels are located within "The Creek District" and have recently been assigned a future land use designation of either "Downtown" or "Recreation". The prior zoning designations of "Urban Center"; "Urban General"; and "B-2 Business General" on parcels within "The Creek District" are no longer appropriate and require amendment. This ordinance will rezone all the parcels within the district, which will bring them into compliance with the Future Land Use. The rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding zoning.

On December 8, 2022, the Local Planning Agency reviewed the request and the board unanimously recommended approval of this ordinance to the City Commission.

On January 17, 2023, the City Commission approved Ordinance No. 2501-2023 on first reading 5-0, of the Zoning Map Amendment to the "The Creek District" as presented. There are no changes to the district maps except the updated colors on the Official Zoning Map.

ATTACHMENTS:
1. A. Ordinance No. 2501-2023 Zoning Creek District and Map Exhibits
2. B. Public Notification – Certified Letters

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2501-2023 on second reading, amending the city's official Zoning Map to include a new zoning on parcels within "The Creek District" to be consistent with the Future Land Use Map.

ATTACHMENTS:
1. Ordinance 2501-2023 - Zoning Creek District and Map Exhibits
2. Public Notification - Certified Letters

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2501-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which are included goals, objectives and policies related to zoning and land development.

WHEREAS, on December 8, 2022, the Local Planning Agency held duly noticed public hearing to consider amending the city's Official Zoning Map and recommended approval of the rezoning within "The Creek District"; and

WHEREAS, the City Commission held duly noticed public hearings on January 17, 2023 and February 13, 2023 to consider this ordinance and provide for full public participation on the proposed amendment to the Zoning Map.

WHEREAS, the City Commission finds the proposed amendment of the Zoning Map consistent with the goals, objectives and policies of the Comprehensive Plan; and

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

SECTION 1: A map depicting the rezoning is attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 2: The City Commission hereby amends the city's Official Zoning Map, to include the "The Creek District" as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith 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 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: This ordinance shall take effect upon adoption.

PASSED on first reading this _____ day of_____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second reading this _____ day of _____, 2023.

ATTEST:

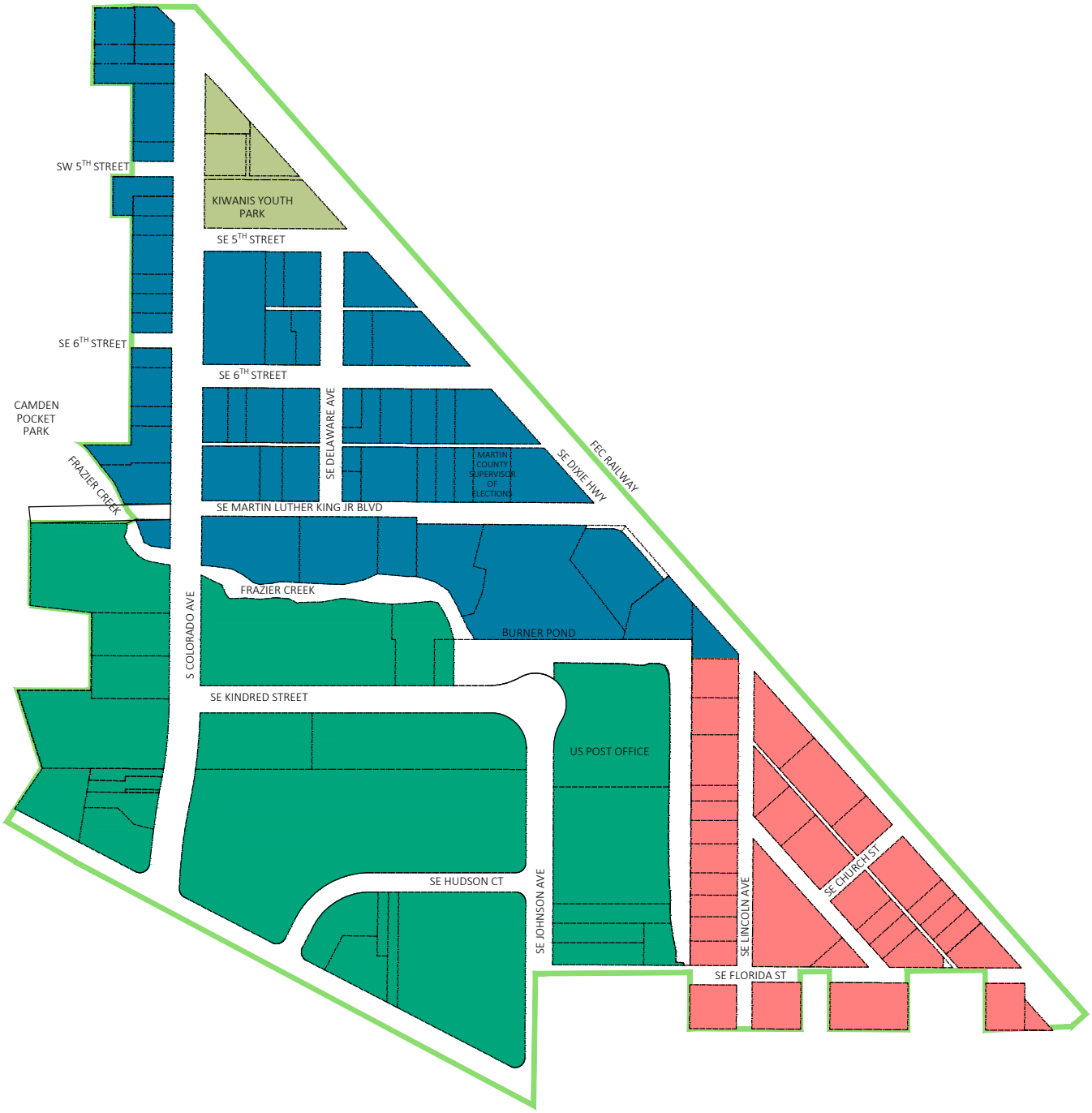
_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"



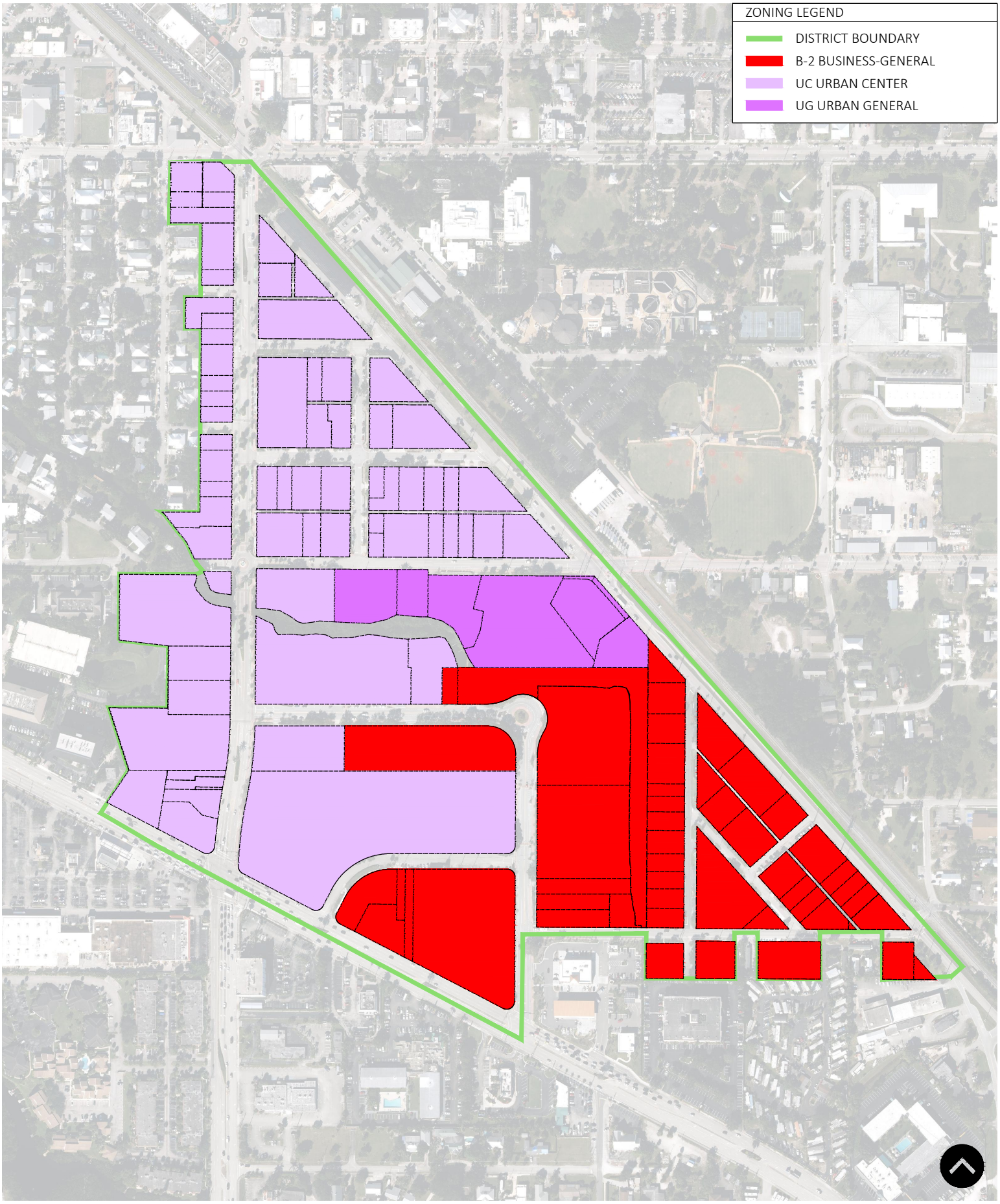
THE CREEK DISTRICT

Community Redevelopment Area

PROPOSED ZONING MAP

9/27/2022

SCALE: 1 = 400



THE CREEK DISTRICT

Community Redevelopment Area

EXISTING ZONING

9/13/2022

SCALE: 1 = 400

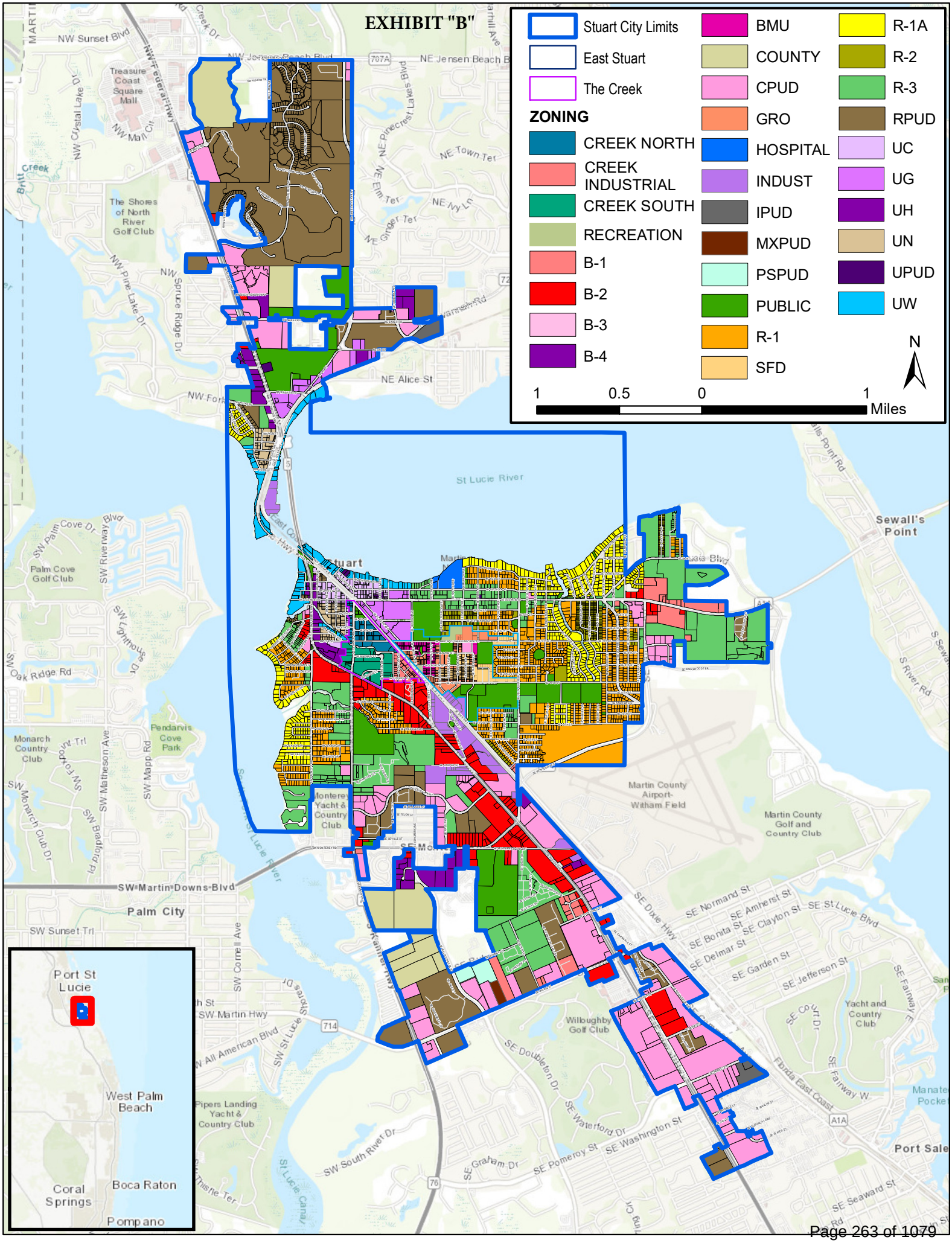


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
ZONING
CREEK NORTH
CREEK INDUSTRIAL
CREEK SOUTH
RECREATION
B-1
B-2
B-3
B-4
BMU
COUNTY
CPUD
GRO
HOSPITAL
INDUST
IPUD
MXPUD
PSPUD
PUBLIC
R-1
SFD
R-1A
R-2
R-3
RPUD
UC
UG
UH
UN
UPUD
UW
N
1 0.5 0 1
Miles
St Lucie River
Sewall's Point
Palm City
Port St Lucie
West Palm Beach
Boca Raton
Coral Springs
Pompano

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: The Creek CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 664 records on the mailing list. There were 2 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 662 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed amendment to the Land Development Code was presented to the Community Redevelopment Board, Local Planning Agency, and the City Commission in September 2022. The Creek District Code is a new section in Chapter III, Special Zoning Codes, of the Land Development Code. It is not presented as underline. In places where there is no underline, the language or policy is similar to an existing policy. The underline text is where policies are new or modified. The existing zoning code for this area is presented as strike through. The proposed changes to Chapter III enacted the proposed changes to Chapter II - Zoning Districts Uses Allowed, Density, Intensity and Chapter XII - Definitions of the Land Development Code.

The proposed code is intended to: reflect the unique character of The Creek District of the Arts & Entertainment District, promote low-impact infrastructure, and promote infill development within the urban center while maintaining Stuart's unique character.

Jessica Seymour, Principal Program Coordinator, TCRPC has drafted proposed amendments to the city's LDC for the "East Stuart Neighborhood." TCRPC worked with the Community Redevelopment Board, Community Redevelopment Agency, the Development Department, the Public Works Department, interviews with members of the public, property owners, developers, land planners/professionals working in the area, American Institute of Architect (AIA), and conducted peer review of the proposed code as recommended by the Community Redevelopment Board. Interviews and public meetings have reached over 110 individuals. The CRA/City has mailed 3,500 postcards, dropped off over 1,500 flyers, 500 doorhangers and communicated through the city's webpage, newsletter, and social media to advertise meetings.

Treasure Coast Regional Planning Council staff will present the proposed Chapter III, Section 3.04.00, and related changes to Chapter II and Chapter XII, at the public hearing, assisted by staff as appropriate.

A copy of the proposed code is included in the agenda item. A few edits were made to the proposed code between the presentations and the first public hearing:

1. Solid waste and dumpster language
2. Landscape buffers and parking lot landscaping standards
3. Ramps and ADA accessibility
4. Architectural standards

5. Sign standards

On December 8, 2022, the Local Planning Agency reviewed the request and the board unanimously recommended approval of this ordinance with the following comments:

a. Add language acknowledging emergency protection of structures in the case of a natural hazard event.

b. Remove redundant language on impervious area in Neighborhood Open Space.

On January 17, 2023, the City Commission approved Ordinance No. 2498-2023 on first reading 5-0. The following revisions have been made to the document based on comments received at first reading:

a. Sec. 2.06.12. Formula Businesses - Address the dimensional criteria, duplicative language, and historic application of the policy.

b. Sec. 2.03.00. Clarify footnote for Density Table.

c. Updated the definition of ADUs in Chapter 11 to be consistent with the definition in the Creek District and East Stuart Neighborhood.

d. "Where feasible" search and removed.

e. Corrected miscellaneous Scribner's errors.

ATTACHMENTS:

1. A. Ordinance No. 2498-2023 LDC Amendment Creek District and other sections of the code
2. B. Presentation
3. C. Letter of Support - The Creek District Board
4. D. LPA Minutes

Funding Source:

N/A

Recommended Action:

Motion to approve Ord. No. 2498-2023 on second reading, amending the city's Land Development Code, Chapter III to include form-based land development regulations for "The Creek District"; Chapter II Zoning Districts Uses Allowed, Density, Intensity; and Chapter XII Definitions.

ATTACHMENTS:

1. Ordinance 2498-2023 - LDC Amendment Creek District and Other Sections of the Code
2. Presentation
3. Letter of Support - The Creek District Board
4. LPA Minutes

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2498-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the Community Redevelopment Agency and City Commission has determined that an analysis of existing code for "The Creek District of Arts & Entertainment" in the CRA would benefit the residents and businesses of Stuart; and

WHEREAS, on September 27, 2021, by Resolution No. 09-2021, the Community Redevelopment Agency approved to enter to an Interlocal Agreement with the Treasure Coast Regional Planning Council to conduct a public input process and develop a Form Based Code for "The Creek District"; and

WHEREAS, the Treasure Coast Regional Planning County and the Community Redevelopment Agency held the Vision Workshop, Walking Tour, interviews with residents and property owners, several public outreach meetings/presentations, and work in progress workshops to get input to develop a Form Based Code for "The Creek District"; and

WHEREAS, any right-of-way improvements depicted in the plan are not programmed to be built by the city and the inclusions in the plan does not obligate the city to build the same; and

WHEREAS, it has never been the intension of the city to allow more than the 30 du/ac and the density calculation will be limited to parcel (s) in the application; and

WHEREAS, on December 8, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on January 17, 2023 and February 13, 2023 to consider this ordinance and provide for full public participation on the Land Development Code amendment process.

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

SECTION 1: The provisions of the Land Development Code as amended are hereby adopted as provided in the attached Exhibit "A" which is incorporated herein as set forth below.

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

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

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

Passed on first reading the ____ day of _____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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

Sec. 2.01.02. Designation of districts.

The designated zoning districts within the city are:

A. R-1A residential - single family estate; R-1 residential - single family general;

B. R-2 residential - duplex;

C. R-3 residential - multi-family/office;

D. B-1 business limited;

E. B-2 business general;

F. B-3 business restricted;

G. B-4 limited business/manufacturing;

H. P public service;

I. I industrial;

J. H hospital;

K. Planned unit development (PUD):

1. Residential (RPUD);
2. Commercial (CPUD);
3. Public service (PSPUD);
4. Industrial (IPUD);
5. Mixed use (MXPUD);
6. Urban (UPUD);

L. Urban district:

1. Urban general (UG);
2. Urban center (UC);
3. Urban neighborhood (UN);
4. Urban highway (UH);
5. Urban waterfront (UW);
6. Creek North (CN);
7. Creek South (CS);
8. Creek Industrial (CI)

M. East Stuart Neighborhood ~~district~~:

1. Business and mixed use (BMU);
2. General residential and office (GRO);
3. Single-family and duplex (SFD);

N. S.E. Ocean Boulevard overlay.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.01.03. Table 1.

ZONING DISTRICT/FUTURE LAND USE CATEGORY COMPATIBILITY

		Implementing Zoning Districts														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District ~~Overlay~~	East Stuart Neighbor-hood	S.E. Ocea Blvd
Future Land Use Categories	Low density residential	X	X	X									RPUD UPUD			X
	Multi-family residential				X								RPUD CPUD MXPUD UPUD			X
	Office/residential				X								RPUD CPUD MXPUD UPUD			X
	Commercial					X	X	X	X				CPUD IPUD MXPUD UPUD			X
	Industrial								X		X		CPUD IPUD MXPUD UPUD			
	Public					X	X	X	X	X	X	X	CPUD PSPUD MXPUD UPUD	X	X	X
	Institutional			X	X	X	X	X		X		X	RPUD MXPUD UPUD	X		X
	Recreation	X	X	X	X	X	X	X		X			PSPUD MXPUD UPUD	X		X
	Downtown re-development	X	X	X	X	X	X	X	X	X			RPUD CPUD PSPUD MXPUD UPUD	X		

	Neighborhood Special District											RPUD CPUD MXPUD PSPUD	X		
	East Stuart Neighborhood	X	X	X	X	X	X	X	X	X		RPUD CPUD MXPUD PSPUD	X	X	
	Conservation	X	X	X	X	X	X	X	X	X	X	X	PSPUD	X		
	Marine										X		RPUD	X		
Industrial													CPUD PSPUD IPUD MXPUD UPUD			

(Ord. No. 2401-2019, § 1, 4-8-19)

2.03.00. DENSITY[1]

Sec. 2.03.01. Generally.

Except as expressly provided herein, the densities for all zoning districts are set forth in table 3 - maximum dwelling units per acre and percentages of residential and non-residential uses and floor area ratio (FAR) for all zoning districts are set forth in table 4 - intensity of development: lot area and floor area ratio (FAR).

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.02. Density.

A. The residential density for R-3, R-M, and B-1 of up to ten dwelling units per acre shall not be applicable to existing PUD zoning districts nor to those created hereafter.

B. Nothing in this section shall prevent a land owner from requesting a change of zone from a multi-family zone to RPUD. In such an event, however, the densities set forth in table 3 - maximum dwelling units per acre for an RPUD must be followed. Such lands as may be used in creating such density calculations, shall not be used in any other calculation at any time, and a unity of title declaration shall be required to be recorded in the public records of Martin County, Florida.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.03. Planned unit development (PUD) density.

The density for a planned unit development shall not exceed those densities set forth in table 3b - maximum dwelling units per acre for planned unit developments (PUD), - such density will only be granted by the city commission as part of a planned unit development zoning agreement.

(Ord. No. 2332-2017 , § 1, 8-28-17; Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.04. ALF density.

The residential density for an ALF is set forth in table 3 - maximum dwelling units per acre for each respective zoning district. This density does not include adult care facilities. They will be governed by the residential district density in which they are located.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.05. Maximum dwelling units per acre.

The following table 3a - maximum dwelling units per acre, reflects the potential maximum dwelling units per acre for each zoning district.

[1]Editor's note(s)—Section 2.03.00 has been restructured at the discretion of the editor for clarity. Tables 3, 3a, 3b, and 4 have are laid out in sections 2.03.07—2.03.10, respectively.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.06. Intensity of development: Lot area and floor area ratio (FAR) table.

The following table 4 - intensity of development: lot area and floor area ratio (FAR) reflects the percentages of residential and/or non-residential uses allowed on a lot and a ratio of the floor area of a building to the area of the lot in the future land use categories.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.07. Table 3.

MAXIMUM DWELLING UNITS PER ACRE

Comprehensive Plan Land Use Classification	Zoning Districts																		
	R1-A	R-1	R-2	R-3	RPUD[1]	B-1	B-2	B-3	B-4	CPUD	P	I	IPUD	H	PSPUD	MXPUD	Urban Code District	East Stuart Neighborhood		
																		GRO	BMU	SFD
Low density residential	7	7	7		4[2]/7[3]/15[4]															
Multi-family residential				10	4[2]/7[3]/15[4]	10	L	L								15[5]				
Office/residential				10	15	10	10	10		5[7]/7[8]/10[9]						15[5]				
Commercial				10		10	L	L		5[7]/7[8]/10[9]						15[5]				
Downtown redevelopment				15/30[7]	15/30[11]	15/30[7]	15/30[7]			5[7]/7[8]/10[9]						15[5]	15/30[6]			
Neighborhood/special dist.					15					5[7]/7[8]/10[9]						15[5]	15/30[6]			
Industrial																				
East Stuart																15[5]		~~15~~ 17/30[10]	~~15~~ 17/30[10]	17
Marine/industrial				15			15									15[5]	15/30[6]			
Public											E									
Recreation																				
Institutional					4[2]/7[3]/15[4]															

Conservation																			

R-1A single family—estate; R-1 single family—general; R-2 duplex; R-3 multi-family/office; R-M residential multi-family; B-1 business-limited; B-2 business-general; B-3 business-restricted; B-4 limited business/manufacturing; P public service; I industrial; H hospital; planned unit development (PUD) includes residential (RPUD), commercial (CPUD), public service (PSPUD), industrial (IPUD), and mixed use (MXPUD); urban code district includes urban general (UG), urban center (UC), urban neighborhood (UN), urban highway (UH), urban waterfront (UW), creek north (CN), creek south (CS), and creek industrial (CI); East Stuart ~~district~~ Neighborhood includes business and mixed use (BMU), general residential and office (GRO), single-family and duplex (SFD).

Footnotes:

1 = Assisted living facility (ALF) is allowed a maximum of 30 units per acre in land use classification multi-family residential, office/residential, and downtown redevelopment.

2 = Single family detached dwelling unit.

3 = Single Family attached dwelling unit.

4 = Multi-family dwelling unit.

5 = Potential bonus units allowable. Where not less than 50 percent of the total residential units of site are smaller than 1,500 square feet in size, then at the sole discretion of the city commission, a residential unit variety density bonus may be awarded (refer to Land Development Code table 2.07.00.C).

6 = Up to 30 units with major urban code conditional use.

7 = Based on R-1 density requirements.

8 = Based on R-2 density requirements.

9 = Based on R-3, B-1 and B-2 density requirements.

10 = Up to 30 with East Stuart ~~district~~ Neighborhood conditional use approval.

11 = Up to 30 upon approval by city commission with a RPUD.

Key:

E = Only residential dwelling unit allowed and only by conditional use.

L = Limited. No maximum density established by Land Development Code or comprehensive plan at this time. Rather, the term "limited" is used instead of a numerical value.

— = Not Permitted

Sec. 2.03.08. Table 3a.

MAXIMUM DWELLING UNITS PER ACRE

Comprehensive Plan Land Use Classification	Zoning Districts														
	R 1-A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	Urban Code District	East Stuart Neighborhood		
													GRO	BMU	SFD
Low density residential	8.72	8.72	8.72 to 11.62[2]												
Multi-family residential[1]				10 to 11.62[3]	10	L	L					30			
Office/residential[1]				10 to 11.62[3]	10	10	10					30			
Commercial				10	10	L	L					15			
Downtown redevelopment[1]				15/30[4]	15/30[4]	15/30[4]						15/30[4]			
Neighborhood/special dist.												15/30[4]			
Industrial															
East Stuart													17	17	17
Marine/industrial				15		15						15/30[4]			
Public									E						
Recreation															
Institutional															
Conservation															

R-1A single family—estate; R-1 single family—general; R-2 duplex; R-3 multi-family/office; R-M residential multi-family; B-1 business-limited; B-2 business-general; B-3 business-restricted; B-4 limited business/manufacturing; P public service; I industrial; H hospital; urban code district includes urban general (UG), urban center (UC), urban neighborhood (UN), urban highway (UH), urban waterfront (UW), creek north (CN), creek south (CS), and creek industrial (CI); East Stuart district includes business and mixed use (BMU), general residential and office (GRO), single-family and duplex (SFD).

Footnotes:

1. Assisted living facility (ALF) is allowed a maximum of 30 units per acre in land use classification multi-family residential, office/residential, and downtown redevelopment.
2. Units per acre in the low density residential classification are limited to 8.72 maximum for single family units to 11.62 maximum for duplex units.
3. Units per acre are limited to ten maximum for single family units to 11.62 maximum for multi-family and duplex units.
4. Up to 30 du per acre upon approval by city commission through an urban code exception.

Key:

E = Only residential dwelling unit allowed and only by conditional use.

L = Limited. No maximum density established by Land Development Code or comprehensive plan at this time. Rather, the term "limited" is used instead of a numerical value.

□ = Not permitted.

(Ord. No. 2332-2017 , § 1, 8-28-17; Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.09. Table 3b.

MAXIMUM DWELLING UNITS PER ACRE FOR PLANNED UNIT DEVELOPMENT (PUD)

Comprehensive Plan Land Use Designation	RPUD		CPUD		MXPUD[2]		IPUD		UPUD		PSPUD	
	Out CRA	In CRA	Out CRA	In CRA	Out CRA	In CRA	Out CRA	In CRA	Out CRA	In CRA	Out CRA	In CRA
Low density residential[1]	8.72 to 11.62	8.72 to 11.62	-	-	-	-	-	-	-	8.72 to 11.62	-	-
Multi-family residential	30	30	30	30	15	15	-	-	-	30	-	-
Office/residential	30	30	30	30	15	15	-	-	-	30	-	-
Commercial	10	15	10	15	10	15	-	-	-	15	-	-
Downtown redevelopment	~~30~~ -	30	~~30~~ -	30	~~15~~ -	15	-	-	-	30	-	-
Neighborhood/special dist.	15	15	15	15	15	15	-	-	-	15	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-
East Stuart	-	17	-	17	-	15	-	-	-	-	-	-
Marine/industrial	15	15	15	15	15	15	-	-	-	15	-	-
Public	-	-					-	-	-	-	-	-
Recreation	-	-	-	-	-	-	-	-	-	-	-	-
Institutional	30	30							-	30	-	-
Conservation	-	-	-	-	-	-	-	-	-	-	-	-

Footnotes:

1. Units per acre in an eligible PUD in the low density residential designation are limited to 8.72 maximum for single family units to 11.62 maximum for duplex units.
2. Density bonus is available in an MXPUD

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.03.10. Table 4.

INTENSITY OF DEVELOPMENT LOT AREA AND FLOOR AREA RATIO (FAR)

Future Land Use Categories	% Lot Area Residential	% Lot Area Non-Residential	Non-Residential (maximum FAR)	>2.0 FAR
Low density residential	95—100	0—5	<0.75 FAR	N/A
Multi-family residential	70—100	0—30	<3.0 FAR[1] /<.5 FAR[2]	<20 acres[1]

Office/residential	0—25	75—100	<3.0 FAR[1] /<1.5 FAR[2]	<10 acres[1]
Commercial	0—15	85—100	<3.0 FAR[1] /<1.5 FAR[2]	<50 acres[1]
Downtown redevelopment	0—70	0—70	<4.0 FAR	<50 acres[1]
Neighborhood/special dist.	30—90	10—70[3]	3.0 FAR[1] /<2.0 FAR[2]	<10 acres[1]
Industrial	N/A	100	3.0 FAR[1] /<1.0 FAR[2]	<10 acres[1]
East Stuart Neighborhood	70—100	0—30	<1.5 FAR	N/A
Marine/industrial	0—25	0—75	<3.0 FAR	<5 acres[1]
Public	N/A	100	<1.0 FAR	N/A
Recreation	N/A	100	<0.5 FAR	N/A
Institutional	N/A	100	<.75 FAR	N/A
Conservation	N/A	100	<10% ISR[4]	N/A

Footnotes:

1 = Inside community redevelopment agency (CRA) boundary

2 = Outside CRA boundary

3 = Recreation uses shall not exceed 25 percent of the land area

4 = ISR: Impervious surface ratio. Not to exceed 10,000 square feet

Note: The numbers in this table should be interpreted as follows (using a one acre lot and the low density residential future land use category as an example):

1. The maximum amount of a one acre lot (43,560 square feet) that can be used for non-residential activities is five percent or 2,178 square feet.
2. The maximum floor area ratio (FAR) allowed in this land use category is .75.
3. .75 of 2,178 square feet is 1,633 square feet which represents the maximum size of the non-residential structure that could be constructed within this land use category.

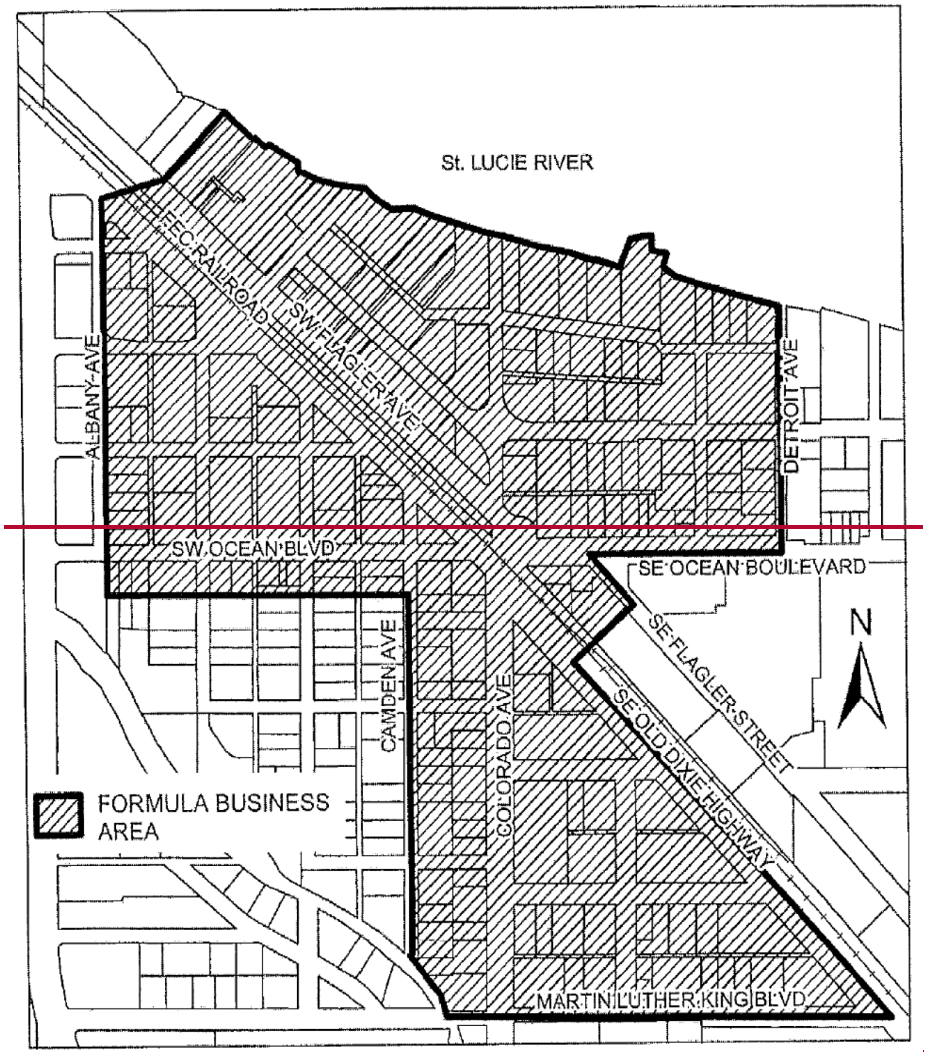
(Ord. No. 2401-2019, § 1, 4-8-19)

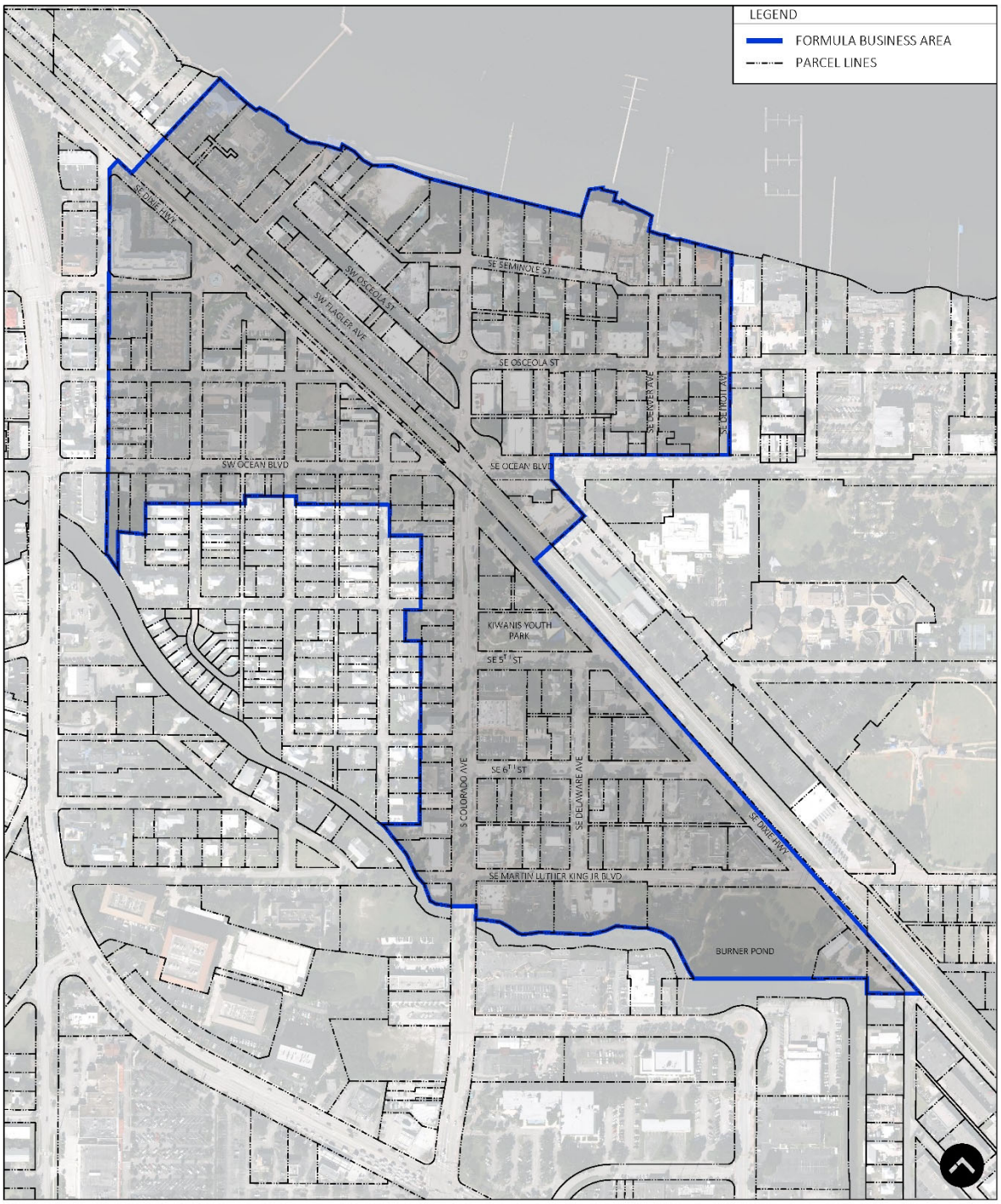
Sec. 2.06.12. Formula businesses.

A. *Procedure.* Review of an application to locate a formula business within the formula business area described below shall follow the procedures set forth in section 3.01.06 for a major Urban Code conditional use.

B. *Formula business area.* A formula business may be located in the area within the following boundaries only by major Urban Code conditional use. Commence at the northernmost point of Lot 10 Danforths Addition, thence along the St. Lucie River to Detroit Avenue, thence south along Detroit Avenue to East Ocean Boulevard, thence west along East Ocean Boulevard to the intersection with S.E. Flagler Street, thence south along S.E. Flagler Street to the easternmost point of Lot C of Lainhart and Potter addition and southwest across the F.E.C. Railroad right-of-way to S.E. Old Dixie Highway, thence southeast along S.E. Old Dixie Highway to Martin Luther King Jr. Boulevard, thence west along Martin Luther King Jr. Boulevard to the southerly extension of Camden Avenue, thence north along Camden Avenue to a point directly west of the northernmost point of lot 14, Block 15 Frazier Addition, thence west to the southerly extension of S.W. Albany Avenue, thence north along S.W. Albany Avenue to the F.E.C. Railroad right-of-way, thence across the F.E.C. Railroad right-of-way to the westernmost point of Lot 10 Danforths Addition, thence northeasterly along the west boundary of Lot 10 Danforths Addition to the point of beginning. The following graphic depicts this area.

EXHIBIT A: FORMULA BUSINESS AREA





FORMULA BUSINESS AREA

C. *Standards.* The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General, ~~and the~~ Urban Waterfront sub-districts of the Urban District, and Creek North Zoning.

(1) The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.

(2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.

(3) The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.

(4) The proposed formula business will be compatible with existing surrounding uses.

(5) The proposed formula business has been designed and will be operated in a nonobtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.

(6) The proposed formula business meets all of the following fixed criteria:

a. The size of the business shall not exceed 1,500 square feet of gross floor area in the Old Downtown District.

b. The first floor street frontage of the business shall not exceed 35 feet in width in the Old Downtown District.

~~c. Corporate advertising shall not be used which is visible from the exterior of the premises.~~

~~d~~c. Architectural Style, design, e~~E~~xterior facade colors shall comply with the surrounding neighborhood and requirements of the Urban Code and Creek District Code.

~~e~~d. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building and neighborhood as approved by the ~~city d~~Development D~~d~~irector.

~~f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.~~

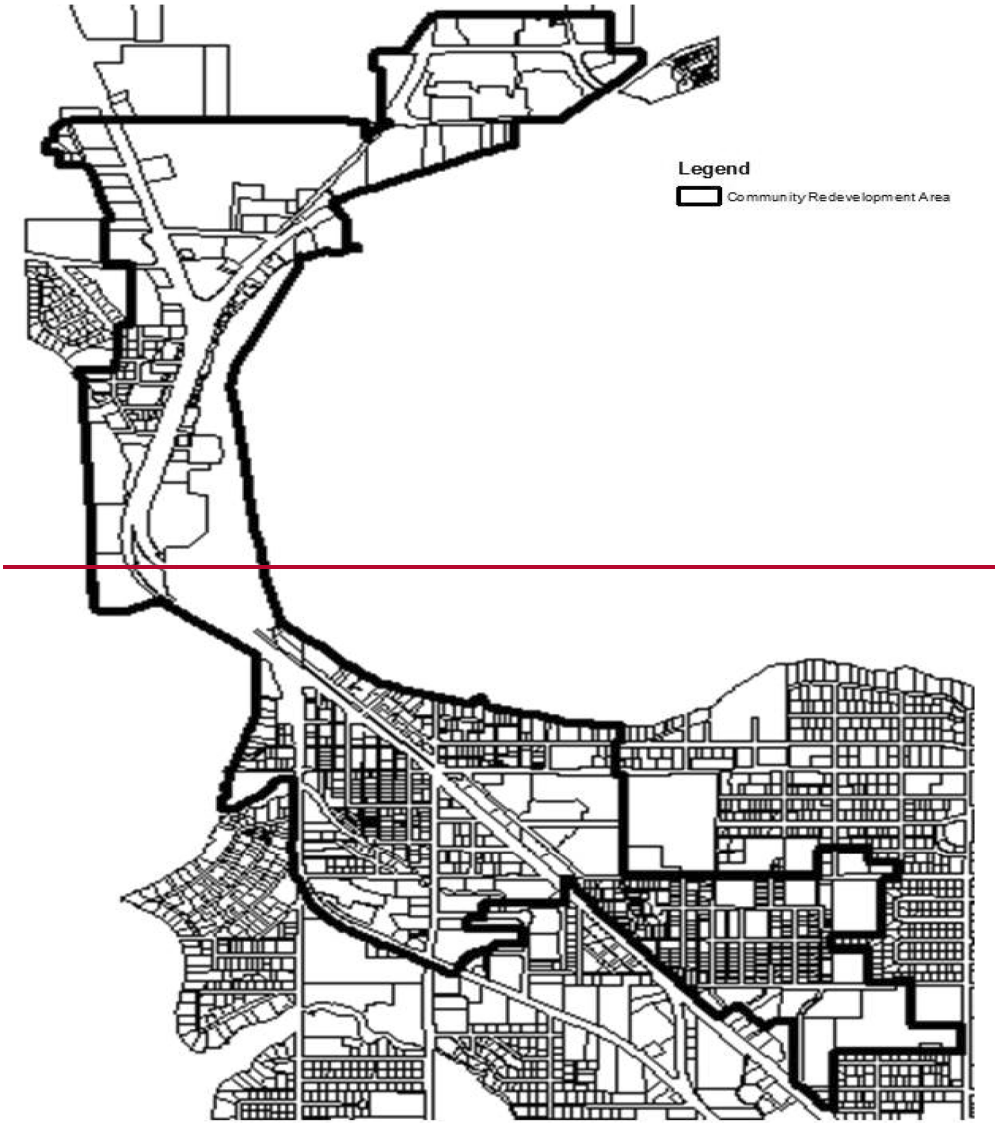
~~g~~e. No drive thru windows shall be ~~used~~permitted.

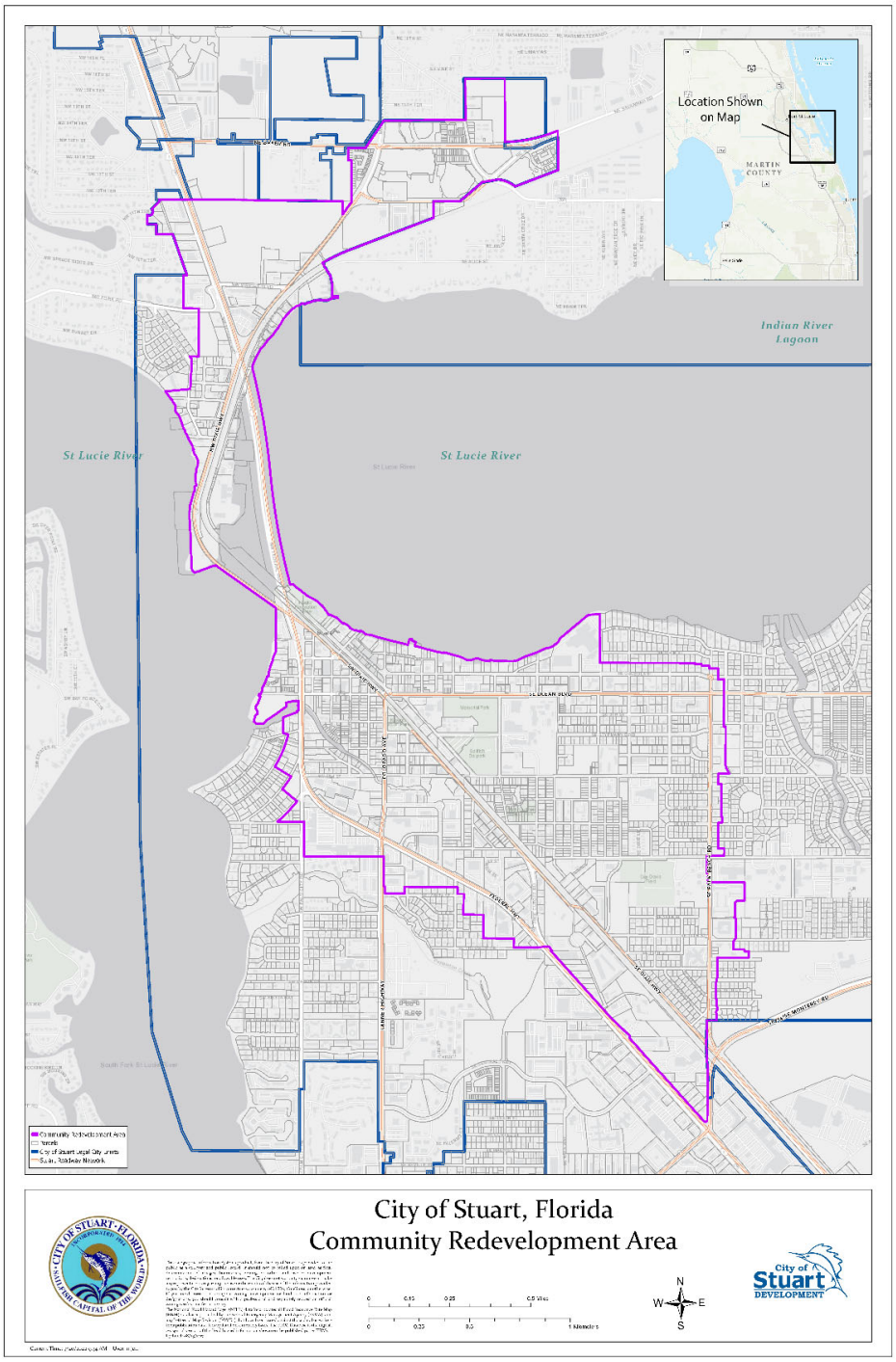
D. *Distance requirements.* A formula business shall not locate within 300 feet of an existing formula business establishment in the Old Downtown District.

E. *Existing formula business.* A business may be a formula business that exists on the 14th day of February, 2005, the effective date of this ordinance. Any such business, and any business that becomes a formula business by virtue of the creation of six or more other such businesses, shall be deemed a legal nonconforming use of a building subject to the provisions of ~~section~~ Sec. 8.03.00 of this Code.

3.00.00. PURPOSE

The purpose of this section is to describe specific designated areas with special development regulations. The locations of these areas are established by the City of Stuart based on the need for special protective measures, additional design standards, and redevelopment incentives. At present, the Urban Code District and East Stuart Neighborhood ~~District~~ are located within the City of Stuart Community Redevelopment Area. The boundaries of the Community Redevelopment Area are illustrated in the map below.





Sec. 3.00.01. - Administration. The provisions of this Code shall be administered and enforced by the Development Director whose duties shall include receiving and reviewing building permits and other land development permit applications, assisting applicants in procedures required hereunder, making decisions regarding the application of this Code to particular properties, inspecting premises, and issuing permits and certificates of occupancy.

Sec. 3.00.02. - Amendment to this Code. In the continued administration of the intent of this Code, the Commission may find it reasonable and necessary to adopt amendments to the text, zoning, and regulating plan(s). All such amendments shall follow the procedures in Chapter XI.

Sec. 3.00.03. - Violations and remedies. It shall be unlawful and a violation of this Code for any person to construct, renovate or remodel a building within the Special Zoning Codes except in compliance with the provisions of this Code. A violation of this Code shall be deemed a zoning violation.

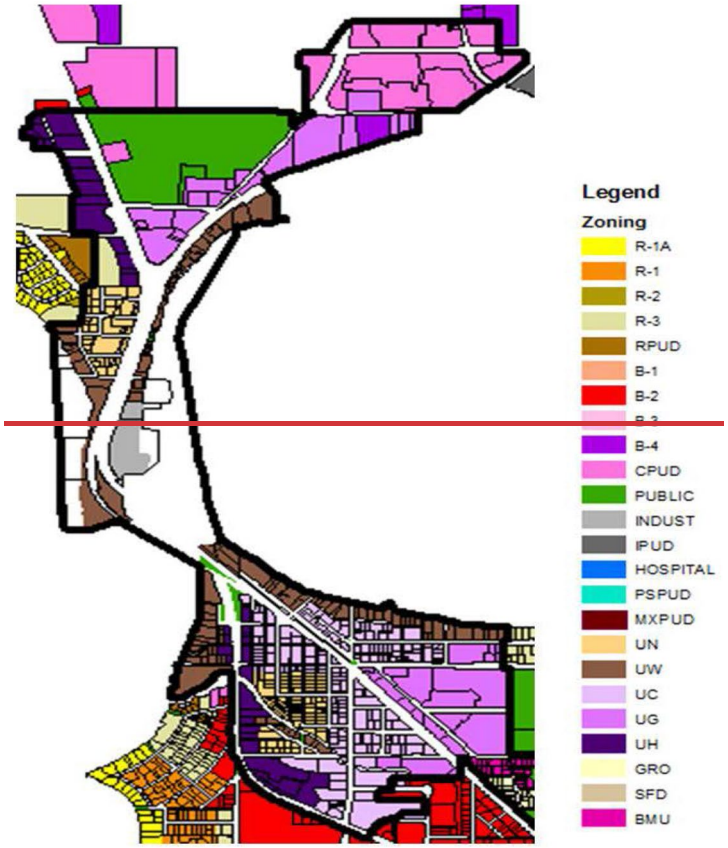
(Ord. 1872-02, § 1, 10-10-02; Ord. No. 1978-04, § 1, 6-28-04; Ord. No. 2062-05, § 1, 1-9-06)

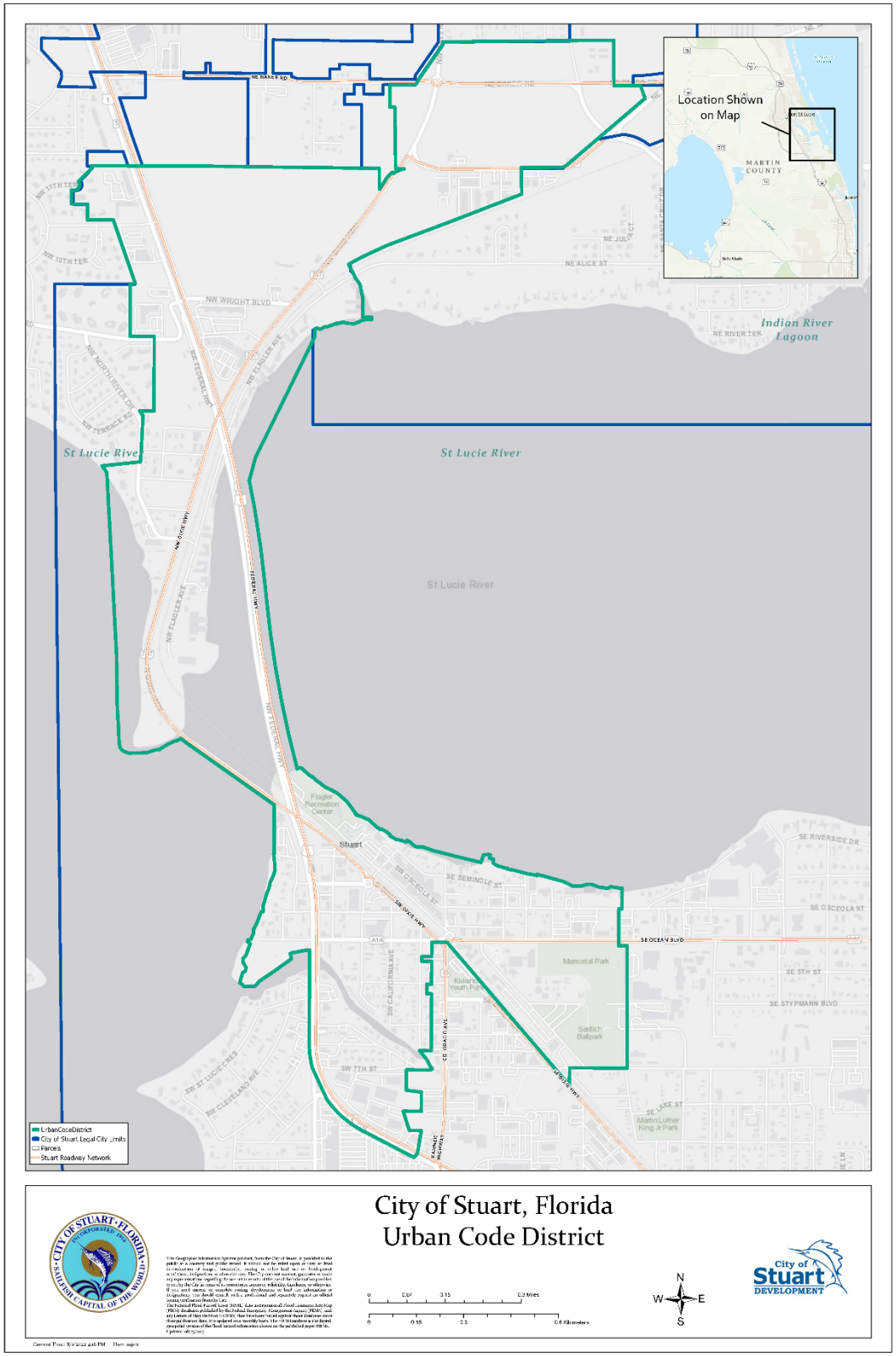
Sec. 3.01.01. Generally.

A. *Intent.* The purpose of the Urban Code is to encourage redevelopment, historic restoration, and infill development, and generally to promote a sense of place within the Urban Code district, described below, by providing standards and development incentives that are not otherwise available. This includes the promotion of traditional building types with arcades, balconies, railings, and porches and the enabling of social interaction on downtown streets. This Urban Code provides for mandated building alignments to define coherent streets spaces, the location of outbuildings at the rear of lots for affordable housing, the visual protection of the streetscape from parking lots, and traditional, historically relevant, durable construction which is harmonious with the architectural heritage of downtown Stuart.

B. *The Urban Code District.* There is hereby established within the City of Stuart an "Urban Code District," including subdistricts, the boundaries of which are generally shown in the map below.

(Ord. No. 1978-04, § 1, 6-28-04)




Location Shown on Map
MARTIN COUNTY
Indian River Lagoon
St Lucie River
St Lucie River
St Lucie River
NE DIXIE FWY
NW FEDERAL HWY
NW FLAGLER AVE
NW DIXIE HWY
SE OCEAN BLVD
SE OSCEOLA ST
SE RIVERSIDE DR
SE SEMINOLE ST
SE 5TH ST
SE STYPMANN BLVD
SE LAKE ST
SW 7TH ST
NE ALICE ST
NW WRIGHT BLVD
NE RIVER TER
NW TERRACE RD
NW NORTH RIVER DR
NW 11TH TER
NE DIXIE FWY
SW CALIFORNIA AVE
SW CLEVELAND AVE
SW ST LUCIE RES
SE OLEANDER AVE
A1A
Flagler Recreation Center
Stuart
Memorial Park
Kiwanis Youth Park
Sailfish Ballpark
Martin Luther King Jr Park
UrbanCoreDistrict
City of Stuart Legal City Limits
Parcels
Stuart Roadway Network
City of Stuart, Florida
Urban Code District
N
W
E
S
City of Stuart DEVELOPMENT

C. *Applicability.* The provisions of this Urban Code shall apply to new development, new construction, and to substantial renovation, as defined in chapter XII of the Code within the Urban Code District.

(Ord. No. 1453-96, 6-1-96; Ord. No. 2014-05, § 1, 2-14-05)

D. *Effective date.* The provisions of this Urban Code shall apply to all development within the Urban Code District for which a complete application for a development permit pursuant to submittal requirements of plan document as defined in chapter XII of this Code has not been filed with the city development department on or before December 2, 2003.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1978-04, § 1, 6-28-04)

E. *Non-conforming uses.* Non-conforming uses created by the adoption of this ordinance code on the 28th day of June 2004 shall be deemed legal non-conforming uses subject to the provisions of section 8.03.00 of this Code.

(Ord. No. 1978-04, § 1, 6-28-04)

Sec. 3.01.03. Urban standards and regulations for designated urban subdistricts.

The geographic locations and current characteristics of the five urban subdistricts are broadly described below:

Urban center ("UC"), inclusive of the "historic downtown," characterized by relatively dense, walkable, mixed-use, development pattern generally located at or near the established downtown area. The UC is the most urban in terms of density, mix of uses, pedestrian activity, historic restoration, shared parking and civic/cultural venues. In the South Point, UC is generally located in portions of the Potsdam subdivision (that triangular portion bound by Albany Avenue, West Ocean Boulevard, and SR 707/Dixie Highway), along both sides of the historic downtown core block (Osceola Street and Flagler Avenue), along portions of SE Ocean Boulevard~~, and along both sides of Colorado Avenue~~.

Urban general ("UG"), characterized by less intensive mixed-use development, with substantial residential uses, generally located adjacent to the urban center. In the North Point, UG is generally located along the triangular area bound by Wright Boulevard, SE Federal Highway and SR 707/Dixie Highway. In the South Point, UG is generally located along portions of SE Ocean Boulevard (both north and south)~~ and in portions of the Woodlawn Park subdivision (that triangular portion generally bound by SR 707/Dixie Highway, Frazier Creek, and the properties fronting Colorado Avenue)~~.

Urban neighborhood ("UN"), characterized by a predominantly residential nature located along low-volume, pedestrian-friendly streets. In the North Point, UN is generally located in the non-waterfront portions of the Riverside Park subdivision (that portion generally bound by North River Drive, Palm Street, SR 707/Dixie Highway, and Fern Street). In the south point, UN is generally located in the Frazier Addition (the triangular area generally bound by Frazier Creek, West Ocean Boulevard, and the properties fronting Colorado Avenue) and the non-waterfront portions of the Frazier Crescent subdivision (along Channel Avenue and 6th and 7th Streets).

Urban highway ("UH"), occurs along both sides of SE Federal Highway as it traverses the Urban Code District. This area allows large front setbacks and highway-oriented commercial or high density residential uses with generous parking lots. In the North Point, UH is generally located along the western side of SE Federal Highway and along the western side of the proposed Green River Parkway. In the South Point, UH is generally located along both sides of SE Federal Highway.

Urban waterfront ("UW"), refers to special waterfront-oriented uses, including marinas, restaurants, entertainment, hotels, and higher-density residential. Existing "marine industrial" uses are conditionally permitted. In both the North and South Points, UW is generally located along all waterfront properties throughout the CRA with the exception of those waterfront properties on the north side of Frazier Creek and on the east side of the "North Point" peninsula south of Fern Street.

(Ord. No. 1978-04, § 1, 6-28-04)

The following urban standards and regulations of "building placement," "building height," "parking," "architectural requirements," "outbuildings," "signage," and "curb cuts" apply to each respective urban subdistrict.

A. *Urban center (UC).*

1. *Principal building placement.*

a. The front building facade shall be constructed parallel to the street along the front property line with a required build-to line of zero feet.

b. The side setbacks may be zero feet.

c. The rear setback may be zero feet.

d. The front street facade width of the principal building shall not be less than 80 percent of the lot width. A ten-foot driveway may be allowed if no alley access is available in the rear or side of the lot.

e. If a property abuts public rights-of-way at its front and rear property lines, any building facade which is 100 feet or more in facade width measured parallel to the public right-of-way shall include a via to allow for pedestrian access to the public rights-of-way. A via shall be not less than six feet in width and not less than ten feet in height. A via may be enclosed; however, a via shall be open to the public during the business hours of operation of the building(s) in which it is located.

f. The front street facade of the building may be set back to form a public courtyard for a maximum of 33 percent of the facade width.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. The minimum building height shall be two stories or 26 feet. If 25 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

b. Four story buildings in the Old Downtown District are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

a. All parking areas shall be located behind the rear facade of the principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.

b. Arcades are required on the west side of Colorado Street between Confusion Corner and Frazier Creek and on the north side of 2nd Street between U.S. 1 and Dixie Highway. Arcades shall conform to the standards in section 3.01.04.C.

c. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

5. *Outbuildings.*

a. Outbuildings shall be located behind the rear facade of the principal building or in the rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.

b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

B. *Urban general (UG).*

1. *Principal building placement.*

a. The front building facade shall be constructed parallel along the front property line with a required setback of not less than ten feet.

b. The minimum side setbacks are not less than five feet on each side.

c. The rear setback shall be not less than 15 feet.

d. The front street façade width of the principal building shall not be less than 60 percent of the lot width.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

3. *Parking.*

a. Parking areas shall be located as follows:

i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a wall, trellis, other screening approved by the city development director or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

ii. For substantial renovation, where possible, parking areas shall be located behind the rear building facade or at the side property line and screened from the public view and from public rights-of way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 50 percent of the building facade width. Porches may project four feet into the front setback.

5. *Outbuildings.*

a. Outbuildings shall be located behind the rear facade of the principal building or in rear one-half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.

b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

C. *Urban neighborhood (UN).*

1. *Principal building placement.*

    a. The front building facade shall be constructed parallel to the street along the front property line with a required setback of not less than ten feet.

    b. The side setbacks are not less than five feet on each side.

    c. The rear setback shall be not less than 15 feet.

    d. The front street facade width of the principal building shall not be less than 60 percent of the lot width.

2. *Principal building height.*

    a. The maximum building height is three stories and 35 feet.

    b. There is no major Urban Code conditional use available for an additional story or building height in this subdistrict.

3. *Parking.*

    a. Parking areas shall be located as follows:

        i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

        ii. For substantial renovation, parking areas shall be located, where possible, behind the rear building facade or at the side property line and screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

    a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 70 percent of the building width. On corner properties, porches must be constructed along both street facades. Porches may project two feet into the front setback.

    b. Walls, wood picket fences, wrought iron fences, or hedges are required along the front property line and on corner lots, along the side property lines and shall have a minimum height of three feet and a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a wall or fence may be six feet in height. Arbors and trellises are permitted in the front yard and may be located along property lines. The maximum height for arbors and trellises shall be ten feet. Above walls and fences, architectural features of up to 12 inches in height shall be allowed, spaced a minimum of four feet apart.

    c. Chain link fences shall not be visible from public rights-of-way. Chain link fences shall be vinyl coated using only black or dark green colors.

5. *Outbuildings.*

    a. Outbuildings shall be located behind the rear facade of the principal building or in rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the

property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and the principal building.

6. *Curb cuts.*

   a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 50 feet of frontage. However one curb cut shall be permitted for a single family residence utilized as a residence regardless of the existence of a rear alley.

   b. For properties with access from a rear alley, no curb cuts shall be permitted.

7. *Trees.*

   a. When a permit for new construction or renovation is issued, the owner shall be responsible for planting two shade trees no closer than three feet and no further than five feet from the right-of-way that abuts the front property line. All required shade trees, as defined by chapter XII of this Code, shall be 14 feet in height at installation, and have a DBH of not less than two and one-half inches, and be selected from the CRA landscape palette, if adopted by the city. The development director may grant a reduction for existing trees that meet these requirements.

8. *Buffer for single family residential.*

   a. A buffer for the single family neighborhood on the west side of NW North River Drive shall be provided. The buffer shall conform to section 6.04.00, Landscaping, of this Code.

(Ord. No. 1978-04, § 1, 6-28-04)

D. *Urban highway ("UH").*

1. *Principal building placement.*

   a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of 15 feet and a maximum setback of 20 feet for properties fronting on U.S. 1. If a property does not front on U.S. 1, then the minimum setback shall be zero feet and the maximum setback shall be not more than ten feet.

   b. The side setbacks may be zero feet on each side.

   c. The rear setback is not less than 15 feet.

   d. For lots fronting SE Federal Highway, the front street façade width of the principal building shall not be less than 40 percent of the lot width. For other lots, the width of the principal building shall be not less than 70 percent of the lot width.

2. *Principal building height.*

   a. The maximum building height is three stories and 35 feet. For lots fronting on SE Federal Highway a fourth story is permitted if all off-street parking is located at the rear of building. The maximum building height for a four story building is 45 feet. The minimum building height is two stories or 26 feet.

3. *Parking.*

   a. All parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of

this Code. The parking shall be setback from the front public right-of-way a minimum distance equal to 40 percent of the lot depth.

4. *Outbuildings.*

   a. Outbuildings shall be located behind the rear facade of the principal building or in the rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and the principal building.

5. *Curb cuts.*

   a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 100 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

E. *Urban waterfront ("UW").*

1. *Principal building placement.*

   a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of not less than ten feet except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall be not less than five feet.

   b. The side setbacks shall not be less than ten feet on each side except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall not be less than five feet.

   c. The rear setback for all structures shall not be less than ten feet from the mean high water line or the water-side of a seawall or bulkhead.

   d. A vista shall be a designated area along the side of a property that provides an unobstructed view from any public right-of-way to the St. Lucie River or its tributaries, and shall be the same width as the required side setback. Only ten-foot clear trunk plant material and decorative fencing shall be located within the vista. Any equipment such as air conditioning units within a vista shall be not more than three feet in height, unless required by any applicable flood zone regulations.

   e. The maximum cumulative front building facade width is 160 feet measured parallel to the nearest body of water.

   f. If a building facade is 100 feet or more in width, measured parallel to the nearest body of water, an additional vista shall be provided within the building's facade which is not less than 12 feet in width, not less than 12 feet in height, and which allows a visual corridor from the public right-of-way to the St. Lucie River or its tributaries.

   g. Any fencing included within a vista shall have a minimum width of three inches and a maximum width of five inches for all vertical members and shall have a minimum spacing of three inches between the vertical members. Said fences shall be a minimum height of three feet and a maximum height of four feet.

   h. In order to create additional vistas, a minimum separation of 15 feet shall be provided between multiple buildings on the same lot.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

b. Four story buildings in the Old Downtown District (as described in Section 3.01.03.F.1.a.i.a.) are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

a. Parking shall not be located within ten feet of the front and side property lines and shall not be located between the rear building facade and the water.

b. Parking shall be screened in the front and the sides from public rights-of-way by a wall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Reserved.

b. Balconies and balcony rails are required on the waterfront side of a building for a minimum of 50 percent of the fenestration.

c. Reserved.

d. Porches may project five feet into the front setback.

5. *Outbuildings.*

a. One outbuilding is permitted behind the rear facade of a principal building or in the rear one-half of the lot and one outbuilding is permitted in the front of the lot. Outbuildings shall be set back not less than five feet from the side and front property lines, not less than ten feet from the rear property lines, not be less than five feet separation between an outbuilding and the principal building and shall not be located within a vista.

b. Outbuildings may have marina or waterfront accessory uses.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 65 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

F. *Additional regulations and requirements.*

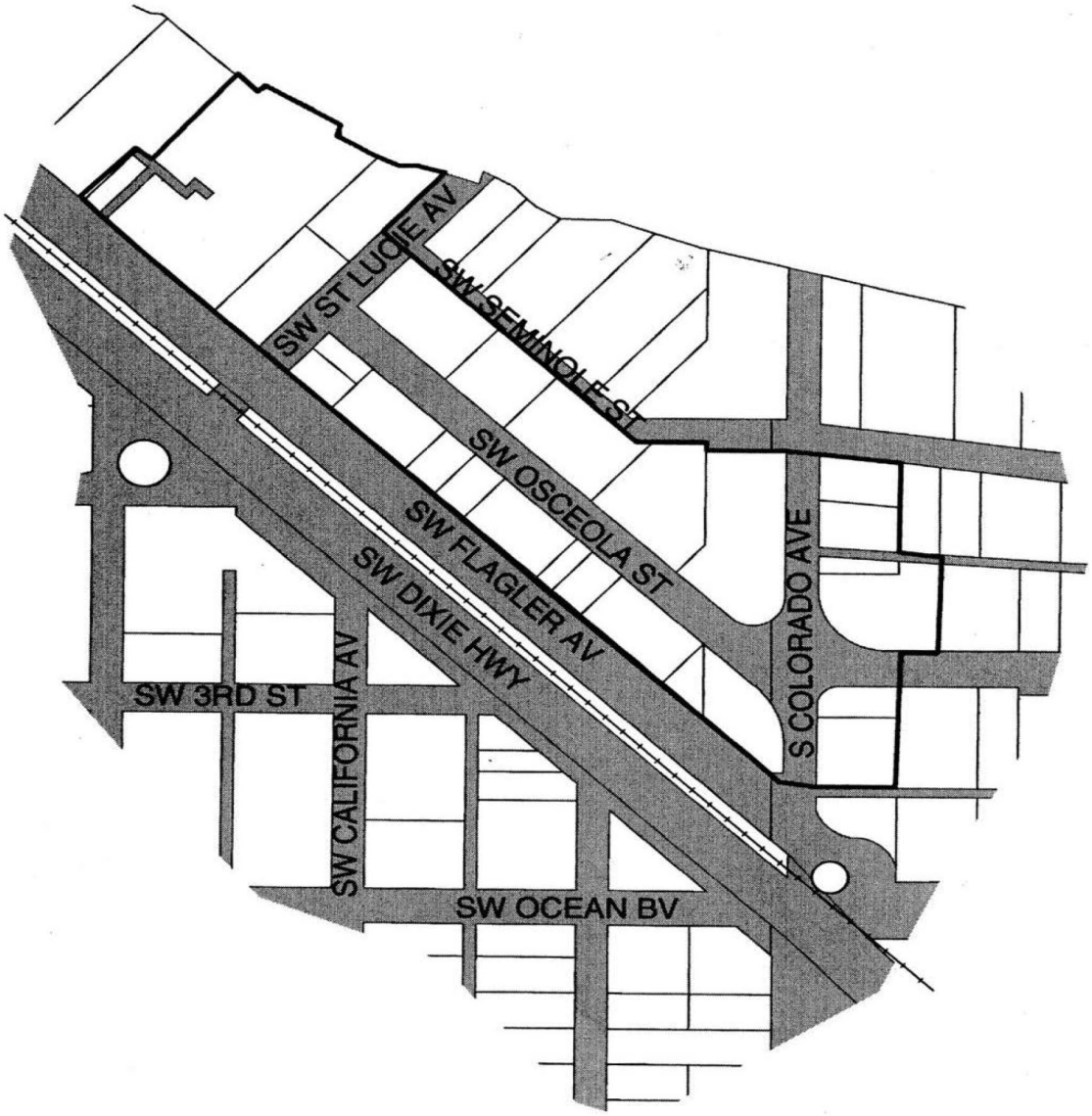
1. *Parking.*

a. *The Old Downtown District.*

i. *Old Downtown District identified.*

a) Those properties within the boundary of the centerlines of SW Seminole Street on the north, SW Flagler Avenue on the south, S Colorado Avenue on the east, and SW Saint Lucie Avenue on the west; the city hall property west of and contiguous to SW Saint Lucie Avenue, being Lot 36 according to the plat of The Feroe Subdivision recorded in the public records of Martin County, Florida, at Plat Book 2, page 25 and Lots 3, 4, 5, 6, 7, 7A, 8, 9, and 9A according to the plat of Revised Danforth's Addition

recorded in the public records of Martin County, Florida, at Plat Book 5, page 69; and those properties located east of and contiguous to S Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition recorded in the public records of Martin County, Florida at Plat Book 2, page 75.



ii. *Parking requirements.*

a) Properties located in the "Old Downtown District" shall be exempt from the parking requirements of this Code.

b) The four properties located east of and contiguous to Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition (Plat Book 2, page 75), shall be exempt from the parking requirements of this Code provided each such property shall

hereafter maintain not less than the number of on-site parking spaces existing as of November 13, 1995, as follows:

1/2 of lots 8 & 9:	0 spaces
1/2 of lots 8 & 9:	10 spaces
Lots 12, 24-28, Blk. 3:	17 spaces
Lots 19—23, Blk. 4:	7 spaces.

c) In the Old Downtown District required parking for any use permitted may be accommodated via payments to the payment in lieu of parking program as described in chapter VI of this Code.

d) The six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, being Lots 2 thru 8, Feroe Subdivision, Plat Book 2, Page 25, Palm Beach County (now Martin) and Porter's Addition, Lots 1, 2 & 3 Blk 2 and Lot 9, Feroe Subdivision (a replat of Lots 9 & 10) shall be exempt from the parking requirements of this Code, provided that each property shall maintain not less than the number of on-site parking spaces existing as of April 1, 2013. as follows:

Feroe Subdivision	
Lot 2:	0 spaces
Lot 3:	0 spaces
Lots 4 & 5:	4 spaces
Lots 6 & 7:	3 spaces
Lot 8:	2 spaces
Porter's Addition, Lots 1, 2 & 3 and Lot 9, Feroe S/D (replat of Lots 9 & 10)	7 spaces

iii. *Parking exemption not applicable.*

a) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, if a building is demolished by an owner, parking for all uses within the newly constructed building shall be provided. Buildings which are destroyed by accident or an act of God and are replicated, shall remain exempt from parking requirements.

b) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, this exemption from the parking requirements of this Code applies to the building floor space existing as of January 1, 2004. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after January 1, 2004 or to any expanded use of the exterior premises which creates additional parking demand. The uses of additional building floor space shall meet the parking requirements of this Code.

c) Reserved.

~~c) Private properties within the Woodlawn Park Section (WPS) shall be granted a credit against required on-site parking spaces based on the following formula:~~

~~Parking space credit per individual property (C) = IP/(A/N),~~

~~where:~~

~~IP = Square footage of an individual property within the WPS, as determined by the Martin County Property Appraiser's latest records.~~

~~A = Total square footage of all properties in the WPS, as determined by the Martin County Property Appraiser's latest records.~~

~~N = Total number creditable on-street parking spaces, as determined by the city development director.~~

~~WPS defined. For the purposes of this section, the WPS shall consist of those properties circumscribed by Colorado Avenue to the west, Dixie Highway to the northeast and Martin Luther King Jr. Boulevard to the south.~~

~~On street parking spaces within the WPS shall remain public. The granting of a parking space credit under this section shall convey no rights whatsoever to property owners within the WPS with regards to on-street parking spaces.~~

d) For the six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, if a building is demolished, whether by the owner or by accident or act of God, any newly constructed building shall remain exempt from parking requirements only to the extent that the gross square footage of the newly constructed building does not exceed the gross square footage of the previously existing building. The use of additional building square footage shall meet the parking requirements of this Code. In the event a permit for demolition of a building is sought, the city shall have up to 120 days from the date of application to take possession of the building at no cost to the city and to move the building off site at no cost to the property owner.

e) For the six properties located on the north side of S.W. Seminole Street between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, this exemption from the parking requirements of this Code applies to the building floor space existence as of May 1, 2013. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after May 1, 2013 or to any expanded use of the exterior premises which creates additional parking demand, provided that an outside seating area, covered or uncovered, of up to 500 square feet is permitted without regard to parking requirements. Said seats shall not be creditable toward the acquisition of a state SRX liquor license. The uses of additional building floor space shall meet the parking requirements of this Code.

b. Where it does not currently exist, on-street parking, constructed to City Code, may be used to offset the required number of parking spaces. Such parking shall abut the proposed development. The cost of the pavement modifications shall be borne by the private development. An approved revocable permit from the city commission is required for on-street parking.

c. Historic buildings shall receive a parking credit for the existing use and shall provide at least 50 percent of the required parking for a more intense use on the site. Up to 50 percent of

the required parking for any new use permitted may be accommodated via payments to the payment in lieu of parking program as described in section 6.01.19 of this Code.

d. Payment in-lieu-of parking ("PILOP"): In lieu of providing up to three parking spaces required for any use located in Stuart Community Redevelopment Area, a developer may pay into the "Stuart Payment in Lieu of Parking Trust Fund" as described in section 6.01.19 of this Code.

e. Modifications: Within the Urban Code District, the parking design standards set forth in section 6.01.14 may be modified as follows:

i. For all but 90 degree parking spaces, the one-way traffic aisle width may be reduced to ten feet. For 90 degree parking spaces, the one-way traffic aisle width may be reduced to 20 feet.

ii. The width of a two-way traffic drive aisle may be reduced to 20 feet. The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.

iii. Where alleyways are located along the side or rear property lines, said alleyways may be used as the required back-up dimension for parking spaces.

iv. For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements may be required of a property owner utilizing alternative materials such as daily sweeping of gravel, mulched areas maintained at a certain depth.

v. The width of parking spaces may be reduced to eight and one-half feet for up to ten percent of the required parking.

vi. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

f. Boats, campers, and recreational trailers shall be parked in rear yard setbacks only where possible and shall not be parked in vistas.

2. *Urban Code District uses.*

a. The following uses are permitted and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Duplex residences	1.5 per unit; garages count towards required off-street parking
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Home occupations as regulated in Section 2.06.09 of this Code	N/A

Multi-family dwelling units	1.5 per unit; garages count towards required off-street parking
Single-family residences	1.5 per unit; garages count towards required off-street parking
Transient Residential Land Uses and Overnight Accommodations	
Bed and breakfast inn	1 per guest room
Hotels/motels	1 per rental room, plus 2 spaces per 3 employees
Rooming and boarding houses	1 per unit
Institutional Uses	
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Child care centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Governmental buildings	1 per 300 square feet
Libraries	1 per 300 square feet
Museums	2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking
Religious institutions	1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable
Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats

Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats
Recreational Uses	
Public parks	Dependent upon type of recreational activities provided
Utility and Service Uses	
Public facilities and services	Dependent upon type of facility and service
Public utility stations	Dependent upon type of utility and any required buildings and employees
Industrial Uses	

Existing marine industrial uses (may be reconstructed within their existing building footprints and the current uses therein continued. Revision or expansion of building footprints and/or uses permitted as a conditional use by Major Urban Code Conditional Use. Nothing in this provision shall counteract existing building and life safety code requirements)	Dependent on specific use
Telecommunication Uses	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 space per tower
Storage, Transportation and Logistics Uses	
Government provided public parking lots or garages	N/A
Agricultural Uses	
Community garden pursuant to section 2.06.08 of this Code	0
Urban farm pursuant to section 2.06.08 of this Code	1 per 4 employee
Miscellaneous	
Outbuildings	Determined by use type

b. The following uses are permitted as conditional uses by major conditional use approval and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
Commercial Uses	
Boat storage, dry	1 per 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers
Formula businesses in the area as regulated in section 2.06.12 of this Code	Required spaces dependent on proposed use
Gasoline sales shall be limited to properties on SE Federal Hwy., Green River Parkway, and Savannah Road	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking

	space. Gas stations with car washes shall also provide 1 parking space per wash unit or bayMarinas, as defined herein.
All marinas shall at all times be in compliance with the City of Stuart Public Works Department Standards and Specifications in relation to water supply, sewage disposal and solid waste. Compliance with these standards shall include a written utility service agreement with the City of Stuart expressly authorizing overnight as defined herein	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Pharmacies over 2,000 square feet	1 per 200 square feet
Rooftop dining areas (refer to supplemental standards in section 2.06.19)	1 space for four seats
Street vendors	N/A
Industrial Uses	
Boat building, indoors	1 for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 for each 2,000 square feet of gross floor area thereafter; or 1 for each 2 anticipated employees, whichever is greater. In no event shall there be fewer than 5 parking spaces provided per building
Telecommunication Uses	
Stealth telecommunications facilities in excess of 45 feet in height. Refer to chapter II Zoning Districts Uses Allowed, Density and Intensity, section 2.06.12 Telecommunication Facilities Supplemental Use Standards	1 space per tower
Storage, Transportation and Logistics Uses	
Private parking lots	N/A
Private parking garages	N/A

3. *Density.* A density of 15 dwelling units per acre is permitted in all Urban Code subdistricts. The number of dwelling units may be increased to a maximum of 30 dwelling units per acre with a major Urban Code conditional use.
4. *Storage sheds.* One storage shed may be located on any lot within the Urban Code District, provided that it is not visible from the principal public right-of-way.
5. *Multiple frontages.* In the event a single lot abuts more than two streets, the setback and architectural requirements for the corresponding Urban Code District shall only apply to two street facades.

6. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Urban Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

7. *Historic buildings.* The requirements of this Urban Code may be adjusted by a major Urban Code conditional use for the purposes of preserving a historic building.

8. *Finished floor elevations.* The requirements of section 6.03.02.B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.

9. *Lot coverage.* For the purposes of this Urban Code, there shall be no impervious lot coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.

10. *Lot area requirements.* For purposes of this Urban Code there shall be no minimum lot area or lot width requirement as defined in section 2.04.00.

11. *Stormwater management.* With the proper legal documentation and consent of the property owner, stormwater runoff from properties within the Urban Code District may be conveyed onto adjacent private properties. Otherwise, stormwater runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that stormwater is captured by an internal stormwater management system, the applicant must illustrate how the stormwater reaches the public stormwater management system. If a site is designed such that there is no internal stormwater management system, the applicant must illustrate how the stormwater runoff will be conveyed to the public stormwater management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for stormwater detention. For all development, stormwater quality treatment prior to discharge shall be provided in compliance with section 6.03.00 of this Code.

12. *Public art.* Public art shall be required of all development and redevelopment and shall equal not less than one percent of the total costs of vertical construction. Public art may include fountains, murals, sculptures, paintings, or other generally acceptable art form as directed by the community redevelopment board which is displayed in a public venue. All public art required under this section shall be readily visible to the public. All public art intended to meet the requirements of this section that is visible from a public right-of-way or is exterior to a building must be approved by the community redevelopment board as a minor Urban Code conditional use. A single family home on a single platted lot of record is exempt from this requirement.

13. *Curb cuts.* Distance regulations between curb cuts shall be measured from the centerlines of each curb cut.

14. *Shoreline protection zone.* In accordance with section 5.06.00, the shoreline protection zone for any water body shall be ten feet measured from the waterside lot line or perpendicular to the mean high waterline as established by a licensed surveyor, whichever is nearer to the principal structure on the same lot; or perpendicular to the centerline of a seawall.

(Ord. No. 1978-04, § 1, 6-28-04); Ord. No. 2010-05, § 3, 2-14-05)

G. *Landscaping.*

1. All development in the Urban Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:

    a. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this Urban Code, and buffer screens shall be 25 percent of those setbacks.

    b. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

    c. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective urban subdistrict.

    d. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.

    e. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.

    f. The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

    g. The street facade of a building shall contain a hedge, potted plants, or trees planted in public right-of-way. The dimensions for such landscape materials shall comply with section 6.04.05.A. of this Code. In the urban center and urban general subdistricts, no hedge shall be planted between the principal building front and the curb of the street, and trees shall be placed in a continuous sidewalk. If necessary, due to right of way conditions, the requirement for trees may be mitigated subject to the approval of the city development director.

    h. Terminal and interior islands within parking areas may be used for stormwater retention.

    i. A maximum of 20 percent of the pedestrian arcade walkway may be planted. No plantings are required within the arcade.

2. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1922-03, § 1, 3-10-03)

Sec. 3.01.06. Urban code conditional use requirements.

A. *Major and minor Urban Code conditional uses.* As provided below, the city commission may grant a major Urban Code conditional use and the city community redevelopment board may grant a minor Urban Code conditional use. The review of major and minor Urban Code conditional use applications shall follow the procedures set forth in section 11.01.10 relating to major conditional use approval review, including, but not limited to, required findings of fact, conditions, notice, public hearing, standards, burden of proof, revocation and expiration. Approval of an Urban Code conditional use shall only be granted if the applicant can demonstrate that the request is consistent with and will further the implementation of this Code, the CRA redevelopment plan, the city comprehensive plan and will measurably improve the form, function and traditional neighborhood characteristics of the Urban Code District. The procedure for a major Urban Code conditional use shall follow the procedures set forth at section 11.01.10 with respect to submittal information and required notice for a major conditional use approval. The procedure for a minor Urban Code conditional use shall follow the procedures set forth in section 11.01.10 with respect to submittal information and required notice for a major conditional use approval; however, mailed notice shall only be required to be provided to property owners which are directly abutting the subject property, and a minor Urban Code conditional use shall be granted by the city community redevelopment board.

1. *Minor Urban Code conditional use.* A minor Urban Code conditional use shall be required for relief from the following regulations of the Urban Code;; public art, and architectural materials.

2. *Major Urban Code conditional use.* A major Urban Code conditional use shall be required for relief from the following regulations of the Urban Code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the Old Downtown District, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

    a. *Review.* Upon submittal of an application for a major Urban Code conditional use the city development department shall review all applicable portions of this code and the comprehensive plan and shall make a recommendation to the community redevelopment board followed by a recommendation to the city commission. Prior to its consideration by the city commission, the city community redevelopment board shall review the application and make an advisory recommendation thereon to the city commission. A major Urban Code conditional use may be granted by the city commission upon a determination that the design objectives set forth in this section and site qualitative design development standards set forth in section 6.00.04 have been substantially satisfied. Unless a longer timetable is granted by the community redevelopment board and city commission, a building permit shall be obtained no later than 12 months from the approval date of a major Urban Code conditional use. A certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.

    b. *Design objectives.* The design objectives established in this section are intended to promote superior site and building design and shall be applied by the city in the review of a development plan. In order to achieve substantial conformance with the design objectives the city commission may impose development conditions and operational requirements in order to satisfy the design objectives. A major Urban Code conditional use may be granted only when an applicant presents clear and convincing evidence that the proposed development will result in a superior product that is compatible with the surrounding neighborhood and achieves substantial conformance with the design objectives outlined in this section.

        1. *Building height.* The proposed building is proportional and complimentary to surrounding buildings in the area.

        2. *Additional building setbacks.* Three- and four-story buildings have an additional five-foot setback on each side.

3. *Mixed residential unit types.* The proposed development includes a mix of one- and two-bedroom rental apartments 1,000 square feet or less of gross floor area.

4. *Architectural treatments.* Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.

5. *Architectural features for mixed-use buildings.* In mixed-use buildings, the ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors or similar treatments.

6. *Defined entrance.* The primary building entrance is a prominent feature that is well lit and visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.

7. *Pedestrian amenities.* Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.

8. *Patio gardens.* The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.

9. *Varying roof lines.* Roofs shall have three or more roof slope planes per primary facade, sloping roofs or have vertical roof changes with a minimum change in elevation of two feet.

10. *Elevation plane variation.* The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and make up at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and make up at least 30 percent of the entire elevation.

11. *Blank walls.* Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of street and water side exterior elevations and blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction of any facade.

12. *Solar hot water, electric, or air.* Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either passive or active) systems. Solar facility shall be installed for each individual residential or non-residential unit through a common system supplying each residential or non-residential unit. The solar unit shall be designed to be the primary heat or electrical source for the residential or non-residential unit being served.

13. *Enhanced landscaping.* Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.

14. *Improvements to the surrounding neighborhood.* The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.

15. *Green Space.* The development preserves open space,

    a. A tot lot or park is provided on site.

    b. Land is donated to the city to use as public green space.

    c. A monetary contribution is made to the city public enhancement fund.

d. An additional vista(s) of at least five feet is provided in the Urban Waterfront Subdistrict.

16. *Decorative paving.* The development includes the use of brick pavers or stamped or color concrete, in accordance with city specifications, on the site.

17. *Historic preservation.* For buildings identified in the City of Stuart update to the 1991 historic property survey dated April 2003 and any subsequent updates thereof; or any other structure which has local architectural, historical, or cultural significance, the following shall apply:

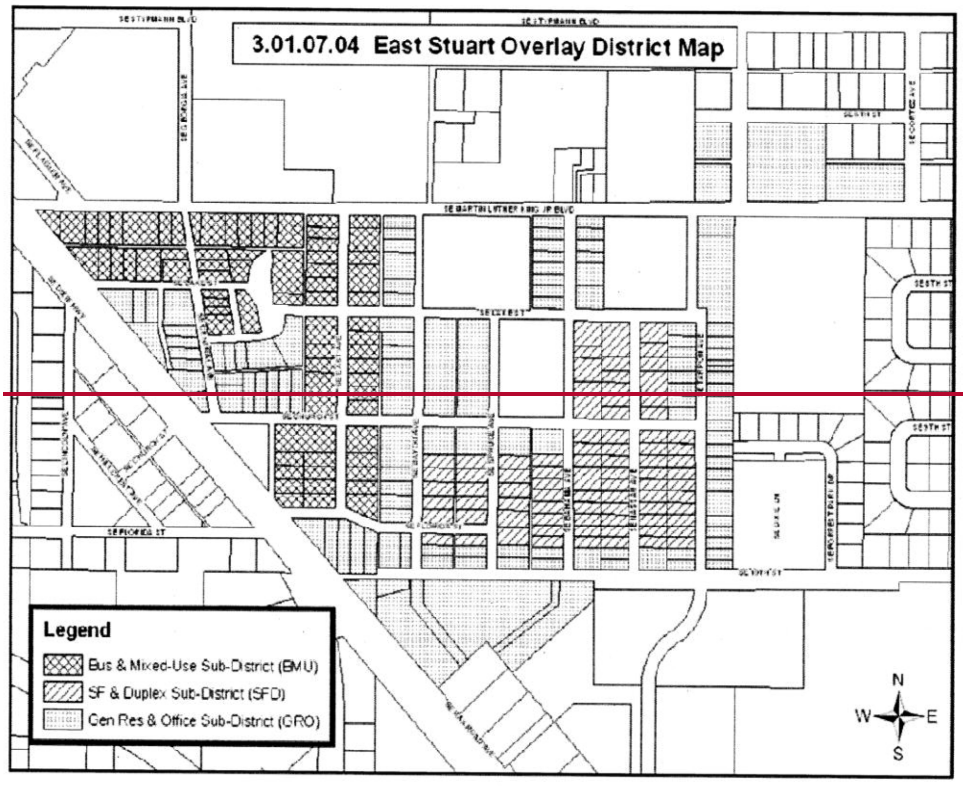
    a. The existing facades of historic structures are preserved and incorporated into the overall design of the proposed development.

    b. Any expansion of an existing building is historically or architecturally consistent with the existing building.

    c. Historic structures are relocated within the city limits, within Martin County, or outside Martin County.

    d. A monetary contribution is made to the relocation of historic buildings fund.

(Ord. No. 1978-04, § 1, 6-28-04; Ord. No. 2014-05, § 4, 2-14-05)



3.01.07 [Reserved]

~~(Ord. No. 2062-05, § 1, 1-6-06)~~

Sec. 3.01.08. Public art.

A. *Intent.* The intent of this section is to further the commitment of the city to the aesthetic enrichment of the Urban Code District through the private acquisition of works of art so that citizens and visitors to the Urban Code District of the city will be afforded an opportunity to enjoy and appreciate works of art.

B. *Applicability.* The provisions of this section shall apply to all *new development* and *substantial renovations* ~~(as defined in chapter XII of this Code)~~ in the Urban Code Districts, including the Creek District, with the exception of a duplex, single-family home and single-family home subdivisions.

C. *Requirements for receiving building permit.* All new development and renovation development pursuant to chapter XII shall elect one of the options listed below prior to the issuance of a building permit:

1. Provide work of art on the development site provided the work is an original and must be created individually by a professional artist or team of artists. Bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The value of the work of art shall not be less than one percent of the vertical construction cost of the development. The nature of the work of art shall be proposed by the developer and shall be submitted to the city's community redevelopment board which shall review the proposal for conformity with the public art standards set forth below. An approved work of art shall be incorporated into the site plan, public lobby floor plan or the landscape plan for the development as part thereof.

2. Contribute an amount equal to or greater than one percent of the vertical construction cost in lieu of providing a work of art, a developer may pay the sum of one percent of the vertical construction cost into the public art trust fund described below. Such payment shall be made prior to issuance of a building permit for any portion of the development.

3. If the value of on-site work of art proposed on the development site is less than one percent of the vertical construction cost of the development, a developer may have an option to contribute the remaining balance of the public art fee to the public art trust fund as described below.

D. *Performance security required.*

1. If a work of art has not been approved by the community redevelopment board at the time of application for a building permit, the permit applicant shall provide a performance security bond or other surety acceptable to the city, in the amount of one percent of the value of the vertical construction which shall be posted until the work of art is approved by the community redevelopment board. The cost estimate or bid for work of art shall be provided by the artist or representative and accepted by the city. The surety may be extended no more than 12 months from the original surety expiration date. This surety shall be cancelled, or returned when the work of art has been approved by the community redevelopment board.

2. In the event an approved work of art has not been properly constructed and installed prior to the issuance of the first certificate of occupancy for any portion of the development, the permit applicant shall provide a performance security bond or other surety acceptable to the city, in the amount of one percent of the value of the vertical construction which shall be posted until the work of art is completed. The surety may be extended no more than 12 months from the original surety expiration date. This surety shall be cancelled, or returned when the work of art has been properly constructed and installed. The surety may be forfeited to the public art trust fund, and the developer and property owner cited with a code violation for failing to provide the required work of art.

E. *Application for work of art for development projects.* An application for a minor ~~Urban C~~code conditional use shall be made to construct and install a work of art. The application shall include the artist's resume and portfolio establishing the artist's credentials and abilities, a detailed description of the work of art, its proposed location on the development site and the cost evaluation as set forth below. Drawings and renderings depicting the artist(s) portfolio, the proposed work of art in terms of size/scale, color, shape,

materials, and maintenance program shall be included in sufficient detail to provide the board with a clear understanding of the work of art proposed.

F. *Standards for work of art.* The community redevelopment board shall be governed by the following criteria in the exercise of their discretion to approve, approve with conditions, or disapprove the proposed installation of public art. In specific cases, the board shall have the authority to exercise discretion and approve a proposal that proves to be an exceptional work of art yet does not meet all of the following criteria.

1. The proposed art conforms to the definition of public art contained in this section;
2. The proposed art meets or exceeds the valuation requirement as provided herein;
3. The proposed art meets the location requirements;
4. The proposed art is visible from a public right-of-way and will enrich the open space;
5. The proposed art is of exceptional quality and enduring value;
6. The proposed art is an appropriate scale to the development site;
7. The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;
8. The proposed art work reflects cultural diversity;
9. The proposed art does not constitute a safety hazard:
10. The proposed art does not require extraordinary maintenance.

G. *Maintenance of work of art.* A work of art provided and located on public or private property pursuant to this section shall be and remain the sole property of the property owner. The property owner shall be responsible for maintenance and care of the public work of art. A constructed and installed work of art approved pursuant to this section shall be retained on site in its approved condition and location and shall not be removed, replaced or altered without prior approval of the community redevelopment board.

H. *Removal or replacement.* After a work of art has been approved by the community redevelopment board, such works of art shall be retained on site in its approved location and shall not be removed without prior approval of the community redevelopment board unless replaced with a reasonably equivalent replacement work of art, except when deemed to be unsafe by the building official, in which case it must be replaced within 12 months. This includes displacement damages by natural disasters, in which case the replacement timeframe shall be at the discretion of the development director.

I. *Additional public works of art.* Following the construction and installation of a required work of art approved pursuant to this section, additional works of art are encouraged and may be constructed and installed without the approval of the community redevelopment board.

J. *Public art trust fund created.*

1. There is hereby created a public art trust fund for the deposit of payments made in lieu of the construction and installation of a work of art as required in this section.
2. Funds in the public art trust fund shall be used solely for the selection, acquisition, transportation, installation, maintenance and promotion of works of art to be displayed in the city and all expenditures from the fund for such purposes shall be approved by the community redevelopment agency. The cost of insurance for public art located on property owned by the city may be paid with funds in the public art fund.
3. All works of art purchased with funds in the public art trust fund shall be and remain the sole property of the city.
4. The public art fund shall be kept in an interest bearing account, separate from general revenues and all accrued interest shall be deposited in the public art fund.

K. *Process for commissioning artworks for public right-of-way or public places.*

1. *Artist identification.* The community redevelopment board will make a recommendation to the community redevelopment agency on the selection process that will be used for each particular project. The options for selecting artwork are:

    a. *Direct purchase.* An existing artwork is selected for a particular project.

    b. *Commission purchase (or invitation).* Artist is chosen to create a site-specific work of art.

    c. Limited or open competition:

        1) *Limited.* One or more artists are invited to submit proposals for selection.

        2) *Open.* Any artist may apply subject to criteria established by the community redevelopment board in the "call for artists."

            1. Request for qualification (RFQ) may be used when the commissioning body is interested in a larger pool or applicants for a project. Applicants are asked to submit qualifying material only (resume, images of past work, letter of interest, etc.) that a panel will use to determine suitability for the project. Based on the qualifying materials submitted, the pool of applicants is narrowed by a panelist to 3—5 artists to move forward in the competition. Finalist may be asked to submit a more detailed proposal, visit the site or make a presentation.

            2. Request for proposal (RFP) may be used to look for proposals for a specific project/site/theme. Artists are asked to submit qualification materials and a proposal for the project.

2. *Review of submittals.* The community redevelopment board shall review the submittals and make a recommendation to the community redevelopment agency. The final selection may be made by the community redevelopment agency or the community redevelopment agency with one or more additional participants (referred to as "panelist") as each project dictates. These may include a representative of the site/building/community where the artwork to be located, a local artist (not eligible for commission) or outside art/public art expert, other experts in the area of architecture, landscape architecture, engineering, urban planner, etc.

3. *Review process/criteria.* The community redevelopment board and community redevelopment agency or panelist may review the submitted visual material simultaneously with the written material. Artists are selected to move forward in the process based on set criteria, which may include but not limited to:

    a. Quality, creativity and strength of past work as indicated by visual materials submitted.

    b. Technical competence demonstrated by past work.

    c. Understanding of the project goals as indicated in the RFQ or RFP.

    d. Relevance of submitted materials to the project.

    e. Aptitude of planning and budgeting.

    f. Experience working on public art projects and demonstrated ability to adapt to meet the project goals as indicated in the RFQ or RFP.

    g. Commitment to participate with agency/community as part of the concept development.

    h. Local artist or previous experience working on public art within the city limits.

4. *Interview.* In the event the community redevelopment agency or panelist cannot make a unanimous decision, finalists may be invited to make a presentation to help finalize the decision. The criteria to select the artist for the project may include but not limited to:

a. Artistic excellence.

b. Ability to relate the proposed artwork to the site.

c. Experience with projects in similar scope and/or type.

d. Knowledge of fabrication and installation of public art proposed.

e. Ability to be an effective communicator, team player and work with diverse groups.

f. Ability to be detail oriented, a problem solves, an efficient project manager with an understanding of schedules and budgets.

g. Flexibility/openness of ideas.

h. Presented budget in realistic and flexible.

5. *Contracts.* The contract shall outline the responsibilities, obligations with respect to products and services being provided by the artist, and the conditions desired by the community redevelopment agency or panelist to successfully realize the artwork.

L. *Cost estimates required.* Cost estimates for determining valuation of art, posting of security or payment in lieu shall be required from the artist and/or contractor and be presented to city development staff prior to the community redevelopment board hearing.

M. *Final compliance.* The property owner will be in compliance with this section after the installation of the public art in accordance with the approved plans, inspection by city development staff and the submittal of five photographs of the artwork on the site and a notarized statement of costs expended that meets or exceeds the requirements.

(Ord. No. 2046-05, § 1, 11-28-05; Ord. No. 2375-2018, § 1, 9-24-18)

Sec. 3.04.00. The Creek District Code

Sec. 3.04.01. Procedure & Process

A. Intent. The purpose of The Creek District Code is to encourage infill redevelopment, historic preservation, and promote the rich arts and entertainment community with appropriate standards. These regulations reflect traditional building with arcades, balconies, porches, and the enabling of social interaction on downtown streets. This Creek District Code defines coherent streetscapes, the visual protection of the streetscape, and the historically relevant architectural heritage of downtown Stuart.

B. Boundary. The boundaries of the neighborhood are set forth in **Sec. 3.04.02. Regulating Plan.**

C. Applicability. The provisions of this code shall only apply to development within The Creek District and only properties within The Creek District may utilize the Creek North (CN), Creek South (CS), and Creek Industrial (CI) designations.

1. The standards and regulations set forth in **Sec. 3.04.00** shall apply to *new development,* amendments to *planned unit developments, substantial improvement,* and *substantial renovation.*

2. An application which includes increased impervious area, new signage, or which would constitute a change of use shall include compliance with **Sec. 3.04.09. Landscape & Site Standards, Sec. 3.04.10. Fence & Wall Standards,** and **Sec. 3.04.011. Sign Standards**.

D. Consistency with Comprehensive Plan. Zoning categories in The Creek District shall be interpreted as Urban Subdistricts. Applicable Future Land Use designations are listed in **Figure CD-01 Future Land Use & Zoning Consistency.**

FIGURE CD-01 FUTURE LAND USE & ZONING CONSISTENCY

		FUTURE LAND USES IN THE CREEK DISTRICT	
		Downtown FLU	Recreation FLU
Urban Subdistricts	ZONING CATEGORIES		
		CN *Creek North*	-
		CS *Creek South*	-
		CI *Creek Industrial*	-
		MXPU *Mixed-Use Planned Unit Development*	
		UPUD *Urban Planned Unit Development*	
			Recreation
			PSPUD *Public Service Planned Unit Development*

E. Effective date. This Code shall be effective at adoption and as amended from time to time.

F. Form-based code. The Creek District Code is a form-based code that fosters predictable built results and a high-quality public realm by using physical form rather than full separation of uses, as the code's primary organizing principle.

G. How to Use this Code. See **Figure CD-02 How to Use this Code**.

FIGURE CD-02 HOW TO USE THIS CODE

1 **FIND YOUR PROPERTY ON THE REGULATING PLAN & IDENTIFY THE ZONING DISTRICT.**

SEC. 3.04.02

2 **REVIEW PERMITTED USE OR USES AND IDENTIFY ANY ADDITIONAL STANDARDS FOR SPECIFIC USES THAT MAY APPLY.**

SEC. 3.04.03

3 **REVIEW & COMPLY WITH THE STANDARDS/REGULATIONS APPLICABLE TO THE PROPERTY.**

SEC. 3.04.04 - SEC. 3.04.12

- **Sec. 3.04.04. Development Standards**
- **Sec. 3.04.05. Frontage Types**
- **Sec. 3.04.06. Thoroughfare Standards**
- **Sec. 3.04.07. Access & Parking Standards**
- **Sec. 3.04.08. Stormwater Standards**
- **Sec. 3.04.09. Landscape & Site Standards**
- **Sec. 3.04.10. Fence & Wall Standards**
- **Sec. 3.04.11. Sign Standards**
- **Sec. 3.04.12. Architectural Standards**

4 **IDENTIFY IF WORK/PROJECT REQUIRES ADDITIONAL APPROVALS.**

Some examples include:

- Project create a new block or street?
- Does the project exceed the criteria in **Figure CD-05 Major Development Projects Matrix**?
- Subdividing a lot is part of project/work? See **Sec. 11.01.05**.
- Project/work requires a Zoning change? See **Sec. 11.01.09**.
- Project/work requires a Conditional Use? See **Sec. 11.01.11**.

5 **COMPLETE PRE-APPLICATION CONFERENCE FORM & SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DEVELOPMENT DEPARTMENT.**

6 **SUBMIT APPLICATION.**

ADDITIONAL RESOURCES:

- Definitions can be found in **Chapter XII** of the Land Development Code.
- Questions along the way? Contact City Staff at the Development Department.
- The Creek District is in the Community Redevelopment Area (CRA). Familiarize yourself with the incentives, program and projects within the Community Redevelopment Agency.

H. Application permits. No building or other land development permit shall be issued by the Development Director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

1. Pre-application conference. Before beginning any *new development*, renovation, or demolition on private or public land, applicants are required to schedule a pre-application conference with the Development Department. A pre-application conference is not required for interior renovations, and may be administratively waved by the Development Director.

a. Preliminary development review. After the pre-application conference, a preliminary design review may be requested by the Development Director to include a conceptual site plan, floor plans, and elevations.

b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and required board presentation(s) as outlined in **Figure CD-03 Required Board Presentations.**

c. The Development Director may request an applicant host a community workshop including any active neighborhood associations or business associations before submitting an application. A community workshop will be required of all *major development projects*. Applicant shall notify City staff in advance of the meeting and shall submit minutes and sign-in sheets from the community workshop as part of the application.

FIGURE CD-03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Minor Conditional Use	**Sec. 11.01.11**	✓	✓					
Major Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

2. Application. After the pre-application conference and preliminary design review, an application for development shall be submitted to the Development Department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within The Creek District shall meet the submittal requirements of plan document as defined in **Chapter XI**. Completed applications shall include **Figure CD-04 Application Requirements.**

FIGURE CD-04 APPLICATION REQUIREMENTS

APPLICATION REQUIREMENTS
A general vicinity or location map & legal description
Proposed permitted uses, development activities & design
Conceptual building plans
Front, rear, & side architectural elevations with required Frontage Types identified
Finished floor elevation, base flood elevation and crown of road
Documentation related to streets, parking, loading and connections to existing sidewalks
Landscaping including existing tree protection and planned shade trees
Identify any existing historic buildings as defined by **Sec. 5.09.00. - Historic preservation.**
Signage
Conceptual stormwater management plan
Any other documentation as required by the Development Director in order to demonstrate compliance with this Code

I. *Major development projects*. *Major development projects* shall be subject to the major development plan approval process described in **Sec. 11.01.02**. Major development projects shall be as defined in **Figure CD-05 Major Development Projects Matrix.** In addition to the requirements of **Sec. 11.01.02,** a presentation to the CRB shall be required.

FIGURE CD-05 MAJOR DEVELOPMENT PROJECTS MATRIX

MAJOR DEVELOPMENT IN THE CREEK DISTRICT
A residential project which exceeds 35 total dwelling units.
A non-residential development over 35,000 square feet in floor area.
A mixed-use development over 35,000 square feet in floor area.
A public or private institutional development exceeding one acre in land area.
Pursuant to **Sec. 5.05.02.A.2.c** when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may apply for the removal and replacement of a historic tree.

J. *Conditional use*. The review of a *conditional use* shall follow the procedures set forth in **Sec. 11.01.10** for a *major conditional use* and *minor conditional use* review. A conditional use shall be granted if the applicant can demonstrate that the request:

- Is consistent with this Code and the City's comprehensive plan;
- Will further the implementation of the CRA redevelopment plan;
- Will measurably improve the form and function of traditional neighborhood characteristics; and
- Has satisfied site qualitative design development standards set forth in **Sec. 6.00.04**.

A *minor conditional use* or *major conditional use* shall be distinguished by the following:

1. *Minor conditional use.* A minor conditional use process shall be required for: public art and public murals. A minor conditional use shall be granted by the Community Redevelopment Board (CRB).

2. *Major conditional use*. A major conditional use process shall be required where a conditional use is requested for: permitted uses, density, structured parking, and location of a formula business.

a. Review. Unless a longer timetable is granted by City Commission, a building permit shall be obtained no later than 12 months from the approval date of a major conditional use. A certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.

b. Design objectives. The City Commission may impose development conditions and operational requirements in order to satisfy the design objectives. Design objectives may include:

i. Additional building setbacks.

ii. Pedestrian amenities. Pedestrian amenities in the form of benches, courtyards, shared use-paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.

iii. Green Development. On-site renewable energy generation, indoor and outdoor water use reduction or Green Development as outlined in **Sec. 6.06.00**.

iv. Enhanced landscaping. Planting over and above code requirements with respect to size, quantity, and quality.

v. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as: replacing existing sidewalks with integral color concrete or pavers in the surrounding neighborhood.

vi. Require existing overhead utilities to be placed underground.

vii. *Neighborhood open space*. *Neighborhood open space* as provided by as described in **Sec. 3.04.04.F.2.**

viii. Historic preservation. Preservation, relocation or a monetary contribution is made to the relocation of historic buildings fund for historic structure as defined within **Sec. 5.09.00.A.**

K. *Planned Unit Development project*. Applications or amendments to planned unit development projects shall outline any deviations from The Creek District Code. A *planned unit development project* shall only be granted if the applicant can demonstrate the same standards set forth for in *conditional uses,* **Sec. 3.04.1.J**.

Sec. 3.04.02. Regulating Plan.

A. Zoning Districts in The Creek District. The following zoning districts regulate new development, thoroughfares and public spaces. The requirements vary according to the desired type and intensity of development. All zoning districts promote a compact walkable neighborhood with a variety of housing choices. Three zoning districts are described below:

1. *Creek North* (CN) is a pedestrian-orientated center with dining, shopping, housing, and entertainment. Buildings are richly detailed, promote public art and public civic spaces. The Creek North was originally platted as Woodland Park. Therefore, it is home to historic structures and is characterized by smaller platted lots. A significant community playground is located to the north of the area.

2. *Creek South* (CS) lies south of Frazier Creek and extends the pedestrian-oriented buildings and thoroughfares to US-1/Federal Highway at the southern edge. The Creek South affords opportunities for a variety of housing and business types on wide shaded sidewalks.

3. *Creek Industrial* (CI) lies where the Hillcrest plat from 1913 was located. The area was historically platted as a segregated area for Black residents. Today the Creek Industrial is home to small scale industrial and maker spaces. The Creek Industrial allows for a broad range of uses including live-work units, restaurants, retail, and trade industries.

B. Regulating plan. **Figure CD-06 Regulating Plan** and **Figure CD-07 Thoroughfare Plan** are the Regulating Plans that apply to the The Creek District.

1. *"A" Street*s and *"B" Streets*.

i. *"A" Streets* are intended to develop over time as pedestrian friendly environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses.

ii. *"B" Streets* while still an important piece of the pedestrian environment, "*B" Streets* are not held to the same strict standards as the "A" Streets.

2. *Required Commercial Frontage.* A portion of the street network held to stricter standards regarding allowable frontage types and uses located at the sidewalk level. Areas where Required Commercial Frontage applies are indicated on the Regulating Plan. Required Commercial Frontage shall be at the ground level, non-residential, and open to the public for business. Frontage types shall include a shopfront, arcade, forecourt, or a porch. Required Commercial Frontage shall be provided for a depth of no less than 20 feet measured from the front of the building. The Required Commercial Frontage can also be met with *neighborhood open space* as defined in **Figure CD-12 Neighborhood Open Space Types** .

3. *Recommended Connections*. Potential future street or alley connections are illustrated on the Thoroughfare Regulating Plan. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.

4. *Improved Alley Candidates.* An improved alley candidate is a existing alley right-of-way which has not yet been improved to the standards in **Figure CD-26 Alley** . New development adjacent to alley candidates shall dedicate for improvement of alley. The dedication of land for an improved alley allows development to use rear setback with alley setback and may still be included for the purpose of calculating density.

FIGURE CD-06 REGULATING PLAN

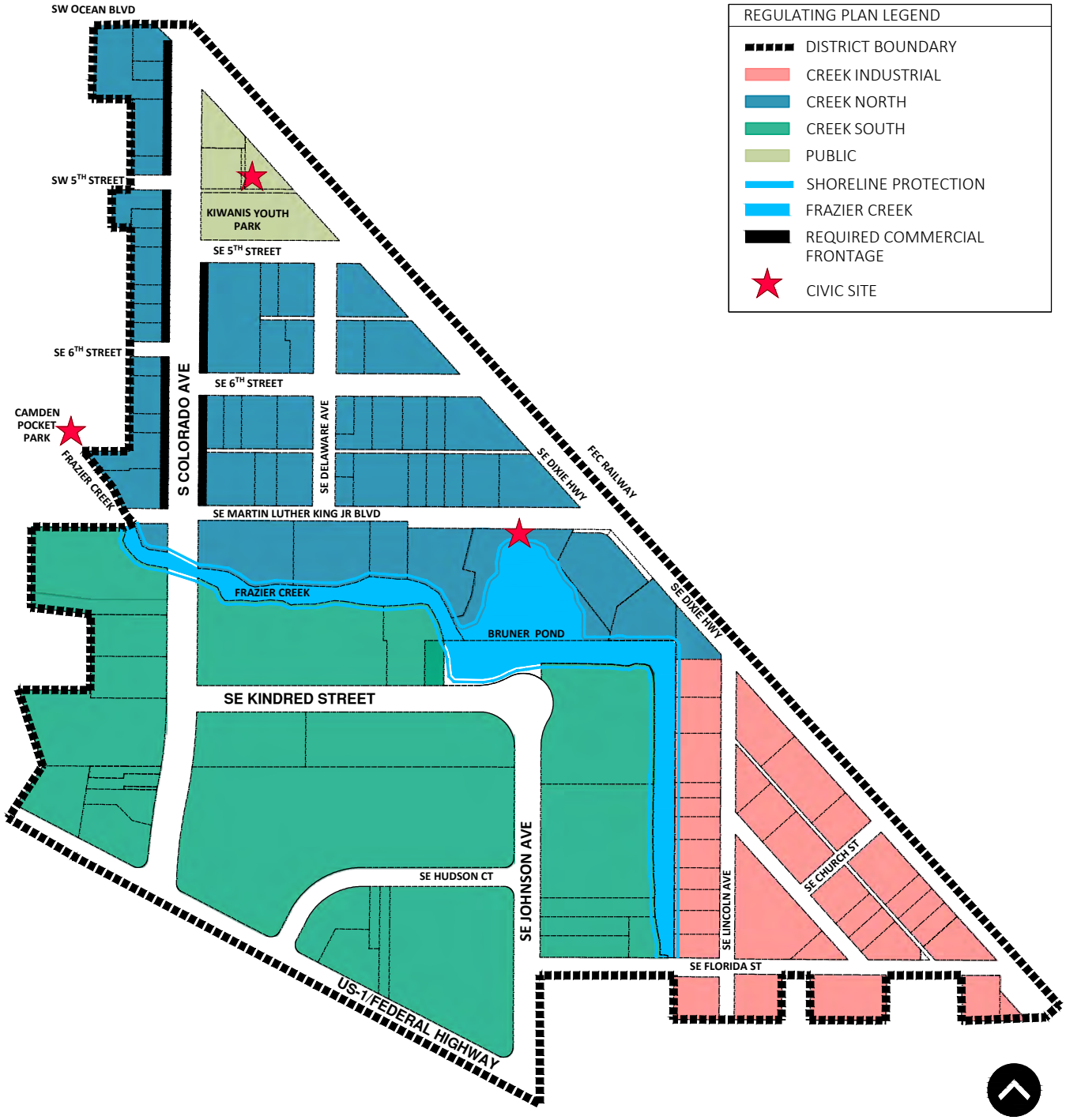
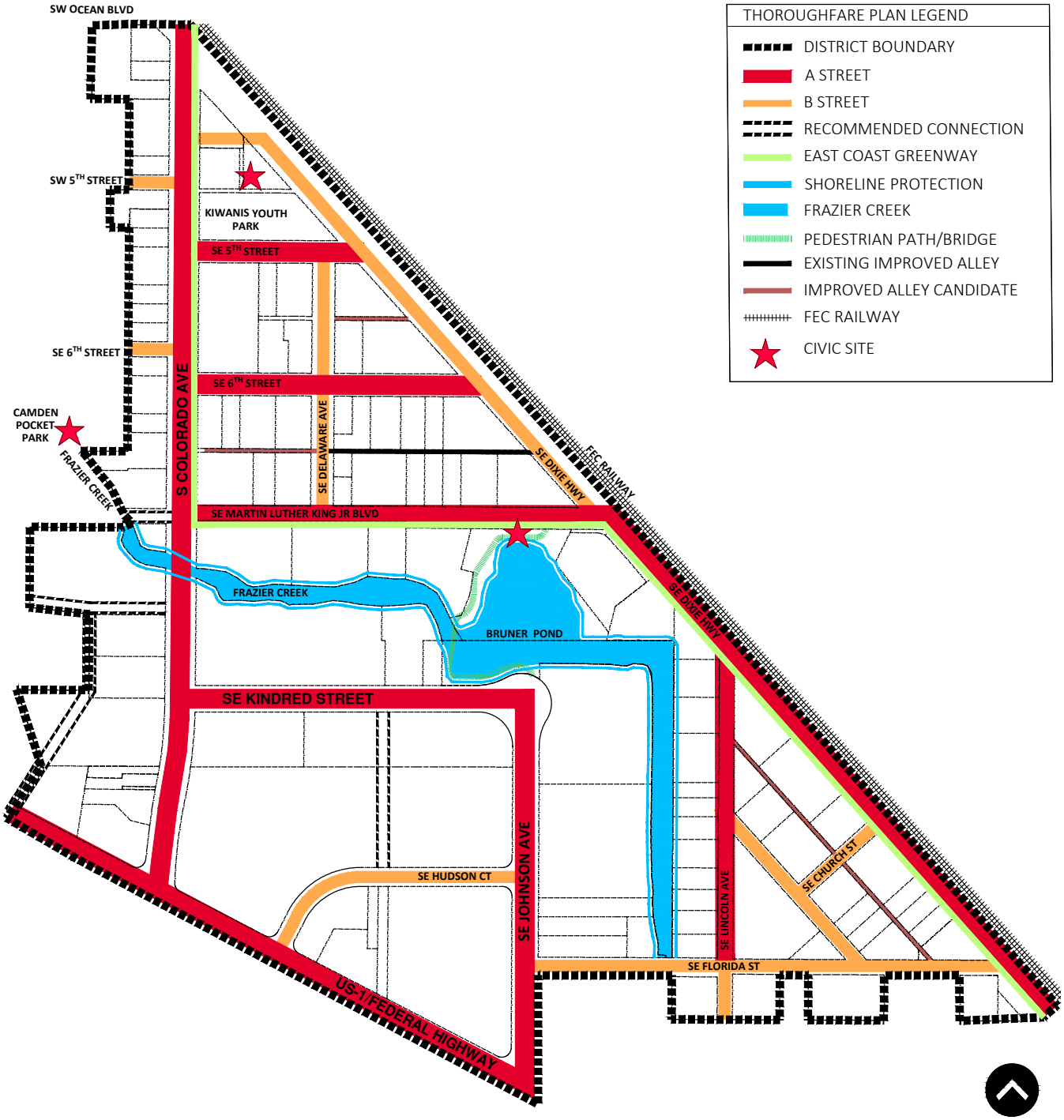


FIGURE CD-07 THOROUGHFARE PLAN



Sec. 3.04.03. Permitted Uses.

A. **Figure CD-08** identifies permitted uses in The Creek District.

1. Consideration of uses not specifically listed. If a use is not listed within a zoning district, then the use is not allowed. A proposed use that is not listed within a zoning district, but which is determined by the Development Director to have a similar character, nature, and impact to a permitted use in that district may be approved through, a determination of comparability by the Development Director. Conditions may be placed on the decision. A determination by the Development Director that a proposed use is not similar to a permitted use may be appealed according to procedures in **Chapter VIII**.

2. *Conditional Use*. Uses which require a *conditional use* (CU) approval are marked with "CU."

3. Non-conforming uses. Non-conforming uses created by virtue of the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of **Sec. 8.03.00**.

FIGURE CD-08 PERMITTED USES IN THE CREEK DISTRICT

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Residential Uses					
Single-family dwelling unit		✓	✓	-	-
Duplex dwellings units		✓	✓	-	-
Multi-family dwelling units		✓	✓	✓ CU	-
Accessory dwelling units	**Sec. 3.04.04.G.04**	✓	✓	✓	-
Mixed-use		✓	✓	✓	-
Family day care home in a residence		✓	✓	✓	-
Home occupation	**Sec.3.04.03.B.2**	✓	✓	✓	-
Transient Residential & Overnight Accommodations					
Hotels or motels		✓	✓	✓	-
Rooming & boarding houses		✓	✓		-
Bed & breakfast inn		✓	✓		-
Institutional Uses					
Adult day care centers		✓	✓	✓	-
Child care centers	**Sec. 2.06.04**	✓	✓	✓	-
Community centers		✓	✓	-	✓
Governmental buildings		✓	✓	-	-
Libraries		✓	✓	✓	-
Museums		✓	✓	✓	-
Religious institutions		✓	✓	✓	-
Schools—public, private, parochial or technical		-	-	✓	-
Commercial Uses					
Automobile repair service, within an enclosed building	**Sec. 2.06.05**	-	-	✓	-
Automobile repair service, within an enclosed building along US-1/ Federal Highway or SE Florida Street	**Sec. 2.06.05**	-	✓ CU	✓	-
Art shops or galleries		✓	✓	✓	-

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Bakery, retail		✓	✓	✓	-
Banks or financial institutions		✓	✓	✓	-
Barbershop, beauty salons, specialty salons		✓	✓	✓	-
Bars		✓	✓	✓	-
Boat building, sales, service & storage, within an enclosed building		-	-	✓ CU	-
Catering shop		✓	✓	✓	-
Formula business	**Sec. 2.06.12**	✓ CU	✓	✓	
Clubs, lodges, and fraternal organizations		✓	✓	-	-
Dry cleaning establishment, provided that all cleaning is conducted off-premises		✓	✓	✓	-
Health clubs & health spas		✓	✓	✓	
Kennels		-	-	✓	
Massage therapy establishment		✓	✓	✓	-
Microbreweries & craft distilleries		✓	✓	✓	-
Office, business, professional, medical, or veterinary		✓	✓	✓	-
Outdoor storage	**Sec. 6.10.00**	-	-	✓	-
Pharmacies, 2,000-sf or less		✓	✓	-	-
Restaurants, convenience & general, excluding drive-in/through	**Sec. 2.06.13**	✓	✓	✓	-
Retail sales & service		✓	✓	✓	-
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area		✓	✓	✓	-
Repair services		-	-	✓	
Rooftop dining	**Sec. 2.06.19**	✓ CU	✓ CU	✓ CU	-
Studios, art, dance, music, or exercise		✓	✓	✓	-
Theater, excluding drive-in theaters		✓	✓	✓	-
Recreational Uses					
Public parks		✓	✓	✓	✓
Utility & Service Uses					
Public facilities & services		✓	✓	✓	✓
Public utility		✓	✓	✓	✓
Telecommunication Uses					
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	**Sec. 2.06.11**	✓	✓	✓	✓
Agricultural Uses					
Community gardens	**Sec. 2.06.08**	✓	✓	✓	✓
Urban farms	**Sec. 2.06.08**	✓	✓	✓	-

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Storage, Transportation & Logistics Uses					
Government provided public parking garages & lots		✓	✓	✓	-
Private parking garages & lots		-	✓ CU	✓ CU	-
Passenger train station		✓	✓	✓	

B. Standards for Specific Uses. Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Home occupations.* Home occupations shall comply with the following standards:

a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.

b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.

c. One non-illuminated sign may be permitted to identify the home occupation. The sign shall be mounted flat against a wall within one foot of the entrance to the dwelling or outbuilding in which the home occupation is located and shall not exceed one square foot.

d. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

e. The home occupation shall not employ equipment which creates fire hazards, electrical interference, noise, vibration, glare, fumes, odors detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

f. A home occupation that involves retail sales or services that require patrons to visit the residence shall be limited to detached single-family dwellings, townhouses or outbuildings. The permitted hours of operation shall be specified in such approval.

g. Storage or parking of one commercial vehicle is allowed, provided:

i. That such vehicle or trailer is owned or operated by the resident of the property; and

ii. That such vehicle is garaged or otherwise screened from view of adjoining properties and any adjoining street. Public service agency vehicles such as law enforcement and those providing emergency response services are exempt.

h. The use can qualify for all local, state and federal licenses, certificates and permits.

i. Any violation of these regulations may result in the revocation of any home occupation business tax receipt, in addition to any other remedy for such violation provided in the City's Code. The issuance of a business tax receipt to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

Sec. 3.04.04. Development Standards

A. All *new development, substantial improvement,* and *substantial renovation* shall comply with the Development Standards in **Figure CD-09 Development Standards in The Creek District**. Development Standards which require a *conditional use* (CU) approval are marked with "CU."

FIGURE CD-09 DEVELOPMENT STANDARDS IN THE CREEK DISTRICT

	Creek North	Creek South	Creek Indus.	Recreation
Lot Size				
Lot area in sf min./max. [1]	None	None	None	None
Lot width in feet min./max. [1]	None	None	None	None
Building Placement				
Front Build-to-Zone	0'-10'	0'-20'	10'-30'	10'-20'
Build-to-Zone Setback at US-1/Federal Highway	Not Applicable	20'-40'	Not Applicable	Not Applicable
Side setback at property line, min.	0' or 5'+	0' or 5'+	5'	10'
Side setback at street, min.	5'	10'	10'	10'
Rear setback with alley, min.	0'	0'	5'	5'
Rear setback without alley, min.	10'	10'	10'	10'
Percentage of Frontage Buildout, min.	60%	60%	Not Applicable	Not Applicable
Placement for Accessory Structures & Outbuildings	5' rear/side	5' rear/side	5' rear/side	5' rear/side
Additional Building Placement Standards				
Shoreline Protection at Frazier Creek	10'	10'	10'	Not Applicable
Min. sidewalk on S Colorado Ave	10'	10'	Not Applicable	10'
Min. sidewalk at all other rights-of-way	8'	10'	6'	8'
Building Height				
Building height, max. in stories	3 [2]	4	4	3
Building height, max.	40' [2]	45'	45'	40'
Building height for Outbuildings	2-stories / 30'	2-stories / 30'	2-stories / 30'	2-stories / 30'
Ground story height, min.	12'	12'	12'	12'
Gross Density				
Residential density, max. in units/acre	15 / 30 CU	15 / 30 CU	15	Not Applicable
Coverage				
Impervious surface, max. %	Not Applicable	Not Applicable	65%	65%
Frontage Types				
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✓
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Storefront	✓	✓	✓	✓
Garage Storefront	✗	✗	✓	✓
Parking Placement, see Sec. 3.04.07. Access & Parking Standards				
Footnote:				
[1] For existing parcels with assigned parcel ID numbers at the effective date of this Code. The newly platted lots have a minimum lot size of 4,365-sf.				
[2] Four stories and up to 45' requires a PUD and Community Workshop & Outreach as described in **Sec.3.04.01.H.1.c**.				

B. Building Placement.

1. *Build-to-Zone (BTZ)*. Setbacks are measured from the property line and are defined in **Chapter XII**.

2. *Setbacks*. Setbacks are measured from the property line and are defined in **Chapter XII**. **Sec. 2.04.04. - Supplemental building setback requirements.**

3. *Primary Facade*. Main entries shall be prominent, well lit, and orientated to the street.

a. The primary façade shall be parallel to the right-of-way, located in accordance with the build-to-zone of the zoning district.

b. Main entries shall be articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.

c. The primary façade shall face "*A" Street* or existing roadway.

d. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.

e. On corner lots, the primary façade shall extend to the corner, respective of all required setbacks and *visibility triangles*, or a *neighborhood open space* shall be provided.

4. *Shoreline protection zone* for Frazier Creek. **Sec. 5.06.02 Shoreline protection zone delineations** applies in The Creek District except where modified herein. Any development shall protect wetlands, seagrass, oyster beds, shoreline mangroves, and ensure no shoreline erosion. The following types of development shall be permitted, when implemented with low impact development practices:

a. Living shorelines

b. Rain gardens

c. Riprap

d. Pervious walkways, docks, kayak launches shall be allowed within the shoreline protection zone where they provide public access to the water or connection between adjoining properties where the square footage of impervious surfaces does not exceed fifty percent of the shoreline protection zone area and are permitted by the State of Florida.

e. New bulkheads, seawalls, and parking shall not be permitted. Bulkheads may be permitted if established prior to the effective date of this Code. In the case of a natural hazard event, measures to preserve a structure may be used. A permanent structure shall be permitted through South Florida Water Management District.

C. *Building Height*. Building height is measured in accordance with **Sec. 2.04.07. - Supplemental building height**. See **Figure CD-10 Illustration of Measuring Height** for reference.

1. *Ground story height*. Minimum ground story heights are provided by zoning districts. Ground story height is measured as the clear height from finished floor elevation to the underside of structure above.

2. *Finished floor elevations.* For the purpose of minimizing stormwater impacts, the finished floor elevations of surrounding properties shall be taken into consideration in establishing the finished floor elevation of a new structure. If new construction has a floor level higher than natural grade, the foundation shall provide for the rise in floor level, rather than mounding fill to the building perimeter. Minor grading not to exceed 2% directing water away from building to established drainage is allowed. **Sec. 6.03.01.G.2** and **Sec. 6.03.02.B.4** apply for all habitable spaces. They do not apply for non-habitable spaces

such as garages and storage. See illustrated examples in **Figure ESN-11 Alternatives to Foundations on Fill**.

3. *Residential rooftop use occupancy*. Occupancy of a flat rooftop ancillary to residential occupancies shall be limited to uses which are ancillary to the residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed structures, including gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

4. *Architectural features*. Tower features shall not be more than 300 square feet in area and shall not be more than 15 feet above the maximum building height. Architectural features may encroach into a setback the lesser of five feet or 60 percent of the width of a setback. For front façade built with a zero setback, cornices, parapets, and bay windows at upper stories may project a maximum of three feet.

FIGURE CD-10 ILLUSTRATION OF MEASURING HEIGHT

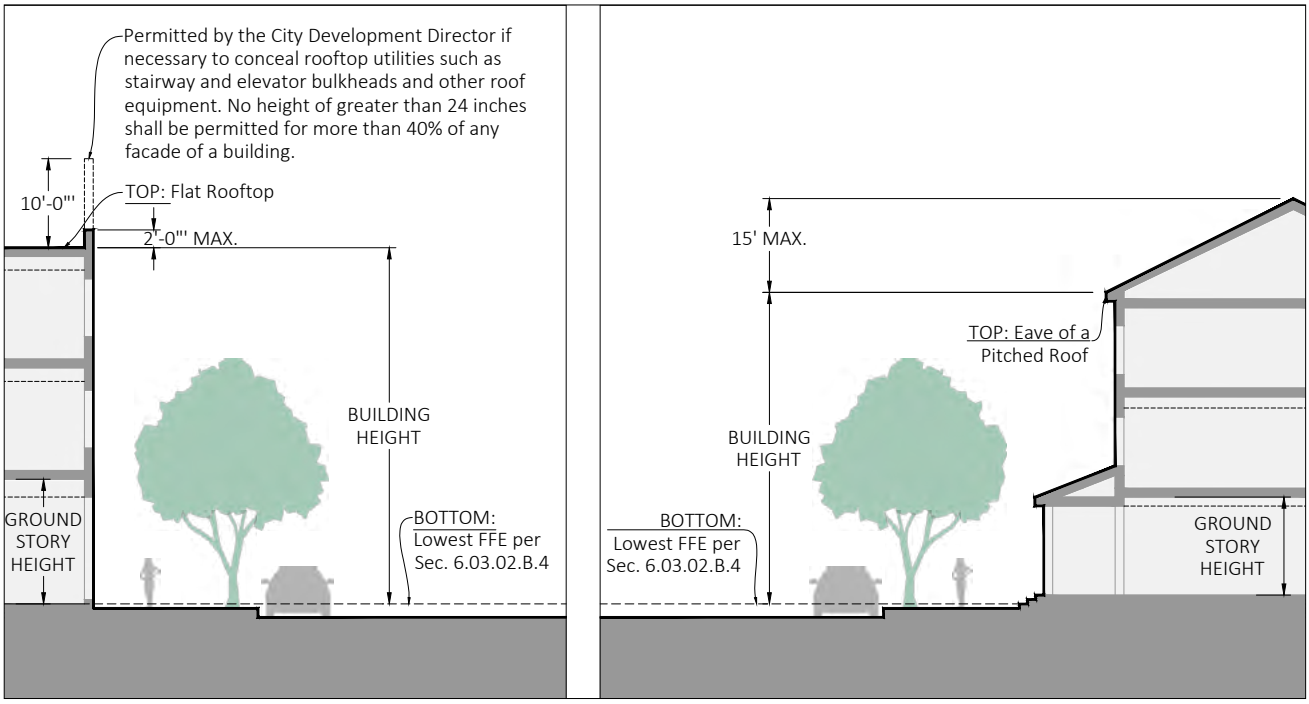
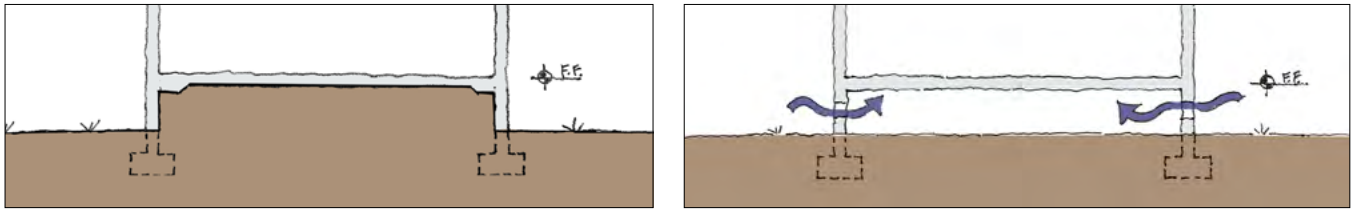


FIGURE CD-11 ALTERNATIVES TO FOUNDATIONS ON FILL

Stem wall, extended footers, thickened monolithic foundation, stem pier wall foundation, or other means of construction that does not include mounding or fill.



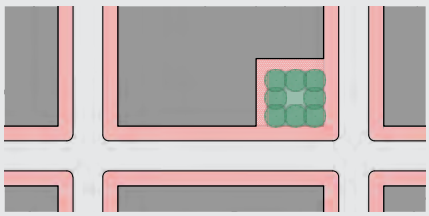
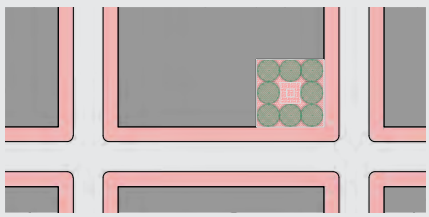
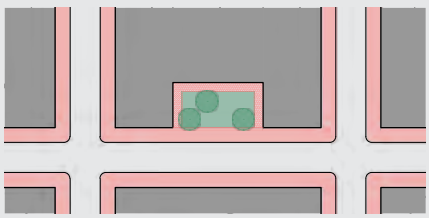
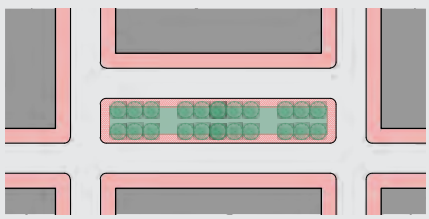
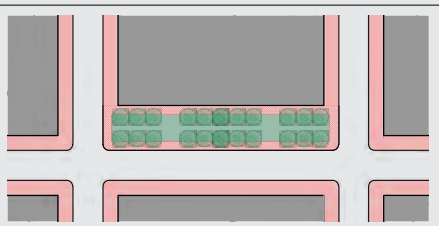
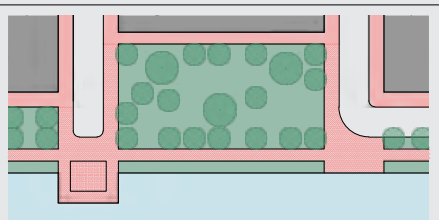
D. Building Massing. Buildings shall not have a horizontal length or width of 200' without a street, alley, or *via* providing through access to another street, alley or via. A via shall be a minimum of 10' wide, not less than 10' in height, open to the public, and illuminated at night. Except in residential building vias, the building face shall have transparent windows covering at least 50% of the wall area, and incorporation of storefront standards is encouraged. No horizontal length or uninterrupted curve of a primary facade shall exceed 100 linear feet.

E. Coverage.

1. *Impervious surface*. See **Sec. 2.04.03. - Supplemental impervious surface coverage requirements.**

2. *Neighborhood Open Space*. ***Neighborhood open space*** is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the City as a whole. ***Neighborhood open space*** shall provide low impact development strategies to promote improved stormwater treatment. Examples of ***Neighborhood open space*** which can be implemented are shown in **Figure CD-12 Neighborhood Open Space Types.**

FIGURE CD-12 NEIGHBORHOOD OPEN SPACE TYPES

	SIZE	DESCRIPTION	ILLUSTRATION
GREEN	≥1,500 sf	A green is at least 1,500 square feet in size and adjoins streets on at least two sides or a street and a pedestrian passageway or main building entry. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping and shade trees.	
PLAZA	≥ 1,500 sf	A plaza adjoins streets on at least two sides, or a street and a pedestrian passageway, or main building entry. Plazas are mostly hardscaped with formally arranged landscaping and a water feature and shade trees.	
PLAYGROUND	≥ 2,500 sf	Playgrounds provide children's play equipment and are shaded with shade trees or shade structures. Playgrounds adjoin a street on at least one side and the configuration shall ensure easy surveillance of the area from adjacent buildings and streets.	
SQUARE	≥ 10,000 sf	A square adjoins streets on at least three sides. Squares may be up to 50% hardscaped, with formal landscaping and shade trees. Squares accommodate both passive uses and community gatherings.	
ATTACHED GREEN	2,000 to 6,000 sf	An attached green spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are primarily lawns with formally arranged landscaping and shade trees.	
WATERWAY PROMENADE	≥ 15' wide	A waterway promenade or public access along the water's edge is a continuous greenway along the length of a waterway. To be effective buildings and sidewalks shall provide direct and clear access. Buildings shall treat the promenade as an additional primary facade. Waterway Promenades shall utilize standards from thoroughfare types, see **Figure CD-32 Waterway Promenade at Frazier Creek**.	

	SIZE	DESCRIPTION	ILLUSTRATION
FORE-COURT	250 to 1,500 sf	Buildings shall utilize standards from Forecourt frontage type, see **Figure CD-10 Illustration of Measuring Height**.	

F. *Accessory Structures*. Accessory structures shall comply with the Development Standards applicable in the zoning district except where modified herein.

1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.

2. Shielding from Street. Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. Listed items and similar structures shall be shielded from view from public rights-of-way. All rooftop utilities and facilities, such as air conditioning units, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

3. *Outbuildings. Outbuildings* shall conform to the following requirements:

a. *Outbuildings* may include detached garages and carports, greenhouses, slat houses, cabanas, detached garage, and *Accessory Dwelling Units* (ADU).

b. *Outbuildings* shall be located behind the rear facade of the principal building or in the rear one half of the property subject to minimum five-foot side and rear yard setbacks from the property line. On corner lots, the side corner setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

c. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.

d. *Outbuildings* shall not exceed a maximum building footprint of 1,000 square feet, each.

e. *Outbuildings* may not exceed the height of the principal building.

f. *Outbuildings* may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by *privacy buffer* as defined in **Figure CD-41**.

g. *Outbuildings* may be detached or connected to the principal building by a covered walkway element, trellis, or other structural link.

4. *Accessory Dwelling Units (ADU).*

a. One ADU may be permitted on a lot on which a detached single-family dwelling is located.

b. Either the primary dwelling unit or ADU shall be owner occupied. The ADU shall not be sold or title thereto transferred separate and apart form the rest of the property.

c. An ADU shall not count as a separate unit for purposes of calculating density.

d. An ADU shall not exceed a footprint of 700 square feet or the footprint of the principal structure, whichever is less. If a unit exceeds the 700 square feet, it shall be used in density calculations.

G. *Frontage Types.* Each new building, or substantial improvement, constructed must meet the standards for one of the Frontage Types permitted in the zoning district where it is located. See **Sec. 3.04.05.**

H. *Historic preservation*. Structures identified as historically and architecturally contributing shall be candidates for historic preservation as set forth in **Sec. 5.09.00.** The requirements of this Code may be adjusted by variance for the purposes of preserving a historic building.

I. *Public Art*. All zoning districts shall comply with standards in **Sec. 3.01.07 Public Art**. Wall murals shall be permitted on any structures. When visible from a right-of-way, public via, or public land, murals shall require approval by *minor conditional use*.

J. Conflicts with utilities. The applicant may be required to install existing overhead utilities to underground when located on property subject to *new construction* or *substantial renovation*.

Sec. 3.04.05. Frontage Types

A. *Frontage Types* are required by zoning district. Using one or more of the permitted *frontage types* indicated in **Figure CD-14 Permitted Frontage Types Matrix** is required. Standards for *frontage types* are found in **Figure CD-15** through **Figure CD-21**.

1. Frontage types shall be located on the *primary facade*. Primary facades shall be located on an "*A" Street* when identified in the **Figure CD-07 Thoroughfare Plan.**

2. Frontage Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.

B. *Façade Transparency.*

1. Windows and doors at the ground level shall have clear, transparent glass that has a minimum visible light transmission (VLT) of 50%. Mirrored glass is prohibited.

2. Building façades facing "*A" Streets* and *neighborhood open spaces* shall meet or exceed the minimum percentage of transparent glazing. The required percentage is determined by the frontage type.

3. Above the ground level, building façades shall meet or exceed the minimum percentage of transparent glazing at each story as measured between finished floors. The required percentage is determined by the frontage type.

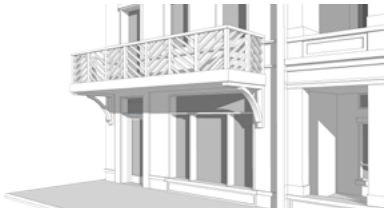
FIGURE CD-13 FRONTAGE TYPES MATRIX



PORCH



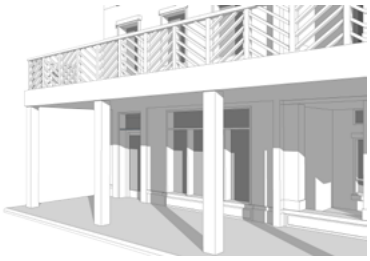
STOOP



BRACKETED BALCONY



FORECOURT



ARCADE



SHOPFRONT

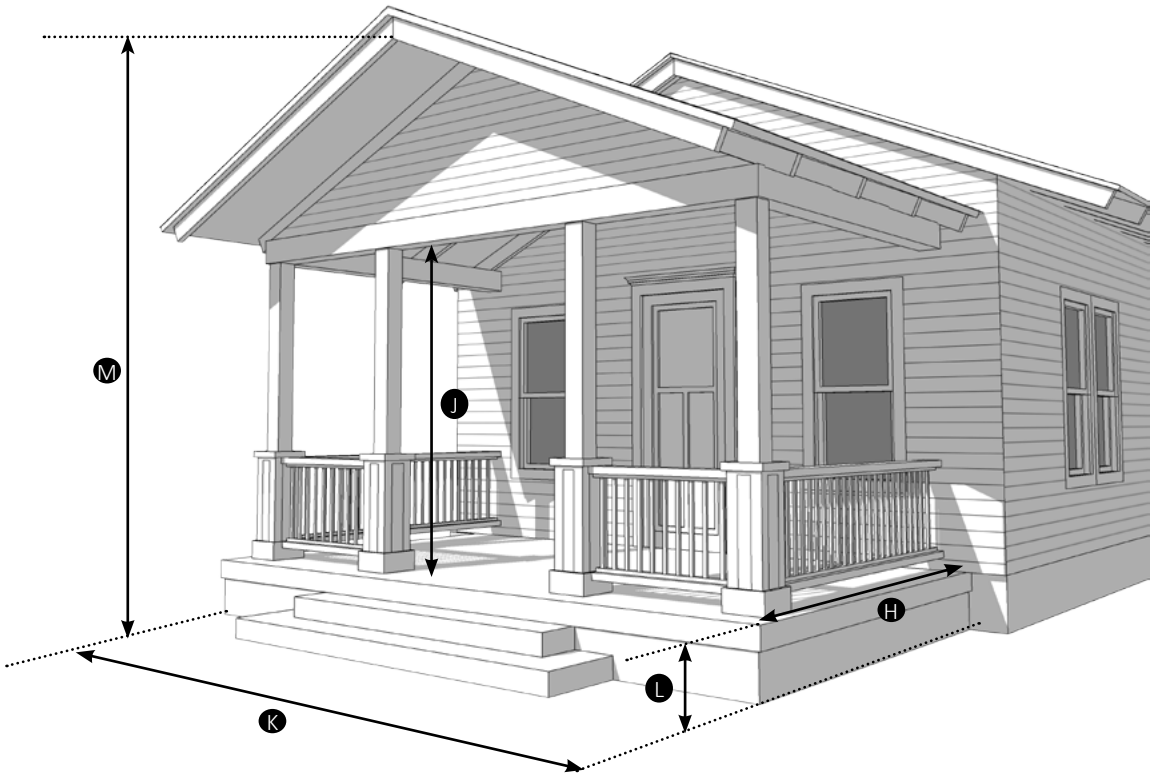


GARAGE STOREFRONT

FIGURE CD-14 PERMITTED FRONTAGE TYPES MATRIX

Frontage Types	CN	CS	CI	Rec.
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✓
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Shopfront	✓	✓	✓	✓
Garage Storefront	✗	✗	✓	✓

FIGURE CD-15 PORCH



Description
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches shall have direct access to sidewalks where they exist. Front porches may be screened.

Dimensions		
Depth	6 feet min., 8 feet recommended	H
Height, clear	8 feet min.	J
Width, length of facade	50% min.	K
Finish level above crown of road	18 inches min., ±30 inches recommended	L
Height, stories	2 stories max.	M

Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District		
CN	CS	CI



FIGURE CD-16 STOOP



Description
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist.

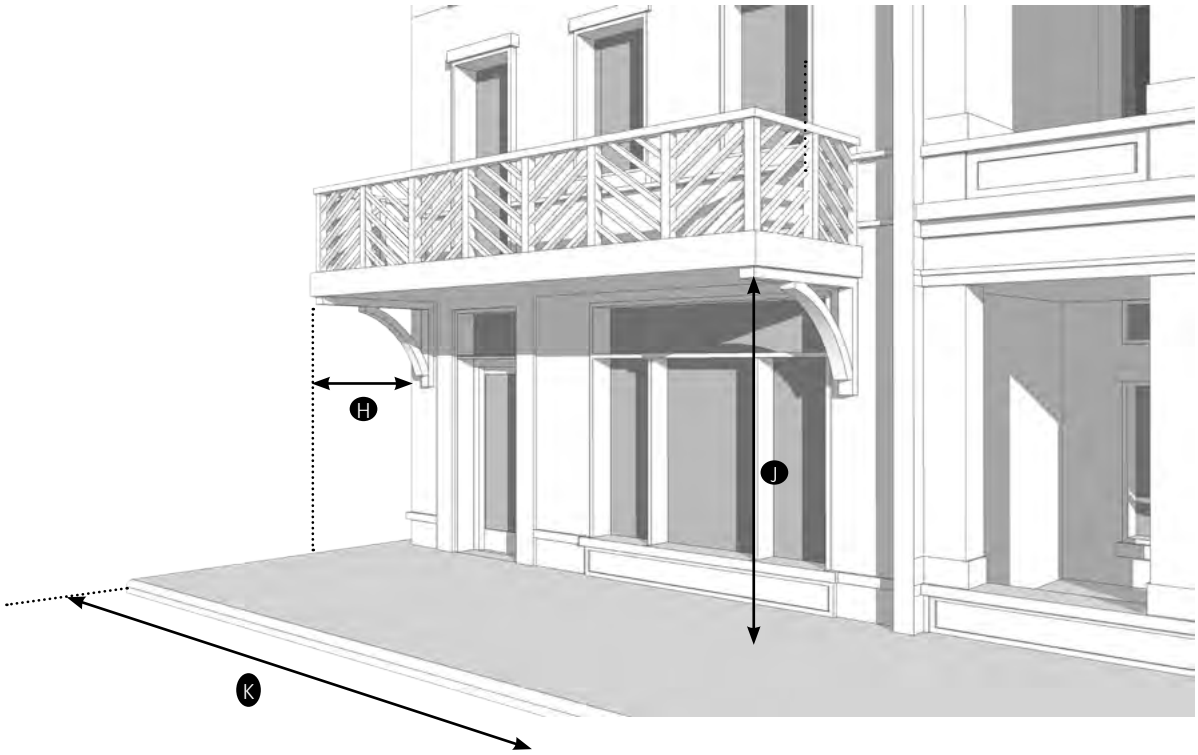
Dimensions		
Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above crown of road	18 inches min., ±30 inches recommended	L
Height, stories	1 story max.	M

Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District		
CN	CS	CI



FIGURE CD-17 BRACKETED BALCONY



Description

A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street above a main entry or unit. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous. Where balconies are required, the aggregate length of balconies shall be not less than 50% of the building facade at the floor level from which it projects on each floor level.

Dimensions

Depth	3 feet min., 5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K

Façade Transparency

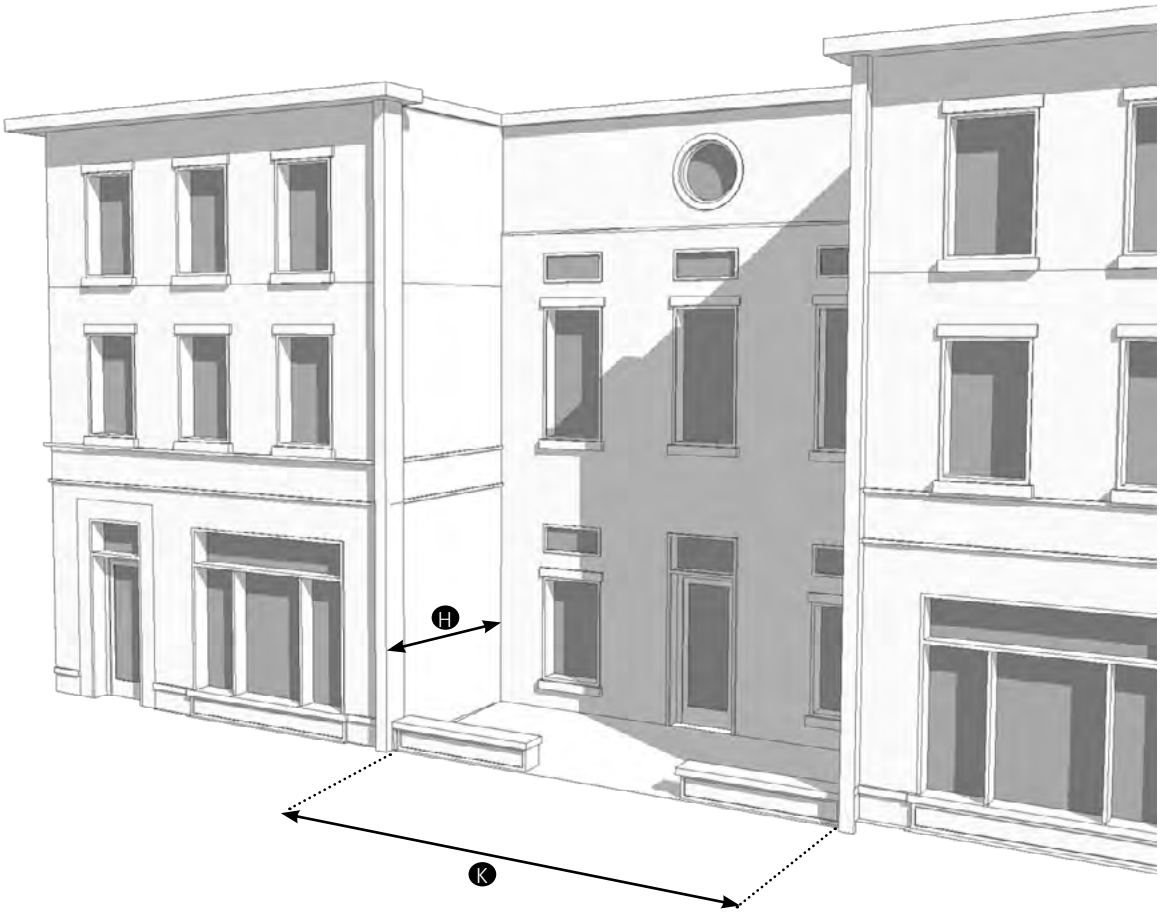
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS | CI



FIGURE CD-18 FORECOURT



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet max.	H
Width, length of facade	12 feet min., 50% of facade max.	K

Façade Transparency

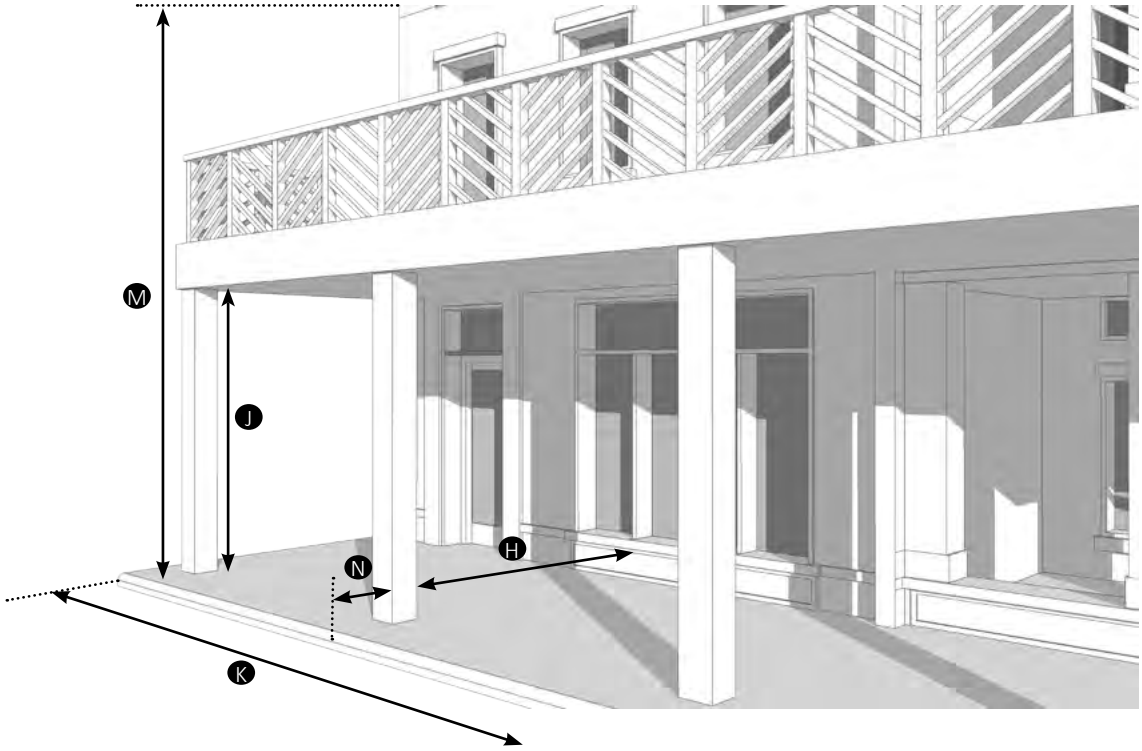
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS | CI



FIGURE CD-19 ARCADE



Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type shall be used in conjunction with a **Shopfront Frontage Type** for a minimum of 50% of the Arcade length. Arcades shall remain open to the public at all times. Where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	H
Height, ground level clear	10 feet min.	J
Width, length of facade	70% min.	K
Height, stories	2 stories max.	M
Set back from curb	2 feet min., 4 feet max., Not permitted at US-1/Federal Hwy	N

Façade Transparency

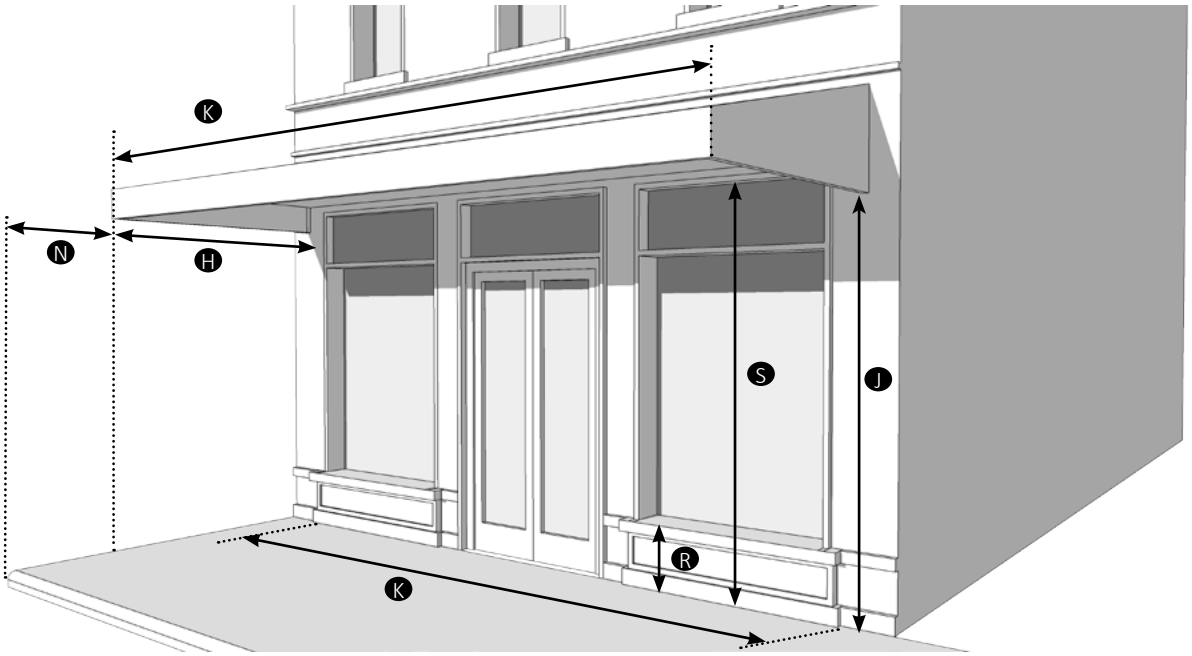
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS



FIGURE CD-20 SHOPFRONT



Description
The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted.

Dimensions		
Width, length of facade	70% min.	K
Door recess	10 feet max.	
Storefront base	1 foot min., 3 feet max.	R
Glazing height	8 feet min.	S

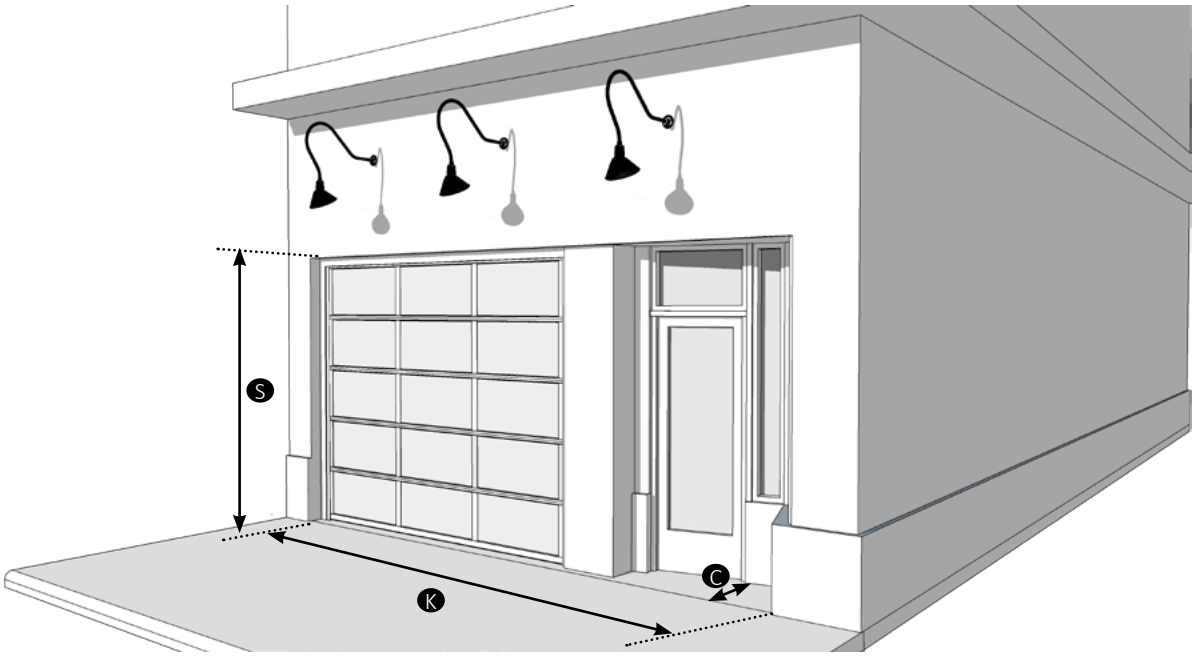
Optional Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	70% min.	K
Set back from curb	2 feet min.	N

Façade Transparency	
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District		
CN	CS	CI



FIGURE CD-21 GARAGE STOREFRONT



Description
Garage Storefront provides a large opening necessary for light industrial, maker space or commercial uses. Garage doors may be overhead or bi-folding, but must include glazing to promotes an active streetscape.

Dimensions		
Width, length of facade	30% min.	K
Door recess	10 feet max.	C
Glazing height	8 feet min.	S

Optional Awning	
Depth	3 feet min.
Height, ground level clear	8 feet min.
Width, length of facade	70% min.
Set back from curb	2 feet min.

Façade Transparency	
Ground level	25% min.
Above the ground level	Not required

Permitted Zoning District	
	CI



C. Accessibility. An applicant may request reasonable accommodation from this Code through **Sec. 8.07.07**. See **Figure CD-22** for examples of front and side ramp entries. Strategies for accommodating ramps accessibility may include:

1. Combined access for multiple buildings within site plan

2. Utilizing 2% slope at alleys and rear access

3. Combining ramps and stair entrances

FIGURE CD-22 ACCESSIBLE ROUTES



Sec. 3.04.06. Thoroughfare Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure CD-23 Thoroughfare, Access & Parking Standards**.

FIGURE CD-23 THOROUGHFARE, ACCESS & PARKING STANDARDS

Sec. 6.01.00	Transportation Systems	Applies as written	Replaced by
Sec. 6.01.01	General provisions.	✓	-
Sec. 6.01.02	Streets.	✓	-
Sec. 6.01.03	Rights-of-way.	→	**Sec. 3.04.06**
Sec. 6.01.04	Sidewalks and bikeways.	→	**Sec. 3.04.07.D**
Sec. 6.01.05	Pedestrian access for large-scale commercial development (LCD).	→	**Sec. 3.04.07.D**
Sec. 6.01.06	Access.	→	**Sec. 3.04.07**
Sec. 6.01.07	Standards for drive-through facilities.	→	Applicable for banks only
Sec. 6.01.08	Non-residential vehicular access.	→	**Sec. 3.04.06**
Sec. 6.01.09	Stuart Parking Code.	→	**Sec. 3.04.07**
Sec. 6.01.10	Rules for computing parking requirements.	✓	-
Sec. 6.01.11	Location of required parking spaces.	→	**Sec. 3.04.07**
Sec. 6.01.12	Shared parking and joint use of facilities.	✓	-
Sec. 6.01.13	Off-street parking schedule.	→	**Figure ESN-42**
Sec. 6.01.14	Design standards for off-street parking.	→	**Sec. 3.04.07.D**
Sec. 6.01.15	Parking structure standards.	→	**Sec. 3.04.07.D**
Sec. 6.01.16	Transit stops.	✓	-
Sec. 6.01.17	Parking study.	✓	-
Sec. 6.01.18	Off-street loading requirements.	✓	-
Sec. 6.01.19	Payment in lieu of parking program.	✓	-
Sec. 6.01.20	Bicycle parking.	✓	-

B. Thoroughfare Principles. All development including public improvements shall incorporate the following thoroughfare principles:

1. Street layout shall exhibit a high degree of overall connectivity. Cul-de-sacs are prohibited.

2. Oversized blocks shall be avoided so that neighborhoods can be traversed easily. Blocks created by new streets shall not exceed 550 feet on any side of the block. New block perimeters shall not exceed 1,600 feet.

3. Shade trees shall be planted between the sidewalk and vehicles.

4. The abandonment of existing streets, improved alleys or alley candidates is prohibited.

5. Private gated communities are not permitted. This prohibition does not preclude gates that control access to a single parking lot.

C. Thoroughfare Plan. A Thoroughfare Plan is provided for The Creek District in **Figure CD-07 Thoroughfare Plan** in **Sec. 3.04.02. Regulating Plan.**

D. Description of Thoroughfare Types. **Figure CD-24 Description of Thoroughfare Types** describes street types that are appropriate for The Creek District.

1. New Thoroughfare. When new streets and alleys are developed or an existing street or alley is extended, the street types in **Figure CD-24 Description of Thoroughfare Types** and illustrated in **Figure CD-26** through **Figure CD-33** shall be used. The selection of the particular street type shall be determined through consultation with the Development Director.

2. Existing Thoroughfare. All *new development, substantial improvement,* and *substantial renovation* and *major development projects shall* incorporate into the reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.

FIGURE CD-24 DESCRIPTION OF THOROUGHFARE TYPES

Type	Description	Preferred ROW	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15'	Not Applicable
Industrial Street	A local street with on-street parking on one side of the roadway and sidewalks on both sides. Curb design shall consider the frequent movement of commercial work trucks.	40'	15 mph
Urban Street	A local street with two travel lanes, on-street parking, a wide pedestrian and furnishing zone on both sides of the street. Furnishing zone may or may not include street trees, but shall include pedestrian scale lighting.	60'	25 mph
Urban Street with bike lane	A local street similar to the above which includes a dedicated bike lane. Design speeds greater than 25 mph require a protected bike lane.	70'	25 mph
Main Street with bike lane	A major arterial with on-street parking, bike lanes, and a wide pedestrian and furnishing zone. A landscape median and turn lanes divides travel lanes.	80'	25 mph
Boulevard Setback	Applicable where a major arterial with a significant number of vehicle lanes is required and consumes the majority of the right-of-way, the design of the setback with a shared use path and shade trees becomes essential to promote safe mobility.	140'	35-40 mph
Waterway Promenade	The waterway promenade is a pedestrian, cycling, and small scale non-motorized watercraft path which allows for access to the waterways. The path and access shall enhance the waterway by improving water quality with low impact infrastructure and littoral planting.	Not Applicable	Not Applicable
Shared-use Bridge	The shared use bridge connects important thoroughfares where waterways and stormwater treatment areas interrupt important connections in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts and other forms of micro-mobility. Bridges are opportunities to celebrate water and community identity.	15'	Not Applicable

E. Thoroughfare Elements. See elements illustrated in **Figure CD-25 Streetscapes Diagrams**. The illustrative street designs address the street elements:

1. *Vehicular travel lanes* are primarily for vehicular circulation and shall be no greater than 11', and may include a marked sharrow for posted speed of 25 mph or less.

2. *Parking lanes* may include on-street parking, may be parallel or reverse angled parking.

3. A *bike facility* may be a marked sharrow, a separate bicycle lane, or shared used path.

4. *Pavement width* is the width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include separate bike lane or marked sharrow. Where appropriate, pavement include pervious areas to manage stormwater.

5. A *sidewalk* shall be provided on both sides of a streetscape. Sidewalks may be part of a shared use path. Minimum width is determined by zoning district. See **Sec. 3.04.04. Development Standards** for minimum width of a sidewalk.

6. A *pedestrian zone* is free of any street furnishings or above ground utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than 6 feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an

extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

7. The *furnishing zone* is a paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width. Pedestrian scale lighting is often included. New thoroughfare lighting shall be Dark Sky Approved lighting.

8. *Median* is a vegetated area between travel lanes of opposing direction. Medians, when present, should be used to integrate stormwater management.

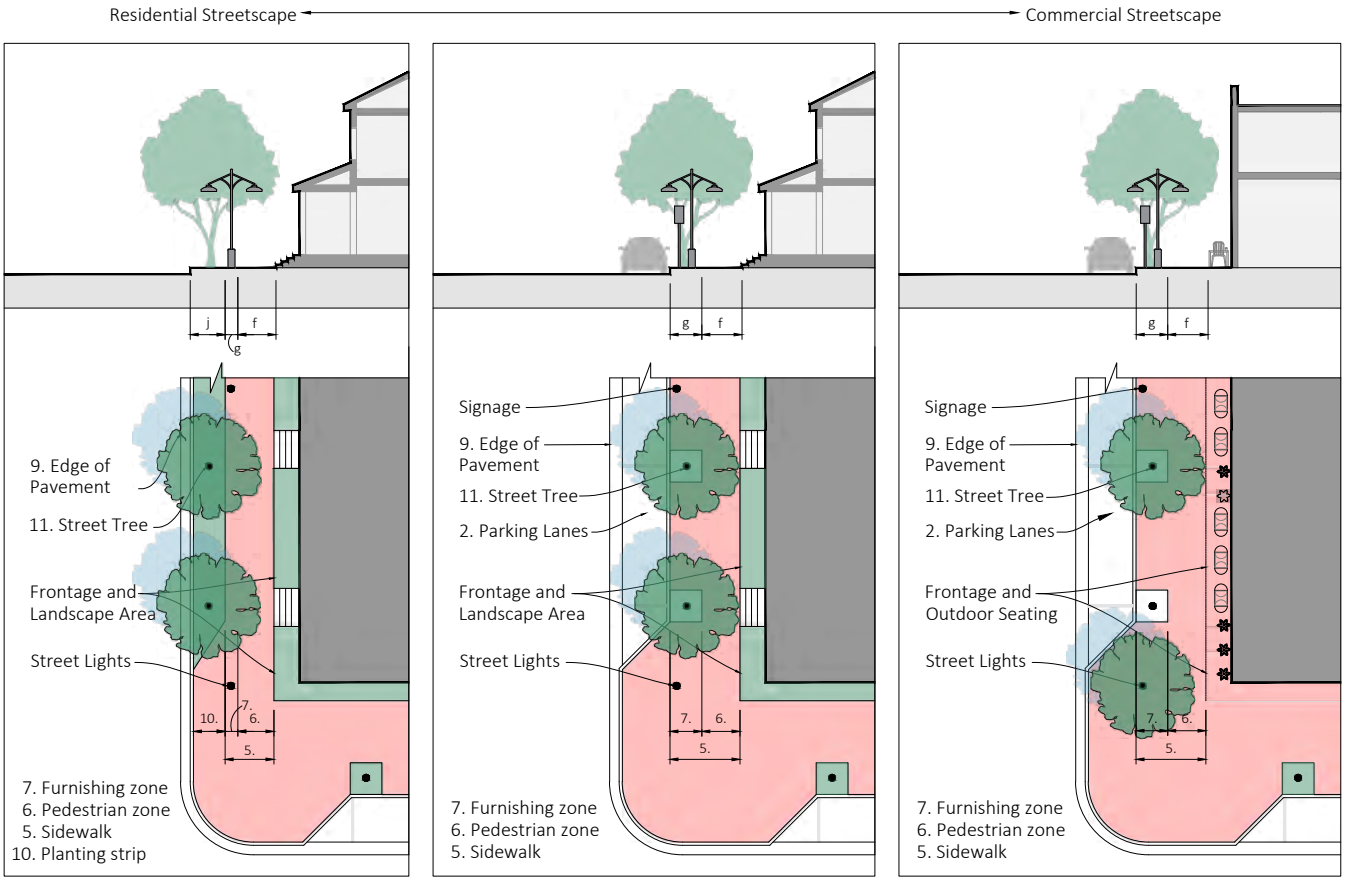
9. *Edge of pavement* may be curb and gutter or a valley gutter. Enhanced crosswalks with design features like bulb-outs or pinch-points are encouraged to address visibility when crossing vehicular travel lanes.

10. *Planting strip or planting area* – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate low impact development.

11. *Street trees* are often required. Street designs shall prioritize maintaining existing shade trees.

12. *Low Impact Development* is a decentralized stormwater management strategy that provides on-site water quantity and water quality treatment. Examples include pervious paving, pervious pavers, pervious concrete, bio-retention systems, rain gardens, bioswales, and stormwater planters. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

FIGURE CD-25 STREETSCAPES DIAGRAMS



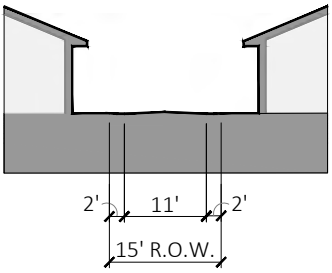
F. *Visibility triangles.* In visibility triangles, no building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 9 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.

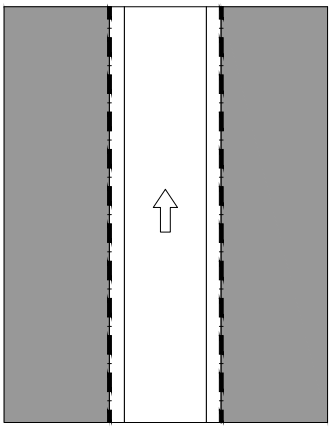
1. The clear sight area is the triangular area formed by the street right-of-way line; another street right-of-way line, alley right-of-way line, or driveway surface edge; and a line connecting points 10 feet from the intersection of said lines. In the case of a round or corner-cut right-of-way, the measurement shall be taken from the intersection of the right-of-way lines extended.

2. The Engineering Director and Public Works Director may require a larger clear sight area, as provided by Florida Department of Transportation Design Manual standards, when necessary to provide for the safe movement of pedestrians and vehicles.

G. Deviation from Street Design Standards. The Development Director may allow deviations from the standards contained in **Figure CD-24** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment.

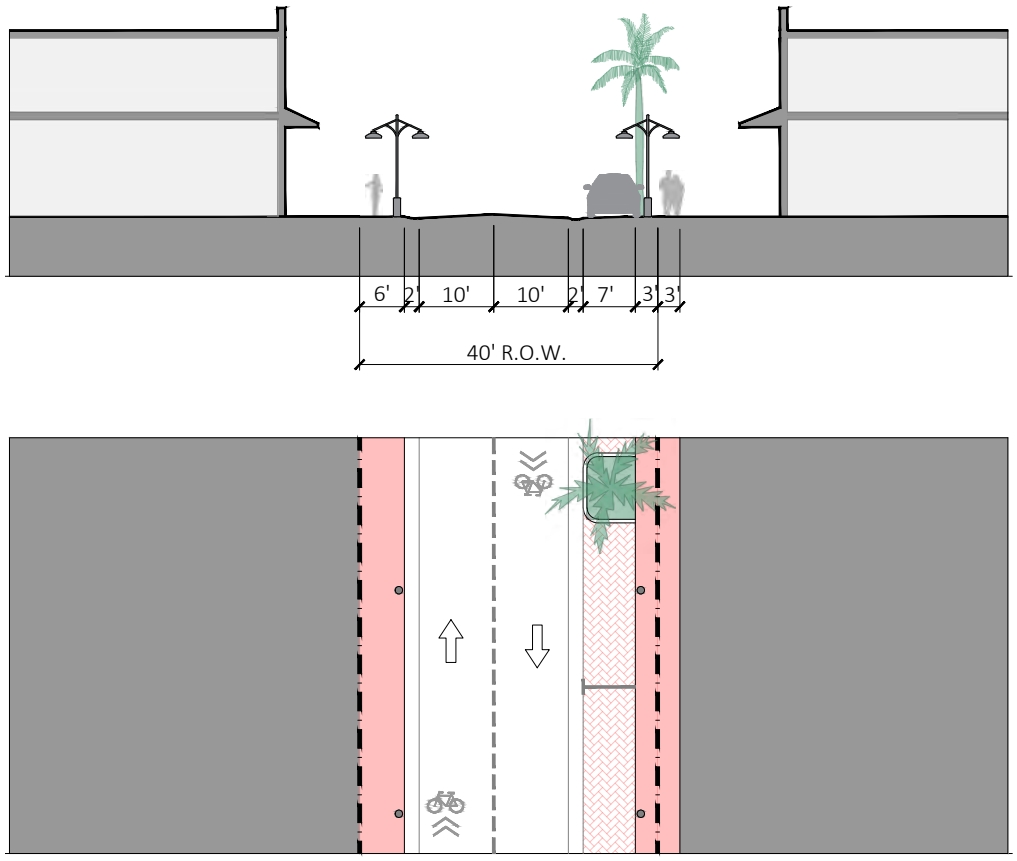
FIGURE CD-26 ALLEY





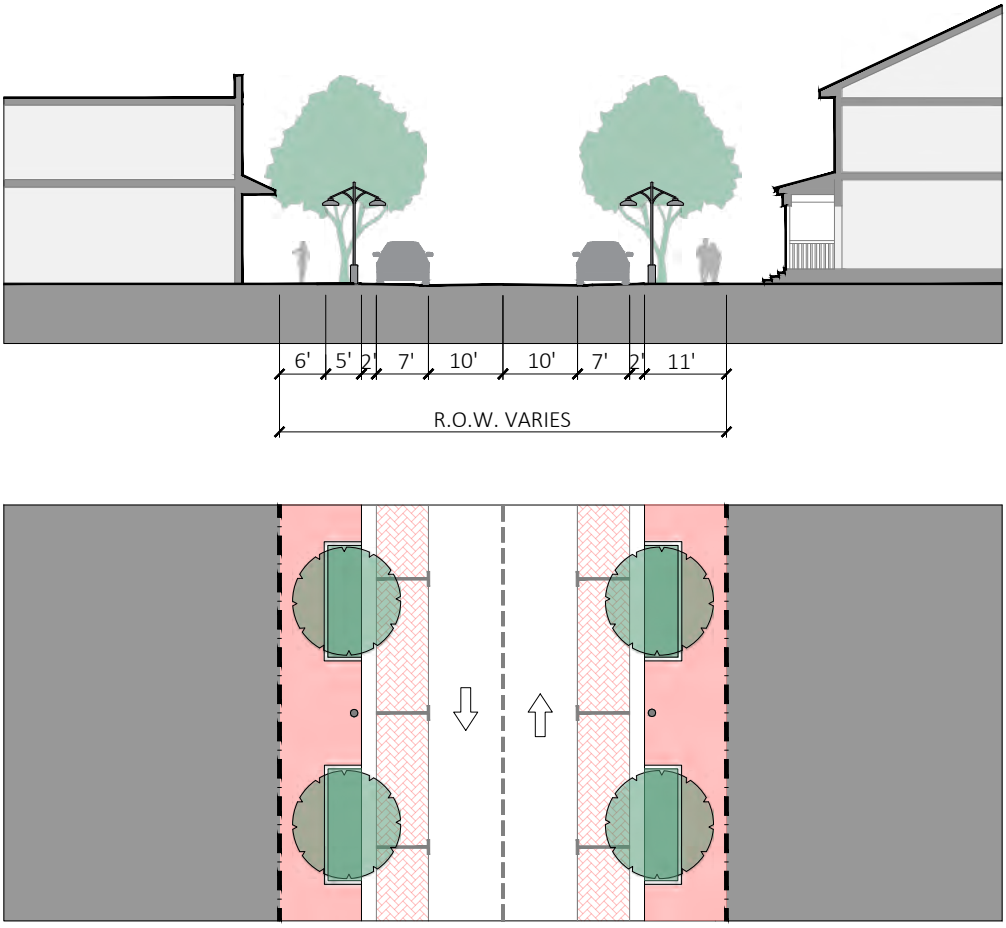
Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Road Edge Treatment	Valley gutter
Low Impact Development	Permeable surface

FIGURE CD-27 INDUSTRIAL STREET



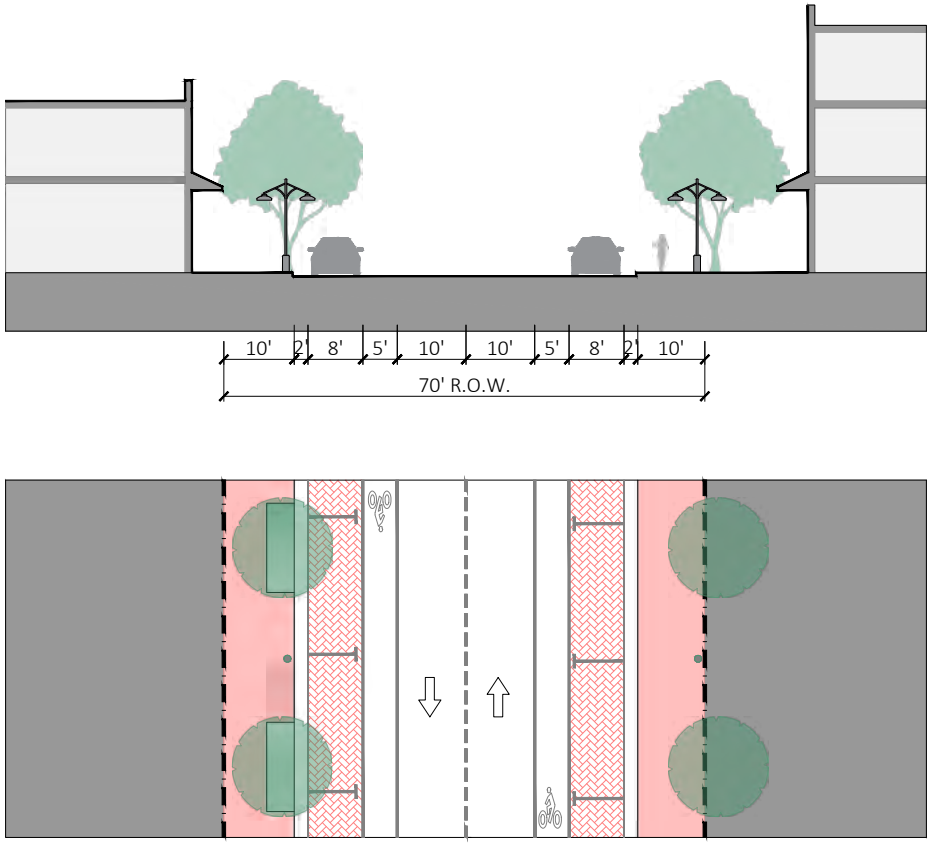
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	29 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter or curb & gutter
Planting	Not required
Low Impact Development	Permeable surface at on-street parking

FIGURE CD-28 URBAN STREET



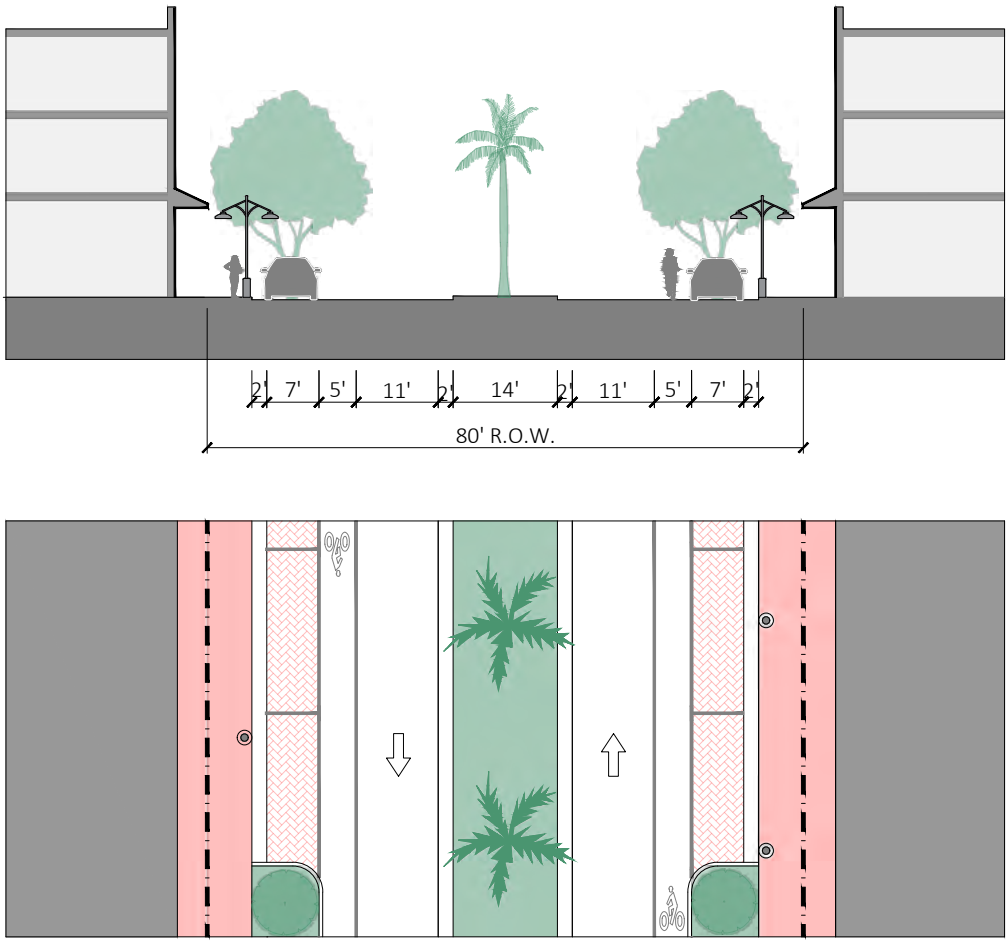
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	34 feet
Sidewalk	10 feet
Median	Not required
Road Edge Treatment	Curb & gutter or valley gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE CD-29 URBAN STREET WITH BIKE LANE



Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	5’ bike lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking & bike facilities

FIGURE CD-30 MAIN STREET WITH BIKE LANE



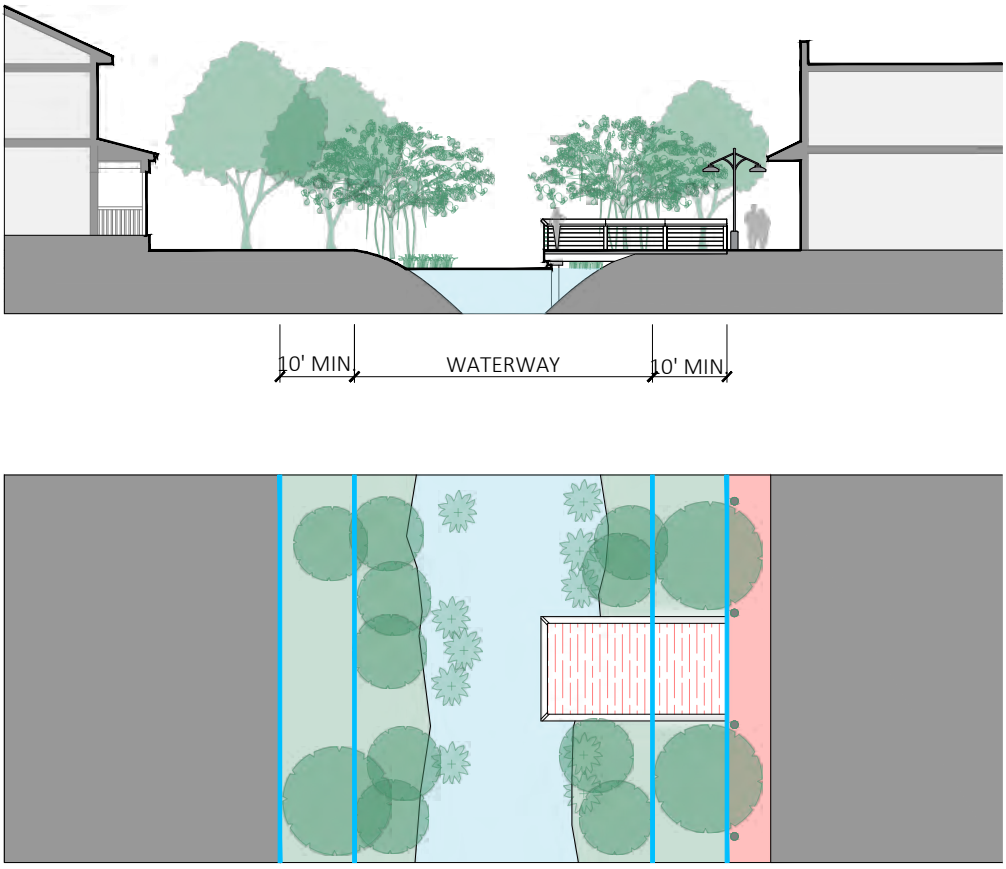
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	23 feet & 23 feet
Sidewalk	11 feet
Median	18 feet
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking & bike facilities, open curbs a median to allow for stormwater percolation

FIGURE CD-31 BOULEVARD SETBACK FOR US-1 FEDERAL HIGHWAY
ILLUSTRATED EXAMPLES



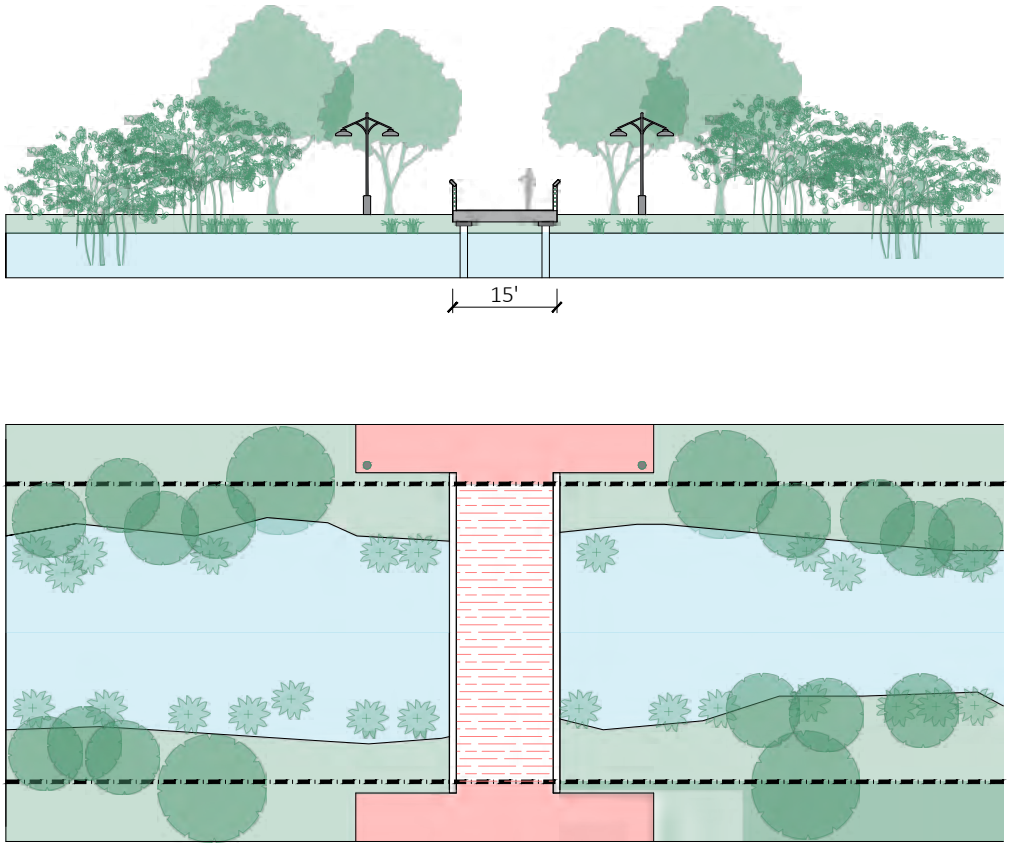
Type	
Vehicular travel lanes	10 to 12 feet
Parking Lanes	Prohibited
Bike Facility	Shared use path
Preferred R.O.W.	120 feet
Pavement Width	30 to 100 feet
Sidewalk	10 feet min shared use path
Median	18 feet preferred
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone
Low Impact Development	Tree box filter

FIGURE CD-32 WATERWAY PROMENADE AT FRAZIER CREEK



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Not required
Preferred R.O.W.	15 feet
Pavement Width	Not required
Sidewalk	8 feet
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Maintain existing mangroves and littoral plantings
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge
Shoreline protection area	10 feet min.

FIGURE CD-33 SHARED-USE BRIDGE AT FRAZIER CREEK



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path
Preferred R.O.W.	15 feet min.
Pavement Width	Not required
Sidewalk	Shared-use path
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Not required
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge
Shoreline protection area	10 feet min.

Sec. 3.04.07. Access & Parking Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure CD-23 Thoroughfare, Access & Parking Standards**.

B. Pedestrian Access. The owner shall be responsible for the installation of a continuous sidewalk along the entire length of the parcel frontage(s) that abuts a public street.

1. Minimum width. Minimum width of sidewalk is determined by the zoning district, see **Sec. 3.02.06. Thoroughfare Standards.**

2. All development shall include direct pedestrian access from development to existing and planned sidewalks within the public right-of-way. Pedestrian access shall be separated from the vehicular travel path.

3. Sidewalks shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Determination shall be made by the Development Director.

4. Materials. Pedestrian access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, or other similar material approved by the Development Director which clearly distinguish them from vehicular use areas and promote traffic calming. Where identified by the Development Director, sidewalks shall be constructed of paver block, brick or integral color concrete.

C. Bicycle Access & Parking.

1. **Sec. 6.01.20. Bicycle Parking** applies within The Creek District, and the minimum 6' pedestrian zone shall not be reduced due to the placement of bicycle parking.

D. Vehicle Access & Parking.

1. The required minimum on-site parking is listed in **Figure CD-34 Minimum On-site Parking Schedule**.

FIGURE CD-34 MINIMUM ON-SITE PARKING SCHEDULE

Uses	Required Minimum Parking
Residential Uses	
All residential uses, including ADUs	1 per unit
Transient Residential & Overnight Accommodations	
All Transient Residential & Overnight Accommodations	0.75 per room
Institutional Uses	
Adult day care centers	1 per 300-sf
Child care centers	1 per 6 kids & adequate stacking for pick-up/drop-off activities consistent with the student population
Community centers	1 per 300-sf
Funeral homes without crematoriums	1 per 4 seats
Governmental buildings	1 per 300-sf
Libraries	1 per 300-sf
Museums	1 per 500-sf
Nursing homes	1 per 4 beds + 1 per 1000-sf
Religious institutions	1 per 4 seats
Commercial Uses	
All Commercial uses	1 per 300-sf

Uses	Required Minimum Parking
Recreational Uses	
All Recreational uses	Not Applicable
Utility & Service Uses	
All Utility & Service uses	Not Applicable
Telecommunication Uses	
Stealth telecommunications facilities	1 per tower
Agricultural Uses	
Community gardens	Not Applicable
Urban farms	1 per 4 employees
Storage, Transportation & Logistics Uses	
All Storage, Transportation & Logistics Uses	Not Applicable

2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by new development.

3. *Payment in lieu of parking* (PILOP). Up to three required on-site parking spaces may be accommodated via payments to the PILOP program as described in **Sec. 6.01.19.**

4. Parking alternatives. The following may be substituted for required on-site parking spaces. Alternative parking spaces shall count toward no more than twenty-five (25) percent of the overall on-site parking requirement.

a. (2) motorcycle and/or scooter spaces shall count as one (1) parking space

b. (2) golf cart spaces shall count as one (1) parking space

c. (1) transit vehicle pull-off shall count as four (4) parking spaces, eligible only by approval Development Director and coordination with City of Stuart Tram or Martin County Public Transit, MARTY.

5. Historic preservation credit. Historic buildings as designated by the Stuart Historic Preservation Board and recorded and preserved in compliance with **Sec. 5.09.00.A Historic Preservation Program** are exempt from new parking requirements due to a change of use when existing on-site parking remains. If existing on-site parking is removed, up to 50 percent of the required parking for any new may be accommodated via payments to the PILOP as described in **Sec. 6.01.19**.

6. *EV Charging Station (EVCS).* All new commercial development of greater than 5,000 square feet of gross floor area and all new residential development greater than 50 dwelling units are required to provide *EVCI* to accommodate the future installation of *EVCS*(s). See **Sec. 2.06.22**.

7. Parking Placement. See **Figure CD-35 Parking Placement** dimensions**.**

a. All parking areas shall be located as shown in **Figure CD-36 Parking Placement Diagram** behind the rear facade of the principal building and screened from rights-of-way by a privacy buffer or landscape buffer described in **Figure CD-41 Minimum Buffer Types**, or other screening approved by the Development Director.

b. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

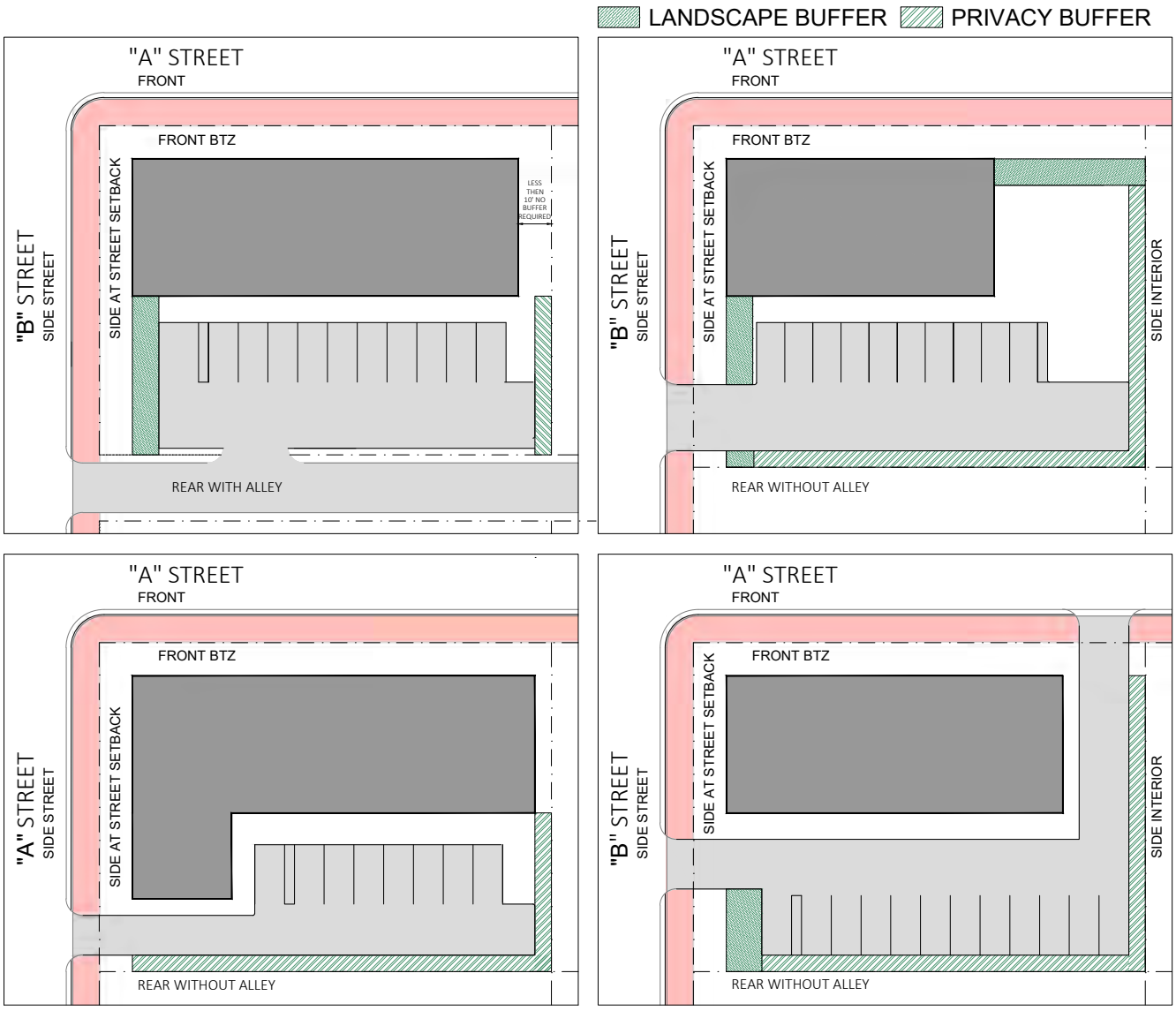
c. Boats, campers, and recreational trailers may only be parked in the rear yard.

FIGURE CD-35 PARKING PLACEMENT

	Distance from Lot Line	Buffer Requirements, see in Sec. 3.04.09 Figure CD-41
Front, min.	10' or 5' behind building facade	Landscape buffer
Side street, min.	10' or 5' behind building facade	Landscape buffer
Side interior, min.	5'	Privacy buffer
Side with alley, min.	0'	Not applicable
Rear without alley, min.	5'	Privacy buffer
Rear with alley, min.	0'	Not applicable

Curb Cut Notes	
1.	For properties with access to an improved alley, no street curb cuts are permitted.
2.	Where buildings do not have alleys in the rear of the property, curb cuts shall be no closer than 75' along the *lot frontage*. Distance between curb cuts shall be measured from the centerlines of each curb cut.
3.	The total driveway width at the property line shall not exceed 20 feet.

FIGURE CD-36 PARKING PLACEMENT DIAGRAM



8. Parking Design Standards.

a. See **Figure CD-37 Parking Design Dimensions**.

b. Where an improved alley is located along the side or rear property lines, improved alleyways may be used as part of the required back-up/drive aisle dimension for parking spaces.

c. Materials. Vehicular access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, or other similar material approved by the Development Director.

FIGURE CD-37 PARKING DESIGN DIMENSIONS

Space Angle	Space Width	Parking Row Depth	Curb Length	Drive Aisle Width: One-way	Drive Aisle Width: Two-way
Parallel or 0°	8'-0" [1]	9'-0"	22'-0"	10'-0"	20'-0" [3]
30°	9'-0" [2]	17'-0"	20'-0"	10'-0"	20'-0" [3]
45°	9'-0" [2]	19'-0"	14'-6"	10'-0"	20'-0" [3]
60°	9'-0" [2]	20'-0"	11'-9"	10'-0"	20'-0" [3]
Perpendicular or 90°	9'-0" [2]	18'-0"	9'-0"	20'-0"	20'-0"
[1] May include valley gutter.					
[2] The width of parking spaces may be reduced to 8½ feet for up to 20% of the required parking.					
[3] The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.					

9. Garages, structured parking and parking located within a building envelope.

a. Garages shall not be the principal element of the front facade.

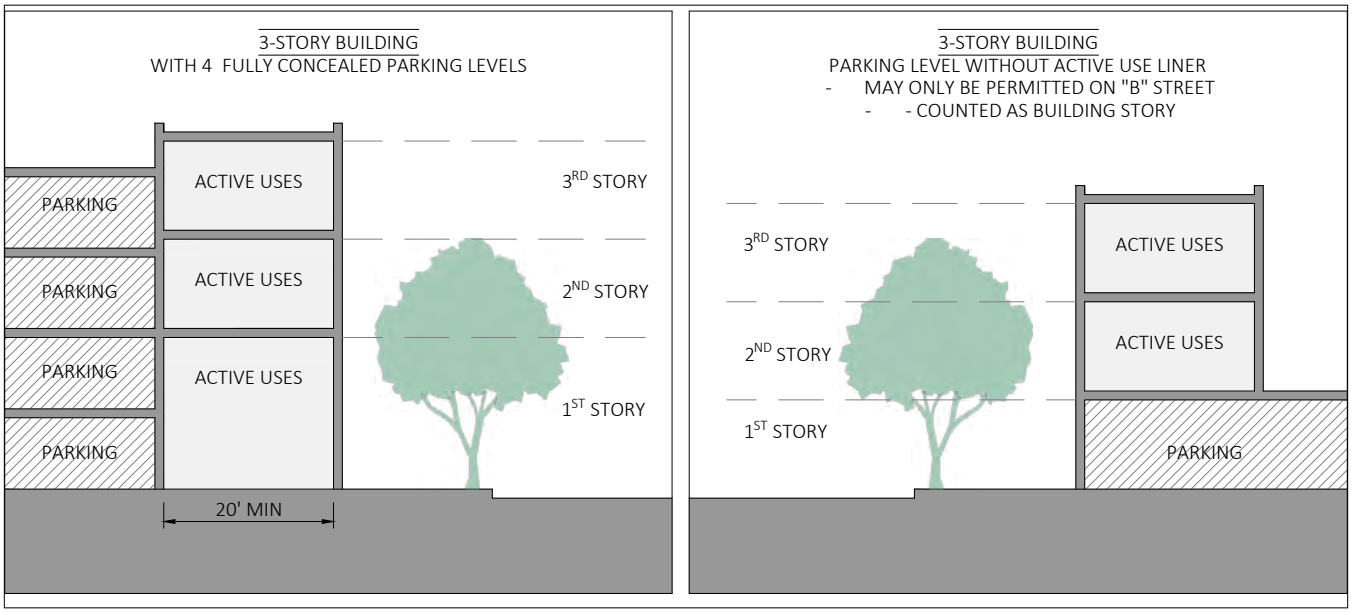
b. Structured parking may be permitted through *conditional use* approval and shall provide shade on at least 30% of any exposed parking on the roof with an aged Solar Reflectance Index (SRI) of at least 32, be a vegetated roof, or be covered by energy generation systems.

c. All structured parking shall minimize the appearance of expansive blank walls along the ground floor through exterior design, architectural features, and landscaping. The intent is to provide an appealing facade from the sidewalk pedestrian perspective. Buildings which have parking located within the envelope shall be consistent with the design of the facades and be entirely screened. On "***A" Streets*** structured parking shall be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade. Landscaping shall be installed along the ground floor facade, within the public sidewalk or within on-street landscape islands. The visual impact of structured parking garage doors shall be minimized through architectural design and are not permitted on *"A" Streets*.

d. Access drives into the parking area on the ground floor shall be limited to one drive aisle at a maximum of 24 feet in width for buildings less than 100 linear feet in width and two drive aisles at a maximum of 24 feet in width each for buildings 100 linear feet in width and greater. If the property is adjacent to an alley, two drive aisles at a maximum of 24 feet in width each shall be permitted for buildings less than 100 linear feet in width. The development director may permit two 12-foot drive aisles for buildings less than 100 linear feet in width.

e. Where maximum building heights are established in stories, all levels devoted to parking are considered as individual stories except when screened by a liner building with active use provided for a depth of no less than 20 feet measured from the front of the building. See **Figure CD-38 Structured Parking & Active Uses** for illustration. Under all circumstances the 4-story height limit shall not be exceeded.

FIGURE CD-38 STRUCTURED PARKING & ACTIVE USES



E. Heat Island Effect. In order to reduce urban heat islands the following recommendations are provided for site design:

1. Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.

2. Use light-colored/high-albedo materials (reflectance of at least 0.3) for 30% of the site's non-roofed impervious surface

Sec. 3.04.08. Stormwater Standards

A. **Sec 6.03.00 Stormwater Management** applies as written. The Urban District is inclusive of The Creek District zoning districts

Sec. 3.04.09. Landscape & Site Standards

A. **Figure CD-39** identifies which of the landscaping, buffering, tree protection, and site standards in **Sec. 6.04.00** apply in The Creek District and which standards are replaced, or do not apply.

FIGURE CD-39 LANDSCAPE & SITE STANDARDS

Sec. 6.04.00	Landscaping	Applies as written	Replaced by
Sec. 6.04.01	Applicability of the Stuart Landscape Code	✓	-
Sec. 6.04.02	General provisions	✓	-
Sec. 6.04.03	Landscape design	→	**Sec. 3.04.09.C**
Sec. 6.04.04	Maintenance	✓	-
Sec. 6.04.05	Xeriscape landscape	✓	-
Sec. 6.04.06	Land use transitions & landscape buffers	→	**Sec. 3.04.09.D**
Sec. 6.04.07	Parking areas for multi-family & all non-residential developments	→	**Sec. 3.04.09.D**
Sec. 6.04.08	Developments landscape requirements	→	**Sec. 3.04.09.C**
Sec. 6.04.09	Variance appeal to board of adjustment	✓	-
Sec. 6.04.10	Loading, storage, mechanical equipment, solid waste disposal facilities & other service function	→	**Sec. 3.04.09.E**
	Additional Site Standards		
Sec. 6.07.00	Lighting	→	**Sec. 3.04.09.G**
Sec. 6.08.00	Solid Waste & Recycling Container Standards	→	**Sec. 3.04.09.G**

B. Landscape Design. For all development a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a *major development* shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.

1. Required landscape area & tree planting. **Figure CD-40 Required Landscape Area & Tree Planting** indicates the minimum number of trees and landscape area that must be planted.

FIGURE CD-40 REQUIRED LANDSCAPE AREA & TREE PLANTING

Zoning	Min. Percentage	Number of Trees per Site
Creek North	10% of the site	1 per 30 linear feet of *lot frontage*
Creek South	20% of the site	1 per 30 linear feet of *lot frontage*
Creek Industrial	Not applicable	1 per 30 linear feet of *lot frontage*
Recreation	Not applicable	1 per 30 linear feet of *lot frontage*

2. The landscaped areas shall be located on the site as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in **Chapter V, Resource Protection Related Development Standards**. The Development Director may grant a reduction in required trees to be planted for existing trees to remain.

3. All required shade trees, as defined by **Chapter VI** shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches.

4. Where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site in a right-of-way or other nearby public space, in openings within paved areas, or in other locations as determined by the Development Director or designee.

5. Yards shall be sodded or otherwise landscaped in accordance with **Sec. 3.04.09**.

6. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.

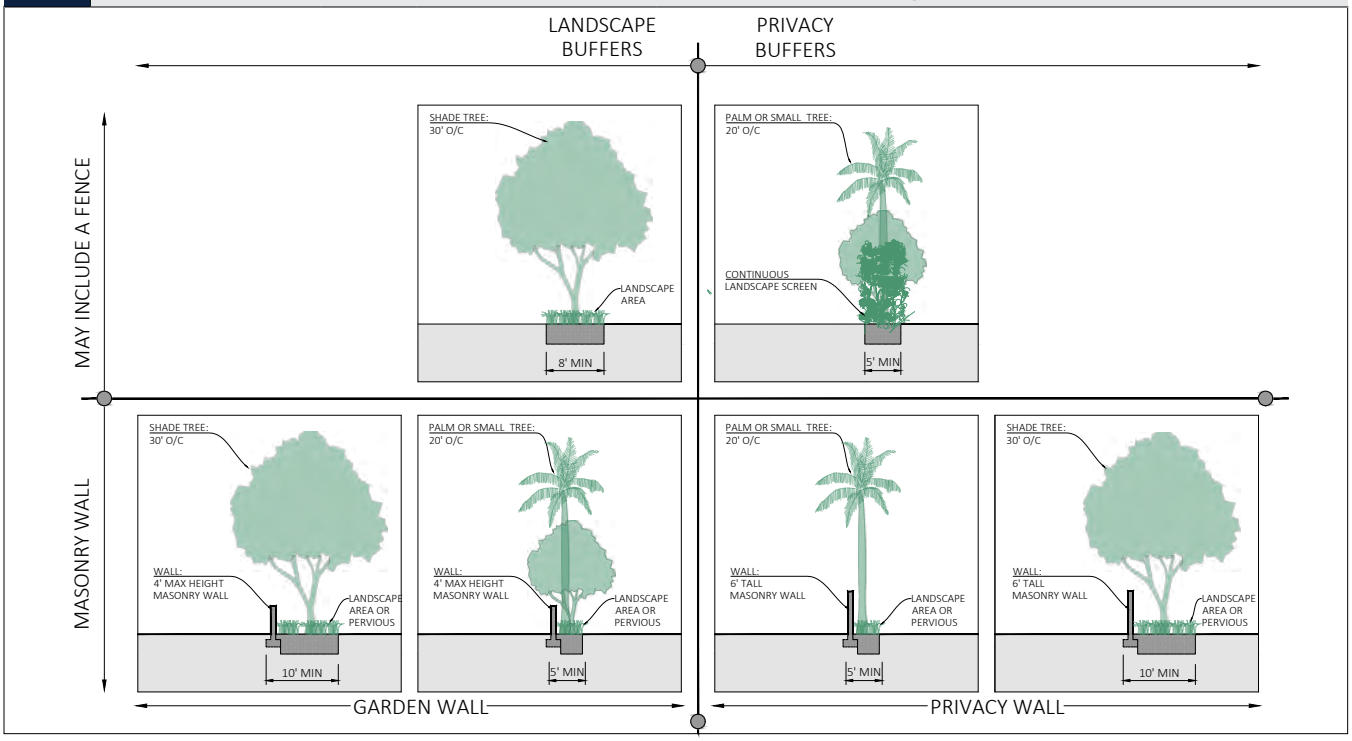
7. Mulch shall be designed and installed in all planting areas to a depth of 3 inches. The type of mulch shall be Florida Friendly mulch and be specified on the landscape plan.

8. *Visibility triangles*. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with **Sec. 3.04.06.F**

C. *Landscape and privacy buffers*. See **Figure CD-41 Minimum Buffer Types** for descriptions of required buffers.

FIGURE CD-41 MINIMUM BUFFER TYPES

Type	Name	Min. Width	Wall or Fence, see Sec. 3.02.10	Tree or Palm	Landscaping
Landscape buffers	Shade tree buffer	8'	May include fence	*Shade tree,* every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less then 50%, LID is encouraged
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	*Shade tree,* every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged
	Garden wall buffer 2	5'	Finished masonry wall, 4' max. height	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
Privacy buffers	Landscape privacy buffer	5'	May include fence	Tree or palm, every 20' o/c	A hedge planted 24 to 30 inches on-center or other landscape treatment to create a 6' tall continuous landscape screen
	Privacy wall buffer 1	5'	Finished masonry wall, 6' tall	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	*Shade tree,* every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged



D. *Parking lot* standards.

1. Parking lot perimeter landscaping. Landscaping and privacy buffer requirements shall apply for any *parking lot* not entirely screened visually by an intervening building from abutting rights of way or private property. See **Figure CD-35 Parking Placement** and **Figure CD-36 Parking Placement Diagram in Sec. 3.04.07. Access & Parking Standards.**

2. *Parking lot* interior landscaping.

a. Interior landscaping shall include not less than 1 *shade tree* for every 500 square feet or fraction thereof of interior landscaped area.

b. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 2 feet.

c. Not less than 80 percent of trees used in parking area interior landscaping shall be *shade trees*.

d. Interior landscaped islands shall be provided between every ten parking spaces. Each interior island shall be not less than 8 feet in width. Each interior island shall contain not less than 1 *shade tree* and a combination of shrubs, ground cover, grass, and mulch.

e. Terminal landscaped islands shall be provided at the end of each parking row. Terminal landscaped islands shall not be less than 8 feet in width and the length of the parking space. Each terminal island shall contain not less than 1 *shade tree* and a combination of shrubs, ground cover, grass and mulch.

f. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than 6 feet in width. Interior medians shall be landscaped with not less than 1 *shade tree* every 30 linear feet and a combination of shrubs, ground cover, grass and mulch.

g. Parking lot interior landscaping shall utilize low-impact development strategies.

i. If curbs are to be used, their number, placement and design should be carefully considered to allow percolation of stormwater. An openings shall be no less than 18 inches wide is to reduce the potential for clogging.

ii. A minimum 2" drop is required between the pavement and the vegetated area. A gravel area may be required to dissipate energy and prevent erosion at entry points to rain gardens or parking lot islands.

iii. The street profile shall match the intended drainage; i.e., a crowned street will drain to both sides, or a side shed profile will drain to only one side.

3. Excess parking lot spaces. Where the number of parking spaces installed in a surface lot exceeds the minimum number of on-site parking spaces required by this Code,

a. Landscape buffers shall not be less than 8' and shall include shade trees.

b. For every additional five spaces, one shade tree shall be provided on site.

c. All excess parking spaces shall be made of pervious hardscape such as pavement, concrete and/or pavers.

E. Lighting. All development shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.

1. The use of exposed neon or LED rope lighting on any property is prohibited.

2. Fixture height. Lighting fixtures shall be a maximum of 15 feet in height.

3. Light pollution and spillage. Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Lighting shall be designed and installed so the light source does not shine directly onto adjacent residential uses or a residential zoning district.

a. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow. Dark Sky Approved lighting is encouraged.

b. For perimeter exterior lighting, only full cutoff luminaries shall be approved.

c. For commercial and *major development projects* the maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.2 horizontal and vertical foot-candles measured at 6 feet above grade level.

F. Solid waste & recycling.

1. Solid waste & recycling generation rates. Generation rates in **Sec. 6.08.01** are weekly and apply except where modified below in **Figure CD-42 Solid Waste & Recycling Weekly Generation Rates.** Generation rates shall be calculated or reassessed with *new development, substantial renovation, substantial improvement*, or change of use.

FIGURE CD-42 SOLID WASTE & RECYCLING WEEKLY GENERATION RATES

Use	Recycling (min)	Garbage (min)	Cardboard
Residential, 4 units or less, per unit	(1) 65-gallon blue cart	(1) 95-gallon green cart	Not required
Residential, 5 units or more, per unit	0.17 cubic yards per unit	0.17 cubic yards per unit	Not required
Commercial less than 5,000-sf	(2) 95-gallon blue carts	(2) 95-gallon green carts	Not required

2. Location of solid waste & recycling storage and/or enclosures. All *new development, substantial renovation*, or change of use must provide sufficient on-site space and maintenance for the placement and collection of solid waste and recycling storage and/or enclosures. Excluding improved alleys, all solid waste & recycling storage shall be screened from view from public rights of way.

a. Screening may be achieved by with a buffer as described in **Figure CD-41 Minimum Buffer Types**, a freestanding enclosure, or an enclosure within the building footprint. Where more than (6) roll-out carts are required an enclosure shall be provided.

b. The location of solid waste & recycling storage and/or enclosures:

i. Shall be accessed from the alley if an improved alley is present.

ii. Prohibited on "*A*" *Streets* as shown in **Figure CD-07 Thoroughfare Plan**.

iii. Where an alley is not present, solid waste & recycling storage and/or enclosures shall be located to prevent conflict with pedestrians, minimize the quantity and length of curb cuts, and promote a high quality, livable public realm.

c. The Utilities & Engineering Director encourages businesses under the same ownership or within the same block to share enclosures to meet required enclosure standards.

d. Design of freestanding solid waste & recycling storage enclosures shall have:

i. A 6 feet tall finished concrete wall on three sides. Use of chain link or wooden fencing to meet this requirement is prohibited.

ii. Closable, lockable opaque gates. Gates may be opaque inserts within a chain link gate.

iii. Landscaping around the enclosure is not required.

iv. Bollards are required to be located at the rear of enclosure only.

v. Enclosure size shall be a minimum 10 feet by 10 feet (interior dimensions). Larger enclosures shall be provided as necessary to house larger proposed or required containers.

Sec. 3.04.10. Fence & Wall Standards

A. Fence & Wall Principles. All development including public improvements shall incorporate the following fence and wall principles:

1. Fences or walls shall be in harmony and compatible with their surroundings.

2. All fences and walls shall be maintained in good repair on both sides, so as to be structurally sound.

3. No fences, walls, or hedges may be located within the intersection sight-triangle as set forth. See **Sec. 3.04.06.F.**

4. Obstruction of water drainage. In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches, etc.

B. Construction Fences. All development projects greater than a half acre shall install with a temporary 6 feet chain link fence with obscure green or black fabric of uniform color or other visual barrier material approved by the Development Director around the site prior to the initiation of the construction phase.

C. Materials

1. Fences and walls shall be constructed with one or more of the materials listed in **Figure CD-43 Fence & Wall Materials.**

FIGURE CD-43 FENCE & WALL MATERIALS

Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

2. Metal fences shall be minimum of 11 gauge non-corrodible metal or galvanized wire fabric. Chain link fences shall be vinyl coated in green or black. Chain link fences shall not be visible from public rights-of-way. Chain link fences may be concealed by landscaping and shall only be located on the side and rear yard.

3. Fences and walls shall be finished on the exterior side where all framing is facing the interior.

4. Dangerous materials prohibited.

a. No fence, wall, or other enclosures shall include materials or devices, such as broken glass, spikes, razors, nails or similar materials intended or designed to maim, mutilate or cause other bodily injury to any person or animal.

b. Electrically charged fences are prohibited.

c. Barbed wire fences are hereby prohibited, unless approved as necessary to protect the public from hazardous conditions.

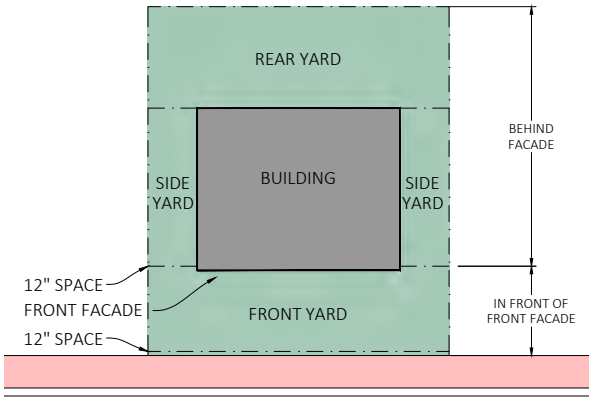
D. Height

1. Fences located in the front yard shall have a maximum height of 4 feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be no more than 6 feet in height. See **Figure CD-44 Wall & Fence Locations** for an illustration of front, rear, and side yards.

2. The height of fences and walls shall be measured from existing natural elevation of a lot, prior to any construction or alteration.

3. An entryway bower, arbor, or trellis, constructed in conjunction with a fence or wall, shall not exceed a maximum height of nine feet, measured from existing grade.

FIGURE CD-44 WALL & FENCE LOCATIONS



Sec. 3.04.011. Sign Standards

A. **Figure CD-45 sign Standards** identifies which of the sign standards in **Sec. 6.11.00** apply in The Creek District and which standards are modified, replaced, or do not apply.

FIGURE CD-45 SIGN STANDARDS

Sec. 6.11.00	Signs	Applies as written	Replaced by
Sec. 6.11.01	Purpose and goals	✓	-
Sec. 6.11.02	Permit required.	✓	
Sec. 6.11.03	Non-conforming pole signs	✓	
Sec. 6.11.04	Permit procedures	✓	
Sec. 6.11.05	Aesthetic attributes	→	Modified by **Sec. 3.04.11.B**
Sec. 6.11.06	Code applicability	✓	
Sec. 6.11.07	Sign area, dimensioning, lighting and colors	→	Modified by **Sec. 3.04.11.C**
Sec. 6.11.08	Design requirements and restrictions	→	Modified by **Sec. 3.04.11.D**
Sec. 6.11.09	Unified signage plan; location, safety, design requirements and restrictions	✓	
Sec. 6.11.10	Structural standards	✓	
Sec. 6.11.11	Removal and disposition of certain signs	✓	
Sec. 6.11.12	Types of signs permitted	→	Modified by **Sec. 3.04.11.E**
Sec. 6.11.13	Special purpose signs and signing	✓	
Sec. 6.11.14	"No fee permit" signs	→	Modified by **Sec. 3.04.11.F**
Sec. 6.11.15	Exempt signs (not requiring a permit)	→	Modified by **Sec. 3.04.11.G**
Sec. 6.11.16	Prohibited signs	→	Modified by **Sec. 3.04.11.H**
Sec. 6.11.17	Design standards matrix	✓	

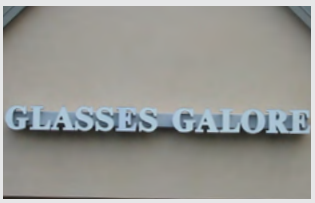
B. Aesthetic attributes. In addition to **Sec. 6.11.05** signage within The Creek District shall follow the material standards set forth in **Figure CD-46 Sign Material Standards**.

FIGURE CD-46 SIGN MATERIAL STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
MATERIALS	Sign materials shall be high quality, durable and easy to maintain.			
		Metals, wood, & wood-like materials like high-density-urethane	Well maintained painted signs	Vinyl banners, acrylic and plexiglas

C. Illumination. In addition to **Sec. 6.11.07** signage within The Creek District shall follow the material standards set forth in **Figure CD-47 Sign Lighting Standards**.

FIGURE CD-47 SIGN LIGHTING STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
POWER SOURCE	Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible.			
		Gooseneck lighting	Face illuminated channel letters mounted on wireway	Face illuminated channel letters mounted on exposed raceway
ILLUMINATION	Signs shall be lit to encourage continuous activity and advertise the business at night. Halo-lit or reverse channel lit consist of aluminum faces and sides mounted away from the wall			
		Reverse channel LED halo-lit letters	Front-lit LED channel letters with translucent acrylic faces	Fluorescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign

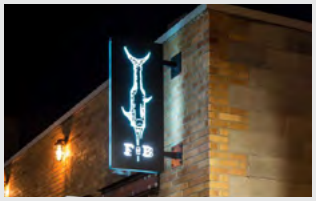
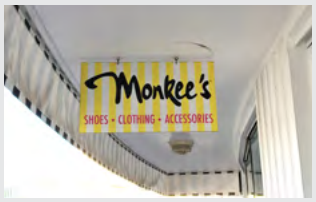
D. Building outline. **Sec. 6.11.08** applies except building outline perimeter lighting of neon, LED rope lighting, or similar is prohibited.

E. Permitted signs. **Sec. 6.11.12** applies except where modified in **Figure CD-48 Types of Signs Permitted**.

FIGURE CD-48 TYPES OF SIGNS PERMITTED

		EXAMPLE
A-FRAME	Sandwich or A-frame sign provided the signs do not exceed 6 square feet per face, are located on private property, do not obstruct pedestrian or vehicular movement, and are removed by 9:00 PM daily.	 
AWNING	Signs consisting of one line of letters not exceeding nine inches in height may be painted, placed or installed upon the hanging border. A graphic or other similar feature not exceeding an area of eight square feet, may be painted, placed, or installed elsewhere on any awning provided that any such graphic shall comply with all other sign standards.	 Winter Park, Florida by Boogich on Getty Images
GROUND SIGNS: FREESTANDING	Freestanding signs shall be wood or composite material supported by 2 wood or composite posts, with the top edge of the sign no higher than 6 feet above the finished grade, and shall not exceed six feet in width. Each post shall have ornamental post caps or covers. A freestanding sign shall not be used as a frame for a cabinet sign. Freestanding signs shall be lit with integrated lighting, externally lit by concealed lighting or gooseneck lighting	  

TYPES OF SIGNS PERMITTED CONTINUED

		EXAMPLE	
GROUND SIGNS: MONUMENT	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 **Sec. 6.11.17**, 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.	 Metal monument sign with individual letters	 Metal monument sign with push through or routed copy
PROJECTING	Projecting signs. A projecting sign is affixed to a structure and extends at a right angle from the structure. 1. A projecting sign shall not have more than two sign faces. Projecting signs may project into the public right-of-way. Projecting signs shall have clear height of no less thn 9 feet and be no closer than 2 feet from the curb. 2. Signs must not project more than six feet from the wall face of a building. 3. The permitted size of a fixed projecting sign shall not exceed 16 square feet.		 Supported by metal brackets. These signs can come in all shapes and sizes and are sometimes made in the likeness of objects and symbols associated with an actual type of business.
UNDER CANOPY	A sign hung from the underside of an awning, canopy, ceiling of an arcade, covered walkway, or portico. It may be rigid or it may swing. Any swinging sign shall be removed during a major storm event. Sign shall not have more than two sign faces. No portion of any sign projecting over a public sidewalk shall be less than nine feet above the grade of the sidewalk. Any sign projecting over private property and located where motor trucks may be required to pass beneath it shall be erected and maintained at a height of not less than 14 feet.	 Under canopy	 Under arcade or roof
WINDOW	Window sign shall not cover more then 40% of the window. Window signs are very helpful at a pedestrian scale and often tell patrons the business name, operating hours, or additional details about the business or promotions.		
WALL SIGN	A wall sign shall be flush mounted, raised channel, or individual letters and may be applied to the building face. Plastic face box or cabinet signs shall not be allowed.	 Cabinet side with push through or routed copy	 Individual letters
WALL SIGN: PAINTED	Mural signs shall be counted as wall signs for the portion which includes any message, logo or which depicts a product or service, and shall be of such a design as to complement the architectural style of the subject building and shall be in keeping with the general character of the district. There shall be a maximum of only one mural sign per building. The sign portion of a mural sign, if any, shall comply with the dimensional requirements of a wall sign.		 A wall sign shall be professionally hand-painted on building face.

TYPES OF SIGNS PERMITTED CONTINUED

PERMITTED SIGNAGE ILLUSTRATION

EXAMPLE





Activity inside can be seen by those outside the building. The signs are of high quality durable materials. The scale of signage should address both the pedestrian and those traveling by vehicle.

F. *Mural*. **Sec. 6.11.14.D. Mural** applies except when a mural is interior to development and not visible to public right of way, parks, public land or vista, the approval of CRA is not required.

G. *Non-residential and multi-family residential real estate signs*. **Sec. 6.11.15.G** applies except when the duration of sign posting exceeds that of a *temporary sign*, six months per year or less, the sign shall require a permit and conform to permitted sign standards.

H. *Prohibited signs*. **Sec. 6.11.16** applies except where modified in **Figure CD-49 Types of Signs Prohibited**.

FIGURE CD-49 TYPES OF SIGNS PROHIBITED

PROHIBITED



Adverting flags including feather flags and tear drop flags



Murals which are advertising or exceed permitted dimensions



Face illuminated cabinet sign, back-lit sign panels



Vinyl banners hung from awnings, roof fascia or arcade



Billboards, single pole & pylon signs



Electronic changeable copy signs



Window signs exceeding 40% of glazing area. It can be perceived as visual clutter.

Sec. 3.04.12. Architectural Standards

A. Historic Preservation. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in **Sec. 5.09.00**.

B. Building Additions. The exterior appearance of additions to an existing building shall be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.

C. Architectural Character.

1. Building colors and finishes. All exterior building wall colors used within The Creek District shall be restricted to muted pastel, whites, neutrals tones, or earth-toned shades. The use of black or florescence scolors is prohibited as a predominant exterior building color. Exterior colors shall be approved by the Development Director.

2. Architectural features. The ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors, or similar treatments. Architectural treatments on the principal facade shall extend to all faces of the building adjacent to a public right of way, with the exclusion of alleys.

3. Blank walls. Long, windowless, uninterrupted walls are not permitted. Blank wall areas shall not exceed 20 feet in horizontal direction of any facade adjacent to a public right-of-way, with the exclusion of alleys.

4. Roofs and gutters.

a. Exposed gutters shall be half-round metal gutters.

b. For buildings which are located not more than five feet from the front property line, gutters must be shielded and shall not drain onto hardscape. Downspouts may be enclosed within a column or other architectural feature. Rain-barrels, cisterns, and other low impact development strategies are encouraged.

c. Clay or cement barrel, s-shaped, flat cement, or mission tiles shall be a shade of "red," "ochre," "cream" and "white" color shades provided that such coloring is integral to the clay or cement. No glazed or painted clay or cement tiles shall be allowed. No other shape of clay or cement tiles shall be permitted.

d. Flat roofs shall have a parapet.

e. Pitch roofs shall not have a ratio less than 3-12.

f. Aluminum fascia and soffits are not permitted.

g. Heat Island Effect. In order to reduce urban heat islands for roofed areas, it is recommended to use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a “green” (vegetated) roof for at least 50% of the roof area.

5. Windows and Doors. The following window and door types are encouraged:

a. Operable windows

b. Operable shutters which are sized to match openings

c. Bahama shutters

d. Operable Paris balconies

e. Bird friendly glazing for structures 3 stories and greater

Chapter XII

Build-to zone means that a building must be built to the specified zone.

Accessory dwelling unit, detached means a second dwelling unit located on the same property as the primary dwelling unit but in a separate structure. Outside the Creek District and the East Stuart Neighborhood, ~~A~~an accessory dwelling unit and the primary dwelling unit shall be occupied by members of a single family as "family" is defined herein. ~~and~~ An accessory dwelling unit shall use the same street address as the primary dwelling unit. May include a garage apartment as defined below.

Community redevelopment agency (CRA) means a public agency that was created by the city commission on May 12, 1986 in accordance with the provisions of Florida statutes and encompasses approximately 700 acres of land, including those areas with an Urban Code, The Creek District, and ~~or~~ East Stuart Neighborhood zoning ~~district~~ designations.

East Stuart Neighborhood ~~Code District~~ conditional use means the granting of relief from the provisions of this Code relating to permitted uses, density, ~~setbacks, building height, location of parking, location of buildings and~~ structures, conflicts with utilities, historic buildings, and architectural requirements within the East Stuart Neighborhood Code ~~District [zone]~~.

Substantial damage means damage of any origin sustained by a ~~building or~~ structure whereby the cost of restoring the ~~building or~~ structure to its before-damaged condition would equal or exceed 50 percent of the market value of the ~~building or~~ structure before the damage occurred. ~~[Also defined in FBC, B, section 1612.2.] (As referenced in chapter 5 - Floodplain Management.)~~

Substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the ~~building or~~ structure before the improvement or repair is started. If the structure has ~~incurred~~ sustained "*substantial damage*," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: ~~[Also defined in FBC, B, Section 1612.2.]~~

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions. ~~(As referenced in chapter 5 - Floodplain Management.)~~

~~(1)~~(2) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantial renovation means a development that includes one of the following:

1. Improvements to existing buildings, and site improvements consisting of any combination of repairs, reconstruction and alteration to a building or site the cumulative costs of which, according to the latest edition of the Marshall and Swift Cost Estimator, equal or exceed 50 percent of the assessed value from the Martin County property appraiser. Cumulative cost includes improvement during the previous three years.~~market value of the buildings on the site and site improvements, not including the market value of the land, prior to improvement; or~~
2. Additions to existing buildings or structures totaling 50 percent or more of the gross floor area of all existing buildings or structures on the site inclusive of any additions made during the previous three years. ~~(As referenced in chapter 3.)~~

Townhouse means an attached dwelling unit not exceeding three stories in height constructed in a group of three or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with a yard or public way on not less than two sides.

THE CREEK DISTRICT CODE

City Commission 2st Reading – February 13, 2023

PROPOSED
LAND DEVELOPMENT CODE

The goal of the overall work program includes amendment of the Land Development Code, amendment to the Future Land Use Map, and amendment of the Zoning Map to ensure the predictability of future development defined by a vision developed by the community while preserving and enhancing the existing character of a neighborhood or district.

CRA Specific Land Development Regulations
Chapter III - SPECIAL ZONING CODES

Districts

Creek District Code

Section 3.04.00

COMMENTS AT FIRST READING AT **CITY COMMISSION – JAN 17**

1. **Formula Business:**
   Address the dimensional criteria, duplicative language, and historic application of the policy.

FORMULA BUSINESS

(6) The proposed formula business meets all of the following fixed criteria:

a. The size of the business shall not exceed 1,500 square feet of gross floor area in the Old Downtown District.

b. The first floor street frontage of the business shall not exceed 35 feet in width in the Old Downtown District.

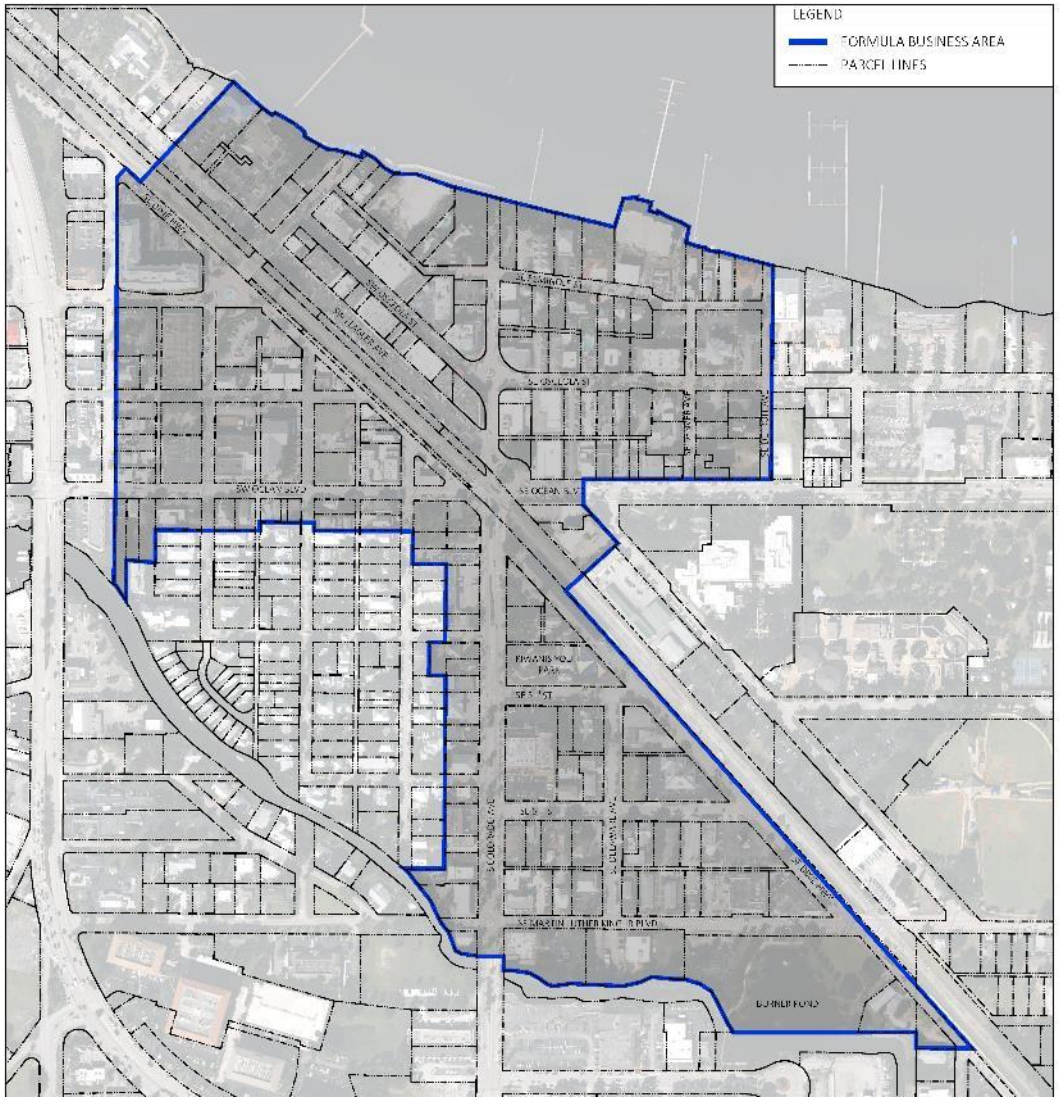
c. Architectural Style, design, exterior facade colors shall comply with the surrounding neighborhood and requirements of the Urban Code and Creek District Code.

d. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building and neighborhood as approved by the Development Director.

e. No drive thru windows shall be permitted.

D. *Distance requirements.* A formula business shall not locate within 300 feet of an existing formula business establishment in the Old Downtown District.

FORMULA BUSINESS AREA



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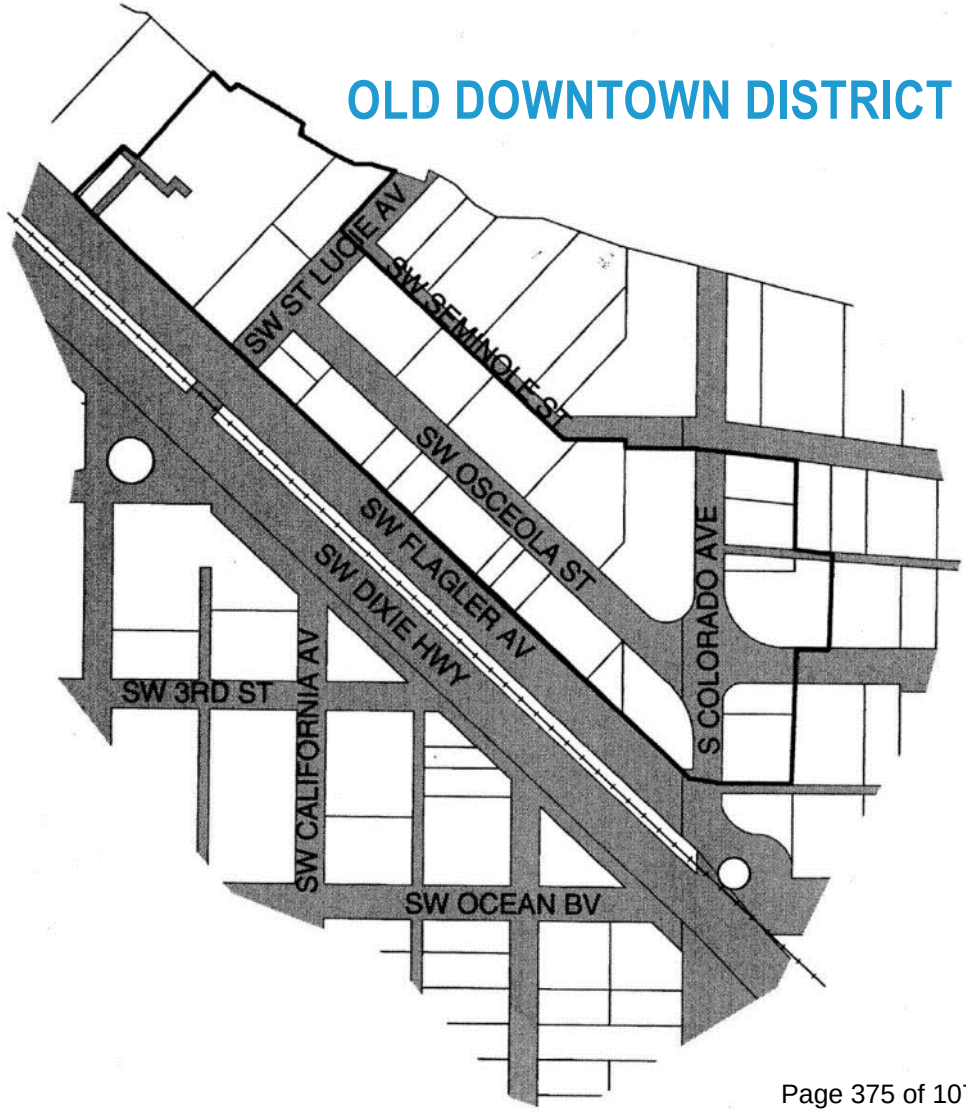
OLD DOWNTOWN DISTRICT

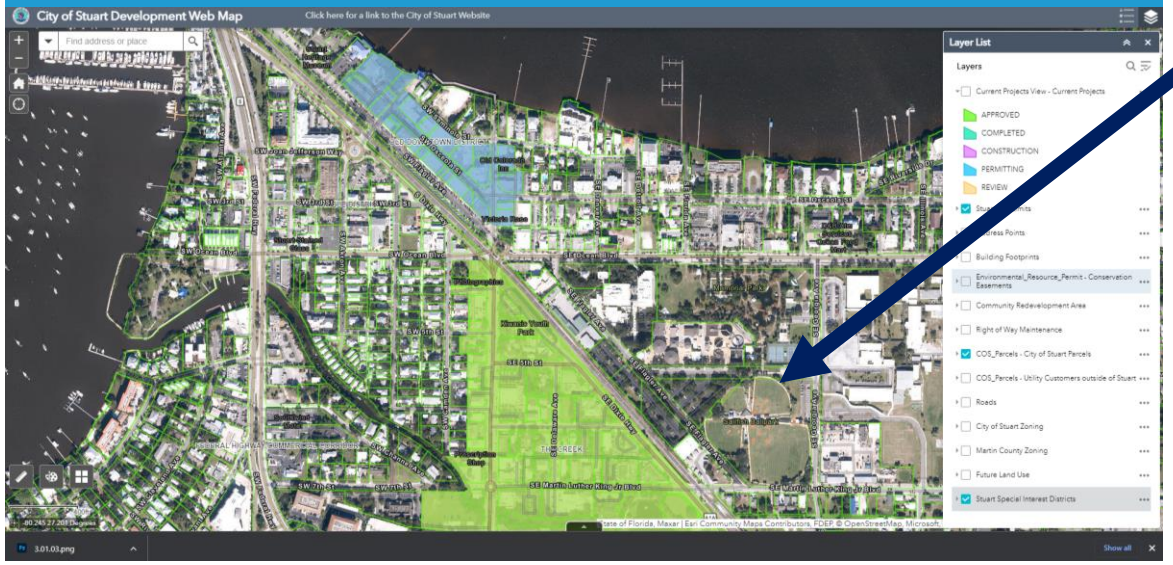


FORMULA BUSINESS

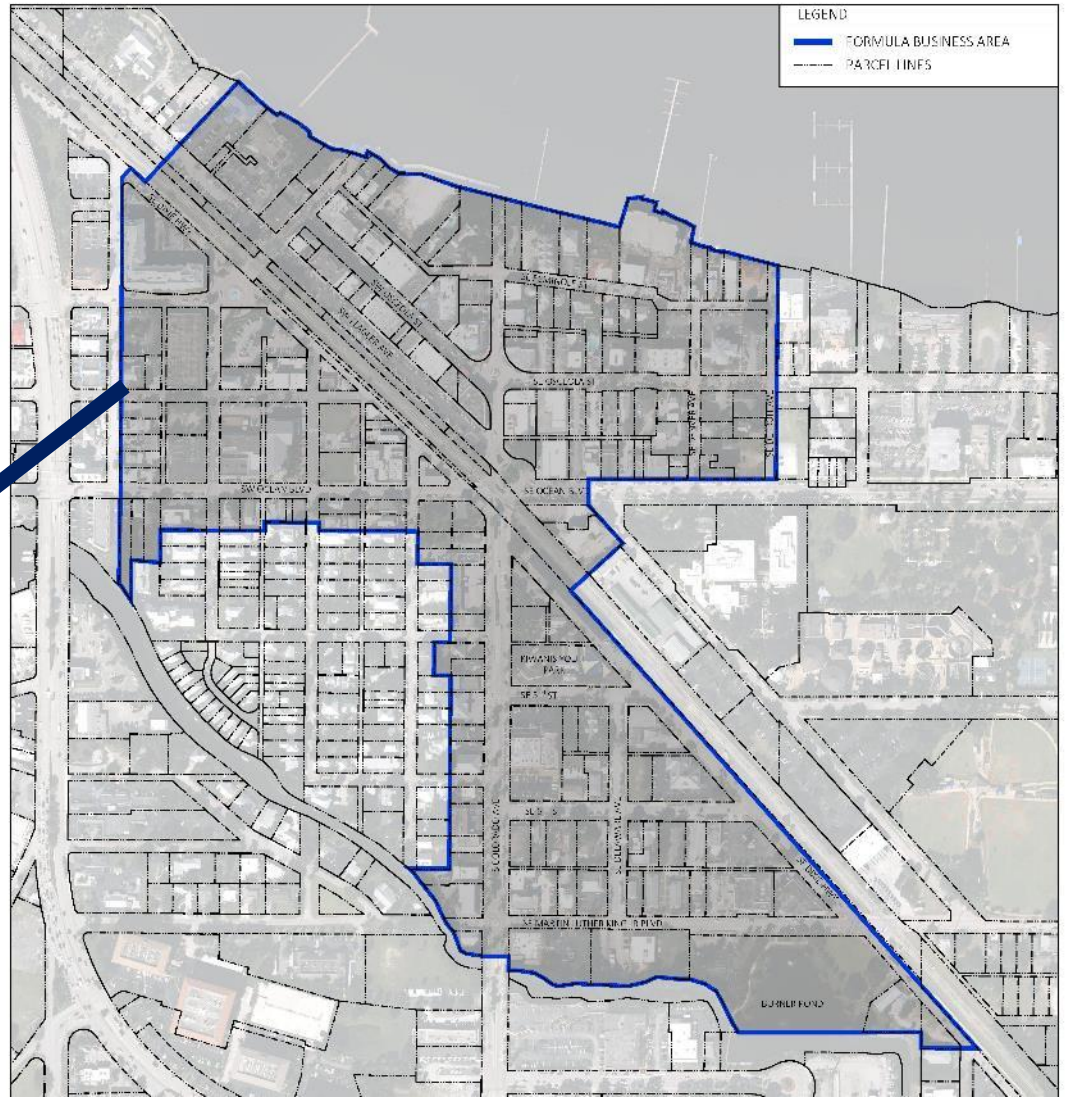
~~c. Corporate advertising shall not be used which is visible from the exterior of the premises.~~

~~f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.~~

Add Formula Business Area to GIS as resource to staff & applicants



FORMULA BUSINESS AREA



COMMENTS AT FIRST READING AT **CITY COMMISSION – JAN 17**

2. **Address footnote within TABLE OF LAND USE DENSITIES & INTENSITIES Objective 1.A7. Future land use categories Comprehensive Plan**

TABLE OF LAND USE DENSITIES & INTENSITIES

TABLE OF LAND USE DENSITIES AND INTENSITIES

EXPAND

		Residential			Non-Residential			
			UPUD, RPUD or Major UCE [2]					
Land Use Category	In/Out CRA [1]	General	Not ALF [4]	ALF	% Residential	General	>2.0 FAR [3]	% Non-residential
Downtown Redevelopment		<15 du/ac [8]	<30 du/ac	<30 du/ac	0—70%	<4.0 FAR	<50 ac	0—70% [6]

[8] Shall be interpreted on an Urban Subdistrict basis within the CRA (including Urban Neighborhood, Urban General, Urban Center, Urban Waterfront, and Urban Highway).

- Staff will address improving language with subsequent effort to address clarity of Comprehensive Plan language.

2.03.00 DENSITY

Table 3 & Table 3a

Comprehensive Plan Land Use Classification	Zoning Districts																	
	R1-A	R-1	R-2	R-3	RPUD [1]	B-1	B-2	B-3	B-4	CPUD	P	I	IPUD	H	PSPUD	MXPUD	Urban Code District	East Stuart
																		GRO / BMU / SFD
Downtown redevelopment				15/30 [7]	15/30 [11]	15/30 [7]	15/30 [7]			5 [7] /7 [8] /10 [9]						15 [5]	15/30 [6]	
Neighborhood/special dist.					15					5 [7] /7 [8] /10 [9]						155	15/306	
Industrial																		
East Stuart																15 [5]		15/30 [10] / 15/30 [10] / 17

R-1A single family—estate; R-1 single family—general; R-2 duplex; R-3 multi-family/office; R-M residential multi-family; B-1 business-limited; B-2 business-general; B-3 business-restricted; B-4 limited business/manufacturing; P public service; I industrial; H hospital; planned unit development (PUD) includes residential (RPUD), commercial (CPUD), public service (PSPUD), industrial (IPUD), and mixed use (MXPUD); urban code district includes urban general (UG), urban center (UC), urban neighborhood (UN), urban highway (UH), urban waterfront (UW), creek north (CN), creek south (CS), and creek industrial (CI); East Stuart district Neighborhood includes business and mixed use (BMU), general residential and office (GRO), single-family and duplex (SFD).

OTHER CHANGES

- ✓ Updated the definition of ADUs in Chapter 11 to be consistent with the definition in the Creek District and East Stuart Neighborhood.
- ✓ “Where feasible” search and removed.
- ✓ Corrected miscellaneous Scribner's errors.

RECOMMENDED ACTION

Motion to approve Ord. No. 2501-2023, amending the city's official Zoning Map to a new zoning on parcels within "The Creek District" to be consistent with the Future Land Use Map.

Motion to approve Ord. No. 2498-2023, amending the city's Land Development Code, Chapter III to include form-based land development regulations for "The Creek District"; Chapter II Zoning Districts Uses Allowed, Density, Intensity; and Chapter XII Definitions

THANK YOU

Jessica Cortor Seymour

Principal Program Coordinator

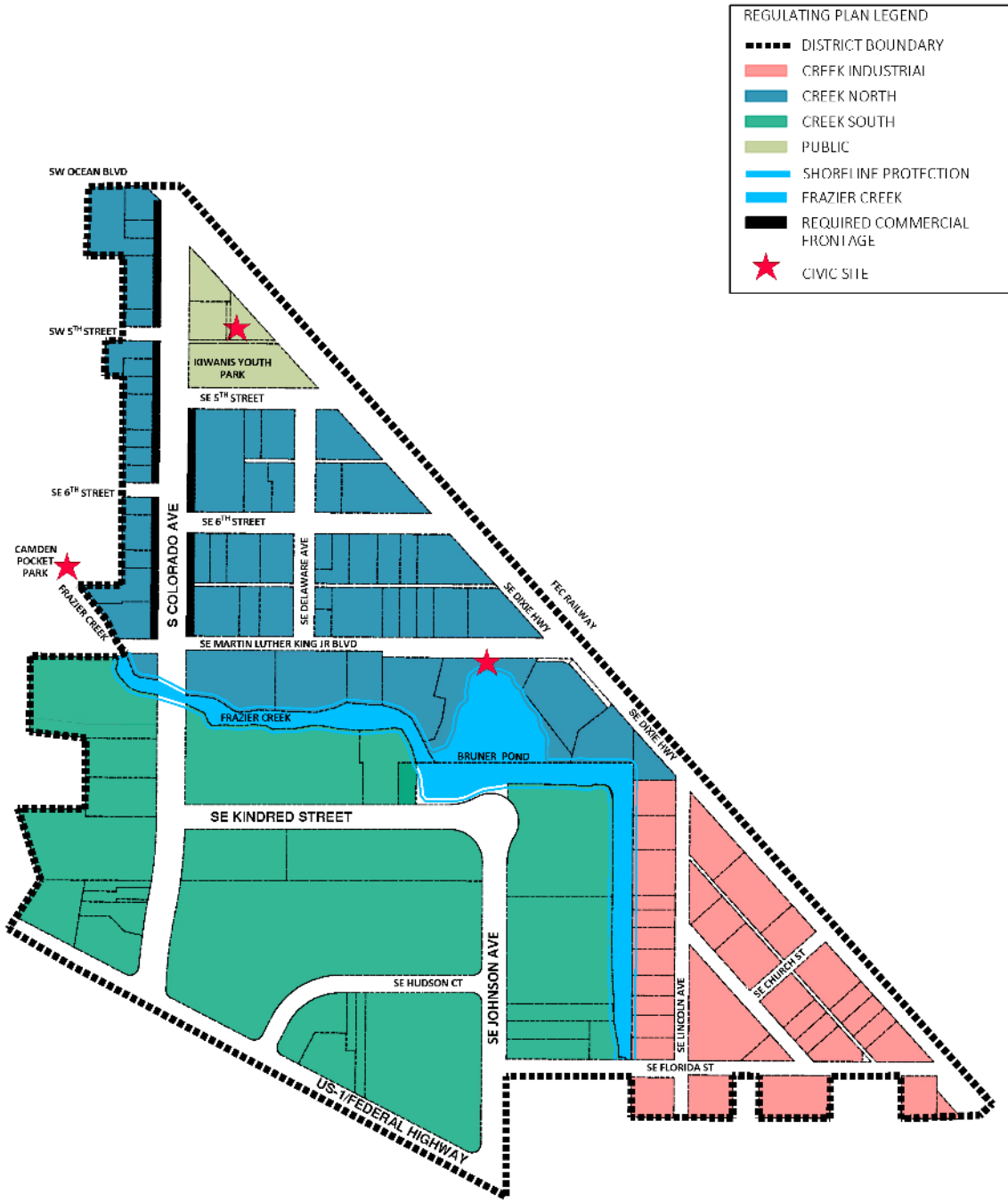
Treasure Coast Regional Planning Council

jseymour@tcrpc.org

PROPOSED
REGULATING PLAN

REGULATING PLAN LEGEND

- DISTRICT BOUNDARY
- CREEK INDUSTRIAL
- CREEK NORTH
- CREEK SOUTH
- PUBLIC
- SHORELINE PROTECTION
- FRAZIER CREEK
- REQUIRED COMMERCIAL FRONTAGE
- CIVIC SITE



THE CREEK DISTRICT

of Arts & Entertainment

STUART, FLORIDA

October 20, 2022

Dear City of Stuart Commissioners:

I am writing on behalf of the Board of Directors of The Creek District of Arts and Entertainment, Inc., a not-for-profit organization created with the mission of establishing and promoting a vibrant arts and entertainment district in downtown Stuart, in support of the proposed code revisions before you as they affect The Creek District.

The Creek District has evolved from a sleepy gateway to historical downtown to a destination in its own right, with retail stores, restaurants, entertainment venues and other businesses that attract visitors and shoppers from throughout Martin County and beyond. These revisions to the City Code will help to foster a more walkable area that will draw visitors and investors alike. In particular, we are encouraged by the proposals for mixed uses of property, the ability to move storefronts and active uses closer to sidewalks and streets, and the reduction in parking space requirements.

We encourage you to approve these proposed revisions as a means of supporting our vision to attract and encourage artistic expression throughout The Creek District, which will, in turn, benefit both the businesses and the residents of the area.

Most sincerely,



Duncan Hurd, President
Board of Directors

The Creek District of Arts and Entertainment, Inc.
901 SE Johnson Avenue, Stuart, FL 34994

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

LOCAL PLANNING AGENCY

Chairperson - Kelly Laurine
Vice Chairperson - Margaret Bromfield
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Board Member - VACANT
Board Member - VACANT
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director, Jodi Nentwick-Kugler
City Clerk, Mary R. Kindel

CALL TO ORDER

5:34 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Pinal Gandhi Savdas, CRA Executive Director, explained the rearrangement of the items in the agenda.
- Item #5 was read third.
- Item #7 was read fourth.
- Item #3 was read fifth.
- Item #6 was read sixth.
- Item #4 was read seventh.

5:36 PM MOTION: Approve with rearrangements of items.
MOVED BY: Jackie Vitale
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF OCTOBER 13, 2022 MINUTES

5:37 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Michael Mortell, City Attorney, spoke on the passing of Board Member Larry Massing.

ACTION ITEMS

2. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2500-2023; 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 "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:39 PM

Ms. Gandhi Savdas presented the item and stated all the notices that were sent out to the neighbors within the project area, spoke about the workshops and walking tours that took place, and all the community engagements.

Jessica Seymour, Treasure Coast Regional Planning Council presented the timeline, future land use map and their changes, and the proposed future land use map.

PUBLIC COMMENT:
1.) Brooks Dubois - SE 6th St; Spoke about a larger parcel and is in opposition of the duplexes possibly going in that parcel.
2.) Laura Giobbi - Questioned where the parking is in the multi-dwelling units.

6:00 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

****Clerks Note** - Ordinance No. 2499-2023 and 2507-2023 were presented together in one presentation. Discussion happened at the same time and a motion was first made on the Land Development Code and then on Zoning Map Amendment.**

5. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the proposed land use and zoning, showed comments from CRB Board Members and City Commissioners, the proposed process, regulating plan, thoroughfare plan, development standard typical lot sizes, zoning, dwelling units per acre, frontage types, building types, proposed neighborhood open space, low-impact development standards, vision update on the master plan, and top three take-aways.

Board Members and Ms. Seymour had a discussion about accessory dwelling unit's (ADU), facades, porches, store fronts, and building height requirements.

6:41 PM Board Member Mathers made a motion seconded by Board Member Strom.

Board Members had a discussion about ADU's and whether or not to include it in the motion.

PUBLIC COMMENT:
1.) Brooks Dubois - SE 6th St; Stated he is okay with ADU's but not the duplexes.

6:49 PM MOTION: Approve.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

7. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6:48 PM MOTION: Approve, with the restriction on the Duplex but not ADU, and ensure that the language states "Non-pervious does not count towards the impervious count".
MOVED BY: William Mathers
SECONDED BY: Jackie Vitale
Motion approved unanimously.

3. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2502-2023; 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 DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the existing future land use map and the future land use element.

PUBLIC COMMENT:
1.) Mark Brechbill - SE Osceola St; Asked if the gym property will be grandfathered in and questioned how it will supply to the sound ordinance?

Board Members had a discussion with Ms. Seymour about their concerns in The Creek District.

7:05 PM MOTION: Approve.
MOVED BY: Jackie Vitale
SECONDED BY: Ryan Strom
Motion approved unanimously.

****Clerks Note** - Ordinance No. 2498-2023 and 2501-2023 were presented together in one presentation. Discussion happened at the same time and two motions were made on each Ordinance.**

6. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the comments received from CRB, LPA, and City Commission, proposed process, proposed regulating plan, proposed development standards, creek industrial uses, creek industrial density, proposed frontage types, proposed parking

standards, proposed thoroughfare plan, proposed low impact development standards, and proposed neighborhood open space.

Board Members had a discussion with Ms. Seymour in regards bulkheads, how you measure height.

7:29 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale
Motion approved unanimously.

4. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7:31 PM MOTION: Approve, adding language for bulkheads in emergency situations.
MOVED BY: Jackie Vitale
SECONDED BY: William Mathers
Motion approved unanimously.

STAFF UPDATE

Susej Meleqi, Deputy City Clerk, stated that the Clerk's Department would be taking over the advisory board meetings.

ADJOURNMENT

7:32 PM

_____ _____

Mary R. Kindel, City Clerk **Kelly Laurine, Chairperson**

Minutes to be approved at the Local Planning Agency Meeting this 12th day of January, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Jodi Nentwick

Title of Item:
STUART AUTO VAULT, LLC., PETITION FOR VOLUNTARY ANNEXATION ON MONTEREY ROAD (RC):

ORDINANCE No. 2510-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Redtail Design Group submitted petitions, on behalf of Stuart Auto Vault, LLC., for a Voluntary Annexation to incorporate the +/-0.34-acres from Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to assign a future land use category of Commercial, and assign a (B-4) Limited Business/Manufacturing Zoning Designation, for a project to be known as Stuart Auto Vault Baron Commerce Center. The property currently has County land use and zoning. The land use is (GC) General Commercial and the zoning is (B-1) Business.

The applicant also submitted a concurrent Major Development application to incorporate the subject site and +/- 20 acres (total of 20.35-acres) to develop 137,567 square feet of flex warehouse space and 113,802 square feet of storage space. The proposed site plan depicts ten (10) buildings, with twenty-four (24) inch clear height situated around a lake with large drive isles for maneuvering recreation vehicles and trucks on site.

Funding Source:
N/A

Recommended Action:
Staff recommends the City Commission approve Ordinance No. 2510-2033 on First Reading for the annexation of the 0.34-acres, based upon the following findings of fact:

- The subject annexation request is consistent with Chapter 1741.0444, *Florida Statues*.
- The subject property meets the City of Stuart Level of Service Standards.
- City of Stuart Land Development Section 11.01.12.

ATTACHMENTS:
1. Staff Report - Voluntary Annexation
2. Draft 2510-2023 Ordinance - Annexation
3. Voluntary Annexation Application

4. Public Notification Packet
5. Florida Statutes 2022 - 171.044
6. 2022.11.04 Memo to re voluntary annexation 2601 willoughby

City of Stuart

TO: Local Planning Agency (LPA)

FROM: Jodi Nentwick-Kugler, Development Director

MEETING DATE: February 13, 2023

SUBJECT: **Stuart Auto Vault LLC**
Voluntary Annexation

GENERAL INFORMATION

Property Owner/Applicant: Jeremiah Baron, CEO
Stuart Auto Vault LLC
49 SW Flagler Avenue 3rd Floor
Stuart, FL 34994

Agent/Agent of Record: Tod Mowery, AICP
Redtail Design Group
100 North 2nd Street
Fort Pierce, FL 34950

Location: SE Monterey Road, Stuart, FL

Parcel ID#: 16-38-41-000-000-00071-0

Parcel Size: +/-0.34-acres

Existing Future Land Use: (GC) General Commercial (County)
Proposed Future Land Use: ***Commercial (City)***

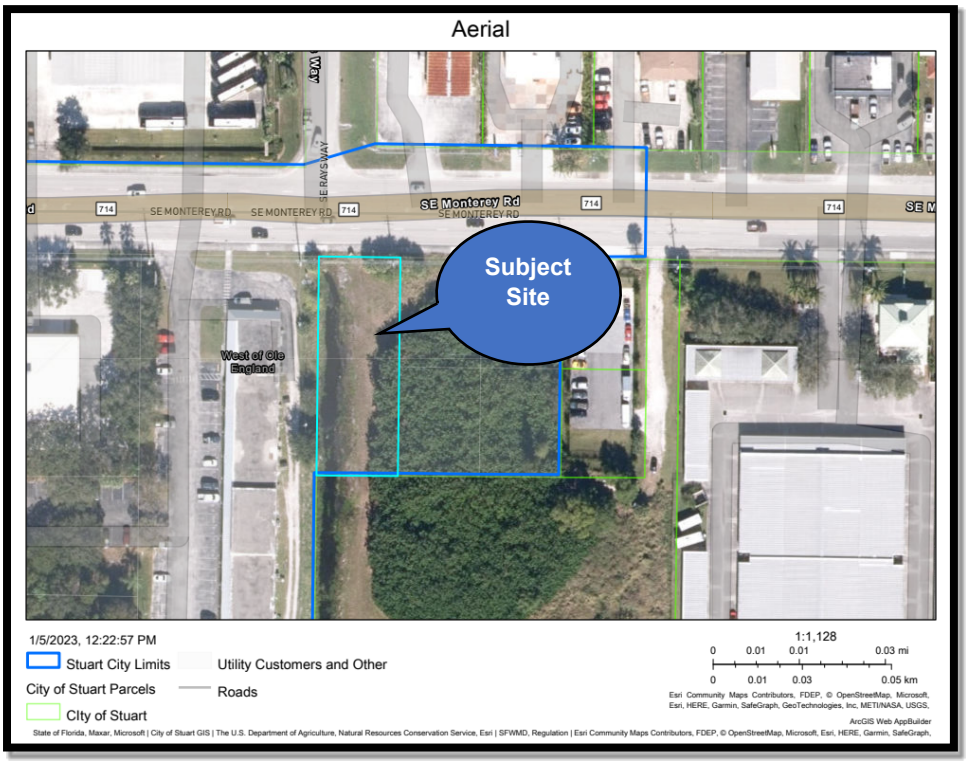
Existing Zoning: (B-1) Business (County)
Proposed Zoning: ***(B-4) Limited Business/Manufacturing (City)***

EXECUTIVE SUMMARY

This is a request from the property owner, Stuart Auto Vault, LLC., to consider a petition for Voluntary Annexation for +/-0.34-acres of vacant land located within Martin County unincorporated area.

BACKGROUND

Redtail Design Group submitted petitions, on behalf of Stuart Auto Vault, LLC., for a Voluntary Annexation to incorporate the +/-0.34-acres from Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to change the future land use category from (GC) General Commercial (County) to Commercial (City), and Rezone from (B-1) Business (County) to (B-4) Limited Business/Manufacturing (City) Zoning Designation, for a project to be known as Stuart Auto Vault Baron Commerce Center.



LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of General Commercial (GC), and a County Zoning Designation of Business District (B-1) District. The subject property is currently vacant located on the south of SE Willoughby Boulevard. The site is bounded by City of Stuart (northeast, northwest, south, and adjacent to the property to the east). The existing uses, zoning districts, and future land-use designations of the adjacent properties are summarized in Table 1.

Table 1. Existing Use, Zoning and Land-Use Designations

EXISTING USE		ZONING	FUTURE LAND USE
Subject Property:	Vacant	(B-1) Business *(County)*	(GC) General Commercial *(County)*
North:	Auto Sales/Repair Vacant	(B-2) (CPUD) Commercial Planned Unit Development	Commercial
South:	Vacant	(B-1) Business (County)	Commercial
East:	Vacant	(B-1) Business (County)	Commercial
West:	Shopping Center	(B-4) Business (County)	Commercial

SECTION 1:	VOLUNTARY ANNEXATION STANDARDS OF REVIEW AS SET FORTH IN THE LAND DEVELOPMENT CODE SECTION 11.01.12

In accordance with LDC Section 11.01.12.G., the Local Planning Agency (LPA) shall hear from all interested parties regarding whether the application complies with the requirements of this Code and the Comprehensive Plan. The LPA shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.

CONSISTENCY WITH FLORIDA STATUES

Section 171.044, *Florida Statutes*, includes criteria that an area being considered for voluntary annexation shall satisfy prior to local government annexation:

(1) *The owner or owners of real property in an unincorporated area of a county is contiguous to a municipality and reasonably company may petition the governing body of said municipality that said property be annexed to the municipality.*

Staff Comment: The subject area is located within unincorporated Martin County, is contiguous on all three (3) sides to the City's municipal boundaries and is reasonably compact. The parcel is concentrated in a single area. Therefore, the proposed annexation is consistent with this section of the *Florida Statutes*.

(2) *Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is*

published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

Staff Comment: The subject property is under is under one ownership, and the City has received the signature of the property owner of the area to annexed. Prior to the adoption of the Ordinance by City Commission for annexation, the notice (legal advertisement) will be published once each week for two (2) consecutive weeks in the City's local newspaper (TC Palm Newspaper), to meet the requirements of the *Florida Statutes*.

(3) *An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within seven (7) days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.*

Staff Comment: This requirement shall be satisfied within seven (7) days of adoption of the Ordinance by the City Commission.

(4) *The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.*

Staff Comment: Martin County has been directly notified of the submission of this voluntary annexation petition via certified mail in accordance with the City of Stuart Comprehensive Plan Intergovernmental Coordination Element *Policy 7.A8.17. – The City shall continue to promote data sharing and technological consistency across jurisdictions.*

(5) *Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.*

Chapter 171.031(13(a) and (b), Florida Statutes "Enclave" means: (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Staff Comment: The proposed annexation does not create an enclave as defined in Chapter 171.031(13)(a) and (b), *Florida Statutes*. Annexation of the subject property does not create an area that is enclosed and bounded on all sides by the City, nor does it create an area that is enclosed and bounded within the City and a natural or manmade obstacle that allows passage of vehicular traffic to that unincorporated area only through the City. The subject property is

located within an existing enclave as the property is only accessible by vehicular traffic through the City of Stuart on SE Monterey Road, and the annexation will reduce the size of an existing enclaves.

(6) *Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.*

Staff Comments: A copy of the notice will be provided via certified mail to Martin County Board of County Commissioners no fewer than ten (10) days prior to publishing the Ordinance notice in the TC Palm Newspaper as required.

LEVEL OF SERVICE ANALYSIS (LOS)

Water and Wastewater
The property is located within the City of Stuart Utilities service area and currently receives potable water service and sanitary through City of Stuart Utilities. City of Stuart Utilities will continue to provide potable waster and sanitary sewer service after annexation.

Solid Waste
The property is located Martin County Solid Waste Facility service area that is the provider of solid waste disposal and recycling services. The proposed annexation will not negatively impact the existing capacity.

Recreation
The City has established a level of service for parks and recreation facilities within the City of Stuart Comprehensive Plan Element 6 – Recreation and Open Space Element. The property is zoned non-residential and will not negatively impact the Levels of Services.

Drainage
The subject property is located within the South Florida Water Management District (SFWMD). Any proposed development needs to demonstrate the project does not impact adjacent properties and meets all the federal, state and local requirements.

Public Safety
The City of Stuart Police Department and City of Stuart Fire Department have indicated capacity is available to serve the proposed annexation.

Traffic
Prior to the issuance of any Final Development Order, the development will be required to demonstrate that all traffic meets the level of service in accordance with the City of Stuart Comprehensive Plan Element 2 – Transportation Element.

Conclusion of Level of Service Analysis
The Applicant's analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Services (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic. Therefore, the proposed annexation will not pose a negative impact on the public facilities in the area.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed annexation area is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan. More specifically, *Objective 1.B1. – Compact urban form.*

Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning infill and development of lands located within Stuart to achieve a compact urban form.

LOCAL PLANNING AGENCY (LPA)

On January 12, 2023, the LPA held a public hearing on this item. There being no comments from the public, the Board voted unanimously to recommend approval to the City Commission for the Voluntary Annexation petition.

PUBLIC NOTIFICATION

On December 27, 2022, the applicant provided notification letters to nineteen (10) owners of property located within the 300 feet of the proposed petitions. One (1) public notification sign detailing the Local Planning Agency (LPA) and City Commission's Public Hearing was posted on the premise, and an advertisement displayed in TC Palm Newspaper on January 3, 2023 (LPA) and January 23, 2023 (CC).

STAFF RECOMMENDATION:

Staff recommends the City Commission approve Ordinance No. 2510-2033 on **First Reading** for the annexation of the 0.34-acres, based upon the following findings of fact:

- The subject annexation request is consistent with Chapter 1741.0444, *Florida Statutes*.
- The subject property meets the City of Stuart Level of Service Standards.
- City of Stuart Land Development Section 11.01.12.

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2510-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND TO FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, The City of Stuart as petitioner, constituting the fee simple title holder to the 0.34-acres, more particularly described in **Exhibits "A"**, attached hereto and made a part thereof, has voluntarily requested the City of Stuart annex said land into the corporate limits of the City; and

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

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

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

and serve as a basis for consideration of this ordinance; that said lands are contiguous with the

DRAFT

corporate limits of the City of Stuart, creates no enclaves, is reasonably compact, and that the City can effectively provide police, fire, and sanitary services to said land, all in compliance with the terms and requirements of Sec. 171.44, Florida Statutes, and the City of Stuart Code.

SECTION 2. Annexation. The parcels of land more particularly described in **Exhibits "A",** are hereby annexed into and shall be within the corporate limits of the City of Stuart, Florida, and that same shall henceforth be a part of said City as if said lands were originally a part of the City of Stuart.

SECTION 3. Directions to the City Clerk. The City Clerk shall cause the boundaries as set forth in the City's Charter to be amended and codified. The City Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, Board of County Commissioners Florida Statute 171.044(6) within 10 days prior to second reading adoption, the Chief Administrative Officer of Martin County, and the Florida Department of State within seven (7) days following adoption, in accordance with Section 171.044, Florida Statutes. Upon complete execution of this Ordinance, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

SECTION 4. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

SECTION 5. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance. The corporate boundary of the City shall be re-codified to include lands annexed.

DRAFT

SECTION 6. Adoption. This ordinance shall take effect upon adoption

Passed on first reading the ____ day of _____ 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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

DRAFT

EXHIBIT "A"

Legal Description

DRAFT

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

Received by: _____
Reviewed by: _____

Annexation Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date:	Application Date:

SITE INFORMATION

Project Name: Stuart Autovault Baron Commerce Center	Parcel ID#: 16-38-41-000-000-00071-0
Site Address: SE MONTEREY RD STUART FL	
Subdivision:	Lot(s):
Site Acreage: 34	Flood Zone/Base Flood Elevation:
Current Zoning District / CRA Subdistrict (if applicable): Martin County	
Proposed Zoning District: City of Stuart	
Current Comprehensive Plan Future Land Use Designation: General Commercial	
Existing Land Use: Gerneral Commercial	Proposed Land Use:
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Stuart AutoVault LLC	Phone Number / Email Address: 772-286-5744
Property Owner's Mailing Address: 49 SW Flagler Ave Suite 301	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Tod Mowery	Phone Number / Email Address: todm@redtaildg.com / 561-262-6304
Agent's Mailing Address:	
Architect: Mike Morel	Engineer: Engineering Design Construction EDC
Planner: Redtail DG	Landscape Architect: HJA Design Studio

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeremiah Baron

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 voluntary annexation in the City of Stuart, FL.
3. That he/she has appointed Tod Mowery to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Jeremiah Baron

Signature of Owner:

By: Name/Title

49 SW Flagler Ave 3rd Floor
Street Address

Stuart, FL 34994
City, State, Zip Code

P.O. Box

City, State, Zip Code

772-286-5744
Telephone Number

Fax Number

Jbaron@commercialrealestatellc.com
Email Address:

STATE OF FLORIDA, COUNTY OF Martin

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

7 day of July, 2022 By Jeremiah Baron

Personally Known OR Produced Identification
Type of Identification Produced:

Notary Public

My Commission expires:
8/13/22

JAMES M. CLARY III
MY COMMISSION EXPIRES
AUGUST 13, 2022
#GG 248173
NOTARY PUBLIC, STATE OF FLORIDA

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: Jeremiah Baron	City/State/Zip Code: Stuart FL 34994
Title: CEO	Telephone Number: 772-286-5744
Company: Stuart Autovault llc	Facsimile Number:
Company Address: 49 SW Flagler Ave 3rd floor	Email Address (optional):

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

1. Signed this 7 day of July, 2022.

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

Application Requirements

Fee: City of Stuart

- (●) $1,864.00 for small scale improved property less than 10 acres *(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)*
- ( ) *$2,130.00 for all other annexations*
- ( ) *No Fee if Single-Family Residential, Governmental, or Non-taxable Entity.*

Submittal Requirements:

A. Completed application form;
B. Payment of fees;
C. A concept plan;
D. An estimate of the direct public costs to provide capital facilities for City utilities and other municipal services required by the development;
E. An estimate of the ad valorem tax revenues to be generated by the subject property at the current millage rate both prior to and after development;
F. An estimate of the residential population increase of the City after development; and
G. Any other information as may be required by the City Development Director in order to do a thorough review of the request.
H. One (1) copy of all documents on a PDF formatted disc electronically signed and sealed.

(The data requirements for a concept plan are available at the Development Department)

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

Justification: Please explain how the proposed annexation would further the relevant goals, objectives, and policies of the City's comprehensive plan *(include additional pages if needed).*

The applicant has submitted a site plan for the development of garage and flex warehouse space which will provide much needed space to businesses in the area. This project will stimulate growth in the economy and provide additional jobs. It is inline with the comprehensive plan Objectives:

11.A1. (To) Retain existing businesses and attracting new businesses.
11.A1.2. The City will seek to prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted and other industries and uses that encourage job creation
11.A1.5. The City will encourage new commercial and industrial development.
11.A1.8. to develop strategies designed to meet the economic diversification needs of the community with emphasis of job creation.

(over)

December 21, 2022

Jodi Nentwick-Kugler
Director of Development | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

Dear Mrs. Nentwick-Kugler,

Our original annexation application along with the fee was submitted on September 12th to then interim planning director Erin Wohlitka. I've attached these items for review along with the requested annexation supplement below. We appreciate your efforts to get it onto the January City Commission meeting. Also, we look forward to receiving comments from our September Major Site Plan submittal. This is an exciting job growth project and we look forward to continued collaboration on this project.

1. For the resubmittal, please add to your narrative how the proposed voluntary annexation meets the intent of Florida Law 171.044 Voluntary Annexation:

- **Is the site contiguous to the City?** The site is contiguous (under the same ownership) to City property and this is virtually an enclave piece. The annexation request is in line with City land development code specifically Objective 1.B1. The annexation encourages a compact urban form and discourages urban sprawl. It facilitates urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within the City of Stuart in order to achieve a compact urban form. This annexation, along with a vacant 20 acre piece of property, will fill a void and assist with a job growth project, thus allowing for healthy and well designed infill.

  This project is in line with the goals of the City to produce a viable economy within its limits. There is a great need for additional commercial space to supply the needs of local businesses. This overall project will provide 137,567 square feet of flex warehouse space as well as 113,802 square feet of storage space.

- **Is the site" reasonably compact"?** The site is very compact and represents .34 acres. Not only is the site compact, but it is in line with Policy 1.B1.1, which states that "the City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County and provide for commercial opportunities."

  This project will stimulate growth in the economy and provide needed commercial space and promote job growth within the city limits. It is in line with the following additional comprehensive plan Objectives:
  - 11.A1. - To Retain existing businesses and attracting new businesses.

- 11.A1 .2. - The City will seek to prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted and other industries and uses that encourage job creation.
- 11 .A 1.5. - The City will encourage new commercial and industrial development.
- 11.A 1 .8. - To develop strategies designed to meet the economic diversification needs of the community with emphasis of job creation.
- *Policy 1.B1.4.* Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City.

- **Would this annexation create an "enclave"?** No, it is an enclave piece today and this will fill a void in the existing City map.

2. Additionally, please provide the following in accordance to LDC Section 11.01.12:

C. *Application submittal requirements.*

1. An estimate of the direct public costs to provide capital facilities for city utilities and other municipal services required by the development.

The property is contiguous to the main development site directly to the south, which is in the City of Stuart. The annexation parcel in question will be used for open space thus no additional direct public costs will be incurred to provide municipal services to the site.

2. An estimate of the ad valorem taxation revenues to be generated by the subject property at the then current millage rate both prior to and after development.

The site is currently a vacant piece of property containing no structures and does not contain a use. The annual taxes on the property are $541. Once the subject property is annexed and developed with the contiguous property, the assessed value will increase by millions of dollars. The millage rate, under the cities taxation code will increase as well. The .34 acre parcel will constitute a small portion of the overall development site sum, however its taxable value will increase by thousands of dollars.

3. An estimate of the residential population increase of the city after development

The proposed project is for commercial use and will not generate any residential units. In order to further comply with City LDR's, it is in line with Policy 1.C3.5: The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective 1.B1 and Policy 1.B1.1.

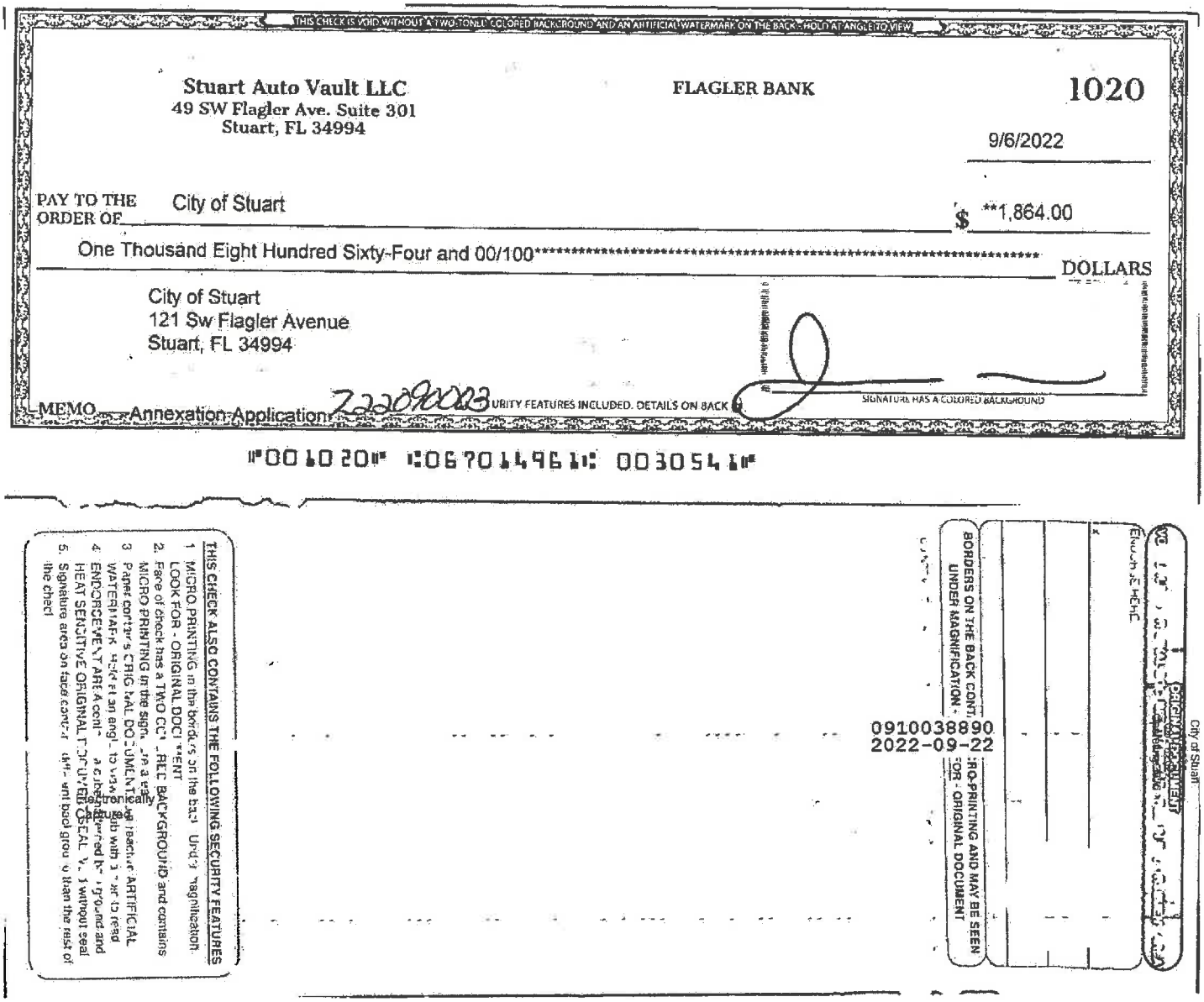
The annexation piece of property will be joined with the larger 20 acre piece of property. The overall project is centrally located within the city limits, adjacent to

major throughfares that connect downtown Stuart to both US-1 and I-95. Developing such a large piece of vacant land, so close to downtown, discourages urban sprawl and will create a vital infill project.

Sincerely,

Tod

Tod Mowery, AICP
President, Redtail DG
On behalf of:
Stuart Auto Vault LLC
CPUD: Z22060001



THIS CHECK IS VOID WITHOUT A TWO-TONED COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Stuart Auto Vault LLC
49 SW Flagler Ave. Suite 301
Stuart, FL 34994

FLAGLER BANK

1020

9/6/2022

PAY TO THE ORDER OF City of Stuart $ **1,864.00

One Thousand Eight Hundred Sixty-Four and 00/100********** DOLLARS

City of Stuart
121 Sw Flagler Avenue
Stuart, FL 34994

MEMO Annexation Application 222090023 UBITY FEATURES INCLUDED. DETAILS ON BACK

SIGNATURE HAS A COLORED BACKGROUND

⑈001020⑈ ⑆067014961⑆ 0030541⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES

1. MICRO PRINTING in the borders on the back. Under magnification LOOK FOR - ORIGINAL DOCUMENT
2. Face of check has a TWO COLORED BACKGROUND and contains MICRO PRINTING in the signature area
3. Paper contains ORIGINAL DOCUMENT and reactive ARTIFICIAL WATERMARK. Hold at an angle to view and tilt with a flat to read
4. ENDORSEMENT AREA contains a chemical [illegible] and HEAT SENSITIVE ORIGINAL DOCUMENT SEAL [illegible] without seal
5. Signature area on face contains different background than the rest of the check

Electronically Captured

BORDERS ON THE BACK CONTAIN MICRO-PRINTING AND MAY BE SEEN UNDER MAGNIFICATION - LOOK FOR - ORIGINAL DOCUMENT

0910038890
2022-09-22

ENDORSE HERE

City of Stuart

Cleared September 22nd 2022

NOTICE OF **PROPOSED** PROPERTY TAXES

MARTIN COUNTY PROPERTY APPRAISER
JENNY FIELDS, CFA
3473 SE WILLOUGHBY BLVD., SUITE 101
STUART, FL 34994

DO NOT PAY — THIS IS NOT A BILL

2022 REAL PROPERTY

Account # 1113262

Owners STUART KEY DEVELOPERS LLC
55 NW 9TH AVE
HOMESTEAD, FL 33030-5798

Parcel # 16-38-41-000-000-00071-0
District 7017 - DISTRICT TWO MSTU
Situs SE MONTEREY RD

Legal Description
THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING APART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR		CURRENT YEAR	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4 TAXABLE VALUE	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Martin County								
General Operations	177	10.2668	1.81	194	9.3630	1.82	9.9637	1.93
District Two MSTU (7017)	177	0.1048	0.02	194	0.1014	0.02	0.0996	0.02
School Board								
By:Local Board	73,008	2.7480	200.62	90,000	2.3968	215.71	2.7480	247.32
By:State Law	73,008	3.5750	261.00	90,000	3.1181	280.63	3.2400	291.60
Children Services Council	177	0.3618	0.06	194	0.3283	0.06	0.3618	0.07
South Florida Water Mgmt. Dist.								
Basin Tax	177	0.1146	0.02	194	0.1026	0.02	0.1026	0.02
District Tax	177	0.1061	0.02	194	0.0948	0.02	0.0948	0.02
Everglades Const.	177	0.0365	0.01	194	0.0327	0.01	0.0327	0.01
Florida Inland Navigation Dist.	177	0.0320	0.01	194	0.0287	0.01	0.0320	0.01
TOTAL			463.57			498.30		**541.00**

USING A MOBILE DEVICE CAMERA, SCAN THIS QR CODE TO VISIT US ONLINE

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR	73,008	73,008	177
CURRENT YEAR	90,000	90,000	194

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	72,831	89,806
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	**APPLIES TO**	**PRIOR VALUE**	**CURRENT VALUE**
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
TPP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

SEE REVERSE SIDE FOR NON AD VALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

If you feel the market value of the property is inaccurate or does not reflect fair market value as of **January 1, 2022**, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's office at:

(772) 288-5608
or email:
info@pa.martin.fl.us

If the Property Appraiser's office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at: www.pa.martin.fl.us

Petitions must be filed on or before:

September 12, 2022

MCPA-474 Rev 03/22

Martin County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax changes and budgets **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING LOCATION, DATE AND TIME	
Martin County 772-288-5504	Admin Center Commission Chambers 2401 SE Monterey Rd, Stuart, FL	September 13, 2022 5:05 PM
School Board 772-219-1200 x30273	500 E Ocean Blvd, Stuart, FL	September 6, 2022 5:05 PM
Children Services Council 772-288-5758	101 SE Central Parkway, Stuart, FL	September 12, 2022 5:10 PM
South Florida Water Mgmt. Dist. 561-686-8800	District Auditorium, B-1 Bldg. 3301 Gun Club Rd, W Palm Bch, FL	September 8, 2022 5:15 PM
Florida Inland Navigation Dist. 561-627-3386	MIASF Bldg 221 SW 3rd Ave, Fort Lauderdale	September 8, 2022 5:05 PM

YOUR FINAL TAX BILL MAY CONTAIN NON AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

COLUMN 1 - "PRIOR YEAR TAXABLE VALUE"
This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR"
These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT YEAR TAXABLE VALUE"
This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of **January 1, 2022**.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET VALUE - Also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

ASSESSED VALUE - Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.

ASSESSMENT REDUCTIONS - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit, 10% non-homestead property assessment limitation, and certain types of property such as agricultural land and land used for conservation, which are valued at current use rather than their market value. Some reductions lower the assessed value only for levies of certain taxing authorities.

EXEMPTIONS - Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. The discount for disabled veterans is included in this box. Many exemptions apply only to tax levies by the taxing authority granting the exemption.

TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes, please visit our web site at: **www.pa.martin.fl.us**

MCPA-474 Rev 03/22

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

RECEIVED
DEC 28 2022
By: .....

AFFIDAVIT ATTESTING TO NOTIFICATION

Jeremiah Baron, 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:

Project Name: Stuart Autovault Baron Commerce Center
Parcel ID Number: 16-38-41-000-000-00071-0

That a copy of the notice was sent by regular U.S. Mail on (12/27/22) to the property owners within 300 feet of the subject property; and

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

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

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

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN
Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 28 day of December, 2022 By Jeremiah Baron.

Personally Known OR Produced Identification

_____
Type of Identification Produced:

JAMES M. CLARY III
MY COMMISSION # HH 254661
EXPIRES: August 13, 2026

Notary Public, State of FL
(Notary Seal)

My Commission expires:

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency (LPA)**
Petitioner:	**Stuart AutoVault LLC**
Parcel ID Number(s):	16-38-41-000-000-00071-0 (0.34-acres)
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City).

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Local Planning Agency (LPA) on **Thursday, January 12, 2023, 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 me at (772) 288-5328, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Jodi Nentwick-Kugler

Jodi Nentwick-Kugler
Development Director
jnentwick@ci.stuart.fl.us


NOTICE OF PUBLIC HEARING
ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
STUART AUTOVAULT BARON COMMERCE CENTER
Parcel ID Number:
16-38-41-000-000-00071-0 (0.34-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City), to develop 115,345 s.f. auto vault storage facility and a 138,565 of flex warehouse with up to 10% office space.
STUART LOCAL PLANNING AGENCY (LPA)
January 12, 2023 AT 5:30 PM
STUART CITY COMMISSION
February 13, 2023 AT 4:00 PM
February 27, 2023 AT 5:30 PM
STUART CITY HALL 121 FLAGLER AVE 772-288-5326 8:30AM-4:00PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

EXHIBIT B

Subject to: Taxes for the year 2022 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

And

Subject to: Declaration of Restriction Covenant recorded in Official Records Book 2576, Page 2524, of the Public Records of Martin County, Florida, in accordance with said Declaration

Copy Copy Copy

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00071-0	1113262	SE MONTEREY RD STUART FL	12/27/22

General Information

Property Owners STUART AUTO VAULT LLC	Parcel ID 16-38-41-000-000-00071-0	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 49 SW FLAGLER AVE 3RD FL STUART FL 34994	Account Number 1113262	Neighborhood 31400 Monterey Rd
Tax District DISTRICT TWO MSTU	Property Address SE MONTEREY RD STUART FL	Legal Acres 0.3444
	Legal Description THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 90,000	$ 0	$ 90,000	$ 89,806	$ 194	$ 0	$ 194

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/27/22	STUART KEY DEVELOPERS LLC	2963113
Sale Price	Deed Type	Book & Page
$ 8,500,000	Special Warranty Deed	3316 0819

Legal Description

THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Exhibit "B"

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 27, 2022

Ownership Search

Prepared For: STUART AUTO VAULT LLC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P22-11815/IC

THE ATTACHED REPORT IS ISSUED TO STUART AUTO VAULT LLC THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*

Iris M. Crews

Recorded in Martin County, FL 5/31/2022 3:23 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $44.00Deed Tax: $59,500.00
CFN#2963113 BK 3316 PG 819 PAGE 1 of 5

Prepared by:

Peter M. Hockman, Esq.
Brickell City Tower
80 SW 8th Street, Suite 3100
Miami, FL 33130

Record and Return to:

Liberty Title Company of America, Inc.
1800 SE Port St Lucie Blvd.
Port St. Lucie, FL 34952

Copy Courtesy of

Folio Numbers: 16-38-41-000-000-00070.50000
16-38-41-000-000-00071.00000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into as of the 27th day of May, 2022, by and between **Stuart Key Developers, LLC, a Florida limited liability company**, whose post office address is 55 NW 9th Avenue, Homestead, Florida 33030 ("**Grantor**"), and **Stuart Auto Vault LLC, a Florida limited liability company**, whose post office address is 49 SW Flagler Avenue, 3rd Floor Stuart, FL 34994 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of TEN & NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Martin County, Florida, described below (the "**Property**");

See attached Exhibit "A"

TOGETHER WITH all improvements, rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except those matters listed on **Exhibit "B"** attached hereto and made a part hereof by reference, provided, however, reference thereto shall not serve to reimpose the same. The Property is subject to the taxes, restrictions, conditions, easements, limitations and covenants as set forth in **Exhibit "B"** attached hereto.

[SIGNATURE TO FOLLOW]

EXHIBIT "A"

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Carrie Floody
Print Name of Witness 1: Carrie Floody

Calvin Burdick
Print Name of Witness 2: Calvin Burdick

Grantor

Stuart Key Developers, LLC, a Florida limited liability company

By:
Name: Richard S. Jackson, III
Title: Manager

Copy Copy Copy Copy

STATE OF FLORIDA }
}SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization this 25th day of May, 2022 by Richard S. Jackson III, as Manager of Stuart Key Developers, LLC, A Florida limited liability company. Said person is [X] personally known to me or [ ] has produced a valid driver's license as identification.

Calvin Burdick
Notary Public; State of Florida
Print Name: Calvin Burdick
My Commission Expires: 5/13/23
My Commission No.: GG 334160

[SEAL]

CALVIN BURDICK
Notary Public - State of Florida
Commission # GG 334160
My Comm. Expires May 13, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

EXHIBIT A

PARCEL ONE: THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING EASTERLY OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL TWO: THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL THREE: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL FOUR: THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 2010.95 FEET; THENCE RUN SOUTH 00'39'08" WEST 33 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°39'08" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 89° 30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00° 39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT OR PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A, B, C, D, E AND F AS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD AND BROCK FEBRUARY 5, 1958 AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, IN PERPETUITY DESCRIBED AS FOLLOWS:

OVER AND UPON THE EAST 50 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OVER AND UPON THE NORTH 75 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR ACCESS TO AND FROM THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF THE FORGOING PARCELS BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 704, PAGE 1633, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS, DRAINAGE AND UTILITIES DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 1701.05 FEET; THENCE S0°25'03"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN AND DESCRIBED HEREON; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE N89°34'57"W ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE N00°33'29"E ALONG THE

Copy Control Doc

EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET; THENCE S89°34'57"E ALONG A LINE 60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

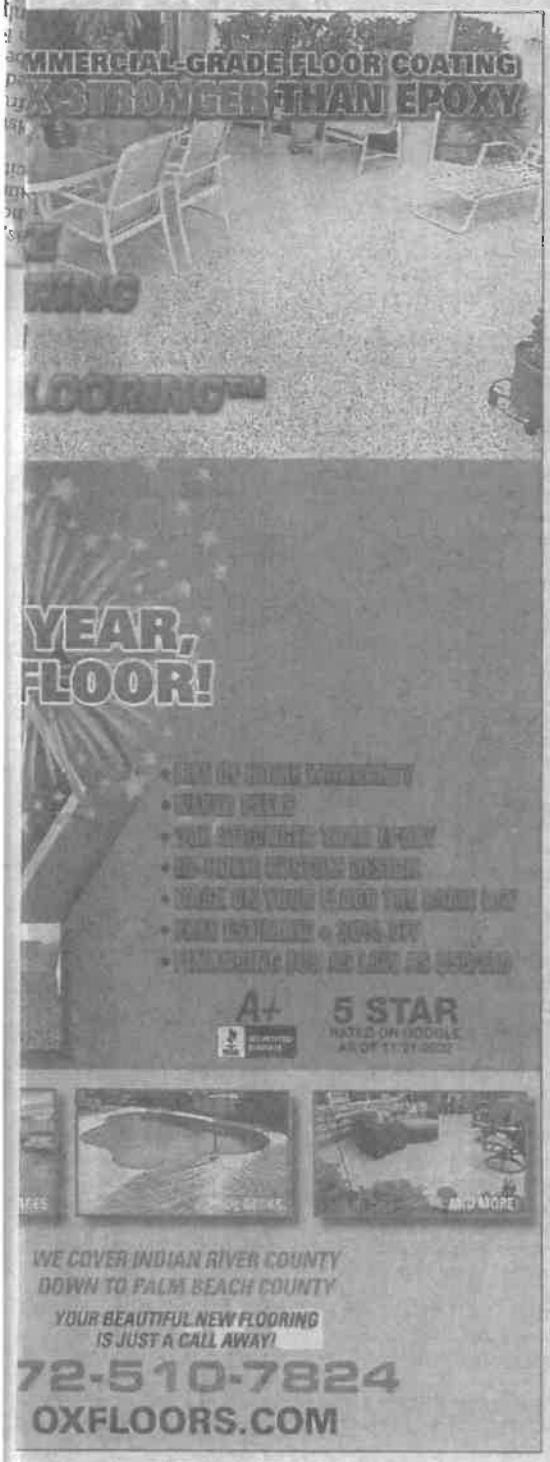
AS RESERVED IN WARRANTY DEED RECORDED IN OR BOOK 1471, PAGE 1698, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Copy Copy Copy Copy

EXHIBIT "A"

- **Dec. 28: Smithsonian Marine Station at Fort Pierce**
- **Dec. 29: Environmental Studies Center**
- **Dec. 30: St. Lucie County Reef Builders**
- **Dec. 31: Pelican Island Audubon Society**
- **Jan. 1: Friends of the Everglades**

Ed Killer is TCPalm's outdoors writer. Sign up for his and other weekly newsletters at profile.tcpalm.com/newsletters/manage. Friend Ed on Facebook at Ed Killer, follow him on Twitter @tcpalmekiller or email him at ed.killer@tcpalm.com.



NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION, SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONE

The CITY OF STUART LOCAL PLANNING AGENCY (LPA) PLANNING ADVISORY BOARD will meet on Thursday, January 12, 2023, at 5:30 PM and the CITY COMMISSION will meet on Monday, February 13, 2023, at 4:00 PM and Monday February 27, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2508-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND TO FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2509-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2510-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED AT XXXXX; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/ MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address. 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in 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.

The 2022 Florida Statutes

171.044 Voluntary annexation.—

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

History.—s. 1, ch. 74-190; ss. 4, 5, ch. 75-297; s. 3, ch. 76-176; s. 2, ch. 86-113; s. 1, ch. 90-171; s. 16, ch. 90-279; s. 16, ch. 98-176; s. 3, ch. 2006-218.

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CITY OF STUART
OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: JODI NETWICK, DEVELOPMENT DIRECTOR

SUBJECT: VOLUNTARY ANNEXATION OF 2601 WILLOUGHBY BLVD.

CC: DAVID DYESS, CITY MANAGER

DATE: NOVEMBER 4, 2022

ISSUE

I have been requested by the Development Director to review a parcel of land that was submitted for annexation. More specifically, the Development Director has requested a review to determine if a voluntary request for annexation complies with state regulation pertaining to same.

Voluntary annexations are governed by the standards of Section 171.044 Florida Statutes. The basic requirement is stated as follows:

> "(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."

The parcel is rectangular in shape and relatively small. The statute contains four (4) general requirements. First, a petition for voluntary annexation must be unanimously signed by all property owners in the area to be annexed. In the present matter, I assume that the owner of the parcel has executed the application for annexation. Second, the property proposed to be annexed must be contiguous and reasonably compact. Third, the proposed annexation cannot produce an enclave. Finally, county charters which provide for an exclusive method of municipal annexation override the Florida Statute. Martin County is not a Charter county and therefore, the fourth criteria does not apply to an annexation in the City of Stuart, Florida.

(1) Contiguous to the Municipality

Pursuant to Section 171.044(1), F.S., "the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality." Property is deemed to be "Contiguous" under Section 171.031 (11), F.S., where a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous (sharing a common boundary) with a part of the boundary of the municipality. "Contiguous" has also been defined as "touching or adjoining in a reasonably substantial … sense." See City of Sanford v. Seminole County, 538 So. 2d 113 (Fla. 5th DCA 1989); May v. Lee County, 483 So. 2d 481 (Fla. 2d DCA 1986). The Sanford Court found that Section 171.031(11) F.S. only requires "that a substantial part of a boundary" touch municipal property as opposed to the entire perimeter of the property.

Section 171.031(11) provides that

> Separation of the territory sought to be annexed from the annexing municipality by a publicly owned right-of-way for a highway, road, railroad, canal or utility or a body of water, watercourse of other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such division does not, as a practical matter, present the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent inhabitants from fully associating and trading with each other socially and economically.

In this matter, both the northern boundary and the southern boundary of the property are contiguous with the City. There is no portion of the northern or southern boundary that would not be contiguous.

(2) Reasonably Compact

"Compactness is defined under subsection (12) of 171.031, F.S., to mean a concentration of a piece of property in a single area. The requirement for compactness precludes any action which would create enclaves, pockets, or ginger areas in serpentine patterns. The purpose of the compact and contiguous requirement is to assure creation of geographically unified and compact municipalities, City of Sunrise v. Broward County, 473 So. 2d 1387 (Fla. 4th DCA 1985). The court in City of Sanford v. Seminole County, 538 So. 2d 113 (Fla. 5th DCA 1989) found that our statues do not define the term pocket but Webster's defines the term in relevant part as a small isolated area of group. *Id.* AT 115 (referencing Websters New Collegiate Dictionary, p. 879).

As for "finger areas in serpentine patterns," the Sanford Court found that "serpentine" is defined in Webster's as "winding or turning one way and another".

The court further found that the property annexed in the Sanford case did not violate the compactness requirement because "[w}hile the annexations may be viewed to some extent as being in a finger pattern, they are not winding or turning." A review of the map, Exhibit "A", clearly shows that both parcels #1 and #2 are compact, and that annexation would not create enclaves, pockets, or finger areas in serpentine patterns.

A review of the map and the application determines that the property is a rectangle and does not have any serpentine patterns. Although an argument could be raised that the annexation creates a pocket, that is not actually true. This area is already an enclave and the annexation of this parcel would serve to reduce the size of the existing enclave.

(3) No Enclaves

Subsection 5 of 171.044, F.S., provides that "[l]and shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves". The term "enclave" is defined under Section 171.031(13), F.S., as "any unincorporated improved or developed area that is bounded on all sides by a single municipality or any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality." A review of the map, Exhibit "a", clearly shows that annexation of parcels #1 and #2 would not create an area bounded on all sides by a single municipality, and there is no natural or manmade obstacle to vehicular traffic in close proximity to either parcel. Therefore, no enclaves are created.

Under normal circumstances, this annexation would create an enclave but because the property that would end up in an enclave is already part of a larger enclave, this annexation does not in itself "create an enclave". The statute prohibits an annexation when such annexation results in the "creation" of an enclave. However, if this annexation were denied, would the other property no longer be in an enclave? The answer is no. This annexation in turn reduces the size of the enclave and is therefore recognized by Florida Statute, section 171.046 that it is the policy of the State to eliminate enclaves. By reducing the size of the enclave, this ordinance will be assisting with the policy.

Conclusion

Based upon the foregoing facts and analysis it is my opinion that the voluntary annexation of this parcels into the municipal boundaries of the City of Stuart comply with Florida Statute §171.044. Further, this annexation furthers the State Policy found in Florida Statute 171.046(1) by reducing an already existing enclave. This opinion is prepared solely at the request of and for the use of, the City of Stuart, and no other person or entity may rely on it for any purpose without the express written permission of the City of Stuart.

4

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Jodi Nentwick

Title of Item:
STUART AUTO VAULT, LLC., PETITION FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT ON MONTEREY ROAD (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2511-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Redtail Design Group is seeking a small scale Future Land Use for a parcel of land that is +/-0.34-acres. Because the parcel is the subject of an annexation, this is the initial Future Land Use assignment to the property. Based upon the surrounding future land uses and the evaluation of the criteria in Florida Statutes, the applicant has requested the property be assigned a Future Land Use of Commercial. The request is in compliance with Florida Statutes Sections 163.3184 and 163.3187.

Funding Source:
N/A

Recommended Action:
Staff has reviewed the Small-Scale Comprehensive Plan Amendment petition and has determined that it conforms to the Standards of Review as set forth in Section 11.01.07 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies. Staff recommends APPROVAL to the City Commission for the Future Land Use Amendment on the Adoption of Ordinance No. 2511-2023.

ATTACHMENTS:
1. Staff Report - Future Land Use Amendment
2. Draft Ordinance 2511-2023 - Small-Scale
3. Small-Scale Comprehensive Plan Amendment Application
4. Public Notification Packet

City of Stuart

TO: Local Planning Agency (LPA)

FROM: Jodi Nentwick-Kugler, Development Director

MEETING DATE: February 13, 2023

SUBJECT: **Stuart Auto Vault LLC**
Small-Scale Future Land Use Amendment

GENERAL INFORMATION

Property Owner/Applicant: Jeremiah Baron, CEO
Stuart Auto Vault LLC
49 SW Flagler Avenue 3rd Floor
Stuart, FL 34994

Agent/Agent of Record: Tod Mowery, AICP
Redtail Design Group
100 North 2nd Street
Fort Pierce, FL 34950

Location: SE Monterey Road, Stuart, FL

Parcel ID#: 16-38-41-000-000-00071-0

Parcel Size: +/-0.34-acres

Existing Future Land Use: (GC) General Commercial (County)
Proposed Future Land Use: ***Commercial (City)***

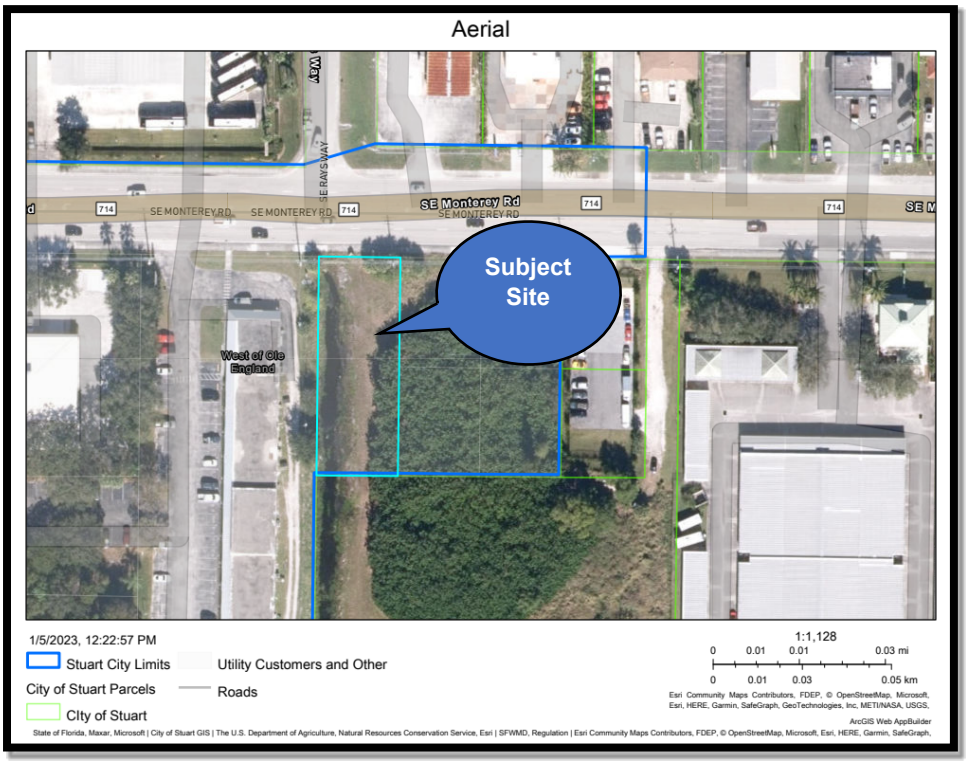
Existing Zoning: (B-1) Business (County)
Proposed Zoning: ***(B-4) Limited Business/Manufacturing (City)***

EXECUTIVE SUMMARY

This is a request from the property owner, Stuart Auto Vault, LLC., to consider a petition for Small-Scale Future Land Use Amendment for +/-0.34-acres of vacant land located within Martin County unincorporated area.

BACKGROUND

Redtail Design Group submitted petitions, on behalf of Stuart Auto Vault, LLC., for a Voluntary Annexation to incorporate the +/-0.34-acres from Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to change the future land use category from (GC) General Commercial (County) to Commercial (City), and Rezone from (B-1) Business (County) to (B-4) Limited Business/Manufacturing (City) Zoning Designation, for a project to be known as Stuart Auto Vault Baron Commerce Center.



LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of General Commercial (GC), and a County Zoning Designation of Business District (B-1) District. The subject property is currently vacant located on the south of SE Willoughby Boulevard. The site is bounded by City of Stuart (northeast, northwest, south, and adjacent to the property to the east). The existing uses, zoning districts, and future land-use designations of the adjacent properties are summarized in Table 1.

Table 1. Existing Use, Zoning and Land-Use Designations

EXISTING USE		ZONING	FUTURE LAND USE
Subject Property:	Vacant	(B-1) Business *(County)*	(GC) General Commercial *(County)*
North:	Auto Sales/Repair Vacant	(B-2) (CPUD) Commercial Planned Unit Development	Commercial
South:	Vacant	(B-1) Business (County)	Commercial
East:	Vacant	(B-1) Business (County)	Commercial
West:	Shopping Center	(B-4) Business (County)	Commercial

SECTION 1:	**SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW AS SET FORTH IN THE LAND DEVELOPMENT CODE SECTION 11.01.07**

In accordance to LDC Section 11.01.07.G., the Local Planning Agency (LPA) shall hear from all interested parties regarding whether the application complies with the requirements of this Code and the Comprehensive Plan. The LPA shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department. Specifically, the LPA shall consider the following criteria:

a. The existing land use pattern;
b. The possible creation of an isolated land use classification unrelated and nearby classifications;
c. The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;
d. The possible overloading of the city's sewage collection, treatment and disposal facilities;
e. The possible overloading of the city's drainage system;
f. The existing classification boundaries in relation to existing conditions on the subject property.
g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate;
h. The impact of the proposed amendment upon living conditions in the adjacent property in accordance with existing regulations; and
i. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

The LPA shall make an advisory recommendation to the city commission as to the need and justification for the change and as to the relationship of the proposed change to the Goals, Objectives, and Policies of the Comprehensive Plan and of this Code. The LPA shall include in its recommendation to the city commission any information which it deems is relevant to issues relating to the proposed amendment.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed small-scale comprehensive future land use amendment is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan.

Goal Statement 1.A: *Maintain and enhance Stuart's quality of life, natural beauty, and small-town waterfront character. Its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County.*

Objective 1.A.7: *The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land uses shall be more limited than the maximum allowable under the discretion to decide that development is consistent with the City's plan.*

- ***Policy 1.A7.1.C. – Commercial:*** *Land uses, and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

- ***Policy 1.A7.5***. Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.

Existing Future Land Use (County)

General Commercial development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The Floor-Area-Ratio (FAR) shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke, or other air pollutants; noise; vibration; major fire hazards; need for extensive

outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located within the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.

Proposed Future Land Use (City)

Commercial: Land uses, and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

LOCAL PLANNING AGENCY (LPA)

On January 12, 2023, the LPA held a public hearing on this item. There being no comments from the public, the Board voted unanimously to recommend approval to the City Commission for the Future Land Use Map Amendment petition.

PUBLIC NOTIFICATION

On December 27, 2022, the applicant provided notification letters to nineteen (10) owners of property located within the 300 feet of the proposed petitions. One (1) public notification sign detailing the Local Planning Agency (LPA) and City Commission's Public Hearing was posted on the premise, and an advertisement displayed in TC Palm Newspaper on January 3, 2023 (LPA) and January 27, 2023 (CC).

STAFF RECOMMENDATION

Staff has reviewed the Small-Scale Comprehensive Plan Amendment petition and has determined that it conforms to the Standards of Review as set forth in Section 11.01.07 of the City of Stuart Land

Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends **APPROVAL** to the City Commission for the Future Land Use Amendment on the Adoption of Ordinance No. 2511-2023. ***(One-Reading Only)***

SECTION 3:	REZONE TO THE OFFICIAL ZONING ATLAS STANDARDS OF REVIEW AS SET FORTH IN THE LAND DEVELOPMENT CODE SECTION 11.01.09

In accordance to LDC 11.01.00.G., the advisory board (Local Planning Agency) shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the Comprehensive Plan. The LPA shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.

In formulating its recommendation to the city commission, the LPA shall consider the following criteria:

a. The existing land use pattern;
b. The possible creation of an isolated district unrelated to adjacent and nearby districts;
c. The population creation of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;
d. The possible overloading of the city's sewage collection, treatment and disposal facilities;
e. The possible overloading of the city's drainage system;
f. The existing district boundaries in relation to existing conditions on the subject property;
g. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary of appropriate;
h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;
i. The impact of the rezoning the flow of light and air to adjacent areas;
j. The impact of the proposed rezoning upon property values in the adjacent areas;
k. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and
l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed rezoning is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan.

CONSISTENCY WITH THE CITY'S LAND DEVELOPMENT CODE

Current Zoning Designation (County)

The property is currently zoned B-1 Business District, in accordance Martin County LDS Section 3.417., in this district, a building or structure or land shall be used for only for the following purposes, subject any additional limitations:

1. *Any use permitted in a HB-1 Limited Business District.*
2. *Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.*
3. *Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.*
4. *Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.*
5. *Signs appertaining to the above uses.*
6. *Refuse and storage areas, which shall be screened from view.*

Proposed Zoning Designation (City)

The proposed rezoning to B-4 (Limited Business/Manufacturing) Zoning District is consistent with the proposed Commercial Future Land Use designation as per LDC Section 2.01.03. Table 1. – *Zoning District/Future Land Use Category Compatibility Chart.*

Table 1 - Zoning District/Future Land Use Category Compatibility Chart.

Future Land Use Categories	Implementing Zoning Categories					
	B-1	B-2	B-3	B-4	CPUD IPUD MXPUD UPUD	SE Ocean Blvd.
Commercial	X	X	X	X	X	X

PUBLIC NOTIFICATION

On December 27, 2022, the applicant provided notification letters to nineteen (10) owners of property located within the 300 feet of the proposed petitions. One (1) public notification sign detailing the Local Planning Agency (LPA) and City Commission's Public Hearing was posted on the premise, and an advertisement displayed in TC Palm Newspaper on January 3, 2023.

STAFF RECOMMENDATION

Staff has reviewed the Rezone to the Official Atlas petition and has determined that it conforms to the Standards of Review as set forth in Section 11.01.09 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends the Local Planning Agency forward a recommendation of **APPROVAL** to the City Commission for the rezoning on First Reading.

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2511-2023

* * * * *

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, 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 Industrial; and

WHEREAS, on November 30, 2022, an application was submitted to the city for a Small-Scale Future Land Use Amendment from GC General Commercial (County) to Commercial (City); and

DRAFT

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on ____, 2023, to consider the applicant's request and _____ recommended _____ 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 Stuart Auto Vault, LLC. (applicant) representing for a 1.794-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 "Commercial".

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 ___ day of ____ 2023.

DRAFT

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:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
RICH CAMPBELL, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				

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

ATTEST:

_____ _____
MARY R. KINDEL TROY MCDONALD, MAYOR
CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS 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: _____

151 NW Flagler, LLC

By: _____

David Tobin, Manager

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by Jeremiah Baron, CEO of Stuart Auto Vault, LLC.

_____

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

DRAFT

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023 by 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: _____

DRAFT

EXHIBIT A – LEGAL DESCRIPTION

DRAFT

.

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

DRAFT

121 SW Flagler Ave
Stuart, FL 34994
Tel: 772-288-5326
Fax: 772-288-5388

COMPREHENSIVE PLAN AMENDMENT/REZONING

(LDR 11.06.00, 11.09.00 & 11.10.00)

Please print clearly and provide all required information

DEVELOPMENT DEPARTMENT USE ONLY	
APP Ref#	~~CPUD: Z22000001~~ Annexation Z22110011

A.	REZONING $1,433.60		
	SMALL SCALE COMPREHENSIVE PLAN (FLU) AMENDMENT FEE $1,792.00	✓	LESS THAN 10 ACRES
	COMPREHENSIVE PLAN (FUTURE LAND USE MAP) AMENDMENT FEE $1,792.00		GREATER THAN 10 ACRES WILL REQUIRE DISTRIBUTION TO DCA WITHIN ONE OF THE TWO WINDOWS ALLOWED (USUALLY APRIL AND NOVEMBER EACH YEAR)

B.	PROPERTY INFORMATION			
	PROJECT TITLE	Stuart Autovault Baron Commerce Center		
	PARCEL ID#	Stuart Autovault Baron Commerce Center		
	CURRENT ZONING	B-1- Martin County		
	PROPOSED ZONING	B-4 Business and limited manufacturing		
	CURRENT FUTURE LAND USE	General Commercial- Martin County		
	PROPOSED FUTURE LAND USE	General Commercial- City of Stuart		
	PRESENT USE	n/a Martin County		
	SITE AREA	.34 ac		
	STREET ADDRESS	16-38-41-000-000-00071-0		
	AGENT	Tod Mowery		
	COMPANY	Redtail DG		
	PHONE	772-742-1555	FAX	

C.	PETITIONER INFORMATION			
	NAME	Stuart Autovault LLC		
	STREET ADDRESS	49 SW Flager Ave		
	CITY	Stuart		
	STATE	fl	ZIP	34994
	PHONE	722-286-5744	FAX	
	SIGNATURE OF OWNER OR AGENT	Tod Mowery	Date 11/30/22	

Entered 12/5/2022 - Community Plus ma

D.	SUBMITTAL REQUIREMENTS (9 sets of all documents)					
	SITE PLAN	x	LANDSCAPE PLAN	x	TRAFFIC ANALYSIS	x
	BOUNDARY SURVEY	x	LEGAL DOCUMENTS DEMONSTATING UNIFIED CONTROL	x	ARCHITECTURAL ELEVATIONS	x
	ZONING MAP EXTRACT	x	FUTURE LAND USE MAP EXTRACT	x	AFFIDAVIT PERMITTING REPRESENTATION	
	DATE OF PRE-APPLICATION				LIST OF SURROUNDING PROPERTY OWNERS WITHIN 300ft	

BRIEF EXPLANATION OF PROPOSAL
Applicant is proposing the annexation of the property from Martin County into the City of Stuart to be under the same juristicion, zoning and FLU of the larger contigious parcel that is currently under of the city's juristiction. Applicant wished to apply B4 limitied buisness and manufacturing zoning and General Commercial FLU to the parcel.

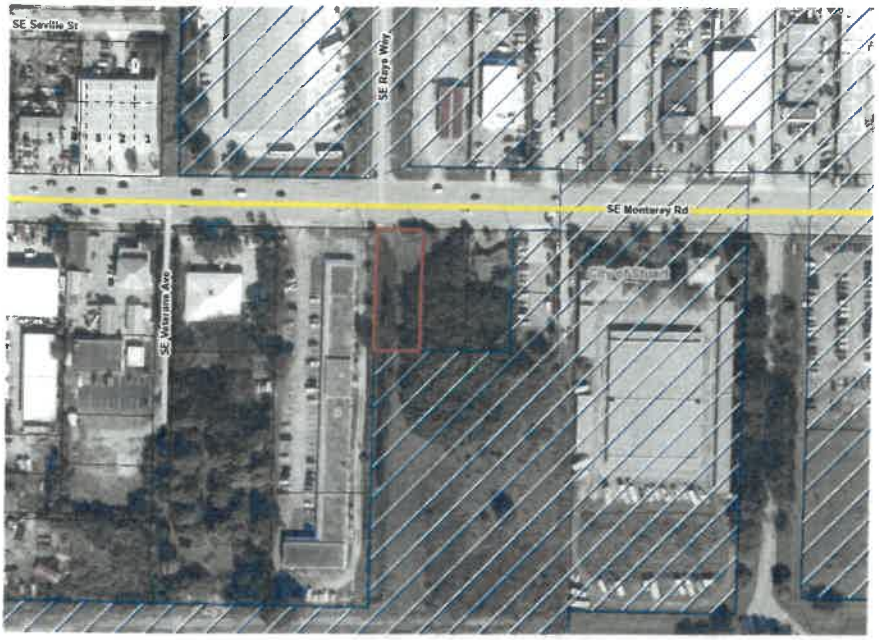
Tod Mowery
Stuart Auto Vault LLC
CPUD:Z22060001

Annexation Application Supplement Z2209000 3

Desired Future Land Use: Commercial

Desired Zoning: B-4 Limited Business & Manufacturing

Municipal Boundary Map:



FLU Map:



Zoning Map:


SE Rays Way
SE Monterey Rd
SE Veterans Ave
B-1
B-1
Covenant #110 CC
B-1
Covenant #185 CC
B-1
Covenant #132 CC
A-1A
A-1A
A-1A
Covenant #132 CC

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00071-0	1113262	SE MONTEREY RD STUART FL	12/5/22

General Information

Property Owners
STUART AUTO VAULT LLC

Mailing Address
49 SW FLAGLER AVE 3RD FL
STUART FL 34994

Tax District
DISTRICT TWO MSTU

Parcel ID
16-38-41-000-000-00071-0

Account Number
1113262

Property Address
SE MONTEREY RD STUART FL

Legal Description
THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...

Use Code/Property Class
1000 - 1000 Vacant Commercial

Neighborhood
31400 Monterey Rd

Legal Acres
0.3444

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 90,000	$ 0	$ 90,000	$ 89,806	$ 194	$ 0	$ 194

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/27/22

Sale Price
$ 8,500,000

Grantor (Seller)
STUART KEY DEVELOPERS LLC

Deed Type
Special Warranty Deed

Doc Num
2963113

Book & Page
3316 0819

Legal Description

THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

RECEIVED
DEC 28 2022
By: .....

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Jeremiah Baron, 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:

Project Name: Stuart Autovault Baron Commerce Center
Parcel ID Number: 16-38-41-000-000-00071-0

That a copy of the notice was sent by regular U.S. Mail on (12/27/22) to the property owners within 300 feet of the subject property; and

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

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

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

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN
Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 28 day of December, 2022 By Jeremiah Baron.

Personally Known OR Produced Identification

_____
Type of Identification Produced:

JAMES M. CLARY III
MY COMMISSION # HH 254661
EXPIRES: August 13, 2026

Notary Public, State of FL
(Notary Seal)

My Commission expires:

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency (LPA)**
Petitioner:	**Stuart AutoVault LLC**
Parcel ID Number(s):	16-38-41-000-000-00071-0 (0.34-acres)
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City).

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Local Planning Agency (LPA) on **Thursday, January 12, 2023, 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 me at (772) 288-5328, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Jodi Nentwick-Kugler

Jodi Nentwick-Kugler
Development Director
jnentwick@ci.stuart.fl.us


NOTICE OF PUBLIC HEARING
ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
STUART AUTOVAULT BARON COMMERCE CENTER
Parcel ID Number:
16-38-41-000-000-00071-0 (0.34-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City), to develop 115,345 s.f. auto vault storage facility and a 138,565 of flex warehouse with up to 10% office space.
STUART LOCAL PLANNING AGENCY (LPA)
January 12, 2023 AT 5:30 PM
STUART CITY COMMISSION
February 13, 2023 AT 4:00 PM
February 27, 2023 AT 5:30 PM
STUART CITY HALL 121 FLAGLER AVE 772-288-5326 8:30AM-4:00PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

EXHIBIT B

Subject to: Taxes for the year 2022 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

And

Subject to: Declaration of Restriction Covenant recorded in Official Records Book 2576, Page 2524, of the Public Records of Martin County, Florida, in accordance with said Declaration

Copy Copy Copy

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00071-0	1113262	SE MONTEREY RD STUART FL	12/27/22

General Information

Property Owners STUART AUTO VAULT LLC	Parcel ID 16-38-41-000-000-00071-0	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 49 SW FLAGLER AVE 3RD FL STUART FL 34994	Account Number 1113262	Neighborhood 31400 Monterey Rd
Tax District DISTRICT TWO MSTU	Property Address SE MONTEREY RD STUART FL	Legal Acres 0.3444
	Legal Description THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 90,000	$ 0	$ 90,000	$ 89,806	$ 194	$ 0	$ 194

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/27/22	STUART KEY DEVELOPERS LLC	2963113
Sale Price	Deed Type	Book & Page
$ 8,500,000	Special Warranty Deed	3316 0819

Legal Description

THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Exhibit "B"

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 27, 2022

Ownership Search

Prepared For: STUART AUTO VAULT LLC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P22-11815/IC

THE ATTACHED REPORT IS ISSUED TO STUART AUTO VAULT LLC THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*
Iris M. Crews

Recorded in Martin County, FL 5/31/2022 3:23 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $44.00Deed Tax: $59,500.00
CFN#2963113 BK 3316 PG 819 PAGE 1 of 5

Prepared by:

Peter M. Hockman, Esq.
Brickell City Tower
80 SW 8th Street, Suite 3100
Miami, FL 33130

Record and Return to:

Liberty Title Company of America, Inc.
1800 SE Port St Lucie Blvd.
Port St. Lucie, FL 34952

Copy Courtesy of

Folio Numbers: 16-38-41-000-000-00070.50000
16-38-41-000-000-00071.00000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into as of the 27th day of May, 2022, by and between **Stuart Key Developers, LLC, a Florida limited liability company**, whose post office address is 55 NW 9th Avenue, Homestead, Florida 33030 ("**Grantor**"), and **Stuart Auto Vault LLC, a Florida limited liability company**, whose post office address is 49 SW Flagler Avenue, 3rd Floor Stuart, FL 34994 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of TEN & NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Martin County, Florida, described below (the "**Property**");

See attached Exhibit "A"

TOGETHER WITH all improvements, rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except those matters listed on **Exhibit "B"** attached hereto and made a part hereof by reference, provided, however, reference thereto shall not serve to reimpose the same. The Property is subject to the taxes, restrictions, conditions, easements, limitations and covenants as set forth in **Exhibit "B"** attached hereto.

[SIGNATURE TO FOLLOW]

EXHIBIT "A"

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name of Witness 1: Carrie Floody

Print Name of Witness 2: Calvin Burdick

Grantor

Stuart Key Developers, LLC, a Florida limited liability company

By:
Name: Richard S. Jackson, III
Title: Manager

Copy Copy Copy Copy

STATE OF FLORIDA }
}SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization this 25th day of May, 2022 by Richard S. Jackson III, as Manager of Stuart Key Developers, LLC, A Florida limited liability company. Said person is [X] personally known to me or [ ] has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: Calvin Burdick
My Commission Expires: 5/13/23
My Commission No.: GG 334160

[SEAL]

CALVIN BURDICK
Notary Public - State of Florida
Commission # GG 334160
My Comm. Expires May 13, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

EXHIBIT A

PARCEL ONE: THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING EASTERLY OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL TWO: THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL THREE: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL FOUR: THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 2010.95 FEET; THENCE RUN SOUTH 00'39'08" WEST 33 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°39'08" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 89° 30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00° 39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT OR PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A, B, C, D, E AND F AS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD AND BROCK FEBRUARY 5, 1958 AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, IN PERPETUITY DESCRIBED AS FOLLOWS:

OVER AND UPON THE EAST 50 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OVER AND UPON THE NORTH 75 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR ACCESS TO AND FROM THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF THE FORGOING PARCELS BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 704, PAGE 1633, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS, DRAINAGE AND UTILITIES DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 1701.05 FEET; THENCE S0°25'03"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN AND DESCRIBED HEREON; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE N89°34'57"W ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE N00°33'29"E ALONG THE

Copy Certified

EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET; THENCE S89°34'57"E ALONG A LINE 60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

AS RESERVED IN WARRANTY DEED RECORDED IN OR BOOK 1471, PAGE 1698, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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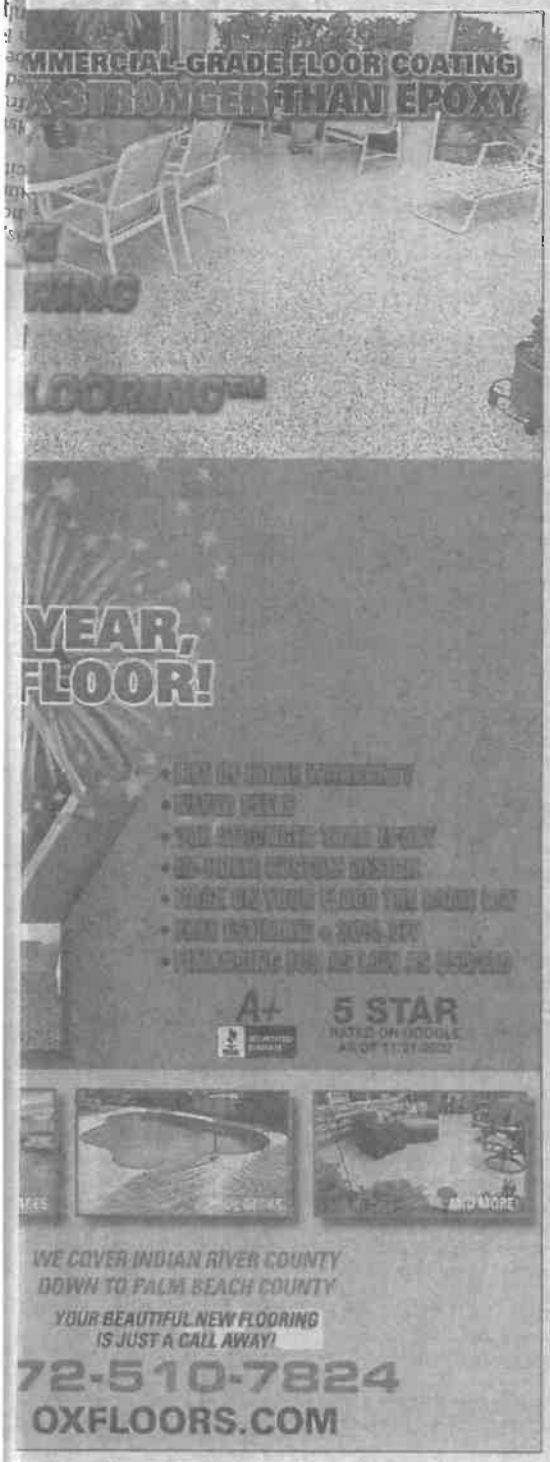
EXHIBIT "A"

- **Dec. 28: Smithsonian Marine Station at Fort Pierce**
- **Dec. 29: Environmental Studies Center**
- **Dec. 30: St. Lucie County Reef Builders**
- **Dec. 31: Pelican Island Audubon Society**
- **Jan. 1: Friends of the Everglades**

Ed Killer is TCPalm's outdoors writer. Sign up for his and other weekly newsletters at profile.tcpalm.com/newsletters/manage. Friend Ed on Facebook at Ed Killer, follow him on Twitter @tcpalmekiller or email him at ed.killer@tcpalm.com.



NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION, SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONE

The CITY OF STUART LOCAL PLANNING AGENCY (LPA) PLANNING ADVISORY BOARD will meet on Thursday, January 12, 2023, at 5:30 PM and the CITY COMMISSION will meet on Monday, February 13, 2023, at 4:00 PM and Monday February 27, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2508-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND TO FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2509-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2510-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED AT XXXXX; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/ MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address. 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in 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.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Jodi Nentwick

Title of Item:
STUART AUTO VAULT, LLC., PETITION FOR REZONE TO THE OFFICIAL ZONING ATLAS ON MONTEREY ROAD (RC):

ORDINANCE No. 2512-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED ON THE SOUTH SIDE OF SE MONTEREY ROAD; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Redtail Design Group is requesting that a +/-0.34-acres parcel of property that is being annexed into the City and assigned a future land use of Commercial receive an initial zoning assignment of (B-4) Limited Business/Manufacturing Zoning Designation, for a project to be known as Stuart Auto Vault Baron Commerce Center. Because this property was annexed into the City, a zoning designation is required.

Funding Source:
N/A

Recommended Action:
Staff has reviewed the Rezone to the Official Atlas petition and has determined that it conforms to the Standards of Review as set forth in Section 11.01.09 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends the recommends **APPROVAL** to the City Commission for the rezoning on First Reading.

ATTACHMENTS:
1. Staff Report - Rezone
2. Draft Ordinance 2512-2023 - Rezone
3. Rezone Application
4. Public Notification Packet

City of Stuart

TO: Local Planning Agency (LPA)

FROM: Jodi Nentwick-Kugler, Development Director

MEETING DATE: January 12, 2023

SUBJECT: **Stuart Auto Vault LLC**
Rezone to Official Zoning Atlas

GENERAL INFORMATION

Property Owner/Applicant: Jeremiah Baron, CEO
Stuart Auto Vault LLC
49 SW Flagler Avenue 3rd Floor
Stuart, FL 34994

Agent/Agent of Record: Tod Mowery, AICP
Redtail Design Group
100 North 2nd Street
Fort Pierce, FL 34950

Location: SE Monterey Road, Stuart, FL

Parcel ID#: 16-38-41-000-000-00071-0

Parcel Size: +/-0.34-acres

Existing Future Land Use: (GC) General Commercial (County)
Proposed Future Land Use: ***Commercial (City)***

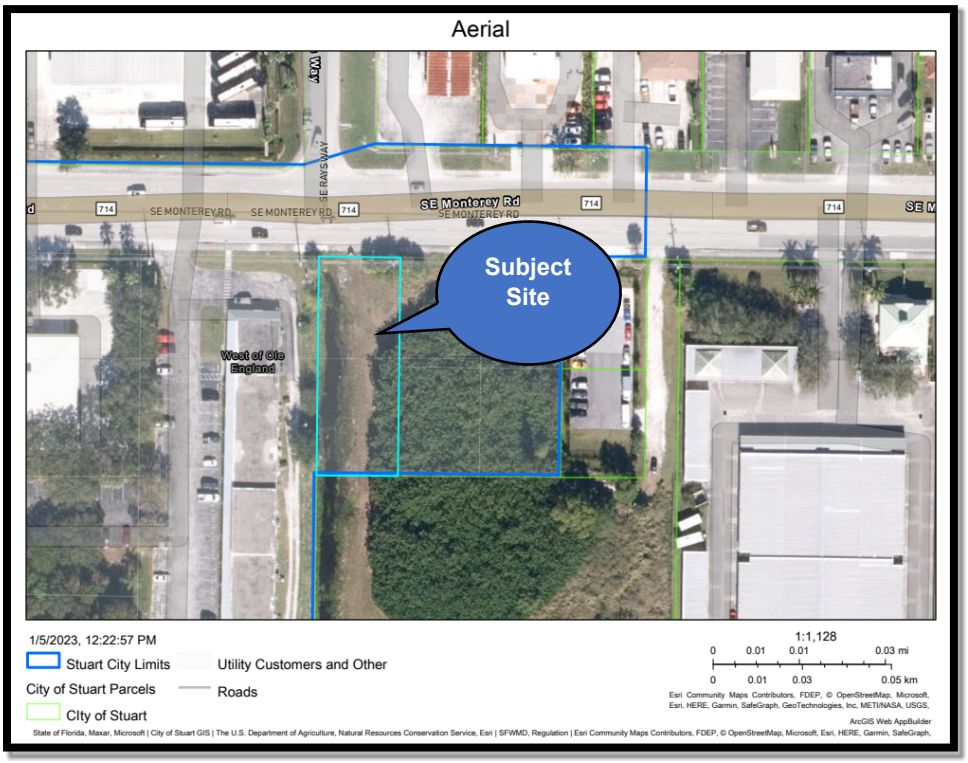
Existing Zoning: (B-1) Business (County)
Proposed Zoning: ***(B-4) Limited Business/Manufacturing (City)***

EXECUTIVE SUMMARY

This is a request from the property owner, Stuart Auto Vault, LLC., to consider a petition for Rezone to the Official Zoning Atlas for +/-0.34-acres of vacant land located within Martin County unincorporated area.

BACKGROUND

Redtail Design Group submitted petitions, on behalf of Stuart Auto Vault, LLC., for a Voluntary Annexation to incorporate the +/-0.34-acres from Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to change the future land use category from (GC) General Commercial (County) to Commercial (City), and Rezone from (B-1) Business (County) to (B-4) Limited Business/Manufacturing (City) Zoning Designation, for a project to be known as Stuart Auto Vault Baron Commerce Center.



LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of General Commercial (GC), and a County Zoning Designation of Business District (B-1) District. The subject property is currently vacant located on the south of SE Willoughby Boulevard. The site is bounded by City of Stuart (northeast, northwest, south, and adjacent to the property to the east). The existing uses, zoning districts, and future land-use designations of the adjacent properties are summarized in Table 1.

Table 1. Existing Use, Zoning and Land-Use Designations

EXISTING USE		ZONING	FUTURE LAND USE
Subject Property:	Vacant	(B-1) Business *(County)*	(GC) General Commercial *(County)*
North:	Auto Sales/Repair Vacant	(B-2) (CPUD) Commercial Planned Unit Development	Commercial
South:	Vacant	(B-1) Business (County)	Commercial
East:	Vacant	(B-1) Business (County)	Commercial
West:	Shopping Center	(B-4) Business (County)	Commercial

SECTION 3:	REZONE TO THE OFFICIAL ZONING ATLAS STANDARDS OF REVIEW AS SET FORTH IN THE LAND DEVELOPMENT CODE SECTION 11.01.09

In accordance to LDC 11.01.00.G., the advisory board (Local Planning Agency) shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the Comprehensive Plan. The LPA shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.

In formulating its recommendation to the city commission, the LPA shall consider the following criteria:

a. The existing land use pattern;
b. The possible creation of an isolated district unrelated to adjacent and nearby districts;
c. The population creation of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;
d. The possible overloading of the city's sewage collection, treatment and disposal facilities;
e. The possible overloading of the city's drainage system;
f. The existing district boundaries in relation to existing conditions on the subject property;
g. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary of appropriate;
h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;
i. The impact of the rezoning the flow of light and air to adjacent areas;
j. The impact of the proposed rezoning upon property values in the adjacent areas;
k. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and
l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed rezoning is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan.

CONSISTENCY WITH THE CITY'S LAND DEVELOPMENT CODE

Current Zoning Designation (County)

The property is currently zoned B-1 Business District, in accordance Martin County LDS Section 3.417., in this district, a building or structure or land shall be used for only for the following purposes, subject any additional limitations:

1. *Any use permitted in a HB-1 Limited Business District.*
2. *Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.*
3. *Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.*
4. *Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.*
5. *Signs appertaining to the above uses.*
6. *Refuse and storage areas, which shall be screened from view.*

Proposed Zoning Designation (City)

The proposed rezoning to B-4 (Limited Business/Manufacturing) Zoning District is consistent with the proposed Commercial Future Land Use designation as per LDC Section 2.01.03. Table 1. – *Zoning District/Future Land Use Category Compatibility Chart.*

Table 1 - Zoning District/Future Land Use Category Compatibility Chart.

Future Land Use Categories	Implementing Zoning Categories					
	B-1	B-2	B-3	B-4	CPUD IPUD MXPUD UPUD	SE Ocean Blvd.
Commercial	X	X	X	X	X	X

LOCAL PLANNING AGENCY (LPA)

On January 12, 2023, the LPA held a public hearing on this item. There being no comments from the public, the Board voted unanimously to recommend approval to the City Commission for the Rezone to the Official Zoning Map petition.

PUBLIC NOTIFICATION

On December 27, 2022, the applicant provided notification letters to nineteen (10) owners of property located within the 300 feet of the proposed petitions. One (1) public notification sign detailing the Local Planning Agency (LPA) and City Commission's Public Hearing was posted on the premise, and an advertisement displayed in TC Palm Newspaper on January 3, 2023.

STAFF RECOMMENDATION

Staff has reviewed the Rezone to the Official Atlas petition and has determined that it conforms to the Standards of Review as set forth in Section 11.01.09 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends the City Commission a recommendation of **APPROVAL** for the rezoning on First Reading.

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2512-2023

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED ON THE SOUTH SIDE OF SE MONTEREY ROAD; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, 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 Commercial; and

WHEREAS, on November 30, 2022, an application was submitted to the city for t Rezoning from B-1-Business (County) to B-4 Limited Business/Manufacturing (City); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting to consider the applicant's request; and

DRAFT

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Stuart Auto Vault, LLC (property owner) for a 0.34-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;

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 "B"**, hereinafter the "Location Map", shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "B-4 Limited Business/Manufacturing".

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:

DRAFT

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

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

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

Any breach of any provision or condition of this Rezone 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 __ day of _____ 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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

DRAFT

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:

_____

Print Name: _____

_____

Print Name: _____

Stuart Auto Vault, LLC

By: _____

Jeremiah Baron, CEO

DRAFT

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by Jeremiah Baron, CEO, Stuart Auto Vault, 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 _____, 2023, 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: _____

DRAFT

EXHIBIT A – LEGAL DESCRIPTION

DRAFT

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

DRAFT

121 SW Flagler Ave
Stuart, FL 34994
Tel: 772-288-5326
Fax: 772-288-5388

COMPREHENSIVE PLAN AMENDMENT/REZONING

(LDR 11.06.00, 11.09.00 & 11.10.00)

Please print clearly and provide all required information

DEVELOPMENT DEPARTMENT USE ONLY	
APP Ref#	CPUD: Z22060001 Annexation Z22120001

A.	REZONING $1,433.60	✓	
	SMALL SCALE COMPREHENSIVE PLAN (FLU) AMENDMENT FEE $1,792.00		LESS THAN 10 ACRES
	COMPREHENSIVE PLAN (FUTURE LAND USE MAP) AMENDMENT FEE $1,792.00		GREATER THAN 10 ACRES WILL REQUIRE DISTRIBUTION TO DCA WITHIN ONE OF THE TWO WINDOWS ALLOWED (USUALLY APRIL AND NOVEMBER EACH YEAR)

B. PROPERTY INFORMATION			
PROJECT TITLE	Stuart Autovault Baron Commerce Center		
PARCEL ID#	Stuart Autovault Baron Commerce Center		
CURRENT ZONING	B-1- Martin County		
PROPOSED ZONING	B-4 Business and limited manufacturing		
CURRENT FUTURE LAND USE	**General Commercial- Martin County**		
PROPOSED FUTURE LAND USE	**General Commercial- City of Stuart**		
PRESENT USE	n/a Martin County		
SITE AREA	.34 ac		
STREET ADDRESS	16-38-41-000-000-00071-0		
AGENT	Tod Mowery		
COMPANY	Redtail DG		
PHONE	772-742-1555	FAX	

C. PETITIONER INFORMATION			
NAME	Stuart Autovault LLC		
STREET ADDRESS	49 SW Flager Ave		
CITY	Stuart		
STATE	fl	ZIP	34994
PHONE	722-286-5744	FAX	
SIGNATURE OF OWNER OR AGENT	Tod Mowery Date 11/30/22		

Entered into Community PLUS 12/5/2022

D.	SUBMITTAL REQUIREMENTS (9 sets of all documents)					
	SITE PLAN	x	LANDSCAPE PLAN	x	TRAFFIC ANALYSIS	x
	BOUNDARY SURVEY	x	LEGAL DOCUMENTS DEMONSTATING UNIFIED CONTROL	x	ARCHITECTURAL ELEVATIONS	x
	ZONING MAP EXTRACT	x	FUTURE LAND USE MAP EXTRACT	x	AFFIDAVIT PERMITTING REPRESENTATION	
	DATE OF PRE-APPLICATION				LIST OF SURROUNDING PROPERTY OWNERS WITHIN 300ft	

BRIEF EXPLANATION OF PROPOSAL

Applicant is proposing the annexation of the property from Martin County into the City of Stuart to be under the same juristicion, zoning and FLU of the larger contigious parcel that is currently under of the city's juristiction. Applicant wished to apply B4 limitied buisness and manufacturing zoning and General Commercial FLU to the parcel

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00071-0	1113262	SE MONTEREY RD STUART FL	12/5/22

General Information

Property Owners
STUART AUTO VAULT LLC

Mailing Address
49 SW FLAGLER AVE 3RD FL
STUART FL 34994

Tax District
DISTRICT TWO MSTU

Parcel ID
16-38-41-000-000-00071-0

Account Number
1113262

Property Address
SE MONTEREY RD STUART FL

Legal Description
THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...

Use Code/Property Class
1000 - 1000 Vacant Commercial

Neighborhood
31400 Monterey Rd

Legal Acres
0.3444

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 90,000	$ 0	$ 90,000	$ 89,806	$ 194	$ 0	$ 194

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/27/22

Sale Price
$ 8,500,000

Grantor (Seller)
STUART KEY DEVELOPERS LLC

Deed Type
Special Warranty Deed

Doc Num
2963113

Book & Page
3316 0819

Legal Description

THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

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

RECEIVED
DEC 28 2022
By: .....

AFFIDAVIT ATTESTING TO NOTIFICATION

Jeremiah Baron, 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:

Project Name: Stuart Autovault Baron Commerce Center
Parcel ID Number: 16-38-41-000-000-00071-0

That a copy of the notice was sent by regular U.S. Mail on (12/27/22) to the property owners within 300 feet of the subject property; and

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

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

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

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN
Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 28 day of December, 2022 By Jeremiah Baron.

Personally Known OR Produced Identification

_____
Type of Identification Produced:

JAMES M. CLARY III
MY COMMISSION # HH 254661
EXPIRES: August 13, 2026

Notary Public, State of FL
(Notary Seal)

My Commission expires:

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency (LPA)**
Petitioner:	**Stuart AutoVault LLC**
Parcel ID Number(s):	16-38-41-000-000-00071-0 (0.34-acres)
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City).

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Local Planning Agency (LPA) on **Thursday, January 12, 2023, 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 me at (772) 288-5328, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Jodi Nentwick-Kugler

Jodi Nentwick-Kugler
Development Director
jnentwick@ci.stuart.fl.us


NOTICE OF PUBLIC HEARING
ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
STUART AUTOVAULT BARON COMMERCE CENTER
Parcel ID Number:
16-38-41-000-000-00071-0 (0.34-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from General Commercial (County) to Commercial (City), and Rezoning from B-1 Business (County) to B-4 Limited Business/Manufacturing (City), to develop 115,345 s.f. auto vault storage facility and a 138,565 of flex warehouse with up to 10% office space.
STUART LOCAL PLANNING AGENCY (LPA)
January 12, 2023 AT 5:30 PM
STUART CITY COMMISSION
February 13, 2023 AT 4:00 PM
February 27, 2023 AT 5:30 PM
STUART CITY HALL 121 FLAGLER AVE 772-288-5326 8:30AM-4:00PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

EXHIBIT B

Subject to: Taxes for the year 2022 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

And

Subject to: Declaration of Restriction Covenant recorded in Official Records Book 2576, Page 2524, of the Public Records of Martin County, Florida, in accordance with said Declaration

Copy Copy Copy

Basic Info

PIN	AIN	Situs Address	Website Updated
16-38-41-000-000-00071-0	1113262	SE MONTEREY RD STUART FL	12/27/22

General Information

Property Owners STUART AUTO VAULT LLC	Parcel ID 16-38-41-000-000-00071-0	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 49 SW FLAGLER AVE 3RD FL STUART FL 34994	Account Number 1113262	Neighborhood 31400 Monterey Rd
	Property Address	Legal Acres
Tax District DISTRICT TWO MSTU	SE MONTEREY RD STUART FL	0.3444
	Legal Description THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	$ 90,000	$ 0	$ 90,000	$ 89,806	$ 194	$ 0	$ 194

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/27/22	STUART KEY DEVELOPERS LLC	2963113
Sale Price	Deed Type	Book & Page
$ 8,500,000	Special Warranty Deed	3316 0819

Legal Description

THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Exhibit "B"

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 27, 2022

Ownership Search

Prepared For: STUART AUTO VAULT LLC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P22-11815/IC

THE ATTACHED REPORT IS ISSUED TO STUART AUTO VAULT LLC THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*

Iris M. Crews

Recorded in Martin County, FL 5/31/2022 3:23 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $44.00Deed Tax: $59,500.00
CFN#2963113 BK 3316 PG 819 PAGE 1 of 5

Prepared by:

Peter M. Hockman, Esq.
Brickell City Tower
80 SW 8th Street, Suite 3100
Miami, FL 33130

Record and Return to:

Liberty Title Company of America, Inc.
1800 SE Port St Lucie Blvd.
Port St. Lucie, FL 34952

Copy Courtesy of

Folio Numbers: 16-38-41-000-000-00070.50000
16-38-41-000-000-00071.00000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into as of the 27th day of May, 2022, by and between **Stuart Key Developers, LLC, a Florida limited liability company**, whose post office address is 55 NW 9th Avenue, Homestead, Florida 33030 ("**Grantor**"), and **Stuart Auto Vault LLC, a Florida limited liability company**, whose post office address is 49 SW Flagler Avenue, 3rd Floor Stuart, FL 34994 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of TEN & NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Martin County, Florida, described below (the "**Property**");

See attached Exhibit "A"

TOGETHER WITH all improvements, rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except those matters listed on **Exhibit "B"** attached hereto and made a part hereof by reference, provided, however, reference thereto shall not serve to reimpose the same. The Property is subject to the taxes, restrictions, conditions, easements, limitations and covenants as set forth in **Exhibit "B"** attached hereto.

[SIGNATURE TO FOLLOW]

EXHIBIT "A"

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Carrie Floody
Print Name of Witness 1: Carrie Floody

Calvin Burdick
Print Name of Witness 2: Calvin Burdick

Grantor

Stuart Key Developers, LLC, a Florida limited liability company

By:
Name: Richard S. Jackson, III
Title: Manager

Copy Copy Copy Copy

STATE OF FLORIDA }
}SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization this 25th day of May, 2022 by Richard S. Jackson III, as Manager of Stuart Key Developers, LLC, A Florida limited liability company. Said person is [X] personally known to me or [ ] has produced a valid driver's license as identification.

Calvin Burdick
Notary Public; State of Florida
Print Name: Calvin Burdick
My Commission Expires: 5/13/23
My Commission No.: GG 334160

[SEAL]

CALVIN BURDICK
Notary Public - State of Florida
Commission # GG 334160
My Comm. Expires May 13, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

EXHIBIT A

PARCEL ONE: THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING EASTERLY OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL TWO: THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL THREE: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL FOUR: THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 2010.95 FEET; THENCE RUN SOUTH 00'39'08" WEST 33 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°39'08" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 89° 30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00° 39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT OR PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A, B, C, D, E AND F AS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD AND BROCK FEBRUARY 5, 1958 AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, IN PERPETUITY DESCRIBED AS FOLLOWS:

OVER AND UPON THE EAST 50 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OVER AND UPON THE NORTH 75 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR ACCESS TO AND FROM THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF THE FORGOING PARCELS BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 704, PAGE 1633, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS, DRAINAGE AND UTILITIES DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 1701.05 FEET; THENCE S0°25'03"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN AND DESCRIBED HEREON; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE N89°34'57"W ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE N00°33'29"E ALONG THE

Copy Control Doc

EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET; THENCE S89°34'57"E ALONG A LINE 60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

AS RESERVED IN WARRANTY DEED RECORDED IN OR BOOK 1471, PAGE 1698, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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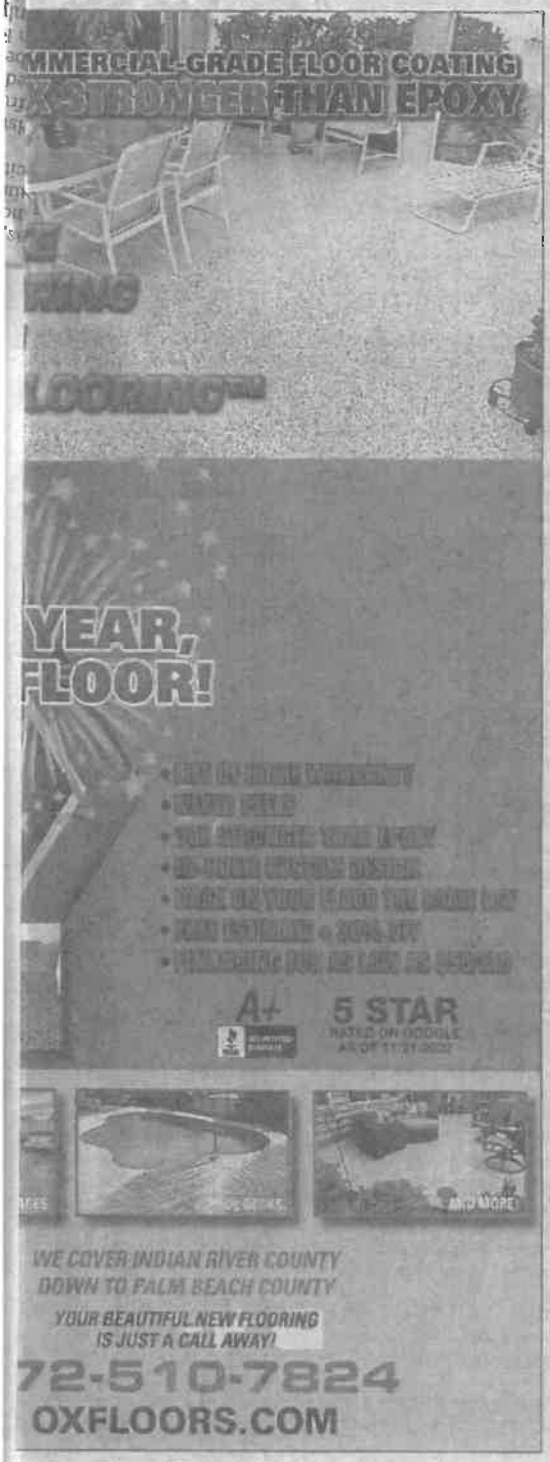
EXHIBIT "A"

- **Dec. 28: Smithsonian Marine Station at Fort Pierce**
- **Dec. 29: Environmental Studies Center**
- **Dec. 30: St. Lucie County Reef Builders**
- **Dec. 31: Pelican Island Audubon Society**
- **Jan. 1: Friends of the Everglades**

Ed Killer is TCPalm's outdoors writer. Sign up for his and other weekly newsletters at profile.tcpalm.com/newsletters/manage. Friend Ed on Facebook at Ed Killer, follow him on Twitter @tcpalmekiller or email him at ed.killer@tcpalm.com.



NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION, SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONE

The CITY OF STUART LOCAL PLANNING AGENCY (LPA) PLANNING ADVISORY BOARD will meet on Thursday, January 12, 2023, at 5:30 PM and the CITY COMMISSION will meet on Monday, February 13, 2023, at 4:00 PM and Monday February 27, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2508-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND TO FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2509-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2510-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED AT XXXXX; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/ MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address. 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in 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.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Jodi Nentwick

Title of Item:
751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (QUASI-JUDICIAL) (RC):
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2486-2023; 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 designated as a Future Land Use of Multi-Family. The Land Use was changed to Institutional when it was purchased by a church and the applicant requested Institutional because the construction of a church was not a use that was allowed in Multi-Family. Subsequent to that, an application to change the Land Use to Commercial was received by the City and after hearing the presentation, the Commission granted the request to change it from Institutional to Commercial for the future construction of a Medical Office. The matter pending before the Commission is an application to amend the Future Land Use Map to return the property to Multi-Family. This proceeding is deemed as a legislative action and is therefore not quasi-judicial.

See attached staff report for additional information.

Funding Source:
N/A

Recommended Action:
Staff recommends approval of Ordinance 2486-2022.

ATTACHMENTS:
1. A. Ordinance 2486-2022
2. B. Staff Report - Ord 2486-2022
3. C. Future Land Use Amendment Application
4. D. Applicant's Project Narrative
5. D. Ordinance 1174-89
6. D. Ordinance 1293-93

7. D. Ordinance 2106-07
8. D. Staff Review Comments 03.21.2022
9. D. Service Capacity Letter - COS Police Department
10. D. Service Capacity Letter - COS Utilities & Engineering
11. D. Service Capacity Letter - COS Fire Rescue
12. E. PUBLIC NOTIFICATION
13. SFWMD 050128-14_Permit_560251
14. SFWMD Water Supply Progress Evaluation Form 2009
15. SFWMD Water Supply Progress Evaluation Form 2009
16. Upper East Coast Entities' 2009 Progress report

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:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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

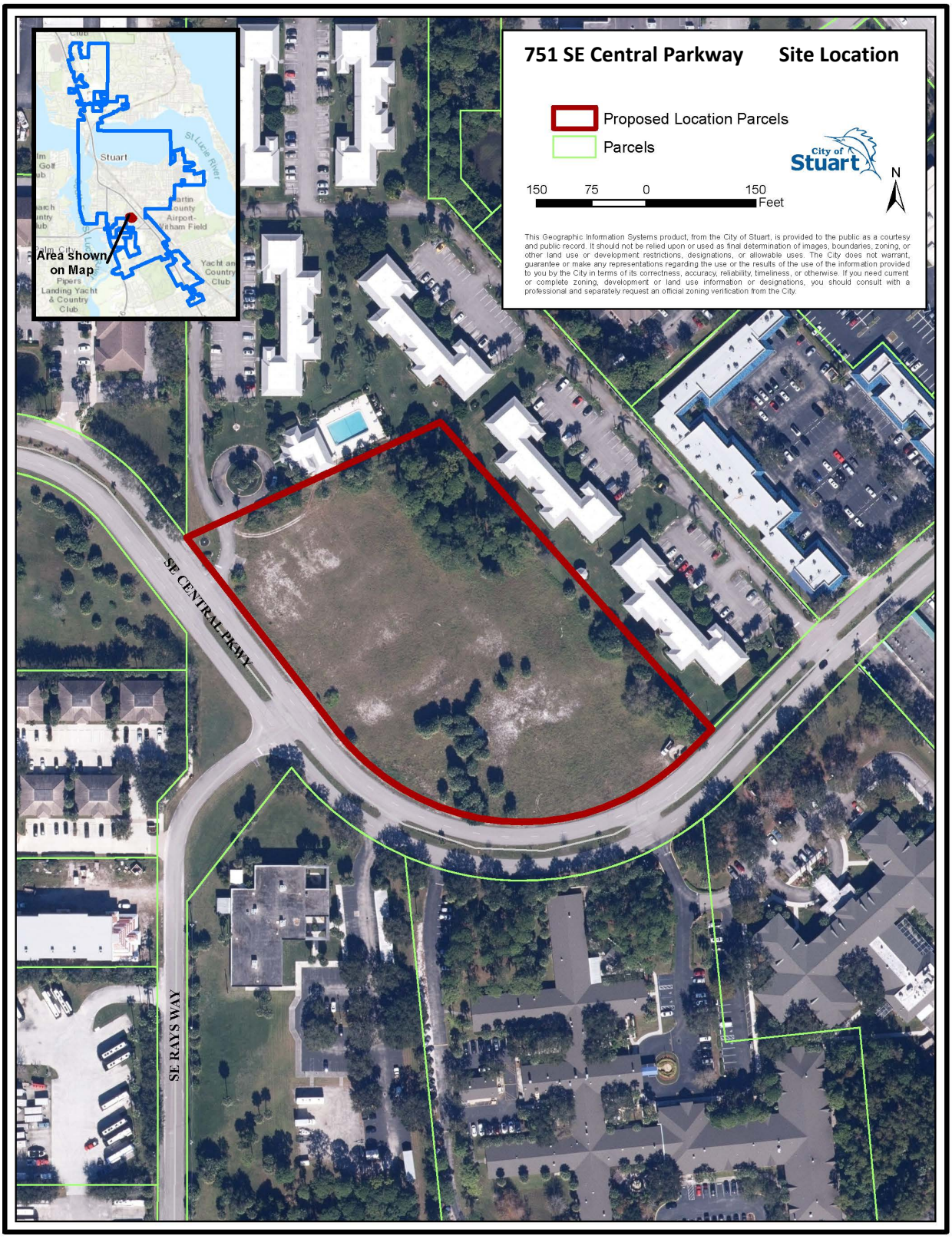
Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT 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



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

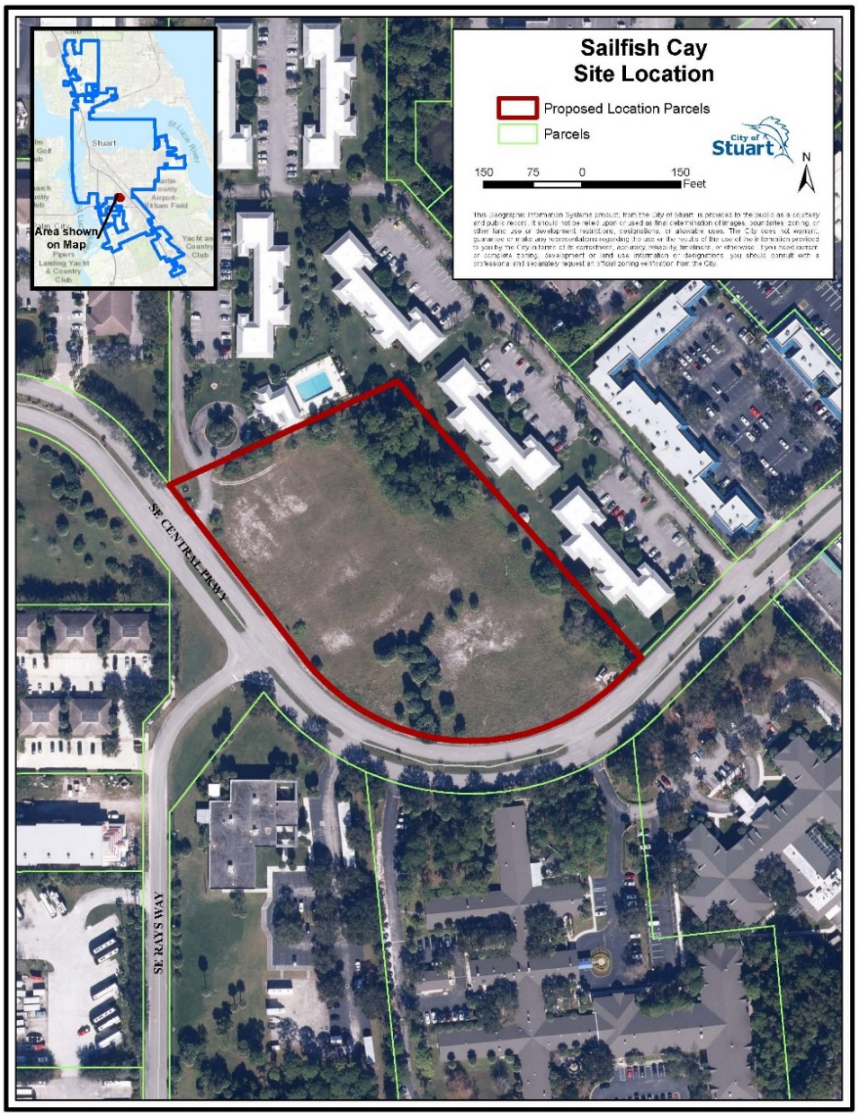
The subject property was originally approved in the early 1980s as Phase VI of the multi-family residential Towne Park North Condominium project under R-3 zoning with a Future Land Use (FLU) of Multi-Family Residential. The connection of the site to the surrounding residential exists through remaining 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.

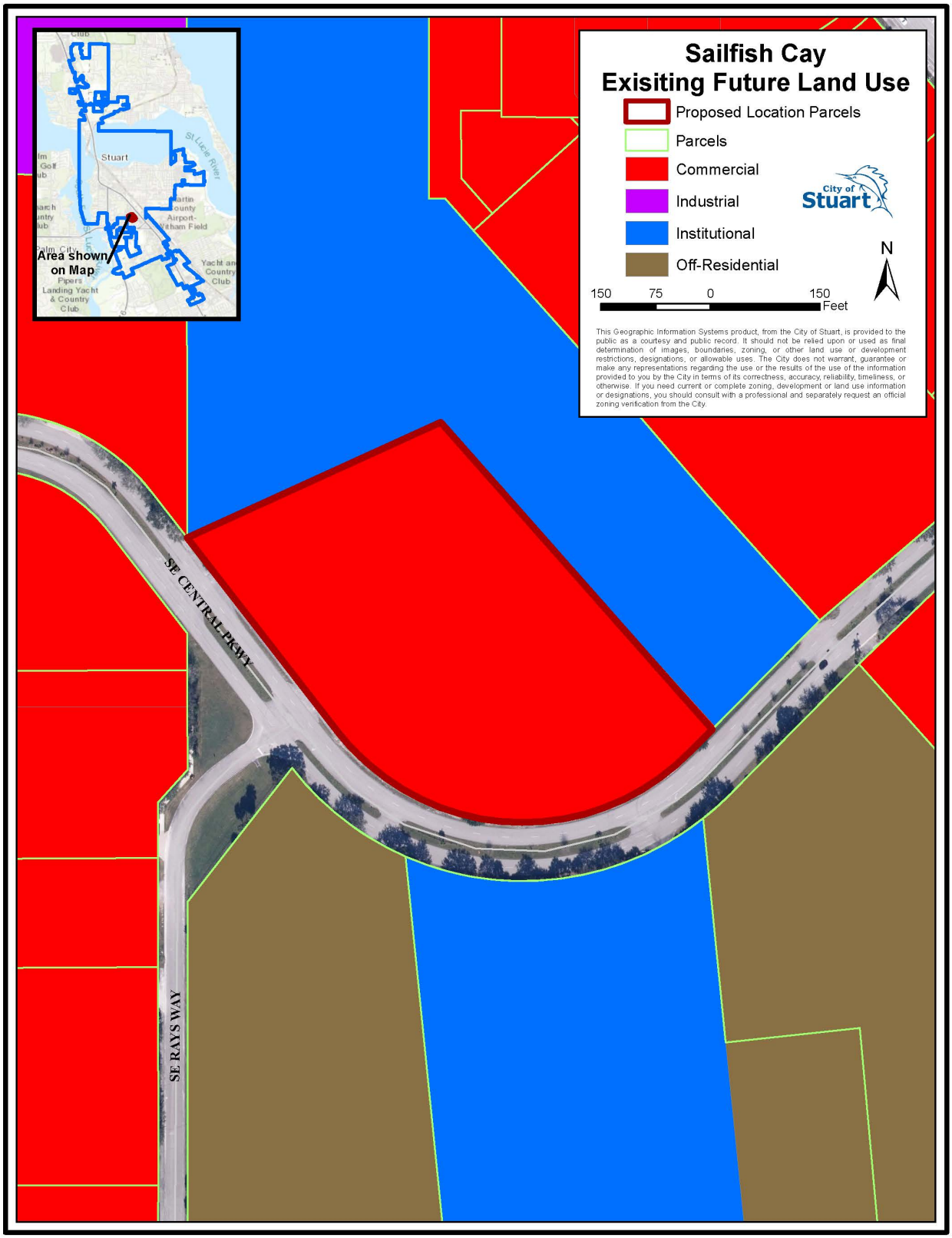
On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow for a professional and medical office center. This project was never constructed. The site has remained 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. YES/NO/NA	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. 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. YES/NO/NA	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. 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**			
	In/Out CRA	*General*	*Not ALF*	*ALF*	*% Residential*	*General*	*>2.0 FAR*	*% Non-residential*
			UPUD, RPUD, or Major UCE					
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 *(4.88x43,580=212,572.8x1.5FAR = 318,859.2)*
- 271,030.32 square feet and 7 units for 85% nonresidential and 15% residential *(318,859.2 x .85 = 271,030.32 square feet) (4.88x.15=0.732x10=7.32 dwelling units)*

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

- 146.4 dwelling units for 100% residential *(4.88x30=146.4 dwelling units)*
- 102.48 dwelling units and 31,885.92 square feet for 70% residential and 30% non-residential *(4.88x.7=3.416x30=102.48 dwelling units) (212,572.8x0.5FAR=106,286.4x.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# 22110004
(Staff Entry)

Pre-App Conference Date: October 4, 2021	Application Date:

DEVELOPMENT
Received by:

SITE INFORMATION

Project Name: Sailfish 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: 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

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: — By: Jeffrey H. Sands, Managing Member Name/Title

902 Carnegie Center, Suite 400
Street Address

Princeton, New Jersey 08540
City, State, Zip Code

P.O. Box

City, State, Zip Code

609-921-6060 x-109
Telephone Number

609-924-1992
Fax Number

jsands@hiltonrealtyco.com
Email Address:

STATE OF FLORIDA, COUNTY OF MERCER

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 25th day of October, 2021 By Jeffrey H. Sands, Managing Member of Hilton Realty Co., L.L.C., the Sole Member of Cypress Holding, LLC

Personally Known OR Produced Identification

Type of Identification Produced:

Kathleen M. Boyd — Notary Public

Kathleen M. Boyd
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
April 2, 2023

My Commission expires:

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	City/State/Zip Code: Jupiter, FL 33458
Title: President	Telephone Number: (561) 691-4552
Company: 751 SE Central, LLC	Facsimile Number: (561) 691-4553
Company Address: 224 Chimney Corner Lane, Suite 3032	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)

JOHNSTON GROUP
DEVELOPMENT & DESIGN

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

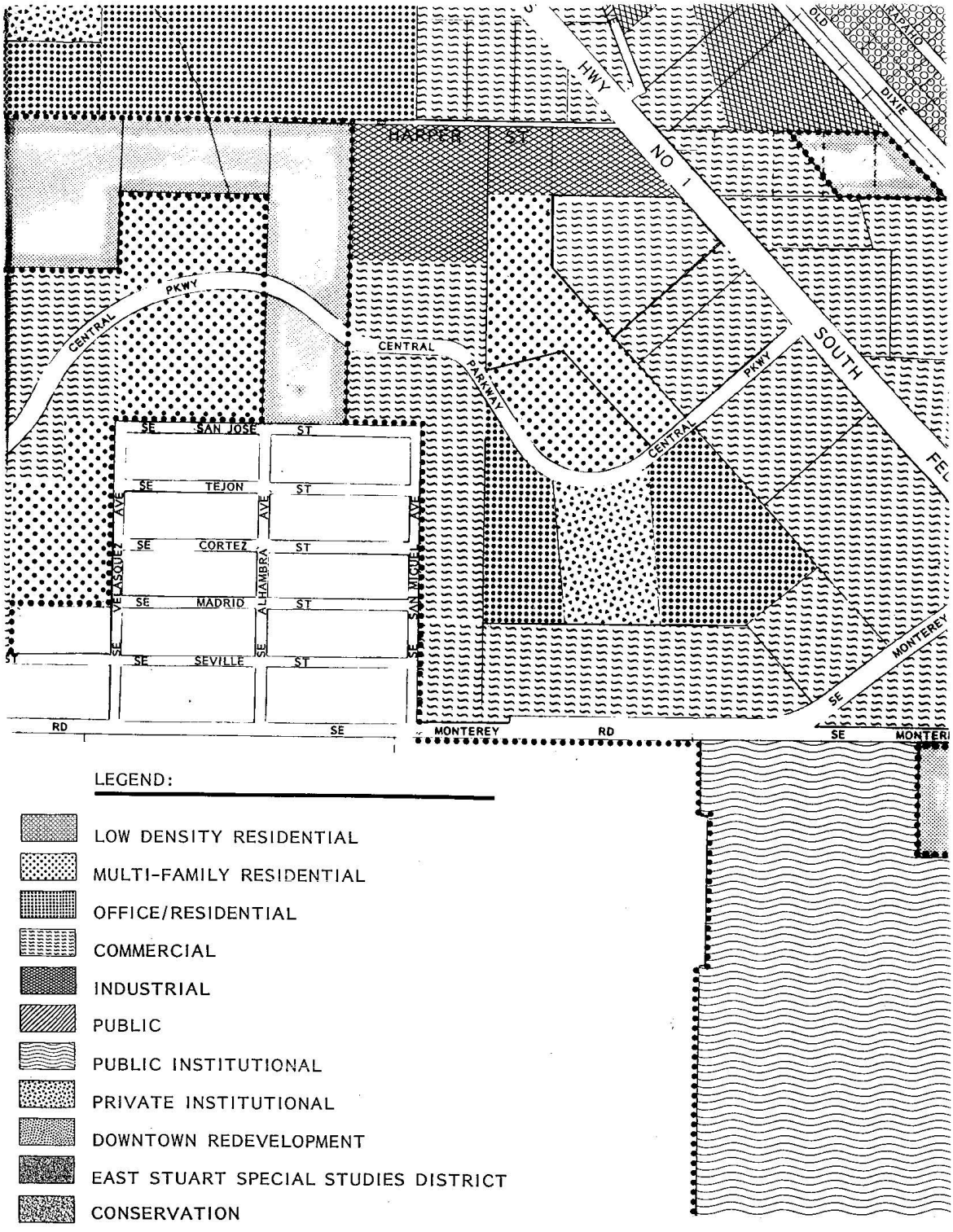
Overview of Requests & Property Introduction:

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	*Public Educational Facilities.* 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.	

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,



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.

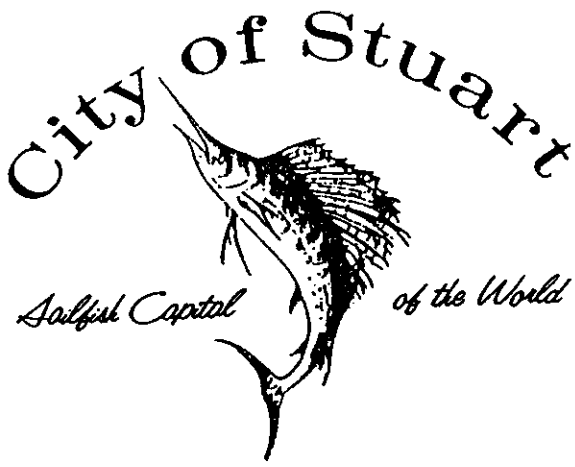
ATTEST:

Eileen G. Reeder
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
EILEEN G. REEDER
CITY CLERK

Susan J. Hershey
SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Carl V. M. Coffin
CARL V. M. COFFIN
CITY ATTORNEY

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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°27'42" East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North 65°00'00" East, a distance of 376.35 feet; thence run South 41°27'42" East, a distance of 147.76 feet; thence run South 52°32'18" West, a distance of 377.79 feet; thence run North 37°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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°27'42" East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North 52°32'18" East, a distance of 377.79 feet; thence run South 41°27'42" East, a distance of 180.00 feet; thence run South 52°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°16'28" and a radius of 320.00 feet; subtended by a long chord bearing North 44°35'57" West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North 37°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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°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 angel of 14°16'28" and a radius of 320.00 feet; thence run along said arc a distnce of 79.72 feet to the POINT OF BEGINNING; thence run North 52°32'18" East, a distance of 380.47 feet; thence run South 41°27'42" East, a distance of 233.75 feet; thence run South 45°10'02" West, a distance of 44.75 feet; thence run South 48°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°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 - 955; (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:

	YES	NO	ABSENT
MARY HUTCHINSON, MAYOR	✓		
JEFFREY KRAUSKOPF, VICE-MAYOR	✓		
JIM CHRISTIE, COMMISSIONER	✓		
CAROL WAXLER, COMMISSIONER	✓		
MIKE MORTELL, COMMISSIONER	✓		

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

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

EXHIBIT A

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

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boule vard
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. Dailey

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

By: _____
Jonathan McClain, President/Pastor

(Corporate Seal)

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

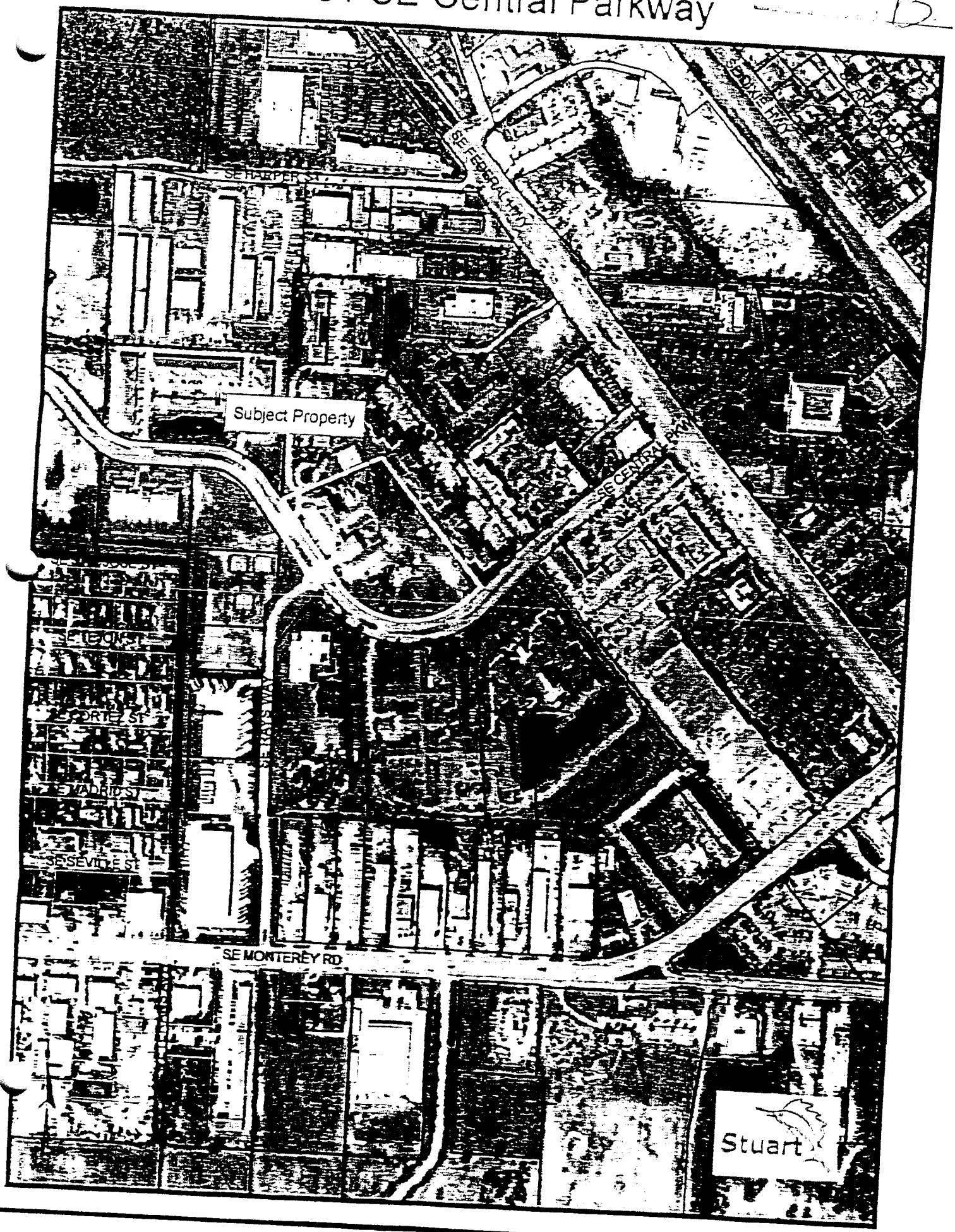
Printed Name: R.S. Kramer

Robert S Kramer
My Commission DD156970
Expires November 13, 2006

My Commission Expires:

751 SE Central Parkway

B



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.

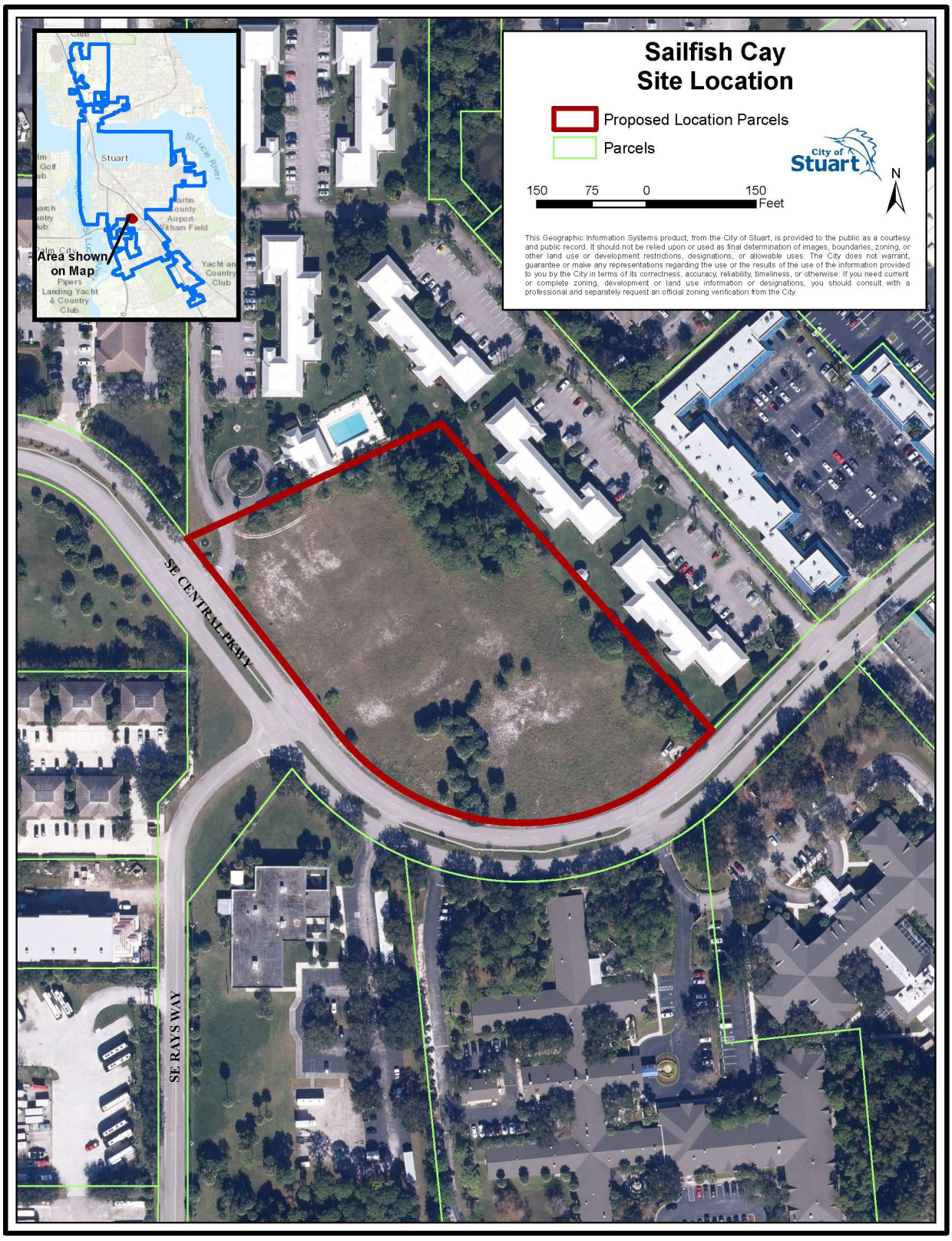
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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

C. Location and Site Information

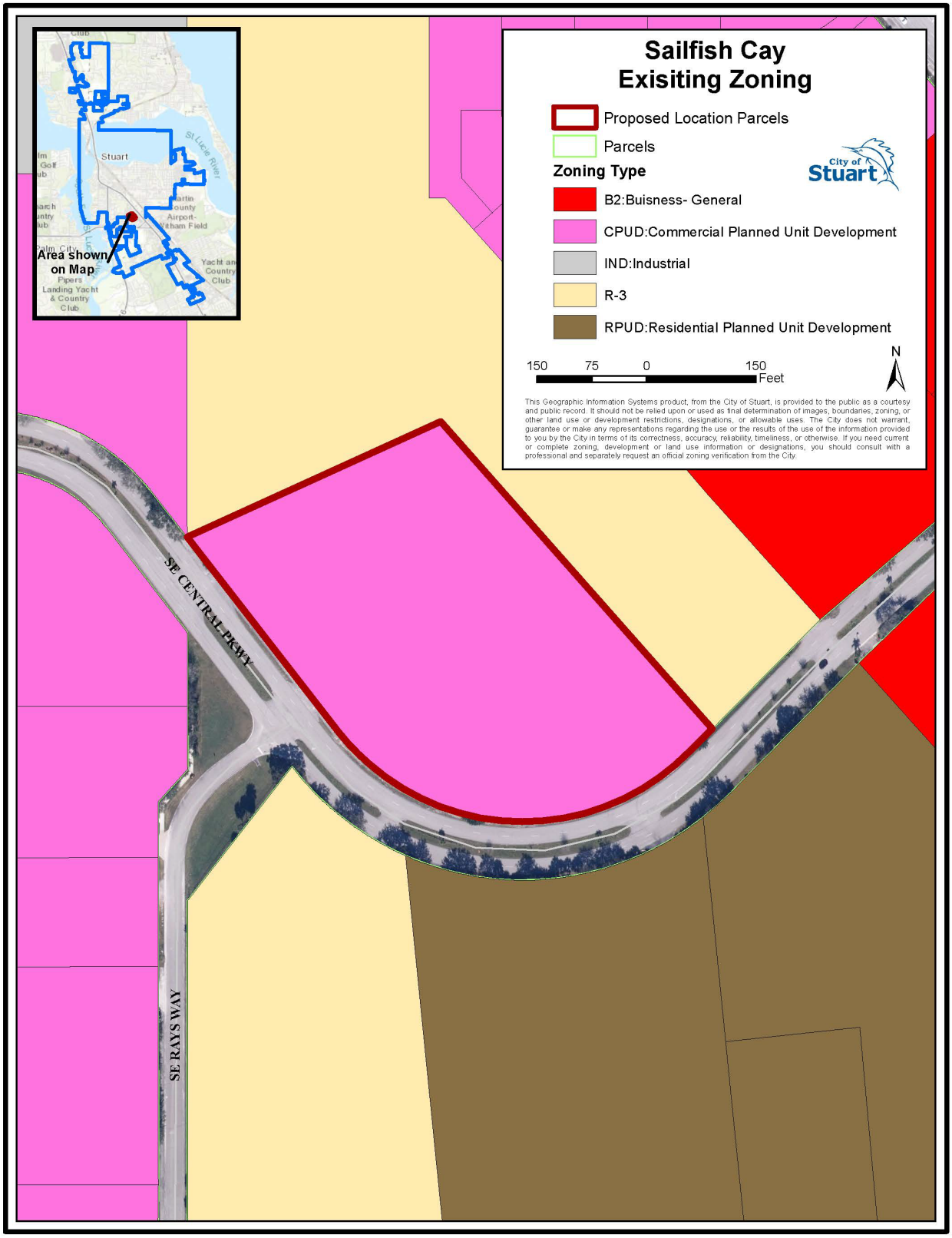
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

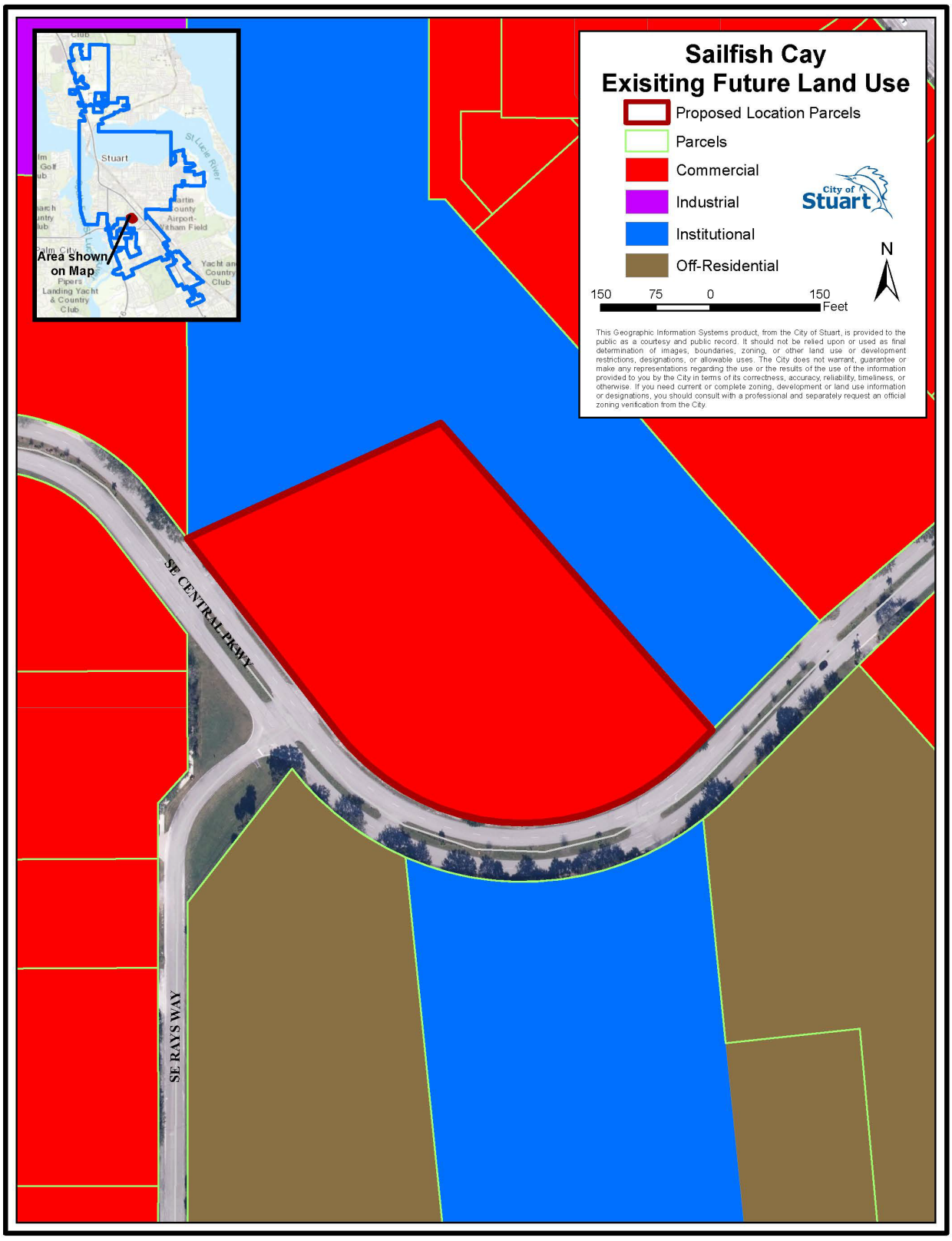


Existing Zoning
MAP



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,

Captain Heather Rothe

Heather Rothe
Support Division Commander

City of Stuart

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

TARA L. JOHNSTON
Notary Public - State of Florida
Commission # GG 313057
My Comm. Expires Mar 18, 2023
Bonded through National Notary Assn.


NOTICE OF PUBLIC HEARING
SMALL-SCALE COMPREHENSIVE PLAN
ADMENDMENT & REZONING REQUEST
for Parcel 09-38-41-011-000-00001-1
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.
STUART CITY COMMISSION OCTOBER 10, 2022 AT 4:00 P.M.
STUART CITY COMMISSION OCTOBER 24, 2022 AT 5:30 P.M.
STUART CITY HALL 121 SW FLAGLER AVE. 772-288-5326 8:30 A.M. - 5:00 P.M.
VISIT: WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING
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ADMENDMENT & REZONING REQUEST
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VISIT: WWW.CITYOFSTUART.US FOR MORE INFORMATION

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.

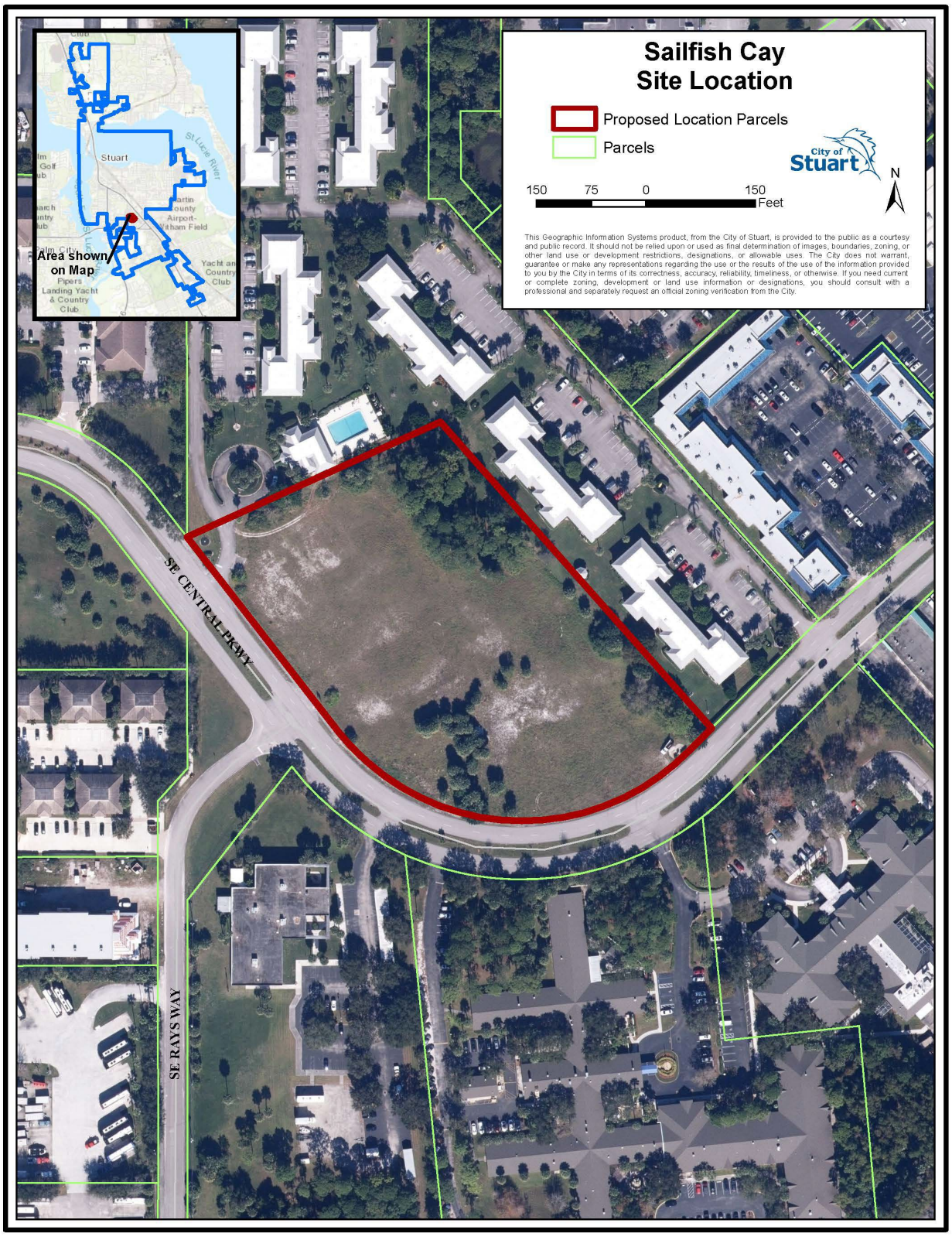
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this 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



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

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

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

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

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

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

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

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

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

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

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

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

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

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

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

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

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

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

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

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

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

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

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

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

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

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

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

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

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

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

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

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

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

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

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

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

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

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

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

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

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
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

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

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

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

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

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

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

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

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

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

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

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

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

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

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

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

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

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

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

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

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

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

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

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

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

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

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

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

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

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

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

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

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

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

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

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

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

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

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

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

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

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

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

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

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

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

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

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

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

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

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

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

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

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

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

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

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

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZZONE TTEE
WINTHROP MA 02152

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

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

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

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

MERRICK R D MERRICK P M
UPTON MANOR

MERRICK R D MERRICK P M
UPTON MANOR

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

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

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

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

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

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

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

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

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

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

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

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

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

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

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

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

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

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

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

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

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

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

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

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

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

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

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

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

TRADEWINDS PROPERTY MANAGEMENT LLC
959 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, LARAINE 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	RAYS	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	RAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593	SE	CENTRAL	PKWY			STUART	FL
154192	704	609	SE	CENTRAL	PKWY			STUART	FL
26530	104	806	SE	CENTRAL	PKWY		10	STUART	FL
26465	104	802	SE	CENTRAL	PKWY		9	STUART	FL
154195	704	505	SE	CENTRAL	PKWY			STUART	FL
154196	704	509	SE	CENTRAL	PKWY			STUART	FL
26472	104	802	SE	CENTRAL	PKWY		16	STUART	FL
26495	104	804	SE	CENTRAL	PKWY		7	STUART	FL
26536	104	806	SE	CENTRAL	PKWY		16	STUART	FL
26439	990	Unknown Address							
26447	104	801	SE	CENTRAL	PKWY		7	STUART	FL
154213	704	645	SE	CENTRAL	PKWY			STUART	FL
154212	704	641	SE	CENTRAL	PKWY			STUART	FL
26490	104	804	SE	CENTRAL	PKWY		2	STUART	FL
154205	704	545	SE	CENTRAL	PKWY			STUART	FL
154203	704	537	SE	CENTRAL	PKWY			STUART	FL
154206	704	549	SE	CENTRAL	PKWY			STUART	FL
154193	704	613	SE	CENTRAL	PKWY			STUART	FL
154194	704	617	SE	CENTRAL	PKWY			STUART	FL
26503	104	804	SE	CENTRAL	PKWY		15	STUART	FL
26462	104	802	SE	CENTRAL	PKWY		6	STUART	FL
26488	104	803	SE	CENTRAL	PKWY		16	STUART	FL
26496	104	804	SE	CENTRAL	PKWY		8	STUART	FL
26531	104	806	SE	CENTRAL	PKWY		11	STUART	FL
26504	104	804	SE	CENTRAL	PKWY		16	STUART	FL
26659	704	967	SE	CENTRAL	PKWY			STUART	FL
26660	704	969	SE	CENTRAL	PKWY			STUART	FL
26455	104	801	SE	CENTRAL	PKWY		15	STUART	FL
154216	704	657	SE	CENTRAL	PKWY			STUART	FL
26444	104	801	SE	CENTRAL	PKWY		4	STUART	FL
26470	104	802	SE	CENTRAL	PKWY		14	STUART	FL
26652	704	951	SE	CENTRAL	PKWY			STUART	FL
26489	104	804	SE	CENTRAL	PKWY		1	STUART	FL
26443	104	801	SE	CENTRAL	PKWY		3	STUART	FL
26534	104	806	SE	CENTRAL	PKWY		14	STUART	FL
26484	104	803	SE	CENTRAL	PKWY		12	STUART	FL
154179	704	557	SE	CENTRAL	PKWY			STUART	FL
154180	704	561	SE	CENTRAL	PKWY			STUART	FL
154181	704	565	SE	CENTRAL	PKWY			STUART	FL
26630	704	907	SE	CENTRAL	PKWY			STUART	FL
26445	104	801	SE	CENTRAL	PKWY		5	STUART	FL
26466	104	802	SE	CENTRAL	PKWY		10	STUART	FL
26448	104	801	SE	CENTRAL	PKWY		8	STUART	FL
26510	104	805	SE	CENTRAL	PKWY		6	STUART	FL
26521	104	806	SE	CENTRAL	PKWY		1	STUART	FL
26492	104	804	SE	CENTRAL	PKWY		4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
26532	104	806	SE	CENTRAL	PKWY		12	STUART	FL
26480	104	803	SE	CENTRAL	PKWY		8	STUART	FL
154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
26467	104	802	SE	CENTRAL	PKWY		11	STUART	FL
26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
26473	104	803	SE	CENTRAL	PKWY		1	STUART	FL
26518	104	805	SE	CENTRAL	PKWY		14	STUART	FL
26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
26469	104	802	SE	CENTRAL	PKWY		13	STUART	FL
26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
26658	704	Unknown Address							
154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
154207	704	621	SE	CENTRAL	PKWY			STUART	FL
26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	RAYS	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	RAYS	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	RAYS	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
artin 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

FORM #80229
Rev. 07/09

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT NO. RE-ISSUE 43-00053-W
NON-ASSIGNABLE

Date Issued: November 17, 2009 **Expiration Date:** November 23, 2029

Authorizing: THE CONTINUATION OF AN EXISTING USE OF GROUND WATER FROM THE SURFICIAL AQUIFER SYSTEM FOR PUBLIC WATER SUPPLY USE WITH AN ANNUAL ALLOCATION OF 1340.52 MILLION GALLONS.

Located In: Martin County, S3,9,10,15/T38S/R41E

Issued To: CITY OF STUART
(CITY OF STUART PUBLIC WATER SUPPLY)
121 S W FLAGLER AVE,
STUART, FL 34994

This is to notify you of the District's agency action concerning Permit Application No. 050128-14, dated January 26, 2005. This action is taken pursuant to the provisions of Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a Water Use Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.5 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 28 Limiting Conditions.
3. The attached 21 exhibits.

Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, maintenance or use of activities authorized by this permit. Said application, including all plan and specifications attached thereto, is by reference made a part hereof.Upon written notice to permittee, this permit may be temporarily modified, or restricted under a Declaration of Water Shortage or a Declaration of Emergency due to Water Shortage in accordance with provisions of Chapter 373, Fla. Statutes, and applicable rules and regulations of the South Florida Water Management District. This Permit may be permanently or temporarily revoked, in whole or in part, for the violation of the conditions of the permit or for the violation of any provision of the Water Resources Act and regulations thereunder. This Permit does not convey to the permittee any property rights nor any privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to:

Elizabeth Veguilla, Deputy Clerk, MSC4240
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680

Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 18th day of November, 2009, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

ORIGINAL SIGNED BY
By **ELIZABETH VEGUILLA**
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments
CERTIFIED MAIL# 70032260000719138919

LIMITING CONDITIONS

1. This permit shall expire on November 23, 2029.
2. Application for a permit modification may be made at any time.
3. Water use classification:

   Public water supply

4. Source classification is:

   Ground Water from:
   Surficial Aquifer System

5. Annual allocation shall not exceed 1341 MG.

   Maximum monthly allocation shall not exceed 130.65 MG.

   In addition to the allocation above, the following withdrawal restrictions shall apply;

   The operation of PWS wells 1 through 15 shall be in accordance with the schedule set forth in the conditions of the August 10, 2009 Amendment to Consent Agreement SFWMD 94-93 CO-WU.

   Wells 26, 27 and 30 shall be limited to a maximum monthly withdrawal of 11.64 MGM.

   Wells 28 and 29 shall be limited to a combined maximum monthly withdrawal of 9.72 MGM. Should the water quality monitoring data for the remediation of the Old City Landfill (43-00952-W) indicate movement of contamination from the landfill toward the Indian Street wellfield, operation of wells 28 and 29 shall cease.

   Wells 22, 23 and 24 shall be limited to a maximum monthly withdrawal of 7.77, 9.81, and 9.81 MGM respectively.

   Wells P-1 and P-2 may be operated upon issuance of a permit modification and the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Upon authorization, withdrawals from P-1 and P-2 shall be limited to a maximum monthly volume of 4.43 and 7.75 MGM, respectively.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

   Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

   Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

   This Permit is issued to:

   City of Stuart
   121SW Flagler Ave

Stuart, Florida 34994

7. Withdrawal Facilities:

Ground Water - Existing:

1 - 8" X 122' X 180 GPM Well Cased To 105 Feet
3 - 8" X 135' X 180 GPM Wells Cased To 120 Feet
4 - 6" X 120' X 140 GPM Wells Cased To 105 Feet
3 - 8" X 123' X 180 GPM Wells Cased To 105 Feet
1 - 8" X 135' X 450 GPM Well Cased To 105 Feet
3 - 8" X 130' X 240 GPM Wells Cased To 105 Feet
1 - 8" X 135' X 520 GPM Well Cased To 105 Feet
2 - 8" X 126' X 180 GPM Wells Cased To 112 Feet
1 - 8" X 135' X 480 GPM Well Cased To 105 Feet
2 - 8" X 135' X 440 GPM Wells Cased To 105 Feet
2 - 6" X 120' X 160 GPM Wells Cased To 105 Feet
1 - 8" X 120' X 180 GPM Well Cased To 104 Feet

Ground Water - Proposed:

2 - 8" X 135' X 500 GPM Wells Cased To 105 Feet

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through

reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(2) Reduction in water levels that harm the hydroperiod of wetlands,

(3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(4) Harmful movement of contaminants in violation of state water quality standards, or

(5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.

13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.

15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.

17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

    In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
    The City shall also report the monthly volumes of potable or waste water supplied to or received from Martin County and the volume received from Vought Aircraft (Grumman) as part of the quarterly pumpage report.

19. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.

20. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.

21. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.

22. Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.

23. Within 60 days of permit issuance the Permittee shall conduct a baseline wetland monitoring on the three wetlands (W-7, W-10A, and W-17) and submit a baseline report to the SFWMD.

24. The Permittee shall conduct the Wetland Monitoring Plan outlined in Exhibit 18.

In the event that the Permittee is unable to obtain or maintain legal access to any of the proposed monitoring sites under its control, or in the event that the Permittee wishes to propose an alternative site with better access or information, the Permittee must notify SFWMD in writing within 30 days of concluding that a change in the monitoring site is necessary. In either event, the Permittee must identify alternative sites where legal access can be obtained and submit corrective action plan in writing within 60 days to modify the monitoring plan. This plan must include a schedule for the well construction and equipment placement where necessary. Such a corrective action plan is subject to District approval.

25. In the event that the District determines that harm to wetlands or other surface waters is occurring or is imminently expected to occur, the Permittee shall implement appropriate avoidance measures identified in the Contingency Plan which is attached and incorporated as Exhibit 19.

26. The wetland monitoring wells must be installed by a licensed water well contractor (as required in section 373.336 (1)(b), F.S.), and all monitoring devices shall be surveyed to NAVD 88 to an accuracy of +/- 0.01 foot. Additionally, the well contractor shall complete and sign the well completion report (Form 0124). Within 30 days of construction of the well, the permittee shall submit an updated Table A and the signed well completion report.

27. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.

The permittee shall continue the current SALT program consisting of the monthly collection of water level data from monitoring wells M-147, M-1010, M-1055, M-1090, M-1091, M-1132, M-1141, M-1146, M-1147, M-1150, M-1156, M-1157, M-1158, M-1161, M-1163, M-1165, M-1168, M-1179 and M-1183. Monthly chloride data shall be submitted for wells M-1011, M-1090, M-1132, M-1141, M-1146, M-1147, M-1158 and M-1165. In addition, the Permittee shall submit a quarterly chloride concentration from each production well, with the exception of PWS wells 16 through 21 which have been leased to Northrop Grumman Corp until the remediation at that site has been deemed complete. Should proposed wells P-1 and P-2 be constructed and used, the quarterly chloride concentration from these wells shall be included in the monitoring. The monthly water level and the monthly and quarterly chloride data shall be submitted to the District quarterly.

28. Every five years from the date of permit issuance the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:

1. The results of an evaluation that determines the efficient use of water on the project site. Elements that increase efficiency shall be utilized, such as, but not limited to implementation of a recovery/recycling program that provides technological, procedural or programmatic improvements, implementation of a leak detection and repair program and an employee awareness education program for water conservation. Based on the evaluation, the permittee shall identify

and implement specific actions to achieve the efficient use of water for the duration of the permit. In the event that based on the efficiency evaluation an additional water allocation may be necessary, the permittee shall apply for a modification of the permit if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.

2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.

SCANNED 11/16/2009 15:50 14

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

SCANNED JUL/28/2009 15:30 JA

Last Date for Agency Action:
November 23, 2009

Water Use Staff Review Summary

FINAL APPROVED BY EXECUTIVE DIRECTOR NOVEMBER 17, 2009

Application Number: 050128-14

Permit Number: 43-00053-W

Project Name: CITY OF STUART PUBLIC WATER SUPPLY

Water Use Permit Status: MODIFICATION/RENEWAL

Environmental Resource Permit Status: NOT APPLICABLE.

Right Of Way Permit Status: NOT APPLICABLE

Location: MARTIN COUNTY, S3,9,10,15/T38S/R41E

Applicant's Name and Address: CITY OF STUART
121 S W FLAGLER AVE
STUART, FL 34994

Purpose:
The purpose of this application is to renew and modify a water use permit for public water supply for the City of Stuart. The modification consists of incorporating the 20 year projected demands for the utility, a redistribution of pumpage among the existing wells, and the addition of two proposed wells. Withdrawals are from the surficial aquifer system via 24 existing facilities and two proposed withdrawal facilities. The operation of wells 1 through 15 is authorized by a Consent Agreement with SFWMD.

Project Summary

Expiration Date: November 23, 2029

Water Use Classification: Public Water Supply

Sources: **Ground Water from:** Surficial Aquifer System

Authorized Allocation:

Annual Allocation:	1,341	Million Gallons (MG)
Maximum Monthly Allocation:	130.7	Million Gallons (MG)

Existing Withdrawal Facilities - Ground Water

Source: Surficial Aquifer System
3 - 8" X 123' X 180 GPM Wells Cased to 105 Feet
1 - 8" X 135' X 480 GPM Well Cased to 105 Feet
2 - 8" X 126' X 180 GPM Wells Cased to 112 Feet
2 - 6" X 120' X 160 GPM Wells Cased to 105 Feet
1 - 8" X 135' X 450 GPM Well Cased to 105 Feet
4 - 6" X 120' X 140 GPM Wells Cased to 105 Feet
1 - 8" X 120' X 180 GPM Well Cased to 104 Feet
3 - 8" X 130' X 240 GPM Wells Cased to 105 Feet
1 - 8" X 122' X 180 GPM Well Cased to 105 Feet
2 - 8" X 135' X 440 GPM Wells Cased to 105 Feet
1 - 8" X 135' X 520 GPM Well Cased to 105 Feet
3 - 8" X 135' X 180 GPM Wells Cased to 120 Feet

Proposed Withdrawal Facilities - Ground Water

Source: Surficial Aquifer System
2 - 8" X 135' X 500 GPM Wells Cased to 105 Feet

Rated Capacity

Source	Status Code	GPM	MGM	MGY
Surficial Aquifer System	E	5,730	250.8	3,012
Surficial Aquifer System	P	1,000	43.8	526
Totals:		**6,730**	**294.6**	**3,538**

Project Description

The City of Stuart (the City) Public Water utility (PWS) service area includes approximately 55,879 acres on the Stuart peninsula and includes an area north of the St. Lucie River (Exhibits 1, 2 and 5). The existing withdrawal facilities consist of thirty wells completed into the surficial aquifer system (SAS) as depicted on Exhibits 3, 4 and 5. Wells 1 through 15 comprise the northernmost wellfield. Wells 16, 17, 18, 19, 20 and 21 are located near the Witham Field Airport and have been leased to Vought Aircraft Company (formerly Grumman) as part of Grumman's groundwater remediation system under Water Use Permit 43-00675-W. Wells 23, 24 and 25 are located north of Monterey Road. Wells 26, 27, 28, 29 and 30 are the southernmost wells located north of Indian Street. The City has proposed to construct two SAS wells to be utilized upon completion of the remediation (FLD 043 117 522) at the Grumman site (Exhibits 3 and 4). Pursuant to Limiting Condition 5 of this permit, these wells may not be used until the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP).

On October 13, 1994, the City entered into a Consent Agreement with the South Florida Water Management District (District) (SFWMD 94-93 CO-WU) to operate PWS wells 1, 2, 3, 4, 5, 6, 7, 8 and 9, located at the City's main water treatment facility; wells 10, 11 and 12, located along 14th Street; and wells 13, 14 and 15, located along Palm Beach Road, to facilitate the remediation of a plume of contamination emanating from the former Turbocombustor Technologies (TCT) facility along US Highway 1 (FDEP OGC Case 85-1145). On August 10, 2009 the District executed a revised Consent Agreement to modify the operation schedule for wells 1 through 15 to optimize the operation of these wells to facilitate the remediation. The modified wellfield operation schedule has been reviewed and approved by the FDEP. This modified Consent Agreement is included in this permit as authorization for the operation of wells 1 through 15 and is attached as Exhibit 16.

The City has entered into a 20-Year Bulk Water and Waste Water Service Agreement for Martin County to supply up to 1 MGD of potable water to the City beginning in 2013. Under this Agreement the City will provide Martin County with up to 1 MGD of waste water treatment and disposal services beginning in 2013.

This Staff Report addresses the overall demands associated with the City's service area and the operation of all of the City's wells consistent with District permitting criteria and the provisions of the District approved Consent Agreement.

Projected Water Use Demands

The permittee has projected an annual average demand for the year 2028 of 1,650 million gallons (MG) (4.52 MG pr day average day) based on a population of 23,648 with a per capita use rate (pcur) of 191 gallons per capita day (gpcd) with an average to maximum month ratio of 1.17:1 (Exhibit 8). The City projects to reduce the gpcd from the current 220 gpcd to 191 gpcd by 2028 by implementing the conservation measures discussed in the additional information section below. The City of Stuart has entered into a 20-Year Bulk Water and Waste Water Service Agreement under which Martin County will supply up to 1 MG per day (MGD) of potable water to the City beginning in 2013. The City is projecting to receive an annual average of 308 MG (.844 MGD average day) under this agreement by 2028 (Exhibit 9). Therefore, staff recommends an annual average allocation for supplemental demands in the amount of 1,341 MG (3.67 MGD average day) with a maximum month of 131 MG (4.29 MGD).

Hydrologic Modeling

Modflow

The City performed a drawdown impact analysis using the United States Geological Survey (USGS) MODFLOW groundwater model code. The model was configured and calibrated pursuant to Section 1.7.5.2 of the Water Use Basis of Review (BOR). The aquifer parameters used are presented on Exhibit 10. The currently permitted and proposed operating scenarios were simulated with withdrawals for the City only and cumulatively with the existing legal users of the SAS to provide assurances that

the proposed modifications will not increase the potential for saline water intrusion, the induced movement of known contaminants, wetland impacts, or harm to legal users of the SAS. The modified operation plan for City wells 1 through 15 as well as the two proposed SAS wells were simulated and are discussed in the sections below.

Impact Assessments

Water Resource Availability

Surficial Aquifer System

The base of the SAS in the vicinity of the project is approximately -150 feet National Geodetic Vertical Datum (NGVD) (Florida Geologic Survey Report of Investigation 23). The dry season water level recorded in City of Stuart monitoring well M-1158 was approximately 0.5 feet NGVD for an available drawdown of approximately 150.5 feet. The permittee performed a drawdown impact analysis using the USGS MODFLOW 3-D groundwater flow model to simulate the proposed withdrawals for the PWS system cumulatively with the existing legal users of the SAS. The simulations predicted a drawdown of approximately 20 feet as a result of the withdrawal of the recommended allocation (Exhibit 11).

The potential for harm to occur to the water resource availability of the aquifer as a result of the withdrawal of the recommended allocation is considered minimal.

Existing Legal Users

Surficial Aquifer System

The closest existing legal user of the SAS is the Willoughby Golf Club (43-00266-W), located south of Indian Street adjacent to the Indian Street wellfield. The drawdown simulation discussed previously predicted approximately 2 feet of drawdown at the closest Willoughby well as a result of the withdrawal of the recommended allocation (Exhibit 11). In addition, there are several other existing legal users within the area of influence of the City's production wells. There has been no reported harm to existing legal users of the SAS during the historical operation of the City's wellfields. The recommended allocation represents a reduction from the previously permitted allocation due to the volume of potable water to be supplied by the Bulk Water and Waster Water Services Agreement with Martin County.

The potential for harm to occur to existing legal users as a result of the withdrawal of the recommended allocation is considered minimal.

Legal Domestic Users

Surficial Aquifer System

The location of the closest domestic user of the SAS is not known. For purposes of analysis, the closest user is assumed to be adjacent to the Indian Street wellfield. The drawdown impact model discussed previously predicted approximately 6.5 feet of drawdown in the vicinity of the Indian Street wellfield as a result of the proposed withdrawals. Monitoring well M-1141 in the vicinity of this wellfield indicates a dry season water level of approximately 9 feet NGVD, or approximately 8.5 feet below land surface. This water level reflects the historical pumpage at the Indian Street wellfield. The water level as a result of the drawdown predicted by the proposed withdrawals from the Indian Street Wellfield does not exceed the lift capability of a centrifugal well pump, which is 20 feet below land surface. The recommended allocation represents a reduction from the previously permitted allocation due to the volume of potable water to be supplied by the Bulk Water and Waster Water Services Agreement with Martin County.

The potential for harm to occur to legal domestic users as a result of the withdrawal of the recommended allocation is considered minimal.

Saline Water Intrusion

Surficial Aquifer System

The City's northernmost wellfield is located in an area of concern for saline water intrusion. The City has an ongoing saline water monitoring program which shall be continued in this permit, pursuant to Limiting Condition 27. The locations of the monitoring wells are depicted on Exhibits 3 and 12. A discussion of the monitoring data from this program is provided in the additional information section below. The City has proposed to modify the operation schedule for this wellfield which is anticipated to reduce the drawdown in the northern portion of the wellfield and will lessen the potential for saline water intrusion (Exhibit 12).

As discussed below, the potential for saline water intrusion or upconing to occur as a result of the withdrawal of the recommended allocation is considered minimal.

Wetlands

Surficial Aquifer System

There are freshwater wetland systems located within the area of influence of the existing wellfields that are of concern (Exhibit 11). All of the wetlands within the area of influence of the wellfields were evaluated on December 19, 2007 and January 3, 2008. A discussion of the wetland evaluation and proposed monitoring is presented in the additional information section below.

Source Of Pollution

Surficial Aquifer System

The former TCT site is located approximately 3,000 feet southwest of the main City wellfield (wells 1 through 13) and wells 14 and 15. There is a known plume of contaminants that has migrated from the former TCT site towards these facilities. The FDEP has approved a Remedial Action Plan (RAP) for the former TCT site that includes the operation of the main PWS wellfield to facilitate the remediation process. The City and the District have entered into a Consent Agreement (SFWMD 94-93 CO-WU) to allow the operation of City wells 1 through 15 to facilitate implementation of the RAP. On August 10, 2009 the District executed a revised Consent Agreement to modify the operation schedule for wells 1 through 15 to optimize the operation of these wells to facilitate the remediation (Exhibit 16). A discussion of the remediation is included in the additional information section below.

The former Northrop Grumman Facility (now Vought Aircraft Company), located at the Witham Field airport and adjacent to PWS wells 16, 17, 18, 19, 20 and 21, is currently under remediation for contamination under Water Use Permit 43-00675-W. These six PWS wells have been leased to Vought Aircraft for the duration of the remediation and are on inactive status until the remediation has been completed. A discussion of the Grumman remediation is included in the additional information section below.

The City of Stuart Landfill is located along Monterey Road. The landfill is currently implementing a remediation program (FDEP OGC Case 90-1042) under Water Use Permit 43-00952-W and is discussed in the additional information section below.

In addition, a number of potential contamination sites such as gas stations and dry cleaning facilities have been identified within the area of influence of the City of Stuart wellfields. Known areas of contamination are currently under monitoring or remediation programs, with systems designed to compensate for the operation of the PWS wells. Based on this information, the requested withdrawals are not considered to produce harmful impacts to the water resource through inducing the unauthorized movement of known contamination.

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A discussion of the three major known sources of pollution and the potential for movement of contaminants as a result of the withdrawal of the recommended allocation is included in the additional information section below. The locations are depicted on Exhibit 7.

Additional Information

Saline Water Intrusion

The Saline Water Intrusion (SALT) monitoring program currently maintained by the City consists of the monthly collection of water level data from 20 monitoring wells (M-147, M-1010, M-1011, M-1055, M-1090, M-1091, M-1132, M-1141, M-1146, M-1147, M-1150, M-1156, M-1157, M-1158, M-1161, M-1163, M-1165, M-1168, M-1179 and M-1183). Monthly chloride data is collected for 8 of those wells (M-1011, M-1090, M-1132, M-1141, M-1146, M-1147, M-1158 and M-1165). The locations of the monitoring wells are depicted on Exhibits 3 and 13. In addition, the City submits monthly chloride concentrations from each production well, with the exception of wells 16 through 21, which have been leased to Vought Aircraft Company until the remediation at that site has been completed. Should proposed wells P-1 and P-2 be constructed and used, the quarterly chloride concentration from these wells shall be included in the monitoring. The monitoring program shall continue to be implemented pursuant to Limiting Condition 27.

The chloride concentration for monitoring well M-1158 (127 feet deep), located between the main wellfield (wells 1 through 13) and the St. Lucie River, has remained constant between 40 and 60 milligrams per liter (mg/L) from 2001 through 2005. The concentration fluctuated between 40 and 120 mg/L in response to the drought conditions in 2006 and 2007. Since April of 2007 the chloride values in this well have steadily declined and currently range between 20 and 40 mg/L (Exhibit 14).

The water level for monitoring well M-1158 has remained above 1 foot NGVD since July 2001 with the exception of July 2003, and May through July 2004. Since August of 2004 the water level in M-1158 has ranged between 1.2 feet and 5.6 feet NGVD with the exception of August and November 2006, and February 2007. The chloride concentration in this well remained constant during these time periods with the exception of the previously noted temporary rise during drought conditions (Exhibit 15). The revised pumping schedule for wells 1 through 15 is anticipated to result in less drawdown in the northern portion of the wellfield and therefore lessen the potential for saline water intrusion. The requested increase in withdrawals in the Indian Street wellfield as a result of the operation of wells 28 and 29 is located south of the main wellfield. Therefore, the potential for saline water intrusion as a result of the recommended withdrawals from wells 26 through 30 is considered minimal.

Sources of Pollution

The former TCT site is located approximately 3,000 feet southwest of the main City wellfield (wells 1 through 13) and PWS wells 14 and 15 (Exhibit 7). There is a known plume of contaminants that has migrated from the former TCT site towards the City wellfield. Recent water quality sampling indicates trace amounts of contaminants in the wellfield. The FDEP has approved a RAP for the former TCT site. This RAP allows the plume to migrate to the City wellfield for recovery and treatment. The City and TCT have entered into an agreement and have installed air stripping facilities at the main City water plant to remove the contaminants as they are intercepted by the City production wells. The District and the City entered into Consent Agreement SFWMD 94-93 CO-WU on October 13, 1994 to allow the operation of PWS wells 1 through 15 to facilitate the remediation of the TCT plume. This Consent Agreement was modified on August 10, 2009 to revise the operation schedule for wells 1 through 15 to optimize the use of these wells to further facilitate the RAP (Exhibit 16).

Additional Information

The wellfield operation schedule in the modified Consent Agreement specifies wells 4, 6, 10 and 13 to be run continuously for the purpose of optimizing the ability of the wellfield to capture the TCT contaminant plume, with the exception of up to two weeks of scheduled maintenance per year. The remaining wells will operate on an alternating schedule of 7 days pumping and 7 days resting with wells 1, 3, 5, 7, 9, 11 and 15 operating as a group and wells 2, 8, 12 and 14 as the alternating group. At times of peak demand, all wells may be operated.

The Vought Aircraft Facility (Formerly Northrop Grumman), located at the Witham Field airport and adjacent to PWS wells 16, 17, 18, 19, 20 and 21, and has been under remediation for VOC contamination under Water Use Permit 43-00675-W since 1991 (Exhibit 7). These six PWS wells have been leased to Vought Aircraft during the operation of remediation program. Water Use Permit 43-00675-W authorizes Vought Aircraft to operate a series of recovery wells designed to contain the contamination with an allocation of 1.3 MGD. The withdrawal from the recovery wells is diverted into an on-site air-stripping facility for treatment. Pursuant to an agreement between the City of Stuart and Vought Aircraft, the discharge from this treatment system is introduced into the PWS raw water main and conveyed to the City's main water treatment plant where it is treated a second time. The remediation effort has progressed with positive results and it is anticipated that the project will employ natural attenuation and the withdrawals will be curtailed within the duration of the PWS permit. Pursuant to Limiting Condition 5, proposed wells P-1 and P-2 may not be used until recovery has been suspended pursuant to a directive issued by the USEPA and the FDEP.

The City of Stuart Landfill is located along Monterey Road near PWS wells 23, 24 and 25 (Exhibit 7). The landfill has been implementing a remediation program under Water Use Permit 43-00952-W since 1997. The remediation system consists of a series of recovery wells situated around the perimeter of the landfill. PWS wells 28 and 29 in the Indian Street wellfield are located approximately 1,100 feet south of the landfill. Well 25 is located approximately 1,000 feet northeast of the landfill. Well 25 has been placed on inactive status by the City until such time that the remediation at the landfill is deemed complete by FDEP. The City has requested to operate PWS wells 28 and 29 on a limited basis, not to exceed a combined total of 9.72 MGM as simulated in the MODFLOW analysis, and has provided assurances that the withdrawals from Wells 28 and 29 will not adversely influence the landfill remediation. The City has installed additional monitoring wells between the Indian Street wellfield and the landfill that have been incorporated into the monitoring program for the landfill. Pursuant to Limiting Condition 5, if the monitoring data indicates movement of contamination from the landfill toward the wellfield, operation of wells 28 and 29 shall cease. Wells 23 and 24 may operate at a maximum rate of 9.81 MGM each as simulated in the MODFLOW drawdown analysis. The withdrawal limitations for these wells are contained in Limiting Condition 5 of the permit.

Based on the monitoring results from the permitted remediation systems and the drawdown evaluations submitted by the permittee, the potential for movement of contaminants from known pollution sources, other than the former TCT site, as a result of the withdrawal of the recommended allocation is considered minimal.

Wetland Evaluation

The utility service area is generally located in the City of Stuart between the St. Lucie Inlet and the South Fork of the St. Lucie River. There are several wetlands within the area of influence of the City's wellfields. The wetlands located near the northern wellfield are primarily tidally influenced wetlands that are connected to the St. Lucie River. These tidal wetlands, consisting primarily of mangroves within Kreuger, Frazier, and Poppleton Creeks, will not be adversely affected by the continued water use since they are tidally influenced (Exhibit 17D). The upstream portions of Poppleton Creek have also been channelized as a major drainage conveyance system.

There are freshwater wetland systems located south of the City's wellfields that are of concern (Exhibit

Additional Information

17E). All of the wetlands within the area of influence of the wellfields were evaluated on December 19, 2007 and January 3, 2008. The wetlands were inspected after significant rainfall of 7-9 inches had occurred within the Stuart area.

The wetlands consist of freshwater marsh, wet prairie and a few forested wetland systems. The cumulative drawdown maps show the drawdown within these wetlands varies from 1 to 3.5 feet depending on the distance from the wellfield. The majority of the wetland systems within the area of influence of the City's wellfields have less than 2.5 feet of drawdown associated with them. All of the wetlands appeared to have a normal hydrologic regime at the time of the site inspections despite the heavy rainfall during the dry season. The Category 3 wetland systems consist mainly of wet prairie habitat that are more sensitive to effects from drawdown influences because they have a short hydroperiod and are shallowly inundated for brief periods during the year. The freshwater marsh and wet prairie wetlands are in good biological condition. The vegetative community structure observed within these wetlands appeared to be normal and there were no signs of shifting plant communities from wetter to dryer species.

Many of these wetlands are part of several Environmental Resource Permits (e.g. Banyan Bay, White Marsh Reserve, Martin's Crossing, Willoughby DRI, etc.) where the wetland preserves were placed under conservation easements and dedicated to the District. Several wetland monitoring reports were also evaluated during the permit review process which showed there have been no changes to the wetlands during the historical operation of the PWS wellfields.

Wetland Monitoring

Pursuant to Limiting Condition 24, wetland monitoring is required to demonstrate that the proposed withdrawals will not result in future harm to wetlands. A total of three wetlands consisting of wet prairie habitat will be monitored in the future as shown on Exhibit 18D. Wetlands 7, 10A, and 17 will be monitored in the future to provide assurances that harm will not occur to the wetlands. Wetland 7 is located within the Willoughby DRI immediately adjacent to the District's Martin/St. Lucie Service Center. Wetland 10A is located within the existing Willoughby Golf and Country Club. Wetland 17 is located southeast of the other two monitoring sites within the Banyan Bay residential development.

The applicant has also submitted a Wetland Contingency Plan to address actions that will be taken by the applicant in the event that negative monitoring trends are identified during the monitoring program (Exhibit 19). This plan also identifies specific time frames when these actions will be taken. Implementation of this plan is required by Limiting Condition 25 in the event that the District determines that harm to wetlands or other surface waters is occurring or is imminently expected to occur.

Based on the site inspections, the proposed Wetland Monitoring Plan, and Wetland Contingency Plan, it is staff's opinion that the potential for adverse impacts to occur to protected wetland environments as a result of the withdrawal of the recommended allocation is considered minimal.

Pursuant to Limiting Condition 23, within 60 days of permit issuance the permittee shall conduct a baseline wetland monitoring on the three wetlands (W-7, W-10A, and W-17) and submit a baseline report to the SFWMD.

Wellfield Operation

Pursuant to Limiting Condition 5, the operation of PWS wells 1 through 15 shall be in accordance with the schedule set forth in the conditions of the August 10, 2009 modification to Consent Agreement SFWMD 94-93 CO-WU. The Consent Agreement modification is included as Exhibit 16. The previous conditions of Consent Agreement SFWMD 94-93 CO-WU, as presented in the May 10, 2001 issuance of Water Use Permit 43-00053-W, remain in effect for this issuance of the permit. PWS wells 16 through 21 have been leased to Vought Aircraft (Formerly Northrop Grumman), until the termination of the remediation at

Additional Information

that facility and shall not be considered in this operation plan. The City has requested that PWS well 25, located closest to the City of Stuart Landfill, be placed on inactive status until such time that the landfill remediation has been deemed complete. A wellfield operation plan change to include this well in the rotational schedule may be requested through a permit modification at that time. The request will need to include updated ground water modeling.

PWS wells 22, 23, 24, 26, 27, 28, 29 and 30 shall be operated during periods of peak demand. Staff recommends that wells 26, 27 and 30 shall be limited to a maximum monthly withdrawal rate of 11.64 MGM, which is the volume simulated in the MODFLOW analysis. Wells 28 and 29 shall be operated at a combined rate of 9.72 MGM, which is the maximum withdrawal that has been predicted without influencing movement of contamination from the City's landfill. Staff further recommends that wells 22, 23 and 24 be limited to the withdrawal rates of 7.77 MGM, 9.81 MGM, and 9.81 MGM respectively, as simulated in the MODFLOW drawdown analysis. The maximum monthly withdrawal rates for wells 22, 23, 24, 26, 27, 28, 29 and 30 are specified in Limiting Condition 5. The City has proposed to construct two SAS wells (P-1 and P-2) to be used upon completion of the remediation at the former Grumman facility (Exhibit 3). The drawdown evaluation provided assurances that subsequent to the completion of the remediation these wells could withdraw 4.43 MGM and 7.75 MGM, respectively, without increasing the potential for harm. Pursuant to Limiting Condition 5, these wells may not be used until the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP).

Interconnection

The City of Stuart currently has three potable water interconnections with Martin County. They are: (1) a 12-inch connection at Federal Highway and North River Shores Drive; (2) an 8-inch connection at Indian Street and Carniville Street; and (3) an 8-inch connection at St. Lucie Boulevard and the Airport Ditch (Exhibit 6). As previously mentioned, the City of Stuart has entered into a 20 year Bulk Water and Waste Water Service Agreement for Martin County to supply up to 1 MGD of potable water to the City beginning in 2013.

Conservation Plan

The City of Stuart Conservation Plan consists of the following elements.;

City of Stuart Code, Chapter 82, Division 4, Section 82-86 limits landscape irrigation during a water shortage or water shortage emergency. This code also has provision for a leak detection program.

City of Stuart Landscape Code, Stuart Land Development Code 6.06 (July 1, 1995) requires the use of Xeriscape landscape methods and the installation of a "rain switch" on irrigation systems. City of Stuart Landscape Irrigation Ordinance 2050-05 establishes specified hours for irrigation.

At the present time, the City Utilizes the Standard Plumbing Code for all plumbing fixture requirements.

The City utilizes a tiered water use rate structure.

The City implements public education by including notes about water conservation to its customers via the monthly utility bill. The City has an annual open house at the water plant for tours and host tours for school groups and seniors groups throughout the year. Conservation materials are distributed during the tours.

The City submitted the "City of Stuart Twenty-Year Water Conservation Initiative" as a part of this application. This plan proposes implementing additional conservation measures through several means

Additional Information

including future ordinances, public education, leak detection and meter replacement, and incentive programs for the implementation of conservation measures by commercial users.

Reclaimed Water

The City currently uses deep well injection for the disposal of municipal waste water. The City of Stuart has entered into a 20 year Bulk Water and Waste Water Service Agreement under which the City will provide Martin County with up to 1 MGD of waste water treatment and disposal services beginning in 2013. The City will provide reclaimed water for irrigation to projects outside of their PWS service area. The locations of the waste water interconnections are depicted on Exhibit 6. The City also proposes to implement a plan to provide reclaimed water for irrigation to several of the City's parks and recreation areas that are currently using potable water for irrigation as an additional conservation effort.

Water Use Accounting

The permittee has provided calibration data for the existing withdrawal facilities in compliance with Section 4.1 of the BOR. Pursuant to Limiting Condition 17, prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration. In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

Pursuant to Limiting Condition No. 18, monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The City shall also report the monthly volumes of potable or waste water supplied to or received from Martin County and the volume received from Vought Aircraft (Grumman) as part of the quarterly pumpage report.

Pursuant to Limiting Condition 20, the permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Loss reporting shall be submitted to the District on a yearly basis from the date of permit issuance.

Compliance Reporting

Pursuant to Limiting Condition 28, every five years from the date of permit issuance the permittee shall submit a water use compliance report for review and approval by District Staff.

Permit Duration

Pursuant to Section 1.7.2.2(C) of the BOR, the permit will be assigned a duration of 20 years.

SCANNED ON 12/3/2009

Recommendations

Project Name: CITY OF STUART PUBLIC WATER SUPPLY

Application Number: 050128-14

Permit Number: 43-00053-W

Recommendations to Executive Director:

Staff recommends renewal of Water Use Permit for Public water supply for the City of Stuart service area serving 23,648 persons in the year 2028 with an average per capita use rate of 191 gallons per day and a maximum monthly to average monthly pumping ratio of 1.17:1. Withdrawals are from surficial aquifer system via 24 existing withdrawal facilities and two proposed withdrawal facilities. The use is reasonable-beneficial, will not interfere with any presently existing legal use of water and is consistent with the public interest. The use is further subject to 28 limiting conditions.

Application Reviewer: Stephen E. Bell **Date:** 11.17.09
Stephen E. Bell

Supervisor: **Date:** 11/17/09
Steven J. Memberg, P.G.

Water Use Division: **Date:** 11/17/09
James Harmon, P.G.

Limiting Conditions

1. This permit shall expire on November 23, 2029.
2. Application for a permit modification may be made at any time.
3. Water use classification:

   Public water supply

4. Source classification is:

   Ground Water from:
   Surficial Aquifer System

5. Annual allocation shall not exceed 1341 MG.

   Maximum monthly allocation shall not exceed 130.65 MG.

   In addition to the allocation above, the following withdrawal restrictions shall apply;

   The operation of PWS wells 1 through 15 shall be in accordance with the schedule set forth in the conditions of the August 10, 2009 Amendment to Consent Agreement SFWMD 94-93 CO-WU.

   Wells 26, 27 and 30 shall be limited to a maximum monthly withdrawal of 11.64 MGM.

   Wells 28 and 29 shall be limited to a combined maximum monthly withdrawal of 9.72 MGM. Should the water quality monitoring data for the remediation of the Old City Landfill (43-00952-W) indicate movement of contamination from the landfill toward the Indian Street wellfield, operation of wells 28 and 29 shall cease.

   Wells 22, 23 and 24 shall be limited to a maximum monthly withdrawal of 7.77, 9.81, and 9.81 MGM respectively.

   Wells P-1 and P-2 may be operated upon issuance of a permit modification and the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Upon authorization, withdrawals from P-1 and P-2 shall be limited to a maximum monthly volume of 4.43 and 7.75 MGM, respectively.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

   Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

   Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

   This Permit is issued to:

SCANNED 11/18/2009 15:20 JA

Limiting Conditions

City of Stuart
121SW Flagler Ave
Stuart, Florida 34994

7. Withdrawal Facilities:

Ground Water - Existing:

1 - 8" X 122' X 180 GPM Well Cased To 105 Feet
3 - 8" X 135' X 180 GPM Wells Cased To 120 Feet
4 - 6" X 120' X 140 GPM Wells Cased To 105 Feet
3 - 8" X 123' X 180 GPM Wells Cased To 105 Feet
1 - 8" X 135' X 450 GPM Well Cased To 105 Feet
3 - 8" X 130' X 240 GPM Wells Cased To 105 Feet
1 - 8" X 135' X 520 GPM Well Cased To 105 Feet
2 - 8" X 126' X 180 GPM Wells Cased To 112 Feet
1 - 8" X 135' X 480 GPM Well Cased To 105 Feet
2 - 8" X 135' X 440 GPM Wells Cased To 105 Feet
2 - 6" X 120' X 160 GPM Wells Cased To 105 Feet
1 - 8" X 120' X 180 GPM Well Cased To 104 Feet

Ground Water - Proposed:

2 - 8" X 135' X 500 GPM Wells Cased To 105 Feet

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

   Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

   (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

   (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

   (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

   (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

SJRWMD 40C-2 EXHIBIT dated 12/2/2009

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

    (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

    (2) Reduction in water levels that harm the hydroperiod of wetlands,

    (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

    (4) Harmful movement of contaminants in violation of state water quality standards, or

    (5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.

13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.

15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.

17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

    In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
    The City shall also report the monthly volumes of potable or waste water supplied to or received from Martin County and the volume received from Vought Aircraft (Grumman) as part of the quarterly pumpage report.

19. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was

SCANNED ON 12/2/2009

calculated, the annual allocation may then be subject to modification and reduction.

20. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.

21. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.

22. Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.

23. Within 60 days of permit issuance the Permittee shall conduct a baseline wetland monitoring on the three wetlands (W-7, W-10A, and W-17) and submit a baseline report to the SFWMD.

24. The Permittee shall conduct the Wetland Monitoring Plan outlined in Exhibit 18.

    In the event that the Permittee is unable to obtain or maintain legal access to any of the proposed monitoring sites under its control, or in the event that the Permittee wishes to propose an alternative site with better access or information, the Permittee must notify SFWMD in writing within 30 days of concluding that a change in the monitoring site is necessary. In either event, the Permittee must identify alternative sites where legal access can be obtained and submit corrective action plan in writing within 60 days to modify the monitoring plan. This plan must include a schedule for the well construction and equipment placement where necessary. Such a corrective action plan is subject to District approval.

25. In the event that the District determines that harm to wetlands or other surface waters is occurring or is imminently expected to occur, the Permittee shall implement appropriate avoidance measures identified in the Contingency Plan which is attached and incorporated as Exhibit 19.

26. The wetland monitoring wells must be installed by a licensed water well contractor (as required in section 373.336 (1)(b), F.S.), and all monitoring devices shall be surveyed to NAVD 88 to an accuracy of +/- 0.01 foot. Additionally, the well contractor shall complete and sign the well completion report (Form 0124). Within 30 days of construction of the well, the permittee shall submit an updated Table A and the signed well completion report.

27. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.

    The permittee shall continue the current SALT program consisting of the monthly collection of water level data from monitoring wells M-147, M-1010, M-1055, M-1090, M-1091, M-1132, M-1141, M-1146, M-1147, M-1150, M-1156, M-1157, M-1158, M-1161, M-1163, M-1165, M-1168, M-1179 and M-1183. Monthly chloride data shall be submitted for wells M-1011, M-1090, M-1132, M-1141, M-1146, M-1147, M-1158 and M-1165. In addition, the Permittee shall submit a quarterly chloride concentration from each production well, with the exception of PWS wells 16 through 21 which have been leased to Northrop Grumman Corp until the remediation at that site has been deemed complete.

SCANNED ON 12/2/2009

Should proposed wells P-1 and P-2 be constructed and used, the quarterly chloride concentration from these wells shall be included in the monitoring. The monthly water level and the monthly and quarterly chloride data shall be submitted to the District quarterly.

28. Every five years from the date of permit issuance the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:

    1. The results of an evaluation that determines the efficient use of water on the project site. Elements that increase efficiency shall be utilized, such as, but not limited to implementation of a recovery/recycling program that provides technological, procedural or programmatic improvements, implementation of a leak detection and repair program and an employee awareness education program for water conservation. Based on the evaluation, the permittee shall identify and implement specific actions to achieve the efficient use of water for the duration of the permit. In the event that based on the efficiency evaluation an additional water allocation may be necessary, the permittee shall apply for a modification of the permit if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.

    2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.





MARTIN COUNTY, FLORIDA

Legend

Application

Application Sections

Application Number: 050128-14

Permit Number: 43-00053-W

Project Name: CITY OF STUART PUBLIC WATER SUPPLY

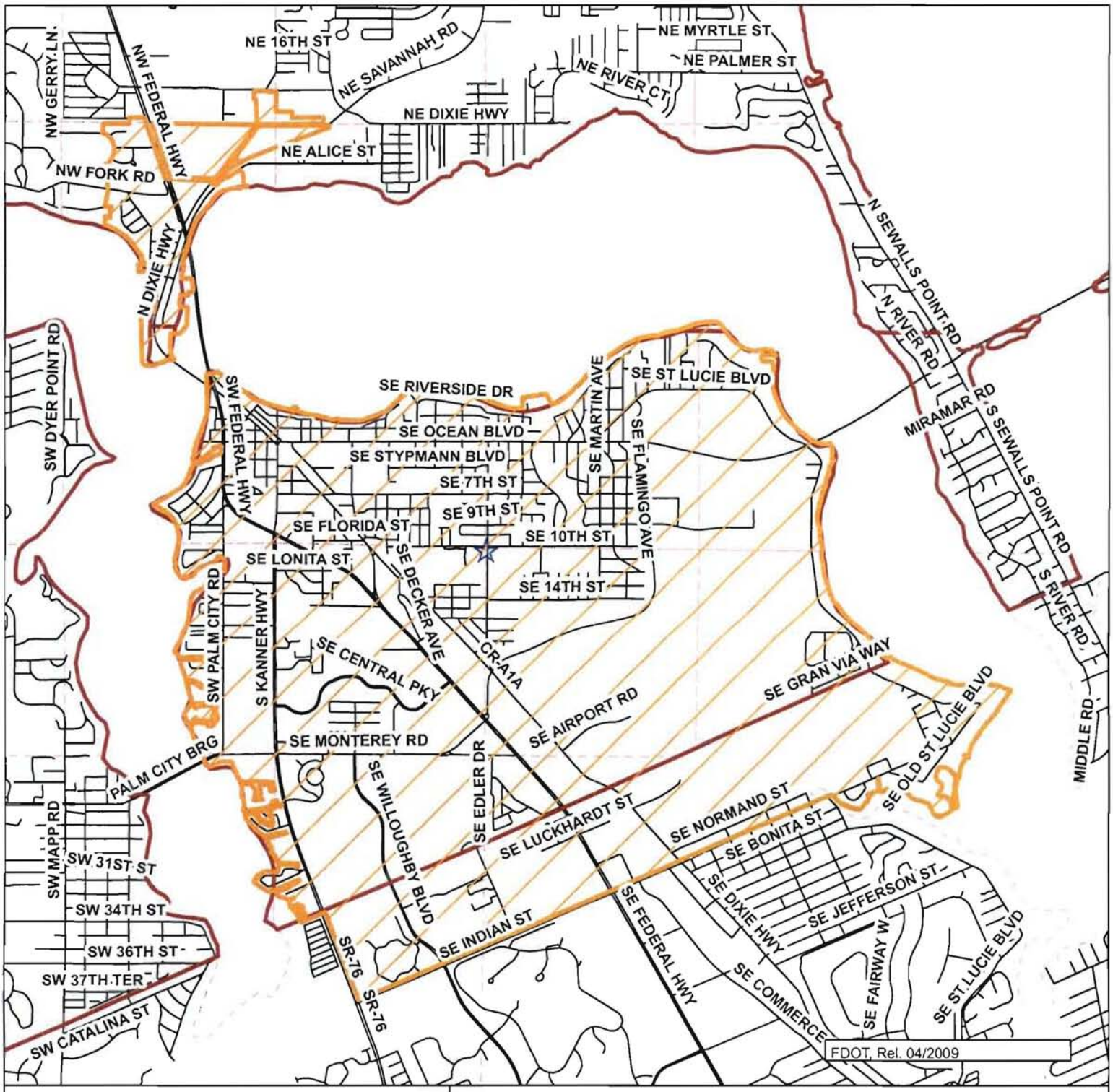
N

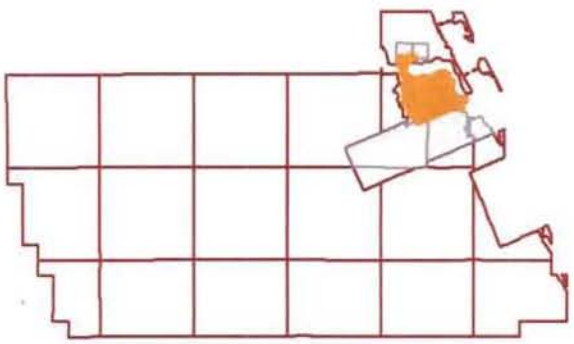
Map Date: 11/14/2009

0 5 10

Miles

Exhibit : 1





MARTIN COUNTY, FLORIDA

N

Legend

Application

Map Date: 11/14/2009

Application Number: 050128-14

Permit Number: 43-00053-W

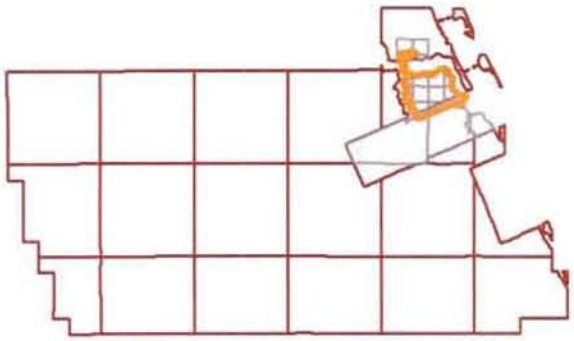
Project Name: CITY OF STUART PUBLIC WATER SUPPLY

0 0.5 1

Miles

Exhibit : 2





MARTIN COUNTY, FLORIDA

Legend

Application

Wells

N

Map Date: 11/14/2009

Application Number: 050128-14

Permit Number: 43-00053-W

Project Name: CITY OF STUART PUBLIC WATER SUPPLY

0 0.5 1

Miles

Exhibit : 3

SCANNED 11/18/2009 15:30 by

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	45014	45015	45016	45017	45018	45019
Name	1	2	3	4	5	6
Map Designator	1	2	3	4	5	6
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	6	6	6
Total Depth(feet)	123	123	123	120	120	120
Cased Depth(feet)	105	105	105	105	105	105
Facility Elev. (ft. NGVD)						
Screened Interval						
From	105	105	105	105	105	105
To	123	123	123	120	120	120
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40	-40	-40	-40	-40
Pump Capacity(GPM)	180	180	180	140	140	140
Year Drilled	1950	1950	1950	1960	1960	1960
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	DIGITIZED
Feet East	902813	902897	903329	903336	903913	903668
Feet North	1038924	1038501	1038951	1038348	1038941	1038329
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

SCANNED 11/19/2009 15:30 by

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	45020	45021	45022	45023	45024	45025
Name	7	8	9	10	11	12
Map Designator	7	8	9	10	11	12
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	6	6	6	8	8	8
Total Depth(feet)	120	120	120	135	135	135
Cased Depth(feet)	105	105	105	120	120	120
Facility Elev. (ft. NGVD)						
Screened Interval						
From	105	105	105	120	120	120
To	120	120	120	135	135	135
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40	-40	-40	-40	-40
Pump Capacity(GPM)	140	160	160	180	180	180
Year Drilled	1960	1960	1960	1964	1964	1964
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	904399	904516	905822	904519	905226	905969
Feet North	1038478	1039094	1038558	1037778	1037781	1037788
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

SCANNED 11/18/2009 15:30 JA

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	45026	45027	45028	45029	45030	45031
Name	13	14	15	16	17	18
Map Designator	13	14	15	16	17	18
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	8	8	8
Total Depth(feet)	126	120	126	126	126	122
Cased Depth(feet)	112	104	112	112	105	105
Facility Elev. (ft. NGVD)						
Screened Interval						
From	112	104	112	112	105	105
To	126	120	126	126	126	122
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40	-40	-40	-40	-40
Pump Capacity(GPM)	180	180	180	0	0	0
Year Drilled	1967	1967	1967	1967	1967	1967
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	904532	904642	904952	905349	905772	906066
Feet North	1036884	1036248	1035684	1035261	1034805	1034495
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Primary	Primary	Other	Other	Other
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Other	Other	Other
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

SCANNED 11/18/2009 15:30 by

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	45032	45033	45034	45035	45036	45037
Name	19	20	21	22	23	24
Map Designator	19	20	21	22	23	24
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	8	8	8
Total Depth(feet)	122	122	122	122	130	130
Cased Depth(feet)	105	105	105	105	105	105
Facility Elev. (ft. NGVD)						
Screened Interval						
From	105	105	105	105	105	105
To	122	122	122	122	130	130
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40	-40	-40	-40	-40
Pump Capacity(GPM)	0	0	0	180	240	240
Year Drilled	1968	1968	1968	1968	1977	1977
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	906595	906012	907055	907172	904739	903913
Feet North	1033958	1035401	1034361	1032891	1035081	1035374
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Other	Other	Other	Primary	Primary	Primary
Water Use Type	Other	Other	Other	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No. 4

SCANNED 11/18/2009 15:30 by

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	45038	45039	45040	45041	45042	45043
Name	25	26	27	28	29	30
Map Designator	25	26	27	28	29	30
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	8	8	8
Total Depth(feet)	130	135	135	135	135	135
Cased Depth(feet)	105	105	105	105	105	105
Facility Elev. (ft. NGVD)						
Screened Interval						
From	105	105	105	105	105	105
To	130	135	135	135	135	135
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40	-40	-40	-40	-40
Pump Capacity(GPM)	240	450	440	520	480	440
Year Drilled	1977	1979	1979	1979	1979	1979
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	904186	905876	904622	905292	903772	904862
Feet North	1034671	1029571	1028952	1030931	1030175	1029892
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

SCANNED 11/18/2009 15:30 JA

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	253040	253041	117868	117870	117871	117872
Name	P-1	P-2	M1055	M1091	M1132	M1141
Map Designator	P-1	P-2	M1055	M1091	M1132	M1141
FLUWID Number						
Well Field						
Existing/Proposed	P	P	E	E	E	E
Well Diameter(Inches)	8	8				
Total Depth(feet)	135	135	100	180	104	109
Cased Depth(feet)	105	105	91	118	99	104
Facility Elev. (ft. NGVD)			13.35	12.89	4.94	17.45
Screened Interval						
From						
To						
Pumped Or Flowing	P	P				
Pump Type	submersible	submersible	none	none	none	none
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	-40	-40				
Pump Capacity(GPM)	500	500	0	0	0	0
Year Drilled						
Planar Location						
Source	DIGITIZED	DIGITIZED				
Feet East	907034	909784	911664.4003	906205.1277	914288.7117	906171.1525
Feet North	1037874	1031469	1032374.325	1038904.568	1031582.954	1029714.659
Accounting Method	flow meter	flow meter	none	none	none	none
Use Status	Primary	Primary	Monitor	Monitor	Monitor	Monitor
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Monitor	Monitor	Monitor	Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

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TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	117873	117874	117875	117876	117877	117878
Name	M1146	M1147	M1150	M1156	M1157	M1158
Map Designator	M1146	M1147	M1150	M1156	M1157	M1158
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)						
Total Depth(feet)	110	146.5	23.6	23.8	20.5	127.7
Cased Depth(feet)	105.4	141.5	18.6	18.8	15	122.7
Facility Elev. (ft. NGVD)	8.56	8.59	8.37	12.77	7.97	11.75
Screened Interval From						
To						
Pumped Or Flowing						
Pump Type	none	none	none	none	none	none
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)						
Pump Capacity(GPM)	0	0	0	0	0	0
Year Drilled						
Planar Location Source			REVIEWER	REVIEWER	DIGITIZED	
Feet East	900305.618	900305.618	901145	906227	904335	904288.485
Feet North	1028770.277	1028770.277	1039277	1039036	1041647	1042225.388
Accounting Method	none	none	none	none	none	none
Use Status	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Aquifer	Surficial Aquifer System	Water Shortage Monitoring Facility Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Water Shortage Monitoring Facility Surficial Aquifer System

Exhibit No: 4

SCANNED 11/18/2009 15:30 14

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	117879	117880	117881	117882	117883	117884
Name	M1161	M1163	M1165	M147	M1168	M1179
Map Designator	M1161	M1163	M1165	M147	M1168	M1179
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)						
Total Depth(feet)	20.5	56.8	105.7	74		
Cased Depth(feet)	15.5	51.8	100.7	73		
Facility Elev. (ft. NGVD)	8.87	8.5	5.38	17.33		
Screened Interval From						
To						
Pumped Or Flowing						
Pump Type	none	none	none	none	none	none
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)						
Pump Capacity(GPM)	0	0	0	0	0	0
Year Drilled						
Planar Location Source	DIGITIZED	DIGITIZED		DIGITIZED	DIGITIZED	DIGITIZED
Feet East	911525	915423	913110.112	904298	897562	903465
Feet North	1039036	1032944	1032282.419	1038961	1037939	1031355
Accounting Method	none	none	none	none	none	none
Use Status	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4

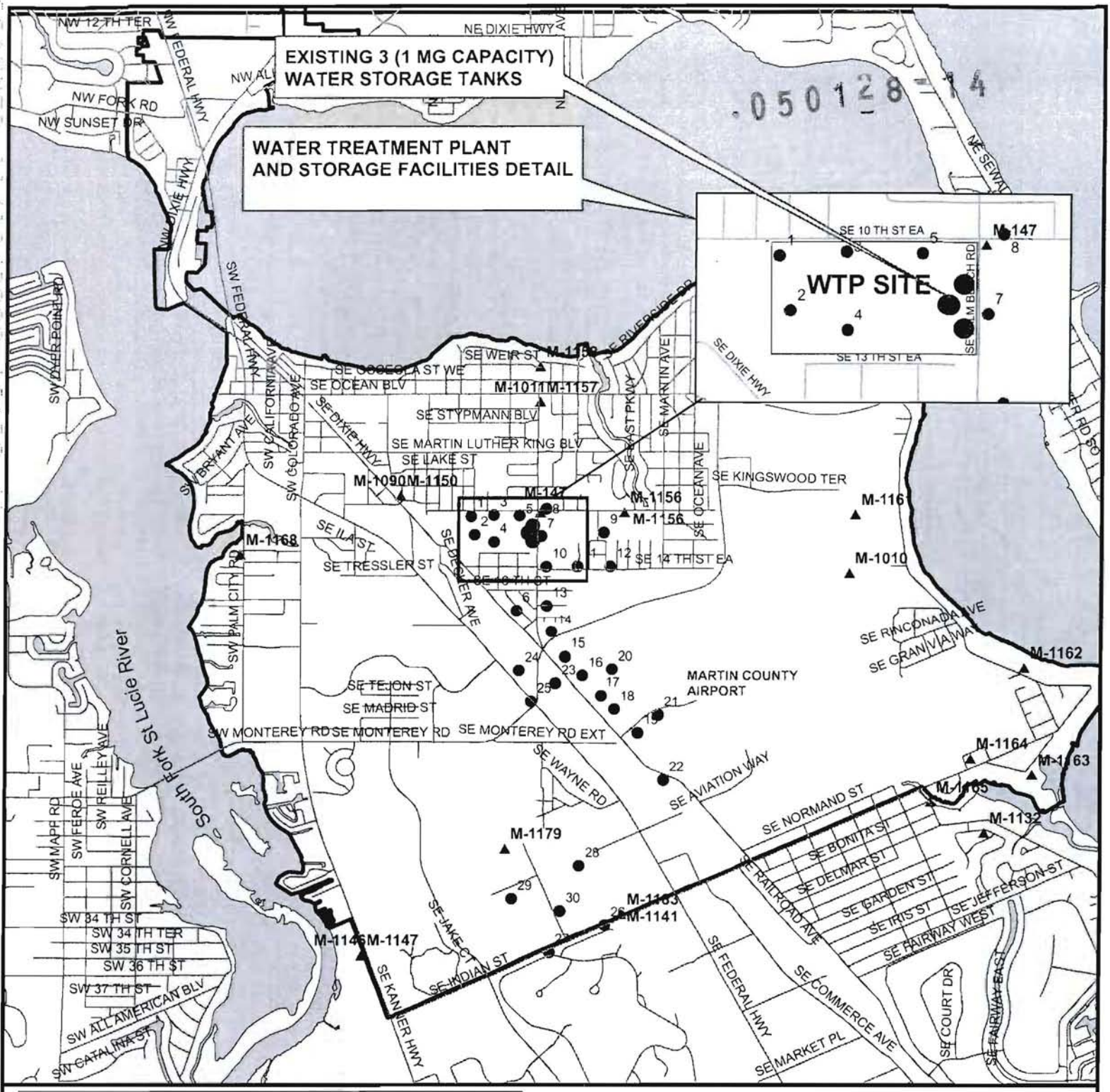
SCANNED 11/18/2009 15:30 pg

TABLE - A
Description Of Wells.

Application Number: 050128-14

Well ID	117885	139989	117866	117867
Name	M1183	M1090	M1010	M1011
Map Designator	M1183	M1090	M1010	M1011
FLUWID Number				
Well Field				
Existing/Proposed	E	E	E	E
Well Diameter(Inches)				
Total Depth(feet)			159	165
Cased Depth(feet)			126	128
Facility Elev. (ft. NGVD)			10.92	8
Screened Interval				
From				
To				
Pumped Or Flowing				
Pump Type	none	none	none	none
Pump Int. Elev.				
Feet (NGVD)				
Feet (BLS)				
Pump Capacity(GPM)	0	0	0	0
Year Drilled				
Planar Location				
Source	DIGITIZED			REVIEWER
Feet East	906171	901145.7709	911270.9118	904335
Feet North	1029714	1039277.787	1037522.151	1041647
Accounting Method	none	none	none	none
Use Status	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Surficial Aquifer System	Monitor	Monitor
Aquifer	Surficial Aquifer System		Surficial Aquifer System	Surficial Aquifer System

Exhibit No: 4



BROWN AND CALDWELL

EXHIBIT 2 : SERVICE AREA MAP

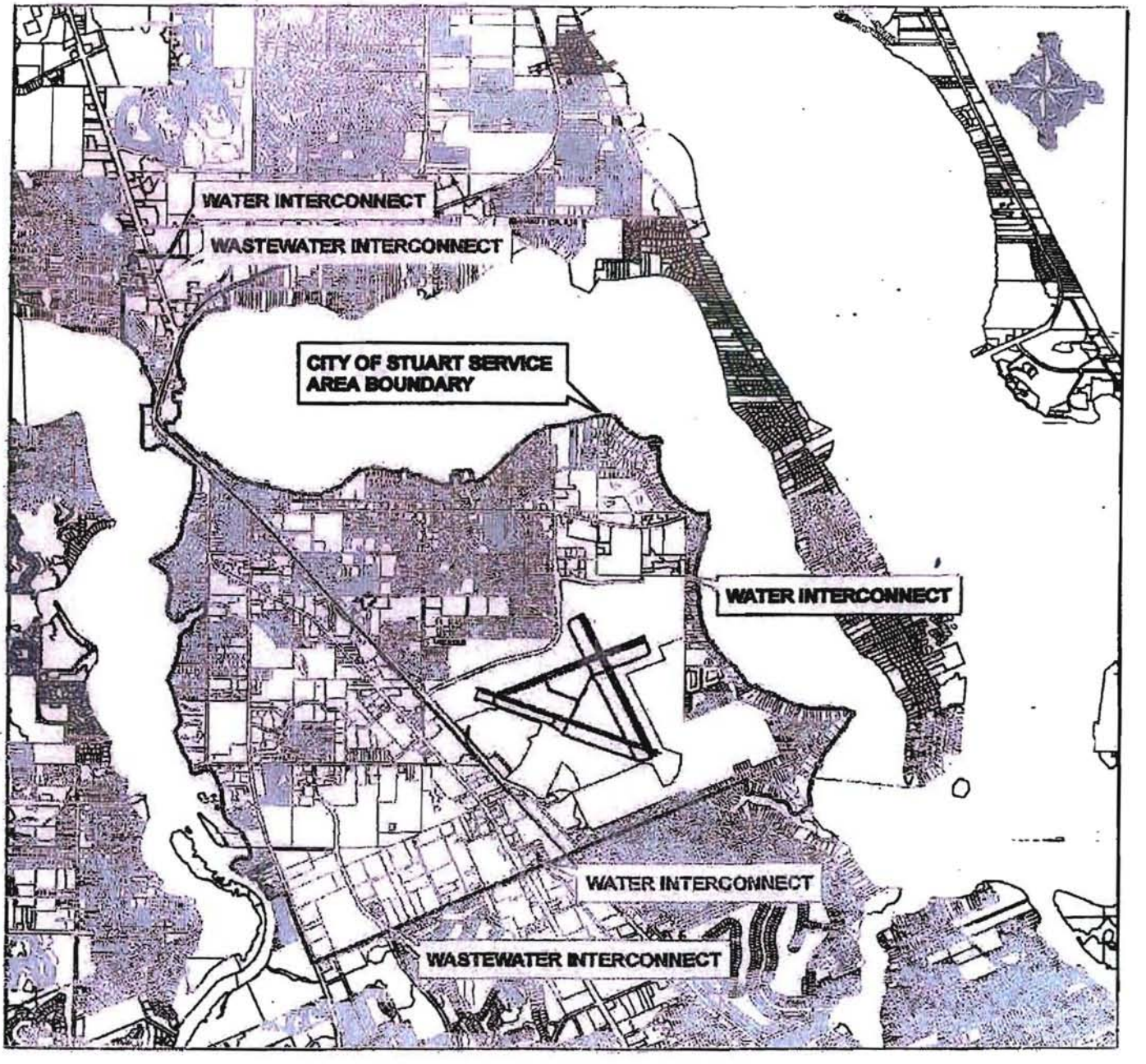
JANUARY 2005

E **EXHIBIT 5**

SCANNED 11/18/2009 15:30 14

EXHIBIT "C"

POINTS OF DELIVERY AND POINTS OF COLLECTION MAP



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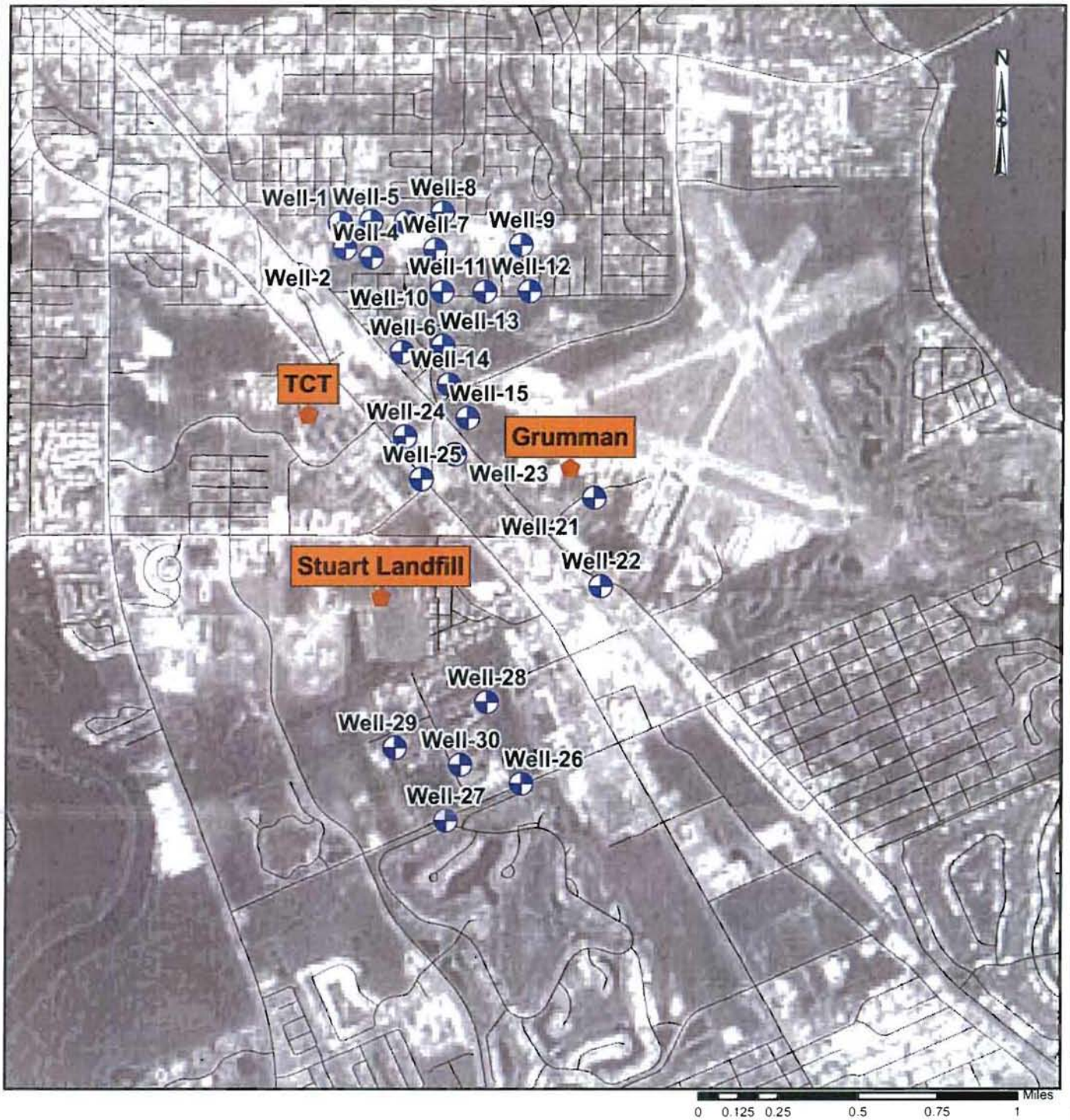

FIGURE 1-3
PRODUCTION WELLS
AND NEARBY SOURCES OF
CONTAMINATION

CLIENT
CITY OF STUART, FLORIDA

EXPLANATION

Production Wells

High Contamination Site

BROWN AND CALDWELL

SCANNED 11/18/2009 15:20 by

Public Water Supply Demands

Application Number: 050128-14

Service Area: STUART PENINSULA
Treatment Name:
Standard PCUR: 220

System Efficiency:

Standard Max Monthly Ratio: 1.17

Standard Max Day Ratio: 1.2

Past Water Use (Table-F)

Year	Population	PCUR	Average Use (MGD)	Max Day Use (MGD)	Ratio	Average Monthly Use(MG)	Max Monthly Use (MG)	Ratio	Basis For Demand	Basis For Ratio
2004	15,992	223	3.57	4.04	1.13	108.53	122.81	1.13	Y	
2005	16,196	220	3.56	3.92	1.10	108.22	119.25	1.10	Y	
2006	16,386	221	3.62	4.47	1.23	110.05	135.99	1.24	Y	Y
2007	16,829	219	3.68	4.20	1.14	111.87	127.80	1.14	Y	Y
2008	16,847	218	3.67	4.19	1.14	111.57	127.35	1.14	Y	Y

Projected Water Use(Table-G):

Year	Population	PCUR	Recommended Average (MGD)	Recommended Max Day (MGD)	Ratio	Average Monthly Use(MG)	Rec Max Monthly (MG)	Ratio	Basis for Allocation
2009	17,135	210	3.60	4.21	1.17	109.39			
2010	17,428	209	3.64	4.26	1.17	110.73			
2011	17,761	208	3.69	4.32	1.17	112.31			
2012	18,029	207	3.73	4.37	1.17	113.45			
2013	18,338	206	3.78	4.42	1.17	114.84			
2014	18,651	205	3.82	4.47	1.17	116.23			
2015	18,970	204	3.87	4.53	1.17	117.64			
2016	19,294	203	3.92	4.58	1.17	119.07			
2017	19,624	202	3.96	4.64	1.17	120.51			
2018	19,960	201	4.01	4.69	1.17	121.96			
2019	20,301	200	4.06	4.75	1.17	123.43			
2020	20,648	199	4.11	4.81	1.17	124.91			
2021	21,001	198	4.16	4.87	1.17	126.41			
2022	21,361	197	4.21	4.92	1.17	127.93			

Exhibit No:8

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Public Water Supply Demands

Application Number: **050128-14**

Service Area: STUART PENINSULA
Treatment Name:
Standard PCUR: 220

System Efficiency:

Standard Max Monthly Ratio: 1.17

Standard Max Day Ratio: 1.2

Year	Population	PCUR	Recommended Average (MGD)	Recommended Max Day (MGD)	Ratio	Average Monthly Use(MG)	Rec Max Monthly (MG)	Ratio	Basis for Allocation
2023	21,726	196	4.26	4.98	1.17	129.45			
2024	22,475	195	4.38	5.13	1.17	133.23			
2025	22,475	194	4.36	5.10	1.17	132.55			
2026	22,860	193	4.41	5.16	1.17	134.12			
2027	23,250	192	4.46	5.22	1.17	135.71			
2028	23,648	191	4.52	5.28	1.17	137.31			Y

Exhibit No:8

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EXHIBIT "B"

SUPPLEMENTAL WATER AND WASTEWATER CAPACITY RESERVATIONS

	Martin County Water Capacity Reservation			City of Stuart Wastewater Capacity Reservation		
Year	Avg Annual Daily Flow	Maximum Month ADF	Peak Day Demand	Avg Annual Daily Flow	Maximum Month ADF	Peak Day Demand
2008	0	0	0	0	0	0
2009	0	0	0	0	0	0
2010	15,000	16,500	19,800	15,000	16,500	19,800
2011	59,405	65,345	78,414	59,405	65,345	78,414
2012	104,885	115,374	138,449	104,885	115,374	138,449
2013	150,830	165,913	199,096	150,830	165,913	199,096
2014	197,241	216,965	260,359	197,241	216,965	260,359
2015	244,122	268,534	322,241	244,122	268,534	322,241
2016	291,474	320,622	384,746	291,474	320,622	384,746
2017	339,301	373,231	447,877	339,301	373,231	447,877
2018	387,604	426,364	511,637	387,604	426,364	511,637
2019	436,386	480,024	576,029	436,386	480,024	576,029
2020	485,649	534,214	641,056	485,649	534,214	641,056
2021	535,395	588,934	706,721	535,395	588,934	706,721
2022	585,627	644,189	773,027	585,627	644,189	773,027
2023	636,346	699,980	839,976	636,346	699,980	839,976
2024	687,554	756,310	907,572	687,554	756,310	907,572
2025	739,254	813,179	975,815	739,254	813,179	975,815
2026	791,447	870,592	1,044,710	791,447	870,592	1,044,710
2027	844,135	928,548	1,114,258	844,135	928,548	1,114,258

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Modeling Scenario Description

Project Name: CITY OF STUART PUBLIC WATER SUPPLY **Application Number:** 050128-14

Model Name: Modflow **Model Type:** Numerical **Version:** 1.0 **Scenario:** 1

Comments:

Input Parameters

Dataset Name	Value	Unit	Comments
Hydraulic Conductivity (Layer 1)	10 - 50	Feet/Day	
Thickness (Layer 1)	50	Feet	
Storativity (Layer 1)	0.2	Dimensionless	SFWMD Martin County Coastal Model
Vcont (Layer 1 to 2)		1/Day	
Thickness (Layer 2)	100	Feet	
Hydraulic Conductivity (Layer 2)	20 - 150	Feet/Day	
Storativity (Layer 2)	9E-04	Dimensionless	SFWMD Martin County Coastal Model
Vcont (Layer 2 to 3)		1/Day	
Thickness (Layer 3)	40	Feet	
Hydraulic Conductivity (Layer 3)	20	Feet/Day	
Storativity (Layer 3)	9E-04	Dimensionless	SFWMD Martin County Coastal Model
Maximum ET Rate	0.95	Feet/Day	
ET Surface		Feet	SFWMD Martin County Coastal Model
ET Extinction Depth		Feet	SFWMD Martin County Coastal Model
Recharge Rate	0.95	Feet/Day	
Number of Rows	89	Number	
Number of Columns	89	Number	
Number of Stress Periods	84	Number	
Duration of Each Stress Period	30	Days	
Number of Time Steps per Stress Period	1	Number	
Time-Step Multiplier	1	Number	

Withdrawals

Source	Type	Facility ID	Name	<----- Planar Location -- Type	East (feet)	North (feet)	Withdrawn (gpd)	Comments
Surficial Aquifer System	GW	45014	1	Well	902813	1038924	.099	
Surficial Aquifer System	GW	45015	2	Well	902897	1038501	.095	
Surficial Aquifer System	GW	45016	3	Well	903329	1038951	.095	
Surficial Aquifer System	GW	45017	4	Well	903336	1038348	.173	
Surficial Aquifer System	GW	45018	5	Well	903913	1038941	.066	
		45019		Well		1038329	.132	

Exhibit No: 10

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Modeling Scenario Description

Project Name: CITY OF STUART PUBLIC WATER SUPPLY **Application Number:** 050128-14

Model Name: Modflow **Model Type:** Numerical **Version:** 1.0 **Scenario:** 1

Comments:

Withdrawals

Source	Type	Facility ID	Name	<----- Planar Location -- Type	East (feet)	North (feet)	Withdrawn (gpd)	Comments
Surficial Aquifer System	GW		6		903668			
Surficial Aquifer System	GW	45020	7	Well	904399	1038478	.082	
Surficial Aquifer System	GW	45021	8	Well	904516	1039094	.082	
Surficial Aquifer System	GW	45022	9	Well	905822	1038558	.103	
Surficial Aquifer System	GW	45023	10	Well	904519	1037778	.197	
Surficial Aquifer System	GW	45024	11	Well	905226	1037781	.103	
Surficial Aquifer System	GW	45025	12	Well	905969	1037788	.113	
Surficial Aquifer System	GW	45026	13	Well	904532	1036884	.238	
Surficial Aquifer System	GW	45027	14	Well	904642	1036248	.123	
Surficial Aquifer System	GW	45028	15	Well	904952	1035684	.119	
Surficial Aquifer System	GW	45029	16	Well	905349	1035261	0	NOT IN SERVICE
Surficial Aquifer System	GW	45030	17	Well	905772	1034805	0	NOT IN SERVICE
Surficial Aquifer System	GW	45031	18	Well	906066	1034495	0	NOT IN SERVICE
Surficial Aquifer System	GW	45032	19	Well	906595	1033958	0	NOT IN SERVICE
Surficial Aquifer System	GW	45033	20	Well	906012	1035401	0	NOT IN SERVICE
Surficial Aquifer System	GW	45034	21	Well	907055	1034361	0	NOT IN SERVICE
Surficial Aquifer System	GW	45035	22	Well	907172	1032891	.256	
Surficial Aquifer System	GW	45036	23	Well	904739	1035081	.323	
Surficial Aquifer System	GW	45037	24	Well	903913	1035374	.323	
Surficial Aquifer System	GW	45038	25	Well	904186	1034671	0	NOT IN SERVICE
Surficial Aquifer System	GW	45039	26	Well	905876	1029571	.128	
Surficial Aquifer System	GW	45040	27	Well	904622	1028952	.128	
Surficial Aquifer System	GW	45041	28	Well	905292	1030931	.16	
Surficial Aquifer System	GW	45042	29	Well	903772	1030175	.16	
Surficial Aquifer System	GW	45043	30	Well	904862	1029892	.128	
Surficial Aquifer System	GW	253040	P-1	Well	907034	1037874	.146	
Surficial Aquifer System	GW	253041	P-2	Well	909784	1031469	.255	

Exhibit No: 10

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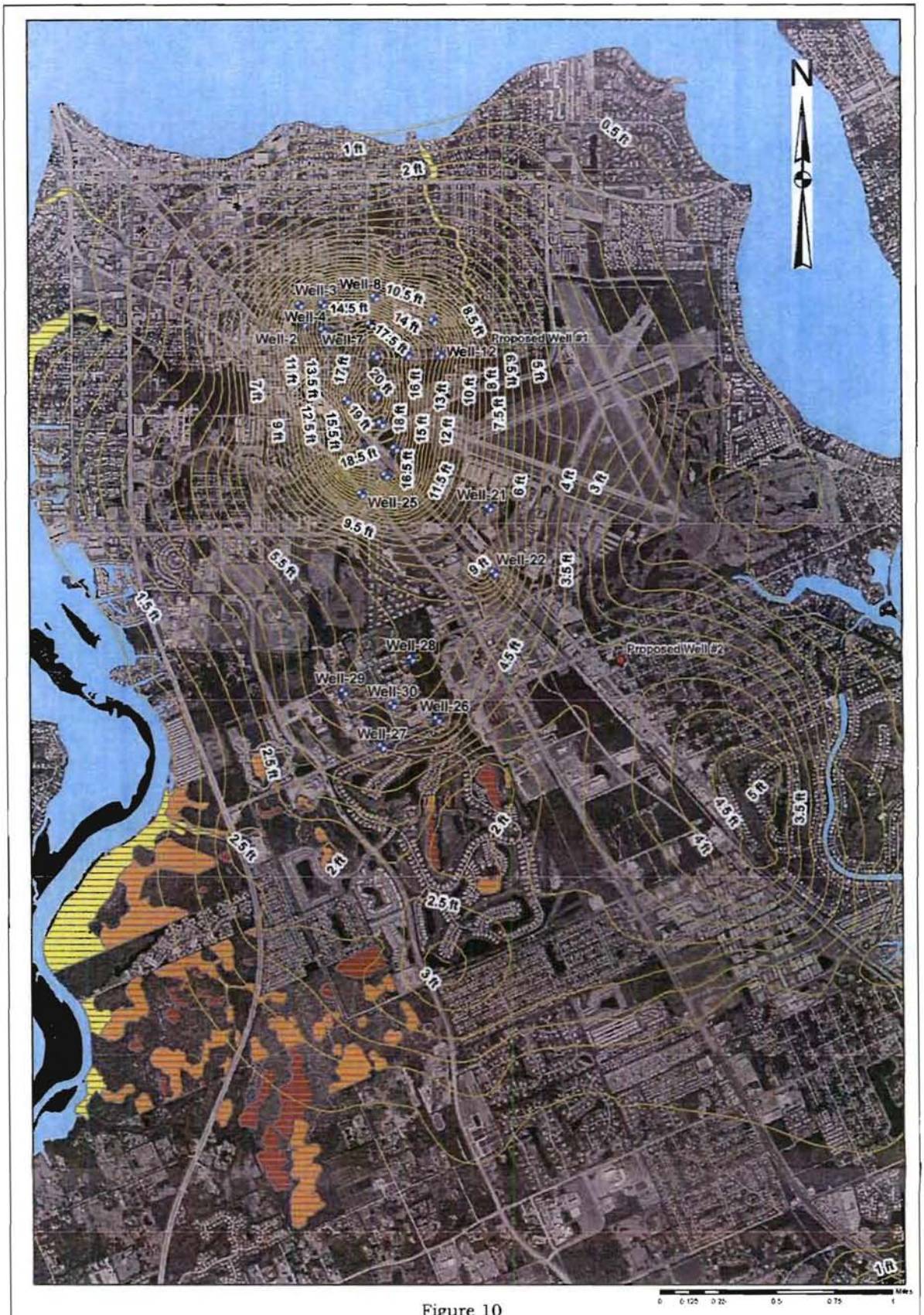

EXPLANATION

- Proposed Wells
- Production Wells
- Category 1 Wetland
- Category 2 Wetland
- Category 3 Wetland

Figure 10
Drawdown Contours at end of Proposed Scenario 3
Relative to Theoretical Pre-Development Conditions
(Stress Period 84) City Pumpage and Adjacent Users

CLIENT
CITY OF STUART . FLORIDA

BROWN AND CALDWELL

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Figure 20
Drawdown Contours Scenario 3 (Stress Period 84)
City Pumpage and Adjacent Users
Using Calibrated Existing Conditions

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CITY OF STUART , FLORIDA

EXPLANATION
- Production Wells
- Monitor Wells
- Proposed Wells
- Salt Water Interface

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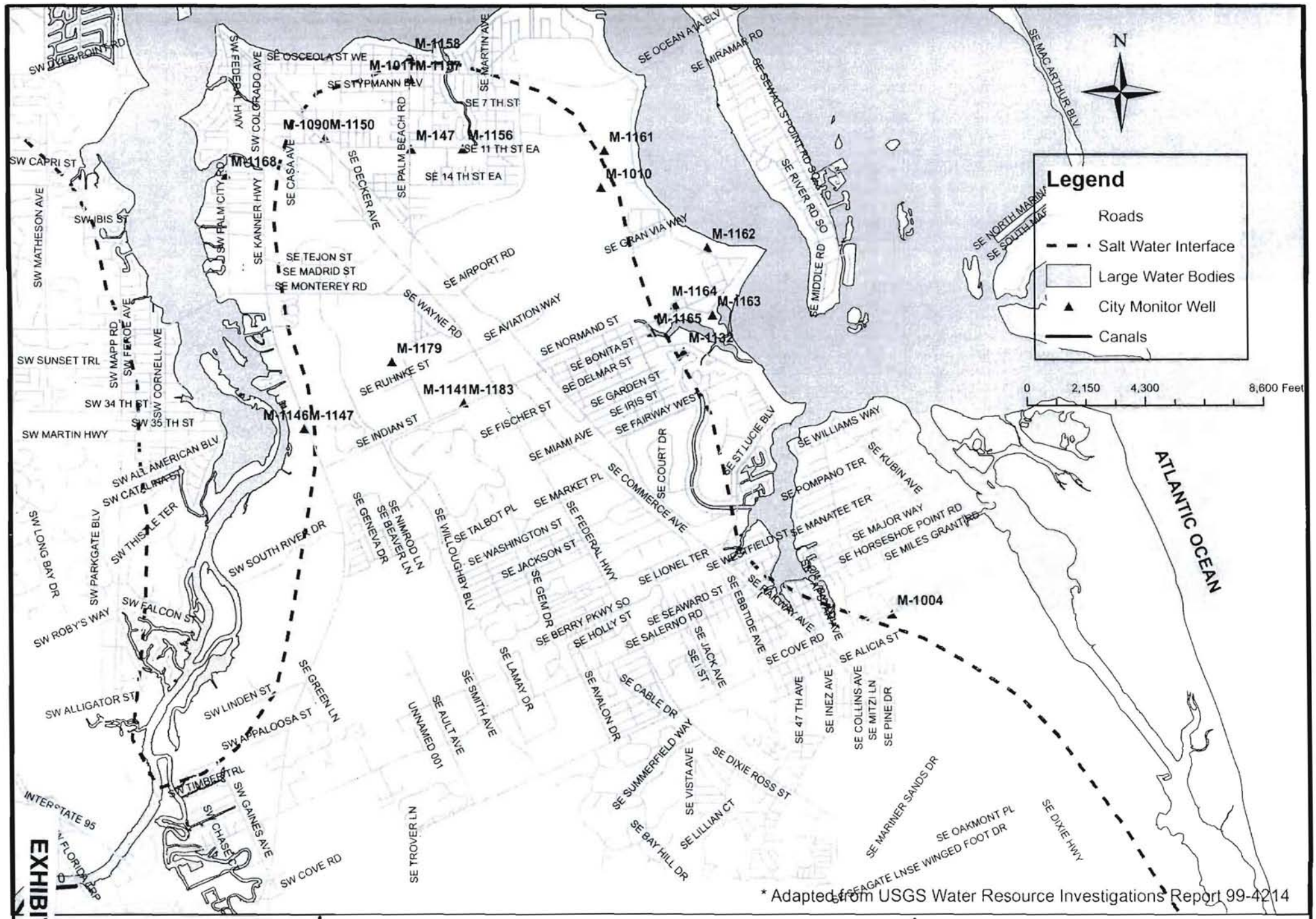

* Adapted from USGS Water Resource Investigations Report 99-4214

EXHIBIT 13

BROWN AND CALDWELL

SALT WATER INTERFACE AND LOCATION OF CITY 'S SALT WATER MONITORING WELLS

JANUARY 2005

EXHIBIT 4

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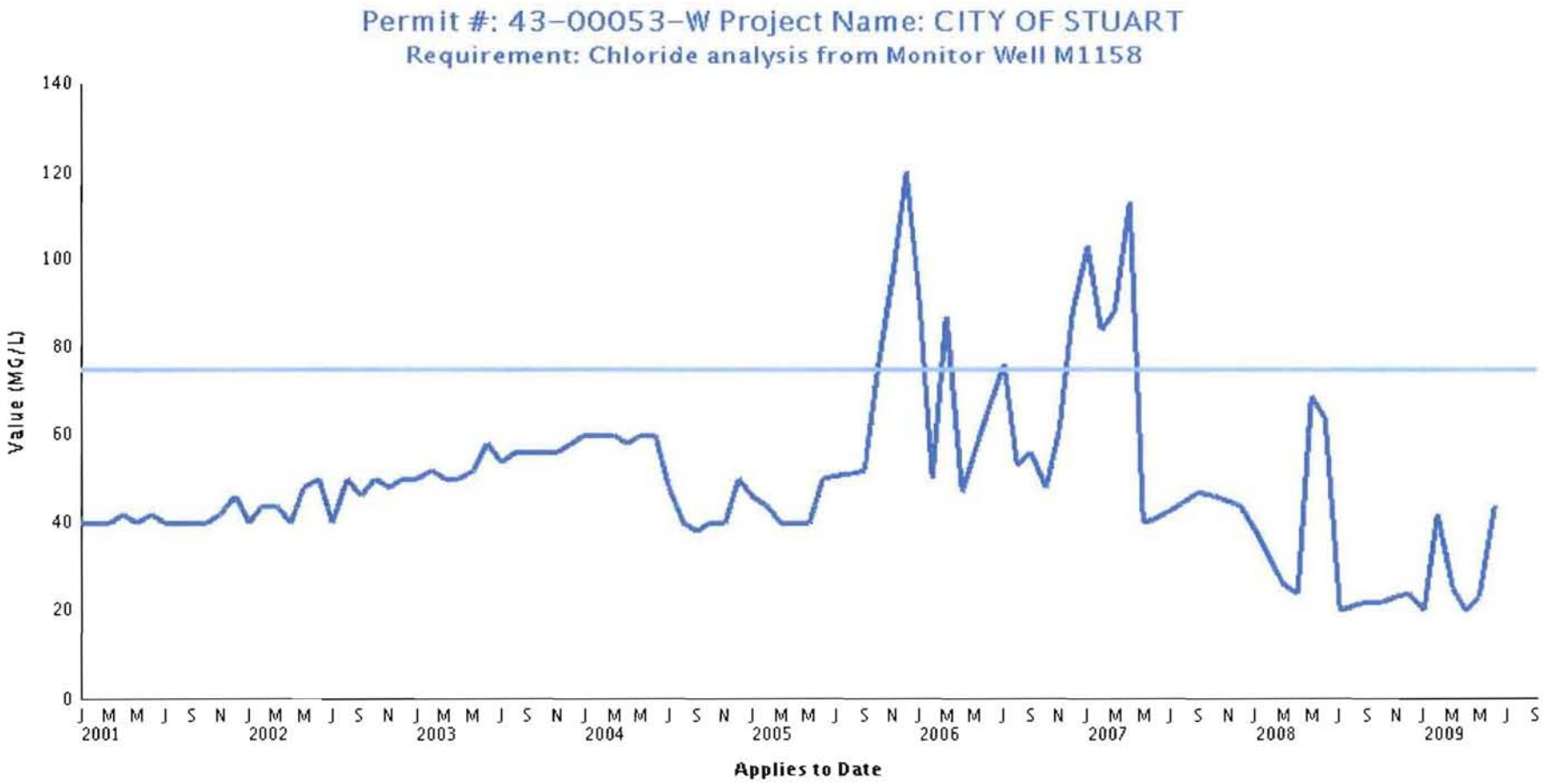

Spec 1: Spec for Chloride analysis from Monitor Well M1158 Entity type WELL Entity ID 117878 RLID 31927: High Value 75 MG/L

EXHIBIT 14

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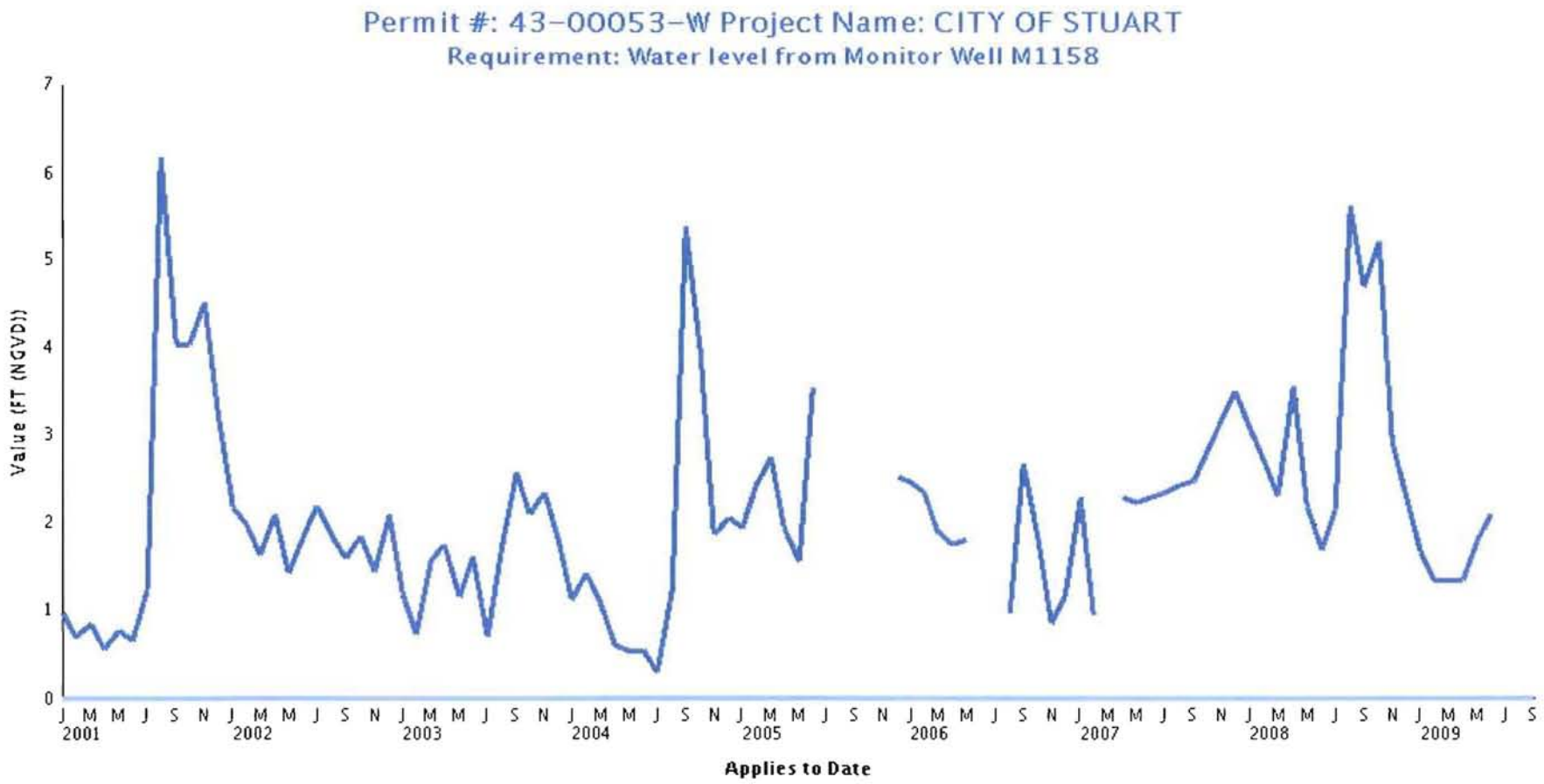

Spec 1: Spec for Water level from Monitor Well M1158 Entity type WELL Entity ID 117878 RLID 8032: Low Value 0 FT (NGVD)

EXHIBIT 15

SCANNED 11/18/2009 15:30:34

BEFORE THE GOVERNING BOARD OF THE
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ORDER NO. SFWMD -CO-WU

In re:

CITY OF STUART,

Respondent.
_____/

MODIFICATION OF CONSENT AGREEMENT NO. SFWMD 94-93-CO-WU

Pursuant to Chapter 373, Florida Statutes, and the rules promulgated thereunder, this Modification of Consent Agreement NO. SFWMD 94-93-CO-WU is entered into between the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT** ("District" or "SFWMD") and **CITY OF STUART** ("City") by mutual consent, without trial or adjudication of any issue of fact or law.

FINDINGS OF FACT

The District and City stipulate to the following Findings of Fact.

1. The District is a public corporation of the State of Florida existing by virtue of Chapter 25270, Laws of Florida, 1949, and operating pursuant to Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code, as a multi-purpose water management district with its principal office in West Palm Beach, Florida.

2. The City is a municipality of the State of Florida, with its principal office located at 121 S.W. Flagler Street, Stuart, Martin County, Florida.

3. On October 17, 1994, the parties entered into Consent Agreement No. SFWMD 94-93-CO-WU, which was incorporated by reference into the City's Water Use Permit No. 43-00053-W ("Permit") issued by the District on May 10, 2001. A true

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and correct copy of Consent Agreement No. 94-93-WU-CO is attached hereto as Exhibit "A."

4. Consent Agreement No. 94-93-WU-CO required the City to implement a wellfield operation plan approved by the Florida Department of Environmental Protection ("FDEP"),[1] mitigation plan, and monitoring requirements to remediate pollution of the Surficial aquifer located in close proximity to the City's wellfield. For a detailed description of the events necessitating the execution of Consent Agreement No. 94-93-WU-CO, please refer to Exhibit "A."

5. The City is authorized by Consent Agreement No. 94-93-WU-CO to withdraw water at specified rates from Well Nos. 1 through 15 until such time as the District receives written confirmation from FDEP of completion of the Feasibility Study/Conceptual Remediation Action Plan ("FS/RAP").

6. Prior to the expiration of Consent Agreement No. 94-93-WU-CO, Consent Agreement No. 94-93-WU-CO could be modified or extended by the District, or the District would consider taking action on any then pending water use permit application by the City based on the District's permitting criteria in effect at that time. Additionally, nothing in Consent Agreement No. 94-93-WU-CO would bind the Governing Board from approving such application.

7. The District has not received written notification from FDEP that the FS/RAP has been completed.

8. On or about January 28, 2005, the City submitted a water use permit application (Application No. 050128-14) to renew and modify its Permit. The City is

[1] FDEP is the state agency with jurisdiction to require remediation of ground water contaminant sites pursuant to Chapter 403, Florida Statutes.

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presently seeking to modify the wellfield operation plan for Well Nos. 1 through 15, which was set forth in Consent Agreement No. 94-93-WU-CO and incorporated by reference into its Permit, as well as an increase in its Surficial aquifer allocation. A map depicting the locations of Well Nos. 1 through 15 is attached hereto as Exhibit "B."

9. The City has informed the District that the revised wellfield operation plan it proposed for Well Nos. 1 through 15 was approved by FDEP and is consistent with the FS/RAP.

10. The City seeks authorization from the District to modify the wellfield operation plan in continuation of its implementation of the remediation in the FS/RAP to remove volatile organic compound ("VOC") contaminants in the Surficial aquifer through operation of its Public Water Supply Well Nos. 1 through 15 and the City's VOC Treatment System. FDEP entered into a Consent Order with Turbocombustor Technologies ("TCT") to remediate the contaminant plume and approved TCT's FS/RAP which involves offsite remediation through operation of the City's Public Water Supply Wells Nos. 1 through 15 and the City's VOC Treatment System.

11. The City received District authorization to use water in conjunction with the FS/RAP operations through the execution of Consent Agreement No. 94-93-CO-WU and the issuance of its May 10, 2001 Permit. The City also executed an Agreement with TCT, dated May 27, 1992, in order to implement the FS/RAP. The District accepted said Agreement insofar as it was found to be consistent with the requirements of Consent Agreement 94-93-CO-WU.

ULTIMATE FINDINGS OF FACT AND CONCLUSIONS OF LAW

12. The District has regulatory authority over consumptive uses of water in the District pursuant to Part II of Chapter 373, Fla. Stat.

13. Rule 40E-2.301(1)(d), F.A.C., requires an applicant for a consumptive use permit to provide reasonable assurances that the proposed water use will not cause pollution of the aquifer. It is the position of the District that the requested water withdrawals to implement the FS/RAP will cause movement of contaminants into a previously uncontaminated portion of the Surficial aquifer. Therefore, pursuant to the above-cited District rules, a water use permit may not be issued by the District to institute this remediation. The City contends that area-wide VOC contamination from known and unknown sources has existed within said Surficial aquifer since as early as 1986 and a water use permit may be issued to implement the FS/RAP.

14. In addition to its permitting authority, Section 373.171(1), Fla. Stat., authorizes the water management districts to issue orders affecting the use of water, as conditions warrant to "obtain the most beneficial use of the water resources of the state and to protect the public, health, safety, and welfare and the interests of the water user affected...."

15. Chapter 373, Fla. Stat., gives deference to water management district governing boards in defining how to maximize reasonable-beneficial uses of the State's water resources, including the balance of various missions to address harm to the water resources while developing water resources for consumptive uses. *Village of Tequesta v. Jupiter Inlet Corp.*, 371 So. 2d 663 (Fla. 1979); *Harloff v. City of Sarasota and*

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SWFWMD, 575 So. 2d 1324 (Fla. 2d DCA 1991); *Osceola County v. St. Johns River Water Management District*, 486 So. 2d 616 (Fla. 5th DCA 1986), *aff'd*, 504 So. 2d 385 (Fla. 1987).

16. The District is authorized to issue orders pursuant to Section 373.083, Fla. Stat.

17. The Governing Board finds that approval of the water withdrawals is necessary to implement the FS/RAP for removal of VOC contaminants from the aquifer and to allow the City to operate its wellfield in order to meet its public water supply demands. As a result, execution of this order modifying the Consent Agreement is authorized pursuant to Section 373.171, Fla. Stat.

18. Considering the above findings of fact, it is necessary and appropriate to modify the wellfield operational plan and allocation set forth in Consent Agreement No. SFWMD 94-93-CO-WU.

ORDER

Based upon the above Findings of Fact, Ultimate Facts and Conclusions of Law, the Governing Board orders that:

19. The City shall continue to implement and enforce all actions required under Consent Agreement No. SFWMD 94-93-WU-CO and all miscellaneous provisions incorporated in said Consent Agreement shall remain in effect, except as provided herein.

20. The wellfield operation plan as set forth in Paragraph 2 of the Order Section of Consent Agreement No. SFWMD 94-93-WU-CO is hereby modified to reflect the following:

SCANNED ON 8/2/2009 1:51:30 PM

Public Water Supply Wells Nos. 1 through 15 shall be operated according to the following schedule. At times of average daily demand, the wells shall be operated in three groups at the following average rates:

Group 1

Well Number	Withdrawal Rate
4	0.175 MGD (123 GPM for 24 hours continuously)
6	0.133 MGD (94 GPM for 24 hours continuously)
10	0.200 MGD (140 GPM for 24 hours continuously
13	0.242 MGD (169 GPM for 24 hours continuously)

Group 2

Well Number	Withdrawal Rate
1	0.200 MGD (140 GPM for 24 hours, 7 day cycle)
3	0.191 MGD (138 GPM for 24 hours, 7 day cycle)
5	0.133 MGD (94 GPM for 24 hours, 7 day cycle)
7	0.166 MGD (116 GPM for 24 hours, 7 day cycle)
9	0.166 MGD (116 GPM for 24 hours, 7 day cycle)
11	0.208 MGD (146 GPM for 24 hours, 7 day cycle)
15	0.242 MGD (169 GPM for 24 hours 7 day cycle)

Group 3

Well Number	Withdrawal Rate
2	0.191 MGD (138 GPM for 24 hours, 7day cycle)
8	0.166 MGD (116 GPM for 24 hours, 7 day cycle)
12	0.230 MGD (161 GPM for 24 hours, 7 day cycle)
14	0.250 MGD (175 GPM for 24 hours 7 day cycle)

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A. Group 1 wells will be pumped continuously. Wells 4, 6, 10, and 13 are scheduled to be run continuously for the purpose of optimizing the ability of the wellfield to capture the TCT contaminant plume, with the exception of up to two weeks of scheduled maintenance per year.

B. Group 2 wells will be pumped for 7 days, and then rested for 7 days. When Group 2 wells are resting, Group 3 wells will be pumped for 7 days, and then rested for seven days. The pumping sequence shall then be repeated.

C. At times of peak day demand, all wells may be operated. If Group 2 wells are operating and Group 3 wells are resting, Wells 2 and 14 will be placed into service before Wells 8 and 12. If Group 3 wells are operating and Group 2 wells are resting, Wells 1, 3, 11, and 15 will be placed into service before Wells 5, 7, and 9.

21. The allocations set forth in Paragraph 3 of the Order Section of Consent Agreement No. 94-93-WU-CO are hereby modified to reflect the following: The MAXIMUM ANNUAL ALLOCATION shall not exceed 1,341 MG (3.67 MGD). The MAXIMUM DAILY ALLOCATION shall not exceed 5.22 MG.

22. Persons who are not parties to this Order, but whose substantial interests may be affected by the Order, may have a right to petition this Order. A notice of rights is attached and incorporated as Exhibit "C."

23. This is a final order from the District, pursuant to Section 120.52(7), F.S., and is final and effective on the date filed with the Clerk of the District unless a petition for administrative hearing is filed in accordance with Chapter 120, F.S., or any other applicable state law. Upon the timely filing of a petition, this order modifying Consent Agreement No. 94-93-CO-WU will not be effective until further order from the District.

DONE AND SO ORDERED in West Palm Beach, Palm Beach County, Florida,

on this 10 day of August 2009.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY ITS GOVERNING BOARD

By: _____
Executive Director or designee

Attested:

By: _____
Assistant Secretary

Dated: 8/10, 2009

Legal Form Approved:

By: _____
Jennifer Bokankowitz, Esq.

RESPONDENT: CITY OF STUART

By: _____
Print Name: James A. Christie, Jr.
Print Title: Mayor

APPROVED AS TO FORM & CORRECTNESS

_____
PAUL J. NICOLETTI
CITY ATTORNEY

CITY OF STUART

CONSUMPTIVE USE PERMIT RENEWAL WETLAND SUPPORT DOCUMENT

Prepared for:

CITY OF STUART, FLORIDA

Prepared by:

EW Consultants, Inc.
2081 SE Ocean Blvd
Suite 2B
Stuart, FL 34996

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EW Consultants, Inc.

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INTRODUCTION -

The City of Stuart is seeking the renewal of its public water supply surficial aquifer system (SAS) consumptive use permit from the South Florida Water Management District (SFWMD). As part of the permit evaluation process, wetland areas within the projected cone of depression are categorized and evaluated based on hydrologic and vegetative indicators. This baseline analysis gives the SFWMD and the applicant a sense of the ecologic conditions and health of the wetlands within the cone of depression relative to wetland categories and the modeled drawdown.

The existing ecological conditions of these wetlands are taken into account subsequent to the permitting effort. Once the permit is issued, selected wetlands may be monitored on a semi-annual basis to analyze the potential impact from wellfield drawdown.

WETLAND DESCRIPTIONS –

In general, Category 1 wetlands are open water bodies such as lakes, streams, creeks and rivers. Within the study area, there are four (4) such wetlands: Krueger, Poppleton and Frazier creeks, as well as a bay swamp associated with the Coral Gardens canal. The creeks are considered code 510 (Streams and Waterways), while the slough would be code 611 (Bay Swamps) according to the Florida Land Use, Land Cover Classification System (FLUCCS, please see Figures 1A and 1B in the Appendix).

Category 2 wetlands are typically deep marshes which hold water a majority of the year. Within the study area, there are several wetlands that fall into this classification (please see Figure 1A in the Appendix). These wetlands are classified as FLUCCS Code 641, Freshwater Marsh, within the study area. It is generally accepted that such wetlands can tolerate up to one foot of drawdown.

Category 3 wetlands are typically shallow wet prairies which hold water from one month to six months during a typical year. Within the study area, there are several wetlands that fall into this classification (Please see Figure 1A in the Appendix). These wetlands are classified as FLUCCS Code 643 (Wet Prairie) within the study area. It is generally accepted that such wetlands can tolerate up to one-half foot of drawdown.

The wetland systems within the study area were inspected on December 19, 2007 and again on January 3, 2008 by representatives from the City and SFWMD. What was observed included ecologically healthy wetland systems throughout the area. One exception includes Category 3 wetlands within or adjacent to the Willoughby development that show signs of vegetative and hydrologic distress. In particular, wetlands 10A, 11 and 12 appear to have had very little exotic and nuisance plant treatment over the long-term. (It should be noted that all wetlands within the Willoughby development are now subject to a rigorous exotic and nuisance plant eradication program according to golf course management interviewed at the time of the initial site

inspection). Wetland 12, which is outside of the Willoughby development, is in the poorest ecological condition with no apparent remedial activities taking place at the time of inspection.

Causes for the poor ecological condition of these wetlands are difficult to discern without the appropriate background data. Factors such as recent drought conditions, surface water management systems, regional drainage systems, application of various fertilizers, herbicides and pesticides adjacent to the wetlands, all play a contributing role in negatively affecting wetland areas.

WETLAND MONITORING -

Based on the site visits and the existing conditions/categorizations of the wetlands within the study area, the District staff and the applicant are exploring acceptable locations for future wetland monitoring. Once it is determined which (if any) wetland areas will be monitored as part of the City of Stuart's application, monitoring will be on a semi-annual basis in accordance with procedures outlined in the Basis of Review.

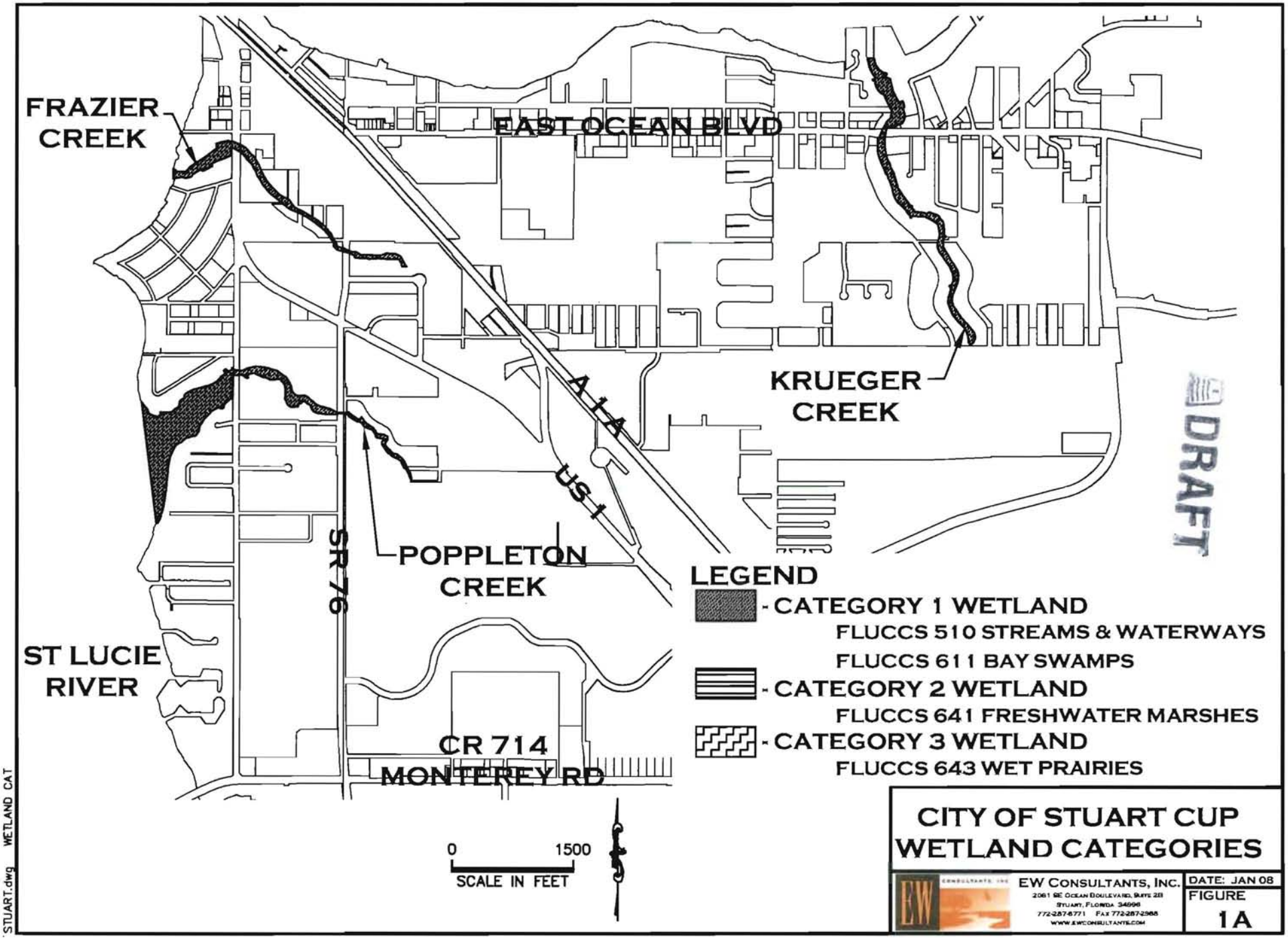

EXHIBIT 17D

STUART.dwg WETLAND CAT

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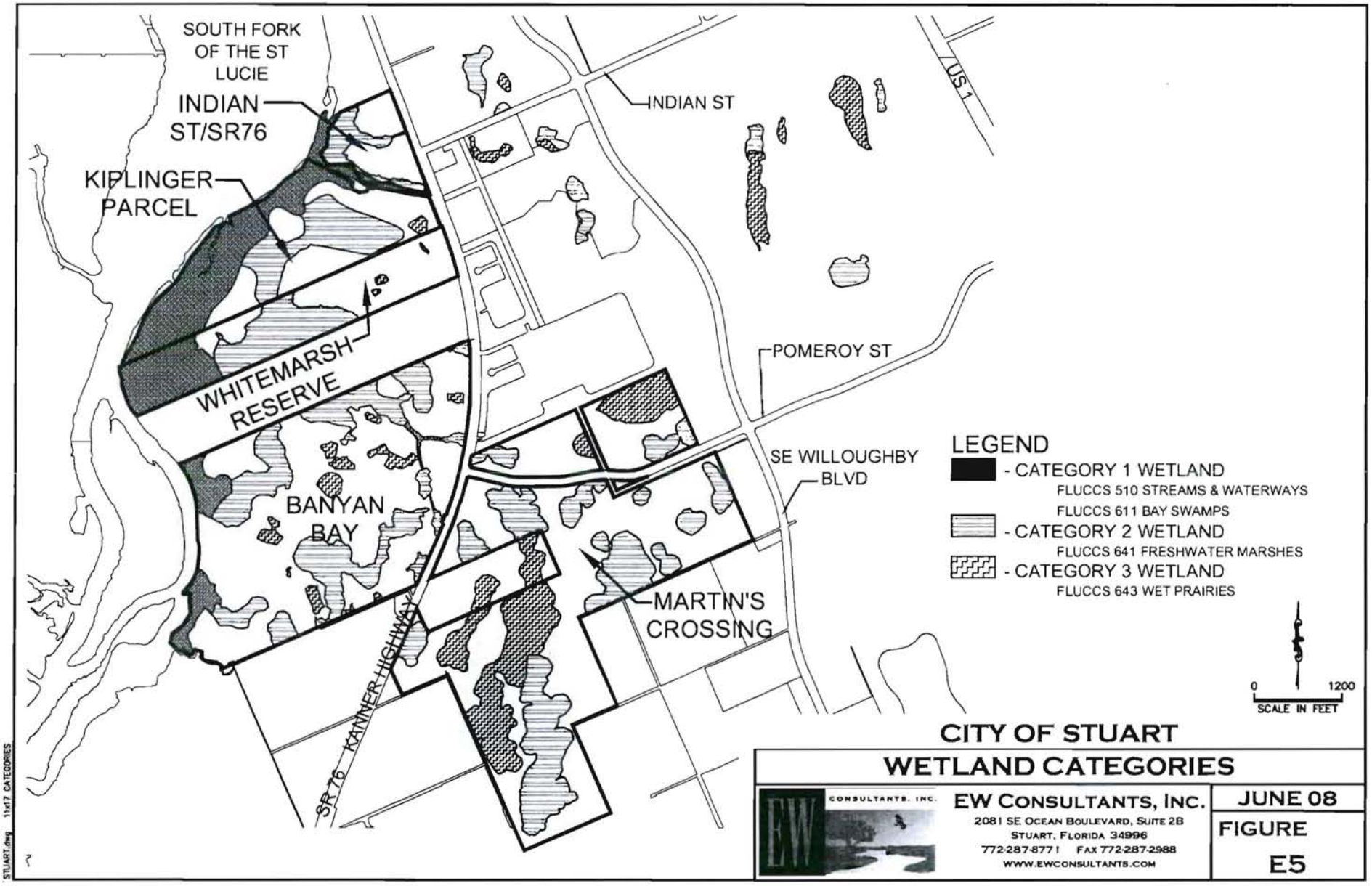

EXHIBIT 17E

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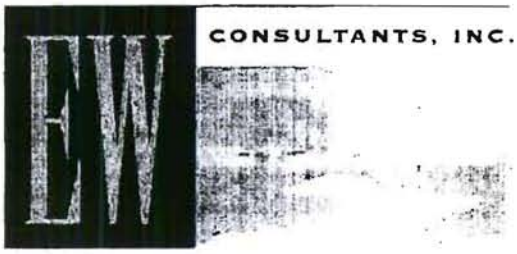

CITY OF STUART CUP

WETLAND MONITORING PLAN

Prepared by:

EW Consultants, Inc.

September 2008

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2081 SE Ocean Blvd, Suite 2B • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

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Introduction

As part of the consumptive use permitting process, three wetland areas within or near the projected cone of depression are slated for semi-annual monitoring. Please refer to Figure 1 for wetland locations.

W-17 within the Banyan Bay PUD will be used as the background wetland. It is a Category 3 wet prairie in excellent ecological condition. Wetlands W-7 and 10A within the Willoughby DRI also will be monitored as part of this program. The majority of W-7 is a freshwater marsh (Category 2), while the fringe is a wet prairie (Category 3). W-7 is part of the Willoughby DRI and is located south of Indian Street behind the SFWMD Martin/St. Lucie Service Center. W-10A is located in the center of the Willoughby project site is classified as a Category 3 wetland.

Wetland Monitoring

This wetland monitoring plan has been developed in accordance with the Hydrobiological Monitoring Guidelines for Wetlands (SFWMD Water Use Division).

The wetland monitoring plan includes a total of three transects established through all referenced wetlands listed above. A total of eight data collection stations have been established along these transects in order to document vegetative coverage and hydrologic conditions (see attached Monitoring Maps 2A and 2B for details). Additionally, automated water level recording devices will be installed within each wetland. One automated rain gauge will be installed within W-7. At the time of semi-annual and annual monitoring, the surface water levels within the deepest portions of the wetlands (typically the center) as well as the wetland edge will be recorded.

The water level recording devices and staff gauge measurements will be referenced to NGVD and surface ground elevation will be provided. Additionally, the elevation of natural ground surface at the well and the top of the well casing elevation will be referenced to NGVD. The normal wet season pool elevation as determined in accordance with the Basis of Review criteria will be provided in NGVD, as well.

Lithologic logs and well construction completion reports will be compiled for each monitoring well installation. The data will be submitted to the SFWMD Water Use Division as an appendix to the monitoring reports.

Readings of the water levels at the monitoring wells and rain gauge will be collected and recorded on a daily basis throughout the year. The graphical representation of the wetland's hydrology, rainfall and pumpage will also indicate the wetland bottom elevation.

Vegetative coverage will be documented at each of the data collection/photo stations shown on the attached Monitoring Map. The vegetative coverage will be measured as absolute coverage within an area of approximately 2,500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the canopy/understory layer and ground cover. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and scientific names. Additionally, a plant indicator status (FAC, FACW, etc.) will be provided for each observed

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species. The coverage will be measured by visual observation in each of four quadrats from the fixed monitoring point. Observations will extend approximately 50 feet from the observer in each direction thus covering approximately 2,500 square feet at each station. The data from each quadrat observation will be combined to calculate the vegetative coverage. Station locations and elevations will be surveyed to NGVD. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. Photos will be collected from each of the established photo stations to provide documentation of vegetative coverage. In addition to vegetative coverage documentation, the water level and/or soil saturation at each station will be reported, as well as any observed wildlife utilization or indicators of wildlife (i.e. tracks, scat, etc.).

Rainfall totals will be read daily utilizing an automated water level recorder. Additionally, surficial well pumpage data will be tallied and recorded daily. The accumulated data will be analyzed, compiled and graphically presented with the annual reports.

The collected data will be compiled and submitted in annual reports which will include semi-annual monitoring events in accordance with the schedule below. Two (2) color copies of such reports will be submitted to the SFWMD Water Use Compliance Supervisor (3301 Gun Club Road, West Palm Beach, FL 33406). Monitoring data supporting such reports will be included on CD's and will be in the form of Excel spreadsheets. Monitoring reports subsequent to the First Annual will include previous data from the past reports so that a trend analysis may be developed. Such trend analysis will examine vegetative cover and hydrologic data for the monitored wetlands. The reports will contain the permit number, permit application number, and include a discussion regarding cause and effect relationships regarding wetland health and possible solutions/corrective actions in response to any negative trends.

Monitoring Work Schedule

The schedule for conducting the proposed monitoring is based on the date of permit issuance from the appropriate agencies. It should be noted that additional monitoring may be required if data gaps occur or if monitoring is inconclusive. Evaluation of additional monitoring will occur at the five year compliance report. The following is the proposed monitoring schedule:

Activity	Date
Conduct 1st Semi-Annual Monitoring	Six Months after Permit Issuance
Conduct and Submit 1st Annual Monitoring Report	12 Months after Permit Issuance
Conduct 2nd Semi-Annual Monitoring	18 Months after Permit Issuance
Conduct and Submit 2nd Annual Monitoring Report	24 Months after Permit Issuance
Conduct 3rd Semi-Annual Monitoring	30 Months after Permit Issuance
Conduct and Submit 3rd Annual Monitoring Report	36 Months after Permit Issuance
Conduct 4th Semi-Annual Monitoring	42 Months after Permit Issuance
Conduct and Submit 4th Annual Monitoring Report	48 Months after Permit Issuance
Conduct 5th Semi-Annual Monitoring	54 Months after Permit Issuance
Conduct and Submit 5th Annual Monitoring Report	60 Months after Permit Issuance

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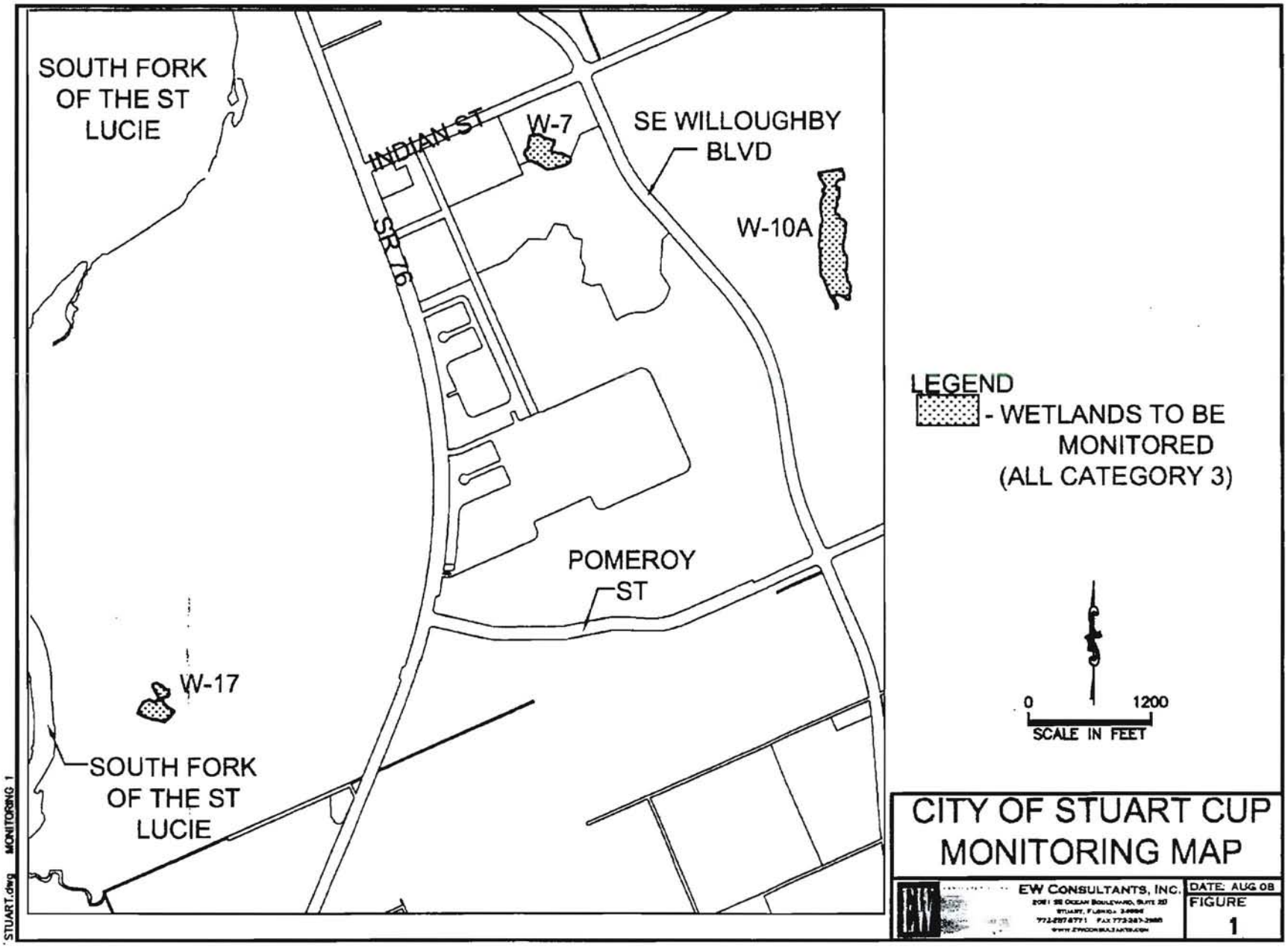

EXHIBIT 18D

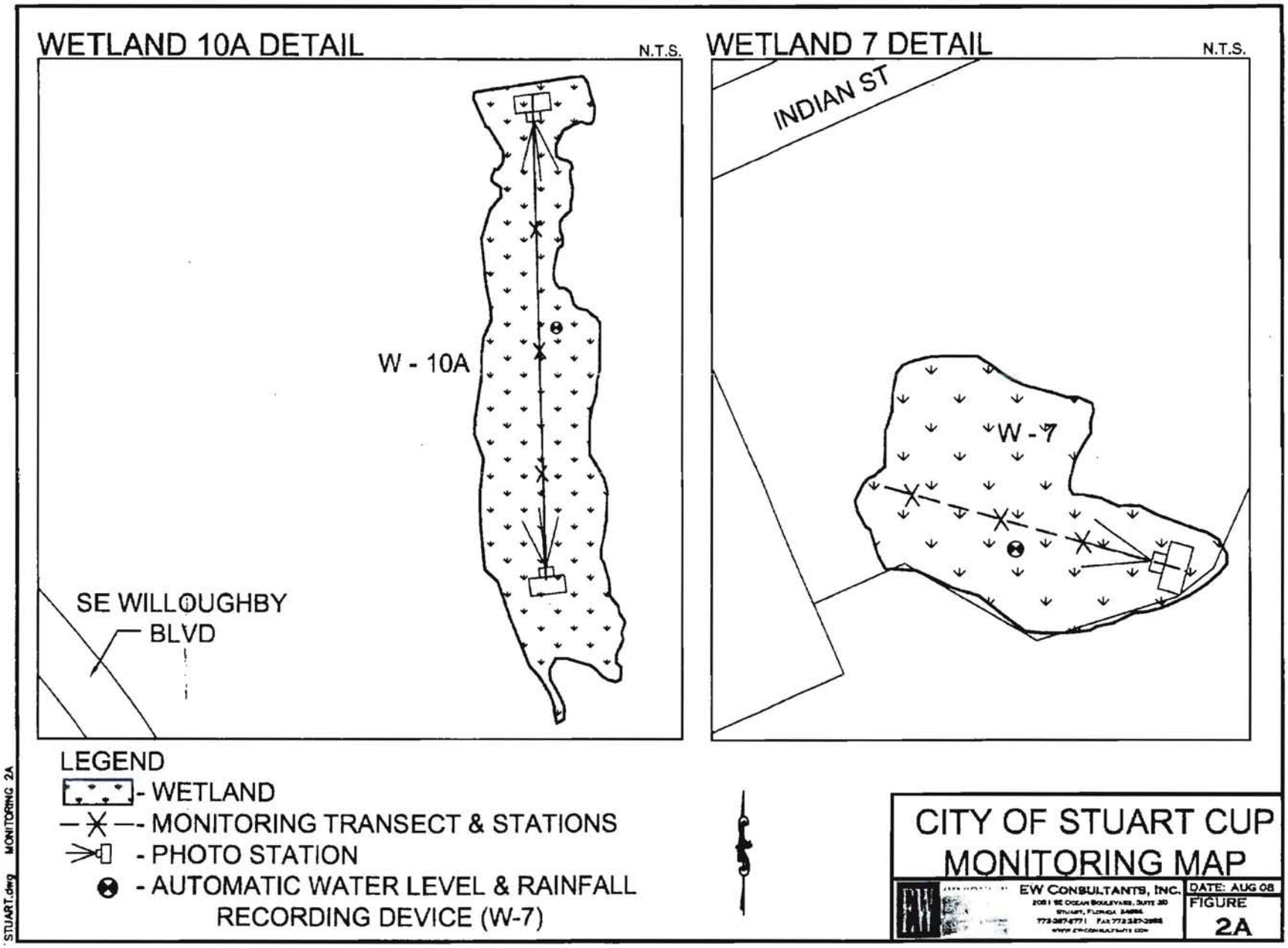
WETLAND 10A DETAIL
N.T.S.
W - 10A
SE WILLOUGHBY BLVD
WETLAND 7 DETAIL
N.T.S.
INDIAN ST
W - 7
LEGEND
- WETLAND
- MONITORING TRANSECT & STATIONS
- PHOTO STATION
- AUTOMATIC WATER LEVEL & RAINFALL RECORDING DEVICE (W-7)
CITY OF STUART CUP
MONITORING MAP
EW CONSULTANTS, INC.
DATE: AUG 08
FIGURE
2A
STUART.dwg MONITORING 2A

EXHIBIT 18E

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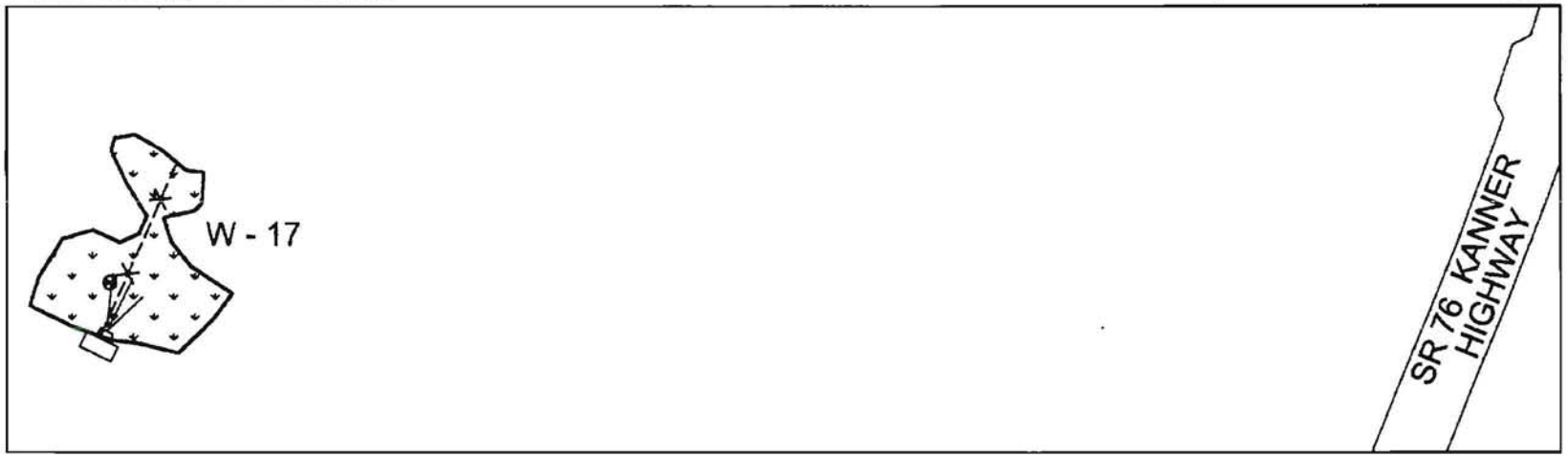
WETLAND 17 DETAIL

N.T.S.



LEGEND

- WETLAND
- MONITORING TRANSECT & STATIONS
- PHOTO STATION
- AUTOMATIC WATER LEVEL RECORDING DEVICE

CITY OF STUART CUP MONITORING MAP

EW CONSULTANTS, INC.
2351 SE OCEAN BOULEVARD, SUITE 203
STUART, FLORIDA 34996
772-287-4771 FAX 772-287-9088
WWW.EWCONSULTANTS.COM

DATE: JUNE 08

FIGURE 2B

STUART.dwg MONITORING 2B

EXHIBIT 18F

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Wetland Contingency Plan for City of Stuart

This Wetland Contingency Plan addresses actions to be taken if it is determined through environmental monitoring that wetlands identified in the Wetland Monitoring Plan that are being monitored by the City (see map) exhibit stress consistent with a loss of wetland function and value. If harm has occurred or is anticipated to occur in the immediate future due to loss of function caused, either in whole or in part, by the City of Stuart's wellfield withdrawals, then the City will implement this Wetland Contingency Plan. The purpose of this plan is to avoid or otherwise mitigate for the levels of observed stress prior to actually causing harm to the wetlands in question.

This Wetland Contingency Plan identifies potential actions that the City may take in connection with their wellfield pumpage. These potential actions will be taken in the event it is determined that groundwater withdrawals authorized by the City's consumptive use permit are causing unanticipated harm to wetlands. Determination of harm shall be based upon data collected according to the Wetland Monitoring Plan. The wetlands identified in the Wetland Monitoring Plan are representative of the wetlands located within the defined cone of depression for the City's wellfield that could potentially be affected.

Implementation of one or more of the following actions may reduce the City's contribution to unanticipated harm to wetlands:

a) Shift water withdrawal in a way that reduces these impacts. This may include:
   - Shifting withdrawals to a different location in the existing wellfield
   - Shifting withdrawals to a facility that will provide water to the service area via an inter-connect with Martin County from the Floridan aquifer.

b) Reduce groundwater withdrawals through additional non-potable water projects.

c) Reduce groundwater withdrawals through additional water conservation projects.

d) Implement non-potable water recharge projects. This may include:
   - The development of new aquifer recharges sites.
   - Shifting of recharge among existing sites.

e) Hydroperiod augmentation of lakes or wetlands, where permittable, with potable water or non-potable water.

f) Other activities, which have the effect of off-setting the unanticipated harm related to groundwater withdrawals authorized under these permits. These later activities will only be considered after other method of avoiding the harmful conditions have been exhausted to the extent practical.

The feasibility of implementing any of these potential alternatives and the parties involved in the corrective measures will depend entirely upon the nature and location of the specific unanticipated impact that may occur and will be addressed by the City. Prior to implementing one of the above mitigation efforts the City will determine the feasibility and obtain permits for the alternative.

The City proposes the following schedule for implementation of this plan:

1. Stress is occurring such that harm to a monitored wetland is imminent or has occurred, the City will propose an interim plan to address the cause of the adverse trend. Upon approval of the interim plan by the SFWMD, the City shall implement it. This may include the reduction in pumpage of adjacent wells, other appropriate activity which will eliminate the unanticipated harm on a temporary basis until the final approved plan (a-f) is implemented.

2. Within 6 months of written notification from the SFWMD that they believe the City's groundwater withdrawals are causing harm to monitored wetlands, the City will submit to the SFWMD a specific plan of action to determine if the wetlands are being impacted by the City's pumpage and if so, implement authorized actions to avoid/mitigate for its unanticipated harm.

3. The City agrees to avoid harm to the wetlands to the extent practical prior to proposing an alternative method for the use of mitigation to offset wetland functions or other unanticipated harm.

4. The City will respond expeditiously (within 30 days) to SFWMD requests for additional information or identified deficits in the plan. The SFWMD also will respond expeditiously (within 30 days) with concerns or questions regarding the City's submittals.

5. The City will implement the approved plan of action in accordance with the implementation schedule defined therein.

The City may seek to modify this schedule based on factors beyond its control by providing a written request, along with the basis for the request, to the District for consideration. Such a change will result from negotiations between the City and the District, and subject to District approval. In the event implementation of such avoidance/mitigation measures are not effective at avoiding wetland harm, additional cutbacks in production and avoidance measures will be implemented based upon the observed success of the implemented strategies. Development of such a secondary course of action will follow the same guidelines as above.

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Requirement by Limiting Condition Report

App No: 050128-14
Permit No: 43-00053-W
Project Name: CITY OF STUART PUBLIC WATER SUPPLY

Expiration Date: 23-NOV-29
Issued Date:

Limiting Condition No: 17 **Limiting Condition Code:** WUSTD021-8

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 1	Calibration report for WELL 1	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 2	Calibration report for WELL 2	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 3	Calibration report for WELL 3	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 4	Calibration report for WELL 4	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 5	Calibration report for WELL 5	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 6	Calibration report for WELL 6	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 7	Calibration report for WELL 7	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 8	Calibration report for WELL 8	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 9	Calibration report for WELL 9	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 10	Calibration report for WELL 10	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 11	Calibration report for WELL 11	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 12	Calibration report for WELL 12	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 13	Calibration report for WELL 13	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 14	Calibration report for WELL 14	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 15	Calibration report for WELL 15	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 16	Calibration report for WELL 16	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 17	Calibration report for WELL 17	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 18	Calibration report for WELL 18	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 19	Calibration report for WELL 19	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 20	Calibration report for WELL 20	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 21	Calibration report for WELL 21	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 22	Calibration report for WELL 22	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 23	Calibration report for WELL 23	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 24	Calibration report for WELL 24	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 25	Calibration report for WELL 25	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 26	Calibration report for WELL 26	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 27	Calibration report for WELL 27	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years

Exhibit No: 20

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Requirement by Limiting Condition Report

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 28	Calibration report for WELL 28	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 29	Calibration report for WELL 29	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - 30	Calibration report for WELL 30	30-NOV-12	01-DEC-09	30-NOV-12	Every Five Years	Every Five Years
WELL - P-1	Calibration report for WELL P-1	31-MAY-10	01-DEC-09	31-OCT-29	Every Five Years	Every Five Years
WELL - P-2	Calibration report for WELL P-2	31-MAY-10	01-DEC-09	31-OCT-29	Every Five Years	Every Five Years

Limiting Condition No: 18 **Limiting Condition Code:** WUSTD022-1

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 1	Monthly withdrawal for WELL 1	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 2	Monthly withdrawal for WELL 2	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 3	Monthly withdrawal for WELL 3	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 4	Monthly withdrawal for WELL 4	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 5	Monthly withdrawal for WELL 5	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 6	Monthly withdrawal for WELL 6	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 7	Monthly withdrawal for WELL 7	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 8	Monthly withdrawal for WELL 8	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 9	Monthly withdrawal for WELL 9	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 10	Monthly withdrawal for WELL 10	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 11	Monthly withdrawal for WELL 11	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 12	Monthly withdrawal for WELL 12	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 13	Monthly withdrawal for WELL 13	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 14	Monthly withdrawal for WELL 14	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 15	Monthly withdrawal for WELL 15	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 16	Monthly withdrawal for WELL 16	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 17	Monthly withdrawal for WELL 17	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 18	Monthly withdrawal for WELL 18	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 19	Monthly withdrawal for WELL 19	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 20	Monthly withdrawal for WELL 20	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 21	Monthly withdrawal for WELL 21	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 22	Monthly withdrawal for WELL 22	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 23	Monthly withdrawal for WELL 23	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 24	Monthly withdrawal for WELL 24	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly

Exhibit No: 20

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Requirement by Limiting Condition Report

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 25	Monthly withdrawal for WELL 25	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 26	Monthly withdrawal for WELL 26	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 27	Monthly withdrawal for WELL 27	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 28	Monthly withdrawal for WELL 28	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 29	Monthly withdrawal for WELL 29	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 30	Monthly withdrawal for WELL 30	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - P-1	Monthly withdrawal for WELL P-1	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - P-2	Monthly withdrawal for WELL P-2	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1141	Monthly Withdrawal for Well M1141	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1156	Monthly Withdrawal for Well M1156	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1161	Monthly Withdrawal for Well M1161	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1163	Monthly Withdrawal for Well M1163	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1165	Monthly Withdrawal for Well M1165	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M147	Monthly Withdrawal for Well M147	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1090	Monthly Withdrawal for Well M1090	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1011	Monthly Withdrawal for Well M1011	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1147	Monthly Withdrawal for Well M1147	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1091	Monthly Withdrawal for Well M1091	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1168	Monthly Withdrawal for Well M1168	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1183	Monthly Withdrawal for Well M1183	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1146	Monthly Withdrawal for Well M1146	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1132	Monthly Withdrawal for Well M1132	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1157	Monthly Withdrawal for Well M1157	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1010	Monthly Withdrawal for Well M1010	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1055	Monthly Withdrawal for Well M1055	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1150	Monthly Withdrawal for Well M1150	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1158	Monthly Withdrawal for Well M1158	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1179	Monthly Withdrawal for Well M1179	28-FEB-10	01-DEC-09	31-OCT-29	Monthly	Quarterly

Limiting Condition No: 20 **Limiting Condition Code:** WUPWS003-1

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
PERMIT	Unaccounted for Distribution Losses for	30-NOV-11	01-DEC-09	31-OCT-29	Yearly	Yearly

Exhibit No: 20

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Requirement by Limiting Condition Report

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
	PERMIT					

Limiting Condition No: 24 **Limiting Condition Code:** WUZZUD001-2

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
PERMIT	Wetland monitoring Program for CITY OF STUART PUBLIC WATER SUPPLY	31-DEC-10	01-DEC-09	31-OCT-29	Yearly	Yearly

Limiting Condition No: 27 **Limiting Condition Code:** WUSAT001-4

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 1	Chloride for WELL 1	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 2	Chloride for WELL 2	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 3	Chloride for WELL 3	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 4	Chloride for WELL 4	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 5	Chloride for WELL 5	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 6	Chloride for WELL 6	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 7	Chloride for WELL 7	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 8	Chloride for WELL 8	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 9	Chloride for WELL 9	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 10	Chloride for WELL 10	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 11	Chloride for WELL 11	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 12	Chloride for WELL 12	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 13	Chloride for WELL 13	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 14	Chloride for WELL 14	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 15	Chloride for WELL 15	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 22	Chloride for WELL 22	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 23	Chloride for WELL 23	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 24	Chloride for WELL 24	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 25	Chloride for WELL 25	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 26	Chloride for WELL 26	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 27	Chloride for WELL 27	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 28	Chloride for WELL 28	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - 29	Chloride for WELL 29	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly

Exhibit No: 20

SCANNED 11/18/2009 15:30 4A

Requirement by Limiting Condition Report

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
WELL - 30	Chloride for WELL 30	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1010	Chloride for WELL M1010	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1011	Chloride for WELL M1011	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1055	Chloride for WELL M1055	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1091	Chloride for WELL M1091	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1132	Chloride for WELL M1132	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1141	Chloride for WELL M1141	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1146	Chloride for WELL M1146	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1147	Chloride for WELL M1147	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1150	Chloride for WELL M1150	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1156	Chloride for WELL M1156	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1157	Chloride for WELL M1157	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1158	Chloride for WELL M1158	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1161	Chloride for WELL M1161	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1163	Chloride for WELL M1163	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1165	Chloride for WELL M1165	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M147	Chloride for WELL M147	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1168	Chloride for WELL M1168	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1179	Chloride for WELL M1179	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - M1183	Chloride for WELL M1183	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - P-1	Chloride for WELL P-1	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly
WELL - P-2	Chloride for WELL P-2	30-APR-10	01-DEC-09	31-OCT-29	Monthly	Quarterly

Limiting Condition No: 28 **Limiting Condition Code:** WUIND003-1

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
PERMIT	Five-Year Water Use Compliance Report for CITY OF STUART PUBLIC WATER SUPPLY	30-NOV-19	01-DEC-09	31-OCT-29	Every Five Years	Every Five Years

Exhibit No: 20

SCANNED 11/18/2009 15:30 AA

STAFF REPORT DISTRIBUTION LIST

CITY OF STUART PUBLIC WATER SUPPLY

Application No: 050128-14

Permit No: 43-00053-W

INTERNAL DISTRIBUTION

X Stephen E. Bell - 4320
X D. Loving - 2280
X Permit File
X WU Compliance - J. Floyd - 4234

EXTERNAL DISTRIBUTION

X Permittee - City Of Stuart
X Agent - Brown And Caldwell
X Agent - David Peters
X Engr Consultant - Samuel T Amerson P E
X Other Interested Party - Arcadis U S Inc

GOVERNMENT AGENCIES

X Dept of Environmental Protection - Port St. Lucie
X Dept of Environmental Protection Geetha Selvendran
X Div of Recreation and Park - District 7
X Martin County - Community Development Director
X Martin County - County Administrator
X Martin County Board of County Commissioners
X Martin County Health Dept
X Port St. Lucie Utilities System Wes Upham
X South Martin Regional Utility

OTHER INTERESTED PARTIES

X Kassidy Jones
X LUANN GIOVANNELLI

Exhibit No:21

Upper East Coast Entities' 2009 Progress Report

This package provides you with information and a form to assist you in capturing your latest water supply development project information for your annual progress report, due on November 15, 2009 to the District.

The South Florida Water Management District is required by state law to notify water supply entities of the water supply development projects identified in regional water supply plans. Within one year from this notification, each water supply entity is required to provide the District with written notification of the water supply projects or options that have been or intend to be developed and the status of project implementation. In addition, each entity is required to provide the District with an annual progress report, due by November 15th. (Section 373.0361, Florida Statutes.)

Each water supply entity responded back to the District within one year with electronic written notification of their project status or intentions for the November 2008 requirement. In August of 2009, I notified each utility asking for water supply facility projects for the Upper East Coast Water Supply Plan Update for the 20-year planning period through 2030 as this information was needed to start the update process.

To assist you in your annual reporting, a Water Supply Progress Evaluation Form is attached. This form is designed to capture up-to-date population projections and use rates to help determine demands. Demands are assessed with permit allocations and durations together with the implementation of traditional and alternative water supply projects, conservation projects, and reuse projects.

To complete this form and for consistency, we highly recommend that you work with your planning department to gather information contained in your water supply facility work plans and ensure you mutually agree upon updated information to be provided in the evaluation form as your annual progress report.

Please contact me if you have any questions, concerns or would like assistance.

Linda Hoppes, AICP
Upper East Coast Regional Coordinator
SFWMD Regulatory and Public Affairs
Water Supply Planning
3301 Gun Club Road, MSC 4350
West Palm Beach, FL 33406
lhoppes@sfwmd.gov
(561) 682-2213

Date of submitted form: December 14, 2009

1. **Name of water supply entity**: City of Stuart

2. **Water supply director**:

Name: Samuel T. Amerson, P.E.
Title: Public Works Director
Address: 121 SW Flagler Ave., Stuart, Florida 34994
Telephone number: 772 288 5331
E-mail address: samerson@ci.stuart.fl.us

Secondary contact person:

Name: David D. Peters
Title: Assistant Public Works Director
Address: 121 SW Flagler Ave., Stuart, Florida 34994
Telephone number: 772 288 1292, extension1
E-mail address: dpeters@ci.stuart.fl.us

3. **Planning department contact person:**

Name: Terry O'Neil
Title: Acting Development Director
Address: 121 SW Flagler Ave., Stuart, Florida 34994
Telephone number: 772 288 5328
E-mail address: tonein@ci.stuart.fl.us

4. **Local Governments served (or to be served) by your utility:**

Name: City of Stuart
Name: Portions of Unincorporated Martin County
Name:
Name:

5. **Other utilities that are serving within your City's jurisdiction:**

Name: Martin County
Name:
Name:
Name:

6. Populations served by your utility. Please feel free to edit table as appropriate for your utility and separate populations for **each local government** served. If the **traffic analysis zones** are available for your service area, **please attach**.

	Year	**Within** your City Jurisdiction	Local Government **outside** your City's Jurisdiction	Local Government **outside** your City's Jurisdiction	Local Government **outside** your City's Jurisdiction	Unincorporated County	Total Estimated Populations
Historic	2003						
	2004						
	2005						
	2006						
	2007						
Projected	2008	15,959	978			888	17,825
	2009						
	2010	16,509	1,012			919	18,440
	2011						
	2012						
	2013						
	2014						
	2015	17,970	1,101			1,000	20,071
	2016						
	2017						
	2018	18,908	1,159			1,052	21,119
	2019						
	2020						
	2025						
	2026						
	2027						
	2028						
	2029						
	2030						

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7. Service Area Map: Include a map showing clearly defined boundaries for each local governments served by your utility. (attached)

8. Bulk Sales or Exports/Purchases or Imports: Imports and exports of raw and finished water are critical for analysis of per capita use rates for your utility service area. Provide the volume of water (average and peak) for all transfers in the utility service area by local government/utility/or area.

Specify if water is raw or finished (based on treatment losses).

Local Government/Areas/Utilities	Bulk Sales (exports)		Bulk Purchases (imports)	
	MGD (ave.)	MGD (peak)	MGD (ave.)	MGD (peak)
N/A	N/A	N/A	N/A	N/A

9. Per Capita Measures

1) **Uniform Gross Per Capita:** 179

$$\frac{\text{Utility Service Area Finished Water Use}}{\text{Utility Service Area Residential Population}}$$

where

- Utility Service Area Finished Water Use is the sum of finished water (Withdrawals + Imports – Exports – Treatment Losses) used by **all sectors** (residential, industrial, commercial, etc.) served by a utility, and
- Utility Service Area Residential Population is the number of dwelling units (not connections) served by the utility multiplied by an estimate of persons per household

2) **Uniform Residential Per Capita:** N/A

$$\frac{\text{Utility Service Area Finished Water Used by Dwelling Units}}{\text{Utility Service Area Residential Population}}$$

where

- Utility Service Area Finished Water Use by Dwelling Units is the sum of finished water used by all dwelling units served by a utility.
- Utility Service Area Residential Population is the number of dwelling units (not connections) served by the utility multiplied by an estimate of persons per household (same as Uniform Gross Per Capita measure)

10. Consumptive Use Permit (CUP) information:

SFWMD CUP #:43-00053-W

a. NOTE: If applicable, specify each allocation in MGD (raw) for **each source of water**, the expiration date (s) and amount(s) of water. **Annual Allocation 1,341 MG Expiration Date, November 23, 2029.**

b. Expected/Required **Reuse**: 2.33 (MGD) by year: 2010*
* Include any implementation schedules (by year) and your more recent **Reuse Feasibility Study Executive Summary**. **Project is designed, permitted, and contracts will be awarded prior to January 15, 2010. Funded via the SRF. On-site reclaimed will be completed with a rated capacity of 2.33 MGD. 1st phase of the transmission main will provide 26 million gallons of reclaimed water per year to City parks and complexes.**

c. Expected/Required **Conservation** Savings: 26 (MGD) by year: 2011*
* Include any implementation schedules (by year) and your more recent **Conservation Plan Executive Summary**.

Please address the elements listed in the table below. If additional water conservation measures will be implemented, add them to the table below.

Requirement	Completed? (Yes/No)	If yes, completion date	If no, anticipated start date	Anticipated completion date	Annual budget allocation (if applicable)
Adoption of irrigation hours ordinance	No				
Adoption of Florida Friendly-based landscape ordinance	Yes				
Adoption of an ultra-low volume fixtures ordinance	Yes				
Adoption of automatic landscape irrigation systems interrupter (rain or soil moisture sensor) ordinance	Yes				
Adoption of a water conservation-based rate structure	Yes				
Implementation of a water conservation public education program	Yes				
Implementation of a leak detection and repair program	No				
An analysis of reclaim water feasibility	Yes				

Source: SFWMD Water Use Basis of Review, July 2, 2009 Section 2.6.1 Water Conservation Plans

d. Unaccounted for water losses for current year: 2009 (85 MGD) and 8%. *
* Include each source of losses if > 10%.

e. Identification of Limiting Conditions of the Permit such as wellfield, pumping and/or seasonal limitations, and reuse offsets, etc. Provide the timelines for any project milestones.

Annual allocation shall not exceed 1341 MG. Maximum monthly allocation shall not exceed 130.65 MG. In addition to the allocation above, the following withdrawal restrictions shall apply;

The operation of PWS wells 1 through 15 shall be in accordance with the schedule set forth in the conditions of the August 10,2009 Amendment to Consent Agreement SFWMD 94-93 CO-WU.

Wells 26, 27 and 30 shall be limited to a maximum monthly withdrawal of 11.64 MGM.

Wells 28 and 29 shall be limited to a combined maximum monthly withdrawal of 9.72 MGM. Should the water quality monitoring data for the remediation of the Old City Landfill (43-00952-W) indicate movement of contamination from the landfill toward the Indian Street wellfield, operation of wells 28 and 29 shall cease.

Wells 22, 23 and 24 shall be limited to a maximum monthly withdrawal of 7.77,9.81, and 9.81 MGM respectively.

Wells P-1 and P-2 may be operated upon issuance of a permit modification and the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Upon authorization, withdrawals from P-1 and P-2 shall be limited to a maximum monthly volume of 4.43 and 7.75 MGM, respectively.

11. Water Supply Projects: Include all proposed water supply development projects that are expected to meet the future demands at to 2030. Please include this year's **Capital Improvement Schedule** from your planning department as support.

PROJECTS SUMMARY							
Water Supply Facility Projects	**Source (Floridan, ASR, etc.)**	**Total Cap. Cost ($M)**	**Cumulative Design Capacity (MGD)**				
			2010	**2015**	**2020**	**2025**	**2030**
Phase III On-Site Reclaimed Water System	Reuse	$2.5	2.33				
Reclaimed Water Transmission Main	Reuse	$0.8	.071				

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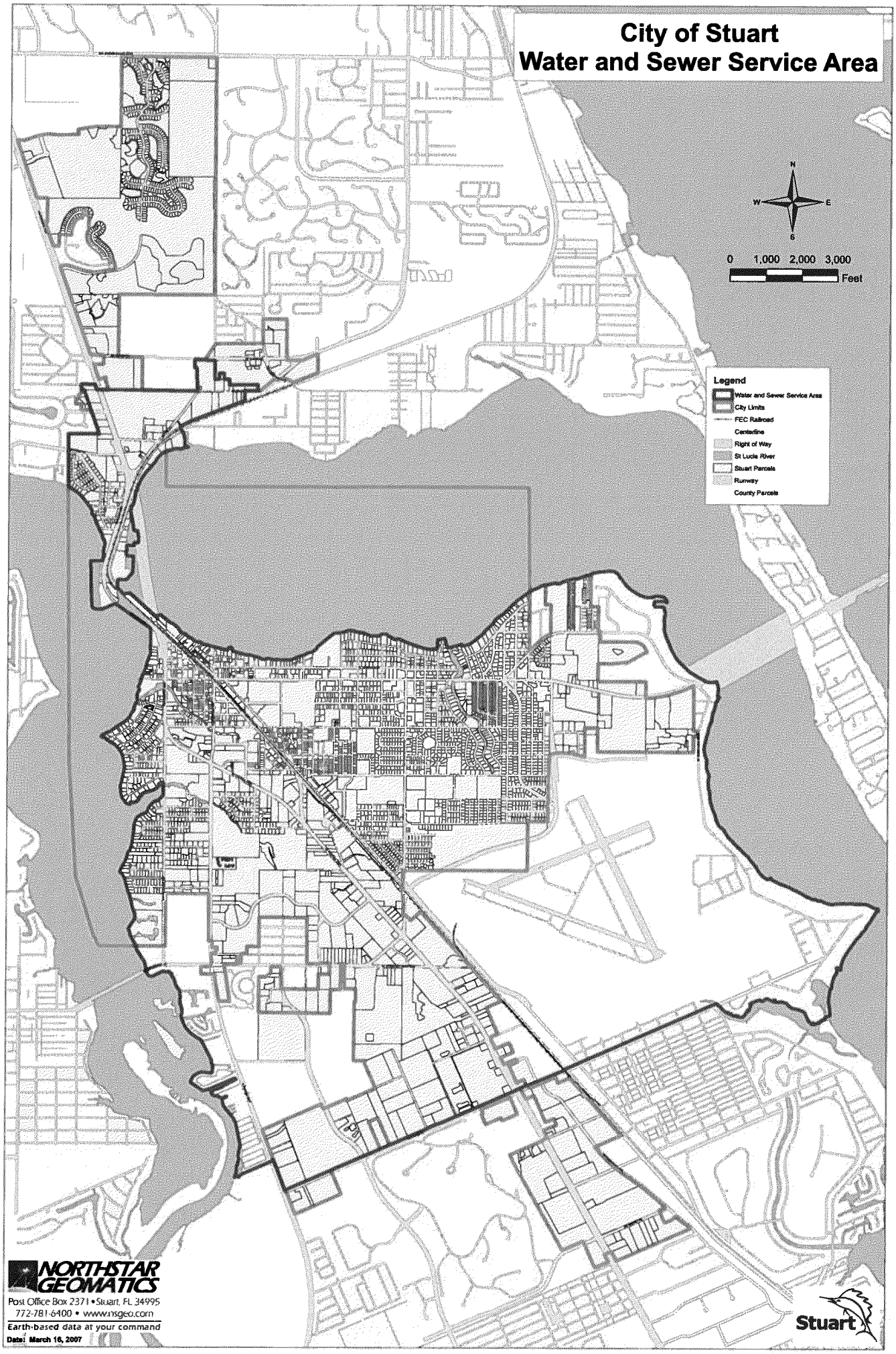
City of Stuart
Water and Sewer Service Area
N
W
E
S
0 1,000 2,000 3,000
Feet
Legend
Water and Sewer Service Area
City Limits
FEC Railroad
Centerline
Right of Way
St Lucie River
Stuart Parcels
Runway
County Parcels
NORTHSTAR GEOMATICS
Post Office Box 2371 • Stuart, FL 34995
772-781-6400 • www.nsgeo.com
Earth-based data at your command
Date: March 16, 2007
Stuart



Executive Note

The long-term goals of this plan are to maximize the City of Stuart's limited water supply by implementing progressive water conservation measures that offset future water demands. Beyond the recommended demand management practices contained within this water conservation plan, the City also plans to meet additional water demands by purchasing water from an adjoining utility that obtains water from an alternative source. Demand management practices are intended to reduce the historical per capita usage of 218 gallons per day in 2008 to 190 gallons per capita per day in 2028.



The City recognizes that this will involve retrofits of plumbing fixtures, water saving appliances, introduction of new irrigation technology, and perhaps, most significantly, educating customers on the ultimate financial benefits of water conservation. The reduction will not happen overnight, but the City will be progressive, gradually increasing conservation each year as the success of various techniques is measured and new technologies are proven effective.

Advanced planning, budgeting and price negotiations will be undertaken during the remainder of 2007 in order to be ready to implement the plan in 2008.

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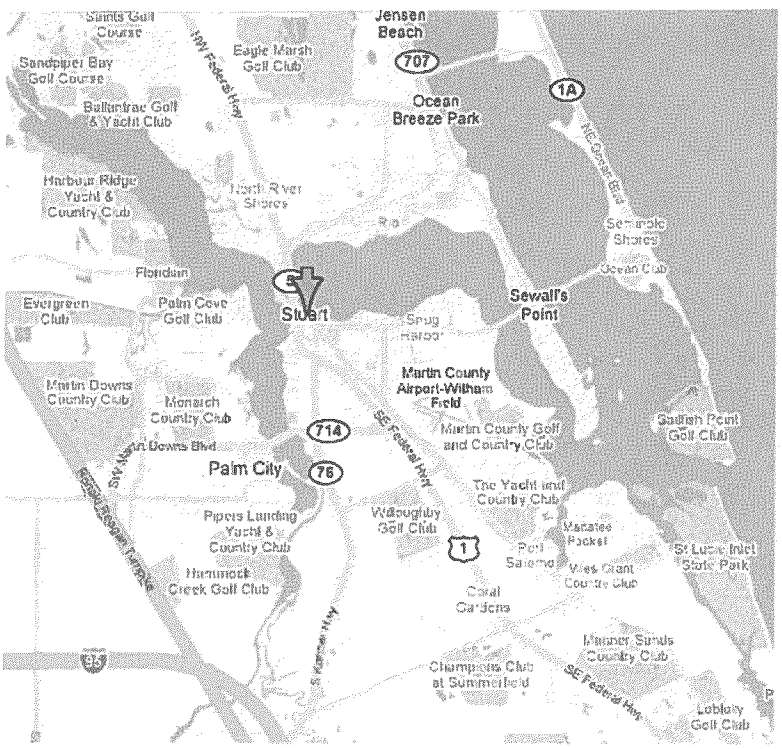
Introduction

The City of Stuart is situated in Martin County, Florida directly atop the Surficial Aquifer, the source of its drinking water. The Surficial Aquifer is principally composed of semi-to unconsolidated sand, shelly sand, and shell with a carbonate matrix. Even though central and south Florida's Surficial Aquifer is typically replenished by surface water from the center of the state flowing from higher



elevations towards the coasts, Stuart is somewhat unique. It is located on a peninsula surrounded by the brackish St. Lucie River. The prevailing groundwater flow direction is from the south, so fresh water from the peninsula discharges into the river. Continued over-pumping of the Surficial Aquifer on the peninsula would permanently lower the freshwater head underneath the City, allowing brackish water from the river to infiltrate into the City's water supply, reducing its current quality. Stuart's Surficial Aquifer depends upon both the prevailing groundwater flow from the south as well as rainfall to maintain adequate water levels.

The health of the City's Surficial Aquifer depends on the avoidance of surface pollutants and on maintaining an adequate water table to prevent salt water intrusion. The threat of salt water intrusion is a matter of major concern on a small peninsula surrounded on three sides by brackish water. If the groundwater levels fall too low, the brackish water will seep into the aquifer raising chloride levels to

the point that it might force the City to abandon some primary water wells and/or install expensive new treatment systems.

While the Surficial Aquifer's proximity to the land surface allows the rapid percolation of rainfall, it also exposes the aquifer to various industrial and domestic land activity pollutants. Increased pollution of the Surficial Aquifer severely restricts the amount of groundwater that can safely be withdrawn from the aquifer.

Weather, Rainfall, and Recharge

The City's mean average temperature is 74 degrees Fahrenheit, averaging 82 degrees during the summer months. Even with its normally abundant rainfall averaging 49 inches per year, the City traditionally receives less than the statewide average of 54.4 inches per year.[1] Typically only a fraction of the rainfall that falls in an urban area seeps into the groundwater as recharge.

To overcome shortfalls of rainfall, the effects of pollution, and to minimize salt water intrusion, fresh water withdrawals in the City are being ever-more closely scrutinized and limited. Water conservation must become a way of life for City of Stuart residents and visitors.

The City of Stuart Plans To Become a Water Conservation Leader



While the City of Stuart has been diligent in observing and enforcing water use restrictions, it will now adopt the goal of aggressively protecting its groundwater source.

The City has recently become an active participant in water planning and

[1] *"Florida State Averaged Precipitation Data,"* http://www.dnr.sc.gov/climate/sercc/climateinfo/monthly/state_avg_data/Florida_prep.html: *Florida State Precipitation, National Oceanic & Atmospheric Administration (NOAA), US Department of Commerce, 2006.*

conservation activities with Conserve Florida, a consortium of the Florida Department of Environmental Protection (FDEP), all five of the State's water management districts, and water utilities, and has developed this plan using the Conserve Florida Water Conservation Guide (The guide).

The City of Stuart's conservation plans will be thoroughly discussed later in this report. For years 2008 through fiscal year 2013, the City will implement a number of the best management practices (BMPs) recommended by Conserve Florida. During the remainder of the 20-year period, conservation programs with successful results will be continued and new BMPs introduced as new technology and research becomes available.

The City of Stuart Profile

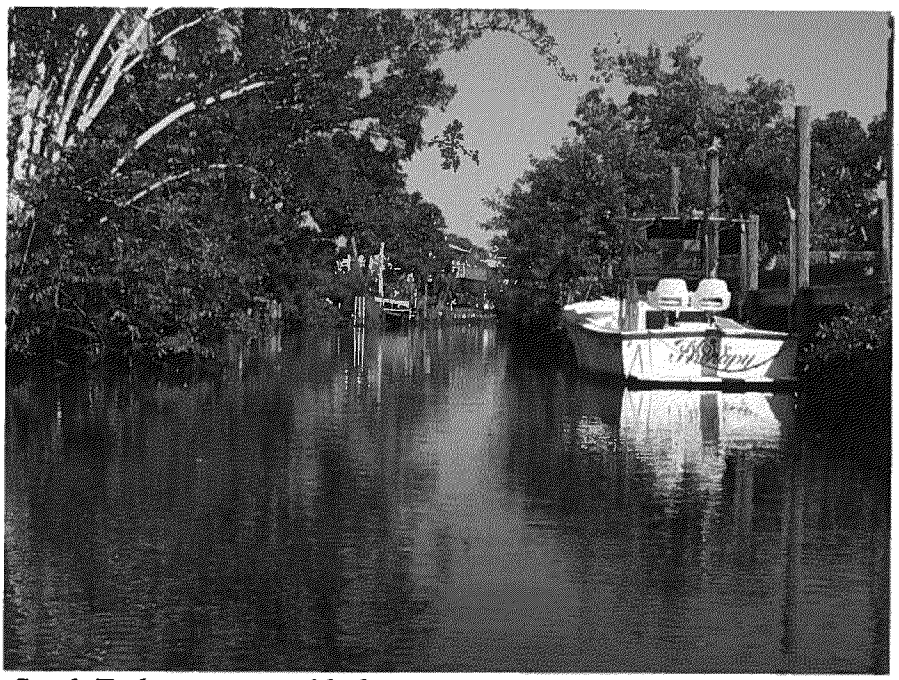
The geographical land area of the compact City of Stuart is approximately 6.8 square miles. It is the most historic and relatively densely populated city in Martin County.

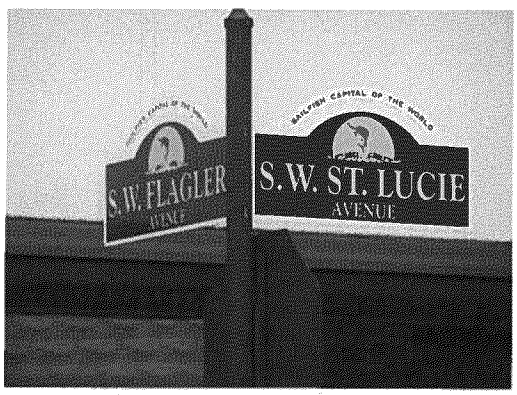
Year	Stuart Population
2006	16,386
2007	16,564
2008	16,847
2009	17,135
2010	17,428
2011	17,726
2012	18,029
2013	18,338
2014	18,651
2015	18,970
2020	20,649
2025	22,476

The City sits on a peninsula jutting out into the St. Lucie River where the river's north and south fork meet just prior to out flowing to the Atlantic Ocean through the St. Lucie Inlet. To the east of the City is an intersection of waterways known as the "crossroads," where the Intracoastal Waterway, the mouth of the St Lucie River, and the St. Lucie Inlet to the Atlantic meet.

The St. Lucie River is the City's environmental and economic lifeblood.

The City is a boater's paradise. Known as the "Sailfish Capital of the World," sports fishermen flock to the City either in their own boats or to take advantage of its many charters to catch this prized deep sea fish. Boaters can also cross the entire State of Florida via the St. Lucie River's South Fork. They can travel from the Atlantic Ocean by Stuart to the Gulf of Mexico at the City of Fort Myers on the West Coast or vice versa. Locks on each side of Lake Okeechobee raise or lower boats between sea level to the level of the lake. The South Fork connects with the cross state Okeechobee Waterway, 15 miles from the "crossroads."





The City, originally known as Potsdam, is just a stone's throw away from Florida's intercoastal waterway and Treasure Coast beaches. It has a disproportionately large amount of shoreline for a City of its small geographic size.

The City is unique in many ways. In the late 1800's, it became a stop on the Florida East Coast Railway causing its name to be changed to Stuart to stop railroad workers from yelling out "Pots, dam Pots" as they announced the Stuart station. It was also once a part of Palm Beach County before Martin County was created in 1914 and the City became the County seat of the newly created County.

Stuart is known as one of the quaintest cities on Florida's Treasure Coast. The City's downtown area boasts many restaurants, art galleries, antique stores, gift boutiques, sweets shops, and quality

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clothing stores. A waterfront park and boardwalk offer a great strolling environment near floating boat slips. Cultural entertainment for all ages is available at the City's historic buildings such as the Stuart Feed Store Museum, Lyric Theatre, and Court House Cultural Center.

There are several unique demographics that are particularly applicable to water consumption in the City of Stuart. A major one is that nearly 98 percent of the housing available in Stuart was built prior to the introduction and requirement of low flow plumbing devices for residential properties, making this an initial primary focus of a water conservation program.



Although the City of Stuart is seeking to attract a younger population and considers itself a family community with the number of young families growing, there are some statistics that have a high impact on per capita daily use. Two significant ones are that approximately 64 percent of the population is over the age of 45, most likely empty nesters or retirees, and that nearly half of the population lives alone. This gives the City a lower than average number of persons per household. In Martin County, the average number of persons per household is 2.7 for single family residential and 2.3 for multi family residential. In Stuart, the average number of persons per household is 2.2.

The latter is significant when considering that the largest water use – perhaps more than 60 percent of the potable water goes for irrigation -- has little relation to the number of people in the household. It simply is directly proportional to the number of dwelling units. In light of irrigation use which doesn't vary with the number of people who live in a unit, the more persons who live in each, the lower the calculated per capita usage. Because of Stuart's relatively low number of people per household, its calculated per capita use is higher than communities with larger number persons living together.

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While Martin County is one of the fastest growing areas in the State with many families migrating from the more populated counties in the South, the City itself is near build-out and is experiencing a relatively slow growth rate of approximately 1.71 per cent per year.

Utility Profile

By law, the water system must be designed to meet the maximum possible daily demand. It is staffed and fully operational 24 hours per day.

The raw water supply, water treatment plant, and distribution system provides service to approximately 4,500 hook-ups, 500 of which are located outside the City limits in unincorporated Martin County. The City does not have any bulk water customers.



The water system consists of 30 wells, most of which have felt the impacts from the various pollutants referred to earlier, a six million gallon per day lime softening water treatment plant, on-site air stripping towers to remove the pollutants, three one-million gallon concrete ground storage tanks, a high-service pumping facility, and water transmission and water distribution lines.

The treatment process consists of air stripping to remove volatile organic compounds, lime softening, sand filtration, and chloramines to protect against bacteria. The plant's average daily output to the customers is approximately 3.6 million gallons per day.

Pursuant to a contamination Consent Agreement with the United States Environmental Protection Agency, Northrop Grumman Corporation took control of six of the City's raw water supply wells for remediation and agreed to provide the City with replacement potable water in the amount of 1.3 million gallons per day (mgd). The corporation pays the City for excess operating costs caused by

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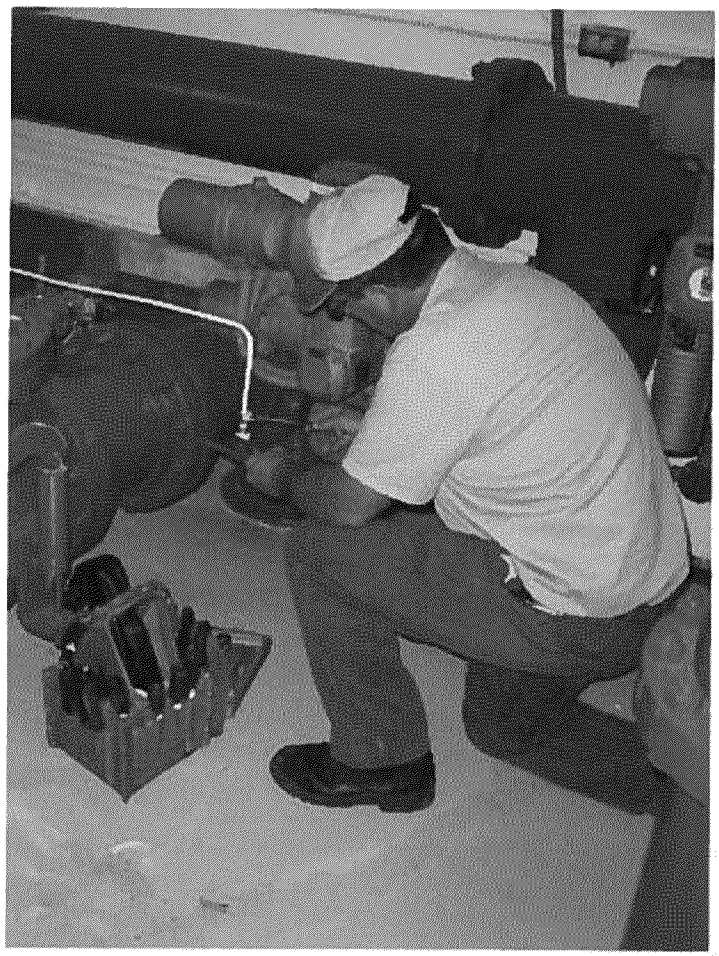
the contamination. It is supposed to remove the "volatile organic compounds" and then return 1.3 million gallons per day of treated water to the City. Even though the South Florida Water Management District reduced the City's permitted water allocation to reflect this water supply from Grumman, the corporation has not met its quantity obligation, reducing the quantity of water the City receives.

Although the City has an estimated population of 16,564, its population varies because of snowbirds arriving in the winter months. The customer base includes more than 3,100 single family residences, about 190 multi-family residential properties and more than 1,100 businesses. The multi- family connections are mostly condominiums and apartments. These, however, are not huge high rises since there is a height limitation in the City which restricts these buildings to a maximum of four stories. Many are just two stories tall.



Of the commercial accounts, there is a 700-prisoner capacity jail, seven schools, three laundries, a major hospital, seven hotels and motels, and close to 80 restaurants.

Water Management District Permit

The City is currently in a protracted process of renewing its Water Use Permit No. 43-00053W which expired on May 10, 2006. The application for renewal was originally submitted in January 2005.

So far there have been numerous requests from the South Florida Water Management District for more information. The questions and answers continue to flow back and forth. The majority of the

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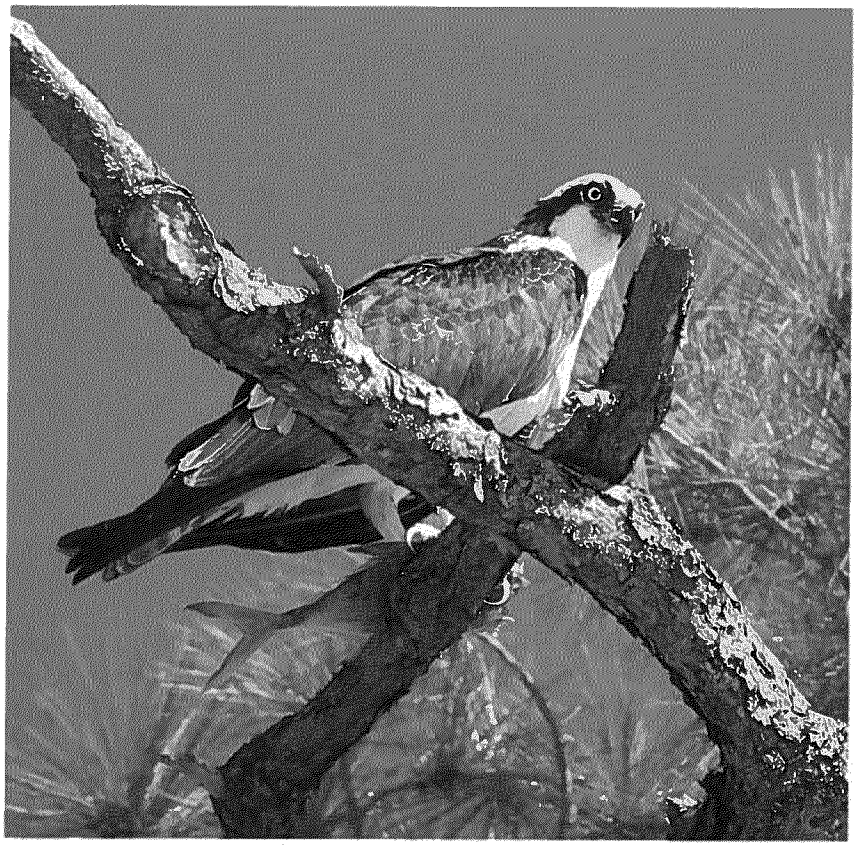

questions have been related to the groundwater contamination discussed earlier in this report, possible alternative water sources to the surficial aquifer, and the impact of requested withdrawals on wetlands. The City is diligently working towards getting a 20-year renewal with a sufficient withdrawal quantity to adequately serve its current and future customers, while protecting the environment.

The current effective permit, which assumed a supply from Northrop Grumman of 0.9 million gallons per day, authorizes the City to withdraw a total of 1.087 billion gallons per year with a maximum daily amount of 4.53 million gallons a day and a daily average of 3.89 million gallons a day. The City has asked the South Florida Water Management District to renew this permit and to transfer to the City's permit the deficit that Northrop Grumman has permitted, but is not providing to the City.

City Water Rates

Stuart's water rates are set by the City's elected commissioners. The City has separate rates for customers within the City limits and higher rates for the other 500 customers located in unincorporated Martin County. Florida law allows municipalities to impose a 25 percent surcharge for customers outside City boundaries. The City's rates are adjusted on an annual basis based upon the "price increase or decrease index" adopted by the Florida Public Service Commission.

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City of Stuart Current Residential Water Rates		
	Within City	Outside City
Single Family		
Base Charge	$5.01	$6.29
Charge per 1,000 <16,000	$2.59	$3.24
Charge per 1,000>16,000	$3.88	$4.86
Multi Family		
Base Charge	$3.31	$4.14
Charge per 1,000 <10,500	$2.59	$3.24
Charge per 1,000>10,500	$3.88	$4.86
All Users		
Consumer Use Charge	$ .84	$1.02

The current rates include a monthly base facility/monthly service charge ranging from $5.01 for a 5/8" single family residential meter to $503.20 for a commercial 8-inch meter outside the City limits. The two-block volume charges begin at $2.59 per thousand gallons inside the City and $3.24 per thousand gallons outside the City limits. If single-family residential customers use more than 16,000 gallons, or 10,500 per dwelling unit for multi-family facilities, they are charged an additional 50 percent per 1,000 gallons for any gallonage over the tiered amount.

More than half of the City of Stuart's customers utilize less than 6,000 gallons per month.

The City recognizes that it has been three years since it last completed a thorough rate study. That study resulted in a rate increase of approximately 12 percent.

The City has recently hired a professional consulting firm to review its water and sewer rate structure. In conducting this review, the City will consider additional adjustments in rate levels and rate structures necessary to continue to promote water conservation, to equitably reflect the cost of service among various types of customers, and to recover the system's revenue requirement.

Water Loss Control and Unaccounted for Water

The City of Stuart water utility is devoted to reliably auditing its water supply and keeping system water losses to a reasonable minimal level, not only as a conservation measure but to keep water production costs in check. But all water delivery systems experience losses between total water production and the sum of all metered usages.

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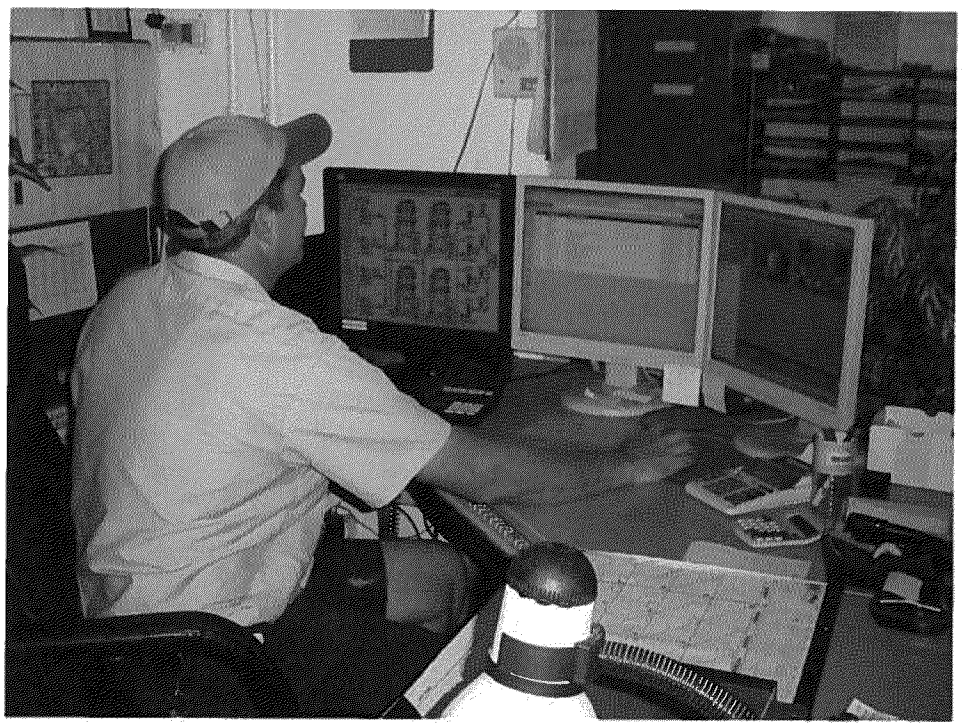
Providing water to customers is just one water use. Water is also used to flush lines to maintain water quality, test fire hydrants, and extinguish fires. Unfortunately, there are also the occasional pipe leaks, illegal water connections, meter and accounting errors, and evaporation from storage tanks and treatment plants.



Ten percent is the threshold commonly used as an indicator of efficient management. This is also the level which triggers mandatory preventative measures by the South Florida Water Management District. The City of Stuart just recently completed a water audit for the year 2006. The level of unaccounted for water was nine percent, a percentage point below the guideline.

This figure is calculated using water treated after being pumped from wells minus billed water, less the water used for system maintenance, flushing of lines, fire hydrants, and fire flow.

Despite being well within the allowable amount of unbilled water, the City of Stuart reviews these numbers monthly to quantify volumes of real and apparent water losses, assesses the financial impact of those losses versus the cost of corrective measures, and makes recommendations to even further improve the City's water efficiency.

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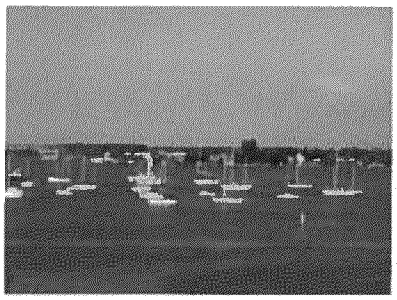





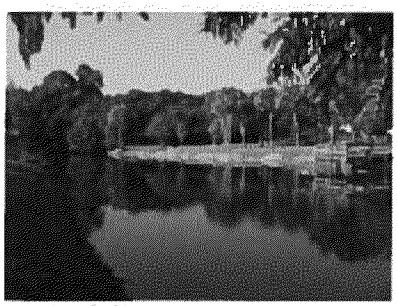

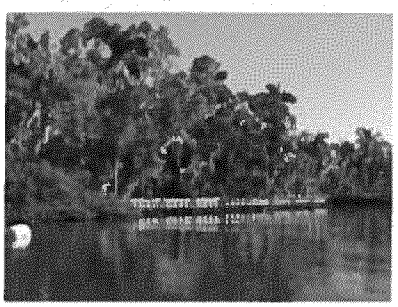

Meter Reading, Repair and Replacement and Leak Detection

The City of Stuart has an active leak detection policy, which includes the above periodic reviews of unbilled water records, field observations, and immediate repairs.

The City meters its water at nearly every step of its journey from the aquifer underground to customers. Measured is the amount of water pumped from each well, treated water exiting the plant, and finished water delivered to each customer. The meters which measure the raw water pumped are tested annually. Meters at the plants, both pre-treatment and post-treatment, are calibrated on a semi-annual basis.

Customer meters are read monthly and the City's policy is to replace meters that are more than 10 years of age.

Because the City recognizes that accurate metering is the foundation of sound water demand management programs and that aging field meters become less reliable and under-record water usage, it has embarked on a complete meter replacement policy. Beginning in fiscal 2008, 10 percent of all customer meters will be changed out each year for the next 10 years.

There are several automatic triggers in the utility billing system which could indicate a leak on a customer's property or excessive use.

If a customer's account is flagged by the system with usage outside the normal range or the customer calls about a high bill, the customer is alerted to possible causes, i.e., running toilets, irrigation frequency, visitors, pool fillings, repaired leaks, or new landscaping. If the customer is not satisfied, a work order is issued for field

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crews to further investigate the problem. The results of this review and recommendations are passed on to the customer.

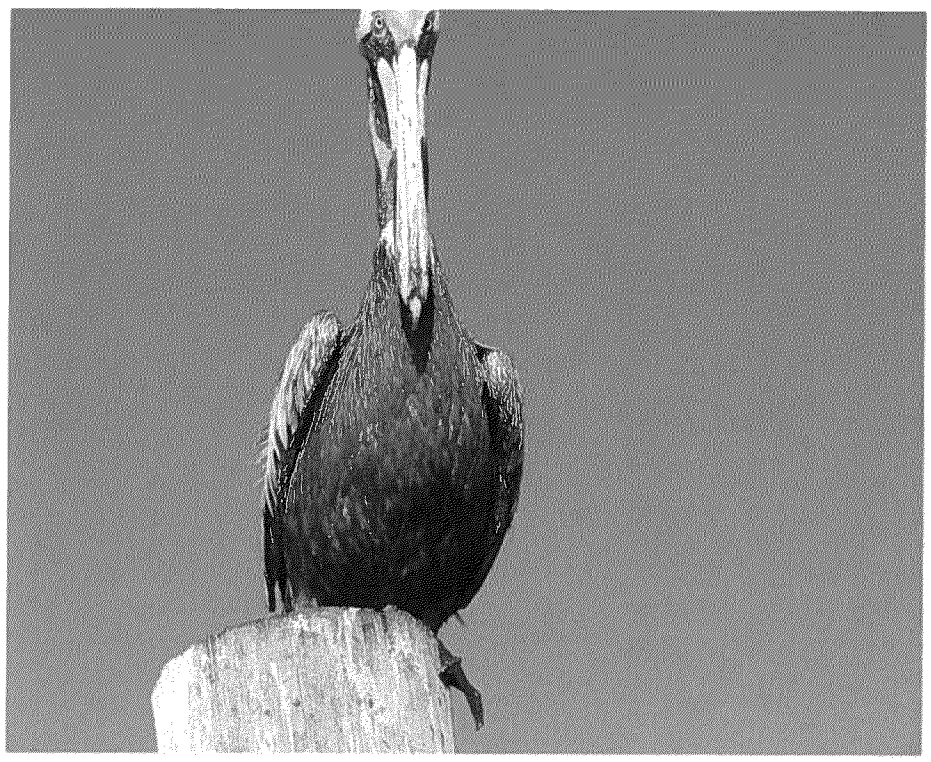
Pressure Control

The City of Stuart utilizes high service pumps to maintain the minimum pressure necessary to protect human health, meet regulatory requirements and to address any utility-specific need. It has valves throughout its distribution system. The utility's target pressure range is between 55 and 70 pounds per square inch.

The City of Stuart Current Water Conservation Program

The City of Stuart has a deep commitment to protect and conserve the City's underground water supply. It has a very strict enforcement policy for customers who do not comply with water use restrictions and includes conservation notes on customers' monthly bills.

Water Conservation Benefits, Goals and Objectives



Even with the moderate population and economic growth projected for the City of Stuart, water use based on past behaviors may prove difficult to sustain even though there will be considerable attention to conservation.

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The City of Stuart is not currently in Phase III water restrictions area as defined by the South Florida Water Management District. But, the water management district is currently considering passing year round watering restrictions.



Government regulations forcing water conservation are now the norm. Without a highly-visible, full-scale water conservation program, renewals of permits will be difficult if not impossible. The challenge will continue to become tougher because Florida officials are considering broader and more constraining water usage requirements.

While some water efficiency strategies require an initial investment, conserving water can provide significant long-term cost savings to utility customers. Water conservation is not only a means of reducing water use, but can be considered as a new source of supply to meet future needs.

The main objectives of City of Stuart's water conservation plan are to reduce inside and outside potable water use of existing customers, educate customers regarding the efficient use of this valuable resource, and provide a sustainable source of potable water for City's future.

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Benefits of Water Conservation

Accomplishing these objectives will provide many benefits.

The objectives include:

1. Meeting ever more stringent Water Management District mandates;



2. Improving drought or emergency preparedness;

3. Eliminating, downsizing, and/or postponing the need for expensive new water facilities yet assuring that facilities meet the needs of existing and future populations;

4. Avoiding or delaying costly new source development;

5. Reducing operating costs attributable to excessive water use;

6. Using less water to achieve the same beneficial results;

7. Reducing long-term average day demand;

8. Educating customers about the value of water;

9. Presenting a unified message on water quality and conservation of all water sources;

10. Efficient irrigation practices for all water use sectors, and

11. Protecting the environment, i.e., water supply, ecosystems and habitats.

To accomplish the objectives and take advantage of these benefits, the utility plans to:

1. Introduce new technologies for achieving high water efficiency and make every effort to get them universally adopted for commercial and residential use;

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2. Continue to price water closer to its true cost to reduce wasteful use;
3. Fairly mediate water rights issues avoiding conflicts over access to water, and
4. Continue to protect our surface and ground water from contamination.

Conservation Plan 2008-2012, the First Five Years

The first five years will include the recommendations from the Conserve Florida Guide.

Conserve Florida Guide

In June 2005, The Florida Legislature changed the way public water utilities can plan and implement water conservation measures and best management practices (BMPs). Water utilities have always had to develop a water conservation plan, but the new legislation led to the creation of Conserve Florida, a consortium of the Florida Department of Environmental Protection, the five water management districts, water trade organizations, large utilities, and consultants. They jointly developed a web-based Guide to use in developing, implementing, and reporting on water conservation.

CONSERVE FLORIDA WATER
Promoting Conservation in Our Public Water Supplies

Using the Guide is new and so far voluntary. However, it is also fully supported by the South Florida Water Management District, which regulates the City's consumptive use permit. The District has initiated a rule making process that would require utilities with a per capita water user greater than 150 gallons per capita per day to develop a goal-based water conservation plan using The Guide. The City's per capita is currently more than 200 gallons per capita per day.


A leaky faucet can waste 100 gallons a day.

This water conservation program for the City was developed using the Guide so that the program will remain relevant once the District's rulemaking is formalized.

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SFWMD Water Supply Progress Evaluation Form | 2009

Date of submitted form: December 14, 2009

1. **Name of water supply entity**: City of Stuart

2. **Water supply director**:

Name:	Samuel T. Amerson, P.E.
Title:	Public Works Director
Address:	121 SW Flagler Ave., Stuart, Florida 34994
Telephone number:	772 288 5331
E-mail address:	samerson@ci.stuart.fl.us

Secondary contact person:

Name:	David D. Peters
Title:	Assistant Public Works Director
Address:	121 SW Flagler Ave., Stuart, Florida 34994
Telephone number:	772 288 1292, extension1
E-mail address:	dpeters@ci.stuart.fl.us

3. **Planning department contact person:**

Name:	Terry O'Neil
Title:	Acting Development Director
Address:	121 SW Flagler Ave., Stuart, Florida 34994
Telephone number:	772 288 5328
E-mail address:	tonein@ci.stuart.fl.us

4. **Local Governments served (or to be served) by your utility:**

Name:	City of Stuart
Name:	Portions of Unincorporated Martin County
Name:	
Name:	

5. **Other utilities that are serving within your City's jurisdiction:**

Name:	Martin County
Name:	
Name:	
Name:	

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6. Populations served by your utility. Please feel free to edit table as appropriate for your utility and separate populations for **each local government** served. If the **traffic analysis zones** are available for your service area, **please attach**.

	Year	**Within** your City Jurisdiction	Local Government **outside** your City's Jurisdiction	Local Government **outside** your City's Jurisdiction	Local Government **outside** your City's Jurisdiction	Unincorporated County	Total Estimated Populations
Historic	2003						
	2004						
	2005						
	2006						
	2007						
Projected	2008	15,959	978			888	17,825
	2009						
	2010	16,509	1,012			919	18,440
	2011						
	2012						
	2013						
	2014						
	2015	17,970	1,101			1,000	20,071
	2016						
	2017						
	2018	18,908	1,159			1,052	21,119
	2019						
	2020						
	2025						
	2026						
	2027						
	2028						
	2029						
	2030						

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7. Service Area Map: Include a map showing clearly defined boundaries for each local governments served by your utility. (attached)

8. Bulk Sales or Exports/Purchases or Imports: Imports and exports of raw and finished water are critical for analysis of per capita use rates for your utility service area. Provide the volume of water (average and peak) for all transfers in the utility service area by local government/utility/or area.

Specify if water is raw or finished (based on treatment losses).

Local Government/Areas/Utilities	Bulk Sales (exports)		Bulk Purchases (imports)	
	MGD (ave.)	MGD (peak)	MGD (ave.)	MGD (peak)
N/A	N/A	N/A	N/A	N/A

9. Per Capita Measures

1) **Uniform Gross Per Capita:** 179

$$\frac{\text{Utility Service Area Finished Water Use}}{\text{Utility Service Area Residential Population}}$$

where

- Utility Service Area Finished Water Use is the sum of finished water (Withdrawals + Imports – Exports – Treatment Losses) used by **all sectors** (residential, industrial, commercial, etc.) served by a utility, and
- Utility Service Area Residential Population is the number of dwelling units (not connections) served by the utility multiplied by an estimate of persons per household

2) **Uniform Residential Per Capita:** N/A

$$\frac{\text{Utility Service Area Finished Water Used by Dwelling Units}}{\text{Utility Service Area Residential Population}}$$

where

- Utility Service Area Finished Water Use by Dwelling Units is the sum of finished water used by all dwelling units served by a utility.
- Utility Service Area Residential Population is the number of dwelling units (not connections) served by the utility multiplied by an estimate of persons per household (same as Uniform Gross Per Capita measure)

10. Consumptive Use Permit (CUP) information:

SFWMD CUP #:43-00053-W

a. NOTE: If applicable, specify each allocation in MGD (raw) for **each source of water**, the expiration date (s) and amount(s) of water. **Annual Allocation 1,341 MG Expiration Date, November 23, 2029.**

b. Expected/Required **Reuse**: 2.33 (MGD) by year: 2010*
* Include any implementation schedules (by year) and your more recent **Reuse Feasibility Study Executive Summary**. **Project is designed, permitted, and contracts will be awarded prior to January 15, 2010. Funded via the SRF. On-site reclaimed will be completed with a rated capacity of 2.33 MGD. 1st phase of the transmission main will provide 26 million gallons of reclaimed water per year to City parks and complexes.**

c. Expected/Required **Conservation** Savings: 26 (MGD) by year: 2011*
* Include any implementation schedules (by year) and your more recent **Conservation Plan Executive Summary**.

Please address the elements listed in the table below. If additional water conservation measures will be implemented, add them to the table below.

Requirement	Completed? (Yes/No)	If yes, completion date	If no, anticipated start date	Anticipated completion date	Annual budget allocation (if applicable)
Adoption of irrigation hours ordinance	No				
Adoption of Florida Friendly-based landscape ordinance	Yes				
Adoption of an ultra-low volume fixtures ordinance	Yes				
Adoption of automatic landscape irrigation systems interrupter (rain or soil moisture sensor) ordinance	Yes				
Adoption of a water conservation-based rate structure	Yes				
Implementation of a water conservation public education program	Yes				
Implementation of a leak detection and repair program	No				
An analysis of reclaim water feasibility	Yes				

Source: SFWMD Water Use Basis of Review, July 2, 2009 Section 2.6.1 Water Conservation Plans

d. Unaccounted for water losses for current year: 2009 (85 MGD) and 8%. *
* Include each source of losses if > 10%.

e. Identification of Limiting Conditions of the Permit such as wellfield, pumping and/or seasonal limitations, and reuse offsets, etc. Provide the timelines for any project milestones.

Annual allocation shall not exceed 1341 MG. Maximum monthly allocation shall not exceed 130.65 MG. In addition to the allocation above, the following withdrawal restrictions shall apply;

The operation of PWS wells 1 through 15 shall be in accordance with the schedule set forth in the conditions of the August 10,2009 Amendment to Consent Agreement SFWMD 94-93 CO-WU.

Wells 26, 27 and 30 shall be limited to a maximum monthly withdrawal of 11.64 MGM.

Wells 28 and 29 shall be limited to a combined maximum monthly withdrawal of 9.72 MGM. Should the water quality monitoring data for the remediation of the Old City Landfill (43-00952-W) indicate movement of contamination from the landfill toward the Indian Street wellfield, operation of wells 28 and 29 shall cease.

Wells 22, 23 and 24 shall be limited to a maximum monthly withdrawal of 7.77,9.81, and 9.81 MGM respectively.

Wells P-1 and P-2 may be operated upon issuance of a permit modification and the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Upon authorization, withdrawals from P-1 and P-2 shall be limited to a maximum monthly volume of 4.43 and 7.75 MGM, respectively.

11. Water Supply Projects: Include all proposed water supply development projects that are expected to meet the future demands at to 2030. Please include this year's **Capital Improvement Schedule** from your planning department as support.

PROJECTS SUMMARY							
Water Supply Facility Projects	**Source (Floridan, ASR, etc.)**	**Total Cap. Cost ($M)**	**Cumulative Design Capacity (MGD)**				
			2010	**2015**	**2020**	**2025**	**2030**
Phase III On-Site Reclaimed Water System	Reuse	$2.5	2.33				
Reclaimed Water Transmission Main	Reuse	$0.8	.071				

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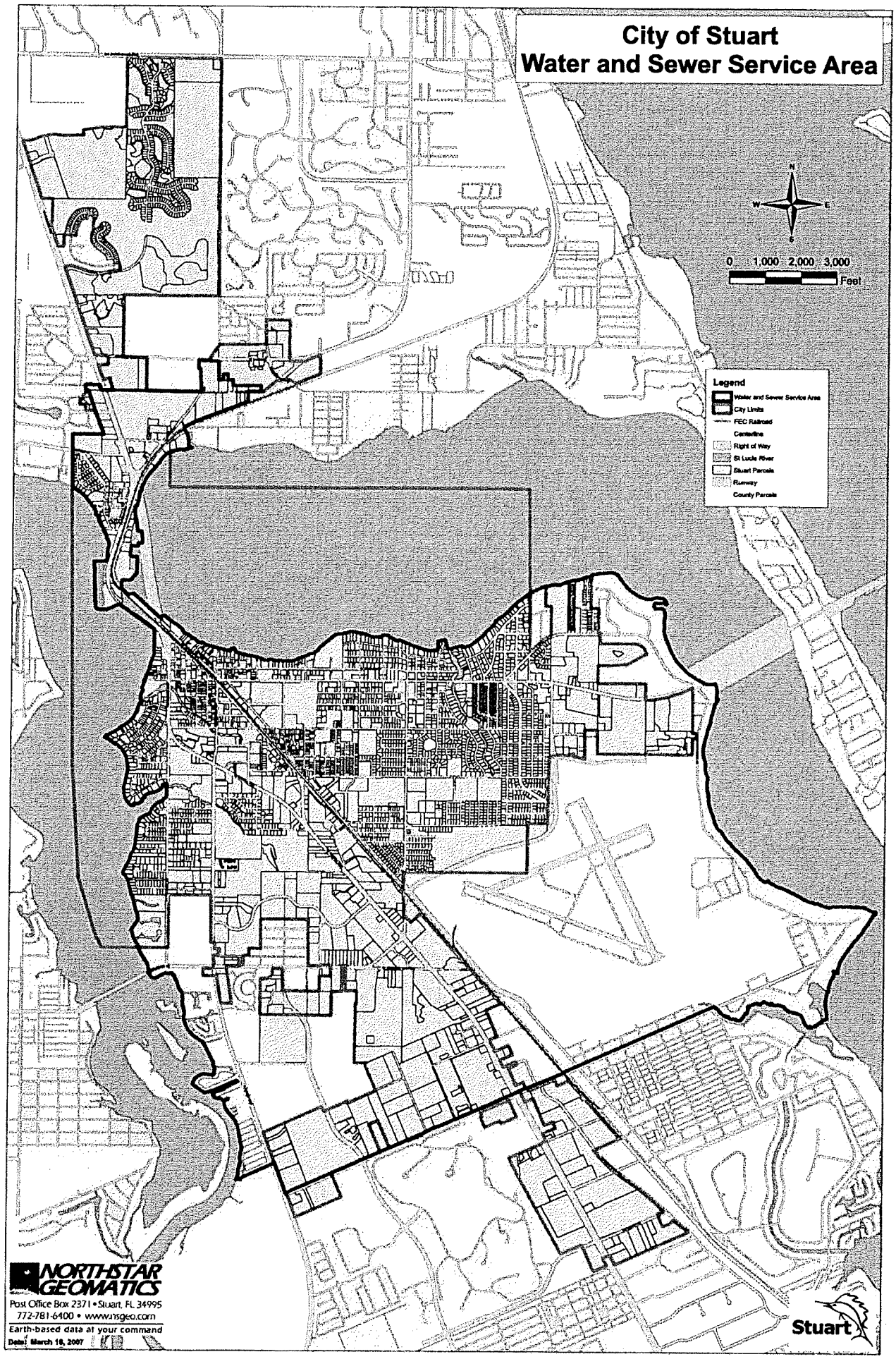
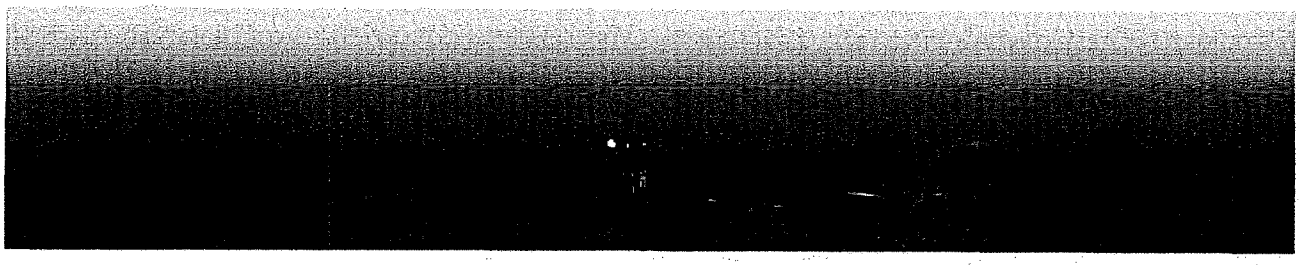
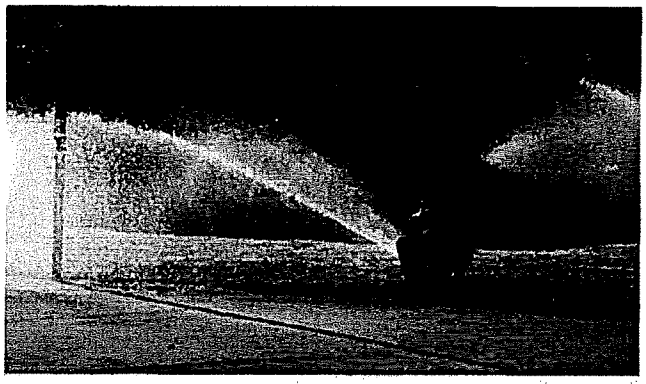

City of Stuart
Water and Sewer Service Area
N
W
E
S
0 1,000 2,000 3,000
Feet
Legend
Water and Sewer Service Area
City Limits
FEC Railroad
Centerline
Right of Way
St Lucie River
Stuart Parcels
Runway
County Parcels
NORTHSTAR GEOMATICS
Post Office Box 2371 • Stuart, FL 34995
772-781-6400 • www.nsgeo.com
Earth-based data at your command
Date: March 16, 2007
Stuart



Executive Note

The long-term goals of this plan are to maximize the City of Stuart's limited water supply by implementing progressive water conservation measures that offset future water demands. Beyond the recommended demand management practices contained within this water conservation plan, the City also plans to meet additional water demands by purchasing water from an adjoining utility that obtains water from an alternative source. Demand management practices are intended to reduce the historical per capita usage of 218 gallons per day in 2008 to 190 gallons per capita per day in 2028.



The City recognizes that this will involve retrofits of plumbing fixtures, water saving appliances, introduction of new irrigation technology, and perhaps, most significantly, educating customers on the ultimate financial benefits of water conservation. The reduction will not happen overnight, but the City will be progressive, gradually increasing conservation each year as the success of various techniques is measured and new technologies are proven effective.

Advanced planning, budgeting and price negotiations will be undertaken during the remainder of 2007 in order to be ready to implement the plan in 2008.

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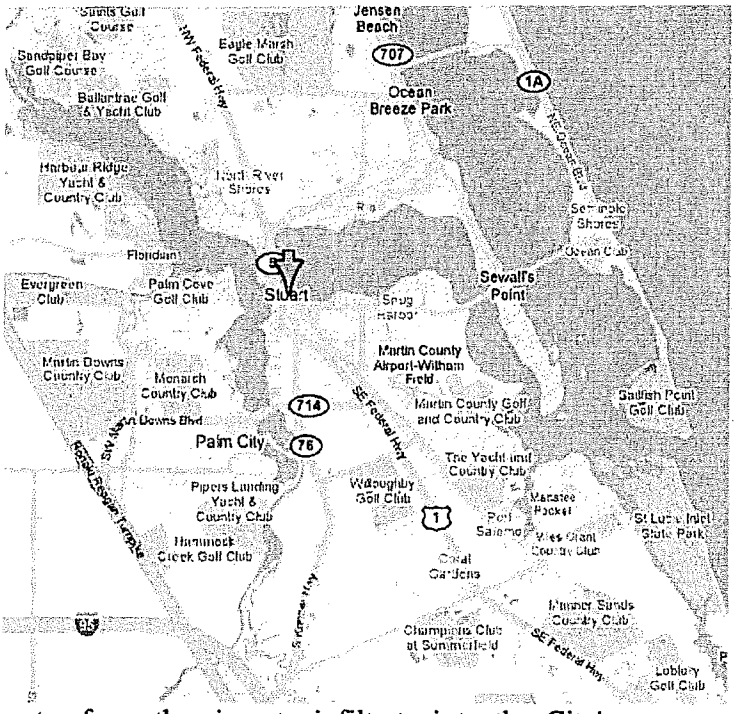
Introduction

The City of Stuart is situated in Martin County, Florida directly atop the Surficial Aquifer, the source of its drinking water. The Surficial Aquifer is principally composed of semi-to unconsolidated sand, shelly sand, and shell with a carbonate matrix. Even though central and south Florida's Surficial Aquifer is typically replenished by surface water from the center of the state flowing from higher



elevations towards the coasts, Stuart is somewhat unique. It is located on a peninsula surrounded by the brackish St. Lucie River. The prevailing groundwater flow direction is from the south, so fresh water from the peninsula discharges into the river. Continued over-pumping of the Surficial Aquifer on the peninsula would permanently lower the freshwater head underneath the City, allowing brackish water from the river to infiltrate into the City's water supply, reducing its current quality. Stuart's Surficial Aquifer depends upon both the prevailing groundwater flow from the south as well as rainfall to maintain adequate water levels.

The health of the City's Surficial Aquifer depends on the avoidance of surface pollutants and on maintaining an adequate water table to prevent salt water intrusion. The threat of salt water intrusion is a matter of major concern on a small peninsula surrounded on three sides by brackish water. If the groundwater levels fall too low, the brackish water will seep into the aquifer raising chloride levels to

the point that it might force the City to abandon some primary water wells and/or install expensive new treatment systems.

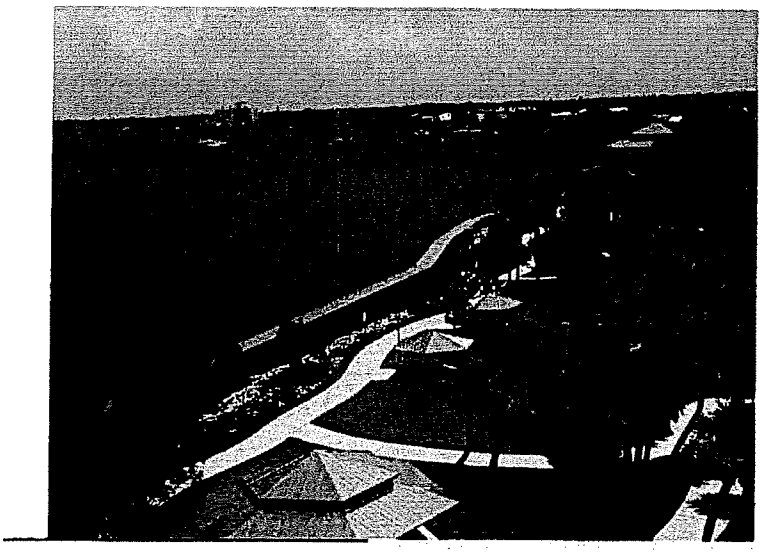
While the Surficial Aquifer's proximity to the land surface allows the rapid percolation of rainfall, it also exposes the aquifer to various industrial and domestic land activity pollutants. Increased pollution of the Surficial Aquifer severely restricts the amount of groundwater that can safely be withdrawn from the aquifer.

Weather, Rainfall, and Recharge

The City's mean average temperature is 74 degrees Fahrenheit, averaging 82 degrees during the summer months. Even with its normally abundant rainfall averaging 49 inches per year, the City traditionally receives less than the statewide average of 54.4 inches per year.[1] Typically only a fraction of the rainfall that falls in an urban area seeps into the groundwater as recharge.

To overcome shortfalls of rainfall, the effects of pollution, and to minimize salt water intrusion, fresh water withdrawals in the City are being ever-more closely scrutinized and limited. Water conservation must become a way of life for City of Stuart residents and visitors.

The City of Stuart Plans To Become a Water Conservation Leader



While the City of Stuart has been diligent in observing and enforcing water use restrictions, it will now adopt the goal of aggressively protecting its groundwater source.

The City has recently become an active participant in water planning and

[1] *"Florida State Averaged Precipitation Data,"* *http://www.dnr.sc.gov/climate/sercc/climateinfo/monthly/state_avg_data/Florida_prep.html: Florida State Precipitation, National Oceanic & Atmospheric Administration (NOAA), US Department of Commerce, 2006.*

conservation activities with Conserve Florida, a consortium of the Florida Department of Environmental Protection (FDEP), all five of the State's water management districts, and water utilities, and has developed this plan using the Conserve Florida Water Conservation Guide (The guide).

The City of Stuart's conservation plans will be thoroughly discussed later in this report. For years 2008 through fiscal year 2013, the City will implement a number of the best management practices (BMPs) recommended by Conserve Florida. During the remainder of the 20-year period, conservation programs with successful results will be continued and new BMPs introduced as new technology and research becomes available.

The City of Stuart Profile

The geographical land area of the compact City of Stuart is approximately 6.8 square miles. It is the most historic and relatively densely populated city in Martin County.

Year	*Stuart Population*
2006	16,386
2007	16,564
2008	16,847
2009	17,135
2010	17,428
2011	17,726
2012	18,029
2013	18,338
2014	18,651
2015	18,970
2020	20,649
2025	22,476

The City sits on a peninsula jutting out into the St. Lucie River where the river's north and south fork meet just prior to out flowing to the Atlantic Ocean through the St. Lucie Inlet. To the east of the City is an intersection of waterways known as the "crossroads," where the Intracoastal Waterway, the mouth of the St Lucie River, and the St. Lucie Inlet to the Atlantic meet.

The St. Lucie River is the City's environmental and economic lifeblood.

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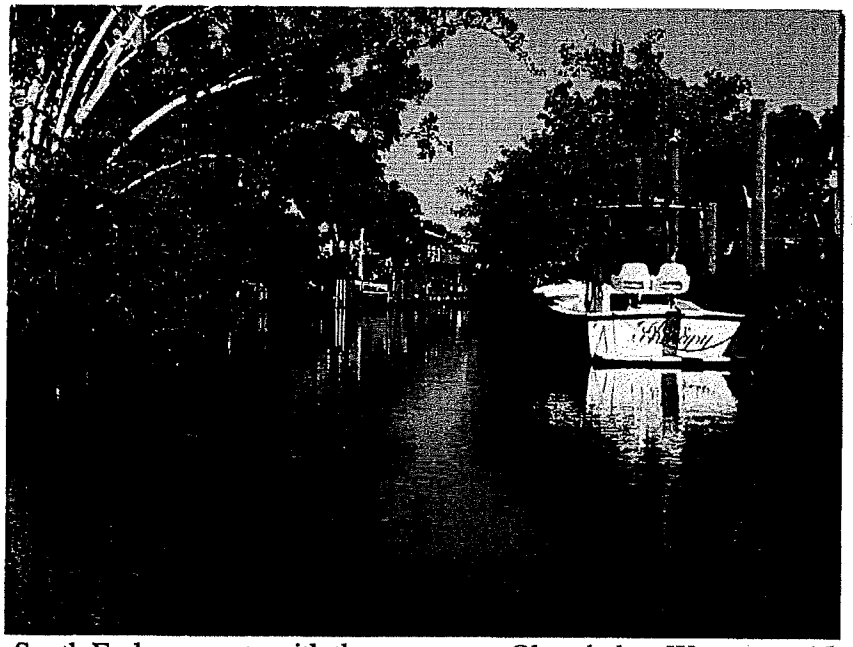
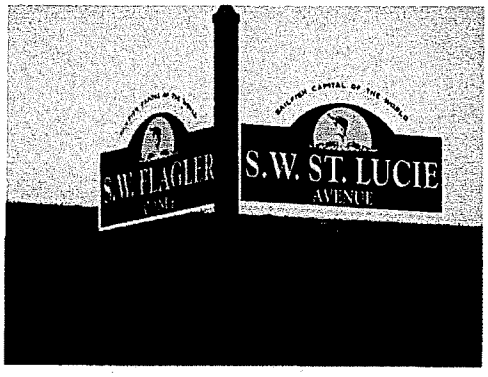
The City is a boater's paradise. Known as the "Sailfish Capital of the World," sports fishermen flock to the City either in their own boats or to take advantage of its many charters to catch this prized deep sea fish. Boaters can also cross the entire State of Florida via the St. Lucie River's South Fork. They can travel from the Atlantic Ocean by Stuart to the Gulf of Mexico at the City of Fort Myers on the West Coast or vice versa. Locks on each side of Lake Okeechobee raise or lower boats between sea level to the level of the lake. The South Fork connects with the cross state Okeechobee Waterway, 15 miles from the "crossroads."





The City, originally known as Potsdam, is just a stone's throw away from Florida's intercoastal waterway and Treasure Coast beaches. It has a disproportionately large amount of shoreline for a City of its small geographic size.

The City is unique in many ways. In the late 1800's, it became a stop on the Florida East Coast Railway causing its name to be changed to Stuart to stop railroad workers from yelling out "Pots, dam Pots" as they announced the Stuart station. It was also once a part of Palm Beach County before Martin County was created in 1914 and the City became the County seat of the newly created County.

Stuart is known as one of the quaintest cities on Florida's Treasure Coast. The City's downtown area boasts many restaurants, art galleries, antique stores, gift boutiques, sweets shops, and quality

clothing stores. A waterfront park and boardwalk offer a great strolling environment near floating boat slips. Cultural entertainment for all ages is available at the City's historic buildings such as the Stuart Feed Store Museum, Lyric Theatre, and Court House Cultural Center.

There are several unique demographics that are particularly applicable to water consumption in the City of Stuart. A major one is that nearly 98 percent of the housing available in Stuart was built prior to the introduction and requirement of low flow plumbing devices for residential properties, making this an initial primary focus of a water conservation program.



Although the City of Stuart is seeking to attract a younger population and considers itself a family community with the number of young families growing, there are some statistics that have a high impact on per capita daily use. Two significant ones are that approximately 64 percent of the population is over the age of 45, most likely empty nesters or retirees, and that nearly half of the population lives alone. This gives the City a lower than average number of persons per household. In Martin County, the average number of persons per household is 2.7 for single family residential and 2.3 for multi family residential. In Stuart, the average number of persons per household is 2.2.

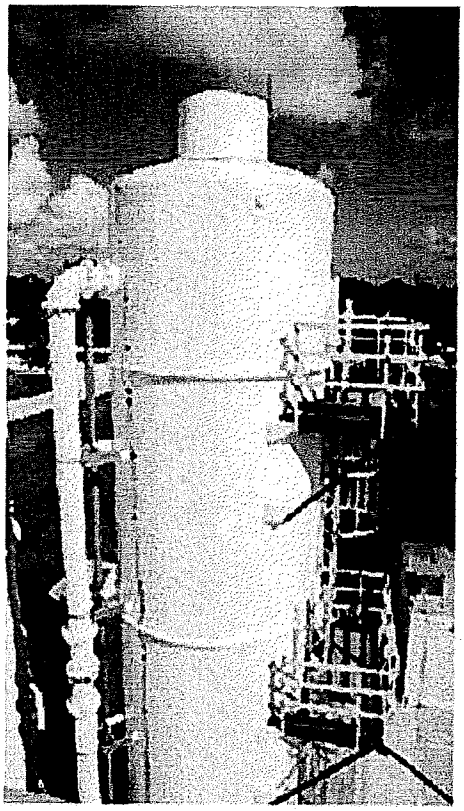
The latter is significant when considering that the largest water use – perhaps more than 60 percent of the potable water goes for irrigation -- has little relation to the number of people in the household. It simply is directly proportional to the number of dwelling units. In light of irrigation use which doesn't vary with the number of people who live in a unit, the more persons who live in each, the lower the calculated per capita usage. Because of Stuart's relatively low number of people per household, its calculated per capita use is higher than communities with larger number persons living together.

While Martin County is one of the fastest growing areas in the State with many families migrating from the more populated counties in the South, the City itself is near build-out and is experiencing a relatively slow growth rate of approximately 1.71 per cent per year.

Utility Profile

By law, the water system must be designed to meet the maximum possible daily demand. It is staffed and fully operational 24 hours per day.

The raw water supply, water treatment plant, and distribution system provides service to approximately 4,500 hook-ups, 500 of which are located outside the City limits in unincorporated Martin County. The City does not have any bulk water customers.



The water system consists of 30 wells, most of which have felt the impacts from the various pollutants referred to earlier, a six million gallon per day lime softening water treatment plant, on-site air stripping towers to remove the pollutants, three one-million gallon concrete ground storage tanks, a high-service pumping facility, and water transmission and water distribution lines.

The treatment process consists of air stripping to remove volatile organic compounds, lime softening, sand filtration, and chloramines to protect against bacteria. The plant's average daily output to the customers is approximately 3.6 million gallons per day.

Pursuant to a contamination Consent Agreement with the United States Environmental Protection Agency, Northrop Grumman Corporation took control of six of the City's raw water supply wells for remediation and agreed to provide the City with replacement potable water in the amount of 1.3 million gallons per day (mgd). The corporation pays the City for excess operating costs caused by

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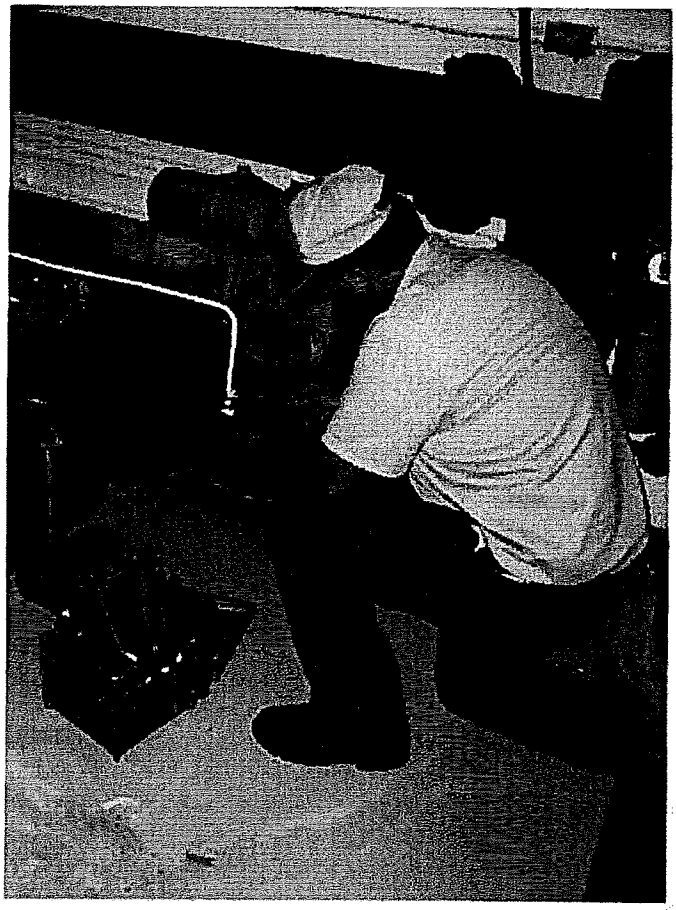
the contamination. It is supposed to remove the "volatile organic compounds" and then return 1.3 million gallons per day of treated water to the City. Even though the South Florida Water Management District reduced the City's permitted water allocation to reflect this water supply from Grumman, the corporation has not met its quantity obligation, reducing the quantity of water the City receives.

Although the City has an estimated population of 16,564, its population varies because of snowbirds arriving in the winter months. The customer base includes more than 3,100 single family residences, about 190 multi-family residential properties and more than 1,100 businesses. The multi- family connections are mostly condominiums and apartments. These, however, are not huge high rises since there is a height limitation in the City which restricts these buildings to a maximum of four stories. Many are just two stories tall.



Of the commercial accounts, there is a 700-prisoner capacity jail, seven schools, three laundries, a major hospital, seven hotels and motels, and close to 80 restaurants.

Water Management District Permit

The City is currently in a protracted process of renewing its Water Use Permit No. 43-00053W which expired on May 10, 2006. The application for renewal was originally submitted in January 2005.

So far there have been numerous requests from the South -Florida Water Management District for more information. The questions and answers continue to flow back and forth. The majority of the

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questions have been related to the groundwater contamination discussed earlier in this report, possible alternative water sources to the surficial aquifer, and the impact of requested withdrawals on wetlands. The City is diligently working towards getting a 20-year renewal with a sufficient withdrawal quantity to adequately serve its current and future customers, while protecting the environment.

The current effective permit, which assumed a supply from Northrop Grumman of 0.9 million gallons per day, authorizes the City to withdraw a total of 1.087 billion gallons per year with a maximum daily amount of 4.53 million gallons a day and a daily average of 3.89 million gallons a day. The City has asked the South Florida Water Management District to renew this permit and to transfer to the City's permit the deficit that Northrop Grumman has permitted, but is not providing to the City.

City Water Rates

Stuart's water rates are set by the City's elected commissioners. The City has separate rates for customers within the City limits and higher rates for the other 500 customers located in unincorporated Martin County. Florida law allows municipalities to impose a 25 percent surcharge for customers outside City boundaries. The City's rates are adjusted on an annual basis based upon the "price increase or decrease index" adopted by the Florida Public Service Commission.

City of Stuart Current Residential Water Rates		
	Within City	**Outside City**
	Single Family	
Base Charge	$5.01	$6.29
Charge per 1,000 <16,000	$2.59	$3.24
Charge per 1,000>16,000	$3.88	$4.86
	Multi Family	
Base Charge	$3.31	$4.14
Charge per 1,000 <10,500	$2.59	$3.24
Charge per 1,000>10,500	$3.88	$4.86
	All Users	
Consumer Use Charge	$ .84	$1.02

The current rates include a monthly base facility/monthly service charge ranging from $5.01 for a 5/8" single family residential meter to $503.20 for a commercial 8-inch meter outside the City limits. The two-block volume charges begin at $2.59 per thousand gallons inside the City and $3.24 per thousand gallons outside the City limits. If single-family residential customers use more than 16,000 gallons, or 10,500 per dwelling unit for multi-family facilities, they are charged an additional 50 percent per 1,000 gallons for any gallonage over the tiered amount.

More than half of the City of Stuart's customers utilize less than 6,000 gallons per month.

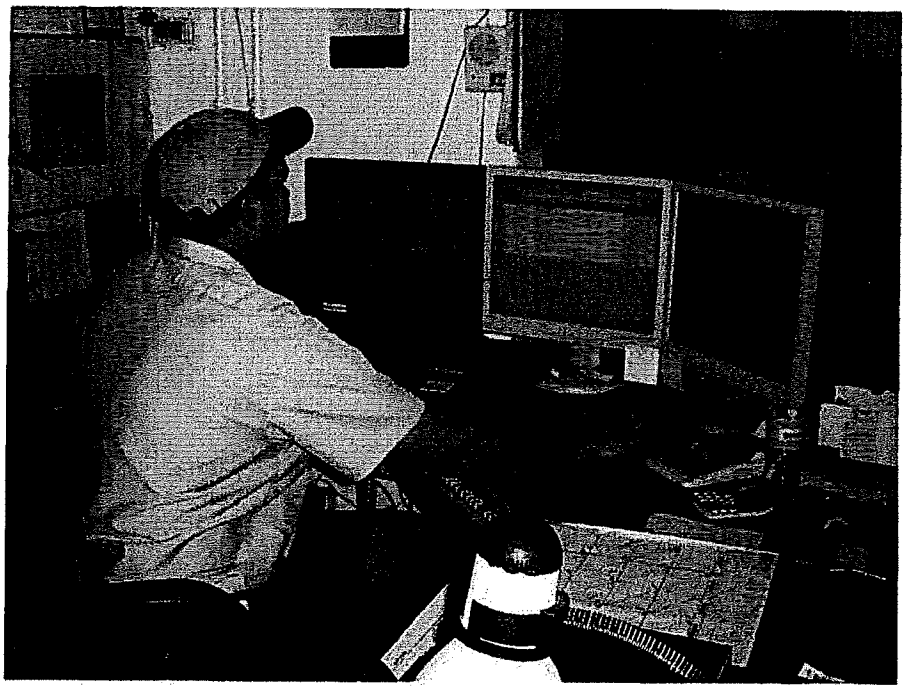
The City recognizes that it has been three years since it last completed a thorough rate study. That study resulted in a rate increase of approximately 12 percent.

The City has recently hired a professional consulting firm to review its water and sewer rate structure. In conducting this review, the City will consider additional adjustments in rate levels and rate structures necessary to continue to promote water conservation, to equitably reflect the cost of service among various types of customers, and to recover the system's revenue requirement.

Water Loss Control and Unaccounted for Water

The City of Stuart water utility is devoted to reliably auditing its water supply and keeping system water losses to a reasonable minimal level, not only as a conservation measure but to keep water production costs in check. But all water delivery systems experience losses between total water production and the sum of all metered usages.

Providing water to customers is just one water use. Water is also used to flush lines to maintain water quality, test fire hydrants, and extinguish fires. Unfortunately, there are also the occasional pipe leaks, illegal water connections, meter and accounting errors, and evaporation from storage tanks and treatment plants.



Ten percent is the threshold commonly used as an indicator of efficient management. This is also the level which triggers mandatory preventative measures by the South Florida Water Management District. The City of Stuart just recently completed a water audit for the year 2006. The level of unaccounted for water was nine percent, a percentage point below the guideline.

This figure is calculated using water treated after being pumped from wells minus billed water, less the water used for system maintenance, flushing of lines, fire hydrants, and fire flow.

Despite being well within the allowable amount of unbilled water, the City of Stuart reviews these numbers monthly to quantify volumes of real and apparent water losses, assesses the financial impact of those losses versus the cost of corrective measures, and makes recommendations to even further improve the City's water efficiency.

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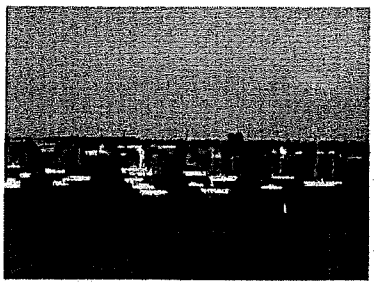










Meter Reading, Repair and Replacement and Leak Detection

The City of Stuart has an active leak detection policy, which includes the above periodic reviews of unbilled water records, field observations, and immediate repairs.

The City meters its water at nearly every step of its journey from the aquifer underground to customers. Measured is the amount of water pumped from each well, treated water exiting the plant, and finished water delivered to each customer. The meters which measure the raw water pumped are tested annually. Meters at the plants, both pre-treatment and post-treatment, are calibrated on a semi-annual basis.

Customer meters are read monthly and the City's policy is to replace meters that are more than 10 years of age.

Because the City recognizes that accurate metering is the foundation of sound water demand management programs and that aging field meters become less reliable and under-record water usage, it has embarked on a complete meter replacement policy. Beginning in fiscal 2008, 10 percent of all customer meters will be changed out each year for the next 10 years.

There are several automatic triggers in the utility billing system which could indicate a leak on a customer's property or excessive use.

If a customer's account is flagged by the system with usage outside the normal range or the customer calls about a high bill, the customer is alerted to possible causes, i.e., running toilets, irrigation frequency, visitors, pool fillings, repaired leaks, or new landscaping. If the customer is not satisfied, a work order is issued for field

crews to further investigate the problem. The results of this review and recommendations are passed on to the customer.

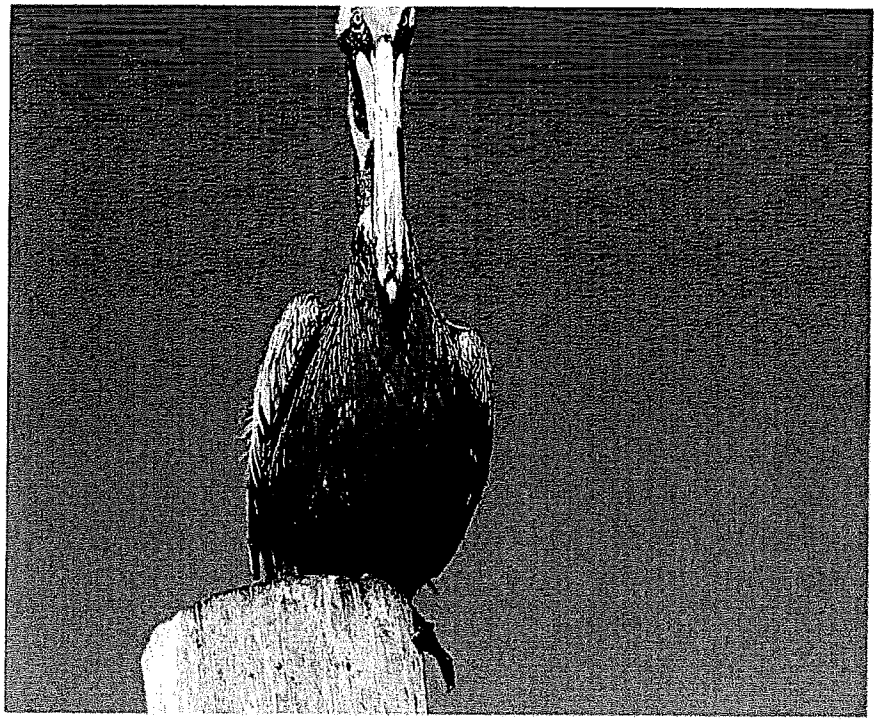
Pressure Control

The City of Stuart utilizes high service pumps to maintain the minimum pressure necessary to protect human health, meet regulatory requirements and to address any utility-specific need. It has valves throughout its distribution system. The utility's target pressure range is between 55 and 70 pounds per square inch.

The City of Stuart Current Water Conservation Program

The City of Stuart has a deep commitment to protect and conserve the City's underground water supply. It has a very strict enforcement policy for customers who do not comply with water use restrictions and includes conservation notes on customers' monthly bills.

Water Conservation Benefits, Goals and Objectives



Even with the moderate population and economic growth projected for the City of Stuart, water use based on past behaviors may prove difficult to sustain even though there will be considerable attention to conservation.

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The City of Stuart is not currently in Phase III water restrictions area as defined by the South Florida Water Management District. But, the water management district is currently considering passing year round watering restrictions.



Government regulations forcing water conservation are now the norm. Without a highly-visible, full-scale water conservation program, renewals of permits will be difficult if not impossible. The challenge will continue to become tougher because Florida officials are considering broader and more constraining water usage requirements.

While some water efficiency strategies require an initial investment, conserving water can provide significant long-term cost savings to utility customers. Water conservation is not only a means of reducing water use, but can be considered as a new source of supply to meet future needs.

The main objectives of City of Stuart's water conservation plan are to reduce inside and outside potable water use of existing customers, educate customers regarding the efficient use of this valuable resource, and provide a sustainable source of potable water for City's future.

Benefits of Water Conservation

Accomplishing these objectives will provide many benefits.

The objectives include:

1. Meeting ever more stringent Water Management District mandates;



2. Improving drought or emergency preparedness;

3. Eliminating, downsizing, and/or postponing the need for expensive new water facilities yet assuring that facilities meet the needs of existing and future populations;

4. Avoiding or delaying costly new source development;

5. Reducing operating costs attributable to excessive water use;

6. Using less water to achieve the same beneficial results;

7. Reducing long-term average day demand;

8. Educating customers about the value of water;

9. Presenting a unified message on water quality and conservation of all water sources;

10. Efficient irrigation practices for all water use sectors, and

11. Protecting the environment, i.e., water supply, ecosystems and habitats.

To accomplish the objectives and take advantage of these benefits, the utility plans to:

1. Introduce new technologies for achieving high water efficiency and make every effort to get them universally adopted for commercial and residential use;

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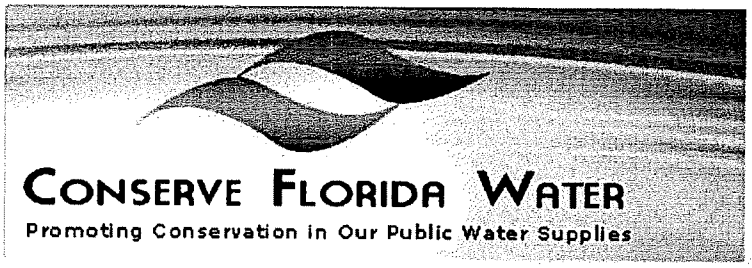
2. Continue to price water closer to its true cost to reduce wasteful use;
3. Fairly mediate water rights issues avoiding conflicts over access to water, and
4. Continue to protect our surface and ground water from contamination.

Conservation Plan 2008-2012, the First Five Years

The first five years will include the recommendations from the Conserve Florida Guide.

Conserve Florida Guide

In June 2005, The Florida Legislature changed the way public water utilities can plan and implement water conservation measures and best management practices (BMPs). Water utilities have always had to develop a water conservation plan, but the new legislation led to the creation of Conserve Florida, a consortium of the Florida Department of Environmental Protection, the five water management districts, water trade organizations, large utilities, and consultants. They jointly developed a web-based Guide to use in developing, implementing, and reporting on water conservation.



Using the Guide is new and so far voluntary. However, it is also fully supported by the South Florida Water Management District, which regulates the City's consumptive use permit. The District has initiated a rule making process that would require utilities with a per capita water user greater than 150 gallons per capita per day to develop a goal-based water conservation plan using The Guide. The City's per capita is currently more than 200 gallons per capita per day.


A leaky faucet can waste 100 gallons a day.

This water conservation program for the City was developed using the Guide so that the program will remain relevant once the District's rulemaking is formalized.

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Upper East Coast Entities' 2009 Progress Report

This package provides you with information and a form to assist you in capturing your latest water supply development project information for your annual progress report, due on November 15, 2009 to the District.

The South Florida Water Management District is required by state law to notify water supply entities of the water supply development projects identified in regional water supply plans. Within one year from this notification, each water supply entity is required to provide the District with written notification of the water supply projects or options that have been or intend to be developed and the status of project implementation. In addition, each entity is required to provide the District with an annual progress report, due by November 15th. (Section 373.0361, Florida Statutes.)

Each water supply entity responded back to the District within one year with electronic written notification of their project status or intentions for the November 2008 requirement. In August of 2009, I notified each utility asking for water supply facility projects for the Upper East Coast Water Supply Plan Update for the 20-year planning period through 2030 as this information was needed to start the update process.

To assist you in your annual reporting, a Water Supply Progress Evaluation Form is attached. This form is designed to capture up-to-date population projections and use rates to help determine demands. Demands are assessed with permit allocations and durations together with the implementation of traditional and alternative water supply projects, conservation projects, and reuse projects.

To complete this form and for consistency, we highly recommend that you work with your planning department to gather information contained in your water supply facility work plans and ensure you mutually agree upon updated information to be provided in the evaluation form as your annual progress report.

Please contact me if you have any questions, concerns or would like assistance.

Linda Hoppes, AICP
Upper East Coast Regional Coordinator
SFWMD Regulatory and Public Affairs
Water Supply Planning
3301 Gun Club Road, MSC 4350
West Palm Beach, FL 33406
lhoppes@sfwmd.gov
(561) 682-2213

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 2/13/2023 **Prepared by:** Jodi Nentwick

Title of Item:
751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2487-2023; 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 approval of Ordinance 2487-2022 subject to the conditions of approval located therein.

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. Site Plan - Traffic Analysis by Susan O'Rourke rev. 2 21 2022
7. D. MCSB School Capacity Determination
8. D. Ordinance 1174-89
9. D. Ordinance 1293-93
10. D. Ordinance 2106-07
11. D. Staff Review Comments 03.21.2022
12. 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:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

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:

_____

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 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

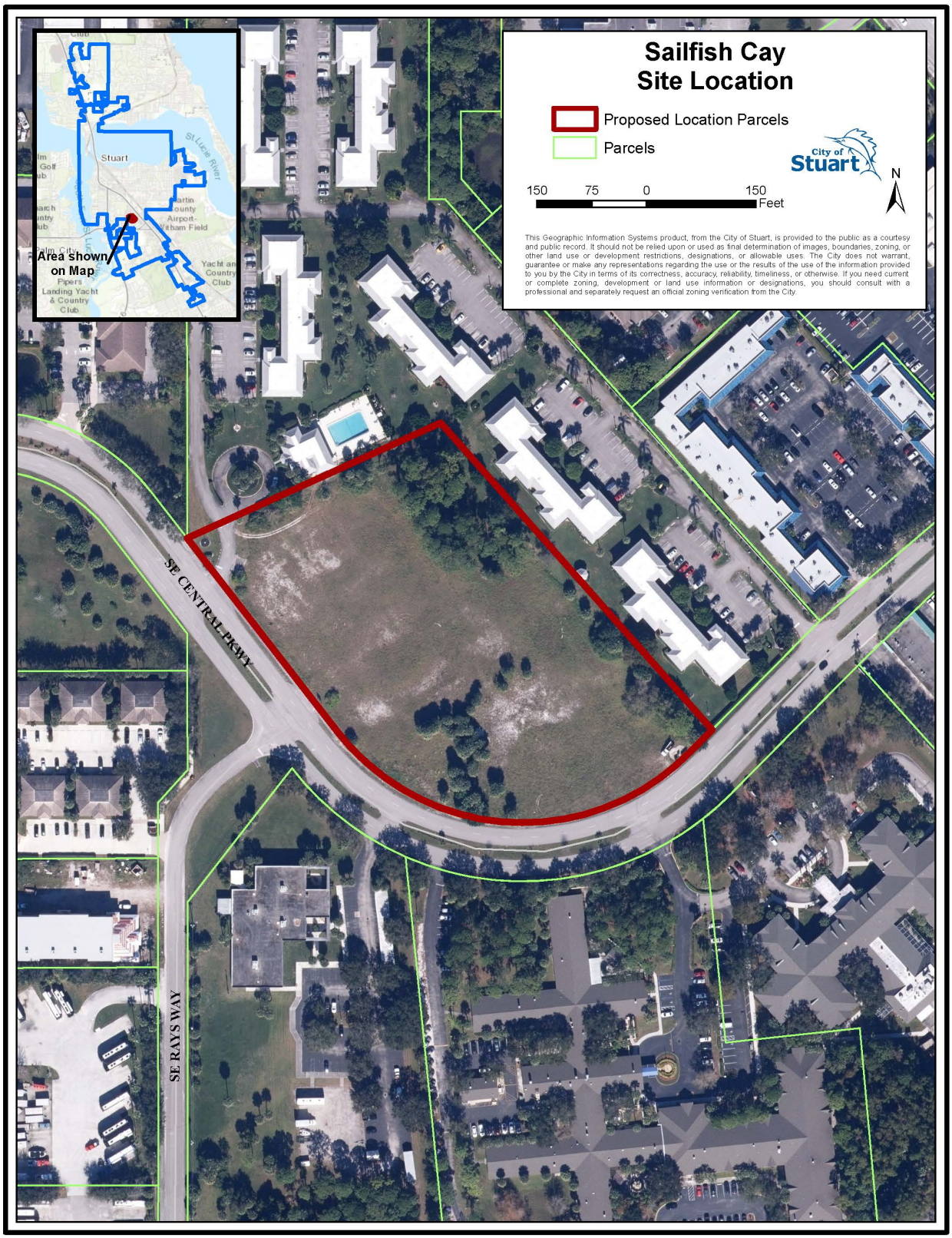


EXHIBIT C – DEVELOPMENT CONDITIONS

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.

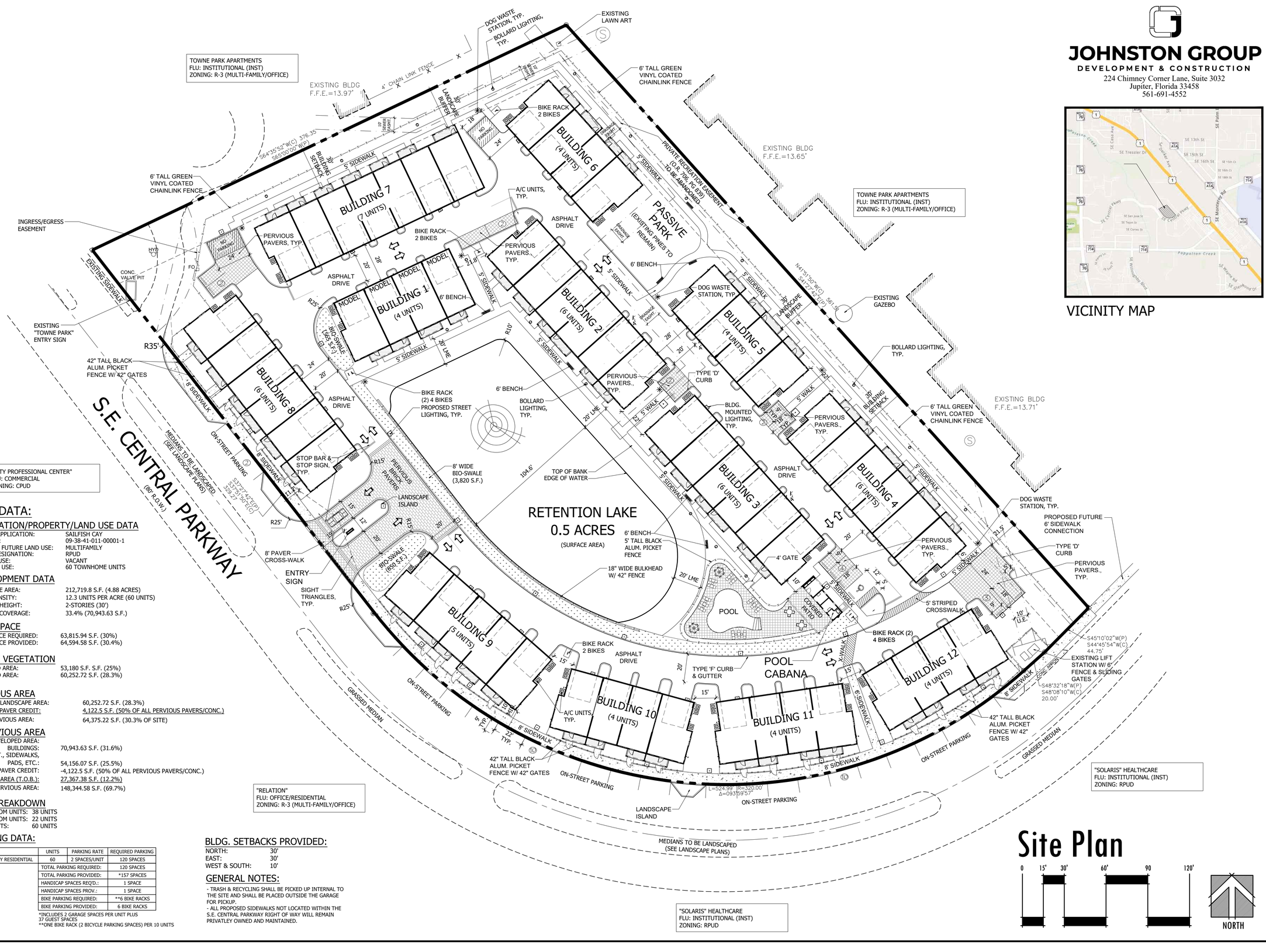
47. The Developer and home-owners association shall request and consent to law enforcement entry to property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development 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.



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. 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:	
BUILDINGS:	70,943.63 S.F. (31.6%)
PAVM'T., SIDEWALKS, PADS, ETC.:	54,156.07 S.F. (25.5%)
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 PRIVATLEY OWNED AND MAINTAINED.

Site Plan

0 15' 30' 60' 90 120'

NORTH

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

751 Central Parkway

Stuart, Florida

Landscape Architect of Record

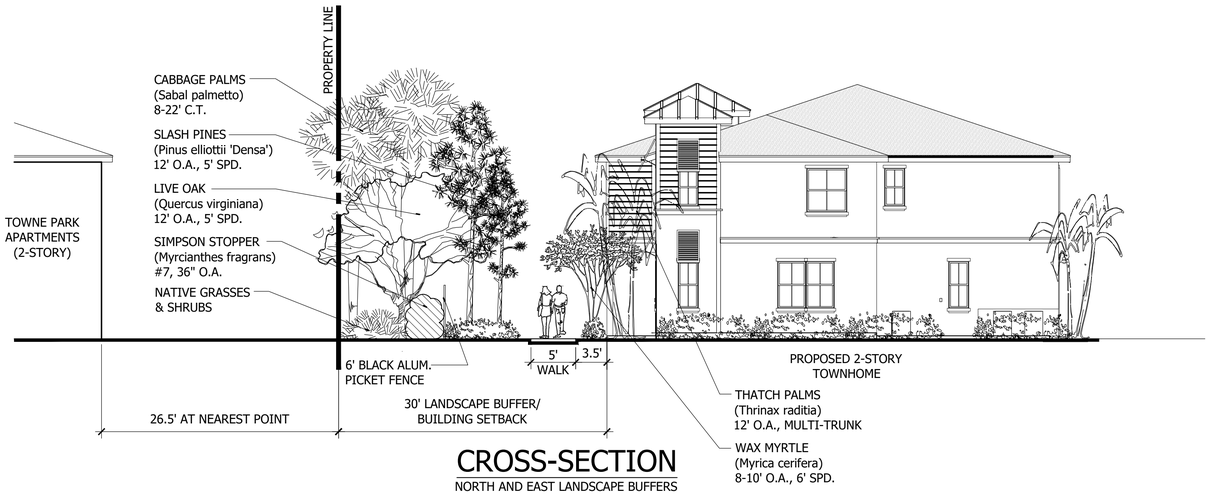
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

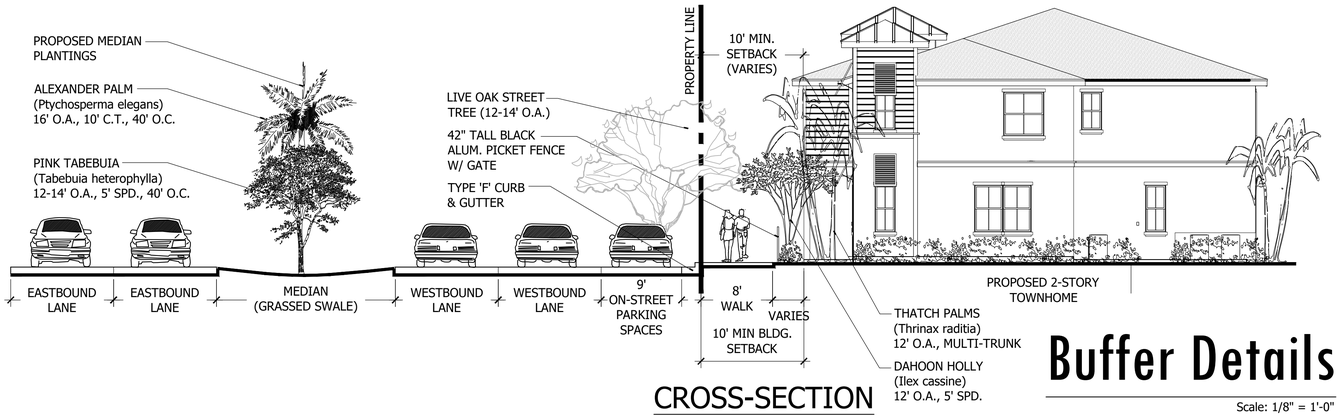
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	1/7/22
	2/21/22
	3/24/22

Sheet No.

SP-1

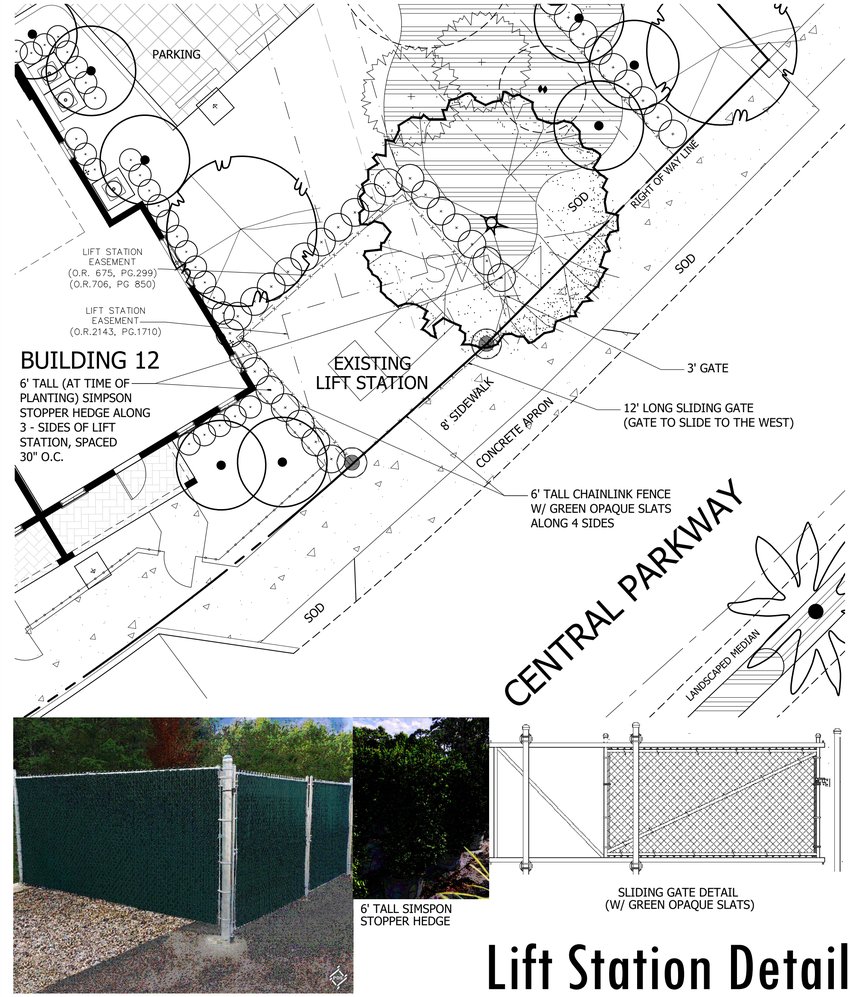


CROSS-SECTION
NORTH AND EAST LANDSCAPE BUFFERS



CROSS-SECTION
CENTRAL PARKWAY BUFFER

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



6' CHAINLINK FENCE W/ GREEN PRIVACY SLATS

6' TALL SIMPSON
STOPPER HEDGE

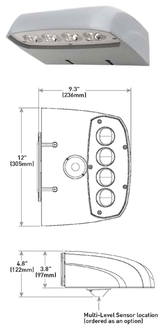
SLIDING GATE DETAIL
(W/ GREEN OPAQUE SLATS)

Lift Station Detail
Scale: 1/8" = 1'-0"



CREE LIGHTING "THE EDGE" SERIES
LED PATHWAY LUMINAIRE, 42" TALL

BOLLARD DETAIL
Not to Scale

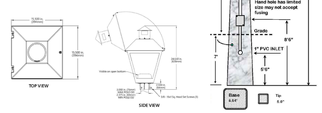


CREE LIGHTING "XSP" SERIES
LED WALL MOUNT LUMINAIRE

WALL SCONCE DETAIL
Not to Scale



DOG WASTE STATION



'GE CURRENT' EVOLVE SERIES
LED POST TOP FIXTURE

'UTILITY STRUCTURES INC.'
PRESTRESSED CONC. POLE

STREET LIGHT DETAIL
Not to Scale

DRIVEWAY, POOL DECK &
PATIO PAVERS



DRIFTWOOD
TREMRON 4" X 8" CONCRETE PAVERS
COLOR: DRIFTWOOD

PERMEABLE PAVERS
COLOR: DRIFTWOOD



4X8 PERMEABLE

PAVER DETAILS
Not to Scale



WABASH VALLEY 6' RECYCLED PLASTIC BENCH

BENCH DETAIL
Not to Scale



MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: 'U' RACK -U238
DESCRIPTION: BLACK U-RACK BIKE RACK
2 BIKE, SURFACE MOUNT

BIKE RACK DETAIL
SCALE: NOT TO SCALE

Site Details
Scale: As Noted

Litterick
Landscape
Architecture
LC26000482
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: 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

0 5' 10' 20' 30' 40'

NORTH

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

118' DISTANCE FROM FIRE TRUCK TO MIDPOINT OF REAR FACADE

120' DISTANCE FROM FIRE TRUCK TO MIDPOINT OF REAR FACADE

PROPERTY LINE

30' BUILDING SETBACK

30' LANDSCAPE BUFFER

5' SIDEWALK

BUILDING 7
(7 UNITS)

BUILDING 6
(4 UNITS)

BUILDING 1
(4 UNITS)

BIKE RACK
2 BIKES

NO PARKING
FIRE TRUCK

NO PARKING
FIRE TRUCK

PERVIOUS CONC., TYP.

5' SIDEWALK

FO

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.

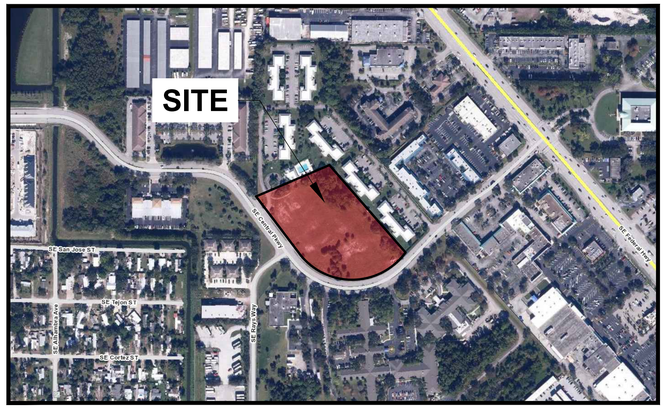
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. **TO BE RELOCATED.**

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:

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	DUCTILE IRON PIPE	HYD	HYDRANT	PCP	PERMANENT CONTROL POINT	S.L.C.	ST. LUCIE COUNTY
AL	ARC LENGTH	E	EAST/EASTING	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	STA	STATION
ASPH	ASPHALT	EOW	EDGE OF WATER	INV	INVERT	P.B.	PLAT BOOK	(D)	STORMWATER DRAINAGE MANHOLE
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	IP	IRON PIPE	(P)	PLAT DATA		STREET SIGN
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	IR	IRON ROD	P.O.B.	POINT OF BEGINNING	TELE RISER	TELEPHONE RISER BOX
	BIKE RACK	EM	ELECTRIC METER	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT	TOE	TOE OF SLOPE
CATV	CABLE RISER	ELEC PANEL	ELECTRICAL PANEL		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE	TOB	TOP OF BANK/BERM
(C)	CALCULATED	EL./ELEV.	ELEVATION	L	LENGTH	P.C.	POINT OF CURVATURE	T.O.N.	TOP OF NUT
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		LIGHT POST	P.T.	POINT OF TANGENCY	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
	CENTERLINE	F.O.	FIBER OPTIC	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE	(M)	MAILBOX	PVC	POLYVINYL CHLORIDE	TWNSHP	TOWNSHIP
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA		TRAFFIC HANDHOLD
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CO O	CLEAN OUT	(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	R	RADIUS	TYP	TYPICAL
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	RGE	RANGE	U.E.	UTILITY EASEMENT
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL POWER POLE	RTK	REAL TIME KINEMATIC	UNK	UNKNOWN
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RWV	RECLAIMED WATER VALVE	UHH	UNKNOWN HANDHOLD
CM	CONCRETE MONUMENT	FT	FOOT	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR	RISER BOX	UNKNOWN RISER BOX
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE		UNKNOWN TYPE MANHOLE
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY	VCP	VITRIFIED CLAY PIPE
	CONCRETE SIGNAL LIGHT POLE		FPL MANHOLE	N.R.	NON RADIAL	R/C	ROD AND CAP	WM	WATER METER
CMP	CORRUGATED METAL PIPE	SQ FT.	SQUARE FEET	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988		SANITARY MANHOLE		WATER SERVICE METER (WM)
	CURB INLET	GAS	GAS VALVE	N	NORTH OR NORTHING	SV	SANITARY VALVE	WV	WATER VALVE (WV)
	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	No.	NUMBER	SEC	SECTION		WELL
(D)	DEED	GND	GROUND	O.R.B.	OFFICIAL RECORDS BOOK		PROPERTY CORNER	W	WEST
D.B.	DEED BOOK		GROUND LIGHT	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL	WF	WOOD FENCE
Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PG	PAGE		SIGN		WOOD POLE STREET LIGHT
Ø	DIAMETER (DIA.)		HANDICAP	PCN	PARCEL CONTROL NUMBER	S	SOUTH		WOOD POWER POLE
	DRAINAGE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER-KALON NAIL		SPIGOT		
		HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK		SPRINKLER VALVE		

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:

1. 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.
2. THE LAST DATE OF FIELD WORK WAS JULY 15, 2021.
3. 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.
4. 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.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA 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.
11. 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.
12. 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.
13. 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.
14. 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 LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

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

DATE	REVISION COMMENTS
2/23/22	REVISED PER CLIENT COMMENT (EASEMENT LABEL) - SPT
2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABEL) - SPT

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDING, LLC.
RECORD INFORMATION
SEC. 9, TWNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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UNIT 201
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL

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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

TREE TABLE:

TAG#	TREE NAME	DIAMETER(IN)
1101	PALM	
1102	PALM	
1103	PALM	
1104	PALM	
1105	PALM	
1106	PALM	
1107	PALM	
1108	PALM	
1109	PINE	20
1110	PINE	16
1111	PINE	12
1112	PINE	12
1113	PINE	10
1114	PALM	
1115	PINE	12
1116	PINE	14
1117	PINE	14
1118	PALM	
1119	PINE	15
1120	PINE	14
1121	PINE	12
1122	PINE	12
1123	PINE	8
1124	PINE	10
1125	PINE	14
1126	PINE	20
1127	PALM	
1128	PINE	8
1129	PINE	20
1130	PINE	16
1131	PINE	20
1132	PINE	16
1133	PINE	14
1134	PALM	
1135	PINE	10
1136	PINE	10
1137	PINE	10
1138	PALM	
1139	PALM	
1140	PALM	
1141	PALM	
1142	PALM	
1143	PALM	
1144	PALM	
1145	PALM	
1146	PALM	
1147	PALM	
1148	PALM	
1149	PALM	
1150	PALM	
1151	PALM	
1152	PALM	
1153	PALM	
1154	PALM	
1155	PALM	
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1157	PALM	
1158	PALM	
1159	PALM	
1160	PALM	
1161	PALM	
1162	PALM	
1163	PALM	
1164	PALM	
1165	PALM	
1166	PALM	
1167	PALM	
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1170	PALM	
1171	PALM	
1172	PALM	
1173	PALM	
1174	PALM	
1175	PALM	
1176	PALM	
1177	PALM	
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1184	PALM	
1185	PALM	
1186	PALM	
1187	PALM	
1188	PALM	
1189	PALM	
1190	PALM	
1191	PALM	
1192	PALM	
1193	PALM	
1194	PALM	
1195	PINE	12
1196	PALM	
1197	PALM	
1198	MAHOGANY	13
1199	PINE	15
1200	PINE	13
1201	PINE	13
1202	MAHOGANY	6
1203	PALM	
1204	PINE	8
1205	PALM	
1206	PINE	16
1207	PALM	
1208	PINE	10
1209	PINE/FIG	48
1210	PINE	13
1211	PINE	15
1212	PINE	16
1213	PALM	
1214	PINE	20
1215	PINE	7

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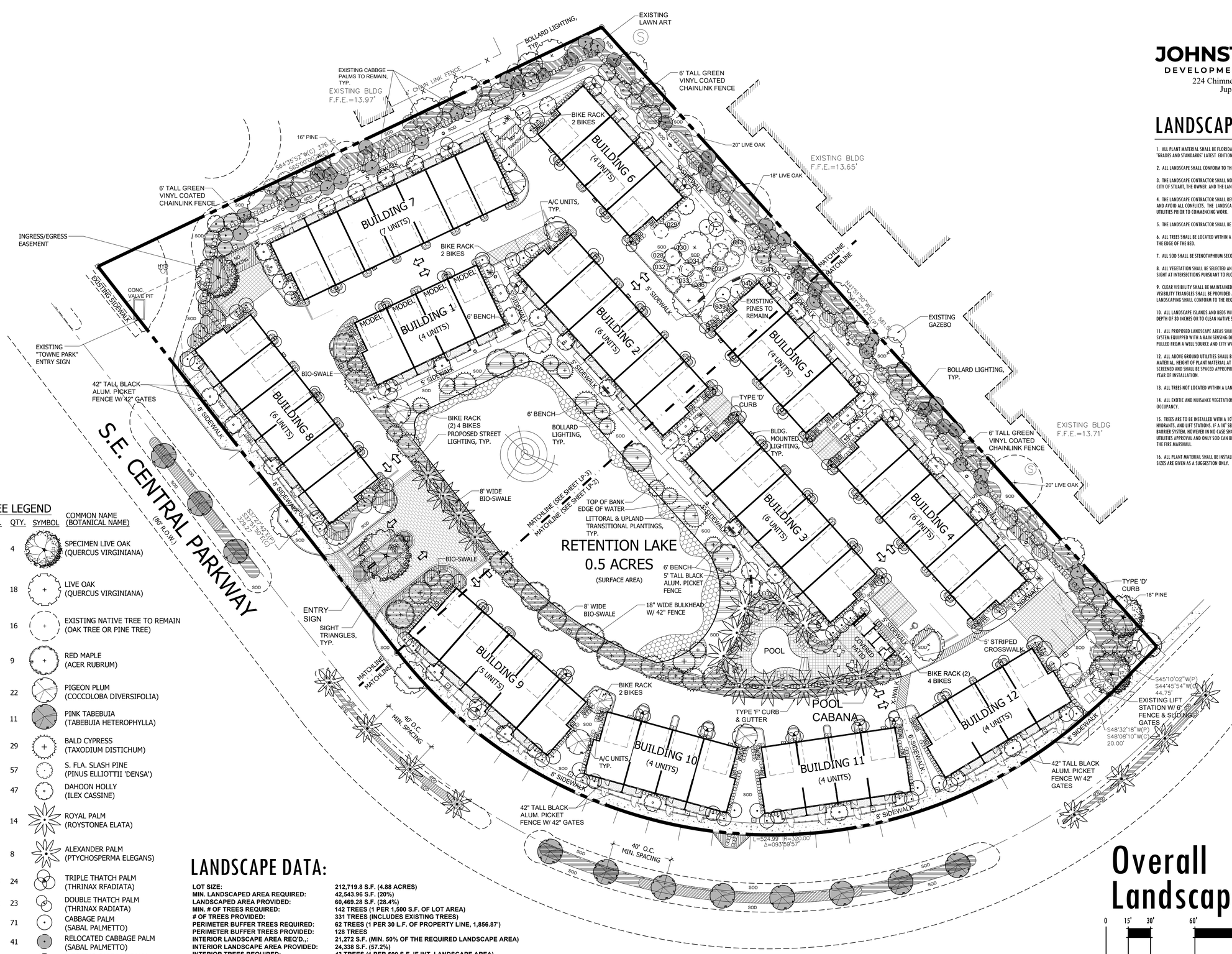


TREE LEGEND

ABB.	QTY.	SYMBOL	COMMON NAME (BOTANICAL NAME)
QV1	4		SPECIMEN LIVE OAK (QUERCUS VIRGINIANA)
QV	18		LIVE OAK (QUERCUS VIRGINIANA)
-	16		EXISTING NATIVE TREE TO REMAIN (OAK TREE OR PINE TREE)
AR	9		RED MAPLE (ACER RUBRUM)
CD	22		PIGEON PLUM (COCCOLOBA DIVERSIFOLIA)
TH	11		PINK TABEBUIA (TABEBUIA HETEROPHYLLA)
TD	29		BALD CYPRESS (TAXODIUM DISTICHUM)
PE	57		S. FLA. SLASH PINE (PINUS ELLIOTTII 'DENSA')
IC	47		DAHOON HOLLY (ILEX CASSINE)
RE	14		ROYAL PALM (ROYSTONEA ELATA)
PT1	8		ALEXANDER PALM (PTYCHOSPERMA ELEGANS)
TR3	24		TRIPLE THATCH PALM (THRINAX RFADIATA)
TR2	23		DOUBLE THATCH PALM (THRINAX RADIATA)
SP	71		CABBAGE PALM (SABAL PALMETTO)
RSP	41		RELOCATED CABBAGE PALM (SABAL PALMETTO)
-	8		EXISTING CABBAGE PALM (SABAL PALMETTO)

LANDSCAPE DATA:

LOT SIZE:	**212,719.8 S.F. (4.88 ACRES)**
MIN. LANDSCAPED AREA REQUIRED:	**42,543.96 S.F. (20%)**
LANDSCAPED AREA PROVIDED:	**60,469.28 S.F. (28.4%)**
MIN. # OF TREES REQUIRED:	**142 TREES (1 PER 1,500 S.F. OF LOT AREA)**
# OF TREES PROVIDED:	**331 TREES (INCLUDES EXISTING TREES)**
PERIMETER BUFFER TREES REQUIRED:	**62 TREES (1 PER 30 L.F. OF PROPERTY LINE, 1,856.87')**
PERIMETER BUFFER TREES PROVIDED:	**128 TREES**
INTERIOR LANDSCAPE AREA REQ'D.,:	**21,272 S.F. (MIN. 50% OF THE REQUIRED LANDSCAPE AREA)**
INTERIOR LANDSCAPE AREA PROVIDED:	**24,338 S.F. (57.2%)**
INTERIOR TREES REQUIRED:	**43 TREES (1 PER 500 S.F. IF INT. LANDSCAPE AREA)**
INTERIOR TREES PROVIDED:	**203 TREES**
% OF NATIVE TREES PROVIDED:	**100%**
% OF NATIVE SHRUBS PROVIDED:	**100%**

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

Overall Landscape Plan

0 15' 30' 60' 90 120'

NORTH

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

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF STUART RATON CODE.

3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF STUART, THE OWNER AND THE LANDSCAPE ARCHITECT.

4. 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.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

6. 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.

7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM 'FLORITAM' (ST. AUGUSTINE SOD), UNLESS OTHERWISE NOTED.

8. 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.

9. 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 FDOT INDEX 546.

10. 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.

11. 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.

12. 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.

13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5' DIA. MULCH RING.

14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

15. TREES ARE TO BE INSTALLED WITH A 10' SEPARATION FROM 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 ENCROACH INTO A UTILITY EASEMENT WITHOUT PRIOR BOCA UTILITIES APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

16. 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.

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

751 Central Parkway

Stuart, Florida

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

Scale: 1" = 30'-0"

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-1

Landscape Plan

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

0 10' 20' 40' 60' 80'

NORTH

S.E. CENTRAL PARKWAY (80' R.O.W.)

EXISTING BLDG F.F.E.=13.97'

EXISTING BLDG F.F.E.=13.65'

BUILDING 1 (4 UNITS)
BUILDING 2 (6 UNITS)
BUILDING 3 (6 UNITS)
BUILDING 4 (4 UNITS)
BUILDING 5 (4 UNITS)
BUILDING 6 (4 UNITS)
BUILDING 7 (7 UNITS)
BUILDING 8 (6 UNITS)

RETENTION LAKE
0.5 ACRES
(SURFACE AREA)

EXISTING LAWN ART

BOLLARD LIGHTING, TYP.

EXISTING CABBGE PALMS TO REMAIN, TYP.

4' CHAIN LINK FENCE

6' TALL GREEN VINYL COATED CHAINLINK FENCE

16" PINE

S64°35'52"W(C) 376.35
S63°00'00"W(P)

20" LIVE OAK

18" LIVE OAK

BIKE RACK 2 BIKES

HP PARKING

NO PARKING

5' SIDEWALK

8' SIDEWALK

A/C UNITS, TYP.

INGRESS/EGRESS EASEMENT

HYD

CONC. VALVE PIT

EXISTING SIDEWALK

EXISTING "TOWNE PARK" ENTRY SIGN

42" TALL BLACK ALUM. PICKET FENCE W/ 42" GATES

BIO-SWALE

6' BENCH

BIKE RACK (2) 4 BIKES PROPOSED STREET LIGHTING, TYP.

BOLLARD LIGHTING, TYP.

8' WIDE BIO-SWALE

MATCHLINE (SEE SHEET LP-3)
MATCHLINE (SEE SHEET LP-2)

TOP OF BANK
EDGE OF WATER

LITTORAL & UPLAND TRANSITIONAL PLANTINGS, TYP.

6' BENCH
5' TALL BLACK ALUM. PICKET FENCE

8' WIDE BIO-SWALE

18" WIDE BULKHEAD W/ 42" FENCE

ENTRY SIGN

SIGHT TRIANGLES, TYP.

EXISTING PINES TO REMAIN

TYPE 'D' CURB

BLDG. MOUNTED LIGHTING, TYP.

POOL

COVERED PATIO

S37°27'42"E(P)
S37°51'50"E(C)
329.27

M41°51'50"W(C)
41°27'42"E(P)
561.50

SOD

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

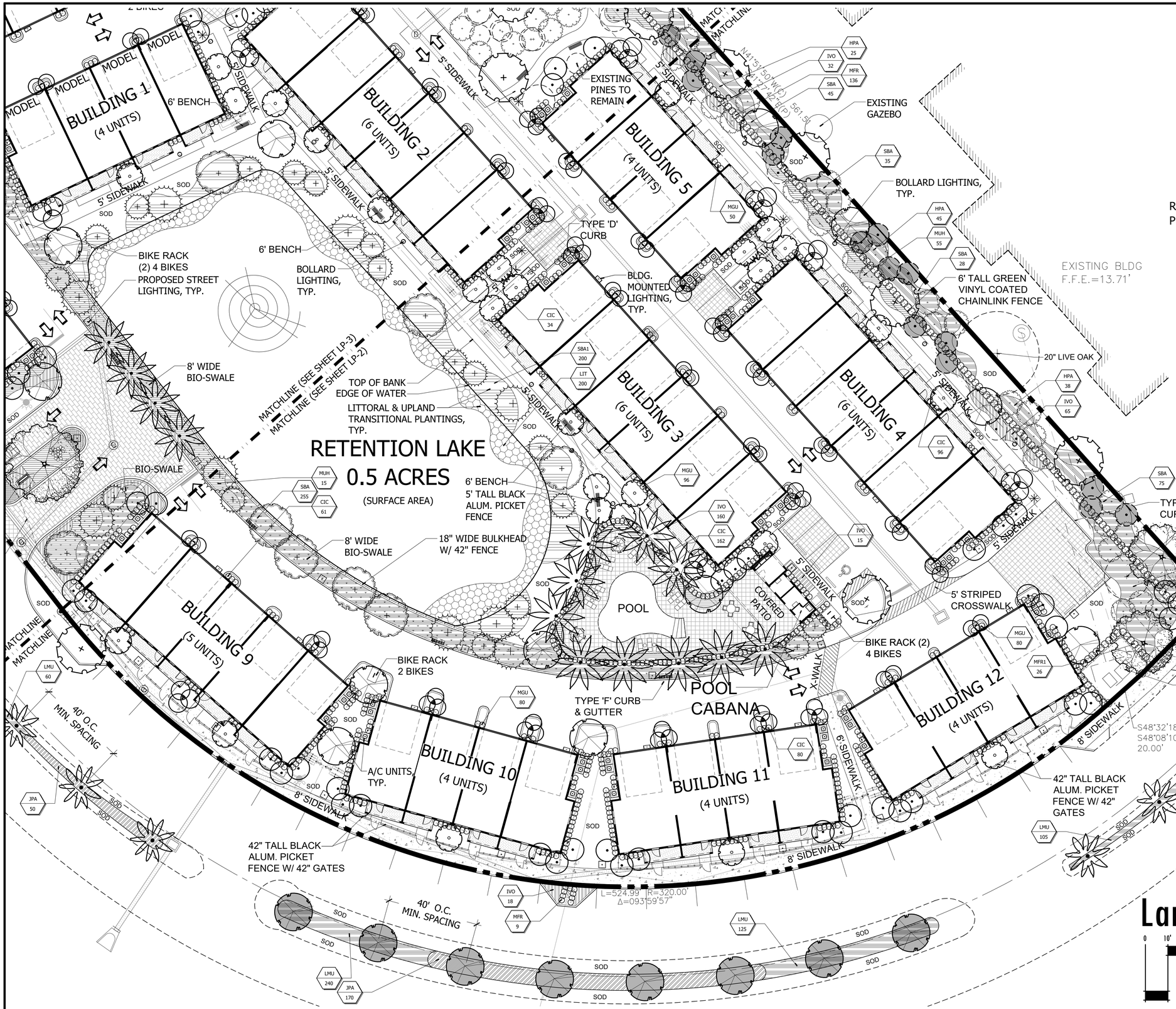
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 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

0 10' 20' 40' 60' 80'

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
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Sheet No.
LP-3

PLANT LIST

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	18	QUERCUS VIRGINIANA	LIVE OAK	12' O.A., 2.5" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK
* V	QV1	4	QUERCUS VIRGINIANA	LIVE OAK	18-20' O.A.,5" DBH	8' MIN.	FULL & THICK, SINGLE TRUNK SPECIMEN
* V	IC	47	ILEX CASSINE	DAHOON HOLLY	12' O.A., 2.5" DBH	6' MIN.	FULL & THICK
* V	TD	29	TAXODIUM DISTICHUM	BALD CYPRESS	8-12' O.A.	4-6'	FULL & THICK, STAGGER HEIGHTS EVENLY
* V	CD	22	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12' O.A., 2.5" CAL.	5' MIN.	FULL & THICK, SINGLE TRUNK
* V	PE	57	PINUS ELLIOTTII 'DENSA'	S. FLA. SLASH PINE	12' O.A., 2.5" CAL.	6' MIN.	FULL & THICK, SINGLE TRUNK
* V	SP	71	SABAL PALMETTO	CABBAGE PALM (HURRICANE CUT)	8'-22' C.T.	-	FULL & THICK, STAGGER HEIGHTS, SLICK
* V	RSP	41	SABAL PALMETTO	RELOCATED CABBAGE PALM	VARY	-	FULL & THICK
* V	AR	9	ACER RUBRUM	RED MAPLE	12' O.A., 2.5" CAL.	6' SPD.	FULL & THICK
* V	TR2	23	THRINAX RADIATA	FL. THATCH PALM	12' O.A.	-	FULL & THICK, DOUBLE TRUNK
M	TR3	24	THRINAX RADIATA	FL. THATCH PALM	12' O.A.	-	FULL & THICK, TRIPLE TRUNK
* V	RE	14	ROYSTONEA ELATA	FL. ROYAL PALM	10' G.W.	-	FULL & THICK, MATCHED HEIGHTS
M	PT1	8	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' O.A. (10' C.T.)	-	FULL & THICK, SINGLE TRUNK MATCHED
V	TH	11	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	12-14' O.A.	5' SPD.	FULL & THICK

	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CIC	709	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" MIN.	18" MIN.	24"	FULL & THICK TO BASE
* V	MUH	605	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	#3, 16" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	392	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	24"	30"	FULL & THICK TO BASE
* V	MFR1	26	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	6' O.A.	30"	30"	FULL & THICK TO BASE
* V	IVO	663	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 16" O.A.	16"	24"	FULL & THICK TO BASE
* V	SBA	778	SPARTINA BAKERI	SAND CORD GRASS	#3, 24" O.A.	18"	36"	FULL & THICK TO BASE
* V	SBA1	350	SPARTINA BAKERI	SAND CORD GRASS	#1, 16" O.A.	12"	36"	FULL & THICK TO BASE
* V	MGU	516	MYRSINE GUIANENSIS	MYRSINE	#3, 24" O.A.	18"	24"	FULL & THICK TO BASE
* V	MIM	130	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	#1, FULL POT	12"	12"	FULL & THICK TO BASE
* V	HPA	351	HAMELIA PATENS	FIREBUSH	#3, 24" O.A.	18"	36"	FULL & THICK TO BASE
* V	SRE	3	SERENOA REPENS	SAW PALMETTO	#15, 36" O.A.	36"	A.S.	FULL & THICK TO BASE, CLUMP
M	LMU	665	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	14"	18"	FULL & THICK TO BASE
M	JPA	335	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 14" O.A.	16"	30"	FULL & THICK TO BASE
* V	LIT	350	LITTORAL PLANTS	SPECIES BELOW	LINERS	-	36"	FULL & THICK TO BASE

LITTORAL PLANTS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	O.C.	REMARKS
25	THALIA GENICULATA	FIRE FLAG	LINER, 24" O.A.	36"	FULL & THICK
175	PONTEDERIA CORDATA	PICKERELL WEED	LINER, 18" O.A.	36"	FULL & THICK
150	JUNCUS EFFUSUS	SOFT RUSH	LINER, 12" O.A.	36"	FULL & THICK

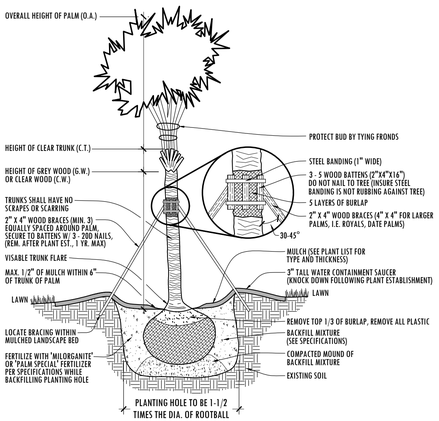
* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

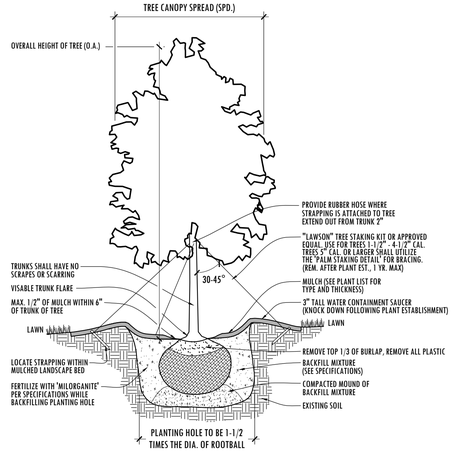
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

IRRIGATION WATER SOURCE: LAKE W/ RECHARGE WELL

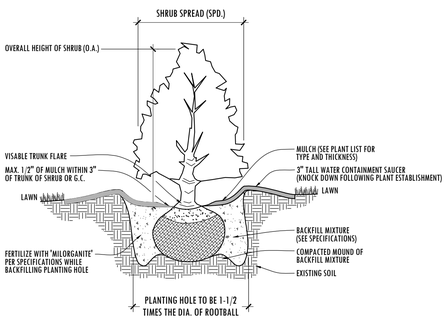
PLANTING DETAILS



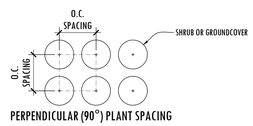
PALM PLANTING DETAIL



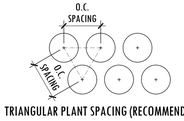
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



PERPENDICULAR (90°) PLANT SPACING



TRIANGULAR PLANT SPACING (RECOMMENDED)

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES
ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF 'MILORGANITE' ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 8" AND SMALLER: 2-4 LBS.
- 8'-12" TALL: 4-6 LBS.
- 12" AND TALER: 6-8 LBS.

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 4-6" POTS: } CUP
- 1 GAL.: } CUP
- 3 GAL.: 1 CUP
- 7-10 GAL.: 2 CUPS
- 15 GAL. AND GREATER: 3 CUPS

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER
WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION THE WATERING MAY INCLUDE DEEP WATERING OF TREES ANT THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. DO NOT PLACE MULCH AROUND BASE OF TRUNK/STEM.

PLANTING SOD

SODDING. SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP
THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A 'PUNCH LIST' WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL 'PUNCH LIST' ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTEE PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTEE PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTEES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.

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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
	1/24/22
	2/21/22
	3/30/22

Sheet No.
LP-4

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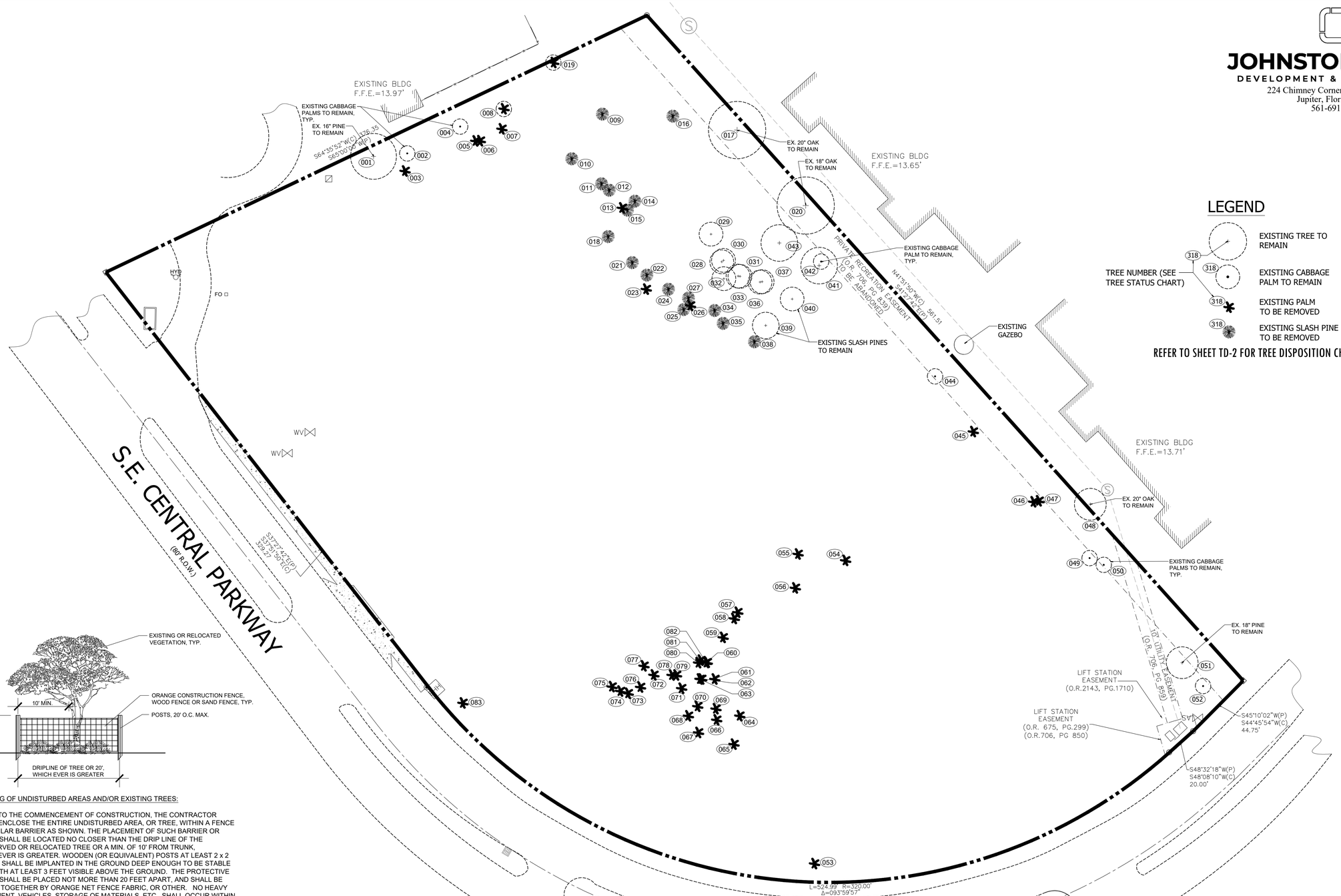

LEGEND

- EXISTING TREE TO REMAIN
- TREE NUMBER (SEE TREE STATUS CHART)
- 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 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

0 15' 30' 60' 90 120'

NORTH

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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Stuart, Florida

Landscape Architect of Record

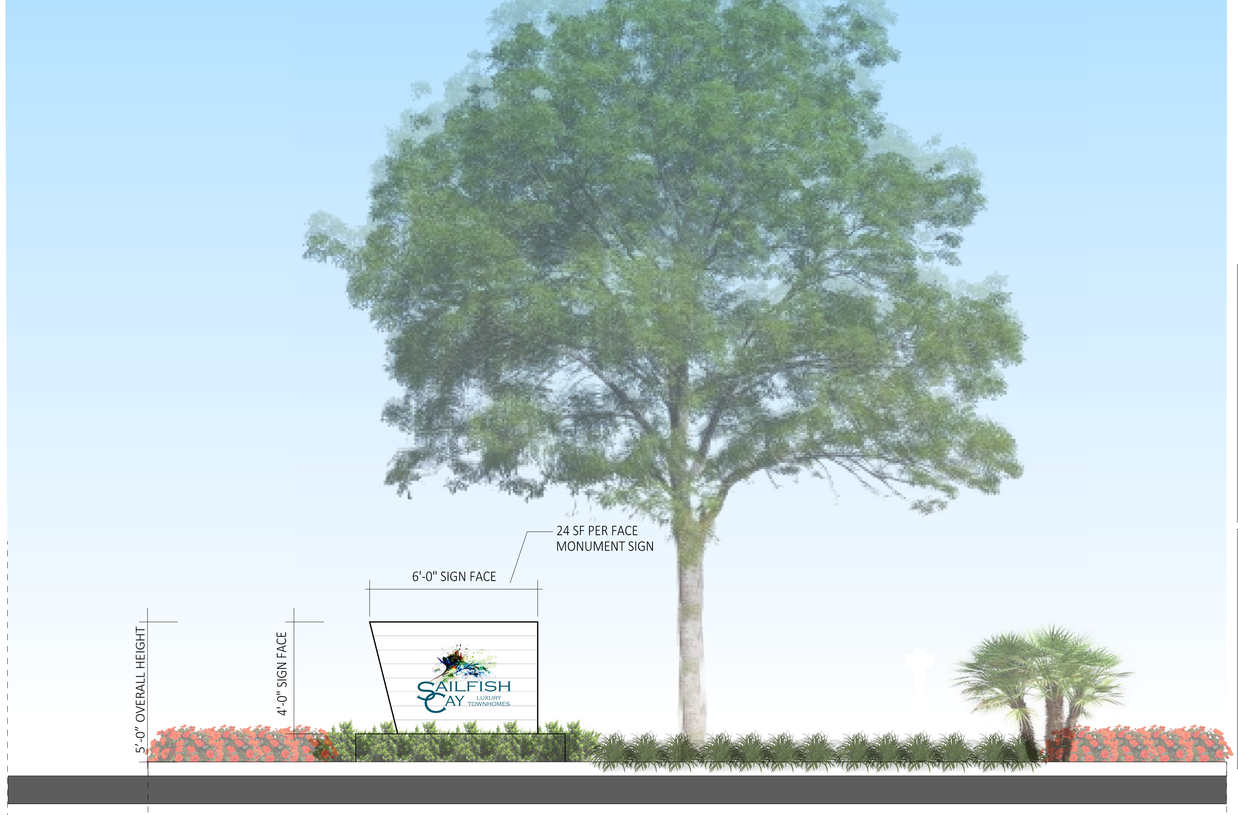
Jason M. Litterick, RLA
(LA0001677)

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

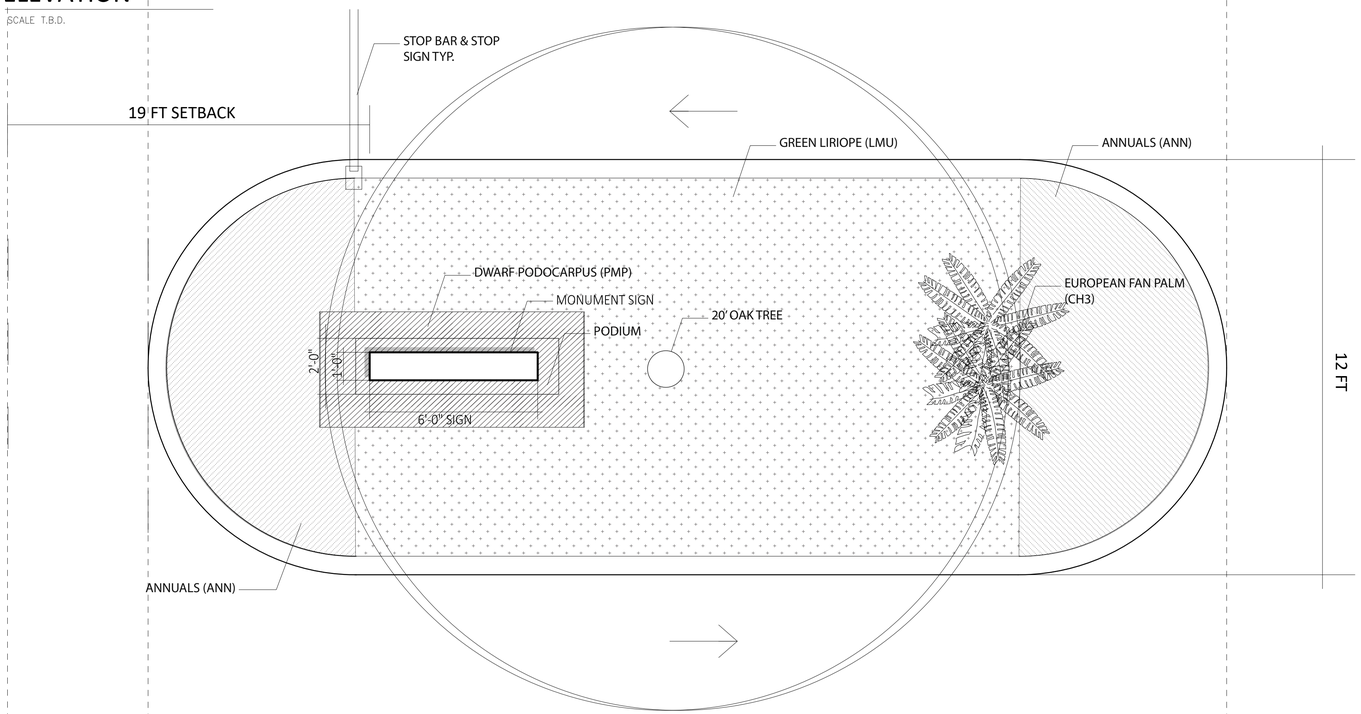
Tree Disposition Chart

Sheet No.
TD-2



ELEVATION

SCALE T.B.D.



SITE PLAN

SCALE T.B.D.

NOTES:
1. SEE LANDSCAPE PLANS FOR DETAILS.
2. EXTERNAL LIGHTING.

ENLARGED SIGN LOGO

SAILFISH CAY LUXURY TOWNHOMES

SIGN SPECS ON THE ELEVATION

MATERIALS: CONCRETE BLOCK;
ALUMINUM PANEL WITH WRAP;
ALUMINUM CHANNEL CUT LETTERS

LETTER COLOR: TEAL
#03586C

R	3	C	93.56%
G	88	M	55.68%
B	108	Y	42.61%
		K	21.3%

GENERAL INFORMATION

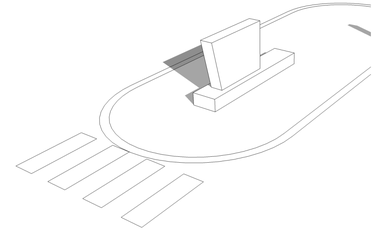
PROJECT LOCATION: 751 SE CENTRAL PKWY, STUART, FL 34994
ZONING: R-3 RESIDENTIAL - MULTI-FAMILY/ DUPLEX
--
SIGN REGULATIONS REQUIRED/ PROVIDED:
AREA OF SIGN NOT TO EXCEED 24 SF PER FACE/ 24 SF PROVIDED
10' FRONT YARD SETBACK/ 15 FT PROVIDED
6' MAX. HEIGHT/ 5 FT PROVIDED

ADDITIONAL INFORMATION:

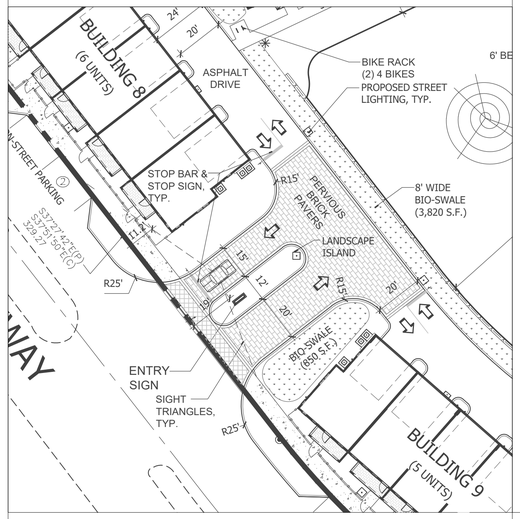
MONUMENT SIGNS. MONUMENT SIGNS SHALL BE COMPOSED OF METAL FRAME, TEXTURED BRICK, CONCRETE BLOCK, OR OTHER MASONRY, AND FINISHED WITH STUCCO OR OTHER TEXTURED MATERIAL, AND HAVING A SOLID BASE. THE TOP EDGE OF THE SIGN SHALL BE NO HIGHER THAN ELSEWHERE PERMITTED IN THIS CODE, AND THE SKIRT AND BASE SHALL BE NO SMALLER THAN 80 PERCENT OF THE SIGN WIDTH NOR GREATER THAN 120 PERCENT OF THE SIGN WIDTH. A MONUMENT SIGN SHALL NOT BE USED AS A FRAME FOR A CABINET SIGN THAT EXCEEDS 25 PERCENT OF THE SIGN AREA.

MEASUREMENT: THE SIGN FACE INCLUDES ANY BACKGROUND MATERIAL, PANEL, TRIM, COLOR, AND DIRECT OR SELF-ILLUMINATION USED THAT DIFFERENTIATES THE SIGN FROM THE BUILDING, STRUCTURE, BACKDROP SURFACE, OR OBJECT UPON WHICH, OR AGAINST WHICH, IT IS PLACED. WHEN THERE IS NO SUCH DIFFERENTIATION, THE SIGN FACE SHALL BE ONE OR MORE RECTANGLES JUST LARGE ENOUGH TO ENCLOSE ALL LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS. A SIGN STRUCTURE SHALL NOT BE INCLUDED IN THE TOTAL SIGN AREA PROVIDED THAT NO LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS ARE DISPLAYED ON, OR DESIGNED AS PART OF, THE SIGN STRUCTURE.

3D FRAMEWORK



LOCATION MAP



DESIGNER:
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ARCHITECTURAL DESIGNER
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REVISIONS

NO.	DATE	DESCRIPTION

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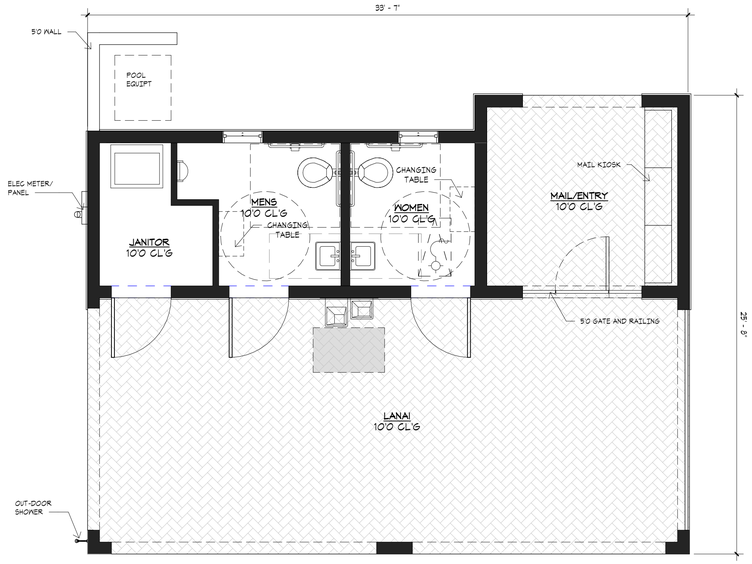
DATE	10/20/2021
DRAWN BY	CLOPEZ
JOB NO.	TBD
SCALE	AS INDICATED

MONUMENT SIGN SHEET

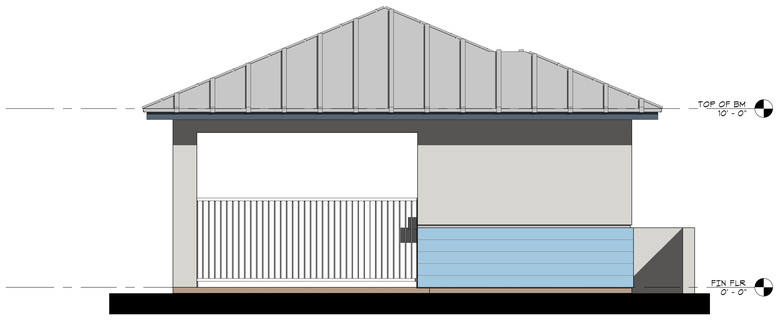
MS-1

NEW DEVELOPMENT

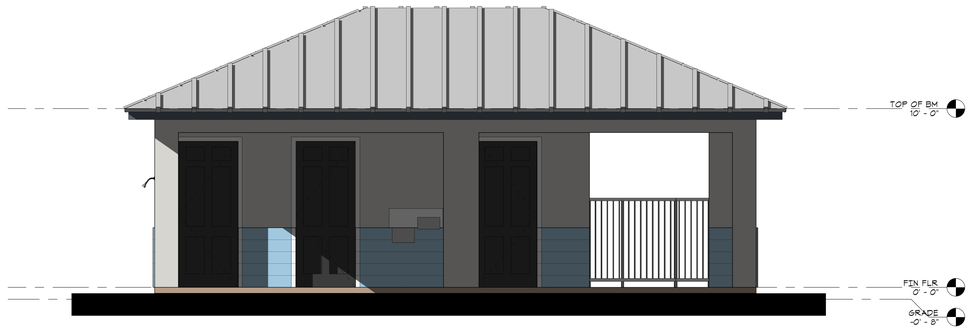
AREA CALCULATION	
	AREA
ENTRY	136 SF
LANAI	483 SF
REST RM/JANITOR	202 SF
	821 SF
Grand total	821 SF



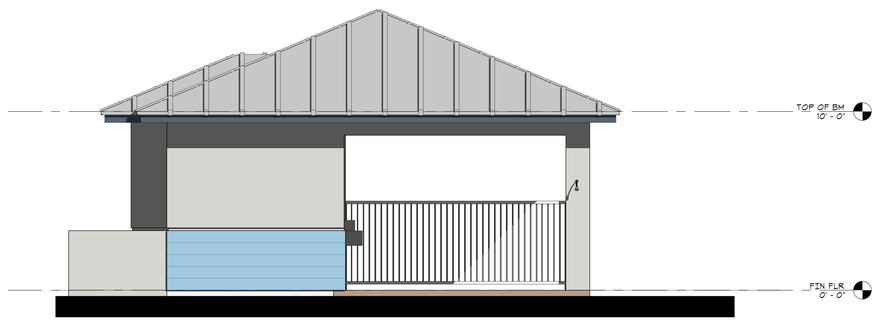
1 FIN FLR
1/4" = 1'-0"



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"

I:\STEVE GRAVITY\CABANAS.rvt

POOL CABANA

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

SHEET INFORMATION

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

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FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.	
SCALE	
DATE	12/21/2021
RV'D. BY	Checker
DRWN. BY	Author

REVISION

SEAL
D ADAM LeBLANC, PE FL #77012

SHEET #
A-1



PLAN C

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN B

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SW 7006
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

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"

I:\STEVE GRAVITE\SAILFISH\4-UNIT_BUILDING-B.rvt

ELEVATIONS

SHEET INFORMATION
4-UNIT
BUILDING 1

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 10/20/2021
RVD. BY Checker
DRWN. BY Author
REVISION

SEAL
D. ADAM LeBLANC PE #77012

SHEET #
A-2



PLAN C **PLAN A** **PLAN A** **PLAN C**

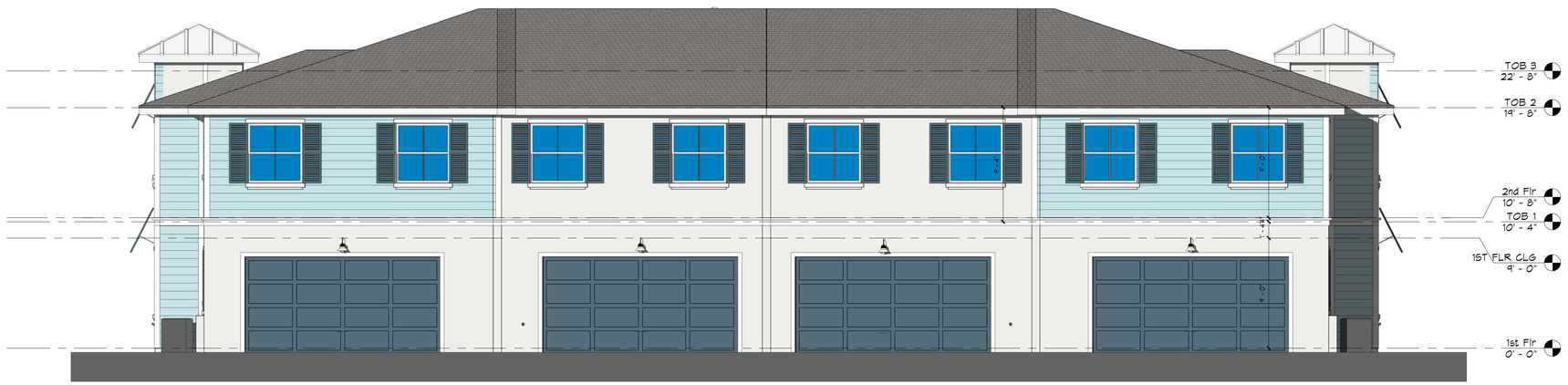
1 FRONT
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
4-UNIT BUILDING TYPE II

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

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SHEET #
A-2



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"

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ELEVATIONS

SHEET INFORMATION
5-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
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BOYNTON BEACH, FL 33426

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SCALE
DATE 10/21/2021
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SHEET #
A-2



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"

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ELEVATIONS

SHEET INFORMATION
6-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

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FL. CA. #009217

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FILE NAME.	
SCALE	
DATE	10/21/2021
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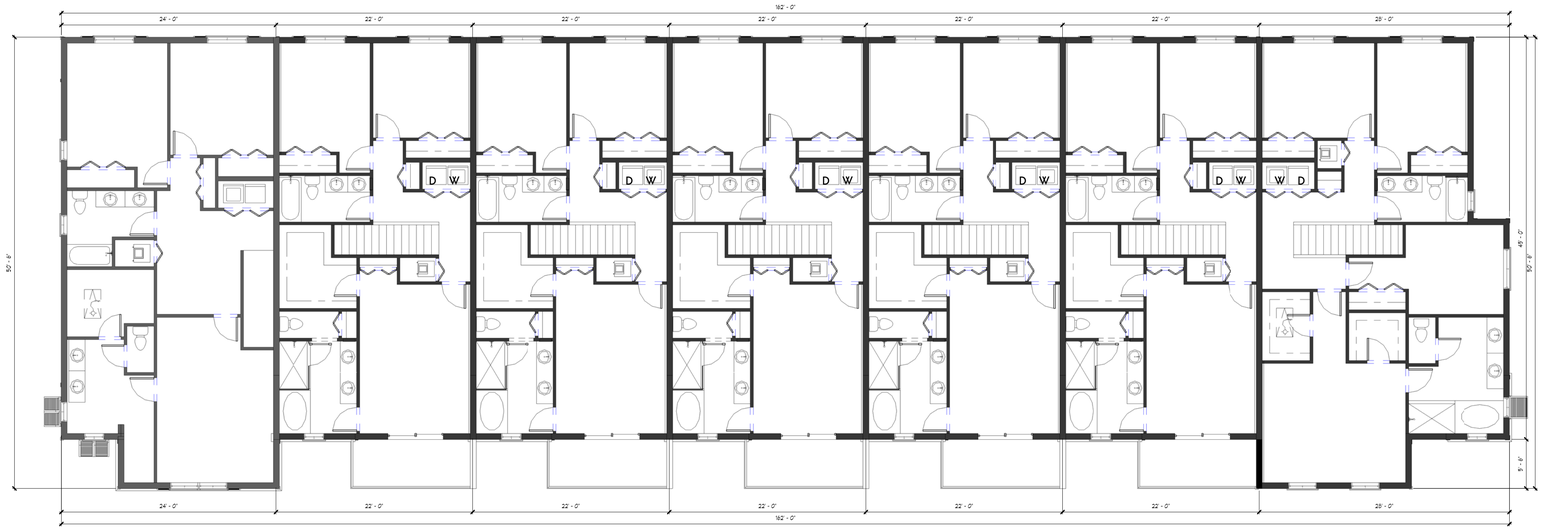
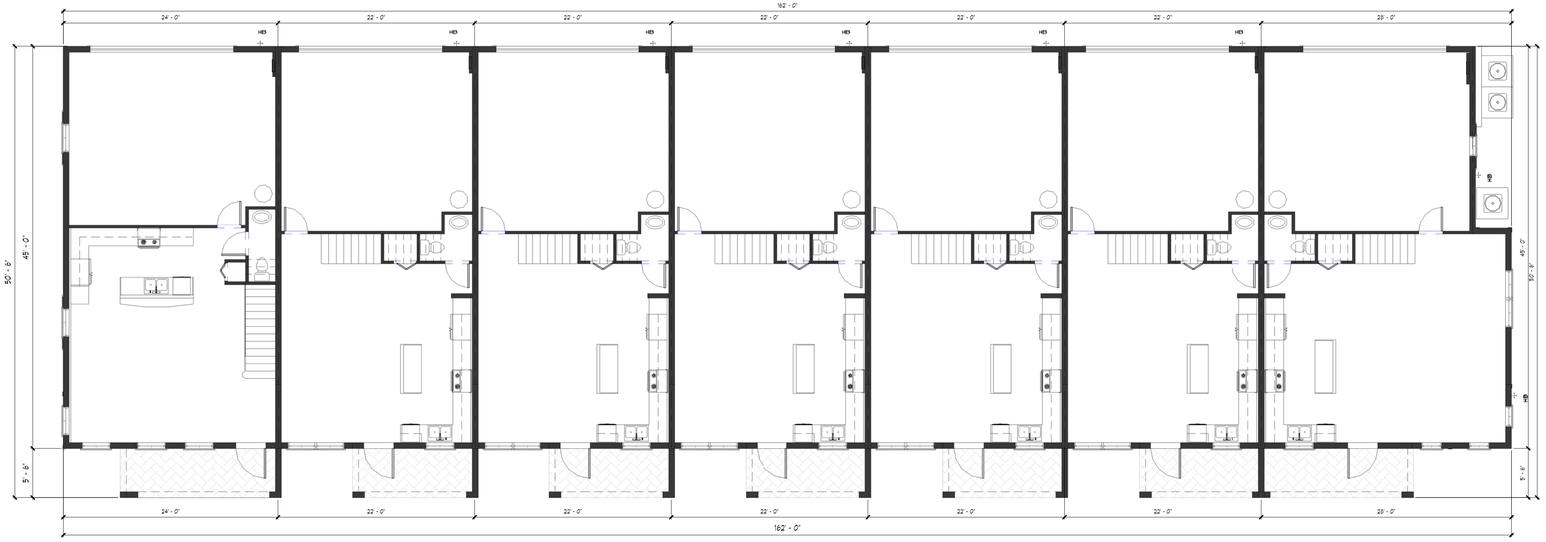
SHEET #
A-2



2 2nd Flr
1/8" = 1'-0"



PLAN B PLAN A PLAN A PLAN A PLAN A PLAN A PLAN C

1 1ST FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS

SHEET INFORMATION
7-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
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SHEET #
A-1



1 FRONT
1/8" = 1'-0"

PLAN B **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN C**

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SW 7006
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"

I:\STEVE GRAVITE\SAILFISH\7-UNIT_BUILDING-2.rvt

ELEVATIONS

SHEET INFORMATION
7-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

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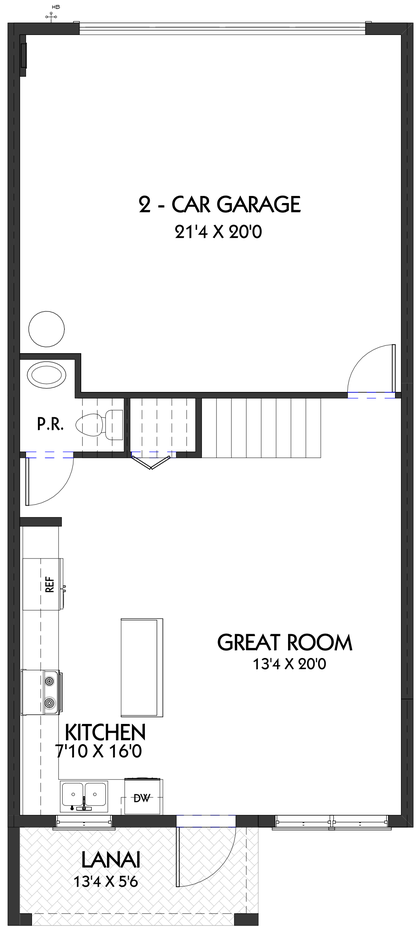
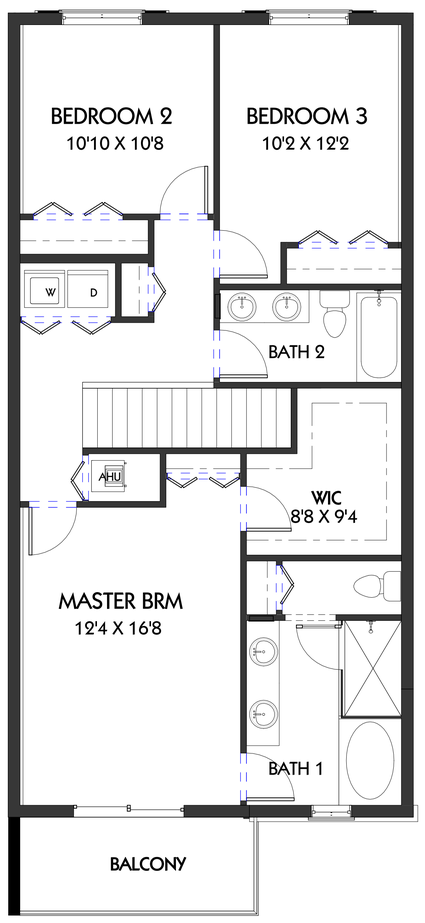
SHEET #
A-2



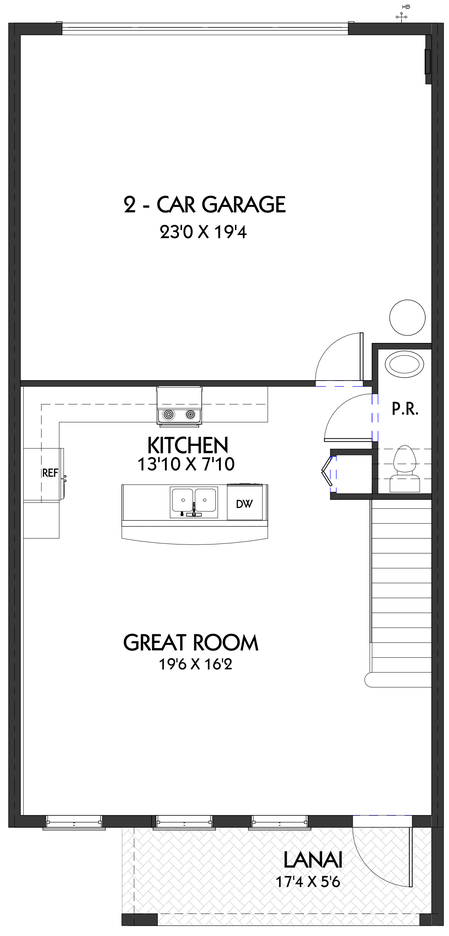
1 1ST FLOOR
1/4" = 1'-0"

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



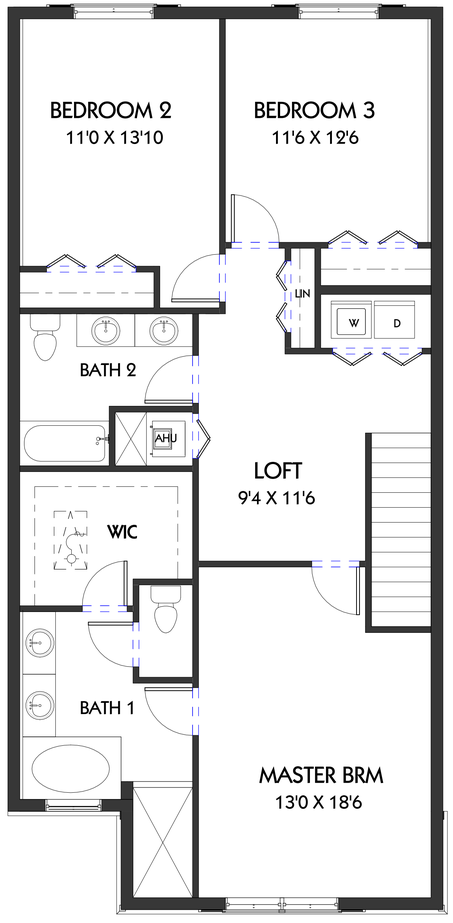
2 2ND FLOOR
1/4" = 1'-0"



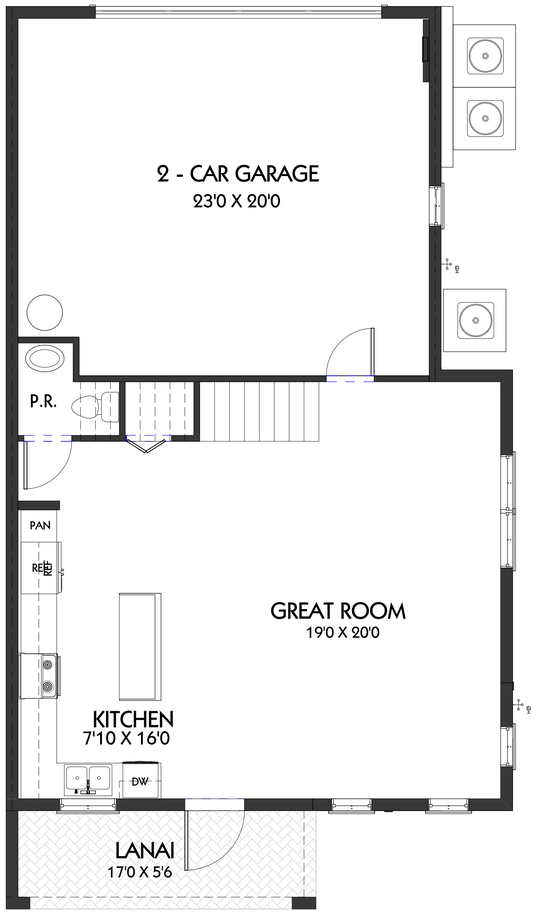
1 1ST FLOOR
1/4" = 1'-0"

PLAN B

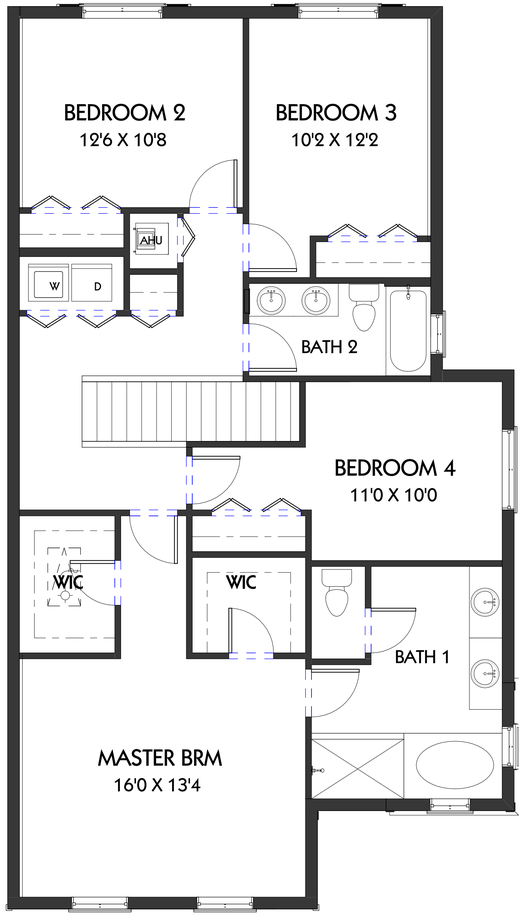
AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	600 SF
2ND FLOOR A/C	1127 SF
	1727 SF
GARAGE	466 SF
LANAI	97 SF
	563 SF
	2291 SF



2 2ND FLOOR
1/4" = 1'-0"



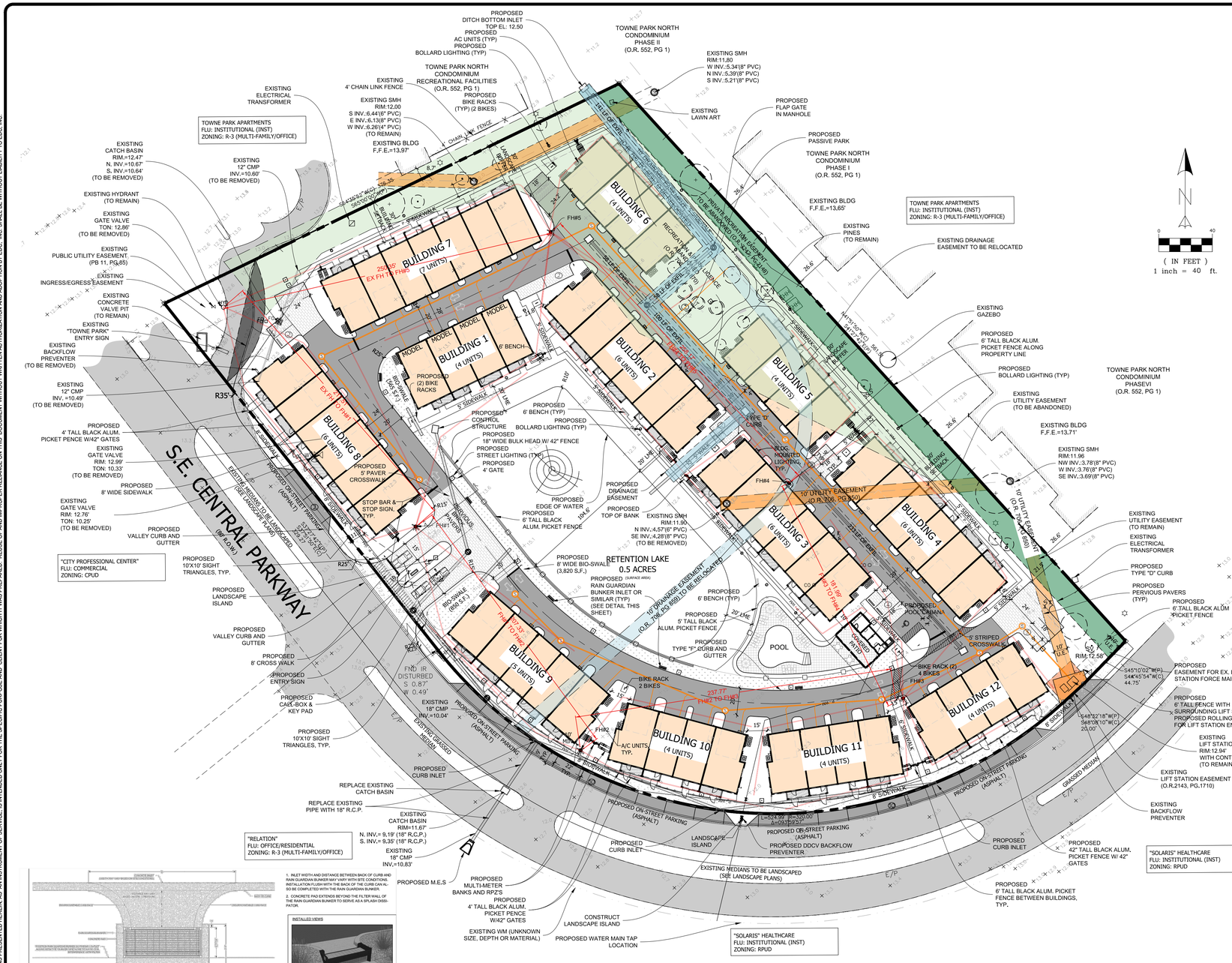
1 1ST FLOOR
1/4" = 1'-0"



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	488 SF
LANAI	95 SF
	583 SF
Grand total	2506 SF


S.E. CENTRAL PARKWAY
(80' R.O.W.)
BUILDING 1 (4 UNITS)
BUILDING 2 (6 UNITS)
BUILDING 3 (6 UNITS)
BUILDING 4 (6 UNITS)
BUILDING 5 (4 UNITS)
BUILDING 6 (4 UNITS)
BUILDING 7 (7 UNITS)
BUILDING 8 (6 UNITS)
BUILDING 9 (5 UNITS)
BUILDING 10 (4 UNITS)
BUILDING 11 (4 UNITS)
BUILDING 12 (4 UNITS)
RETENTION LAKE
0.5 ACRES
POOL
TOWNE PARK APARTMENTS
FLU: INSTITUTIONAL (INST)
ZONING: R-3 (MULTI-FAMILY/OFFICE)
"CITY PROFESSIONAL CENTER"
FLU: COMMERCIAL
ZONING: CPUD
"RELATION"
FLU: OFFICE/RESIDENTIAL
ZONING: R-3 (MULTI-FAMILY/OFFICE)
"SOLARIS" HEALTHCARE
FLU: INSTITUTIONAL (INST)
ZONING: RPUD
TOWNE PARK NORTH CONDOMINIUM PHASE II (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM RECREATIONAL FACILITIES (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM PHASE I (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM PHASEVI (O.R. 552, PG 1)
PROPOSED DITCH BOTTOM INLET TOP EL. 12.50
PROPOSED AC UNITS (TYP)
PROPOSED BOLLARD LIGHTING (TYP)
EXISTING 4' CHAIN LINK FENCE
PROPOSED BIKE RACKS (TYP) (2 BIKES)
EXISTING ELECTRICAL TRANSFORMER
EXISTING SMH RIM:12.00 S INV.:6.44'(6" PVC) E INV.:6.13'(8" PVC) W INV.:6.26'(4" PVC) (TO REMAIN)
EXISTING BLDG F.F.E.=13.97'
EXISTING CATCH BASIN RIM.=12.47' N. INV.=10.67' S. INV.=10.64' (TO BE REMOVED)
EXISTING 12" CMP INV.=10.60' (TO BE REMOVED)
EXISTING HYDRANT (TO REMAIN)
EXISTING GATE VALVE TON: 12.86' (TO BE REMOVED)
EXISTING PUBLIC UTILITY EASEMENT. (PB 11, PG.85)
EXISTING INGRESS/EGRESS EASEMENT
EXISTING CONCRETE VALVE PIT (TO REMAIN)
EXISTING "TOWNE PARK" ENTRY SIGN
EXISTING BACKFLOW PREVENTER (TO BE REMOVED)
EXISTING 12" CMP INV. =10.49' (TO BE REMOVED)
PROPOSED 4' TALL BLACK ALUM. PICKET PENCE W/42" GATES
EXISTING GATE VALVE RIM: 12.99' TON: 10.33' (TO BE REMOVED)
PROPOSED 8' WIDE SIDEWALK
EXISTING GATE VALVE RIM: 12.76' TON: 10.26' (TO BE REMOVED)
PROPOSED VALLEY CURB AND GUTTER
PROPOSED 10'X10' SIGHT TRIANGLES, TYP.
PROPOSED LANDSCAPE ISLAND
PROPOSED VALLEY CURB AND GUTTER
PROPOSED 8' CROSS WALK
PROPOSED ENTRY SIGN
PROPOSED CABLE BOX & KEY PAD
PROPOSED 10'X10' SIGHT TRIANGLES, TYP.
EXISTING 18" CMP INV.=10.04'
PROPOSED CURB INLET
REPLACE EXISTING CATCH BASIN
REPLACE EXISTING PIPE WITH 18" R.C.P.
EXISTING CATCH BASIN RIM=11.67' N. INV.= 9.19' (18" R.C.P.) S. INV.= 9.35' (18" R.C.P.)
EXISTING 18" CMP INV.=10.83'
PROPOSED M.E.S
PROPOSED MULTI-METER BANKS AND RPZ'S
PROPOSED 4' TALL BLACK ALUM. PICKET PENCE W/42" GATES
EXISTING WM (UNKNOWN SIZE, DEPTH OR MATERIAL)
CONSTRUCT LANDSCAPE ISLAND
PROPOSED WATER MAIN TAP LOCATION
PROPOSED DITCH BOTTOM INLET TOP EL. 12.50
PROPOSED AC UNITS (TYP)
PROPOSED BOLLARD LIGHTING (TYP)
PROPOSED 6' BENCH (TYP)
PROPOSED CONTROL STRUCTURE
PROPOSED 18" WIDE BULK HEAD W/ 42" FENCE
PROPOSED STREET LIGHTING (TYP)
PROPOSED 4' GATE
PROPOSED 5' PAVER CROSSWALK
STOP BAR & STOP SIGN, TYP.
PROPOSED EDGE OF WATER
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE
PROPOSED 8' WIDE BIO-SWALE (3,820 S.F.)
PROPOSED RAIN GUARDIAN BUNKER INLET OR SIMILAR (TYP) (SEE DETAIL THIS SHEET)
PROPOSED 6' BENCH (TYP)
PROPOSED 5' TALL BLACK ALUM. PICKET FENCE
PROPOSED TYPE "E" CURB AND GUTTER
BIO-SWALE (609 S.F.)
PROPOSED DRAINAGE EASEMENT
PROPOSED TOP OF BANK
EXISTING SMH RIM:11.90 N INV.:4.57'(6" PVC) SE INV.:4.28'(8" PVC) (TO BE REMOVED)
10' DRAINAGE EASEMENT (O.R. 700, PG 950) TO BE RELOCATED
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE
PROPOSED 6' BENCH (TYP)
PROPOSED 5' TALL BLACK ALUM. PICKET FENCE
PROPOSED TYPE "E" CURB AND GUTTER
PROPOSED POOL CABANA
PROPOSED 5' STRIPED CROSSWALK
BIKE RACK (2) 4 BIKES
BIKE RACK 2 BIKES
PROPOSED ON-STREET PARKING (ASPHALT)
PROPOSED CURB INLET
LANDSCAPE ISLAND
PROPOSED DDCV BACKFLOW PREVENTER
EXISTING MEDIANS TO BE LANDSCAPED (SEE LANDSCAPE PLANS)
PROPOSED CURB INLET
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE BETWEEN BUILDINGS, TYP.
PROPOSED 42" TALL BLACK ALUM. PICKET FENCE W/ 42" GATES
EXISTING BACKFLOW PREVENTER
EXISTING LIFT STATION EASEMENT (O.R.2143, PG.1710)
PROPOSED ROLLING GATE FOR LIFT STATION ENTRANCE
PROPOSED 6' TALL FENCE WITH FABRIC SURROUNDING LIFT STATION
EXISTING LIFT STATION RIM:12.94' WITH CONTROL BOX (TO REMAIN)
PROPOSED EASEMENT FOR EX. LIFT STATION FORCE MAIN
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE ALONG PROPERTY LINE
PROPOSED BOLLARD LIGHTING (TYP)
EXISTING UTILITY EASEMENT (TO BE ABANDONED)
EXISTING GAZEBO
EXISTING BLDG F.F.E.=13.71'
EXISTING SMH RIM:11.96 NW INV.:3.78'(8" PVC) W INV.:3.76'(8" PVC) SE INV.:3.69'(8" PVC)
EXISTING UTILITY EASEMENT (TO REMAIN)
EXISTING ELECTRICAL TRANSFORMER
PROPOSED TYPE "D" CURB
PROPOSED PERVIOUS PAVERS (TYP)
PROPOSED 6'TALL BLACK ALUM PICKET FENCE
EXISTING SMH RIM:12.58
EXISTING BLDG F.F.E.=13,65'
EXISTING PINES (TO REMAIN)
EXISTING DRAINAGE EASEMENT TO BE RELOCATED
PRIVATE RECREATIONAL EASEMENT TO BE ABANDONED O.R. 552, PG 2(108)
RECREATIONAL AREA (0.4 ACRES)
10' UTILITY EASEMENT (O.R. 700, PG 950)
10' UTILITY EASEMENT (O.R. 700, PG 950)
FH#1
FH#2
FH#3
FH#4
FH#5
FH#6
FH#7
FH#8
FH#9
FH#10
FH#11
FH#12
FH#13
FH#14
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FH#38
FH#39
FH#40

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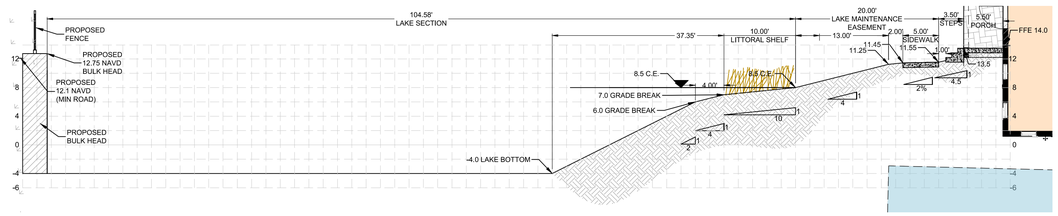

TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS

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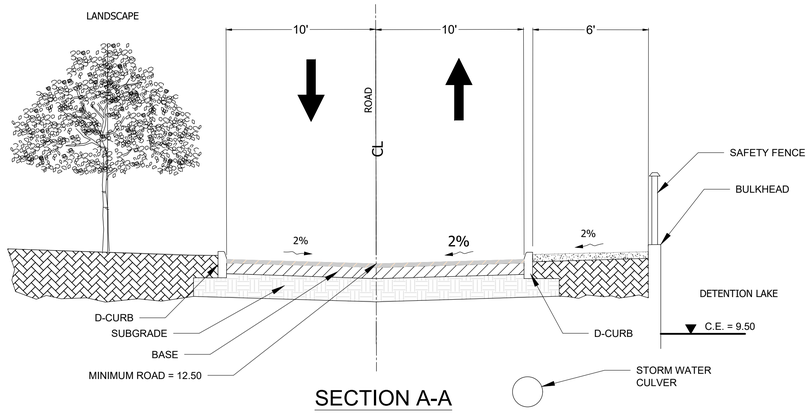
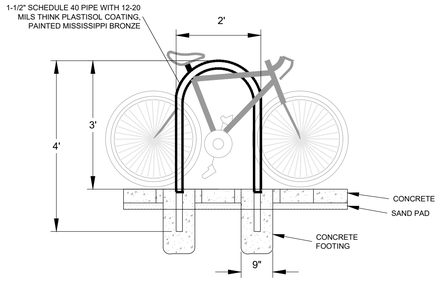
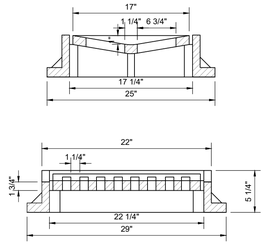


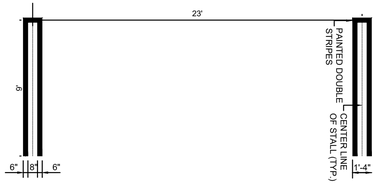
SECTION A-A



BIKE RACK DETAIL



VALLEY CURB INLET



TYPICAL PARALLEL PARKING STALL

1" = 5'

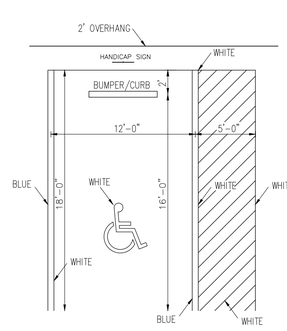


FTP 25

NOTES:

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HANDICAP SPACE DETAIL



18' PARKING STALL DETAIL



1. Use 3,000 P.S.I. concrete at 28 days for construction.

TYPE "D" CURB

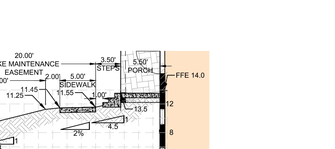
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER

*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

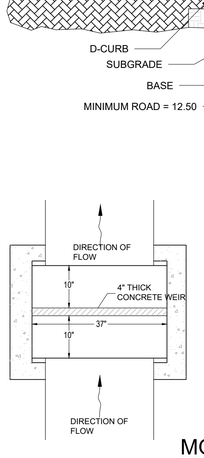
TYPE F

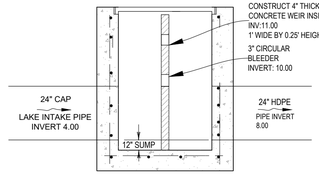


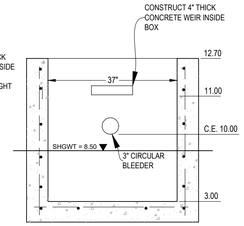
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

DETECTABLE WARNING

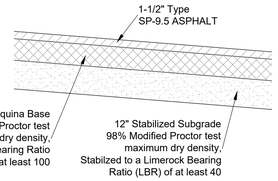
NOT TO SCALE



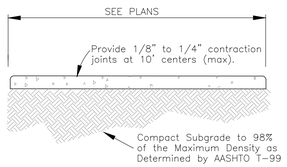




MODIFIED TYPE 'C' CONTROL STRUCTURE

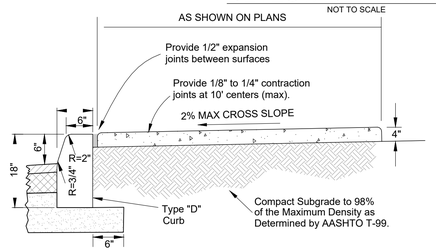


TYPICAL PAVEMENT SECTION



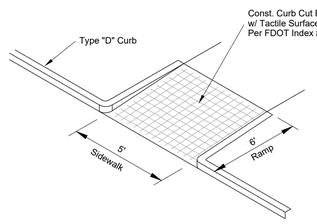
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



NOTES:
1. Use 4,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

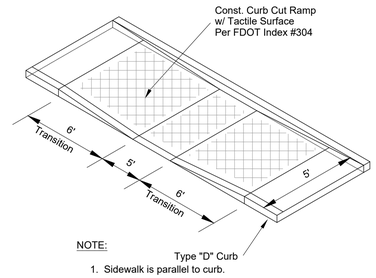
TYPE "D" CURB & SIDEWALK COMBINATION



NOTE:
1. Sidewalk is perpendicular to curb.

CURB CUT RAMP

NOT TO SCALE



NOTE:
1. Sidewalk is parallel to curb.

HANDICAP CURB CUT RAMP

NOT TO SCALE

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-353 sailfish cay (fl).dwg FILENAME
PEP (2) LAYOUT
AS SHOWN SCALE
30MAR/FH2022 DATE

REVISION COMMENTS
DATE

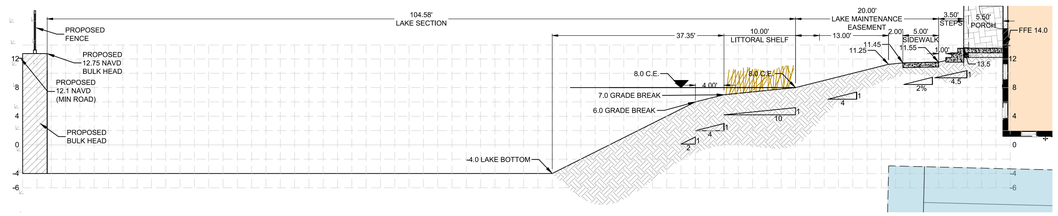
SAILFISH CAY
751 SE CENTRAL PARKWAY MF
PRELIMINARY ENGINEERING PLAN
STUART FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

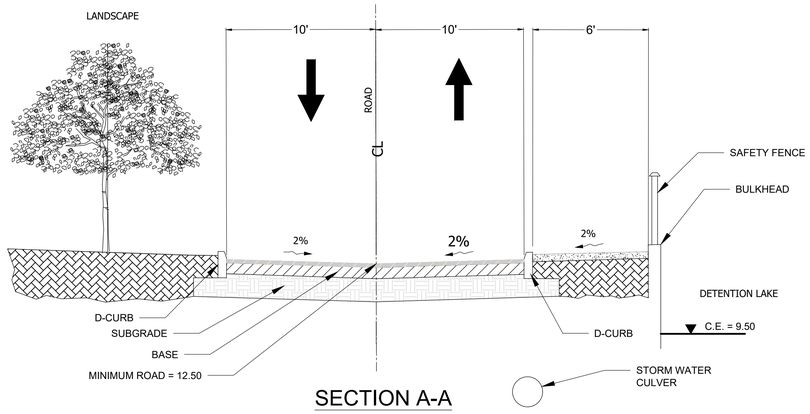
2 OF 2

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.

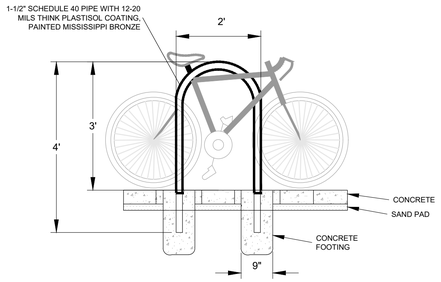


TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS

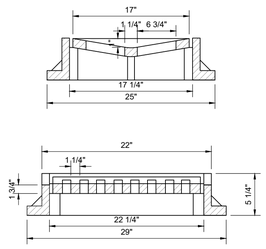
SCALE: 1:10



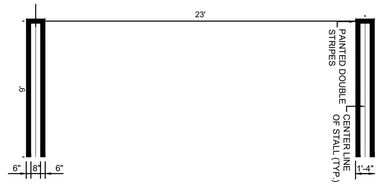
SECTION A-A



BIKE RACK DETAIL



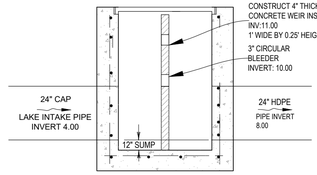
VALLEY CURB INLET

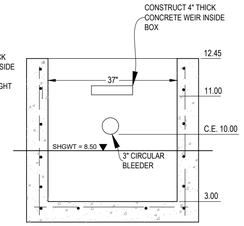


TYPICAL PARALLEL PARKING STALL

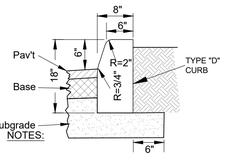
1" = 5'







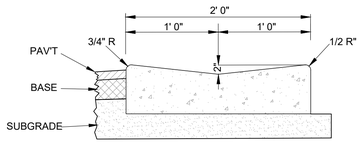
MODIFIED TYPE 'C' CONTROL STRUCTURE



1. Use 3,000 P.S.I. concrete at 28 days for construction.

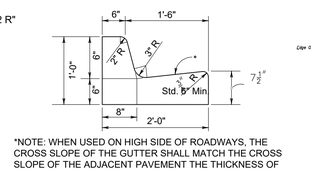
TYPE "D" CURB

2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.



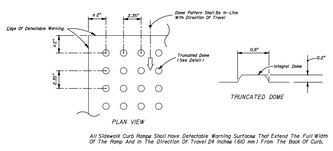
NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER



*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F



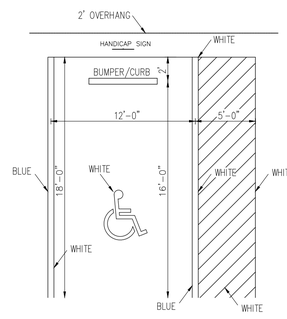
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

DETECTABLE WARNING

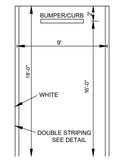
NOT TO SCALE

NOTES:

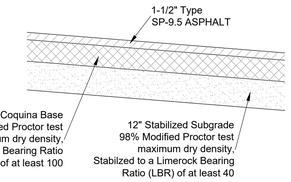
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



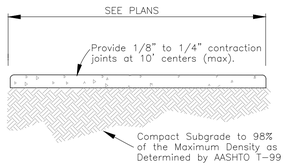
HANDICAP SPACE DETAIL



18' PARKING STALL DETAIL

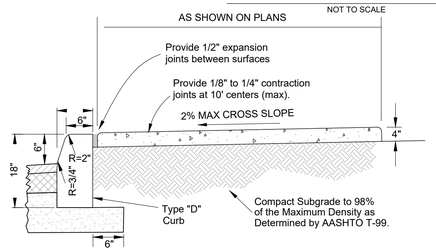


TYPICAL PAVEMENT SECTION



NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

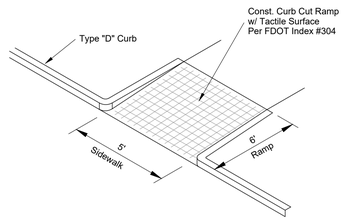
4" THICK SIDEWALK DETAIL



NOTES:

1. Use 4,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION

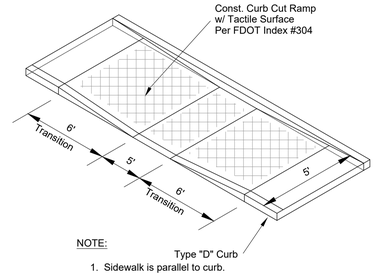


NOTE:

1. Sidewalk is perpendicular to curb.

CURB CUT RAMP

NOT TO SCALE



NOTE:

1. Sidewalk is parallel to curb.

HANDICAP CURB CUT RAMP

NOT TO SCALE

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-353 saltfish cay (7.dwg FILENAME
PEP (2) LAYOUT
AS SHOWN SCALE
21 FEBRUARY 2022 DATE

REVISION COMMENTS
DATE

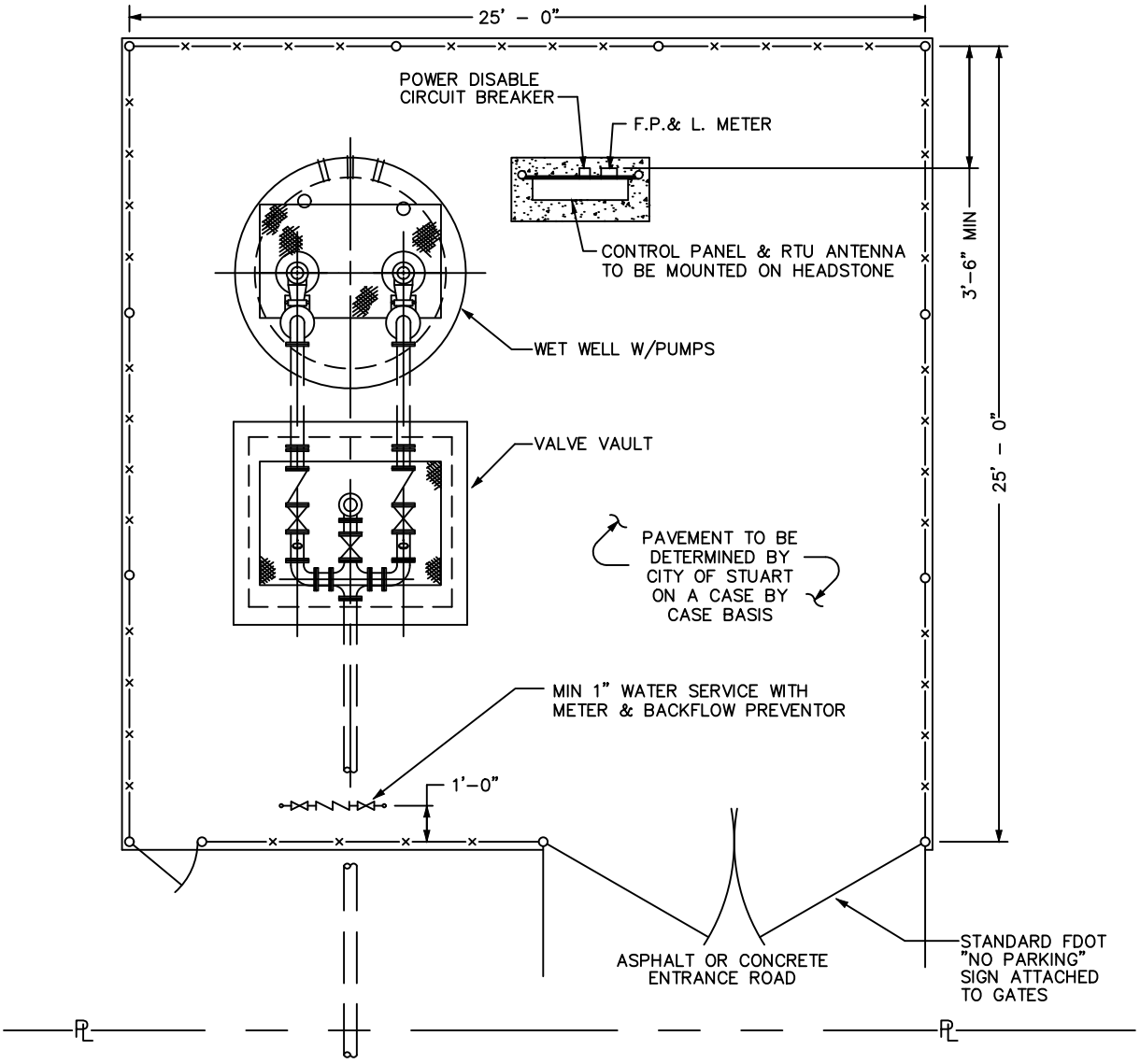
SAILFISH CAY
751 SE CENTRAL PARKWAY MF
PRELIMINARY ENGINEERING PLAN
STUART FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

2 OF 2

THIS DRAWING DEPICTS A GENERAL SITE PLAN ONLY. THE ENGINEER OF RECORD SHALL ORIENT THE COMPONENTS OF THE SYSTEM TO MEET SPECIFIC SITE PLAN CONDITIONS



NOTES:

1. MINIMUM 12' WIDE ASPHALT OR CONCRETE ENTRANCE ROAD.
2. ENTRANCE ROAD TO BE EITHER CONCRETE OR ASPHALT AND CONFORM TO FDOT SPECIFICATIONS.
3. PROVIDE TWO (2), 6' WIDE SWING OPEN GATES AT THE ENTRANCE ROAD AND A 30" WALK-IN GATE.
4. PROVIDE A 1" POLYETHYLENE WATER SERVICE LINE WITH METER BOX THAN A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE LOCATED INSIDE FENCE.
5. THE CHAIN LINK FABRIC SHALL BE HOT-DIPPED GALVANIZED AFTER WEAVING. THE SIZE OF MESH SHALL BE 2" AND THE SIZE OF COATED WIRE SHALL BE 9 GAUGE. FABRIC HEIGHT SHALL BE 72". PRIVACY SLATS TO BE INSTALLED.
6. ALL POSTS, RAILS AND APPURTENANCES SHALL BE HOT-DIPPED ZINC-COATED STEEL. PIPE POSTS SHALL HAVE TOPS WHICH EXCLUDE MOISTURE. END, CORNER, PULL AND GATE POSTS SHALL BE BRACED WITH THE SAME MATERIAL AS TOP RAIL AND TRUSSED TO LINE POSTS WITH 3/8" RODS AND TIGHTENERS.
7. TOP AND BOTTOM RAIL SHALL BE 1 5/8" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT, INTERMEDIATE POSTS SHALL BE 2" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT AND POSTS FOR SWING GATES SHALL BE 4" OD STANDARD WEIGHT PIPE, 9.11 LBS/FT.
8. POSTS WHICH COME IN CONTACT WITH CONCRETE SHALL BE COATED WITH WATER BASE EPOXY.
9. LIFT STATION MUST BE SCREENED WITH EITHER LANDSCAPING (AT PLANT HEIGHT, NO GROW IN PERIOD) OR APPROVED OPAQUE FENCE MATERIAL. 10.GATE VALVE SHALL BE LOCATED AT OR NEAR CONNECTION TO FORCEMAIN.

Stuart

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**	**SHEET NUMBER**
FILE NAME:	**2021 COS Std Details.dwg**	**55**

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

R J KENNEDY
LICENSE
No. 56218
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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	-
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:

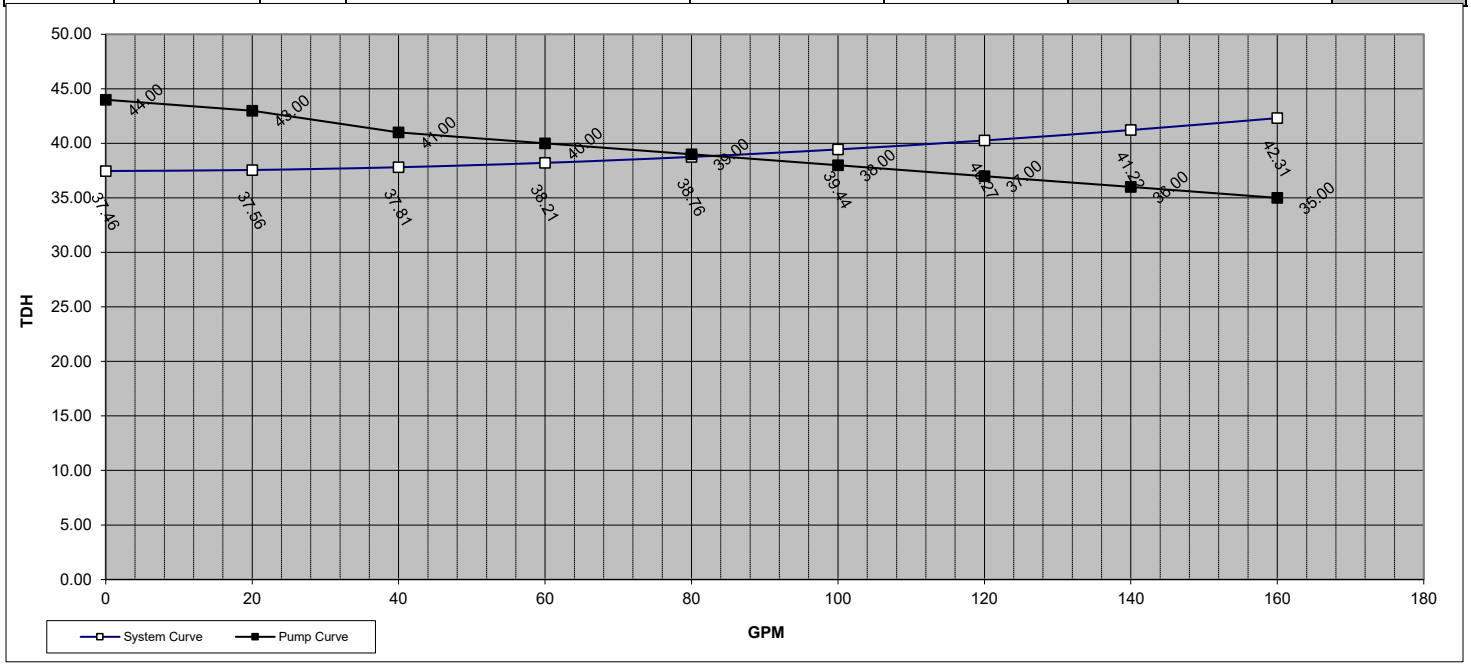
Fitting Loss in feet varies with velocity.

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: $H_p = 10.44L(Q^{1.85})/(C^{1.85}D^{4.8655})$

Flow Increment =	20
PVC Pipe Friction Factor - C =	120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h_p) ft	Minor Loss (h_f) 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

Forcemain Velocity at Grinder Flow:

V = 0.408 x (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	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805\ gal}{ft^3}$	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:

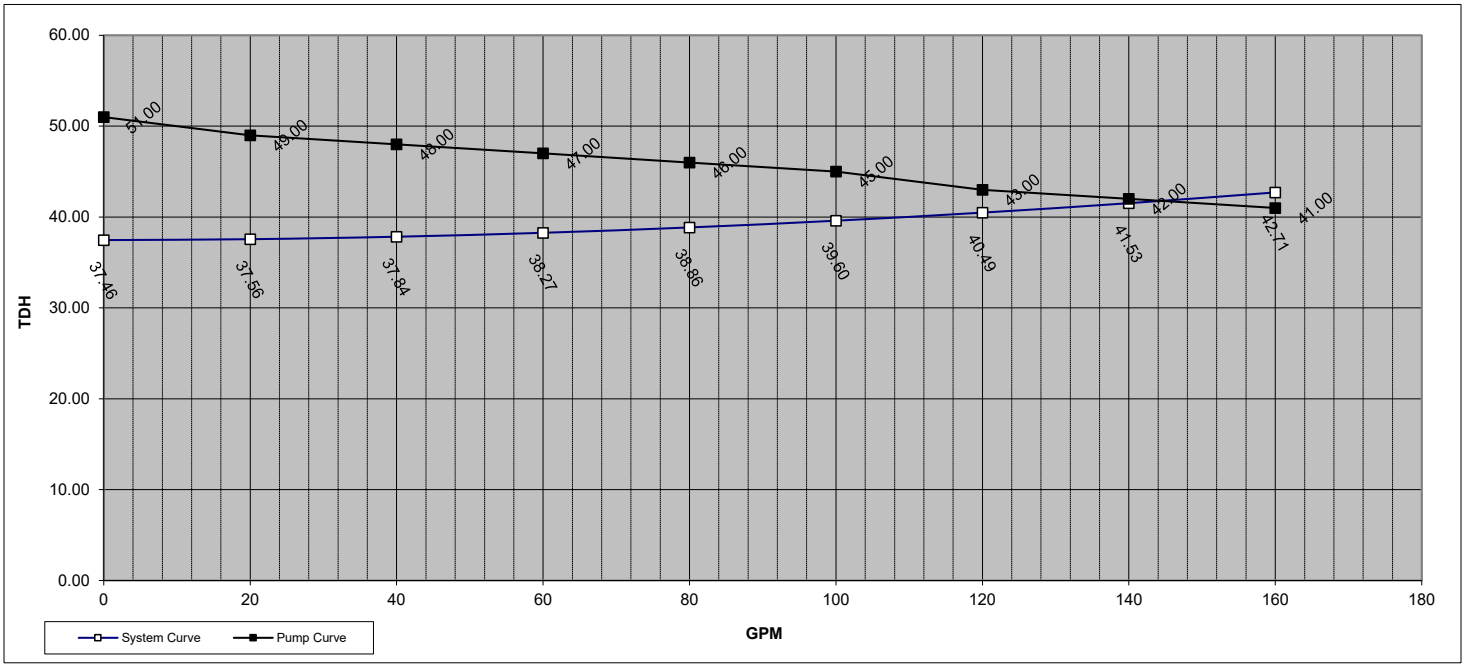
Fitting Loss in feet varies with velocity.

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: $H_p = 10.44L(Q^{1.85})/(C^{1.85}D^{4.8655})$

Flow Increment =	**20**
PVC Pipe Friction Factor - C =	**120**

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h_p) ft	Minor Loss (h_f) 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**

Forcemain Velocity at Grinder Flow:

V = 0.408 x (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

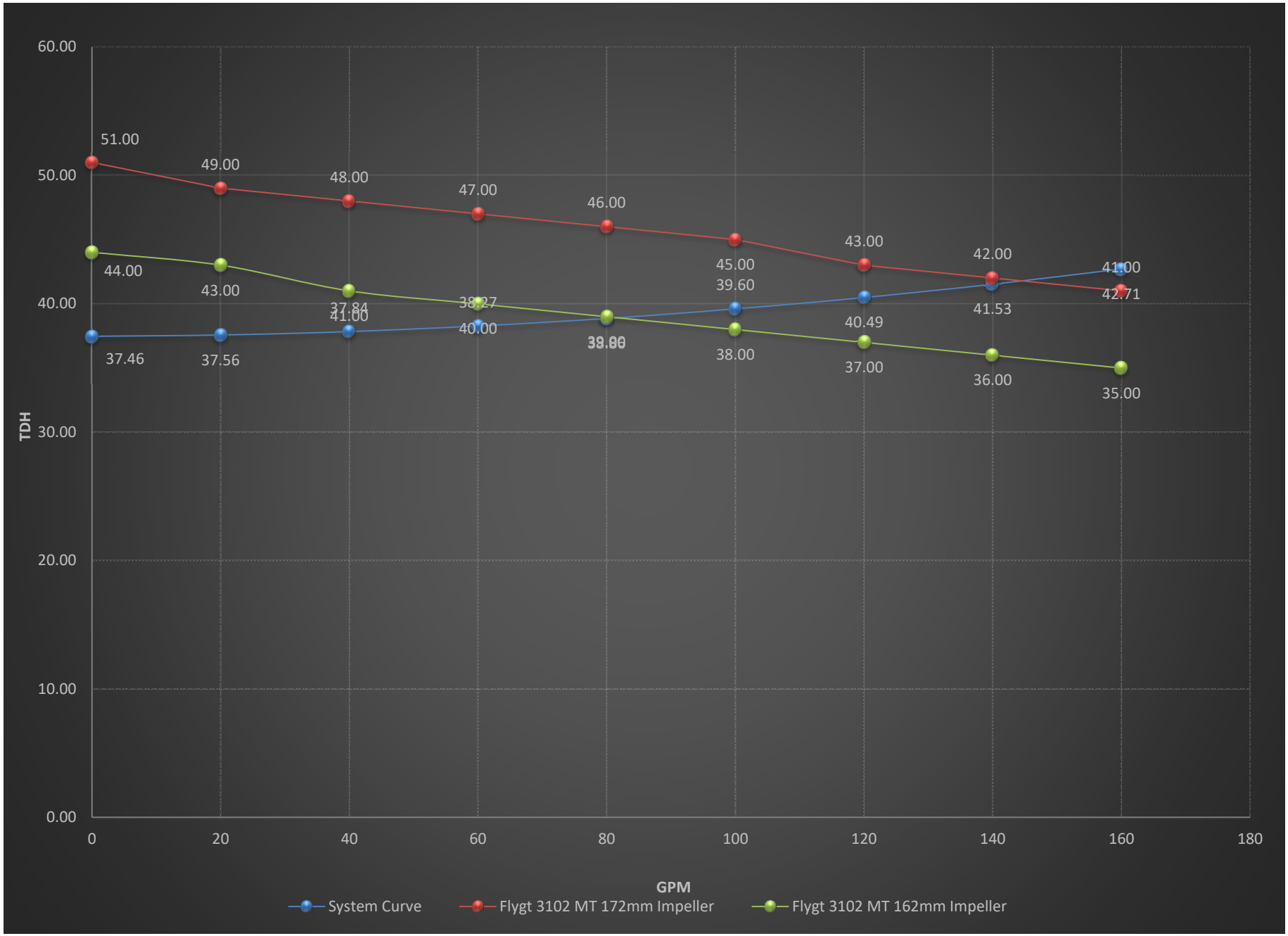
Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805\,gal}{ft^3}$	211.51

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**



60.00
50.00
40.00
30.00
20.00
10.00
0.00
TDH
0
20
40
60
80
100
120
140
160
180
GPM
51.00
49.00
48.00
47.00
46.00
45.00
43.00
42.00
41.00
44.00
43.00
37.84
38.27
39.60
40.49
41.53
42.71
37.46
37.56
41.00
40.00
38.00
37.00
36.00
35.00
System Curve
Flygt 3102 MT 172mm Impeller
Flygt 3102 MT 162mm Impeller

O'ROURKE
ENGINEERING & PLANNING

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

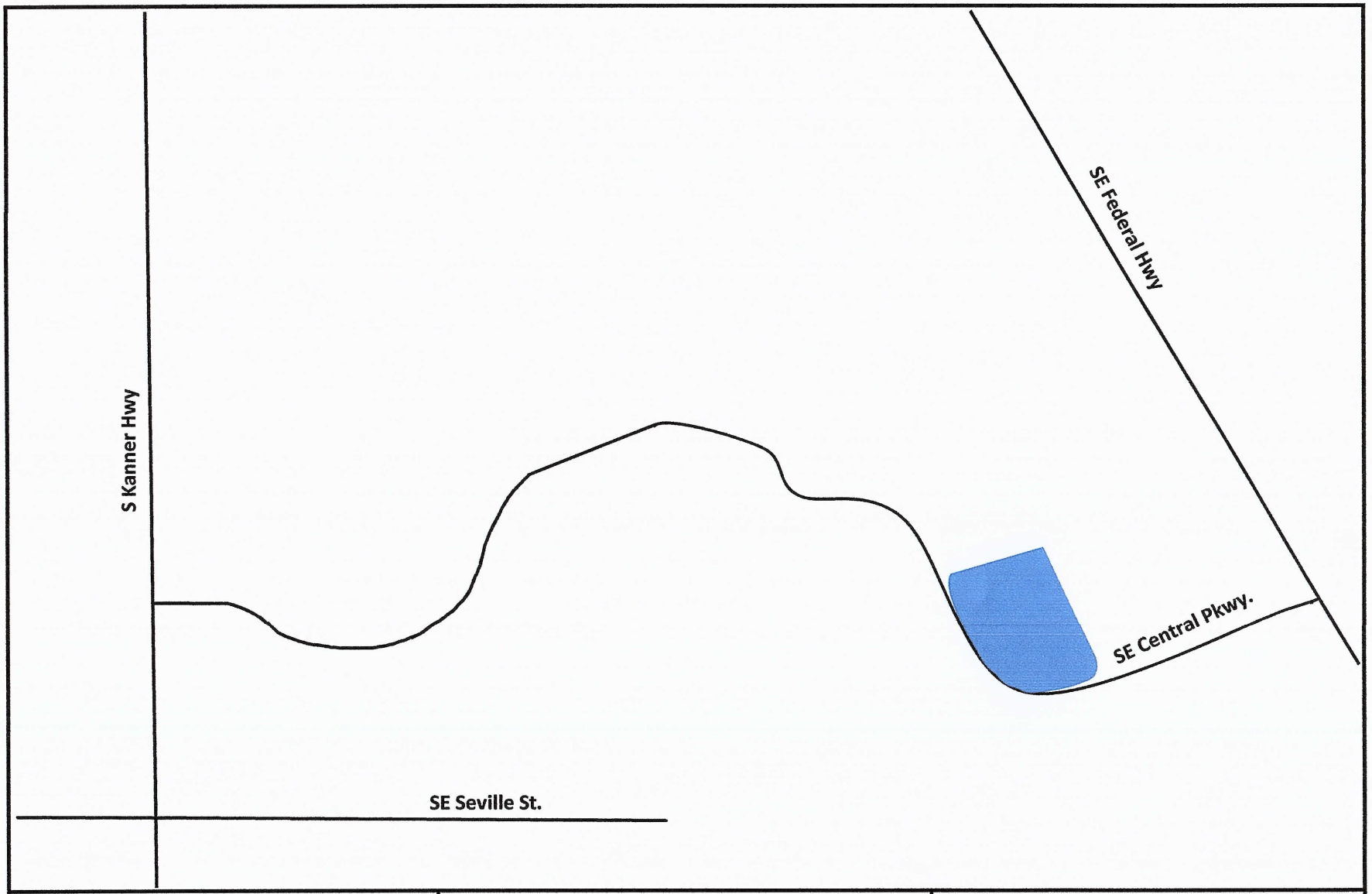
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

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



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date: 11-1-21

Legend

= Project Location

Figure 1

Project Location

Sailfish Cay

Sailfish Cay Project Location 11.1.2021

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T = 37.01(X)	50%	50%	5,901	5,900	11,801
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 4.77(X) - 46.46	50%	50%	325	325	650
TOTAL (Proposed - Existing)							**(5,576)**	**(5,575)**	**(11,151)**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T = 0.59(X) + 133.55	62%	38%	200	122	322
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 0.44(X) - 11.61	23%	77%	12	41	53
TOTAL (Proposed - Existing)							**(188)**	**(81)**	**(269)**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T =3.40(X)	48%	52%	520	564	1,084
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 0.39(X) + 0.34	61%	39%	35	22	57
TOTAL (Proposed - Existing)							**(485)**	**(542)**	**(1,027)**

Source: ITE 11th Edition Trip Generation Rates

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Sailfish Cay

Prepared For:

Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Prepared By:

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

November 1, 2021
Revised January 5, 2022
Revised February 21, 2022

MR21105.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 2/22/2022 using a **SHA** authentication code. Printed copies of this document are not considered signed and sealed and the **SHA** authentication code must be verified on any electronic copies.

O'ROURKE
ENGINEERING & PLANNING

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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.

Sailfish Cay Project Location 11.1.2021

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**.

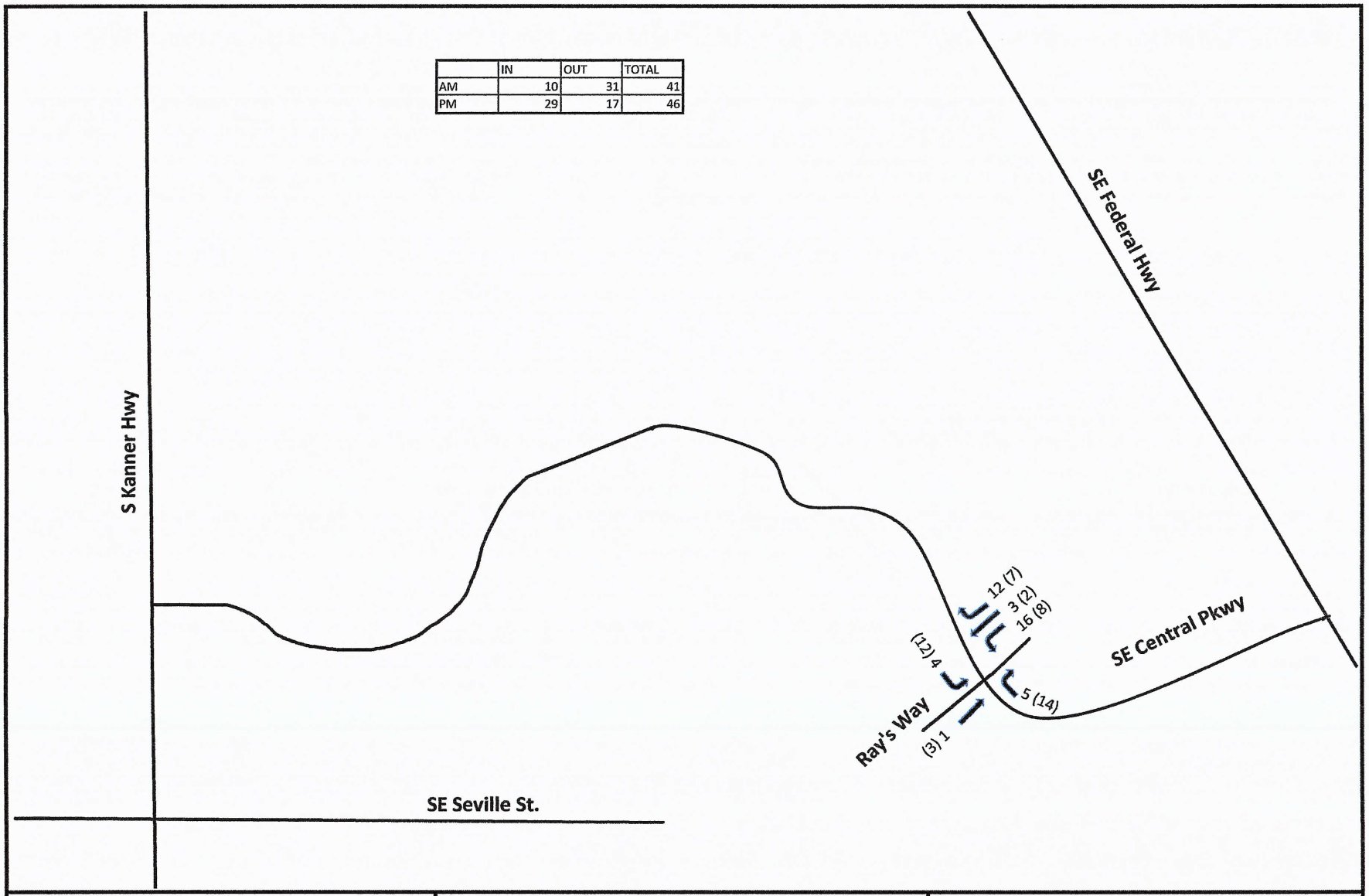
DRIVEWAY VOLUMES

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.

Sailfish Cay % Asiignment 11.1.2021

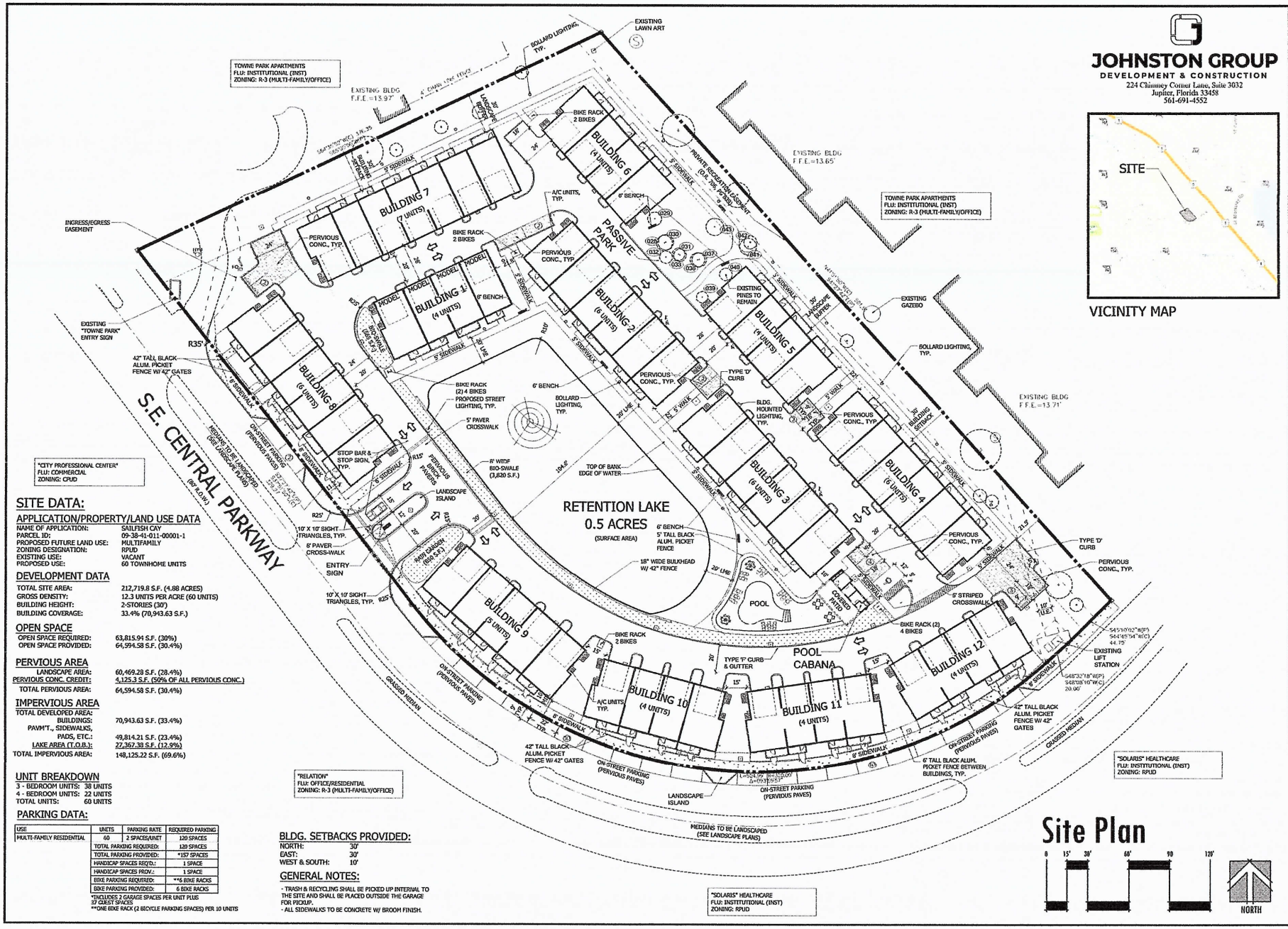


	IN	OUT	TOTAL
AM	10	31	41
PM	29	17	46

NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: Date: 11-1-21	Legend X (X) = AM (PM)	**Figure 3** Driveway Volumes Sailfish Cay

ATTACHMENT A

Site Plan



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%)

PERVIOUS AREA

LANDSCAPE AREA:	60,469.28 S.F. (28.4%)
PERVIOUS CONC. CREDIT:	4,125.3 S.F. (50% OF ALL PERVIOUS CONC.)
TOTAL PERVIOUS AREA:	64,594.58 S.F. (30.4%)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA:	
BUILDINGS:	70,943.63 S.F. (33.4%)
PAVMT., SIDEWALKS, PADS, ETC.:	49,814.21 S.F. (23.4%)
LAKE AREA (T.O.B.):	27,367.38 S.F. (12.9%)
TOTAL IMPERVIOUS AREA:	148,125.22 S.F. (69.6%)

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 SIDEWALKS TO BE CONCRETE W/ BROOM FINISH.

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
561-719-3874
JasonLA1677@yahoo.com

Sailfish Cay

751 Central Parkway Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, ASLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	1/7/22
	2/10/22

Sheet No.

SP-1

Site Plan

0 15' 30' 60' 90 120'

NORTH

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)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	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	**In:**	10
Out	31	**Out:**	31
Years Grown	4	**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)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	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	**In:**	29
Out	17	**Out:**	17
Years Grown	4	**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%
Seabranch 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	Seabranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranch 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

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Central

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[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.

[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.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** 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.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

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	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	196 DU	1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**
NET CHANGE IN DRIVEWAY VOLUMES		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**

Note: Trip generation was calculated using the following data:

				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

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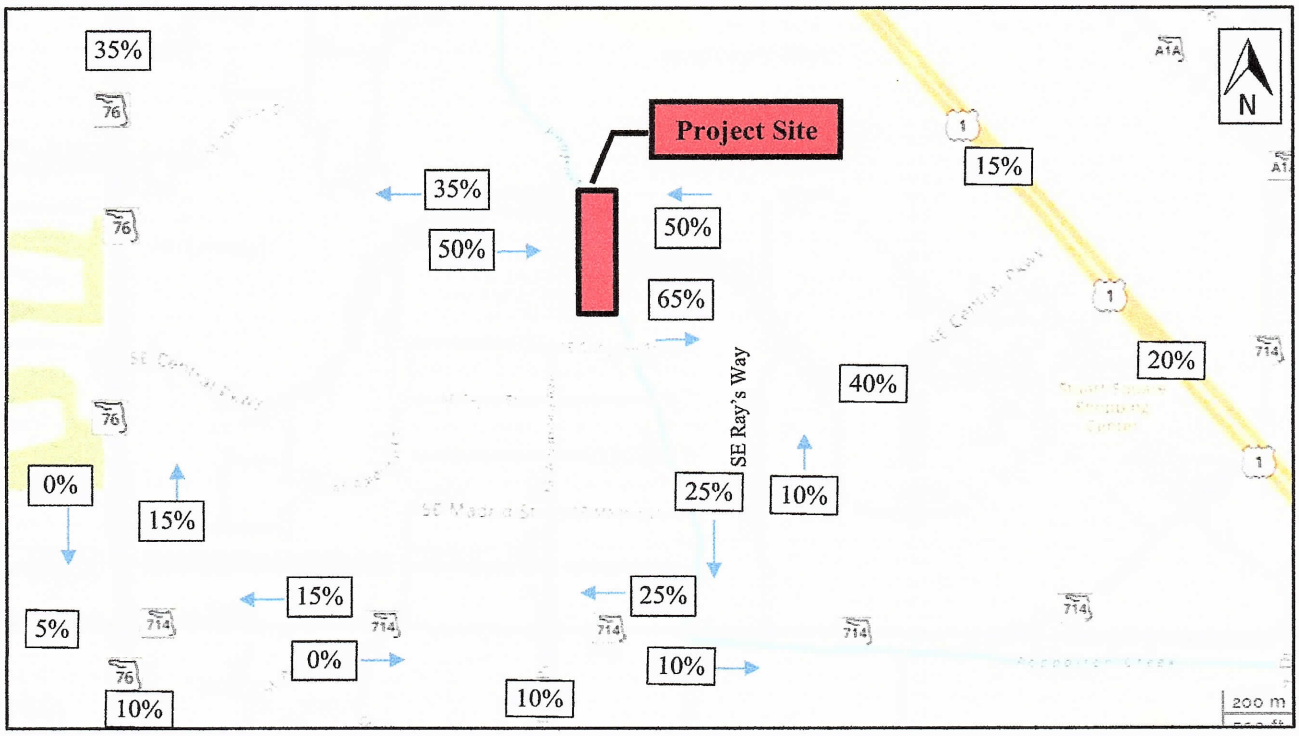
TRAFFIC ASSIGNMENT

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

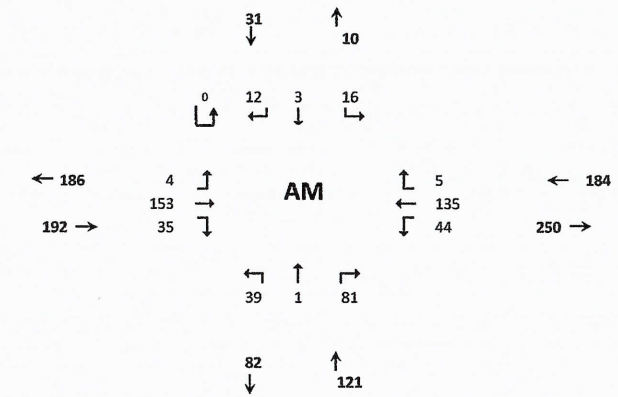
N/S STREET: Ray's Way **E/W STREET:** Central Parkway **CONTROL:** TWSC

FILENAME:

COUNT DATE: 2/23/2021 **DAY:** Tuesday **CITY:** Stuart **INTERSECTION:** Ray's Way and Central Parkway

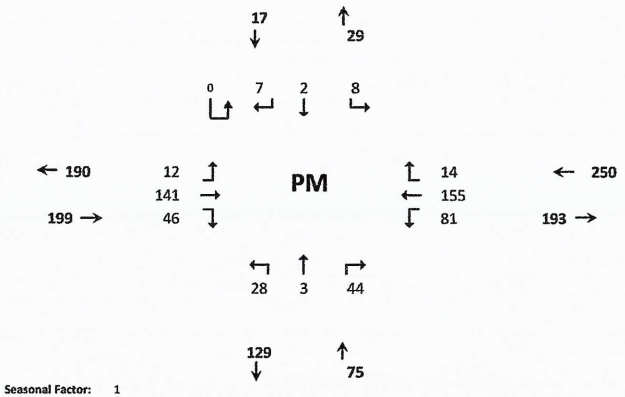
REPORT DATE: 1/5/2022 **ANALYSIS YEAR:** 2023

15 Min Period	Northbound			Southbound				Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	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	
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	429	
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	446	
In/Out		In			OUT	OUT	OUT	In					In		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	5	41	
In/Out	IN								OUT	OUT		IN			
Percentage															
LOFT	2								20	12		7			
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528	



Seasonal Factor: 1
Trips In 10
Trips Out 31
Growth Rate: 1.02
Years Grown: 2

15 Min Period lanes	Northbound			Southbound				Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94	395
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106	429
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81	424
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114	428
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128	390
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101	
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85	
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76	
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	
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	429	
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	446	
In/Out		IN			OUT	OUT	OUT	IN					IN		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
Project	0	3	0	0	8	2	7	12	0	0	0	0	14	46	
In/Out	IN								OUT	OUT		IN			
Percentage	10%								40%	25%		40%			
LOFT	5								13	8		21			
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

D-1

HCS 2010 Two-Way Stop-Control Report

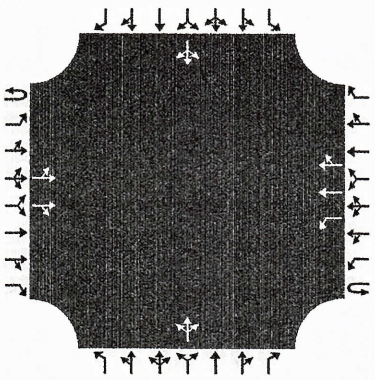
General Information

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



Major Street: East-West

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		

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HCS 2010 Two-Way Stop-Control Report

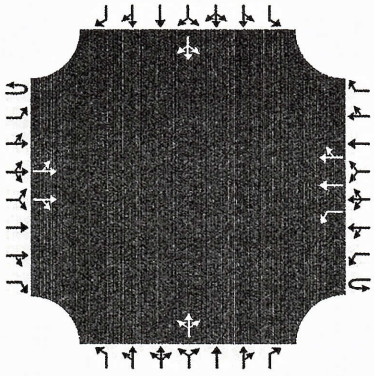
General Information

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



Major Street: East-West

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		

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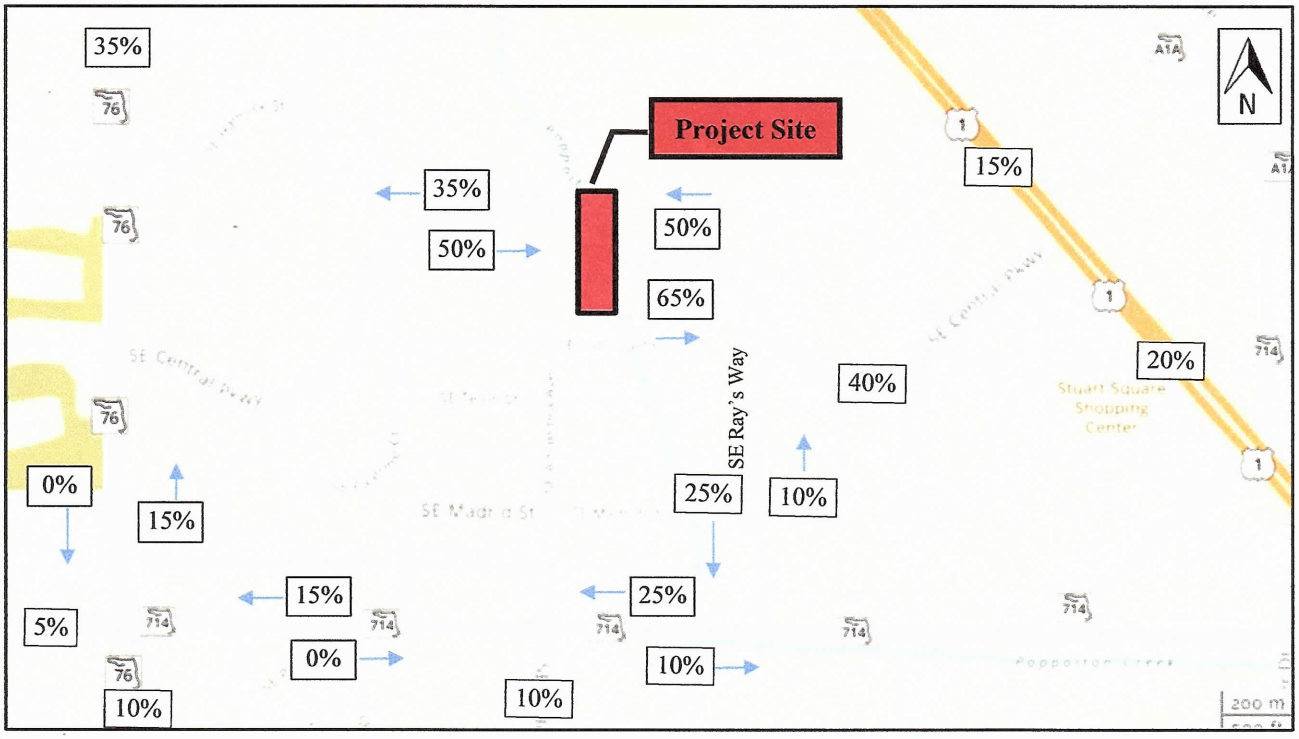
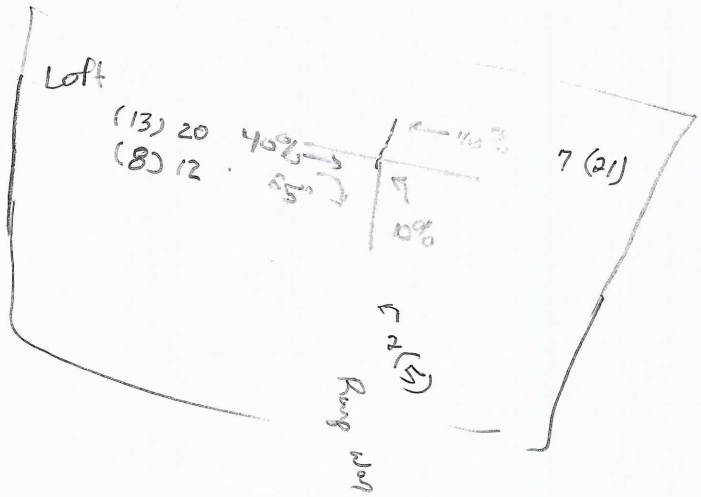
TRAFFIC ASSIGNMENT

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**





Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

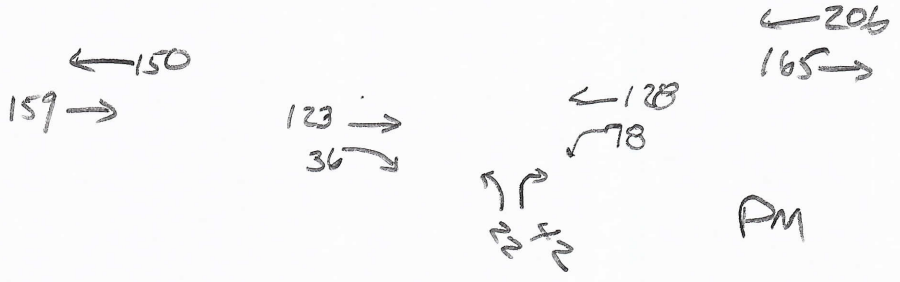
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	4:30 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	4:45 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	5:00 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	5:15 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	5:30 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	5:45 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	6:00 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
		0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

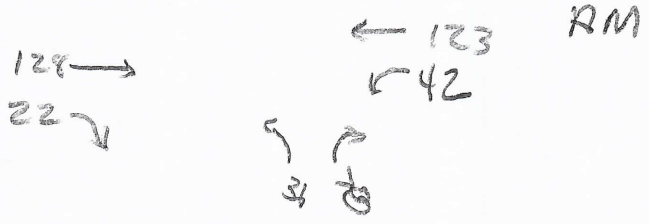
Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	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





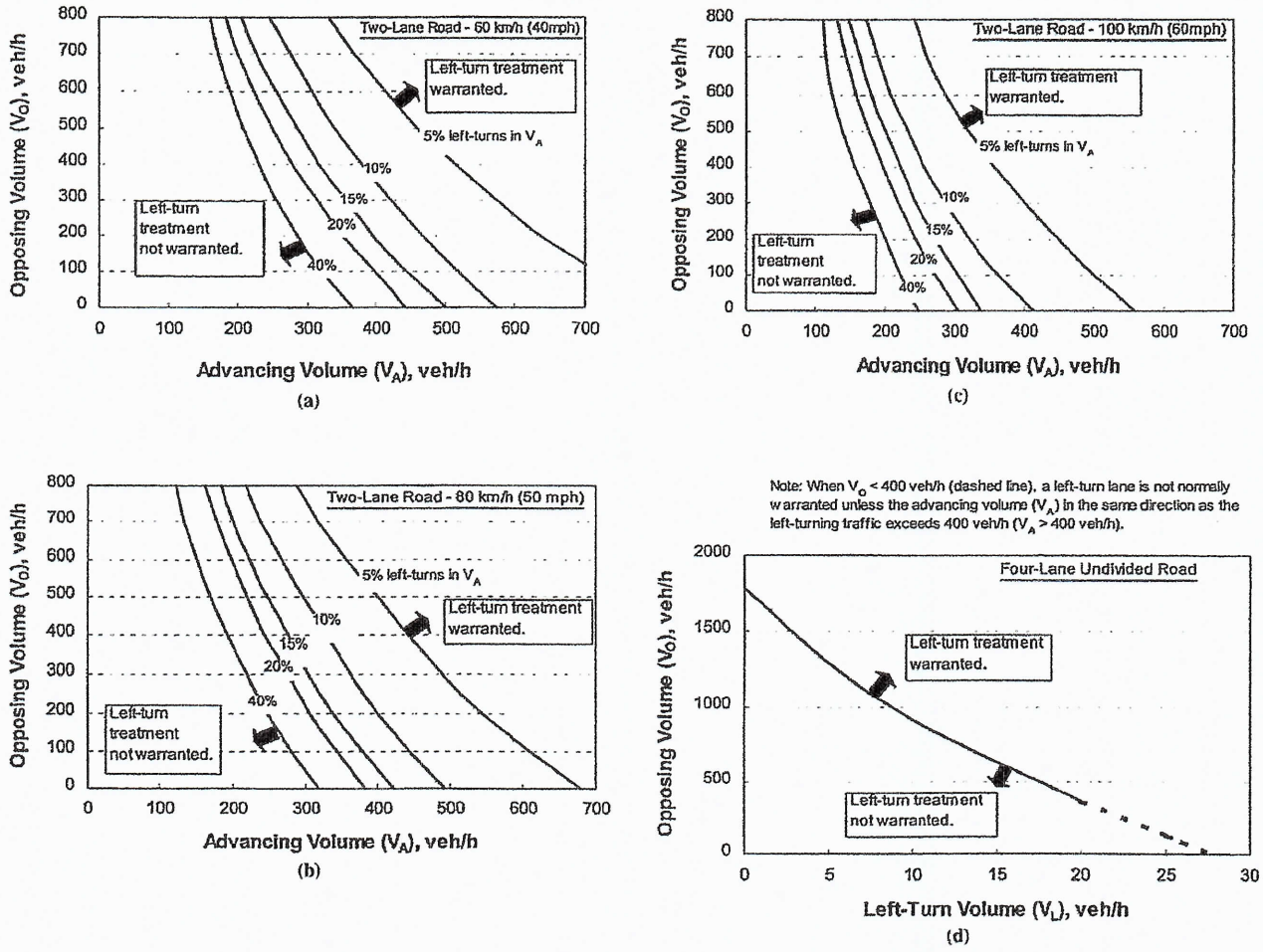


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

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 Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
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.	
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.	
[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: ~~02/17/202~~2 03/22/2022**

751 SE Central LLC
224 Chimney Corner Lane
Suite 3032
Jupiter, FL 33458
ATTN: RyanJohnston

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

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 09-38-41-011-000-00001-1
751 SE Central Parkway
Stuart, Florida

Date: October 21, 2021 **Revised: 0~~2/17/2022~~ 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	*Sabal Palmetto*
Slash Pine	*Pinus elliottii var. densa*
Saw Palmetto	*Serenoa repens*
Broom Grass	*Andropogon spp.*
Bahia Grass**	*Paspalum notatum*
Brazilian Pepper**	*Schinus terebinthifolia*

***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.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

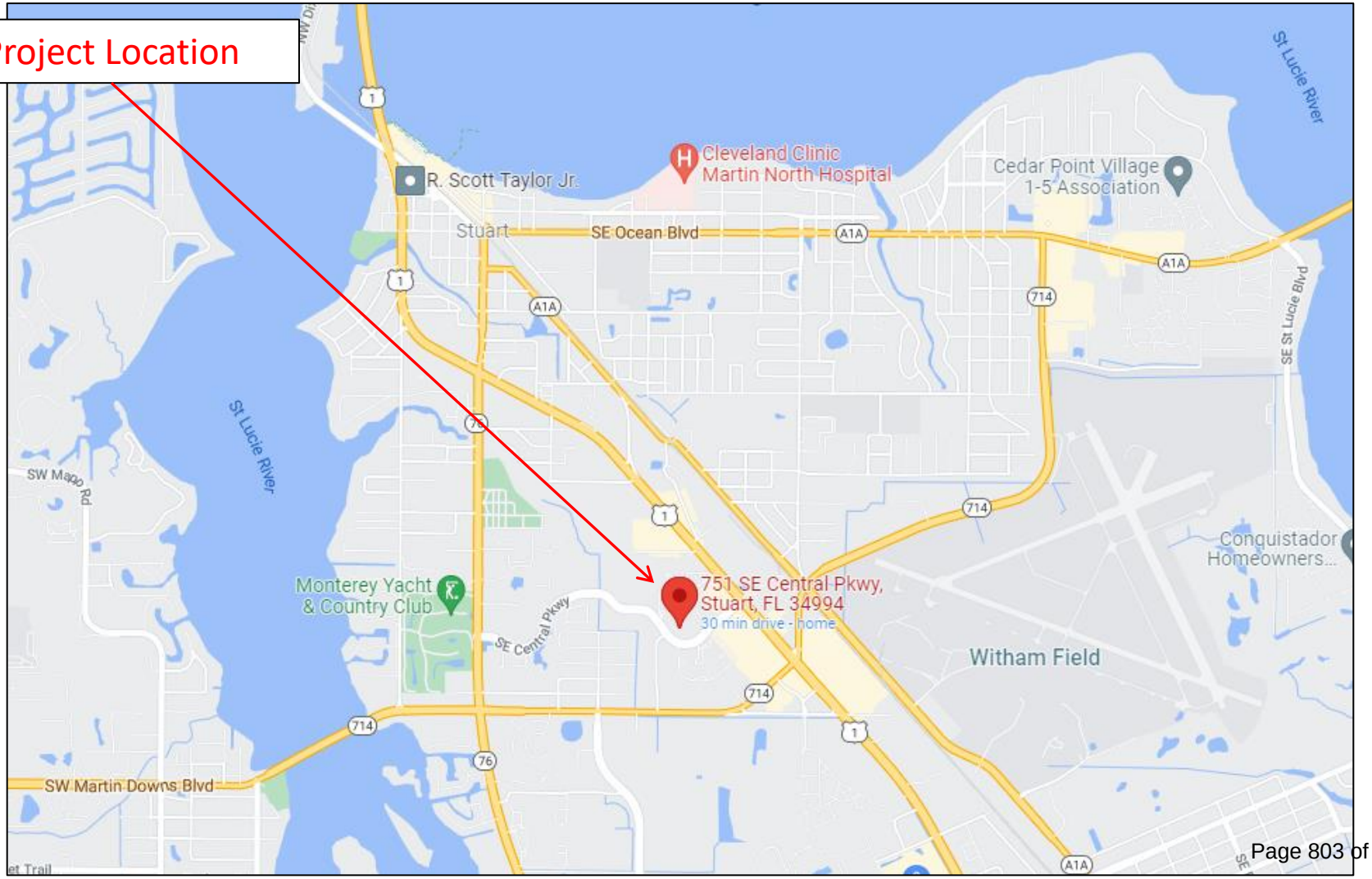
751 SE Central Parkway
Stuart, Florida

Location Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N

Project Location



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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N



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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Soil Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N

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%**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N

FLUCCS Codes	
740	Disturbed Lands

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

1995 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2003 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

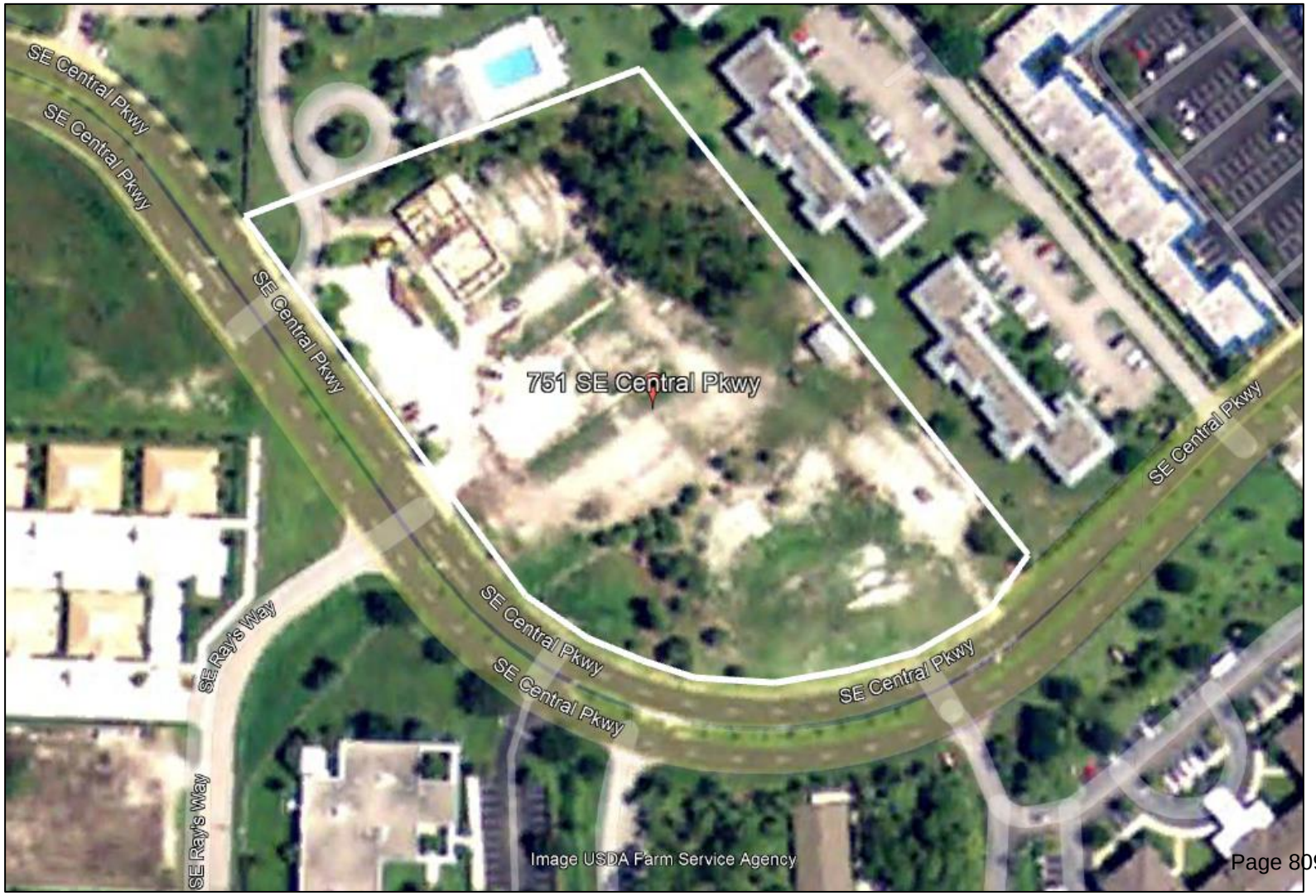
Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2007 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2009 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

R J KENNEDY LICENSE No. 56218 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAR 2 5 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.

$$k_{avg} = \left(\frac{L_{unwalled}}{L_{Total}}\ x\ k_h\right) + \left(\frac{L_{walled}}{L_{Total}}\ x\ \frac{h_2}{h_1}\ x\ k_h\right)$$

$$k_{avg} = \left(\frac{362}{604}\ x\ 35.92\right) + \left(\frac{242}{604}\ x\ \frac{0}{11.5}\ x\ 35.92\right) = 21.53\ \frac{ft}{day}$$

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 accpeted 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

Jensen Beach
Ocean Breeze Park
Community of Rio
North Fork St Lucie River
St Lucie River Basin
Sewall's Point
Poppolton Creek
Palm City
WITHAM FIELD

N W E S

0 0.15 0.3 0.6 0.9 1.2 1.5 Miles

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, guarentee 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, reliablity, 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.

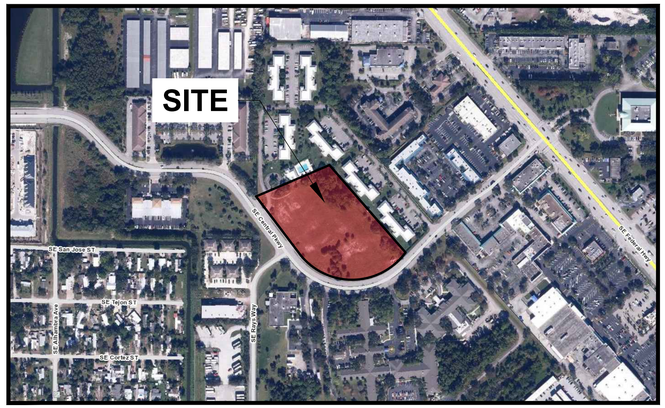
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. **TO BE RELOCATED.**

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	DUCTILE IRON PIPE	HYD	HYDRANT	PCP	PERMANENT CONTROL POINT
AL	ARC LENGTH	E	EAST/EASTING	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT
ASPH	ASPHALT	EOW	EDGE OF WATER	INV	INVERT	P.B.	PLAT BOOK
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	IP	IRON PIPE	(P)	PLAT DATA
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	IR	IRON ROD	P.O.B.	POINT OF BEGINNING
	BIKE RACK	EM	ELECTRIC METER	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT
CATV	CABLE RISER	ELEC. PANEL	ELECTRICAL PANEL		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE
(C)	CALCULATED	EL./ELEV.	ELEVATION	L	LENGTH	P.C.	POINT OF CURVATURE
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		LIGHT POST	P.T.	POINT OF TANGENCY
	CENTERLINE	F.O.	FIBER OPTIC	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE	M	MAILBOX	PVC	POLYVINYL CHLORIDE
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR
CO O	CLEAN OUT	(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	R	RADIUS
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	RGE	RANGE
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL POWER POLE	RTK	REAL TIME KINEMATIC
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RWV	RECLAIMED WATER VALVE
CM	CONCRETE MONUMENT	FT	FOOT	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY
	CONCRETE SIGNAL LIGHT POLE	(F)	FPL MANHOLE	N.R.	NON RADIAL	R/C	ROD AND CAP
CMP	CORRUGATED METAL PIPE	SQ FT.	SQUARE FEET	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	(S)	SANITARY MANHOLE
	CURB INLET	GAS	GAS VALVE	N	NORTH OR NORTHING	SV	SANITARY VALVE
	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	No.	NUMBER	SEC	SECTION
(D)	DEED	GND	GROUND	O.R.B.	OFFICIAL RECORDS BOOK		PROPERTY CORNER
D.B.	DEED BOOK		GROUND LIGHT	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL
Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PG	PAGE	S	SOUTH
Ø	DIAMETER (DIA.)		HANDICAP	PCN	PARCEL CONTROL NUMBER		SPIGOT
(D)	DRAINAGE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER-KALON NAIL		SPRINKLER VALVE
		HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK		

S.L.C.	ST. LUCIE COUNTY
STA	STATION
(D)	STORMWATER DRAINAGE MANHOLE
	STREET SIGN
TELE RISER	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWNSHP	TOWNSHIP
T	TRAFFIC HANDHOLD
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
U.E.	UTILITY EASEMENT
UNK	UNKNOWN
UHH	UNKNOWN HANDHOLD
RISER BOX	UNKNOWN RISER BOX
(U)	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
W	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
	WELL
W	WEST
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	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.

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9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA 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.
11. 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.
12. 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.
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14. 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 LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

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

2/18/22 REVISED PER CLIENT COMMENT (EASEMENT LABELS - SPT)
REVISION COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDING, LLC.
RECORD INFORMATION
SEC. 9, TWNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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

21-353

1 OF 3

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway MF\SURVEY\Dwg - PDF\Survey\21-353 BTT_mr1.dwg, 2/18/2022 2:40 PM
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

DRAWN BY	LS
CHECKED BY	MTD
FIELD CREW	SV
FILENAME	21-353.DWG
SCALE	AS SHOWN
DATE	February 18, 2022

DATE	REVISION COMMENTS
2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABELS - SPT

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDING, LLC.
RECORD INFORMATION
SEC. 9, TWNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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

21-353

2 OF 3

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway,MF\SURVEY\Dwg - PDF\Survey\21-353 BTT_rev1.dwg, 2/18/2022 2:40 PM
CHRYSTOPHER TOMS, FLORIDA LICENSED SURVEYOR AND MAPPER
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

TREE TABLE:

TAG#	TREE NAME	DIAMETER(IN)
1101	PALM	
1102	PALM	
1103	PALM	
1104	PALM	
1105	PALM	
1106	PALM	
1107	PALM	
1108	PALM	
1109	PINE	20
1110	PINE	16
1111	PINE	12
1112	PINE	12
1113	PINE	10
1114	PALM	
1115	PINE	12
1116	PINE	14
1117	PINE	14
1118	PALM	
1119	PINE	15
1120	PINE	14
1121	PINE	12
1122	PINE	12
1123	PINE	8
1124	PINE	10
1125	PINE	14
1126	PINE	20
1127	PALM	
1128	PINE	8
1129	PINE	20
1130	PINE	16
1131	PINE	20
1132	PINE	16
1133	PINE	14
1134	PALM	
1135	PINE	10
1136	PINE	10
1137	PINE	10
1138	PALM	
1139	PALM	
1140	PALM	
1141	PALM	
1142	PALM	
1143	PALM	
1144	PALM	
1145	PALM	
1146	PALM	
1147	PALM	
1148	PALM	
1149	PALM	
1150	PALM	
1151	PALM	
1152	PALM	
1153	PALM	
1154	PALM	
1155	PALM	
1156	PALM	
1157	PALM	
1158	PALM	
1159	PALM	
1160	PALM	
1161	PALM	
1162	PALM	
1163	PALM	
1164	PALM	
1165	PALM	
1167	PALM	
1168	PALM	
1169	PALM	
1170	PALM	
1171	PALM	
1172	PALM	
1173	PALM	
1174	PALM	
1175	PALM	
1176	PALM	
1177	PALM	
1178	PALM	
1179	PALM	
1180	PALM	
1181	PALM	
1183	PALM	
1184	PALM	
1185	PALM	
1186	PALM	
1187	PALM	
1188	PALM	
1189	PALM	
1190	PALM	
1191	PALM	
1192	PALM	
1193	PALM	
1194	PALM	
1195	PINE	12
1196	PALM	
1197	PALM	
1198	MAHOGANY	13
1199	PINE	15
1200	PINE	13
1201	PINE	13
1202	MAHOGANY	6
1203	PALM	
1204	PINE	8
1205	PALM	
1206	PINE	16
1207	PALM	
1208	PINE	10
1209	PINE/FIG	48
1210	PINE	13
1211	PINE	15
1212	PINE	16
1213	PALM	
1214	PINE	20
1215	PINE	7

ENGINEERS SURVEYORS ENVIRONMENTAL

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DRAWN BY	LS
CHECKED BY	MTD
FIELD CREW	SV
FILENAME	21-353.DWG
SCALE	AS SHOWN
DATE	February 16, 2022

DATE	REVISION COMMENTS
2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABELS - SPT

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21-353

3 OF 3

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway MF\SURVEY\Dwg - PDF\Survey\21-353.BTT_rev1.dwg, 2/18/2022 2:40 PM
DISTRIBUTED BY EDC-INC. - This PDF EXPRESS ARE SERVICES. THERE EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS, WHICH MAY NOT BE DISPROVED, DISCLOSED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. AND ANY REUSE OR ADAPTATION BY EDC, INC. SHALL INDEMNIFY AND HOLD HARMLESS EDC, INC. FROM ALL CLAIMS, DAMAGES AND EXPENSES ARISING OUT OF SUCH UNAUTHORIZED REUSE OR ADAPTATION. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER WHOSE NAME APPEARS HEREON. ALL UNAUTHORIZED OR ALTERED COPIES OF THIS DRAWING ARE NOT AUTHENTIC AND ARE PROHIBITED. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS. REUSE OF THIS SURVEY WITHOUT THE EXPRESS AND WRITTEN CONSENT OF EDC, INC. FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE INTENDED ONLY FOR WHICH IT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. AND ANY REUSE OR ADAPTATION BY EDC, INC. SHALL INDEMNIFY AND HOLD HARMLESS EDC, INC. FROM ALL CLAIMS, DAMAGES AND EXPENSES ARISING OUT OF SUCH UNAUTHORIZED REUSE OR ADAPTATION. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER WHOSE NAME APPEARS HEREON. ALL UNAUTHORIZED OR ALTERED COPIES OF THIS DRAWING ARE NOT AUTHENTIC AND ARE PROHIBITED. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS. REUSE OF THIS SURVEY WITHOUT THE EXPRESS AND WRITTEN CONSENT OF EDC, INC. FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE INTENDED ONLY FOR WHICH IT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.


Sailfish Cay ERP's
Suburban Extended Stay Hotel Stuart Near...
AutoZone Auto Parts
Beauty Bar
Ahn's Martial Arts Academy
Tijuana Flats
Jupiter Donuts
Sonny's BBQ
Ex. Pipe and MES
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
Monterey Glass Specialists
NAPA Auto Parts - Performance
Google Earth
800 ft
N



Map Scale: 1:2,910 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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

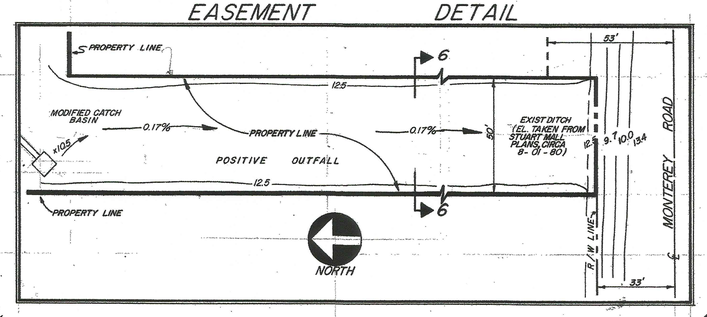
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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%**

AF 13308

EASEMENT DETAIL



NORTH

SCALE - 1" = 50'

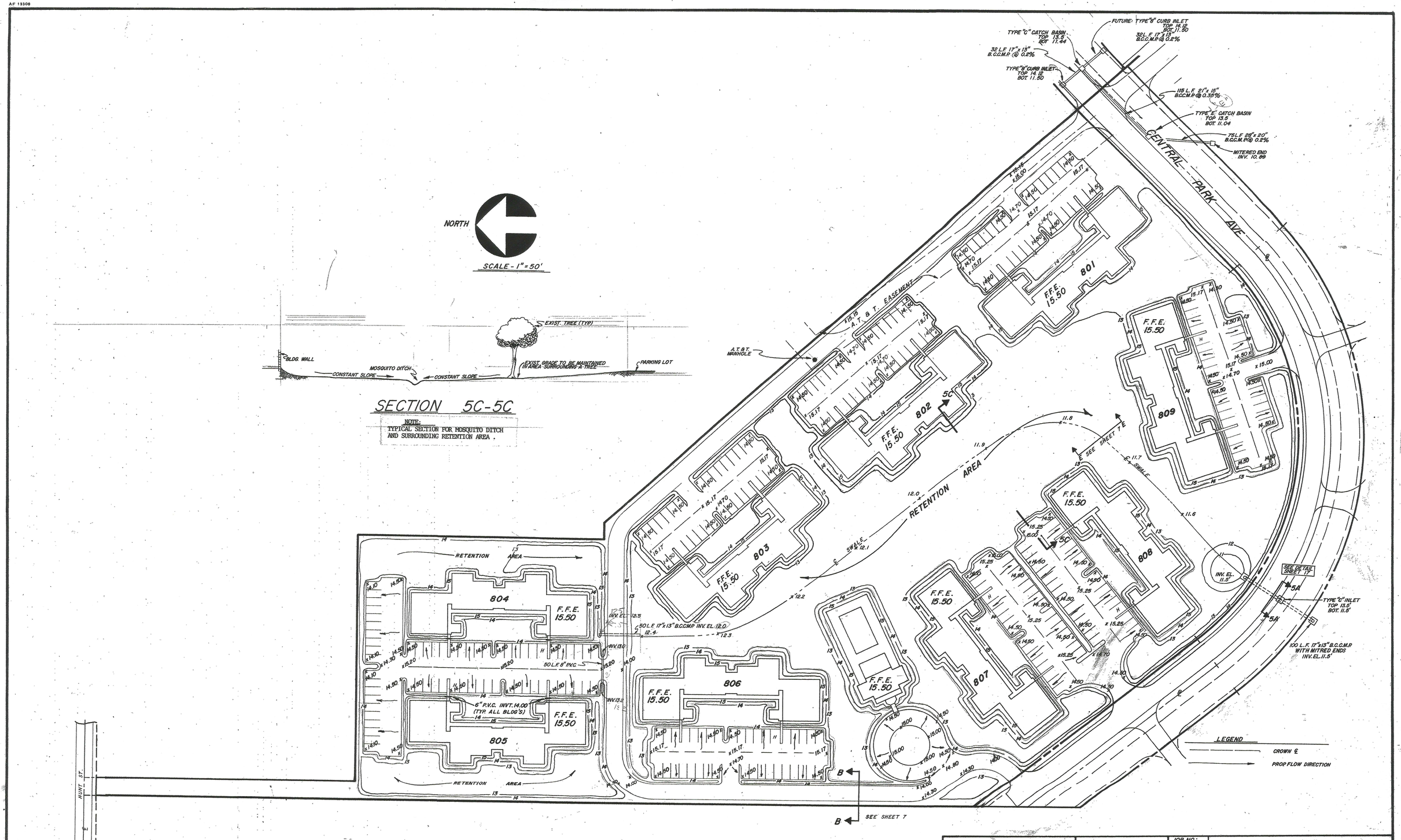
SECTION 6-6

	JOB NO.: 333-01	SHEET TITLE: DRAINAGE PLAN
	FIELD BK.:	
	FILE NO.:	PROJECT: TOWNE PARK SOUTH

PROFESSIONAL ENGINEER
FLORIDA CERT. NO. 19658

MATHERS & ASSOCIATES
ENGINEERS · SURVEYORS
DESIGNERS · LAND PLANNERS · CONSULTANTS
41 KINDRED AVE. · STUART, FLORIDA
(305) 287-0525

SHEET NO. 6 OF 18



REVISIONS		
BY	DATE	DESCRIPTION
M.M.	7/27/81	ADD · SWALE

DRAWN BY: R.F.P. JR./WANG
CHECK BY: W. J. M.
DATE: 4-28-81
SCALE: 1" = 50'

PROFESSIONAL ENGINEER FLORIDA CERT. NO. 19658

JOB NO.: 333-01
FIELD BK.:
FILE NO.:

SHEET TITLE
DRAINAGE PLAN

PROJECT
TOWNE PARK NORTH

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DESIGNERS · LAND PLANNERS · CONSULTANTS
41 KINDRED AVE. · STUART, FLORIDA
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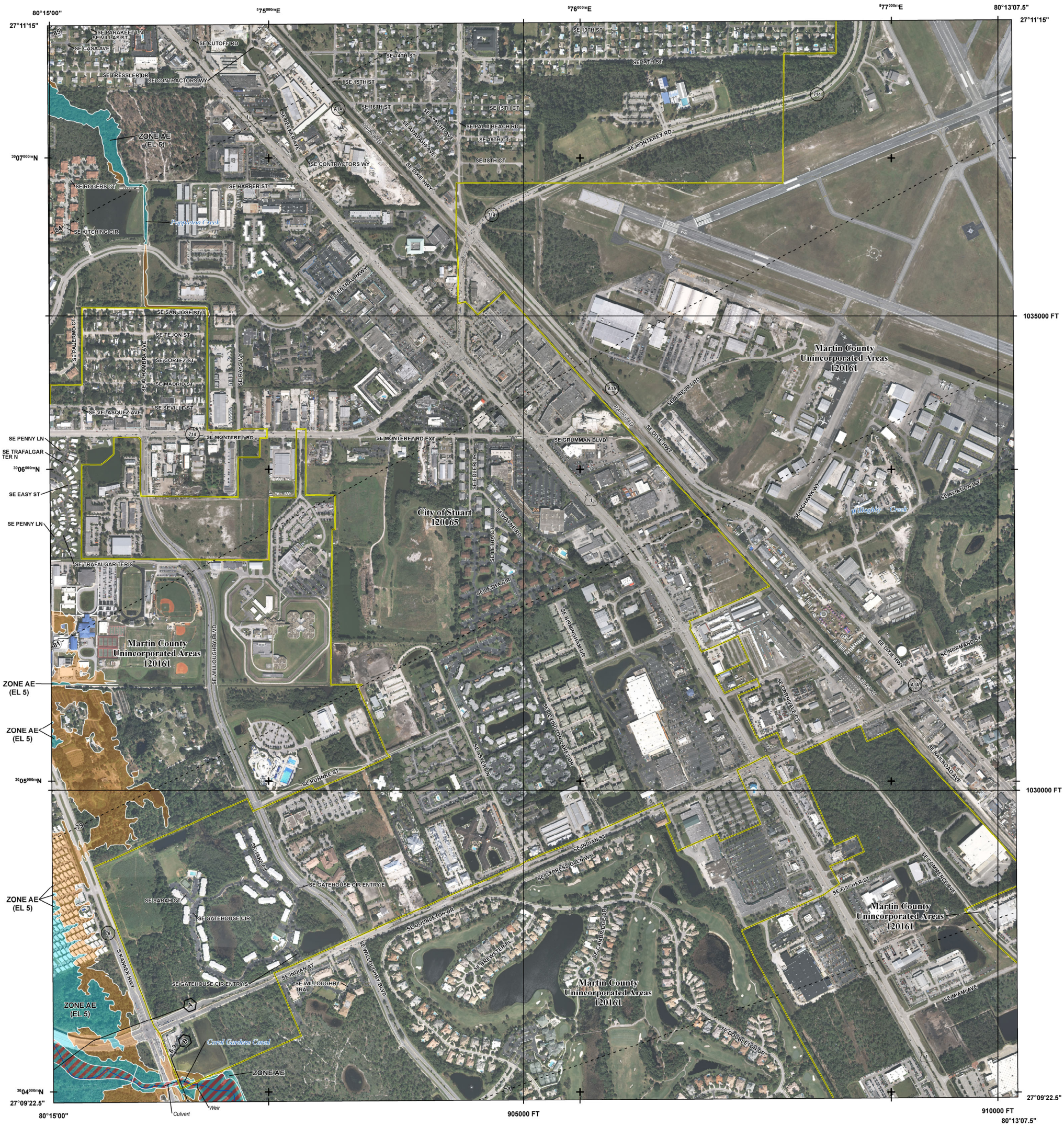
SHEET NO. 5 OF 18



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Martin County Information Technology Services Department, dated 2003, 2012 and 2015; the Florida Department of Transportation, dated 2014, 2015 and 2016; the U.S. Geological Survey, dated 2006; and the U.S. Department of Agriculture, dated 2016.

SCALE

N

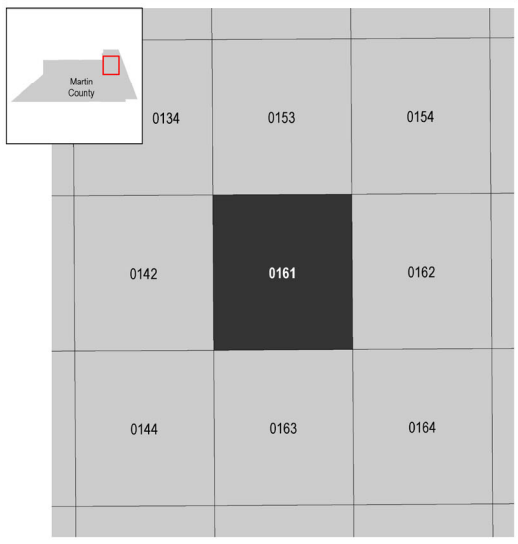
Map Projection:
State Plane Transverse Mercator, Florida East Zone 0901; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

MARTIN COUNTY, FLORIDA
and Incorporated Areas

PANEL 161 OF 527

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARTIN COUNTY	120161	0161	H
STUART, CITY OF	120165	0161	H

VERSION NUMBER
2.3.3.2

MAP NUMBER
12085C0161H

MAP REVISED
FEBRUARY 19, 2020

Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6

GO TO INTRODUCTION PAGE

2/18/2022

Blue Numbers =	Input data
Red Numbers =	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

VIEW ZONE MAP

Meteorological Zone (Please use zone map): CLICK ON CELL BELOW TO SELECT — Zone 2

Mean Annual Rainfall (Please use rainfall map): 55.00 Inches

VIEW MEAN ANNUAL RAINFALL MAP

Type of analysis: CLICK ON CELL BELOW TO SELECT — Net improvement

Treatment efficiency (N, P) (ex 80 70 (no decimal points) **use only for specified removal efficiency**): % %

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 WET DETENTION SYSTEMS

METHODOLOGY FOR GREENROOF SYSTEMS

METHODOLOGY FOR WATER HARVESTING SYSTEMS

WATERSHED CHARACTERISTICS V 8.6

GO TO STORMWATER TREATMENT ANALYSIS

Blue Numbers = Input data | Red Numbers = Calculated | LAND USES/EMC

SELECT CATCHMENT CONFIGURATION 2/18/2022

CLICK ON CELL BELOW TO SELECT CONFIGURATION: D - 3 Catchment-Series

VIEW CATCHMENT CONFIGURATION

COMINGLING | MULTI-LAND USE

GO TO GENERAL SITE INFORMATION PAGE

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

VIEW AVERAGE ANNUAL RUNOFF "C" Factor

VIEW EMC & FLUCCS

GO TO GIS LANDUSE DATA

CATCHMENT NO.1

Delay [hrs] | CATCHMENT NO.1 NAME: SailFish Cay

max delay = 15 hrs.

Pre-development land use:	CLICK ON CELL BELOW TO SELECT: Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162
with default EMCs	
Post-development land use:	CLICK ON CELL BELOW TO SELECT: 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

OVERWRITE DEFAULT CONCENTRATIONS USING:

	PRE:	POST:
EMC(N):	mg/L	mg/L
EMC(P):	mg/L	mg/L

USE DEFAULT CONCENTRATIONS

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

CATCHMENT NO.2

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:	POST:
EMC(N):	mg/L	mg/L
EMC(P):	mg/L	mg/L

USE DEFAULT CONCENTRATIONS

Average annual pre runoff volume:		ac-ft/year
Average annual post runoff volume (note no BMP area):		ac-ft/year
Pre-development Annual Mass Loading - **Nitrogen:**		kg/year
Pre-development Annual Mass Loading - **Phosphorus:**		kg/year
Post-development Annual Mass Loading - **Nitrogen:**		kg/year
Post-development Annual Mass Loading - **Phosphorus:**		kg/year

CATCHMENT NO.3

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: PLEASE SELECT LAND USE:
with default EMCs	

Total pre-development catchment area:		AC
Total post-development catchment or BMP analysis area:		AC
Pre-development Non DCIA CN:		
Pre-development DCIA percentage:		%
Post-development Non DCIA CN:		
Post-development DCIA percentage:		%
Estimated BMP Area (no loading from this area)		AC

OVERWRITE DEFAULT CONCENTRATIONS:

	PRE:	POST:
EMC(N):	mg/L	mg/L
EMC(P):	mg/L	mg/L

USE DEFAULT CONCENTRATIONS

Average annual pre runoff volume:		ac-ft/year
Average annual post runoff volume (note no BMP area):		ac-ft/year
Pre-development Annual Mass Loading - **Nitrogen:**		kg/year
Pre-development Annual Mass Loading - **Phosphorus:**		kg/year
Post-development Annual Mass Loading - **Nitrogen:**		kg/year
Post-development Annual Mass Loading - **Phosphorus:**		kg/year

CATCHMENT NO.4

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: PLEASE SELECT LAND USE:
with default EMCs	

Total pre-development catchment area:		AC
Total post-development catchment or BMP analysis area:		AC
Pre-development Non DCIA CN:		
Pre-development DCIA percentage:		%
Post-development Non DCIA CN:		
Post-development DCIA percentage:		%
Estimated BMP Area (no loading from this area)		AC

OVERWRITE DEFAULT CONCENTRATIONS:

	PRE:	POST:
EMC(N):	mg/L	mg/L
EMC(P):	mg/L	mg/L

USE DEFAULT CONCENTRATIONS

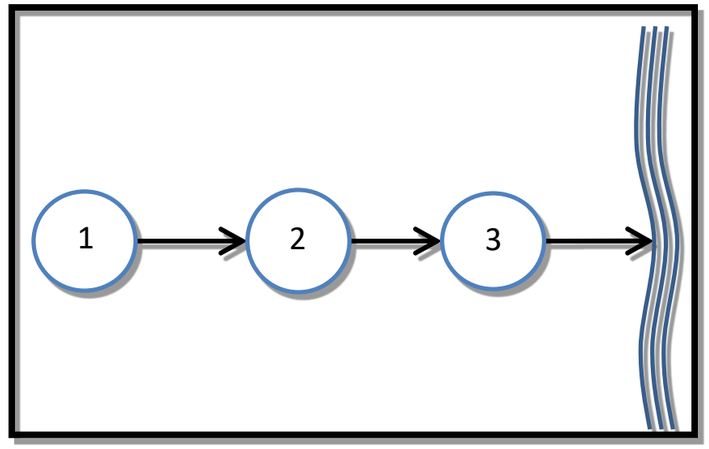
Average annual pre runoff volume:		ac-ft/year
Average annual post runoff volume (note no BMP area):		ac-ft/year
Pre-development Annual Mass Loading - **Nitrogen:**		kg/year
Pre-development Annual Mass Loading - **Phosphorus:**		kg/year
Post-development Annual Mass Loading - **Nitrogen:**		kg/year
Post-development Annual Mass Loading - **Phosphorus:**		kg/year

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	%

Select one of the BMPs below to analyze efficiency or review the summary data.

RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.	
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET		
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE		

WET DETENTION / MANAGED AQUATIC PLANTS: 2/18/2022 V 8.6

Blue Numbers =	Input data
Red Numbers =	Calculated or Carryover

Also called: FLOATING ISLANDS and includes a wet detention pond: | **Sailfish Cay**

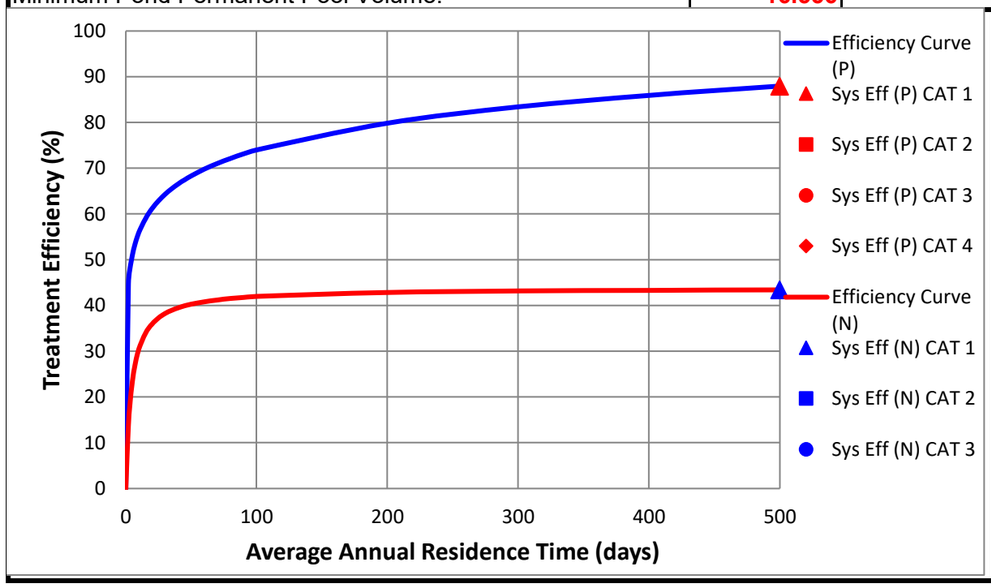
GO TO STORMWATER TREATMENT ANALYSIS

	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Total pre-development catchment area:	4.880	0.000	0.000	0.000	ac
Total post-development catchment area:	4.380	0.000	0.000	0.000	ac
Average annual residence time (between 1 and 500 days)	500.00				days
Littoral Zone or other improvements used?*	YES	NO	NO		
Littoral Zone or other improvement efficiency credit:	0.10	0.00	0.00		%
Floating Wetland or Mats used in the design:	NO	NO	NO		
Floating Wetland or Mats credit:	0.00	0.00	0.00		%
Total **Nitrogen** removal required:	84.150				%
Total **Phosphorus** removal required:	93.237				%
Total **Nitrogen** removal efficiency:	43.427	0.000	0.000	0.000	%
Total **Phosphorous** removal efficiency:	87.968	0.000	0.000	0.000	%
Is the wet detention sufficient:	NO				
Average annual runoff volume:	12.086				ac-ft/yr

* pond coverage must follow Regulatory Requirements

Wet Detention Pond Characteristic:

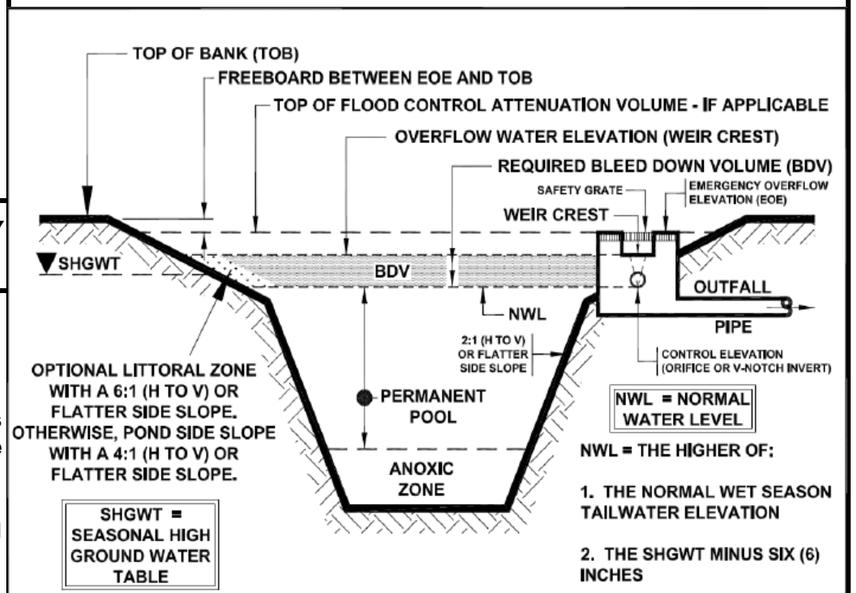
Minimum Pond Permanent Pool Volume:	16.556				ac-ft



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of the treatment efficiency graphs is to help illustrate the treatment efficiency of the wet detention system as the function of average annual residence time (and permanent pool volume). The graph illustrates that there is a point of diminished return as the permanent pool volume is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.

REQUIRED REMAINING TREATMENT EFFICIENCIES OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION. USE FOR SIZING OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION.



TYPICAL X-SECTION OF A WET DETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at: http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater, March 2010

RETENTION BASIN: 2/18/2022 V 8.6

Blue Numbers =	Input data
Red Numbers =	Calculated or Carryover

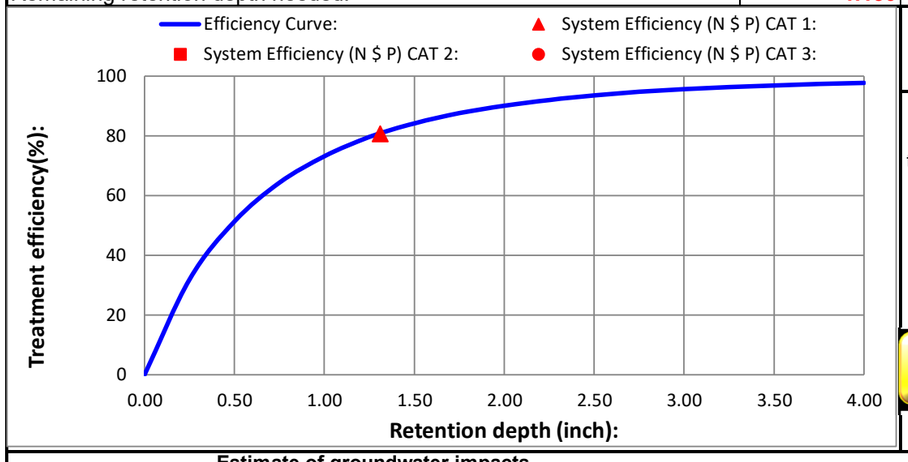
RETENTION BASIN SERVING: Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Loadings from BMP area are contained by the BMP, thus no BMP area load.	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Watershed area cotributing to basin:	4.380	0.000	0.000	0.000	ac
Required Treatment Eff (**Nitrogen**):	84.150				%
Required Treatment Eff (**Phosphorus**):	93.237				%
Required retention depth over the watershed to meet required efficiency:	2.440	0.000	0.000	0.000	in
Required water quality retention volume:	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):

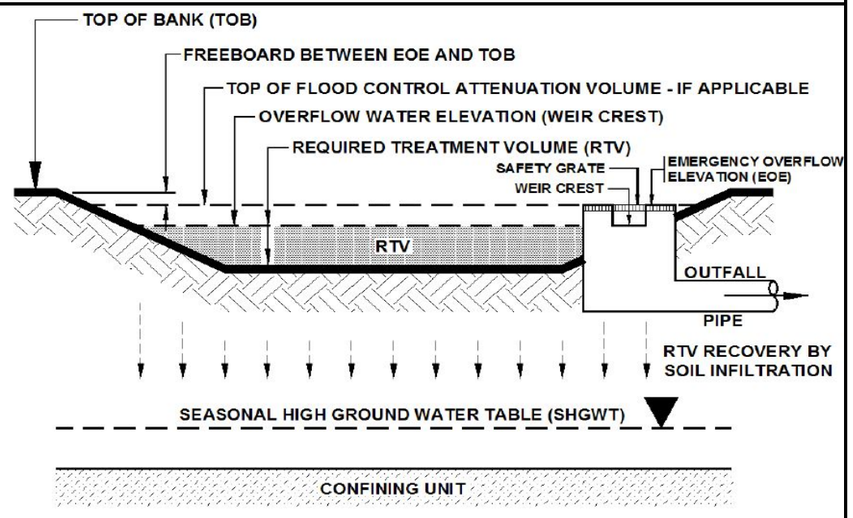
Retention volume based on retention depth and Total area - BMP area	0.478	0.000	0.000	0.000	ac-ft
Provided retention depth (0.1-3.99 inches over the watershed)	1.310				in
Provided treatment efficiency (**Nitrogen**):	80.797	0.000	0.000	0.000	%
Provided treatment efficiency (**Phosphorus**):	80.797	0.000	0.000	0.000	%
Remaining treatment efficiency (**Nitrogen**):	17.460				%
Remaining treatment efficiency (**Phosphorus**):	64.783				%
Remaining retention depth needed:	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



TYPICAL CROSS SECTION OF A "DRY" RETENTION SYSTEM

View Media Mixes

Estimate of groundwater impacts	Catchment 1	Catchment 2	Catchment 3	Catchment 4
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 (%)				

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.

EXFILTRATION TRENCH:

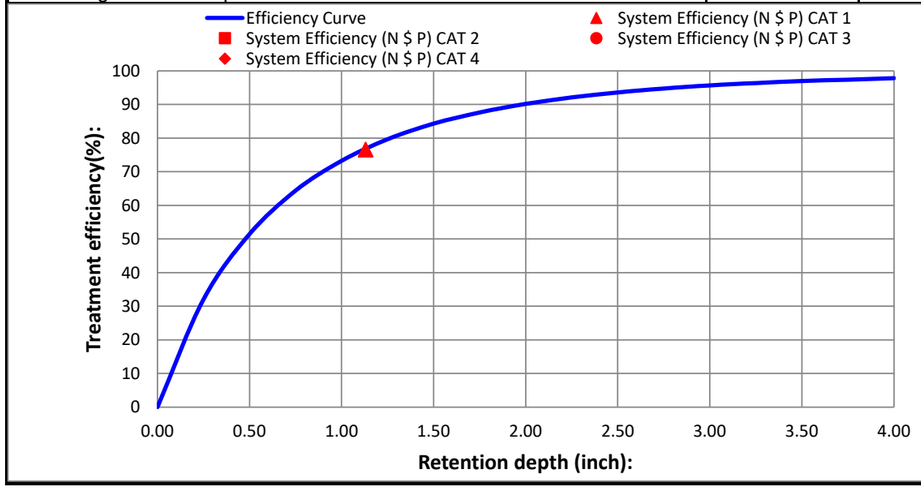
2/18/2022 V 8.6

EXFILTRATION TRENCH SERVING: Sailfish Cay

Note: There are loadings from this BMP area above the trench.	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Contributing catchment area:	4.880	0.000	0.000	0.000	ac
Required treatment efficiency (**Nitrogen**):	84.150				%
Required treatment efficiency (**Phosphorus**):	93.237				%
Required retention for the entire catchment to meet required efficiency:	2.440	0.000	0.000	0.000	in
Required water quality retention volume:	0.992	0.000	0.000	0.000	ac-ft

This is an underground system, thus there is no surface area loading reduction for the area of exfiltration

Provided retention depth(0.1-3.99 inches):	1.130				in
Provided treatment efficiency (**Nitrogen**):	76.625	0.000	0.000	0.000	%
Provided treatment efficiency (**Phosphorus**):	76.625	0.000	0.000	0.000	%
Remaining treatment efficiency needed (**Nitrogen**):	32.192				%
Remaining treatment efficiency needed (**Phosphorus**):	32.192				%
Remaining retention depth needed if retention:	1.310	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. The graph illustrates that there is a point of diminished return as the retention depth is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.

CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY V 8.6

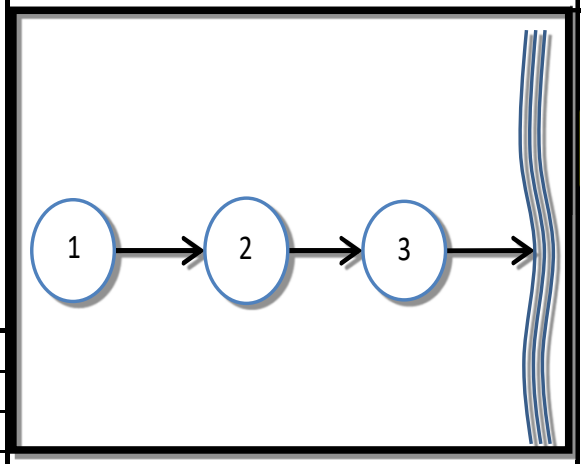
CALCULATION METHODS:

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 BMPTRAINS MODEL
Nitrogen Pre Load (kg/yr)	5.48		
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

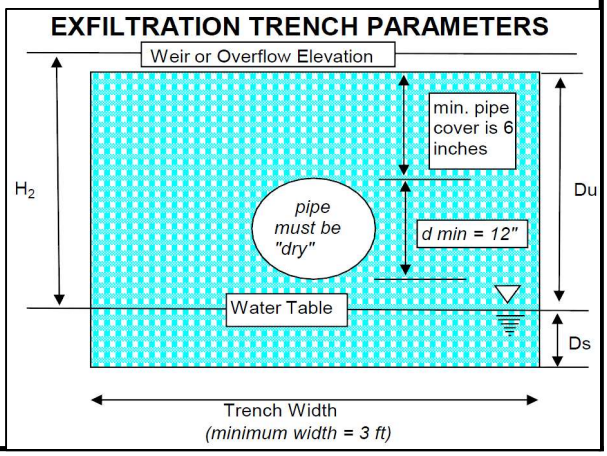
Water quality volume, V_{wq} (Ac-ft)	0.660	*WQ governed by 2.5" x % Impervious
Water quality volume, V_{wq} (Ac-in)	7.92	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional ***retention storage volume*** as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration 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 Ds < Du, and W < 2*(Ds + Du) ➡ No / Yes ➡

$$L = \frac{V}{k \times (H2 * W + 2 * H2 * Du - Du^2 + 2 * H2 * Ds) + (1.39 \times 10^{-4} * W * Du)}$$

If Ds > Du, or W > 2*(Ds + Du) ➡ Yes / No ➡

$$L = \frac{V}{k \times (2 * H2 * Du - Du^2 + 2 * H2 * Ds) + (1.39 \times 10^{-4} * W * Du)}$$

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

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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 reccomended 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.

(Unpaved) $V = 16.1345 * (s)^{.5}$
(Paved) $V = 20.3282 * (s)^{.5}$

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 T2:

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 T1A+T1B+T2 21.0

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

$A_2 = 2((V_2-V_1)/(S_2-S_1)) - A1$

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
14.00	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 reccomended 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.

(Unpaved) $V = 16.1345 * (s)^{.5}$
(Paved) $V = 20.3282 * (s)^{.5}$

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 T2:

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 T1A+T1B+T2 31.0

Post Development Water Quality Calculations

Project: Sailfish Cay
Project #: 21-353

Engineer MDL
Date 2/16/2022
Revised:

1-inch Over the Project Area - per SFWMD

(Treated Volume) 1-inch * 1-ft/12-in * **4.88** (PROJECT AREA (EXCLUDES UNDEV/WETLANDS)) = 0.41 ac-ft (TREATED VOLUME)

2.5-inches Times the Percent Impervious - per SFWMD

(Site Area) 4.88 (PROJECT AREA (AC)) - (0.50 (LAKES (AC)) + 1.63 (ROOFS (AC))) = 2.75 ac (SITE AREA)

(Impervious Area) 2.75 (SITE AREA (AC)) - 1.42 (PERVIOUS AREA (AC)) = 1.33 ac (IMPERVIOUS AREA)

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 48.38%

(2.5-in * % Imp.) 2.5-inches * 48.38% (PERCENT IMPERVIOUS) = 1.21 (INCHES TO BE TREATED)

(Treated Volume) 1.21 (TREATED (IN)) * 1-ft/12-in * 4.38 (PROJECT AREA - LAKES (AC)) = 0.44 (TREATED VOLUME)

	SFWMD - STND	OFW - 150%	
Required Wet Detention =	**0.44**	**0.66**	
Required Dry Detention =	**0.33**	**0.50**	
Required Retention =	**0.22**	**0.33**	
	2.5" Times Impervious Governs		

* An additional 0.5-inch of pretreatment for industrial or commercial projects will be needed.
* Per SFWMD, standard water quality volume is 100% for wet detention, 75% for dry detention, and 50% for dry retention
* OFW volume is 150% of the standard SFWMD criteria

Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft) 8.50	9.00	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00
Pond @ CE	Vertical	0.5000	8.50	8.50	0.00	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00	4.25	4.50	4.75
Pond Slopes	Linear	0.1280	8.50	10.50	0.00	0.01	0.03	0.07	0.13	0.19	0.26	0.32	0.38	0.45	0.51	0.58	0.64	0.70	0.77	0.83	0.90	0.96	1.02	1.09
Bio-Swale Bottom	Vertical	0.0167	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.05	0.05	0.06	0.07	0.08
Bio-Swale Slopes	Linear	0.1033	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28	0.34	0.39	0.44	0.49
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

$A_2 = 2((V_2-V_1)/(S_2-S_1)) - A1$

Stage	Volume
Basin Storage (Does not include exfil)	
8.50	**0.00**
9.00	**0.26**
9.50	**0.53**
10.00	**0.82**
10.50	**1.13**
11.00	**1.48**
11.50	**1.92**
12.00	**2.44**
12.50	**3.05**
13.00	**3.85**
13.50	**4.95**
14.00	**6.37**

Set Water Quality Elevation

Total Water Quality Volume Required:	0.66 ac-ft	<---	Based on 2.5 times percent impervious (See WQTV Calculations)
Retention Volume Required for Net Improvement:	0.48 ac-ft	<---	Based on Net Improvement (See BMPTrains Calculations)
Retention Volume Remaining for Net Improvement:	0.48 ac-ft	<--	Based on remaining Retention Volume in Lake after Exfiltration and PPV in Lake
Retention Volume Stage for Net Improvement:	**9.41** NAVD	<---	Bleeder set at 10.00 NAVD
Detention Water Quality Volume Remaining:	**0.18** ac-ft		
Required Water Quality Detention Stage:	**9.73** NAVD		
Overflow Weir Elevation:	11.00 NAVD	<---	Proposed Weir Elevation
Water Quality Detention Volume Provided:	**1.32** ac-ft		
Total Water Quality Volume Provided:	**1.80** ac-ft		

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 **Engineer:** MDL
Project #: 21-353 **Date:** 2/16/2022

Allowed discharge in the first 24-hours is .5-inches of the required detention.

(Discharge Volume) 0.5-inch * 1-ft/12-in * 4.380 (PROJECT AREA - LAKES (AC)) = 0.183 (TREATED VOLUME) ac-ft

(Conversion) 1-day / 86,400-sec. * 43,560-sf / 1-acre * 0.183 (VOLUME (AC-FT)) = 0.092 (DISCHARGE) cfs

Basin Area = 7.970 ac

Lake Area = 0.000 ac

Bleeder Elevation = 10.00 ft

Bleeder Size (dia) = 3.00 in * First iteration use 3-inch diameter bleeder.

Number of bleeders = 1.00 * Enter the number of bleeders.

Water Quality Stage = 11.00 ft * Enter water quality staqe 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 = 0.092 cfs
H = 0.875 feet

A = 0.0205 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 = 0.0205 sq.ft.

d = 0.1615 feet

Finally, the diameter in inches

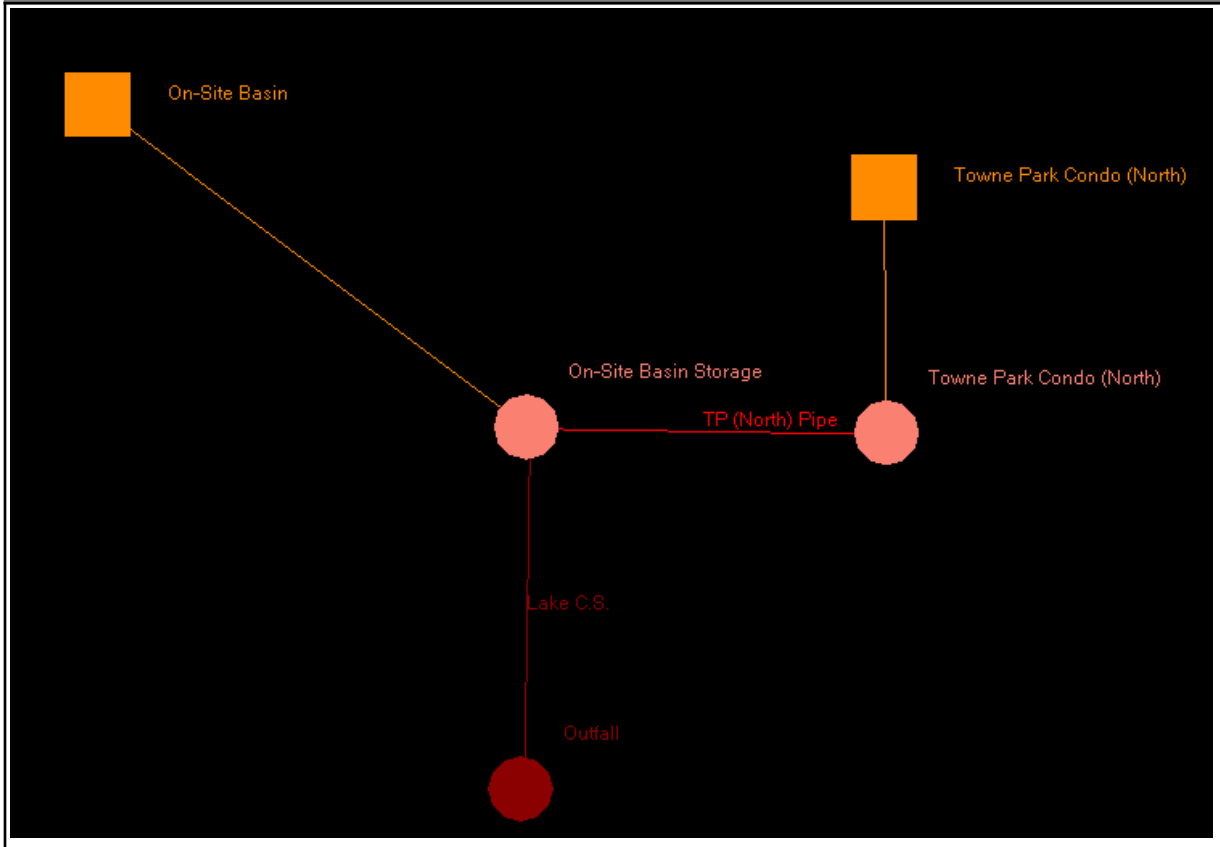
d = 1.94 inches Use minimum sized bleeder

* 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.

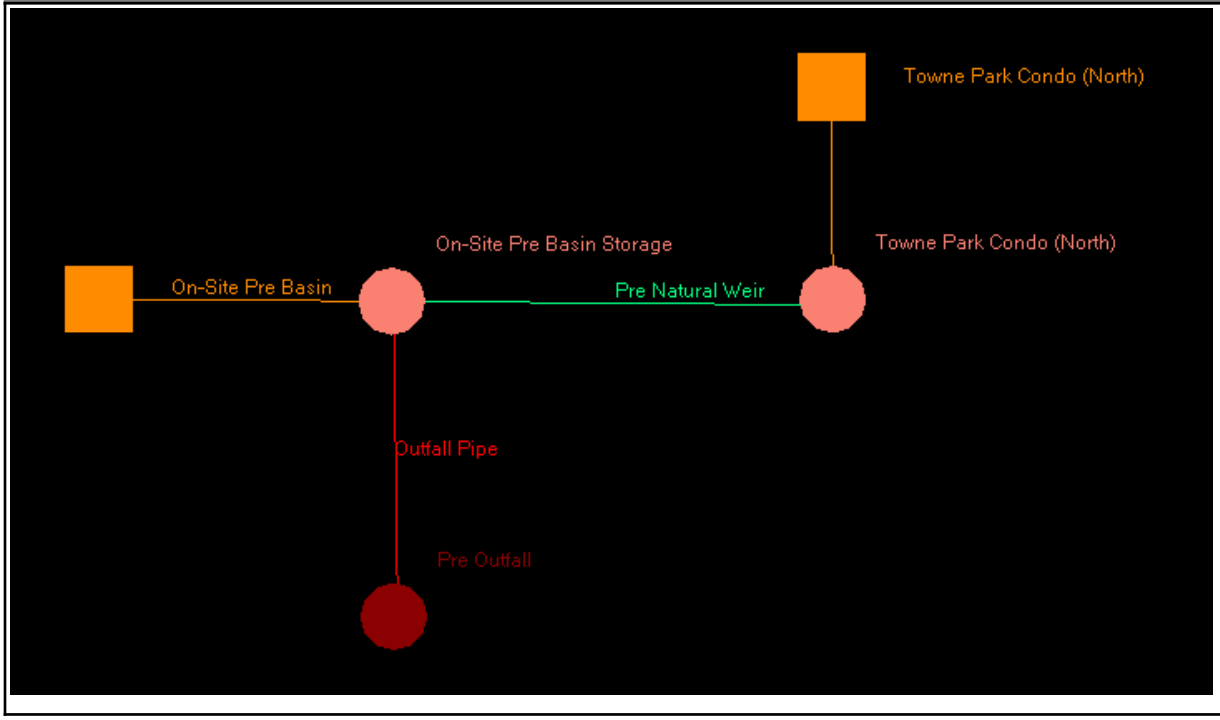
Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

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 Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 7.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
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 Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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 Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SFWMD-72

Rainfall Amount: 15.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area (1D): 100 ft2

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 Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 3-1

Scenario: Post Development
Run Date/Time: 3/22/2022 3:21:05 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	5.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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 Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
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:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		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 Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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 Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 11.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
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 Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	5.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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 Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSIII-24
Rainfall Amount: 6.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
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 Storage	Manning's N:	0.0110	Manning's N:	0.0110
		Geometry: Circular		Geometry: Circular	
To Node:	Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	366.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	10.00 ft	Ref Node:	
Control Elevation:	10.00 ft	Discharge Coefficients	
Max Depth:	0.25 ft	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
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	100.00 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.00	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

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] (ft^2):	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

Scenario Input Data

Scenario 1 :: Slug Load Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 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	

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)
Instantanerous 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

Detailed Results :: *Scenario 1 :: Slug Load Recovery*

Elapsed Time (hours)	Instantaneous Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Combined Instantaneous Discharge Rate (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Combined Cumulative Discharge (ft³)	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.

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.

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 21-222
July 19, 2021

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 minium 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.

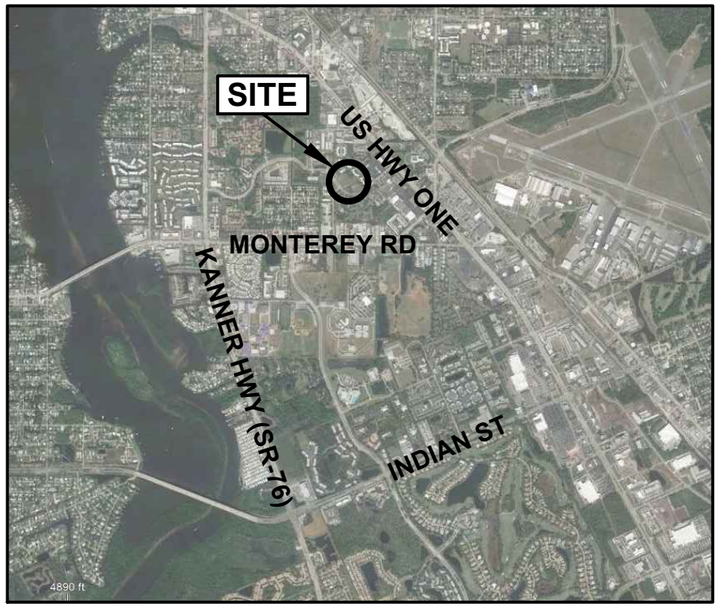
Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER GREGERS ANDERSEN ★ LICENSE No. 57956 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

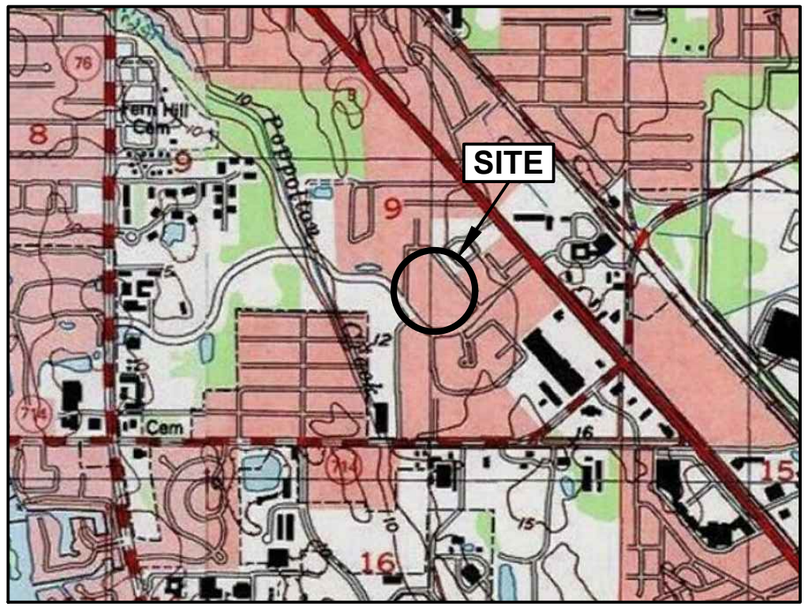
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956
7-19-21

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

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

AACE

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

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

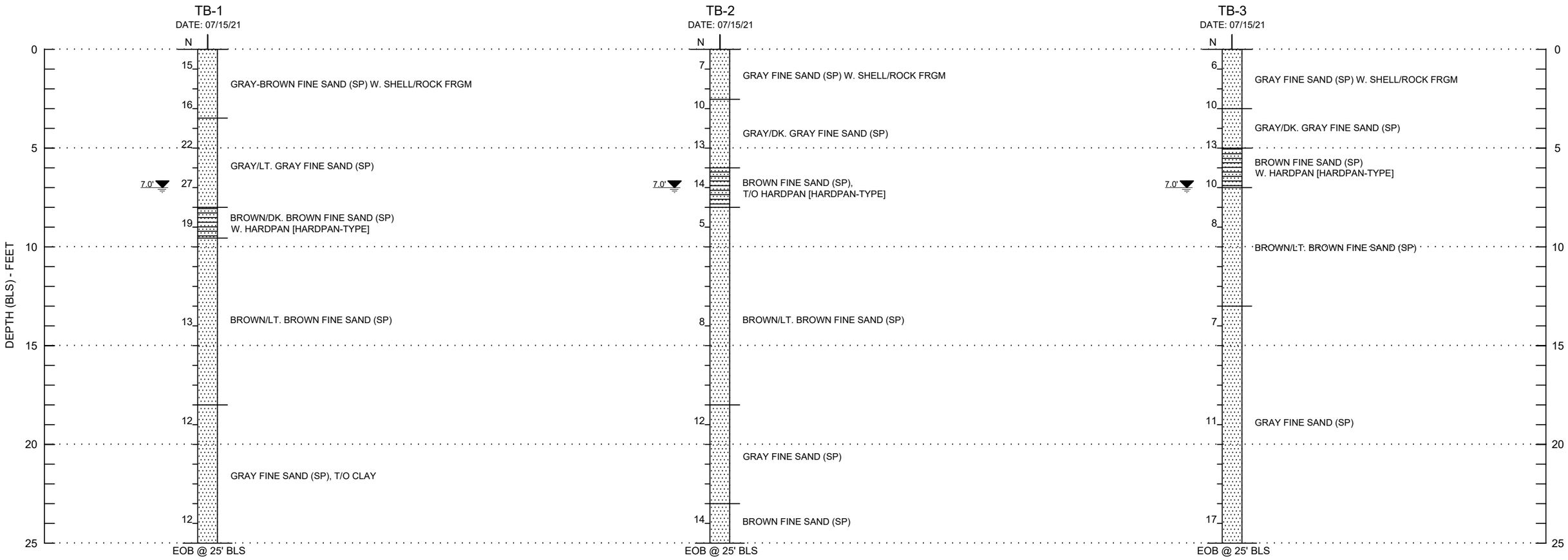
Shown and noted field work locations are approximate, and were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances, forest canopy cover, local weather conditions, etc. may affect the accuracy of the GPS instrument readings. The shown field work locations should be considered accurate only to the degree implied by the method of measurement used.

NORTH

NOT TO SCALE

Graphical sources:
- **Google Earth Pro**
- **Conceptual Site Plan provided by Johnston Group**

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com	**FIELD WORK LOCATION PLAN**	LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION 751 KENNEDY CROSSING 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:

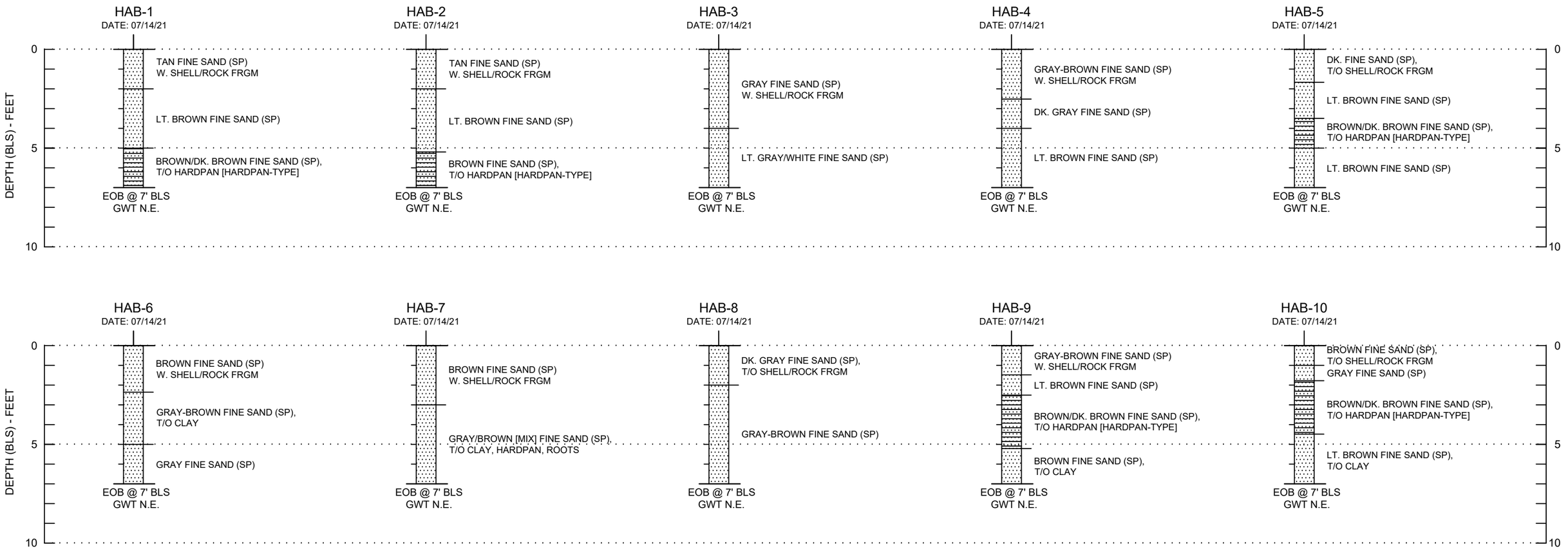
TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE 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"
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	WEIGHT: 140 LBS
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	TYPE: SAFETY/MANUAL
	EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

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)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB-#	HAND AUGER BORING (ASTM D1452)
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
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)

DRILL CREW CHIEF: DB
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
CASING: NONE
SPLIT-SPOON SAMPLER:
- LENGTH: 24"
- OUTSIDE DIAMETER: 2.0"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
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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

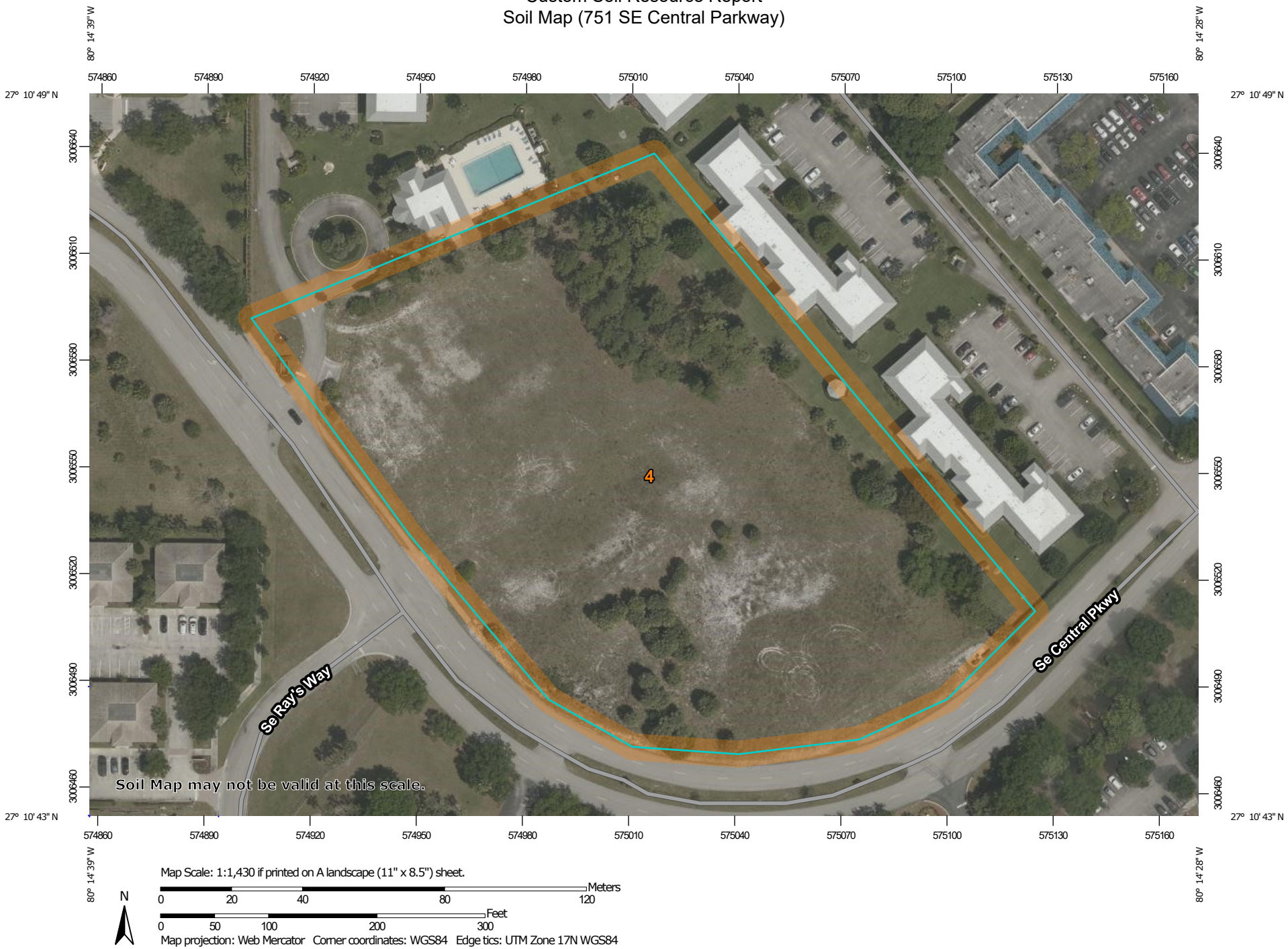
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Martin County, Florida

751 SE Central Parkway



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

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 (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	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 our 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 recordedand 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 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) 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)

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:

Descriptive Term		**Thickness**
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:

Symbol	Typical Description
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

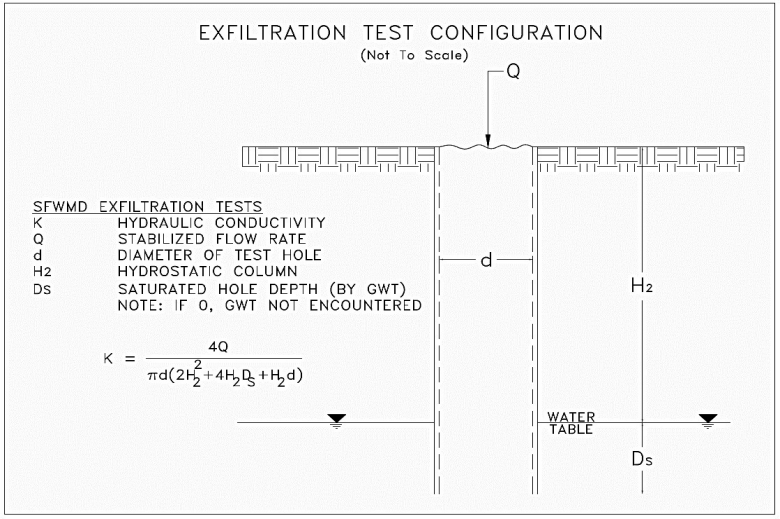
Soil Hydraulic Conductivity Test Reports

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	

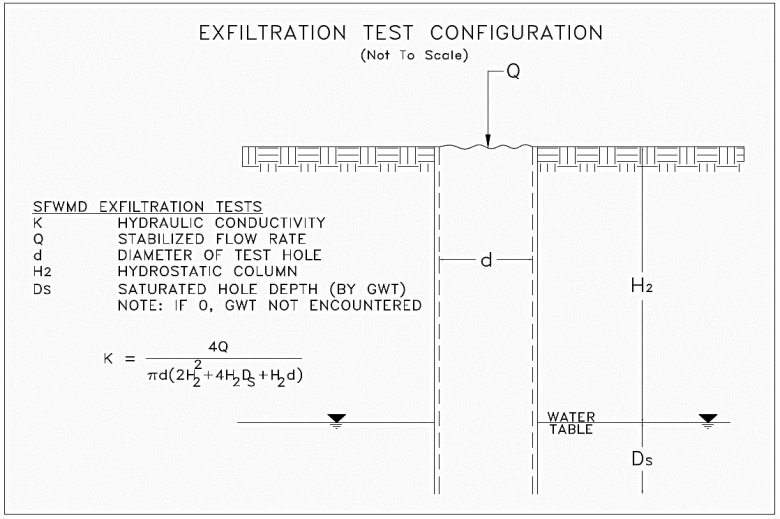
NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
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 Geotechncial 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.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Appendix E: Supporting Drainage Report

MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525
Fax: (772) 220-8686

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

USUAL OPEN - HOLE TEST EVALUATION
SOUTH FLORIDA WATER MANAGEMENT METHOD

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: $\frac{d*Ln(H1/H2)}{(2H1+2H2+4Ds + d)*(t2 - t1)}$

Where: k = **1.685E-04** cfs/ft^2 Hydraulic conductivity (**5.14E-03** cm/sec)
d = **0.33** ft Diameter of tests hole
K = **14.5593893** ft/day

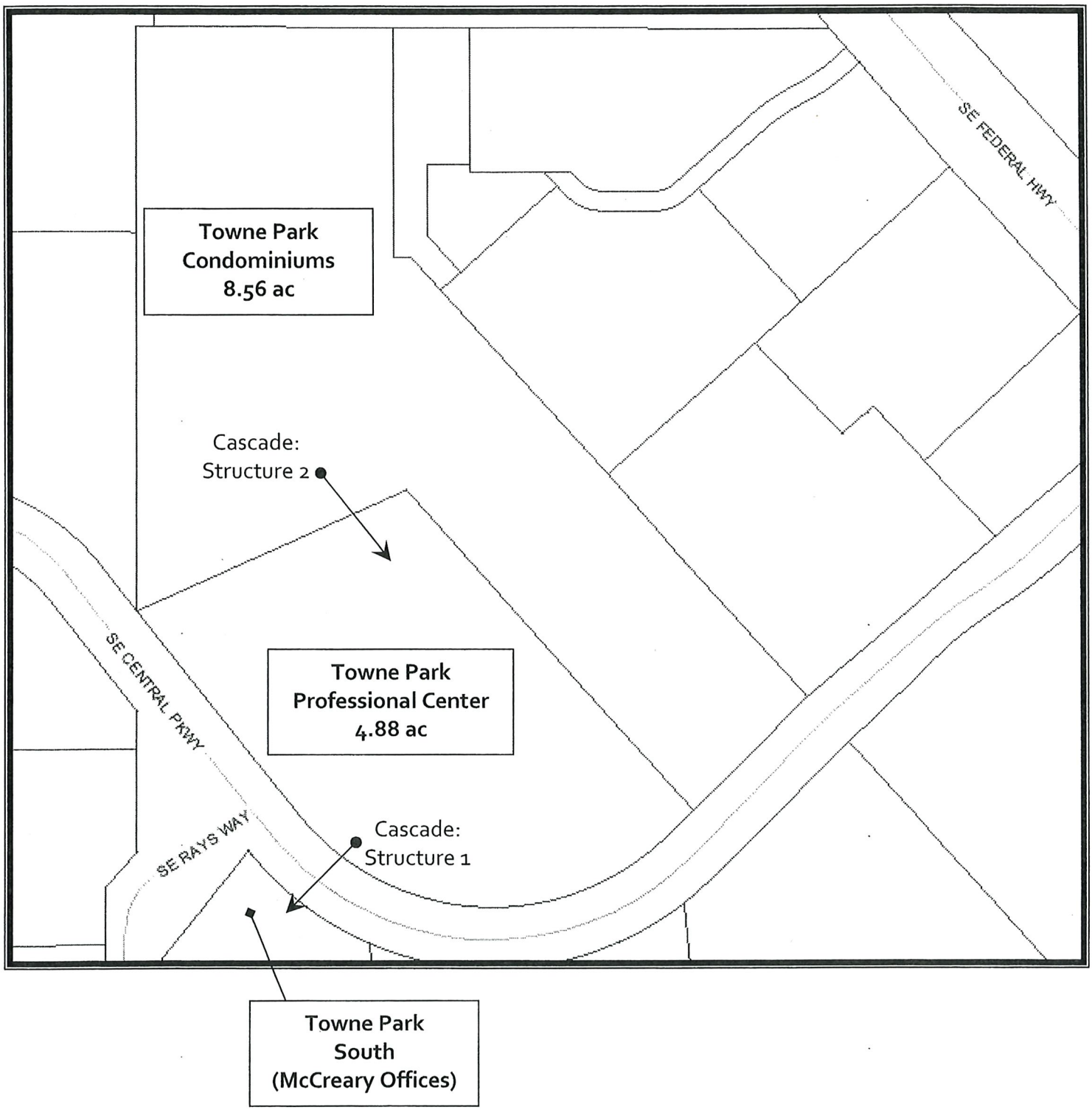
Soil profile:	EX-1
0.0 - 2"	Dk. Brown SAND, trace roots & Shells
2" - 8"	Lt. Brown m-f SAND, tr Shells
8" - 1.7'	Tan m-f SAND, trace Shells
1.7' - 2.6'	Black Peat
2.6' - 3.8'	Black to gray f-m SAND
3.8' - 5.7'	Tan to Dk. Brown f-m SAND, trace silt

MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Hwy.
Stuart, FL 34996
Phone: (561) 287-0525
Fax: (561) 220-8686

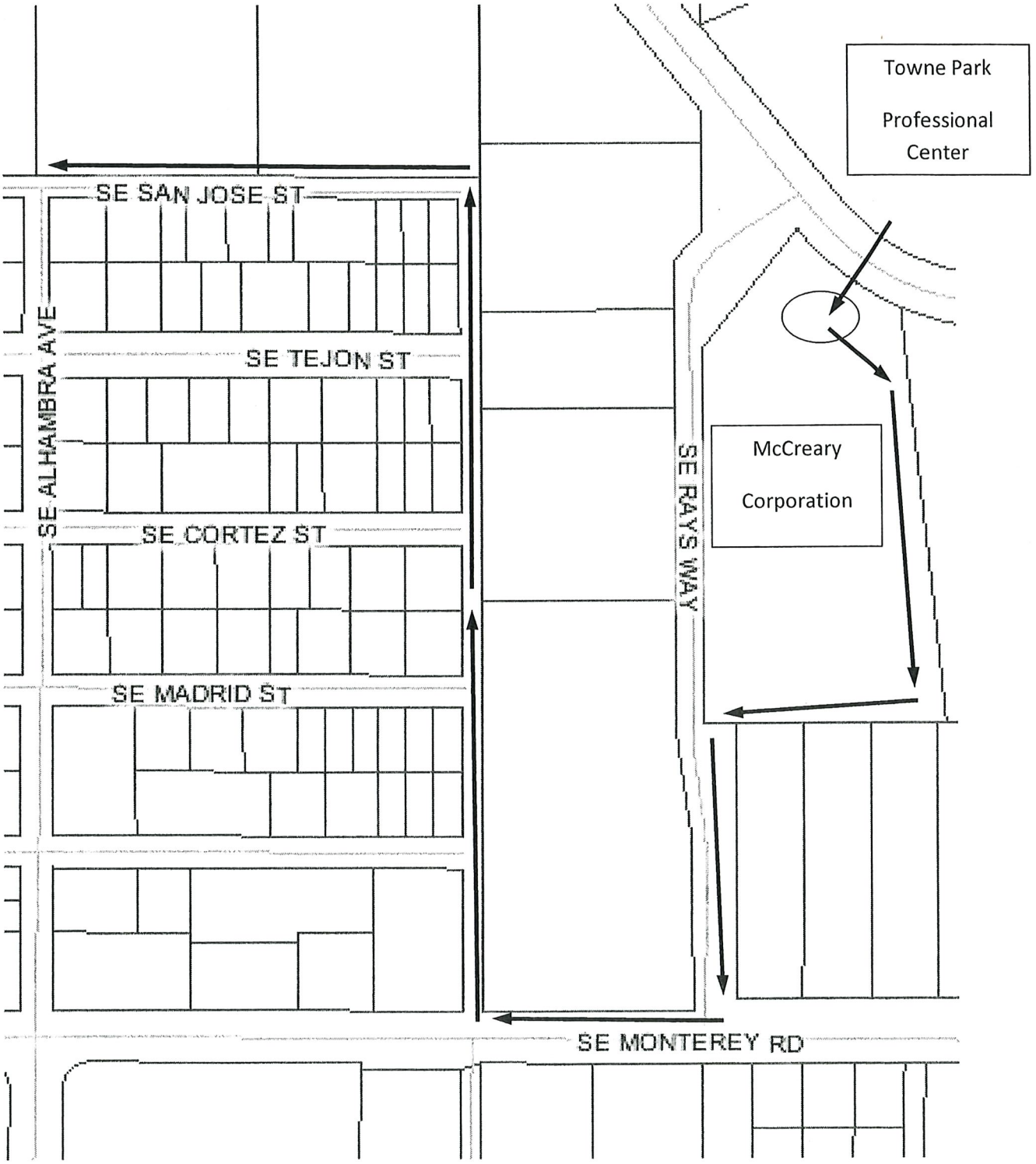
Technical Analysis

Master Drainage Exhibit



Drainage Exhibit:

Poppleton Creek Flow Path



Runoff Volume Recovery

Retention Size:

Retention Area	**29910** sf		

Abstraction Volume:

Max Retenion 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 Permiability (k) see A & M soils report	14.5 ft/day
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: $Total\_Area := 8.589 acre$

Impervious Area:

Building Area	$B := 61200 ft^2$
Pavement Area	$Pa := 110630 ft^2$
Sidewalk/Conc pad Area	$Sa := 1330 ft^2$
Lake Area	$La := 0 ft^2$
Total Impervious	$Imperv := B + Pa + Sa$

Pervious Area: $Perv := Total\_Area - Imperv$

$Perv = 200976.84\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{Total\_Area}$ $\%Perv = 53.72\%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.) 75%	Flatwood Stor (in.)	Devel. Avail (in.) 75%	Depressional Stor (in.)	Devel. Avail (in.) 75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$S := 4.05 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 2.18\ in$

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: $R := .5 \cdot in \cdot T$ $R = 0.36\,acre \cdot ft$

5. SFWMD Water Quality

Criteria 1: First 1" of runoff:

First 1" of runoff: $R := 1 \cdot in \cdot T$ $R = 0.72\,acre \cdot ft$

For Dry Detention x 75% $R1b := R \cdot 75\%$ $R1b = 0.54\,acre \cdot ft$

Dry Retention 50% credit: $R1c := R \cdot 50\%$ $R1c = 0.36\,acre \cdot ft$

$$14 - \frac{(14 - 13) \cdot (2.66 \cdot acre \cdot ft - R1b)}{2.66 acre \cdot ft - 0.00 \cdot acre \cdot ft} = 13.2$$ **= SFWMD Water Quality Stage**

Criteria 2: 2.5" x % Impervious:

a. Site Area, for Water Quality Pervious / Impervious Calculations Only

$Site\_Area := T - (La + B)$ $Site\_Area = 312936.84\,ft^2$ $Site\_Area = 7.18\,acre$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$Iq := Site\_Area - Perv$ $Iq = 111960\,ft^2$ $Iq = 2.57\,acre$

$$Percentage\_Imp := \frac{Iq}{Site\_Area}$$ $Percentage\_Imp = 0.36$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot in \cdot Percentage\_Imp$ $Treated = 0.89\,in$

d. Compute Volume Required for Quality Detention as Per SFWMD

$R1 := Treated \cdot (T - La)$ $R1 = 0.64\,acre \cdot ft$

Pre-Development
Towne Park Professional
(On-Site)

B. Pre-developed Towne Park Prof. Site (Onsite):

1. Site Data:

Total Area: $Total\_Area := 212720 \cdot ft^2$ $Total\_Area = 4.88\ acre$

Impervious Area:

Building Area $B := 9748 ft^2$

Pavement Area $Pa := 18274 ft^2$

Sidewalk/Conc pad Area $Sa := 2233 ft^2$

Total Impervious $Imperv := B + Pa + Sa$

Pervious Area: $Perv := Total\_Area - Imperv$

$Perv = 182465\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{Total\_Area}$ $\%Perv = 85.78\%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.) 75%	Flatwood Stor (in.)	Devel. Avail (in.) 75%	Depressional Stor (in.)	Devel. Avail (in.) 75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$S := 4.05 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 3.47\ in$

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 $P := 11.0 \cdot in$

$$Qpre := \left[\frac{(P - .2 \cdot Sw)^2}{P + .8 \cdot Sw} \right] \qquad Qpre = 7.71\ in$$

$Vol\_pre := Qpre \cdot Total\_Area$ $\qquad Vol\_pre = 3.14\ acre \cdot ft$

Post-Development Towne Park Professional (On-Site)

C. Developed Towne Park Prof. Site (Onsite):

1. Site Data:

Total Area $T := Total\_Area$ $T = 4.88\ acre$

Impervious Area

Building Area $B := 42000 \cdot ft^2$ $B = 0.96\ acre$

Pavement Area $Pa := (59723) \cdot ft^2$

Sidewalk, Conc pad, Area $Sa := (17210) \cdot ft^2$

Lake Area $La := 0ft^2$

Preserve Area $Preserve := 0ft^2$

Wetland Area $Wetland := 0ft^2$

Total Impervious Area $I := B + Pa + Sa$

$I = 2.73\ acre$ $I = 2.73\ acre$ $\frac{I}{T} = 55.91\%$

Pervious Area:

Total Area - Impervious Area = Total Pervious Area

$Perv := T - I$ $Perv = 93787\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{T}$ $\%Perv = 44.09\%$

2. Soil Storage:

Land Use	Area (sf)	Grade (ft-NGVD)	Area x Grade
Building	42000	16	672000
Pavement / Drive	59723	15.2	907789.6
Sidewalk	17210	15.5	266755
Dry Detention / Swale	39000	12	468000
Pervious (Not Dry Detention)	54787	15	821805
			3136349.6
Total Site Area	212720		
Weighted Site Grade		14.74	

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$S := 6.75 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 2.98\ in$

3. Stage Storage

Tree Area

Average Tree Size: $TreeDiam := 24in$

$$TreeA := 3.14 \cdot \left(\frac{TreeDiam}{2}\right)^2$$

$Trees := 28$ $TotalTreeArea := TreeA \cdot Trees$

$TotalTreeArea = 87.92\ ft^2$ Approx 90sf

Dry-Detention Area @ EL 11 $14000ft^2 - 90ft^2 = 13910\ ft^2$

Dry-Detention Area @ EL 15 $30000ft^2 - 90ft^2 = 29910\ ft^2$

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: $R := .5 \cdot in \cdot T$ $R = 0.2\,acre \cdot ft$

5. SFWMD Water Quality

Criteria 1: First 1" of runoff:

First 1" of runoff: $R := 1 \cdot in \cdot T$ $R = 0.41\,acre \cdot ft$

Criteria 2: 2.5" x % Impervious:

a. Site Area, for Water Quality Pervious / Impervious Calculations Only

$Site\_Area := T - (La + B)$ $Site\_Area = 170720\,ft^2$ $Site\_Area = 3.92\,acre$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$Iq := Site\_Area - Perv$ $Iq = 76933\,ft^2$ $Iq = 1.77\,acre$

$Percentage\_Imp := \frac{Iq}{Site\_Area}$ $Percentage\_Imp = 0.45$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot in \cdot Percentage\_Imp$ $Treated = 1.13\,in$

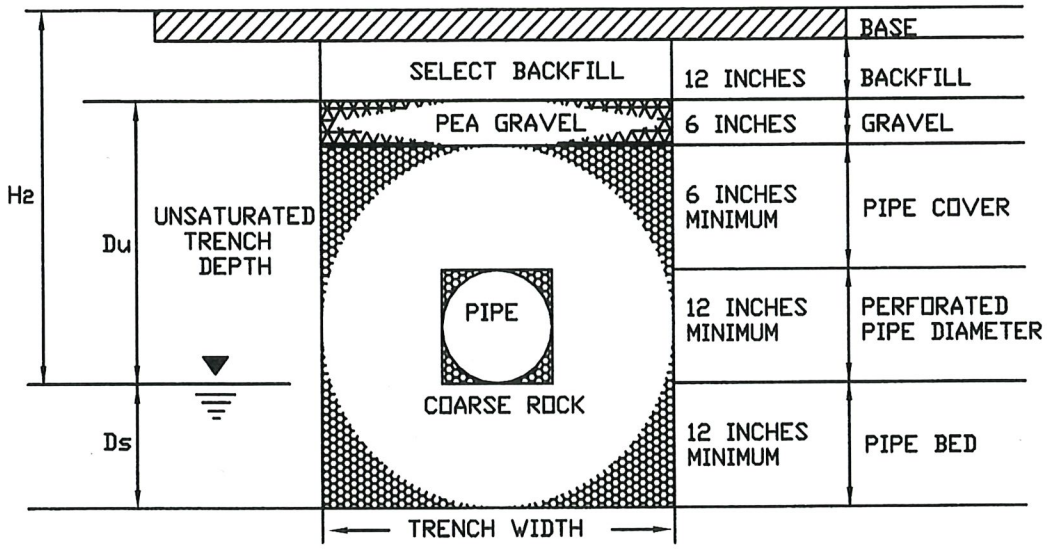
d. Compute Volume Required for Quality Detention as Per SFWMD

$R1 := Treated \cdot (T - La)$ $R1 = 0.46\,acre \cdot ft$

Dry Detention 75% credit: $R1a := R1 \cdot 75\%$ $R1a = 0.34\,acre \cdot ft$

$12 - \frac{(12 - 11) \cdot (0.38 \cdot acre \cdot ft - R1a)}{0.38 acre \cdot ft - 0.02 \cdot acre \cdot ft} = 11.9$ **= 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?	$K := .000168$ CFS/FT^2-FT. Head
H2 Depth to Water Table?	$H2 := 4 \cdot ft$ Design Condition
Du Non - Saturated Trench Depth?	$Du := 4 \cdot ft$
Ds Saturated Depth of Trench?	$Ds := 1 \cdot ft$
W Trench Width?	$W := 6 \cdot ft$
$H := Du + Ds$	$H = 5\ ft$
Volume of Rainfall Calculated?	$Vtrench := T \cdot 2in$
	$Vtrench = 0.81\ acre \cdot ft$

Vtrench < R1 **(Required Water Quality/ Pre-treatment Volume)**

$$L := \frac{\left(\frac{Vtrench}{acre \cdot in}\right) \cdot ft^3}{K \cdot \left(H2 \cdot W + 2 \cdot H2 \cdot Du - Du^2 + 2 \cdot H2 \cdot Ds\right) + (.000139) \cdot W \cdot Du} \qquad L = 856.73\ ft$$

Upland Developed Basin Rainfall adjusted for trench

$$7\,in - \frac{Vtrench}{T} = 5\,in$$

$$11\,in - \frac{Vtrench}{T} = 9\,in$$

$$15\,in - \frac{Vtrench}{T} = 13\,in$$

7. 100 YR - 3 day:

Design Storm Runoff Volume:

$$Q100\_3day := \left[\frac{(P - .2 \cdot Sw)^2}{P + .8 \cdot Sw}\right] \quad \text{where: } P := 13 \cdot in \qquad Sw = 2.98\,in$$

$$Q100\_3day = 10\,in \qquad V100 := Q100\_3day \cdot Total\_Area$$

$$V100 = 4.07\,acre \cdot ft \quad \textbf{= 100 year - 3 day volume}$$

Storm Stage:

Interpolating information from the stage/storage analysis:

$$16.0 - \frac{(16.0 - 15.5) \cdot (4.37 \cdot acre \cdot ft - V100)}{4.37 acre \cdot ft - 3.24 \cdot acre \cdot ft} = 15.87 \textbf{= 100 year - 3 day stage}$$

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: Offsite1

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: Offsite1
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: Offsite1

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: Offsite1
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.

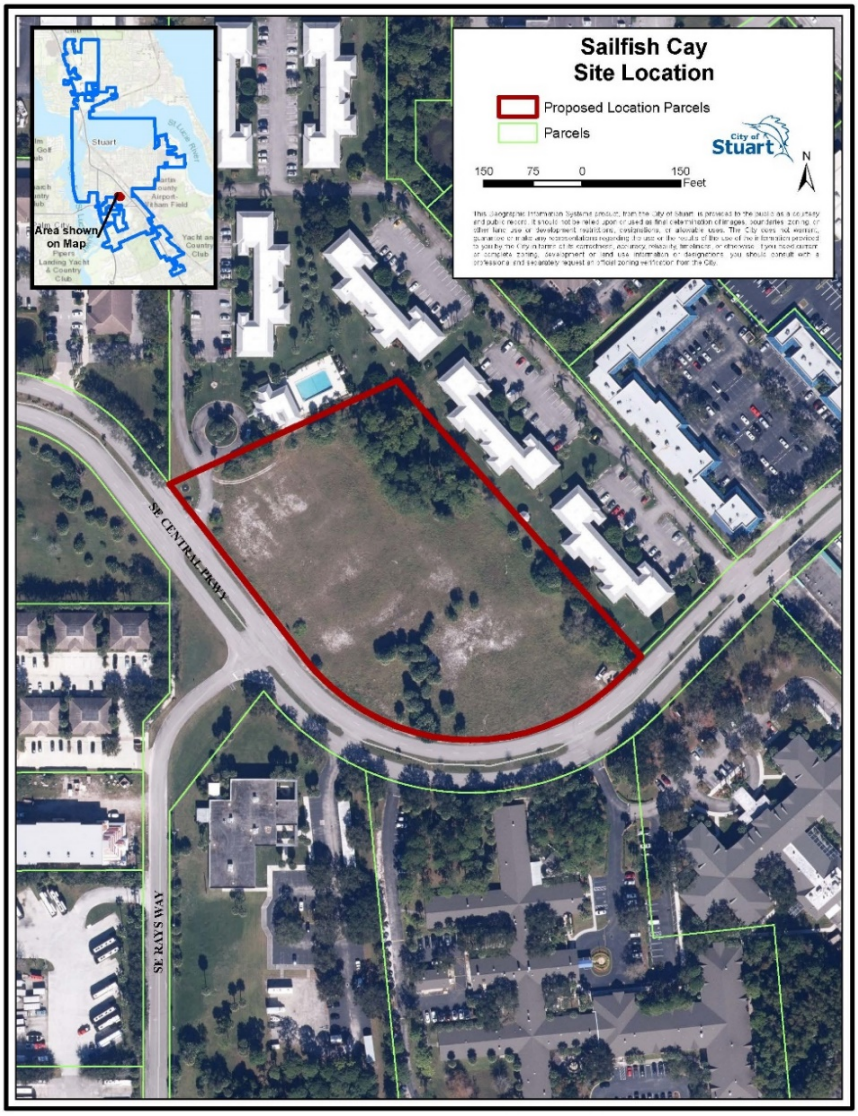
On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until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

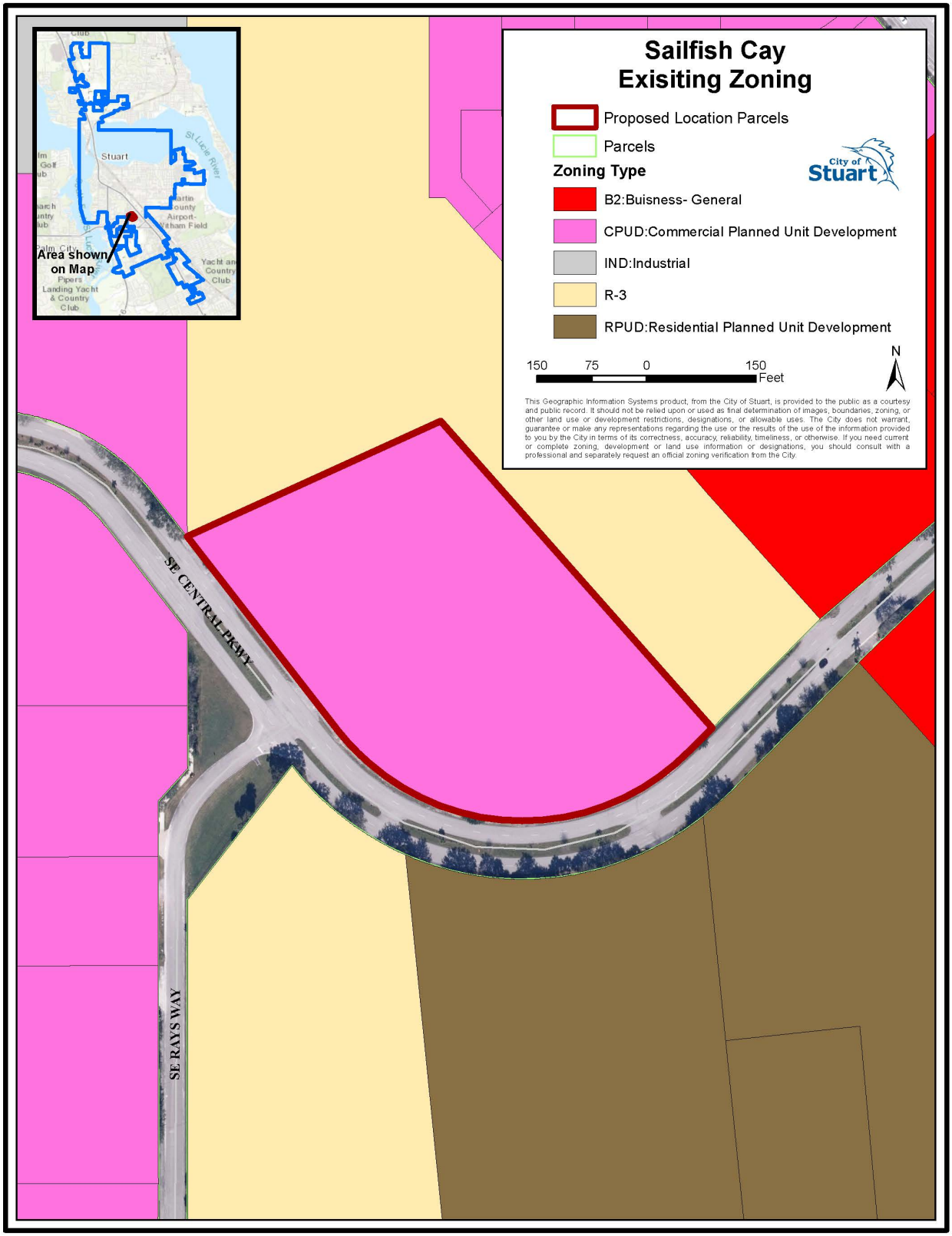
for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

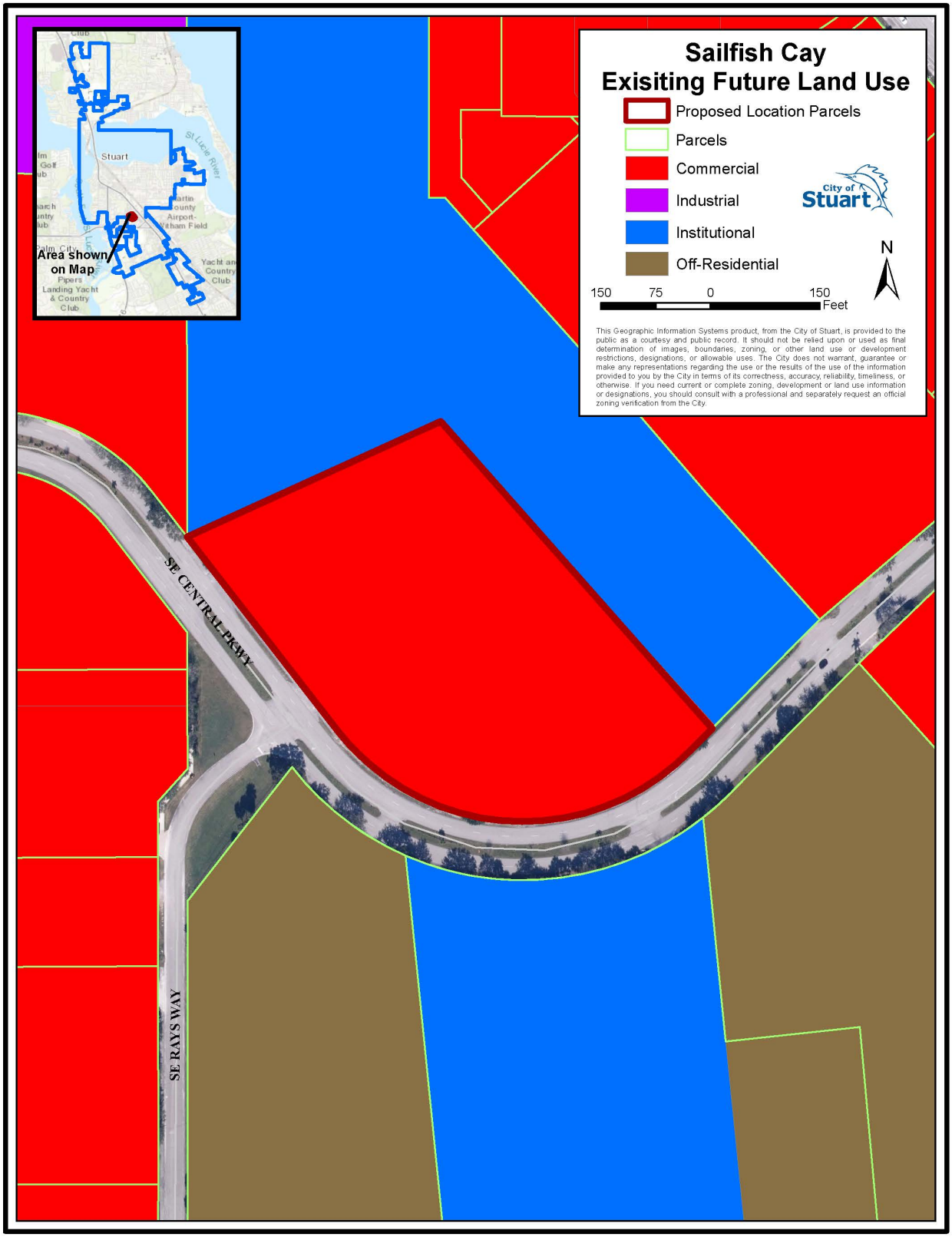
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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



Existing Zoning Map


Sailfish Cay
Exisiting Zoning
Proposed Location Parcels
Parcels
Zoning Type
City of Stuart
B2:Buisness- General
CPUD:Commercial Planned Unit Development
IND:Industrial
R-3
RPUD:Residential Planned Unit Development
150 75 0 150
Feet
N
This Geographic Information Systems 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 final determination 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.
Area shown on Map
Stuart
SE CENTRAL PKWY
SE RAYS WAY

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	*Section 2.04.01, Table 5, Residential Area, Impervious Surface Coverage, Setback and Height Requirements*	25-foot front setback	10-foot front setback	15 feet
2	*Section 2.04.03(C)., Increased impervious surface coverage allowances for residential zoning districts*	65% Maximum Impervious Surface Coverage	69.7%	4.7%
3	*Section 6.01.04(B), Sidewalks and bikeways*	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:	Application Date:
October 4, 2021	

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/ 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
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

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: | By: Jeffrey H. Sands, Managing Member Name/Title

902 Carnegie Center, Suite 400
Street Address

Princeton, New Jersey 08540
City, State, Zip Code

P.O. Box

City, State, Zip Code

609-921-6060 x-109
Telephone Number

609-924-1992
Fax Number

jsands@hiltonrealtyco.com
Email Address:

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
Commission Expires
April 2, 2023

My Commission expires:

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	City/State/Zip Code: Jupiter, FL 33458
Title: President	Telephone Number: (561) 691-4552
Company: 751 SE Central, LLC	Facsimile Number: (561) 691-4553
Company Address: 224 Chimney Corner Lane, Suite 3032	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.

Ryan Johnston

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)

JOHNSTON GROUP
DEVELOPMENT & DESIGN

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

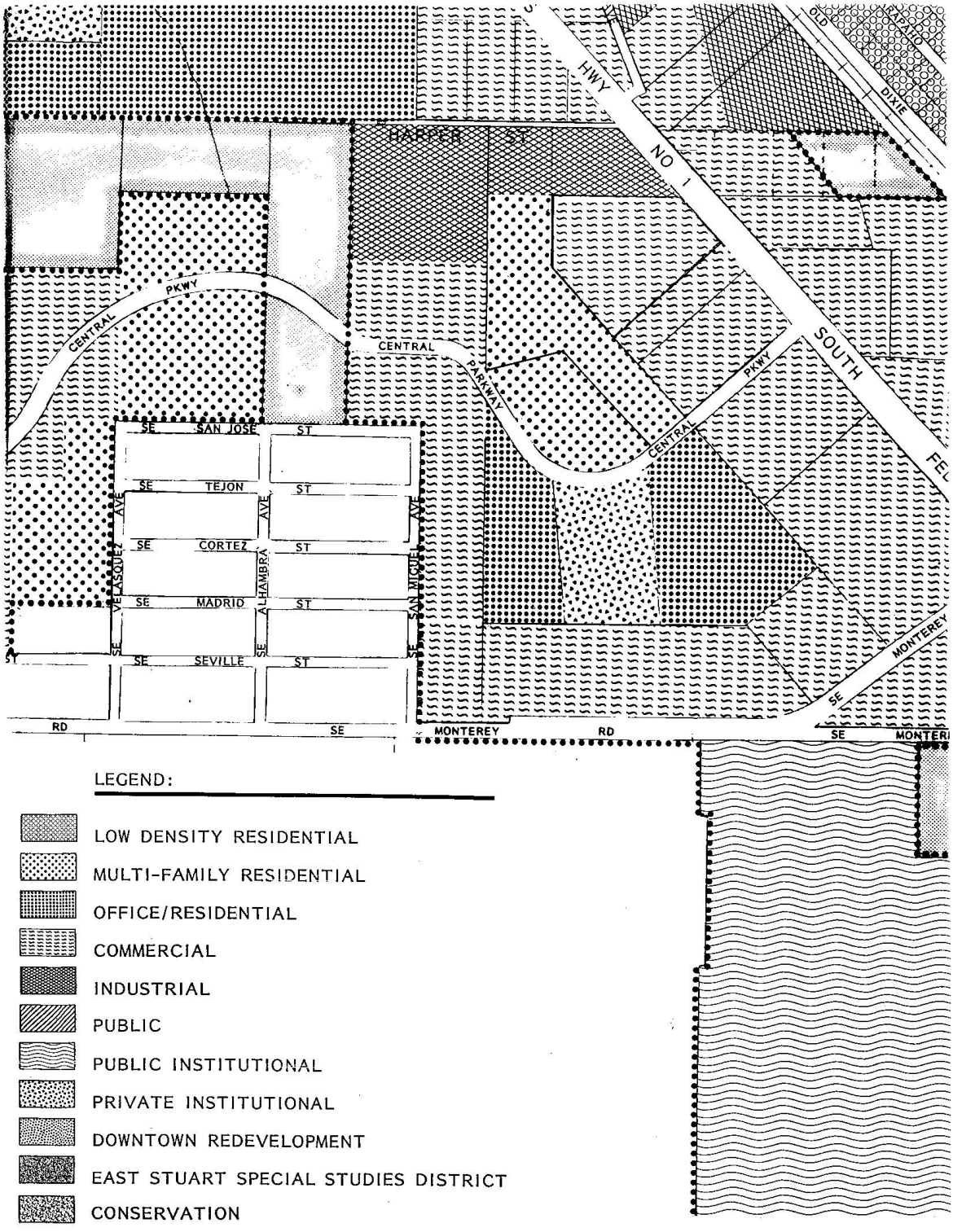
Overview of Requests & Property Introduction:

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% nation-wide (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	*Public Educational Facilities.* 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.

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

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Sailfish Cay

Prepared For:

Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Prepared By:

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

November 1, 2021
Revised January 5, 2022
Revised February 21, 2022

MR21105.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 2/22/2022 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

O'ROURKE
ENGINEERING & PLANNING

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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.

Sailfish Cay Project Location 11-1-2021

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**.

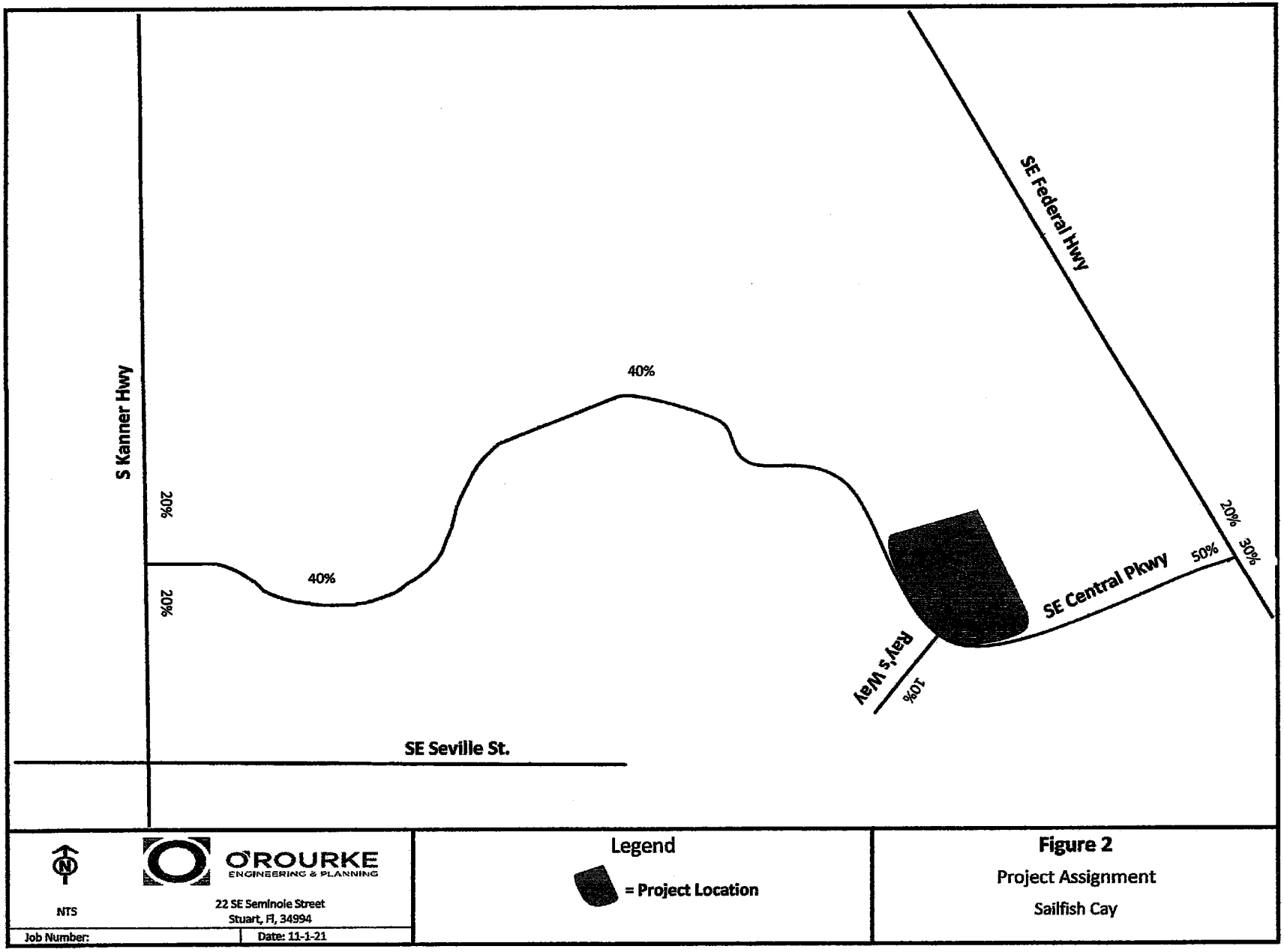
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D.**

DRIVEWAY VOLUMES

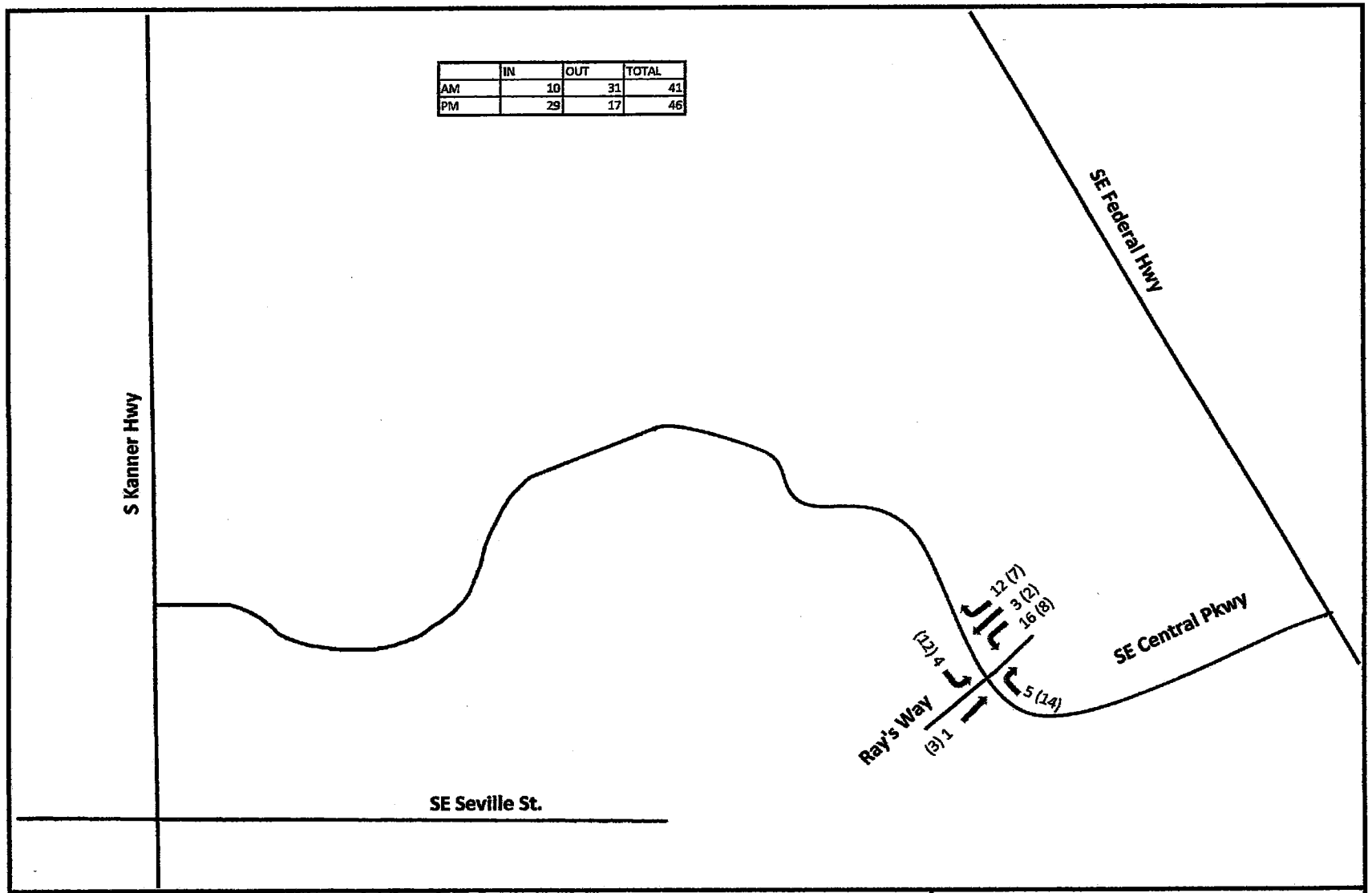
The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM 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.



Sailfish Cay % Assignment 11.1.2021



	IN	OUT	TOTAL
AM	10	31	41
PM	29	17	46

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

NTS

Job Number:

Date: 11-1-21

Legend

X (X) = AM (PM)

Figure 3

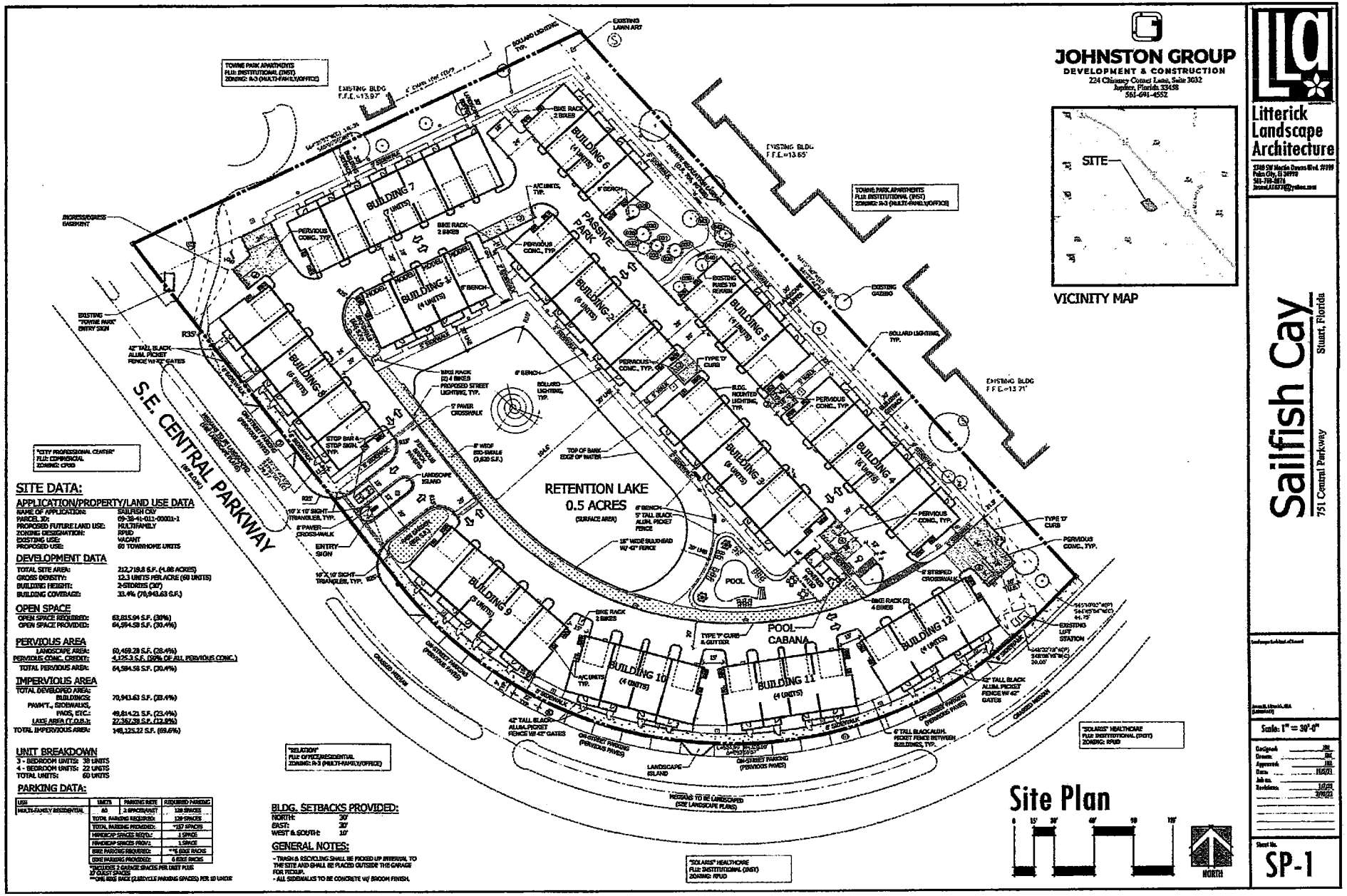
Driveway Volumes

Sailfish Cay

Sailfish Cay Driveway Volumes 11.1.2021

ATTACHMENT A

Site Plan



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% (70,949.63 S.F.)

OPEN SPACE

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

PERVIOUS AREA

LANDSCAPING AREA:	60,469.28 S.F. (28.4%)
PERVIOUS CONC. CREDIT:	4,125.3 S.F. (50% OF ALL PERVIOUS CONC.)
TOTAL PERVIOUS AREA:	64,594.58 S.F. (30.4%)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA:	
BUILDINGS:	70,943.63 S.F. (33.4%)
PAVMT., SIDEWALKS, PADS, ETC.:	49,814.21 S.F. (23.4%)
LAKE AREA (T.O.B.):	27,367.38 S.F. (12.9%)
TOTAL IMPERVIOUS AREA:	148,125.22 S.F. (69.6%)

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:	**137 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 17 GUEST SPACES
**ONE BIKE RACK (LIKELY) 6 PARKING SPACES) PER 10 UNITS

BLDG. SETBACKS PROVIDED:

NORTH:	30'
EAST:	20'
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 SIDEWALKS TO BE CONCRETE W/ BROOM FINISH.

Site Plan

0 15' 30' 60' 90' 120'

VICINITY MAP

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

Litterick Landscape Architecture
3240 SW Martin Downs Blvd. #9199
Palm City, FL 34990
561-718-3271
jason.l.1677@yahoo.com

Sailfish Cay

751 Central Parkway, Stuart, Florida

Scale: 1" = 30'-0"

Design: JBL
Drawn: JBL
Approved: JBL
Date: 11/4/21
Job no.:
Revisions: 1/7/22
3/30/22

Sheet 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

B-1

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)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	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	In:	10
Out	31	Out:	31
Years Grown	4	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)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	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	In:	29
Out	17	Out:	17
Years Grown	4	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%
Seabranch 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	Seabranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranch 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

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(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

[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.

[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.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** 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.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

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	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	196 DU	1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**
NET CHANGE IN DRIVEWAY VOLUMES		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour In/out	AM Peak Hour Rate	PM Peak Hour In/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

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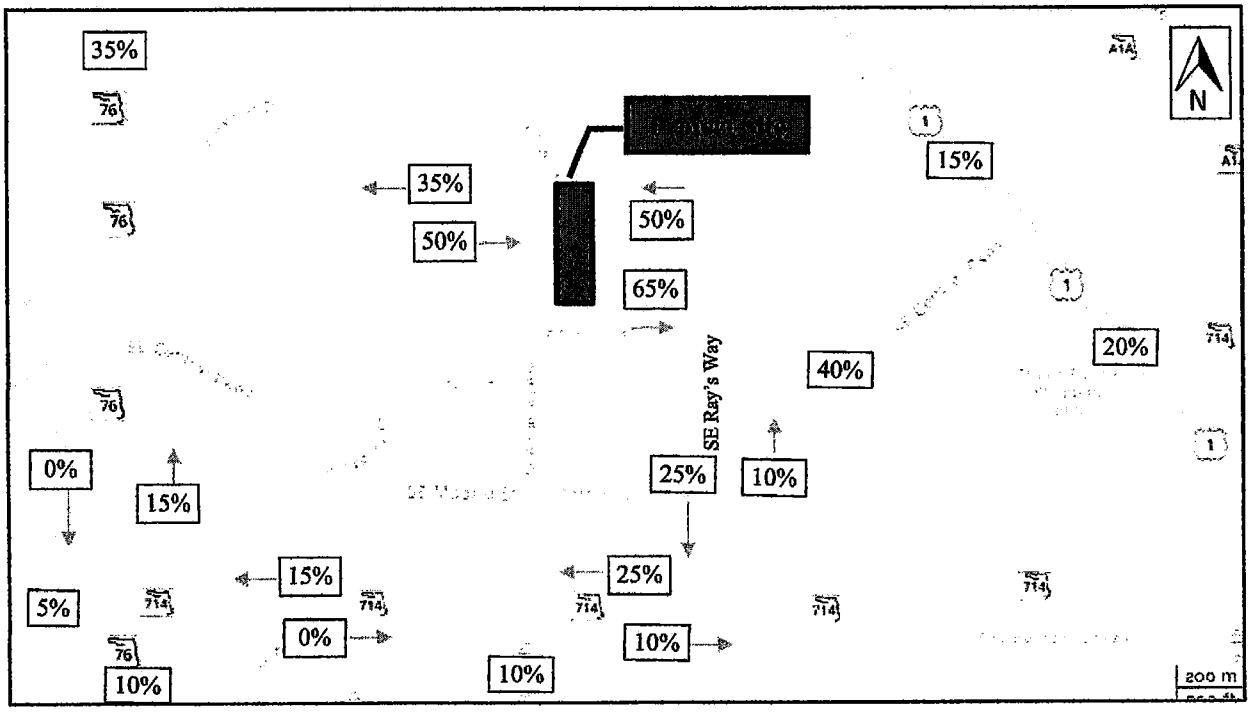
TRAFFIC ASSIGNMENT

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



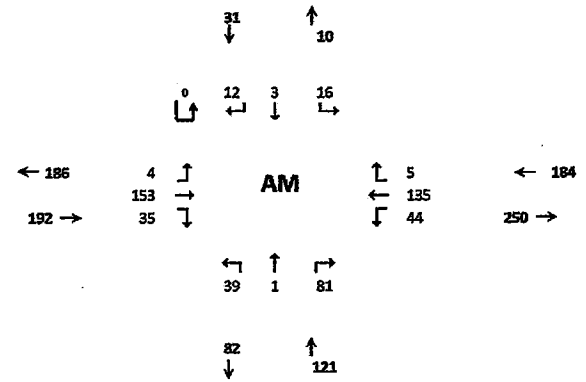
ATTACHMENT D

Driveway Volumes
And
Analysis

TURNING MOVEMENT VOLUME COUNTS

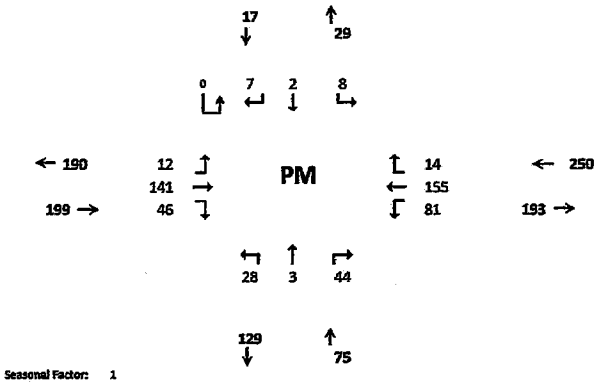
N/S STREET: Ray's Way
E/W STREET: Central Parkway
CONTROL: TWSC
FILENAME:
COUNT DATE: 2/23/2021
DAY: Tuesday
CITY: Stuart
INTERSECTION: Ray's Way and Central Parkway
REPORT DATE: 1/5/2022
ANALYSIS YEAR: 2023

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	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	
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	429	
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	446	
In/Out		In			OUT	OUT	OUT	In					In		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	5	41	
In/Out	IN								OUT	OUT		IN			
Percentage															
LOFT	2								20	12		7			
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528	



Seasonal Factor: 1
Trips In: 10
Trips Out: 31
Growth Rate: 1.02
Years Grown: 2

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94	395
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106	429
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81	424
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114	428
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128	390
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101	
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85	
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76	
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	
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	429	
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	446	
In/Out		IN			OUT	OUT	OUT	IN					IN		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
Project	0	3	0	0	8	2	7	12	0	0	0	0	14	46	
In/Out	IN								OUT	OUT		IN			
Percentage	10%								40%	25%		40%			
LOFT	5								13	8		21			
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

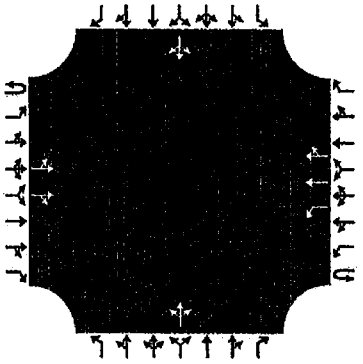
General Information

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



Major Street: East-West

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		

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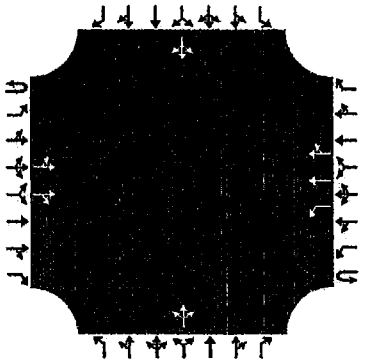
HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Kyle Scherer	Intersection	Ray's Way&Central Parkway
Agency/Co.	O'Rourke Engineering	Jurisdiction	Martin County
Date Performed	1/3/2022	East/West Street	Central Parkway
Analysis Year	2023	North/South Street	Ray's Way and Driveway
Time Analyzed	PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Sailfish Cay		

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		

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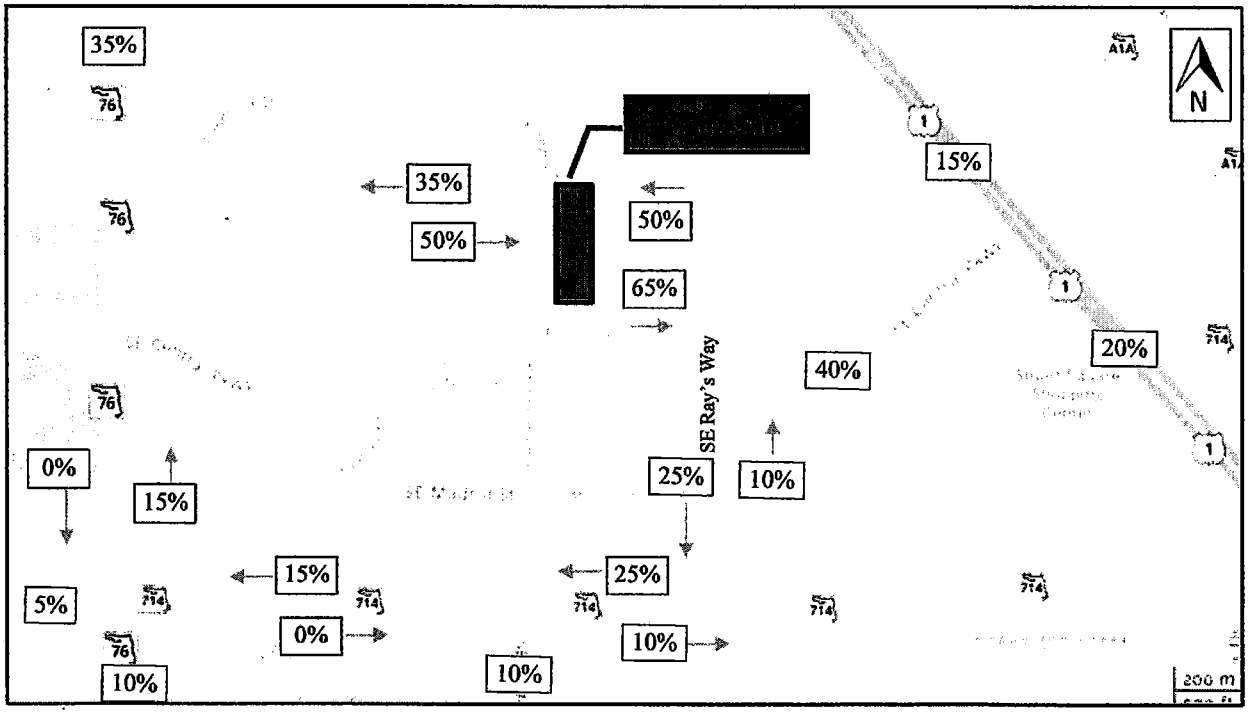
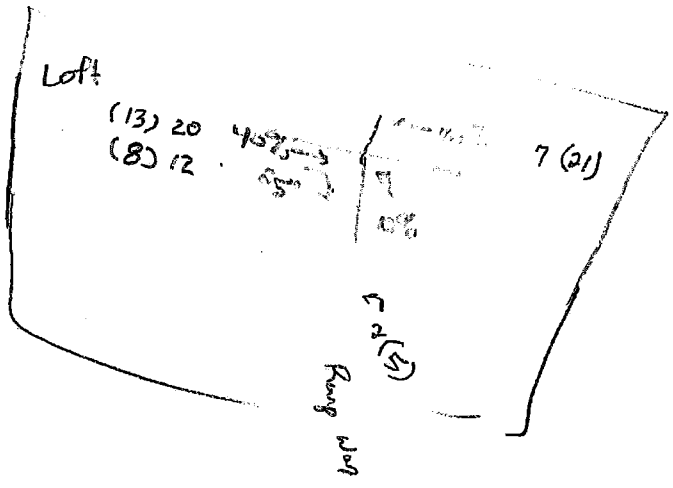
TRAFFIC ASSIGNMENT

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**





Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SB Roy's Way & Central Parkway

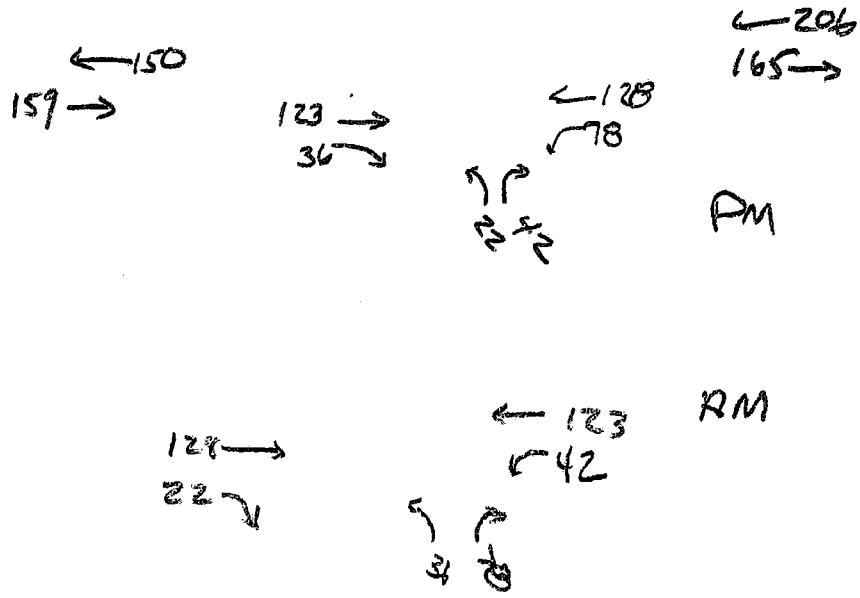
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	4:30 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	4:45 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	5:00 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	5:15 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	5:30 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	5:45 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	6:00 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
		0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																		
4:15 PM	5:15 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

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	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



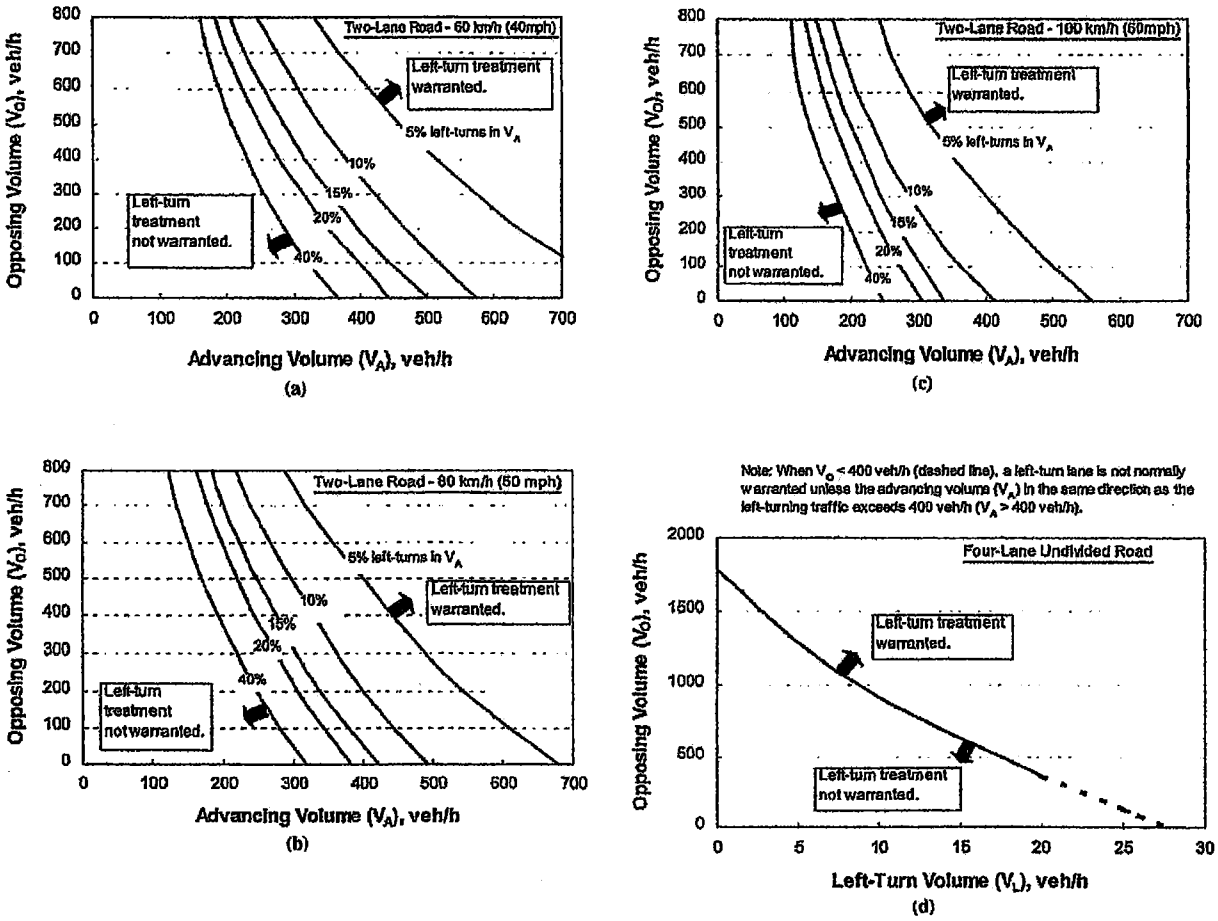


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

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 Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
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.	
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.	
[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.

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
SCHOOLS	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
Adjacent South CSA	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
Adjacent North CSA	1914	0	1914	1428	172	4	1604	310

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity ***exists*** to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity *shall* be reserved for the above referenced project upon receipt of a final ordinance approval by the City of Stuart Commission. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:** ***'No Objection'*** with the following notations:

1. Elementary School Student Capacity transfer from Stuart Zone to adjacent South CSA to accommodate LOS
2. High School Student Capacity transfer from Stuart Zone to adjacent North CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists **Date Issued:** 12/3/2021

Telephone: 772- 219-1200, Ext.30220 **email:** evermak@martinschools.org

City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

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

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

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

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

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

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

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

SECTION ONE:

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

SECTION TWO:

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

SECTION THREE: REPEALER

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

SECTION FOUR: SEVERABILITY

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

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

SECTION FIVE: CODIFICATION

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

PART SIX: EFFECTIVE DATE

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

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

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

ATTEST:

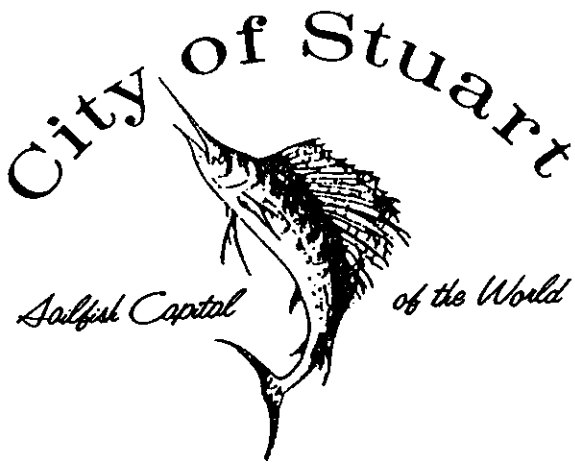
Eileen G. Reeder

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
EILEEN G. REEDER
CITY CLERK

Susan J. Hershey
SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Carl V. M. Coffin
CARL V. M. COFFIN
CITY ATTORNEY

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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°27'42" East, a distance of 4.39 feet to the POINT OF BEGINNING; thence run North 65°00'00" East, a distance of 376.35 feet; thence run South 41°27'42" East, a distance of 147.76 feet; thence run South 52°32'18" West, a distance of 377.79 feet; thence run North 37°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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°27'42" East, a distance of 233.00 feet to the POINT OF BEGINNING; thence run North 52°32'18" East, a distance of 377.79 feet; thence run South 41°27'42" East, a distance of 180.00 feet; thence run South 52°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°16'28" and a radius of 320.00 feet; subtended by a long chord bearing North 44°35'57" West; thence run along said arc a distance of 79.72 feet to a Point of Tangency; thence run North 37°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°30'18" East along the East line of said West quarter, a distance of 1558.80 feet; thence run South 37°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 angel of 14°16'28" and a radius of 320.00 feet; thence run along said arc a distnce of 79.72 feet to the POINT OF BEGINNING; thence run North 52°32'18" East, a distance of 380.47 feet; thence run South 41°27'42" East, a distance of 233.75 feet; thence run South 45°10'02" West, a distance of 44.75 feet; thence run South 48°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°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 - 955; (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:

	YES	NO	ABSENT
MARY HUTCHINSON, MAYOR	✓		
JEFFREY KRAUSKOPF, VICE-MAYOR	✓		
JIM CHRISTIE, COMMISSIONER	✓		
CAROL WAXLER, COMMISSIONER	✓		
MIKE MORTELL, COMMISSIONER	✓		

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

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

EXHIBIT A

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

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boule vard
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. Dailey

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

By: _____
Jonathan McClain, President/Pastor

(Corporate Seal)

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

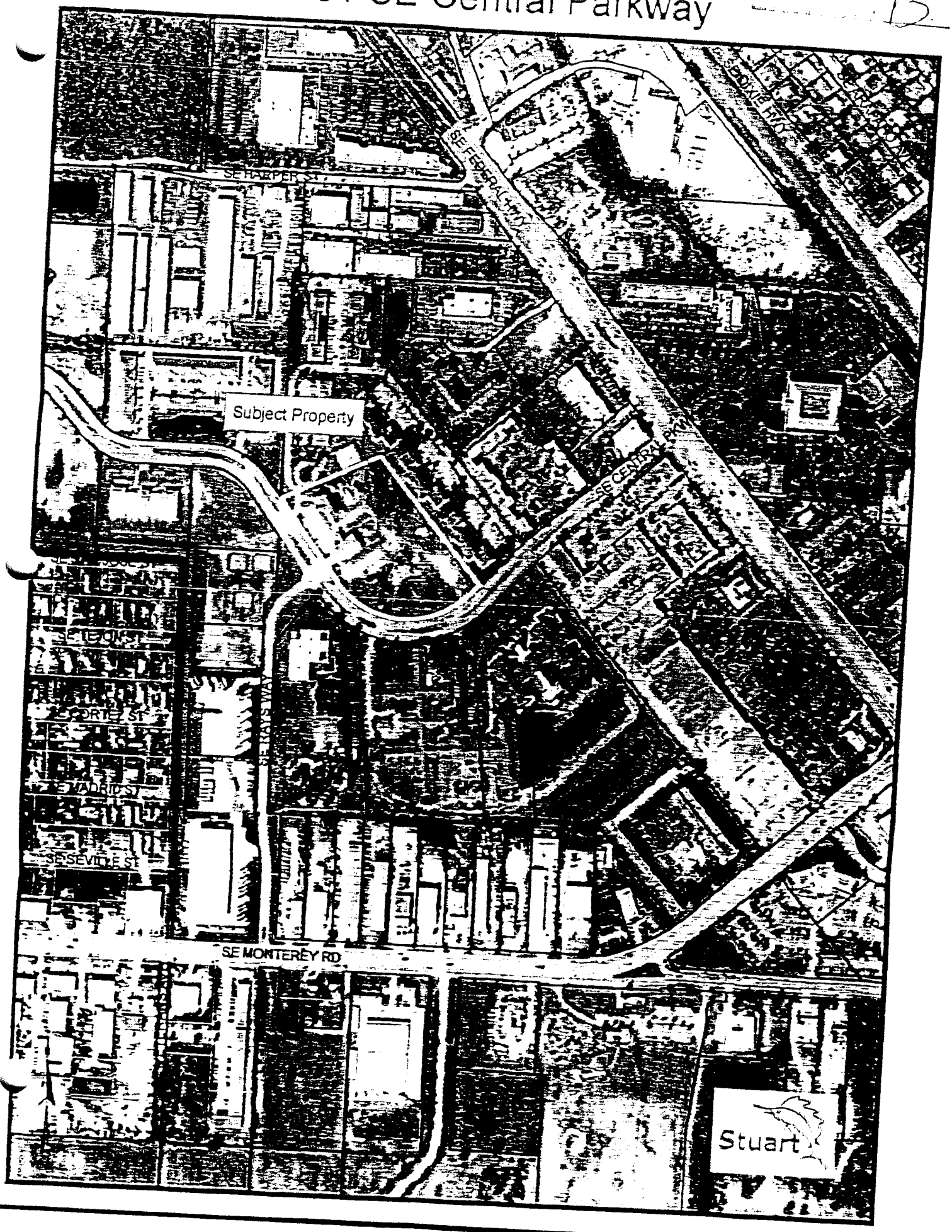
Printed Name: R.S. Kramer

Robert S Kramer
My Commission DD156970
Expires November 13, 2006

My Commission Expires:

751 SE Central Parkway

B



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.

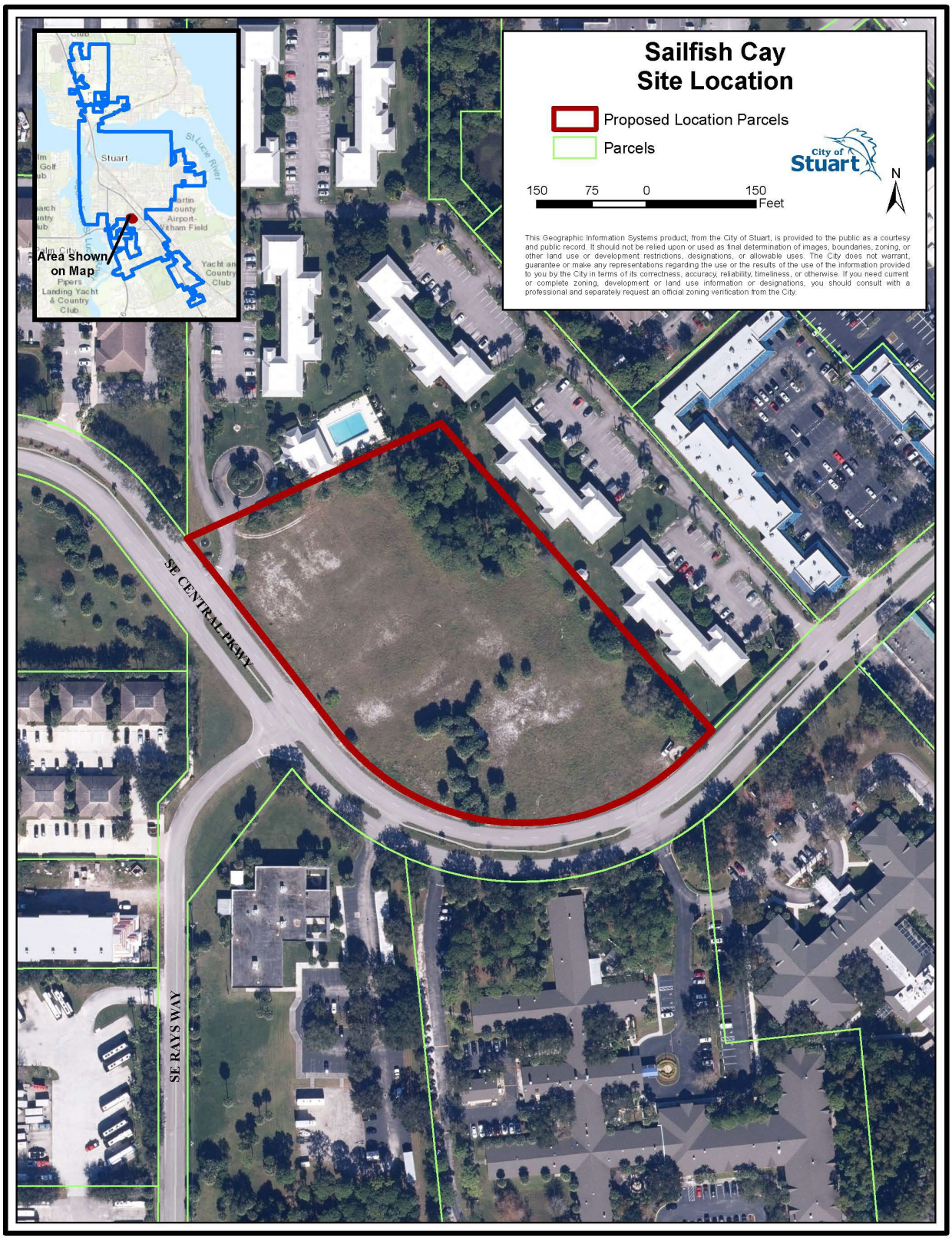
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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

C. Location and Site Information

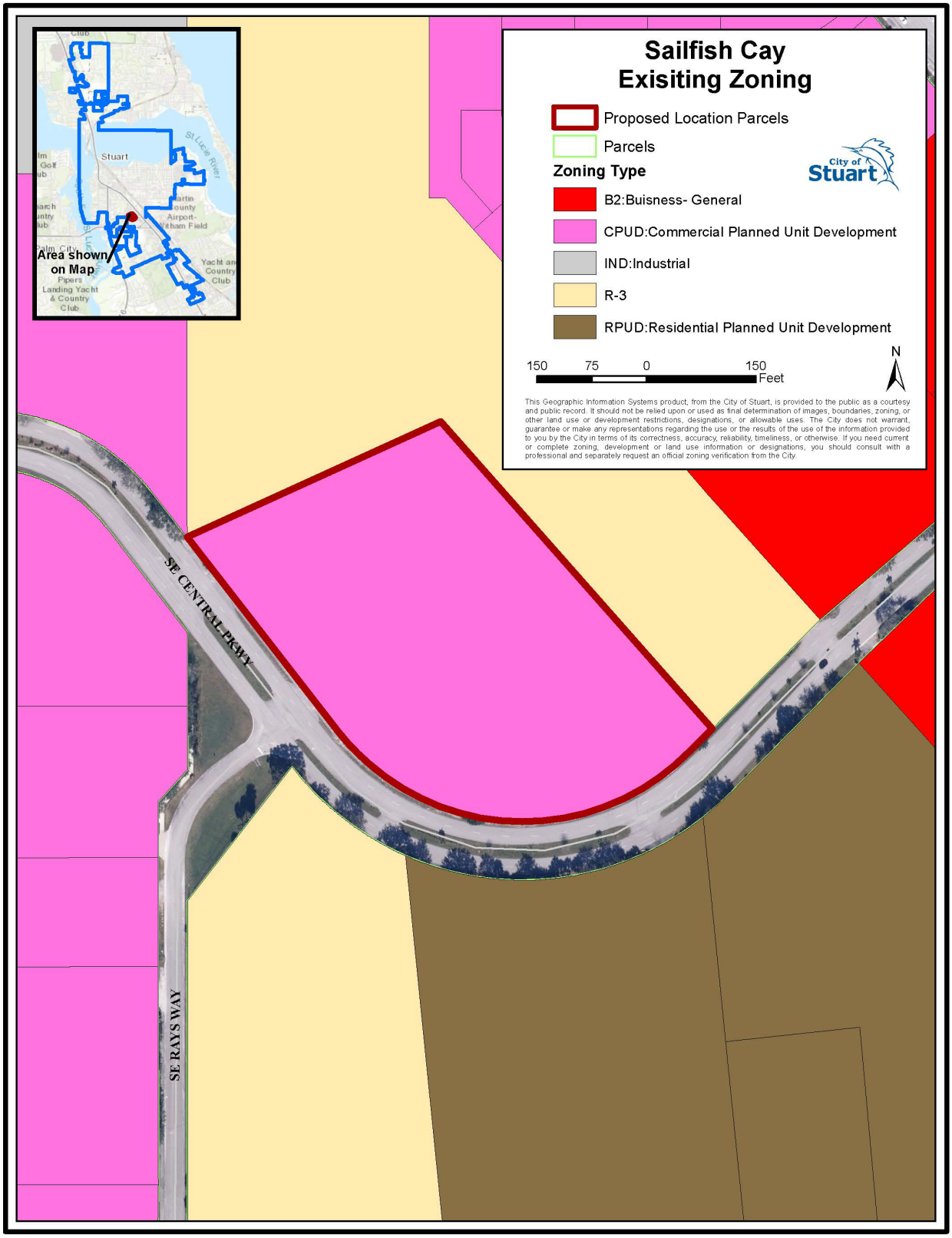
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

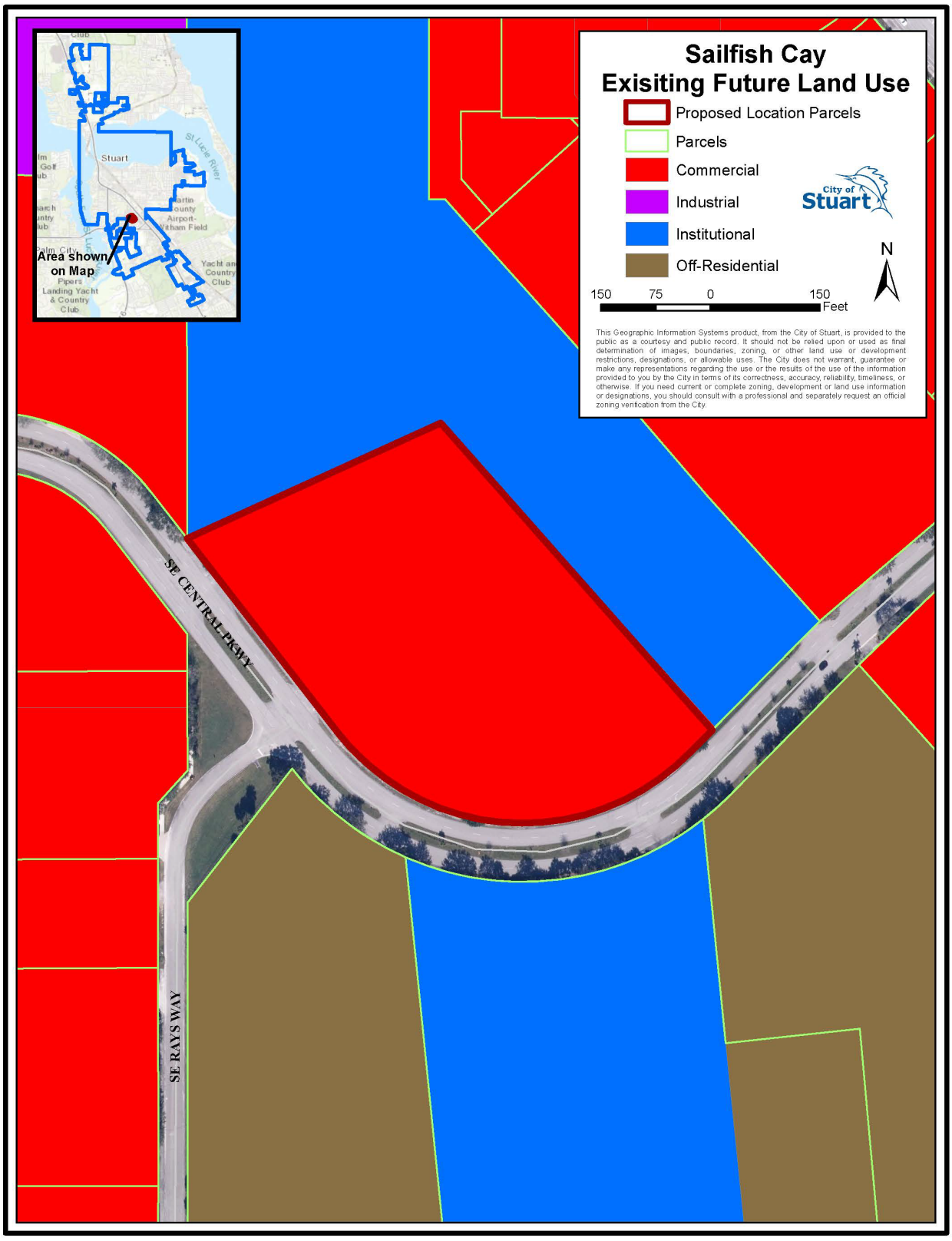


Existing Zoning
MAP



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

TARA L. JOHNSTON
Notary Public - State of Florida
Commission # GG 313057
My Comm. Expires Mar 18, 2023
Bonded through National Notary Assn.


NOTICE OF PUBLIC HEARING
SMALL-SCALE COMPREHENSIVE PLAN
ADMENDMENT & REZONING REQUEST
for Parcel 09-38-41-011-000-00001-1
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.
STUART CITY COMMISSION OCTOBER 10, 2022 AT 4:00 P.M.
STUART CITY COMMISSION OCTOBER 24, 2022 AT 5:30 P.M.
STUART CITY HALL 121 SW FLAGLER AVE. 772-288-5326 8:30 A.M. - 5:00 P.M.
VISIT: WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING
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VISIT: WWW.CITYOFSTUART.US FOR MORE INFORMATION

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.

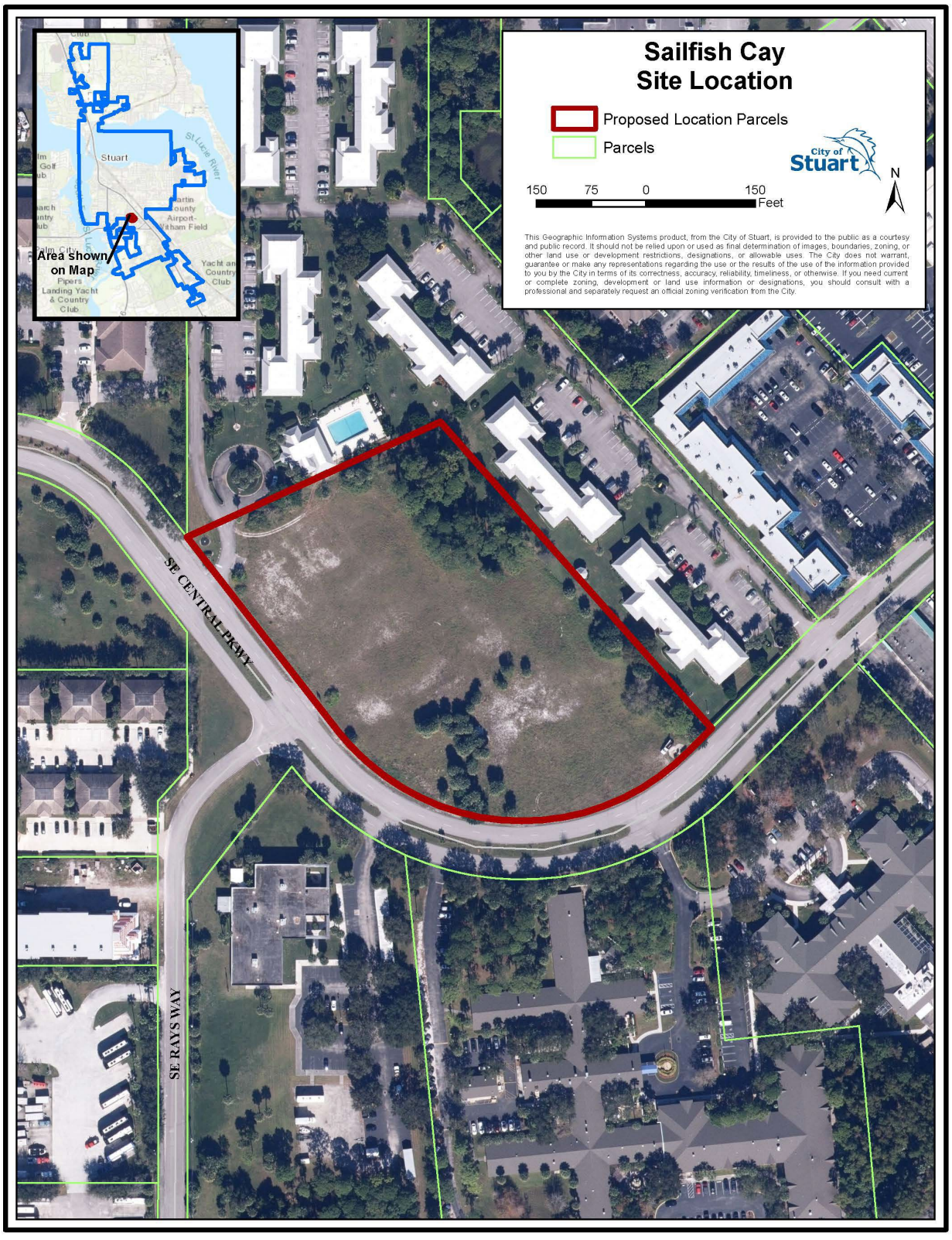
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this 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



NOTICE

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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

597601 CENTRAL PARKWAY LLC
601 SE CENTRAL PARKWAY
STUART FL 34994

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

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

6T INVESTMENTS LLC
19 NE LOFTING WAY
STUART FL 34996

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

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

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

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

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

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

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

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

ANDERSON MARK
805 SE CENTRAL PKY APT 7
STUART FL 34994

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

APPLETON BUILDING LLC
1708 CORPORATE DR
BOYNTON BEACH FL 33426

ASO REALTY GROUP LLC
4310 SE BAYSHORE TER
STUART FL 34997

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

BARRY MARTHA
805 SE CENTRAL PARKWAY #16
STUART FL 34994

BASCOMBE GREGORY
805 SE CENTRAL PKWY #9
STUART FL 34994

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

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

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

BLUDAU KRISTIAN
6111 GOODWYN RD
AUSTELL GA 30601

BOYS ARE US LTD
700 SE CENTRAL PKY
STUART FL 34994

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

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

CAGLIANO MARIO
801 SE CENTRAL PKWY APT 12
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CALIDAD PROPERTIES LLC
903 SE CENTRAL PKY
STUART FL 34994

CANNON INVESTMENT GROUP LLC
2116 SE RAYS WAY
STUART FL 34994

CANTORE CHRISTOPHER
805 SE CENTRAL PKY #12
STUART FL 34994

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

CARLETON GRACE
233 NE TREEBINE TERR
JENSEN BEACH FL 34957

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

CARPINO HOLDINGS LLC
533 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

CCAM LLC
909 SE CENTRAL PKY
STUART FL 34994

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

CENTRAL PARKWAY PLAZA LLC
12 S RIDGEVIEW RD
STUART FL 34996

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

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

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

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

CLJJLD LANDHOLDINGS LLC
613 SE CENTRAL PKY
STUART FL 34994

CONAHAN JORDAN
305 VAN BUREN AVE
TEANECK NJ 07666

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

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

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

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

COWHER, THOMAS G
PO BOX 2024
STUART FL 34995

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

CYPRESS HOLDING LLC
902 CARNEGIE CENTER STE 400
PRINCETON NJ 08540

DAVIDOVAC SINISA KONESKA ZORICA
3554 CEDAR CREEK DR
MISSISSAUGA ON L4Y2Y5

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

DEARY PAMELA
2586 SW FEROE AVE
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

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

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

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

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

DOOBAY BHISHMA YUDHEYSHWAR DOOBAY AMY GEORGINA
SEAWAY POINTE
WELLAND ON L3C7B3

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

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

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

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

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

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

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

FISHER, LOUISE
801 CENTRAL PARKWAY #4
STUART FL 34994

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

FRASER CONSULTING LLC
1526 NW BUTTONBUSH CIR
PALM CITY FL 34990

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

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

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

GORMAN JAMES
173 BROOK ST
SCARSDALE NY 10583

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

GULATI ANISHA
907 SE CENTRAL PKWY
STUART FL 34994

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

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

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

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

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

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

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

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

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

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

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

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

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

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

JAMES NOLA TRUST
JAMES NOLA TTEE
JENSEN BEACH FL 34957

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

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

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

JOANNE C MCVICAR TRUST
JOANNE C MCVICAR TTEE
STUART FL 34994

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

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

JOHNSON ANGELA C
1725 NE 159TH ST
MIAMI FL 33162

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

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

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

KEIRCAL LLC
PO BOX 1866
PALM CITY FL 34991

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

KIRCH KATHLEEN
804 SE CENTRAL PKY # 9
STUART FL 34994

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

KRUKOWSKI MARGO
3901 SHELBY CT
WATERFORD MI 48328

LAND TRUST NO THREE
CHERYL SLOAT TTEE
STUART FL 34994

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

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

LEFT BANK PROPERTIES LLC
6 STATE ST
WARREN RI 02885

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

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

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

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

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

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

MARY K MAZZONE IRREVOCABLE TRUST
JAMIE MAZZZONE TTEE
WINTHROP MA 02152

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

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

MCGARRAHAN PATSY
805 SE CENTRAL PKY #13
STUART FL 34994

MCLEAN KAREN
801 SE CENTRAL PKY #14
STUART FL 34994

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

MERRICK R D MERRICK P M
UPTON MANOR

MERRICK R D MERRICK P M
UPTON MANOR

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

MIRYANA MOORE SCHUBERT TRUST
MIRYANA MOORE SCHUBERT TTEE
STUART FL 34997

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

NATIONAL HEALTH INVESTORS INC
800 SE CENTRAL PKY
STUART FL 34994

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

NAVY BLUE TRUST
SUZANNE COLBERT PANKEY TTEE
STUART FL 34997

NICHOLSON SHARMAIN
577 SE CENTRAL PKY
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

NINA L FERRARO PA
939 SE CENTRAL PKY
STUART FL 34994

NOLEB LLC
8304 SE KETCH CT
HOBE SOUND FL 33455

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

OCHARCHIN SANDRA
1802-500 GREEN RD
STONEY CREEK ON L8E3M6

PENSION SOURCE INC
2110 SE RAYS WAY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

PROPERTY SERVICE ASSOCIATES LLC
553 SE CENTRAL PKY
STUART FL 34994

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

RAMO FAMILY IRREVOCABLE TRUST
JACQUELINE M RAMO TTEE
MERRICK NY 11566

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

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

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

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

RYAN MANAGEMENT LLC
PO BOX 47854
WICHITA KS 67201-7854

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

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

SCHAMBACK BONNIE
917 SE CENTRAL PKWY
STUART FL 34996

SCHREER ALEX SCHREER ELLE
9860 SW 121ST
MIAMI FL 33176

SCHUERMAN PATRICK
PO BOX 2112
STUART FL 34995

SE RAYS WAY LLC
2104 SE RAYS WAY
STUART FL 34994

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

SEELY GREG SEELY PORTIA
37 NE LOFTING WAY
STUART FL 34996

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

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

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

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

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

STUART HILLS LODGE LLC
13187 ASHVALE DR
FAIRFAX VA 22033

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

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

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

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

TRADEWINDS PROPERTY MANAGEMENT LLC
959 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, LARAINE 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	RAYS	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	RAYS	WAY			STUART	FL
26516	104	805	SE	CENTRAL	PKWY		12	STUART	FL
26494	104	804	SE	CENTRAL	PKWY		6	STUART	FL
26477	104	803	SE	CENTRAL	PKWY		5	STUART	FL
26505	104	805	SE	CENTRAL	PKWY		1	STUART	FL
154202	704	533	SE	CENTRAL	PKWY			STUART	FL
26632	704	909	SE	CENTRAL	PKWY			STUART	FL
26634	704	911	SE	CENTRAL	PKWY			STUART	FL
26633	704	Unknown Address							
154177	944	Unknown Address							
157494	700	640	SE	CENTRAL	PKWY			STUART	FL
132304	944	Unknown Address							
26482	104	803	SE	CENTRAL	PKWY		10	STUART	FL

724258	944	Unknown Address							
154188	704	593	SE	CENTRAL	PKWY			STUART	FL
154192	704	609	SE	CENTRAL	PKWY			STUART	FL
26530	104	806	SE	CENTRAL	PKWY		10	STUART	FL
26465	104	802	SE	CENTRAL	PKWY		9	STUART	FL
154195	704	505	SE	CENTRAL	PKWY			STUART	FL
154196	704	509	SE	CENTRAL	PKWY			STUART	FL
26472	104	802	SE	CENTRAL	PKWY		16	STUART	FL
26495	104	804	SE	CENTRAL	PKWY		7	STUART	FL
26536	104	806	SE	CENTRAL	PKWY		16	STUART	FL
26439	990	Unknown Address							
26447	104	801	SE	CENTRAL	PKWY		7	STUART	FL
154213	704	645	SE	CENTRAL	PKWY			STUART	FL
154212	704	641	SE	CENTRAL	PKWY			STUART	FL
26490	104	804	SE	CENTRAL	PKWY		2	STUART	FL
154205	704	545	SE	CENTRAL	PKWY			STUART	FL
154203	704	537	SE	CENTRAL	PKWY			STUART	FL
154206	704	549	SE	CENTRAL	PKWY			STUART	FL
154193	704	613	SE	CENTRAL	PKWY			STUART	FL
154194	704	617	SE	CENTRAL	PKWY			STUART	FL
26503	104	804	SE	CENTRAL	PKWY		15	STUART	FL
26462	104	802	SE	CENTRAL	PKWY		6	STUART	FL
26488	104	803	SE	CENTRAL	PKWY		16	STUART	FL
26496	104	804	SE	CENTRAL	PKWY		8	STUART	FL
26531	104	806	SE	CENTRAL	PKWY		11	STUART	FL
26504	104	804	SE	CENTRAL	PKWY		16	STUART	FL
26659	704	967	SE	CENTRAL	PKWY			STUART	FL
26660	704	969	SE	CENTRAL	PKWY			STUART	FL
26455	104	801	SE	CENTRAL	PKWY		15	STUART	FL
154216	704	657	SE	CENTRAL	PKWY			STUART	FL
26444	104	801	SE	CENTRAL	PKWY		4	STUART	FL
26470	104	802	SE	CENTRAL	PKWY		14	STUART	FL
26652	704	951	SE	CENTRAL	PKWY			STUART	FL
26489	104	804	SE	CENTRAL	PKWY		1	STUART	FL
26443	104	801	SE	CENTRAL	PKWY		3	STUART	FL
26534	104	806	SE	CENTRAL	PKWY		14	STUART	FL
26484	104	803	SE	CENTRAL	PKWY		12	STUART	FL
154179	704	557	SE	CENTRAL	PKWY			STUART	FL
154180	704	561	SE	CENTRAL	PKWY			STUART	FL
154181	704	565	SE	CENTRAL	PKWY			STUART	FL
26630	704	907	SE	CENTRAL	PKWY			STUART	FL
26445	104	801	SE	CENTRAL	PKWY		5	STUART	FL
26466	104	802	SE	CENTRAL	PKWY		10	STUART	FL
26448	104	801	SE	CENTRAL	PKWY		8	STUART	FL
26510	104	805	SE	CENTRAL	PKWY		6	STUART	FL
26521	104	806	SE	CENTRAL	PKWY		1	STUART	FL
26492	104	804	SE	CENTRAL	PKWY		4	STUART	FL

26478	104	803	SE	CENTRAL	PKWY		6	STUART	FL
154186	704	585	SE	CENTRAL	PKWY			STUART	FL
26528	104	806	SE	CENTRAL	PKWY		8	STUART	FL
26535	104	806	SE	CENTRAL	PKWY		15	STUART	FL
26532	104	806	SE	CENTRAL	PKWY		12	STUART	FL
26480	104	803	SE	CENTRAL	PKWY		8	STUART	FL
154215	704	653	SE	CENTRAL	PKWY			STUART	FL
154187	704	589	SE	CENTRAL	PKWY			STUART	FL
26467	104	802	SE	CENTRAL	PKWY		11	STUART	FL
26475	104	803	SE	CENTRAL	PKWY		3	STUART	FL
26460	104	802	SE	CENTRAL	PKWY		4	STUART	FL
26473	104	803	SE	CENTRAL	PKWY		1	STUART	FL
26518	104	805	SE	CENTRAL	PKWY		14	STUART	FL
26450	104	801	SE	CENTRAL	PKWY		10	STUART	FL
26469	104	802	SE	CENTRAL	PKWY		13	STUART	FL
26449	104	801	SE	CENTRAL	PKWY		9	STUART	FL
26657	704	963	SE	CENTRAL	PKWY			STUART	FL
26658	704	Unknown Address							
154218	704	665	SE	CENTRAL	PKWY			STUART	FL
154185	704	581	SE	CENTRAL	PKWY			STUART	FL
26499	104	804	SE	CENTRAL	PKWY		11	STUART	FL
26497	104	804	SE	CENTRAL	PKWY		9	STUART	FL
26493	104	804	SE	CENTRAL	PKWY		5	STUART	FL
26474	104	803	SE	CENTRAL	PKWY		2	STUART	FL
154207	704	621	SE	CENTRAL	PKWY			STUART	FL
26522	104	806	SE	CENTRAL	PKWY		2	STUART	FL
154191	704	605	SE	CENTRAL	PKWY			STUART	FL
26458	104	802	SE	CENTRAL	PKWY		2	STUART	FL
26442	104	801	SE	CENTRAL	PKWY		2	STUART	FL
26656	704	961	SE	CENTRAL	PKWY			STUART	FL
26457	104	802	SE	CENTRAL	PKWY		1	STUART	FL
26483	104	803	SE	CENTRAL	PKWY		11	STUART	FL
26487	104	803	SE	CENTRAL	PKWY		15	STUART	FL
26514	104	805	SE	CENTRAL	PKWY		10	STUART	FL
26525	104	806	SE	CENTRAL	PKWY		5	STUART	FL
26486	104	803	SE	CENTRAL	PKWY		14	STUART	FL
26441	104	801	SE	CENTRAL	PKWY		1	STUART	FL
26638	704	921	SE	CENTRAL	PKWY			STUART	FL
26517	104	805	SE	CENTRAL	PKWY		13	STUART	FL
26454	104	801	SE	CENTRAL	PKWY		14	STUART	FL
26512	104	805	SE	CENTRAL	PKWY		8	STUART	FL
128297	979	Unknown Address							
128296	959	1898	SE	FEDERAL	HWY			STUART	FL
26519	104	805	SE	CENTRAL	PKWY		15	STUART	FL
26646	704	937	SE	CENTRAL	PKWY			STUART	FL
154204	704	541	SE	CENTRAL	PKWY			STUART	FL
26664	678	800	SE	CENTRAL	PKWY			STUART	FL

26665	674	860	SE	CENTRAL	PKWY			STUART	FL
26479	104	803	SE	CENTRAL	PKWY		7	STUART	FL
154184	704	577	SE	CENTRAL	PKWY			STUART	FL
26648	704	943	SE	CENTRAL	PKWY			STUART	FL
26649	704	939	SE	CENTRAL	PKWY			STUART	FL
26647	704	941	SE	CENTRAL	PKWY			STUART	FL
25846	716	2006	SE	FEDERAL	HWY			STUART	FL
26515	104	805	SE	CENTRAL	PKWY		11	STUART	FL
787055	704	2108	SE	RAYS	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	RAYS	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	RAYS	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
artin 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