



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

FEBRUARY 27, 2023

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald

Vice Mayor Becky Bruner

Commissioner Eula R. Clarke

Commissioner Christopher Collins

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

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

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

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

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

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

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

1. APPROVAL OF 02/13/2023 CCM MINUTES (RC)

2. AWARD OF RFP #2023-201 DEBRIS REMOVAL SERVICES (RC):

RESOLUTION No. 13-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2023-201, DEBRIS REMOVAL SERVICES TO THE TWO TOP RANKED FIRMS, CROWDER GULF OF MOBILE, ALABAMA AS THE PRIMARY CONTRACTOR, AND DRC EMERGENCY SERVICES OF WEST PALM BEACH, FLORIDA AS THE SECONDARY CONTRACTOR, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. AWARD OF RFP #2023-202: DEBRIS MONITORING SERVICES (RC):

RESOLUTION No. 14-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2023-202, DEBRIS MONITORING SERVICES TO THE TWO TOP RANKED FIRMS, THOMPSON CONSULTING SERVICES, LLC. OF MAITLAND, FLORIDA AS THE PRIMARY CONTRACTOR, AND TETRA TECH, INC. OF MAITLAND, FLORIDA AS THE SECONDARY CONTRACTOR, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. BUDGET AMENDMENT #10 FROM ARPA FUNDS TO MATCH KIWANIS FOR PARK ENHANCEMENTS (RC):

RESOLUTION No. 16-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE IMPROVEMENT AND ENHANCEMENT OF KIWANIS PARK; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

5. 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.

ORDINANCE SECOND READING

6. 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.

7. 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.

ORDINANCE FIRST READING

8. 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.

9. 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

10. NORTHPOINT VENTURES, LLC V. CITY OF STUART

ADJOURNMENT

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

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

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

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

INVOCATION: 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: 2/27/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 02/13/2023 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 02/13/2023 CCM MINUTES (RC)

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 02132023 CCM Minutes

MINUTES
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

ROLL CALL

4:01 PM

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

INVOCATION

Pastor Jim Brocious of Stuart Alliance Church said the first invocation of the year per the new Invocation Policy adopted via Resolution No. 07-2023.

PLEDGE OF ALLEGIANCE

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

Thelma Washington, Director of Gertrude Walden Childcare Center, introduced their VPK class and the services the daycare center provides. The VPK students sang "The World is a Rainbow".

PROCLAMATIONS

2. BLACK HISTORY MONTH - FEBRUARY 2023

Jerry Gore, Pastor of Pentecostal Church of God & Christ accepted the Proclamation and thanked the City and the Commissioners.

3. 211 AWARENESS MONTH - FEBRUARY 2023

Chad Haddock, Community Outreach 211 Representative, accepted the Proclamation and thanked the Commission for recognizing the work that 211 does and spoke about the services they provide.

4. VIETNAM WAR VETERANS DAY - MARCH 29, 2023

Amy Pinder, Member of Daughters of the American Revolution, accepted the Proclamation and spoke on behalf of the Halapiokee Chapter and the event they are holding for the Vietnam War Veterans Day. Ms. Pinder provided the Clerk with a pamphlet.

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

Greg Luckhardt, husband of Mrs. Alice Luckhardt, accepted the Proclamation. Mr. Luckhardt & Ms. Gloria Fike, Board Member of Stuart Heritage Museum, thanked the City for the Proclamation.

Mayor McDonald stated Mrs. Luckhardt's name was submitted for the SAGE Awards for education and she was selected as the recipient.

PRESENTATIONS

6. FEBRUARY 2023 SERVICE AWARD - FEBRUARY 2023

Michael Rice 20 Years Police

Michael Rice was not present to accept his service award.

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Provided a status on Basin C44. Stated he attended several conferences that assisted him in understanding the discharges going into our waters, one of them being the 38th Annual Everglades Coalition Conference in Coral Springs. He noted some of the attendees that were at the Everglades Coalition Conference. He also toured Basin C44 and attended the Indian River Lagoon Council and will attend the Treasure Coast Council of Local Governments. Stated that after attending those meetings, his conclusion is that the City should play offense and he does not see a role for the City. He believes the City should keep as much water out of the St Lucie River with strong regulation of development and enforcement, no spraying of the ponds, no fertilization at the wrong time of the year, and no sprawl. Requested a Discussion and Deliberation (D&D) in the near future to get a sense of what the Commission is looking for.
- Spoke on different Legislative bills and stated he will work with Ben Hogarth, Community Affairs Liaison, to see what can be done so our point of view can be known.

Commissioner Collins

- Provided updates on Brightlines schedule, bridge opening/closing, and stated there will be tests done and information will be sent out between April - June. Thanked Congressman Mast's office for the transparency about the Brightline train.
- Spoke on an article in TC Palm by Blake Fontaney named "I can't live in Tiger Woods

House" and stated how great it was, encouraged all to go on Yahoo news and read it. Read excerpts from the article that stood out to him.

- Stated that the only path to zero discharges is a consent decree and building a legal case, he thinks an environmental attorney is needed to move forward. Would like to have a D&D workshop with the different groups of water or environmental firms.

Commissioner Clarke

- Thanked Thelma Washington, the VPK students, and Ryanne Cavo, City Paralegal, for her work on the Black History Month Proclamation.
- Thanked Tom Campenni for his newsletter and the information included about Black History Month.
- Spoke about the tree planting for Alice Luckhardt, and asked City Manager Dyess to speak about it and provide details.
- Agrees with Commissioner Rich and Collins and thinks we should have more D&D's for our water in the St Lucie River.

Vice Mayor Bruner

- Stated she was happy that Commissioner Rich was able to attend the meetings and bring back knowledge to the Commission. Stated that the City of Stuart is so well represented when it comes to our waterways and strongly encouraged everyone to go to the River Coalitions meetings and speak to different representatives.
- Attended a Synagogue and stated how awful it was to hear the hate all the Jewish and Black community receive.

Mayor McDonald

- Stated that we have tried twice before to hire an Environmental Attorney and stated that the City has been on offense for 25 years in regards to fighting the waterways. Spoke on the different lakes, preserves, wetlands, the advocacy the City has done.
- Announced his monthly "Coffee with the Mayor" sessions that occur on the 2nd Thursday of every month and stated that every month will be a different topic and encouraged everyone to attend.

COMMENTS BY CITY MANAGER

City Manager David Dyess

- Stated he will schedule a D&D at a future meeting.
- The Black Heritage Festival is on February 18, 2023 at Guy Davis Park.
- A memorial tree for Alice Luckhardt will be placed in Memorial Park and he stated that he is still working to find the time and date for that planting.
- Moved the Strategic Plan for late March to accommodate further discussions about City Managers leave.
- Pulling items #20 & 21 due to re-advertisement purposes.
- Stated that he was selected to be the Town Manager for Juno Beach and stated he truly

enjoyed his time here at Stuart.

APPROVAL OF AGENDA

5:29PM MOTION: Approve with items #20 and 21 removed.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

- 1.) Laura Giobbi - SE Ocean; Spoke about the ZIP not being continued, does not agree with the Sailfish Cay projects and encourages residents to use their vote at a State and local level.
- 2.) Sherry Way - SE Ocean; Stated she is new coming to these meetings and asked that our Comp plan be reviewed as she does not want to see overgrowth in the City.

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

5:34 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

*Clerks Note - Mayor McDonald allowed a resident to come back up after missing Public Comment.

PUBLIC COMMENT:

3.) Pam Brunelle - Jensen Beach; Stated her biggest problem is the litter down on Dixie Hwy and stated she sent an email to get it picked up but it still has not been picked up. She also spoke on the new community names, the walls being built around the communities, and the tar of the train tracks going into the trees.

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.

City Manager Dyess stated the City set aside 1 million dollars for Community Outreach projects and stated that Safe Space is the only application the City has received. The City has put a cap on the amount that can be given to each application of \$500,000.00.

Teresa Albizu, CEO of Safe Space came forward and reported on the statistics of domestic violence and stated what would be done in the remodeling.

Mayor McDonald confirmed that the location is within the City. Commissioner Clarke thanked the Federal government for the money and spoke highly of the Safe Space agency and all the great things they have done and continue to do. Commissioner Collins stated he would like to wait and see if we have any more applications before providing half of the money the City has allocated to just one organization and asked what advertisement we have done on the grant. Commissioner commented that he toured the site and thinks this agency is very effective and is happy that we can provide this grant to the organization.

PUBLIC COMMENT:

1.) Audrey Creech - Palm City; Stated she was a victim of domestic violence before and stated some stigmas of people who go through domestic violence and the conservative comments being made.

2.) Helen McBride - SE Flamingo Ave; Asked that they do something about their garbage and stated they are a great organization and thinks the Commission should support this grant.

3.) Jerry Gore - Lake St; Stated him and his wife do a lot of work with the Community and help those in need, but stated that he supports this agency and states that Safe Space is an agency that truly deserves it. He also spoke on the City Manager and the great things he has done for the City as Chief and City Manager.

5:46 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

VOTE:

YES: Becky Bruner, Eula Clarke, Troy McDonald, Christopher Collins

NO: None

*** Campbell Rich did not vote. The Deputy Clerk called the roll but a vote was not collected. A vote will be collected from Commissioner Rich at the February 27, 2023 CCM.**

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 16-38-41-000-00013-0, 16-38-41-000-00014-0, AND 16-38-41-000-00016-0 (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.

6:03 PM

City Manager Dyess provided history on the item.

Mayor McDonald asked if this is something that we needed to do based on a contractual basis and provided further history of the property.

Brett Brummon, Representative of Goldstein Kite Redevelopment, provided an overview of what their company does and the process for the clean up of the landfill.

6:15 PM

Commissioners had the following discussion with Mr. Brummon:

- Dates of when physical work gets done.
- What will be proposed on this land.

- What level of remediation is planned to be done on that land.
- Bringing part of the acres to a level that can be used by the public.
- Have core samples been done.
- Terminate the contract.

Attorney Mortell stated that before the property gets a proposal it will need to come before the Commission again to get a future land use.

PUBLIC COMMENT:

1.) Oats Reis - Jensen Beach; Stated he works with the homeless and has a non-profit called "Tent City Helpers" and stated they are looking for identifying land that is legal for homeless people to stay in. Would like to see if a piece of this property can be carved out for the homeless.

6:31 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

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; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

6:36 PM

Attorney Mortell explained the Resolution and the by laws that were written for the Advisory Board.

Commissioner Clarke thanked Attorney Mortell for putting this together and asked if the appointment of the board would be from the City Commission or the Community Redevelopment Agent. Provided a suggestion to have 9 members and 4 alternates.

The Commissioners had the following discussion:

- How many people should be on the board.
- What purpose the board serves.
- Attendance and the importance of the Commission ensuring that the board discussions are being listened to.
- Opportunity for the previous Board Members to be appointed again.

PUBLIC COMMENT:

1.) Faye James - SE Florida St; Saddened by the City Manager's departure, shared a story about City Manager Dyess and stated he truly will be missed. Thanked the Commission for creating this Advisory Board and thanked everyone included in supporting this board. Shared a quote about Annie Maddox.

2.) Helen McBride - SE Flamingo Ave; Questioned if this board member is just for City of Stuart residence.

3.) Julie Preast - Jensen Beach; In support of this Board and stated that the people in this

group could be the ones to keep history alive. Suggested that we add property or business owners within the City.

4.) Gwendolyn Hall Brinkley - ZOOM; Disagrees with the 6 month of residence in the bylaws and should include those past and former Stuart resident.

7:06 PM MOTION: Approve as written and add 6 month resident or property owner in Stuart.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

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.

Pinal Gandhi Savdas stated that the only change in this item was the color change as previously requested by Commissioner Clarke.

City Manager Dyess and Jessica Seymour had a discussion about the colors and it interfering with the City's GIS map.

7:15 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

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.

Jessica Seymour, Treasure Coast Regional Planning, presented the timeline, proposed development code, comments from the City Commission on January 17, 2023, and recommended approval.

Commissioner Collins stated he is not comfortable with the accessory dwelling units (ADU) and would like to take it out of the Form Based Code and dissect it further.

Ms. Seymour stated the process they went through in order to get to the current policy for ADU's.

Commissioners and Ms. Seymour had a brief discussion.

PUBLIC COMMENT:

1.) Faye James - SE Florida St; Thanked Jessica and the East Stuart stakeholders who came out and contributed to this. Stated that her concerns are for people who don't live in our community but were passed a home down from a relative and will be looking to gain profit and rent their properties out.

7:34 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

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.

Ms. Gandhi-Savdas stated there were no changes to the Ordinance and will coordinate the colors with the City Manager for GIS mapping purpose.

7:41 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Campbell Rich

Motion approved unanimously.

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.

Ms. Seymour presented the formula business, comments from the City Commission meeting on January 17, 2023, and table of land use densities and intensities.

City Attorney and Ms. Seymour had a discussion about the footnote in the table of densities and intensities.

7:52 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

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.

Jodi Nentwick Kugler, Development Director, presented the public notice, location, LPA approval, and staff recommends approval of Ordinance No. 2510-2023.

7:57 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
VOTE:
YES: Becky Bruner, Eula Clarke, Troy McDonald, Campbell Rich
NO: None
***Clerks Note - Commissioner Collins stepped out of the room and did not vote.**

- 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.

Ms. Nentwick-Kugler presented the public notice, location, existing and proposed future land use as commercial, LPA approval, staff recommends assigning the future land use as commercial.

8:01 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

- 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.

Commissioners stated their ex parte communications and Attorney Mortell swore two (2) people; Jodi Nentwick Kugler, Development Director, and Todd Mowery, applicant.

Ms. Nentwick-Kugler presented the proposed zoning, surrounding properties, LPA approval, staff recommends approval of zoning as B-4.

Mr. Mowery thanked the Commission and staff for their support.

8:06 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

- 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.

PULLED

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.

PULLED

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:07 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 27th day of February, 2023.**

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

Meeting Date: 2/27/2023

Prepared by: Alaina Knofla

Title of Item:

AWARD OF RFP #2023-201 DEBRIS REMOVAL SERVICES (RC):

RESOLUTION No. 13-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2023-201, DEBRIS REMOVAL SERVICES TO THE TWO TOP RANKED FIRMS, CROWDER GULF OF MOBILE, ALABAMA AS THE PRIMARY CONTRACTOR, AND DRC EMERGENCY SERVICES OF WEST PALM BEACH, FLORIDA AS THE SECONDARY CONTRACTOR, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This solicitation was advertised in the Palm Beach Post on October 19, 2022, and Simultaneously released on-line by OpenGov Procurement who notified 413 potential proposers and issued 27 RFP packages to planholders. Nine (9) proposals were received by the closing time and date of 2:00 pm, Tuesday, November 15, 2022.

A three (3) member selection committee evaluated the responses based on the following criterion:

Overall qualifications & knowledge, FEMA knowledge & experience, Operational Plan, References, and proposed price for work to be accomplished; and firms were ranked based on the established criteria. The Selection Committee determined that it was in the City's best interest to award to a primary and secondary Contractor to provide these services.

Staff requests authorization to execute an agreement subsequent to review and approval by the City Attorney with the two top ranked firms: Crowder Gulf of Mobile, Alabama (Primary); and DRC Emergency Services of West Palm Beach, Florida, (Secondary) at the proposed rates provided in Attachment A of the proposals.

Funding Source:

Fund balance, to be substantially reimbursed by FEMA and Insurance reimbursements.

Recommended Action:

Adopt Resolution No. 13-2023.

ATTACHMENTS:

1. R13-2023 Award of RFP 2023-201, Debris Removal Services



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

RESOLUTION NUMBER 13-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFP #2023-201, DEBRIS REMOVAL SERVICES TO THE TOP TWO RANKED FIRMS, CROWDER GULF OF MOBILE, ALABAMA AS THE PRIMARY CONTRACTOR, AND DRC EMERGENCY SERVICES, LLC OF WEST PALM BEACH, FLORIDA AS THE SECONDARY CONTRACTOR, ON AN AS NEEDED BASIS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

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

SECTION 1: The City Commission of the City of Stuart hereby approves the award of RFP #2023-201: Debris Removal Services, execute an agreement subsequent to review and approval by the City Attorney with the top two ranked firms, Crowder Gulf of Mobile, Alabama (Primary); and DRC Emergency Services of West Palm Beach, Florida (Secondary) contractor.

SECTION 2: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 27th 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: 2/27/2023

Prepared by: Alaina Knofla

Title of Item:

AWARD OF RFP #2023-202: DEBRIS MONITORING SERVICES (RC):

RESOLUTION No. 14-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2023-202, DEBRIS MONITORING SERVICES TO THE TWO TOP RANKED FIRMS, THOMPSON CONSULTING SERVICES, LLC. OF MAITLAND, FLORIDA AS THE PRIMARY CONTRACTOR, AND TETRA TECH, INC. OF MAITLAND, FLORIDA AS THE SECONDARY CONTRACTOR, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This solicitation was advertised in the Palm Beach Post on October 19, 2022, and Simultaneously released on-line by OpenGov Procurement who notified two hundred and forty-eight (248) potential proposers and issued twenty-two (22) RFP packages to plan holders. Six (6) proposals were received by the closing time and date of 2:30 pm, Tuesday, November 15, 2022.

A three (3) member selection committee evaluated the responses based on the following criterion:

Overall qualifications & knowledge, FEMA knowledge & experience, Operational Plan, References, and proposed price for work to be accomplished; and firms were ranked based on the established criteria. The Selection Committee determined that it was in the City's best interest to award to a primary and secondary Contractor to provide these services.

Staff requests authorization to execute an agreement with the two top ranked firms: Thompson Consulting Services, LLC of Maitland, Florida (Primary); and Tetra Tech, Inc. of Maitland, Florida, (Secondary) at the proposed rates provided in Attachment A of the proposals.

Funding Source:

Fund balance, to be substantially reimbursed by FEMA and Insurance reimbursements.

Recommended Action:

Adopt Resolution 14-2023.

ATTACHMENTS:

1. R14-2023 Award of RFP 2023-201, Debris Monitoring Services



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

RESOLUTION NUMBER 14-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFP #2023-202, DEBRIS MONITORING SERVICES TO THE TOP TWO RANKED FIRMS, THOMPSON CONSULTING SERVICES, LLC OF MAITLAND, FLORIDA AS THE PRIMARY CONTRACTOR, AND TETRA TECH, INC. OF MAITLAND, FLORIDA AS THE SECONDARY CONTRACTOR, ON AN AS NEEDED BASIS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

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

SECTION 1: The City Commission of the City of Stuart hereby approves the award of RFP #2023-202: Debris Monitoring Services, execute an agreement subsequent to review and approval by the City Attorney with the top two ranked firms, Thompson Consulting Firm of Maitland, Florida (Primary); and Tetra Tech, Inc. of Maitland, Florida (Secondary) contractor.

SECTION 2: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 27th 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: 2/27/2023

Prepared by: David Dyess

Title of Item:

BUDGET AMENDMENT #10 FROM ARPA FUNDS TO MATCH KIWANIS FOR PARK ENHANCEMENTS (RC):

RESOLUTION No. 16-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE IMPROVEMENT AND ENHANCEMENT OF KIWANIS PARK; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City has a long relationship with Kiwanis of Stuart, participating in the improvement of the City park known as Kiwanis Park. The Kiwanians raise funds to match city funds for the improvement of the most active playground park in the City. This amendment provides for the City's portion of the funding for the enhancement of the 5 to 12 year old play equipment. A future check presentation is planned to celebrate Kiwanis' portion of the funding.

This funding was dedicated in our ARPA Outdoor Facilities fund and is not part of the unallocated portion of our fund balance.

Funding Source:

American Rescue Plan (ARPA)

Recommended Action:

Approve budget amendment.

ATTACHMENTS:

1. R16-2022 BA #10 ARPA Funding for Park Enhancement
2. R16-2023 ARPA Eligibility Summary _Kiwanis Park Expansion



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

RESOLUTION NUMBER 16-2023

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA,
AUTHORIZING BUDGET ADMENDMENT NO. 10
TO THE 2022-2023 BUDGET; APPROPRIATING
AND AUTHORIZING THE EXPENDITURE OF
FUNDS FOR THE IMPROVEMENT AND
ENHANCEMENT OF KIWANIS PARK;
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 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, the City has determined that joining Kiwanis to improve the City park facilities is a revitalization of a public space that will allow those that are disproportionately impacted to have access to nature and park activity, which can improve physical and mental health.

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

Resolution No. 16-2022
BA #10 ARPA Funding for Enhancements to Kiwanis Park

SECTION 1: The 2022-2023 Year Budget of the Parks and Grounds Budget of the City of Stuart, Florida, being Resolution No. 16-2022 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) Funds	\$200,000.00
To: Parks & Grounds (001-56300-220)	\$200,000.00

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this 27th 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

ARPA Eligibility Summary

Project: Kiwanis Park expansion

Department: City Manager's Office

Review Date: 12/20/22 by J. May

What this Project Proposes:

- Expansion of/Improvements to Kiwanis Park

Opinion: Yes. Improvements to/expansion of a public park is an enumerated eligible use of ARPA funding.

What the ARPA FAQ of April 27, 2022 Says:

... the final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

What the ARPA Final Rule says:

Code of Federal Regulations (CFR) Title 31 – Subtitle A – Part 35 – Updated January 27, 2022

P. 4373 - The final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, 201 projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces... and to improve physical and mental health outcomes. Allowing people access to nature, including parks, has been connected to decreased levels of mortality and illness and increased well-being. (197) Urban park use during the COVID–19 pandemic may have declined among lower-income individuals.(198) Encouraging physical activity can also play a role in health outcomes, as a sedentary lifestyle is a risk factor for chronic diseases and more severe COVID–19 outcomes.(199) Parks, recreation facilities, and sidewalks can promote healthier living environments by allowing for safe and socially distanced recreation during the COVID– 19 pandemic.

P. 4442- The final rule clarified that investments in parks and other public outdoor recreation spaces are enumerated eligible uses for disproportionately impacted communities.

P. 4372 - Treasury issued further guidance clarifying that “investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments.”

P. 4389 - This also includes using funds for increased repair or maintenance needs to respond to significantly greater use of public facilities during the pandemic (e.g., increased use of parks resulting in damage or increased need for maintenance). or negative economic impact of the pandemic. The final rule clarifies and expands how SLFRF funds may be used for certain capital expenditures, including criteria and documentation requirements specified in this section, as applicable.

For additional information see [eCFR :: 31 CFR Part 19 -- Pandemic Relief Programs](#)

- End Summary

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

Meeting Date: 2/27/2023

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 the second reading of a two reading resolution.

Funding Source:

N/A

Recommended Action:

Motion to Approve

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 Statutes.

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 13th day of February, 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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Exhibit A



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, 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, 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.



Basic Info

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

Property Owners CITY OF STUART	Parcel ID 16-38-41-000-000-00013-0	Use Code/Property Class 8900 - 8900 Muni other than prev cvrd
Mailing Address 121 SW FLAGLER AVE STUART FL 34994	Account Number 793844	Neighborhood INST Institutional Lands
Tax District STUART	Property Address UNASSIGNED	Legal Acres 39.43
	Legal Description THAT PORTION OF GOV LOT 1 SEC 16 T38S R4...	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 N/A	Grantor (Seller) N/A	Doc Num N/A
Sale Price N/A	Deed Type N/A	Book & Page 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.



Basic Info

PIN 16-38-41-000-000-00014-0	AIN 191253	Situs Address UNASSIGNED	Website Updated 11/4/22
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General Information

Property Owners CITY OF STUART	Parcel ID 16-38-41-000-000-00014-0	Use Code/Property Class 8900 - 8900 Muni other than prev cvrd
Mailing Address 121 SW FLAGLER AVE STUART FL 34994	Account Number 191253	Neighborhood 31400 Monterey Rd
Tax District STUART	Property Address UNASSIGNED	Legal Acres 0.556
	Legal Description THAT PORTION OF GOV LOT 1 SEC 16 T38S R4...	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 7/30/04	Grantor (Seller) STUART, CITY OF	Doc Num 1770353
Sale Price \$ 0	Deed Type AFFIDAVIT	Book & Page <u>1925 2262</u>

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.



Basic Info

PIN 16-38-41-000-000-00016-0	AIN 1105811	Situs Address SE MONTEREY RD STUART FL	Website Updated 10/20/22
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General Information

Property Owners CITY OF STUART	Parcel ID 16-38-41-000-000-00016-0	Use Code/Property Class 8900 - 8900 Muni other than prev cvrd
Mailing Address 121 SW FLAGLER AVE STUART FL 34994	Account Number 1105811	Neighborhood INST Institutional Lands
Tax District STUART	Property Address SE MONTEREY RD STUART FL	Legal Acres 11.9
	Legal Description THAT PARCEL OF LAND LYING IN SEC 16-38-4...	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	\$ 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 N/A	Grantor (Seller) N/A	Doc Num N/A
Sale Price N/A	Deed Type N/A	Book & Page 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: 2/27/2023

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. 2510-2023 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.

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



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)**

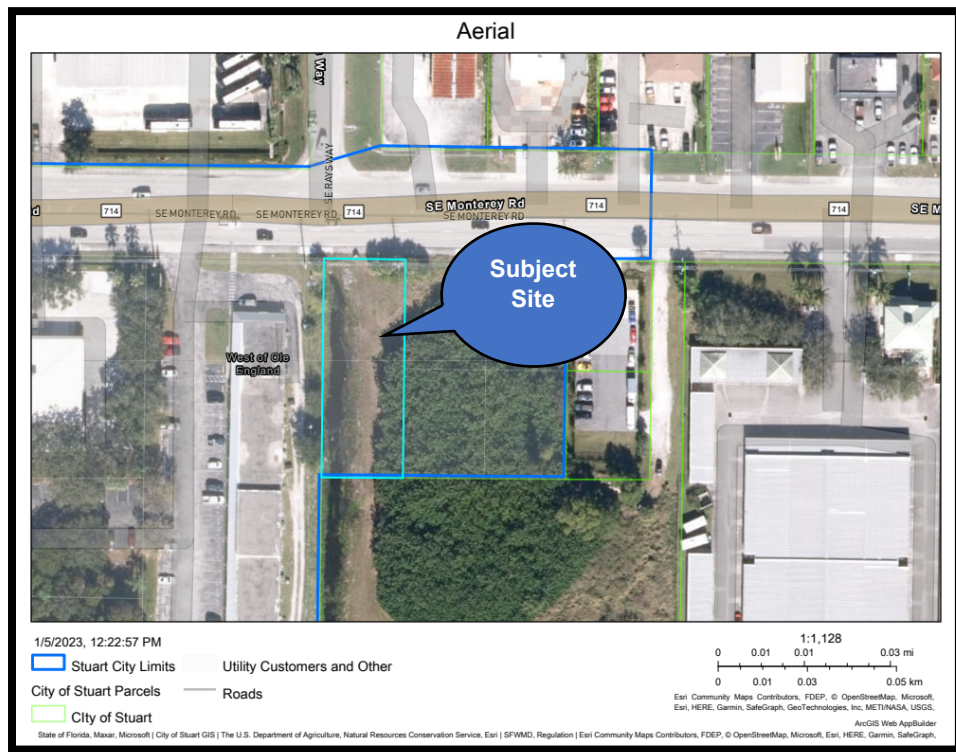
Existing Zoning: (B-1) Business (County)
Proposed Zoning: **(B-4) Limited Business/Manufacturing (City)**

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
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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 STATUTES

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 one ownership, and the City has received the signature of the property owner of the area to be 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 water 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

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.

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:

TROY MCDONALD, MAYOR

BECKY BRUNER, VICE MAYOR

EULA R. CLARKE, COMMISSIONER

CHRISTOPHER COLLINS, COMMISSIONER

CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM

AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ
CITY ATTORNEY

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:
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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: General Commercial		Proposed Land Use:	
Proposed Square Footage (if applicable):		Proposed Density (if applicable):	

PETITIONER INFORMATION

Property Owner: Stuart AutoVault LLC		Phone Number / Email Address: 772-288-5744	
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	

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared 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: [Signature]

49 SW Flagler Ave 3rd Floor

Street Address

P.O. Box

772-286-5744

Telephone Number

Jbaron@commercialrealestatellc.com

Email Address:

By: Name/Title

Stuart, FL 34994

City, State, Zip Code

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF Martin

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

7 day of July, 2022 By Jeremiah Baron

Personally Known OR Produced Identification
Type of Identification Produced:

My Commission expires:

8/13/22

Notary Public



City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone (888) 532-6120 Fax (888) 532-2888

Financial Responsibility Form

(Please Print or Type)

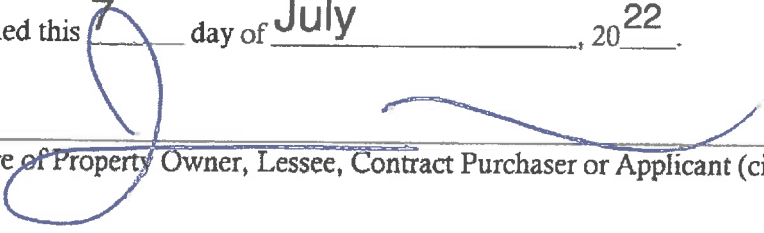
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Jeremiah Baron
Title: CEO
Company: Stuart Autovault llc
Company Address: 49 SW Flagler Ave 3rd floor

City/State/Zip Code: Stuart FL 34994
Telephone Number: 772-286-5744
Facsimile Number:
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 *722090023*

SECURITY 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.
2. LOOK FOR - ORIGINAL DOCUMENT - FEEL BACKGROUND and contains MICRO PRINTING in the sign, in a wave.
3. PAPER CONTAINS CHROMATIC DOCUMENT - FEEL BACK - ARTIFICIAL WATERMARK - Hold it in angle to view - 8th with 1 - try to read.
4. ENFORCEMENT AREA - a clear, colored by - 1790 and and HEAT SENSITIVE ORIGINAL DOCUMENT - 1 without seal.
5. Signature area on face contains - 1497 - will glow when the light of the check.

0910038890
2022-09-22

City of Stuart

ORIGINAL DOCUMENT

FEEL IT - HOLD IT - CHROMATIC DOCUMENT - FEEL BACK - ARTIFICIAL WATERMARK - Hold it in angle to view - 8th with 1 - try to read.

ENFORCEMENT AREA - a clear, colored by - 1790 and and HEAT SENSITIVE ORIGINAL DOCUMENT - 1 without seal.

SIGNATURE AREA - 1497 - will glow when the light of the check.

BORDERS ON THE BACK CONTAIN MICRO-PRINTING AND MAY BE SEEN UNDER MAGNIFICATION.

FOR - ORIGINAL DOCUMENT

⊙ 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 A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 11/22/1033.



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 District Two MSTU (7017)	177	10.2668	1.81	194	9.3630	1.82	9.9637	1.93
	177	0.1048	0.02	194	0.1014	0.02	0.0996	0.02
School Board By: Local Board By: State Law	73,008	2.7480	200.62	90,000	2.3968	215.71	2.7480	247.32
	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 District Tax Everglades Const.	177	0.1146	0.02	194	0.1026	0.02	0.1026	0.02
	177	0.1061	0.02	194	0.0948	0.02	0.0948	0.02
	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

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

SEE REVERSE SIDE FOR NON AD VALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

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.

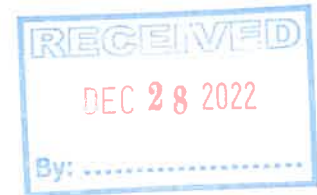
EXEMPTIONS - Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. The discount for disabled veterans 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



AFFIDAVIT ATTESTING TO NOTIFICATION

Tereniah 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.

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

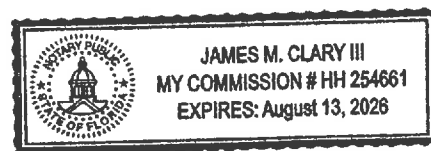
STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2022 By

Tereniah Baron
Personally Known OR Produced Identification

[Signature]
Type of Identification Produced:

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

EXHIBIT "A"

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 5/27/22	Grantor (Seller) STUART KEY DEVELOPERS LLC	Doc Num 2963113
Sale Price \$ 8,500,000	Deed Type Special Warranty Deed	Book & Page <u>3316 0819</u>

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.

----- "B" Exhibit "B"



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



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: *icreus*

Iris M. Crews



Recorded in Martin County, FL 5/31/2022 3:23 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$44.00 Deed 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

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"

CFN#2963113 BK 3316 PG 820 PAGE 2 of 5

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:

Grantor

Stuart Key Developers, LLC, a Florida
limited liability company

Carrie Floody
Print Name of Witness 1: Carrie Floody

By: [Signature]
Name: Richard S. Jackson, III
Title: Manager

Calvin Burdick
Print Name of Witness 2: Calvin Burdick

STATE OF FLORIDA }
 }SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and subscribed before me by means of ☒ 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 ☒ 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]

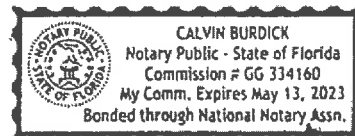


EXHIBIT "A"

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

EXHIBIT "A"

CFN#2963113 BK 3316 PG 822 PAGE 4 of 5

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

EXHIBIT "A"

- Dec. 28: Smithsonian Marine Station at Port 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 file.tcpalm.com/newsletters/manage. Friend Ed on Facebook at Ed Killer, follow him on Twitter @tcpalmekiller or email him at ed.killer@tcpalm.com.

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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 GENERAL 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 XXXXXX, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-1 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 288.26, Florida Statutes, 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

Title XII
MUNICIPALITIES

Chapter 171
LOCAL GOVERNMENT BOUNDARIES

[View Entire Chapter](#)

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.

**CITY OF STUART
OFFICE OF THE CITY ATTORNEY**



MEMORANDUM

TO: JODI NETWORK, 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 statutes 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 Webster’s 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.

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 2/27/2023

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 **APPROVAL** to the City Commission for the rezoning.

ATTACHMENTS:

1. Staff Report - Rezone
2. Draft Ordinance 2512-2023 - Rezone
3. Rezone Application
4. Public Notification Packet



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)**

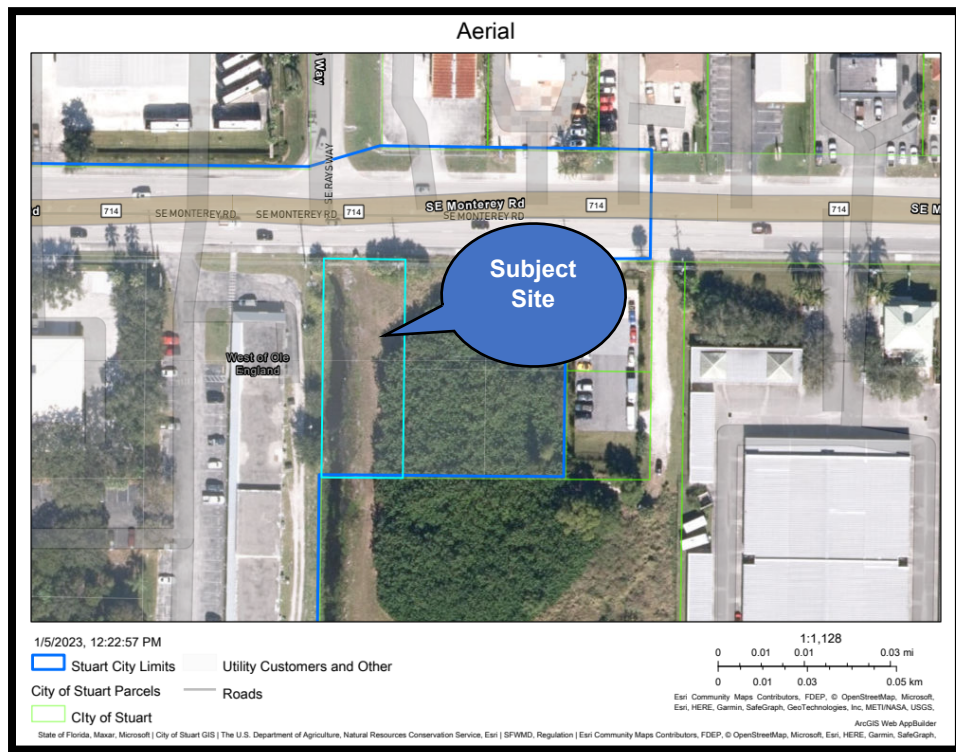
Existing Zoning: (B-1) Business (County)
Proposed Zoning: **(B-4) Limited Business/Manufacturing (City)**

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
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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

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:

- 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:

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

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

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

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

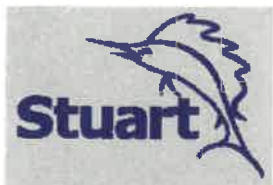
Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

(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 Z2212001

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	16-38-41-000-000-000 71-0	
	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		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 DEMONSTRATING 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 jurisdiction, zoning and FLU of the larger contiguous parcel that is currently under of the city's jurisdiction. Applicant wished to apply B4 limited business and manufacturing zoning and General Commercial FLU to the parcel



Basic Info

PIN 16-38-41-000-000-00071-0	AIN 1113262	Situs Address SE MONTEREY RD STUART FL	Website Updated 12/5/22
--	-----------------------	--	-----------------------------------

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

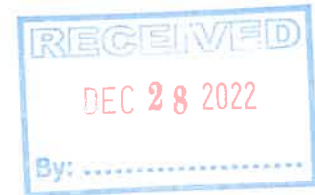
Sale Date 5/27/22	Grantor (Seller) STUART KEY DEVELOPERS LLC	Doc Num 2963113
Sale Price \$ 8,500,000	Deed Type Special Warranty Deed	Book & Page <u>3316 0819</u>

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



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.

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

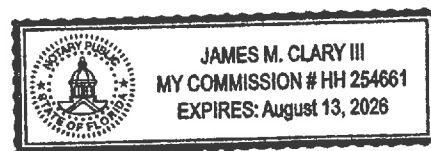
STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2022 By

Jeremiah Baron
Personally Known OR Produced Identification

[Signature]
Type of Identification Produced:

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

EXHIBIT "A"

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 5/27/22	Grantor (Seller) STUART KEY DEVELOPERS LLC	Doc Num 2963113
Sale Price \$ 8,500,000	Deed Type Special Warranty Deed	Book & Page <u>3316 0819</u>

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"



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



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: *icreus*

Iris M. Crews



Recorded in Martin County, FL 5/31/2022 3:23 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$44.00 Deed 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

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"

CFN#2963113 BK 3316 PG 820 PAGE 2 of 5

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:

Grantor

Stuart Key Developers, LLC, a Florida
limited liability company

Carrie Floody
Print Name of Witness 1: Carrie Floody

By: [Signature]
Name: Richard S. Jackson, III
Title: Manager

Calvin Burdick
Print Name of Witness 2: Calvin Burdick

STATE OF FLORIDA }
 }SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and subscribed before me by means of ☒ 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 ☒ 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]

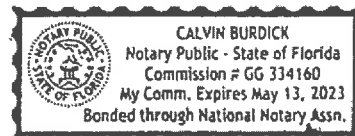


EXHIBIT "A"

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

EXHIBIT "A"

CFN#2963113 BK 3316 PG 822 PAGE 4 of 5

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

EXHIBIT "A"

- Dec. 28: Smithsonian Marine Station at Port 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

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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 GENERAL 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 XXXXXX, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-1 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 288.26, Florida Statutes, 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: 2/27/2023

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. SFWMD 050128-14_Permit_560251
13. SFWMD Water Supply Progress Evaluation Form 2009
14. SFWMD Water Supply Progress Evaluation Form 2009
15. 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:

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

YES	NO	ABSENT	ABSTAIN

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

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.

CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Print Name: _____

Print Name: _____

Cypress Holding, LLC

By: _____

Jeffrey H. Sands, Managing Member

OWNERS ACKNOWLEDGMENT

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

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

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

(Notary Seal)

Signature of Notary Public

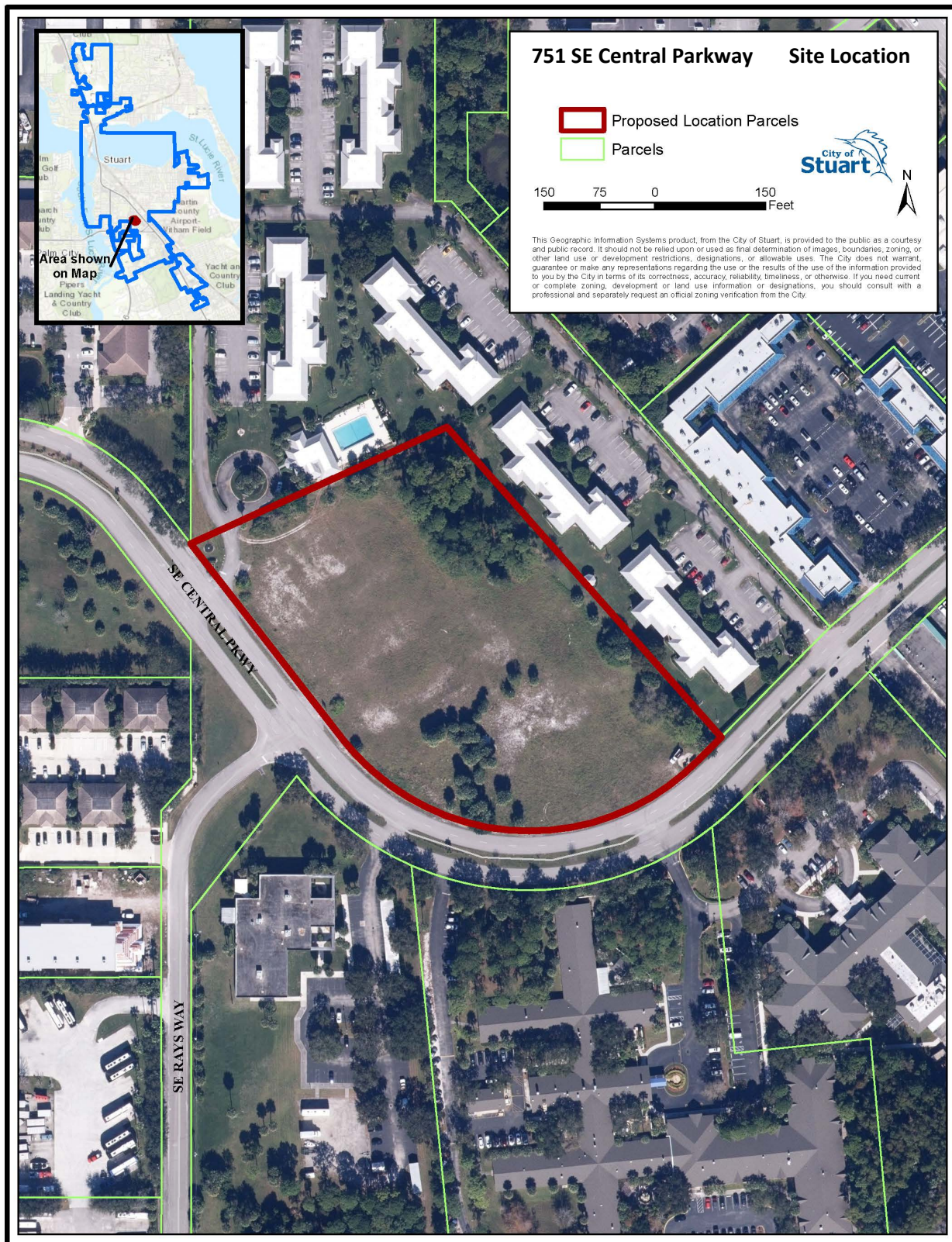
Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

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

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP





Ordinance 2486-2022 Staff Report

A. Application

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

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

B. Executive Summary and Background

Executive Summary

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

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

Staff recommends approval of Ordinance 2486-2022.

Background

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

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

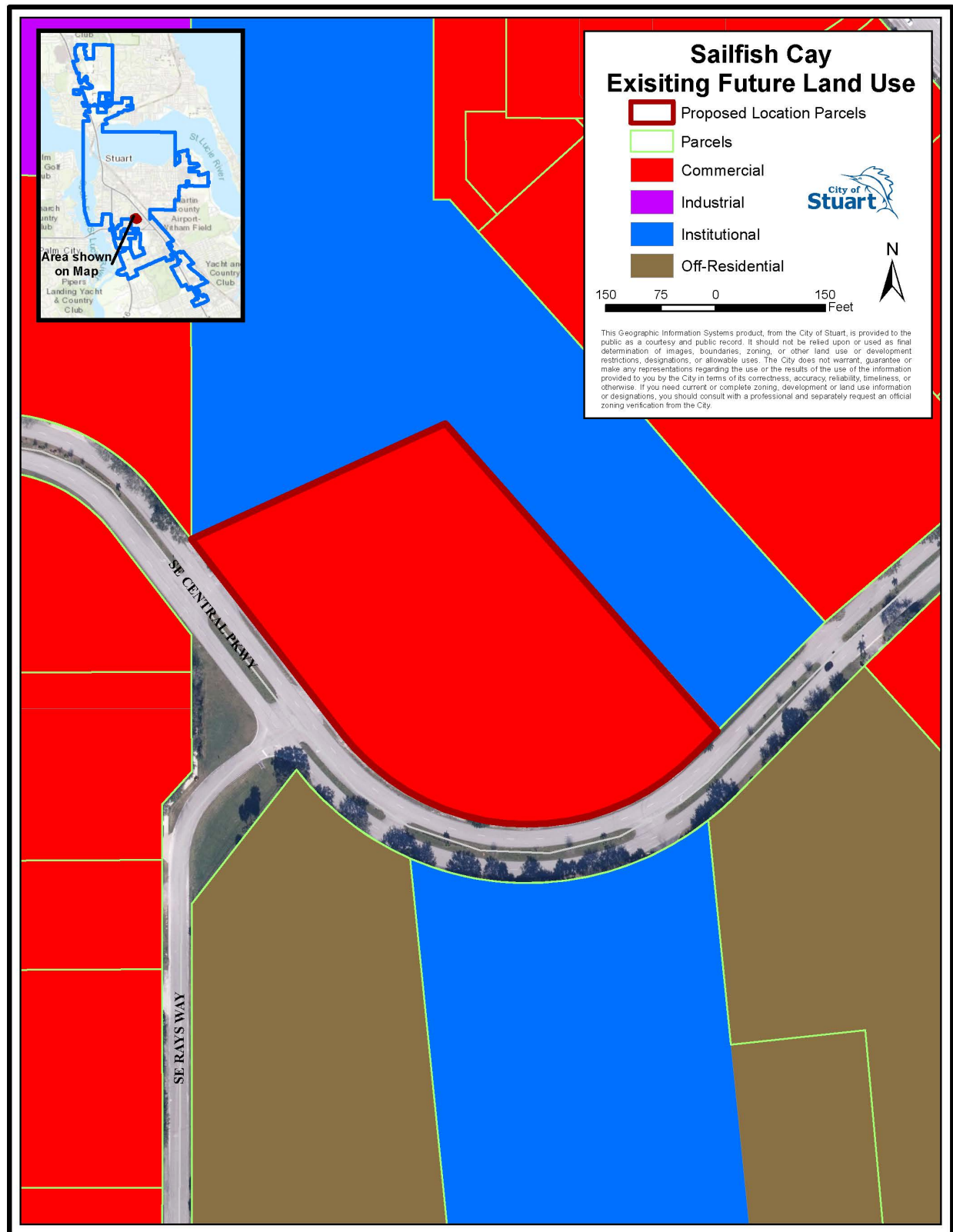
On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow for a professional and medical office center. This project was never constructed. The site has remained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

C. Site Location and Information

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



Existing Future Land Use Map



B. Determination of compliance with Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

C. Compliance with Florida Statute 163.3177

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

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

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

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

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

Sprawl Analysis

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

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

E. Site Details and Service Capacity

Existing Site

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

Environmental Assessment

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

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

Traffic

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

Maximum Buildout Analysis

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

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

⁹

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

Gross Site Area: 4.88 acres

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

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

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

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

Level of Service Capacity Letters

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

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

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

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

F. Staff Analysis

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

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

Staff recommends approval of Ordinance 2486-2022.



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

Received by:
Reviewed by:

Small-Scale Comprehensive Plan Amendment Application

Project ID# 221110004
(Staff Entry)

RECEIVED

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

DEVELOPMENT
RECEIVED

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

PETITIONER INFORMATION

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

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

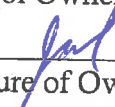
Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

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

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

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

Signature of Owner: 

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

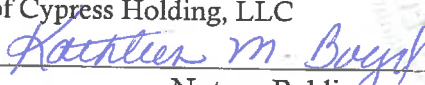
Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

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

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

Personally Known OR Produced Identification

Type of Identification Produced:


Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

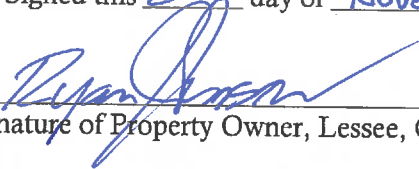
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

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

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

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

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



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

Application Requirements

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

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

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

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

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Small Scale Comprehensive Plan Amendment

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

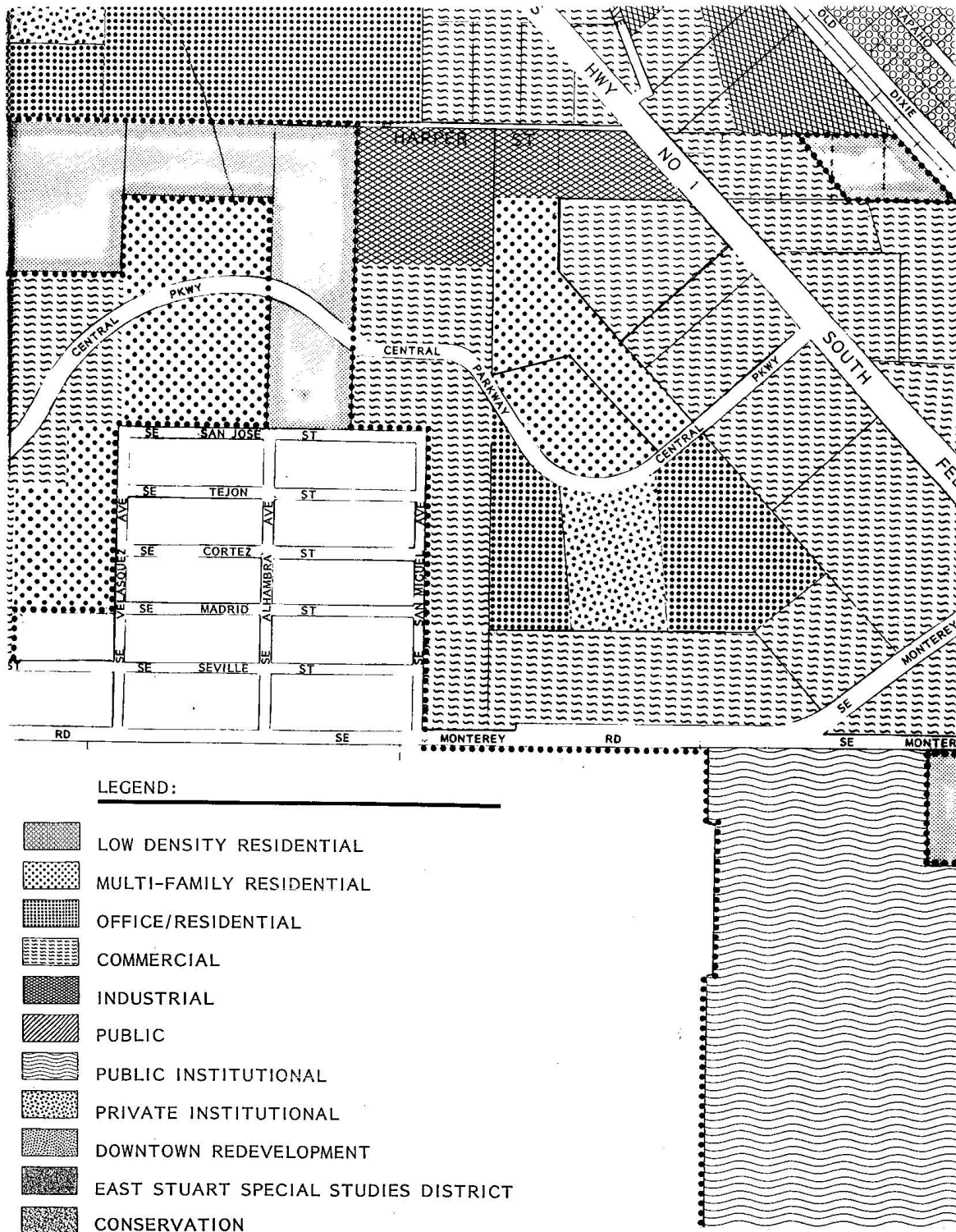
Overview of Requests & Property Introduction:

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

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

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

Image I
Property's Original 1989 Future Land Use



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

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

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

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

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

Surrounding Uses:

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

Community Meetings

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

Pre-Application Meetings

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

Future Land Use Amendment

Land Characteristics

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

Current Real Estate Market

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

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

Vehicular Traffic

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

Compatibility with Surrounding Properties

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

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

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

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

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

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

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

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

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

Commercial to Residential Conversion

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

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

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

Urban Sprawl

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

Summary

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

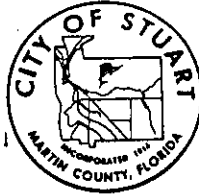
properties and to be compatible with the City of Stuart in general. The proposed FLU amendment restores the initially proposed use of multi-family on the property, with the support of the adjacent Towne Park community.

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

Sincerely,

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

Elizabeth S. Levesque, AICP
Development Manager



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

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

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

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

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

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

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

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

SECTION ONE:

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

SECTION TWO:

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

SECTION THREE: REPEALER

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

SECTION FOUR: SEVERABILITY

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

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

SECTION FIVE: CODIFICATION

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

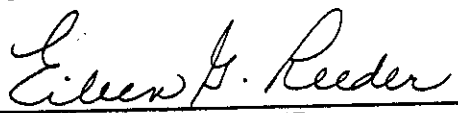
PART SIX: EFFECTIVE DATE

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

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

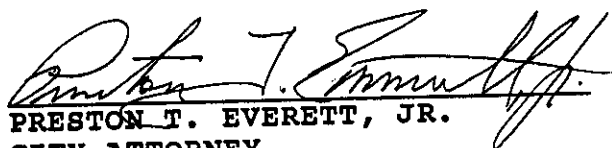
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

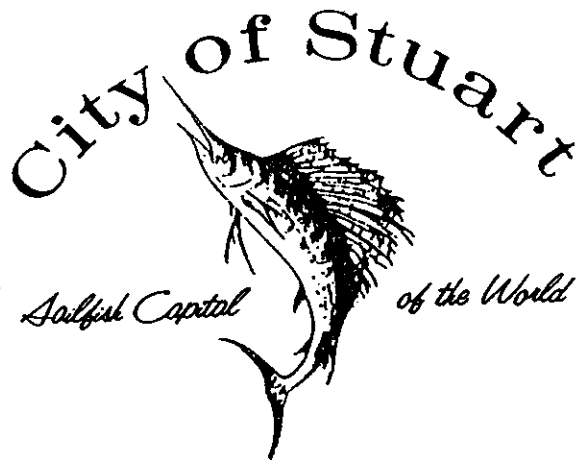
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

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

* * * * *

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

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

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

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

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

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

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

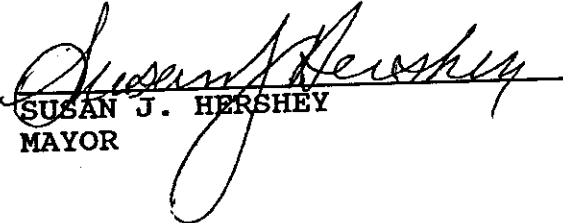
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

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

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

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

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

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

PARCEL II:

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

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

PARCEL III:

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

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



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

Return to:

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

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

provisions of this ordinance are declared severable.

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

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

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

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

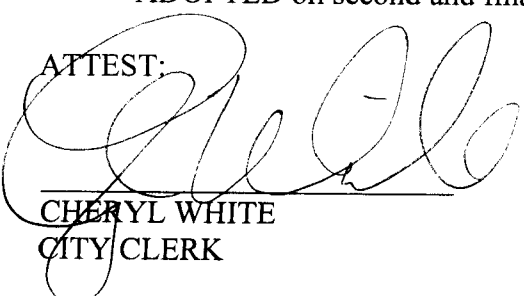
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

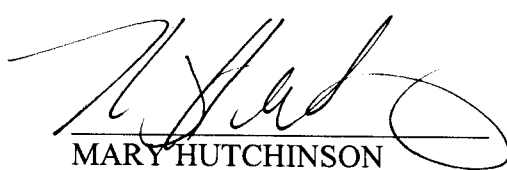
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

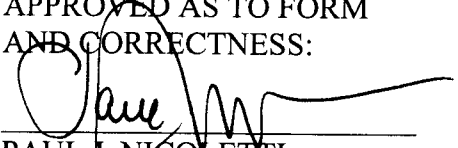
ADOPTED on second and final reading this 14 day of May, 2007.

ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2

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

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

File Number: 10134.01
Will Call No.: 80

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

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

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

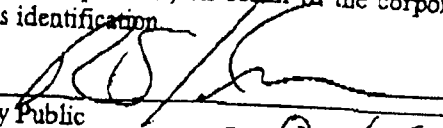
Oct. 27. 2005 9:52AM

OR BK NO. 5998 P. 3
62003 PG 1829

State of Florida
County of Martin

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

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

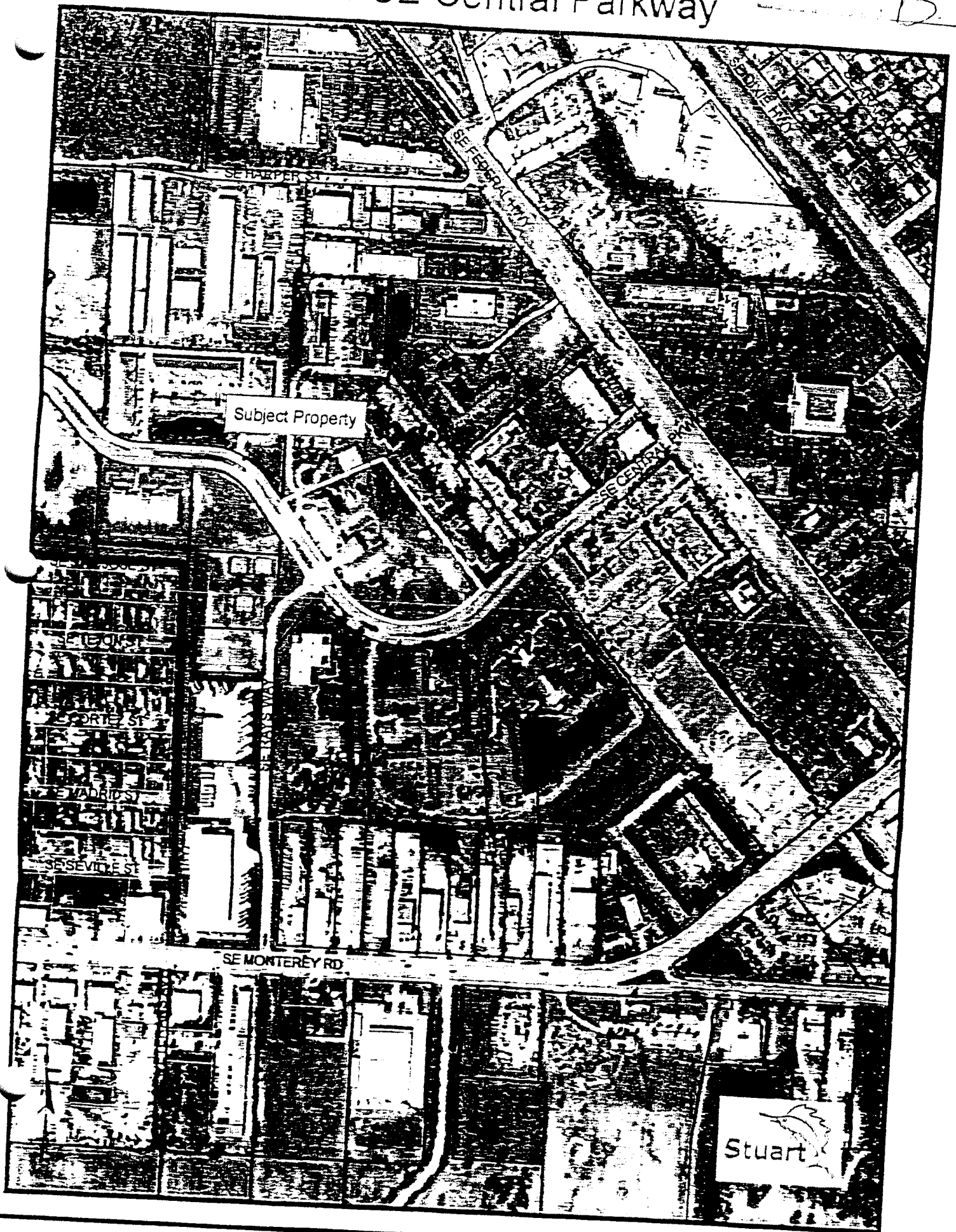
My Commission Expires: _____



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

751 SE Central Parkway

11-13



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

Approved Plans and Documents

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

Landscaping

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

Prior to Issuance of Development Permit

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

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

Development and Construction

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

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

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

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

Signage

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

Prohibited

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



Staff Review

A. Application

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

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

B. Project Description

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

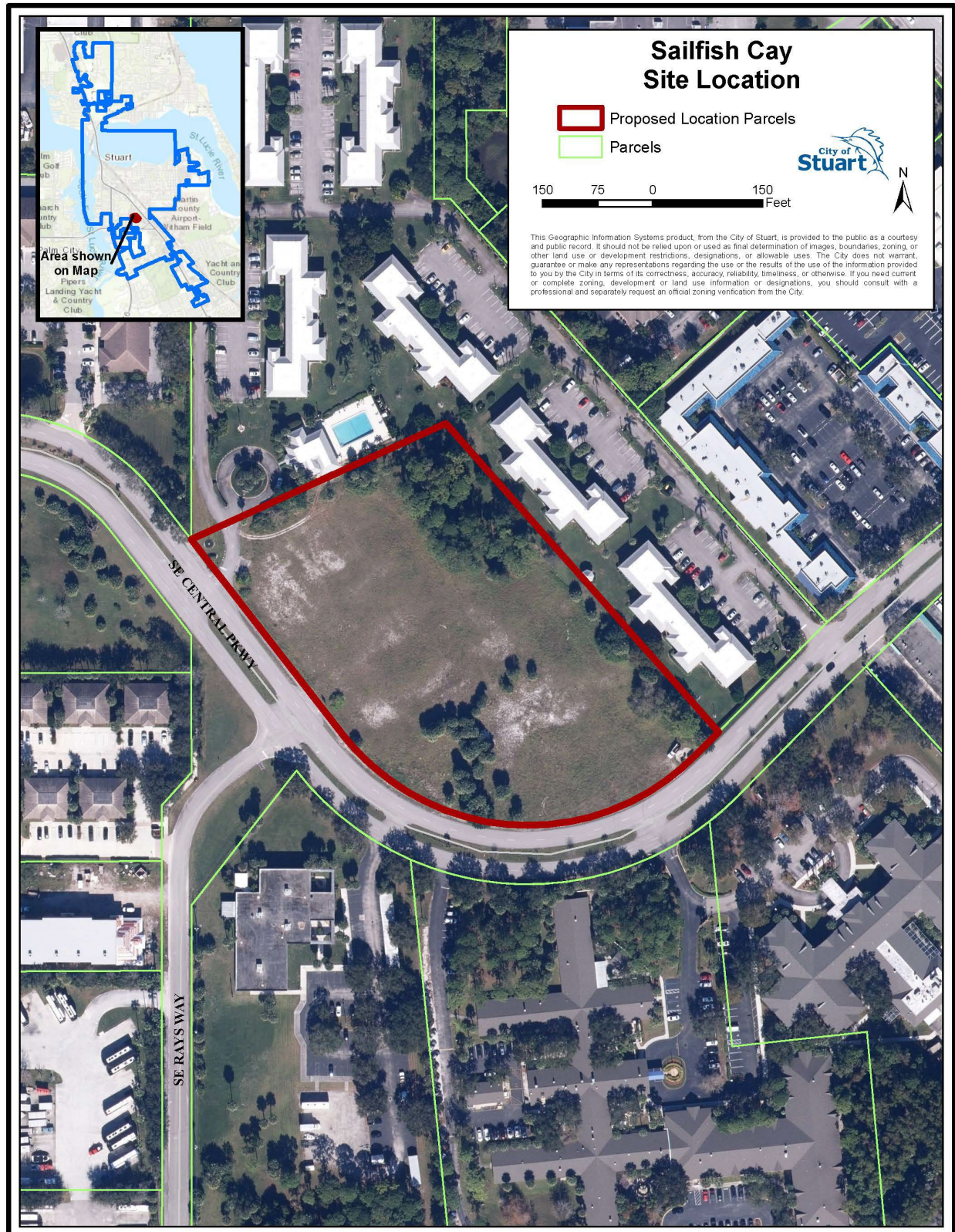
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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

C. Location and Site Information

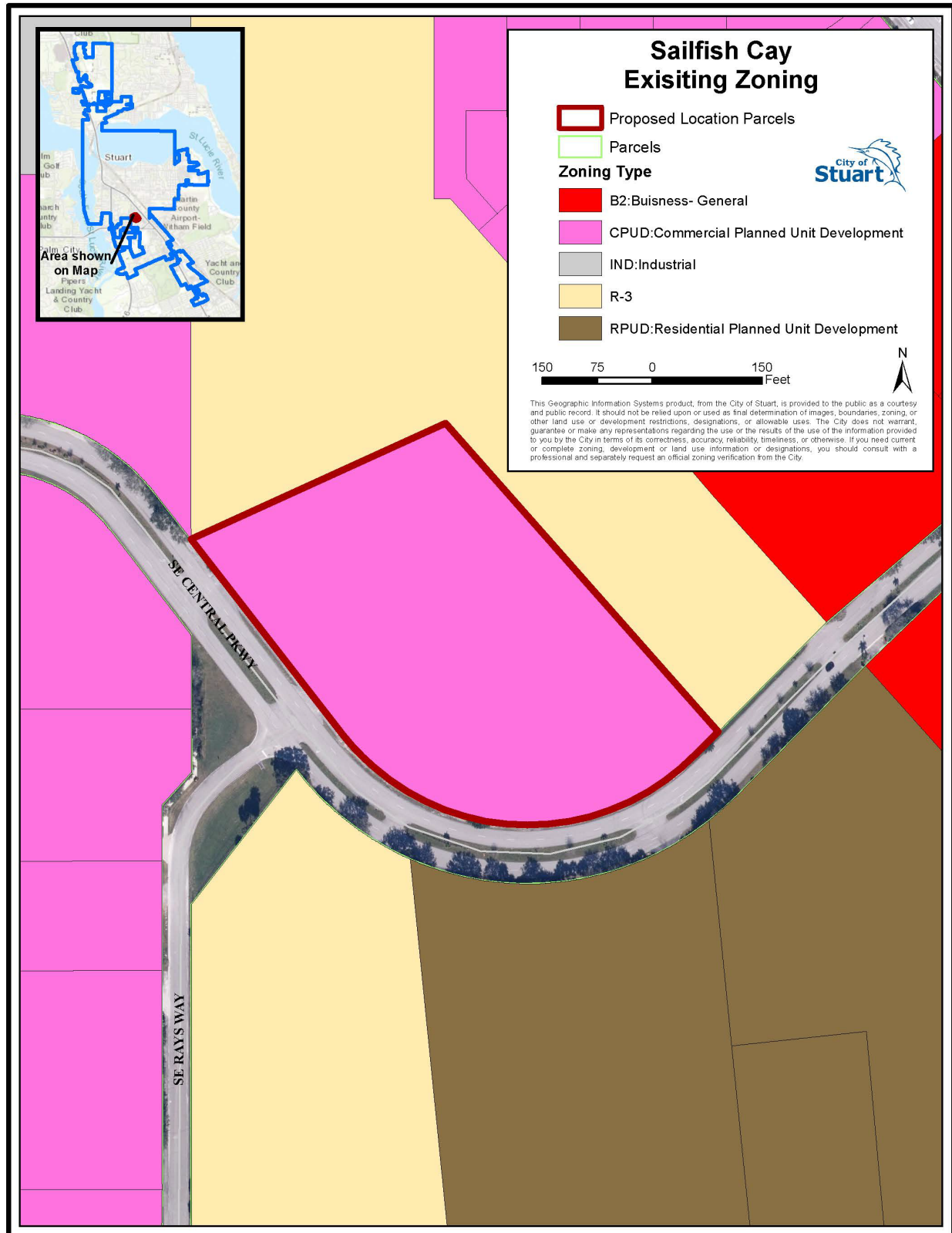
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

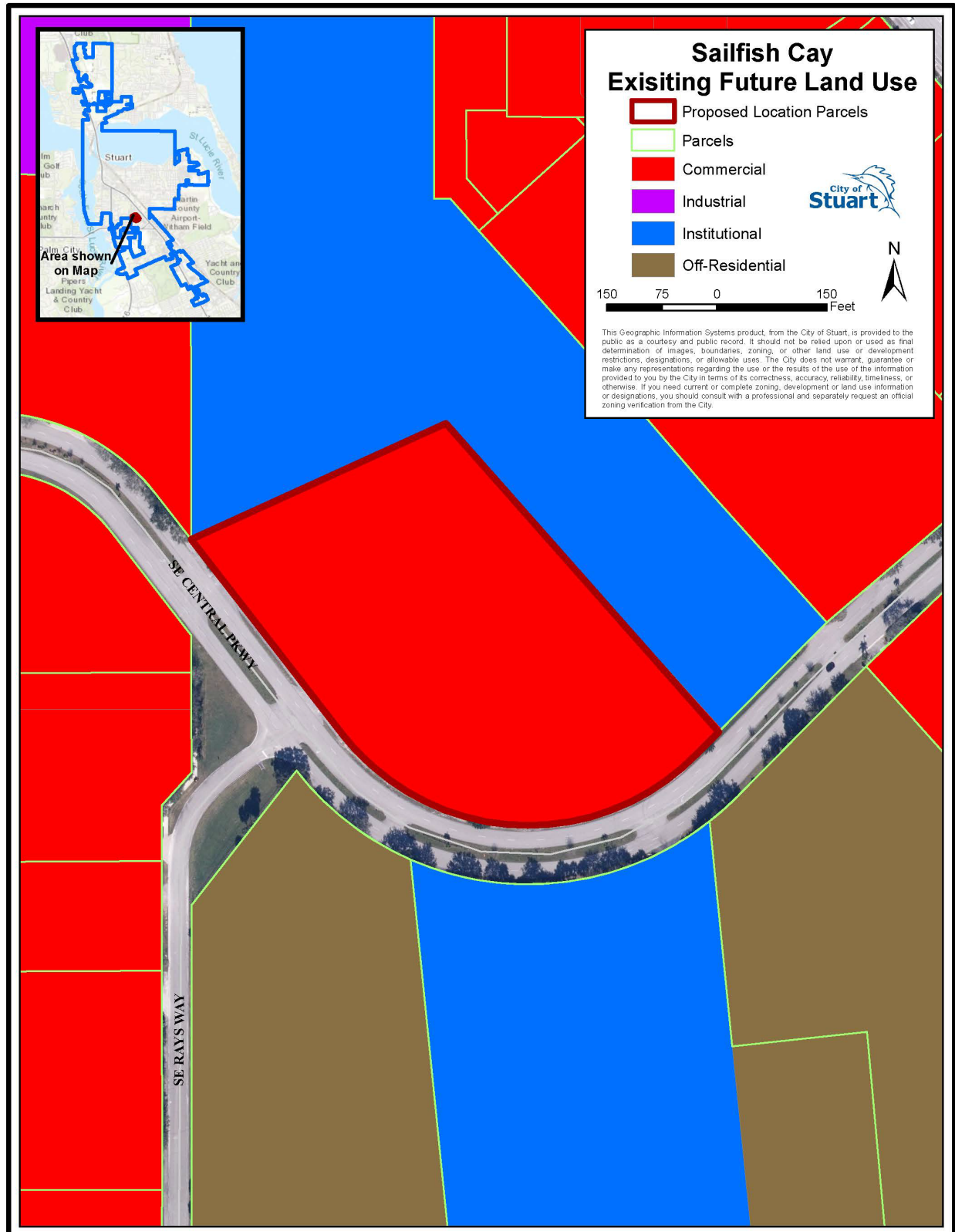


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

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

E. Review Comments

Zoning and Site Design – Ongoing

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

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

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

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

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

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

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

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

Architecture - Passed

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

Engineering – Drainage/Stormwater – Failed

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

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

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

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

Building Department – Passed with Comments

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

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.

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

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

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

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

- a) February 2022 Update: Complete.

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

City of Stuart Public Works – Passed with Comments

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

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

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



STUART POLICE DEPARTMENT

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

We are S.P.D!

Selfless ♦ Proud ♦ Dedicated

September 27, 2022

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

Re: Sailfish Cay

Ms. Wohlika,

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

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

Respectfully,

Heather Rothe
Support Division Commander



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

September 28, 2022

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

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

Dear Mr. Landsman,

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

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

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

Sincerely,
City of Stuart

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

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



City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

September 30, 2022

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

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

Ms. Wohlitka,

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

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

Please contact me with any questions.

Respectfully,

Vince Felicione
Fire Chief



FORM #0229
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

PAGE 1 OF 6

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.

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.

Last Date for Agency Action:
November 23, 2009

Water Use Staff Review Summary

Application Number: 050128-14
Permit Number: 43-00053-W
Project Name: CITY OF STUART PUBLIC WATER SUPPLY

**FINAL APPROVED BY
EXECUTIVE DIRECTOR
NOVEMBER 17, 2009**

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

<u>Source</u>	<u>Status Code</u>	<u>GPM</u>	<u>MGM</u>	<u>MGY</u>
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 per 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.

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.

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:

Steven J. Memberg Date: 11/17/09
Steven J. Memberg, P.G.

Water Use Division:

James Harmon 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:

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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

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Limiting Conditions

- (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

Limiting Conditions

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.

Limiting Conditions

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.

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MARTIN COUNTY, FLORIDA

Legend

- Application
- Application Sections

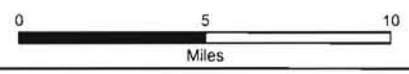
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Permit Number: 43-00053-W

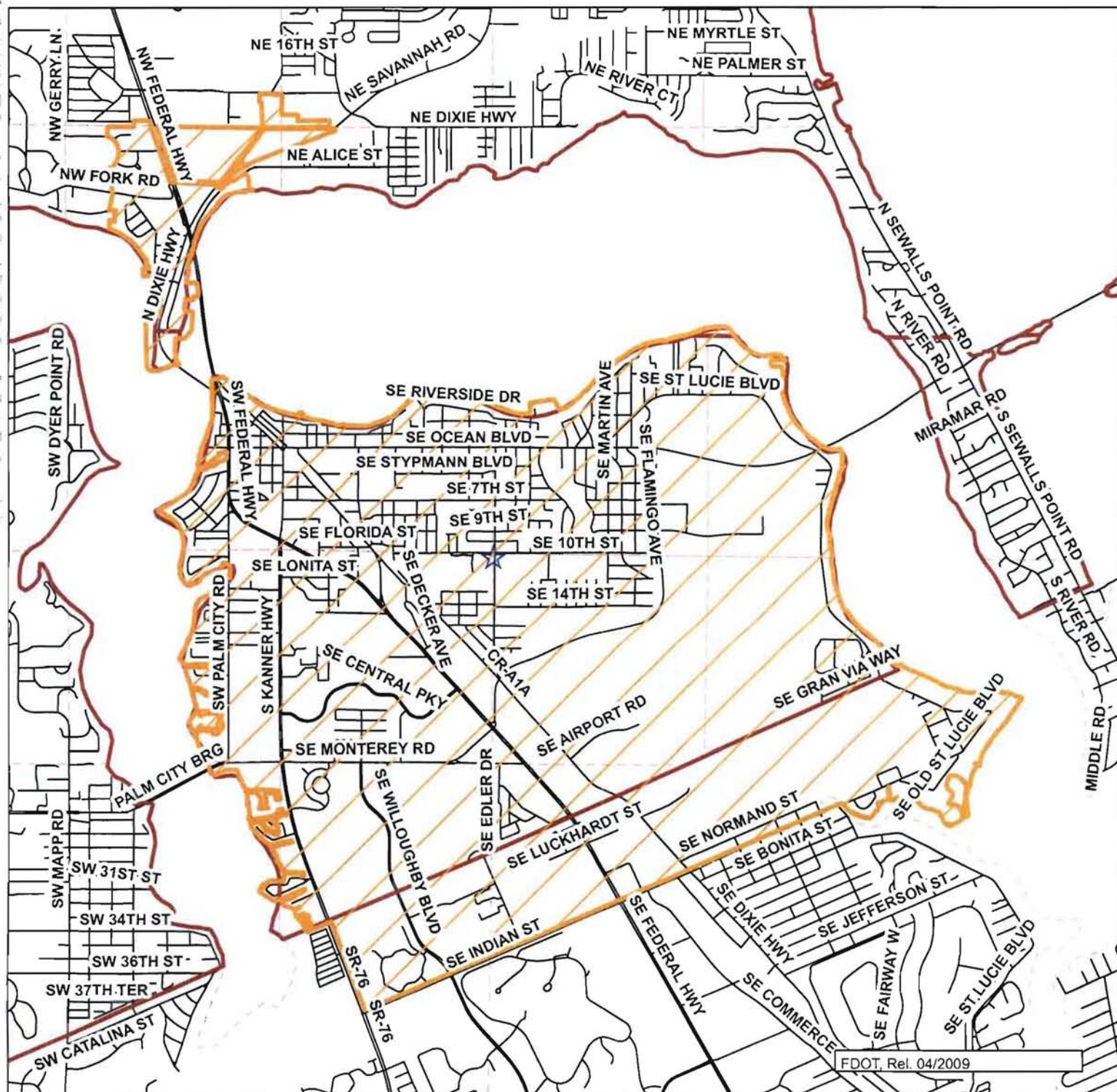
Project Name: CITY OF STUART PUBLIC WATER SUPPLY



Map Date: 11/14/2009



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MARTIN COUNTY, FLORIDA

Legend

 Application

Map Date: 11/14/2009

Application Number: 050128-14

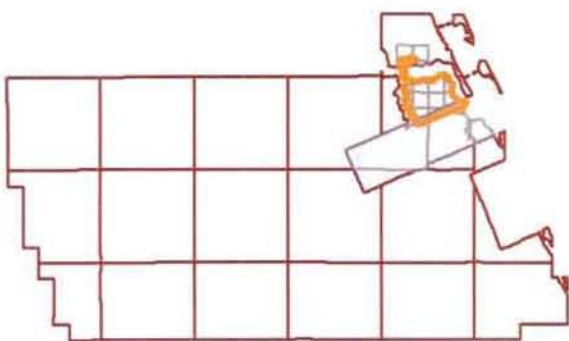
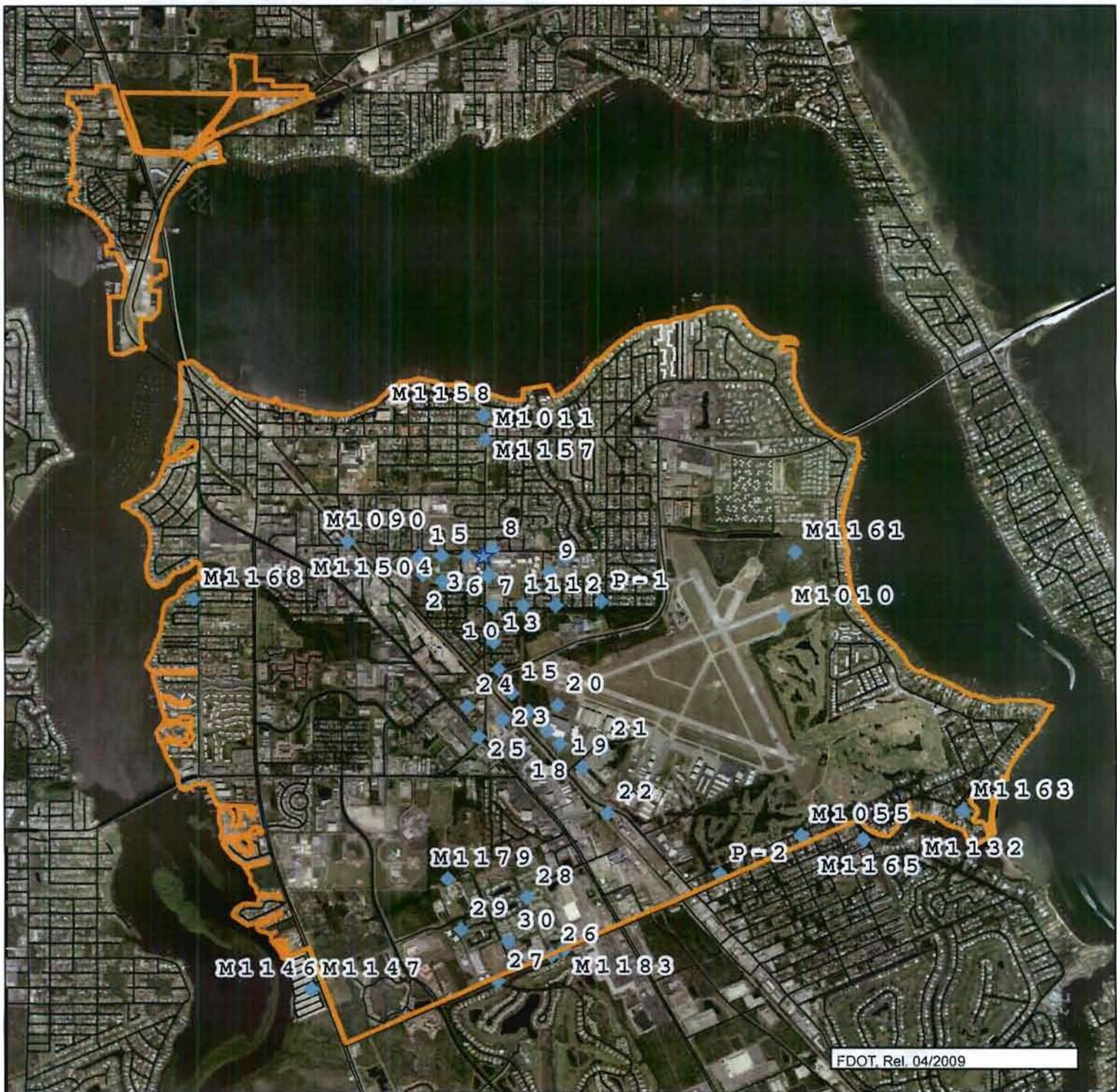
Permit Number: 43-00053-W

Project Name: CITY OF STUART PUBLIC WATER
SUPPLY



Exhibit : 2

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MARTIN COUNTY, FLORIDA

Legend

Application

Wells

Application Number: 050128-14

Permit Number: 43-00053-W

Project Name: CITY OF STUART PUBLIC WATER
SUPPLY



Map Date: 11/14/2009



Exhibit : 3

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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

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

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 Surficial Aquifer System	Other Surficial Aquifer System	Other Surficial Aquifer System
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System			

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

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

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

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
	Surficial Aquifer System	Water Shortage Monitoring Facility	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Water Shortage Monitoring Facility
Aquifer		Surficial Aquifer System				Surficial Aquifer System

TABLE - A
Description Of Wells.

Application Number: 050128-14

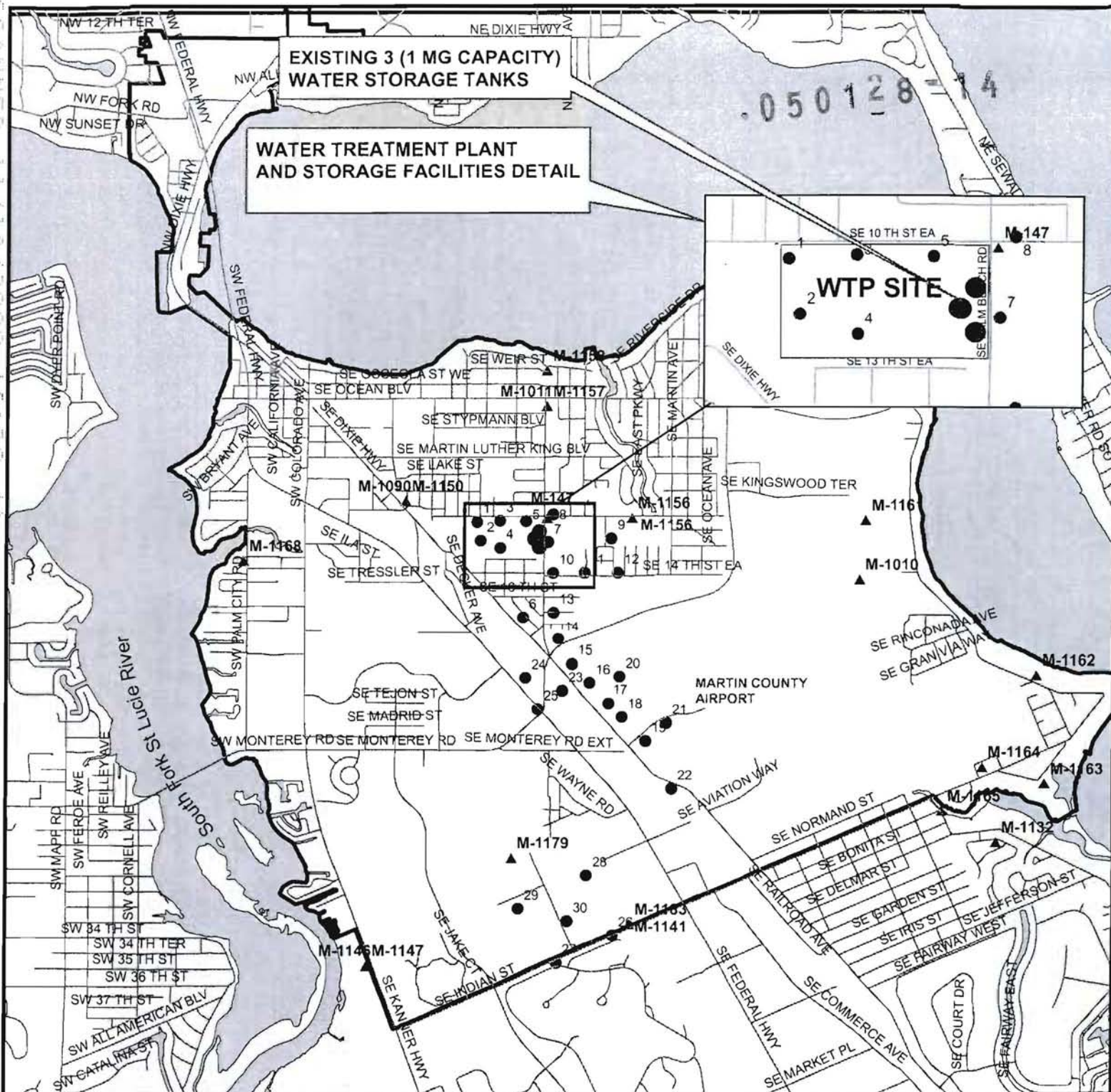
Well ID	117879	117880	117881	117882	117883	117884
Name	M1161	M1163	M1165	M147	M1168	M1179
Map Designator	M1161	M1163	M1165	M147	M1168	M1179
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)						
Total Depth(feet)	20.5	56.8	105.7	74		
Cased Depth(feet)	15.5	51.8	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
	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System
Aquifer						

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
	Surficial Aquifer System		Surficial Aquifer System	Surficial Aquifer System
Aquifer				

Exhibit No: 4



Legend

- Roads
- Storage Facilities
- ▲ City Monitor Wells
- City Production Wells
- Water Service Area
- Water Bodies

N



0 1,250 2,500 5,000 Feet

**BROWN AND
CALDWELL**

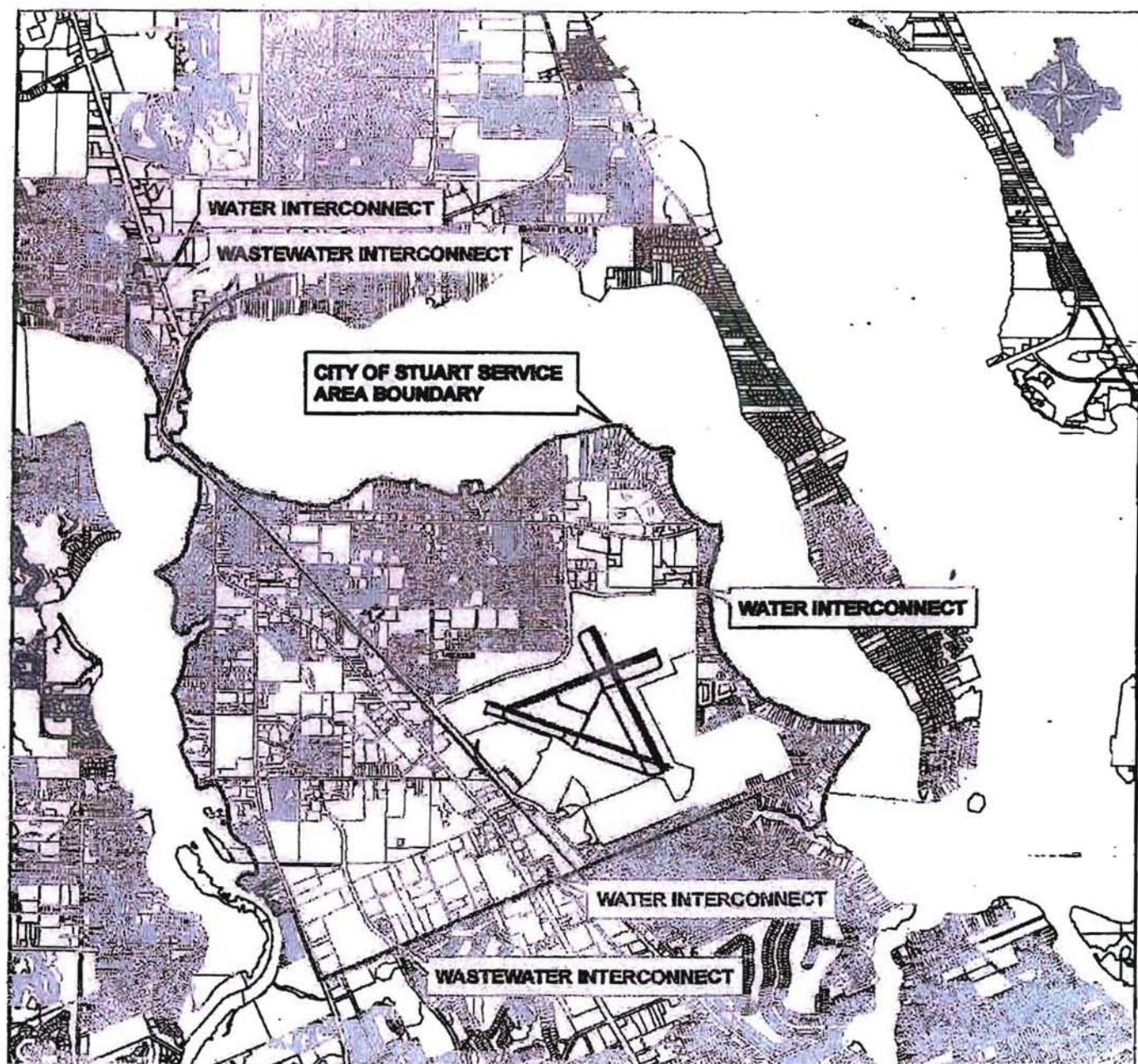
EXHIBIT 2 : SERVICE AREA MAP

JANUARY 2005

EXHIBIT 5

EXHIBIT "C"

POINTS OF DELIVERY AND POINTS OF COLLECTION MAP



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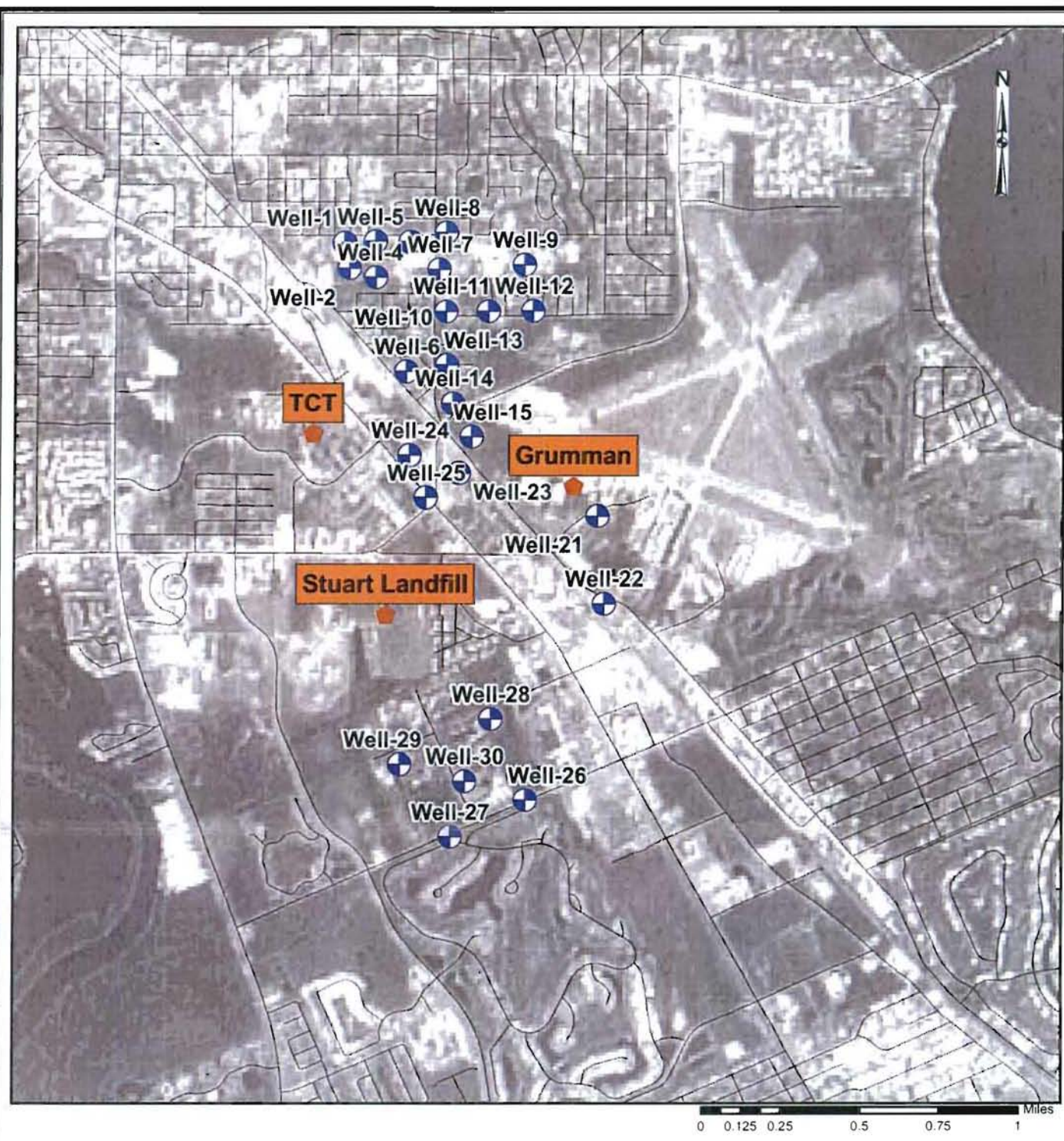


FIGURE 1-3
PRODUCTION WELLS
AND NEARBY SOURCES OF
CONTAMINATION
CLIENT
CITY OF STUART, FLORIDA

EXPLANATION

- Production Wells
- High Contamination Site

BROWN AND
CALDWELL

Public Water Supply Demands

Page 1

Application Number: 050128-14

Service Area: STUART PENINSULA

System Efficiency:

Treatment Name:

Standard PCUR: 220

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

Public Water Supply Demands

Application Number: 050128-14

Service Area: STUART PENINSULA

System Efficiency:

Treatment Name:

Standard PCUR: 220

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

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

Modeling Scenario Description

Page 1

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

				<----- Planar Location --		Withdrawn	Comments
Source	Type	Facility ID	Name	Type	East (feet)	North (feet)	
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

Modeling Scenario Description

Page 2

Project Name: CITY OF STUART PUBLIC WATER
SUPPLY

Application Number: 050128-14

Model Name: Modflow

Model Type: Numerical

Version: 1.0

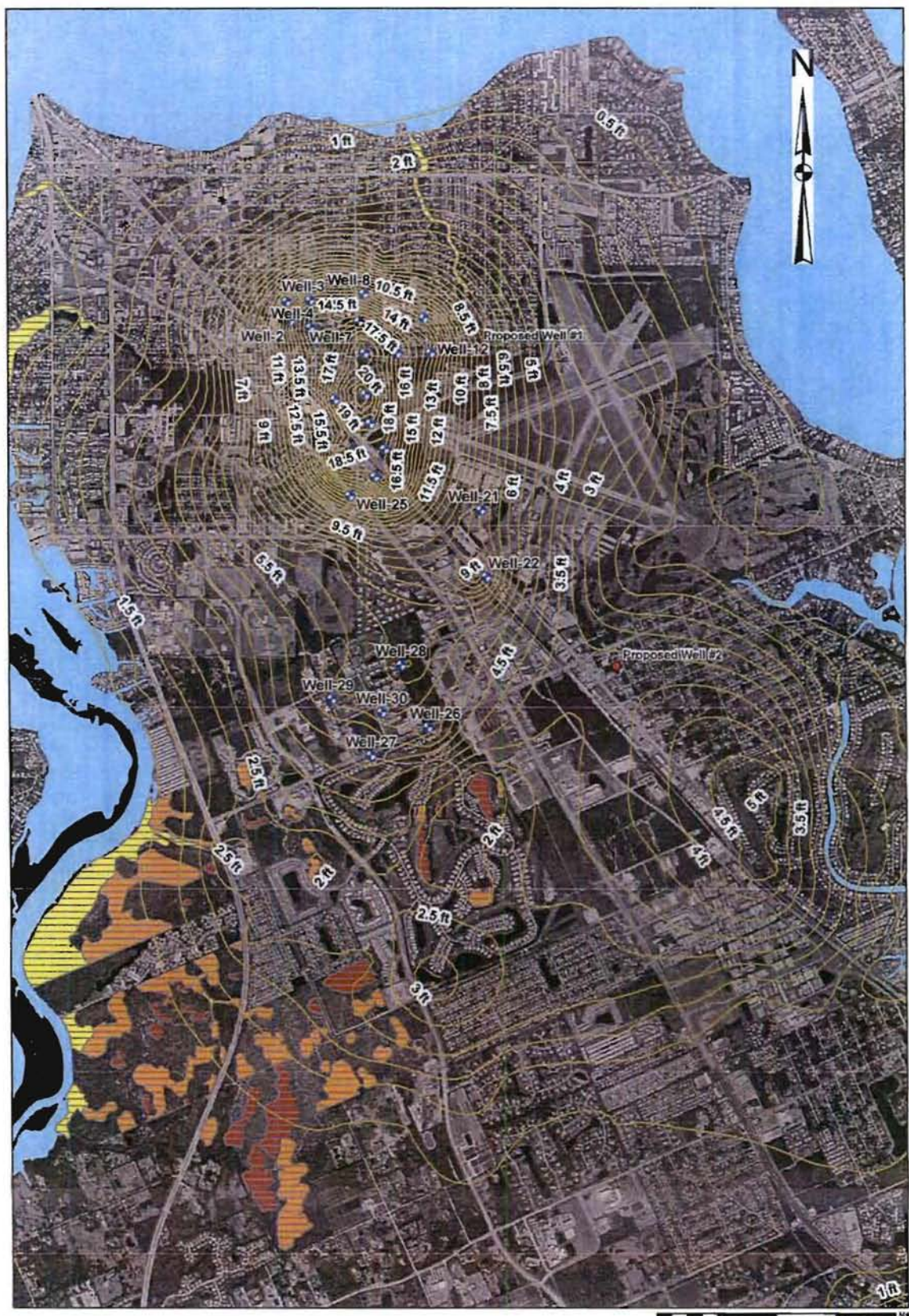
Scenario: 1

Comments:

Withdrawals

Source	Type	Facility ID	Name	Type	<----- Planar Location --		Withdrawn	Comments
					East (feet)	North (feet)	(gpd)	
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



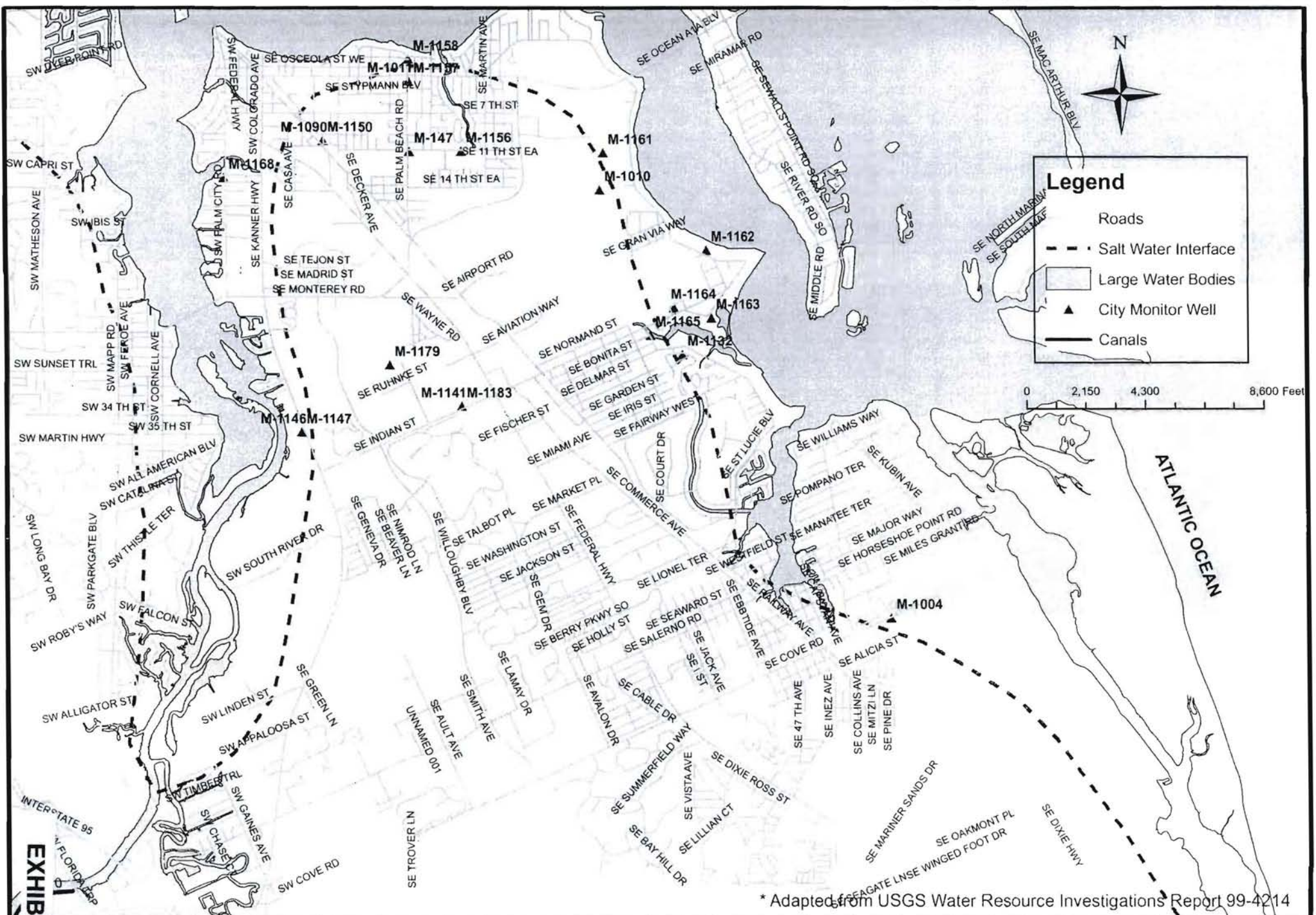
EXPLANATION

- 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

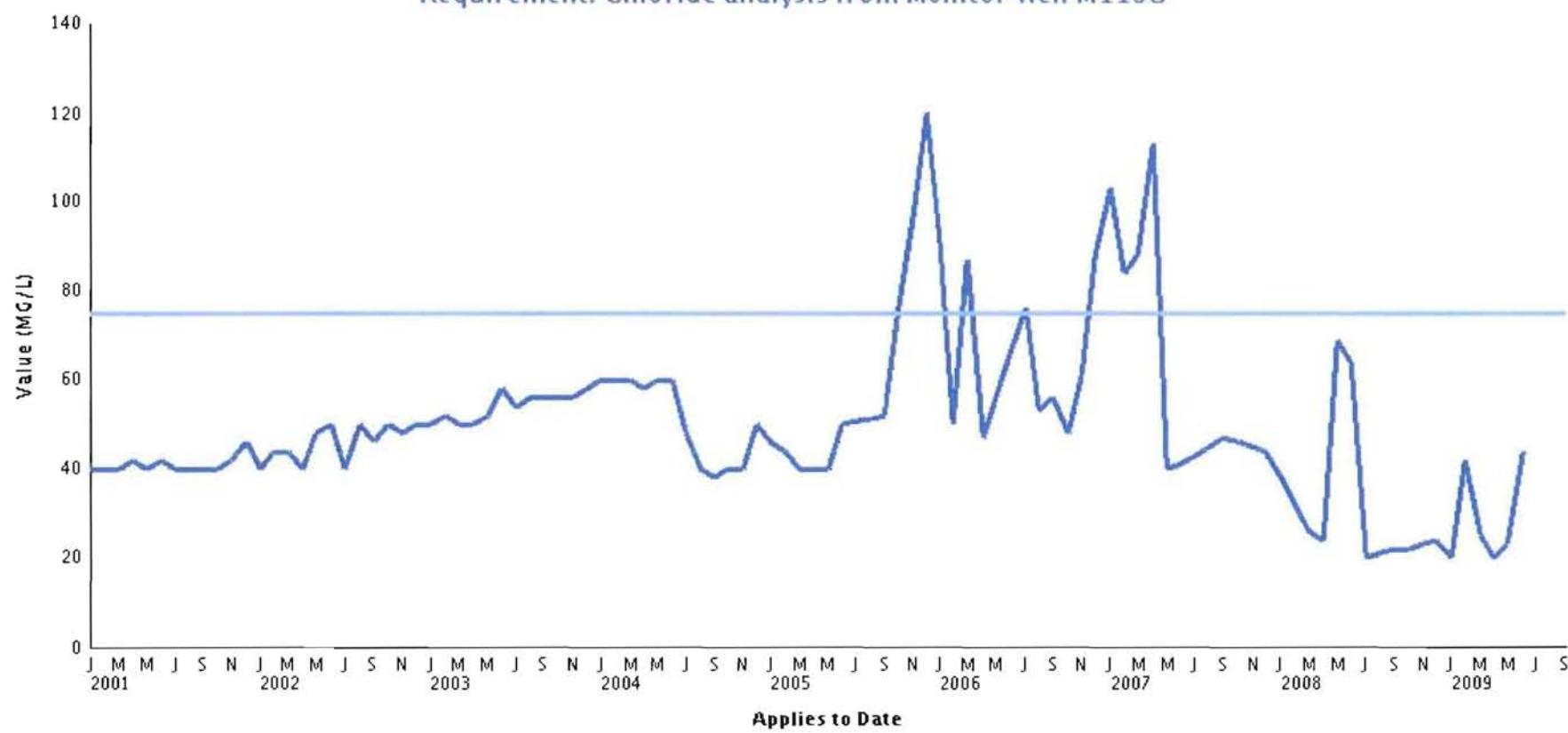
CLIENT
 CITY OF STUART, FLORIDA

BROWN AND
 CALDWELL

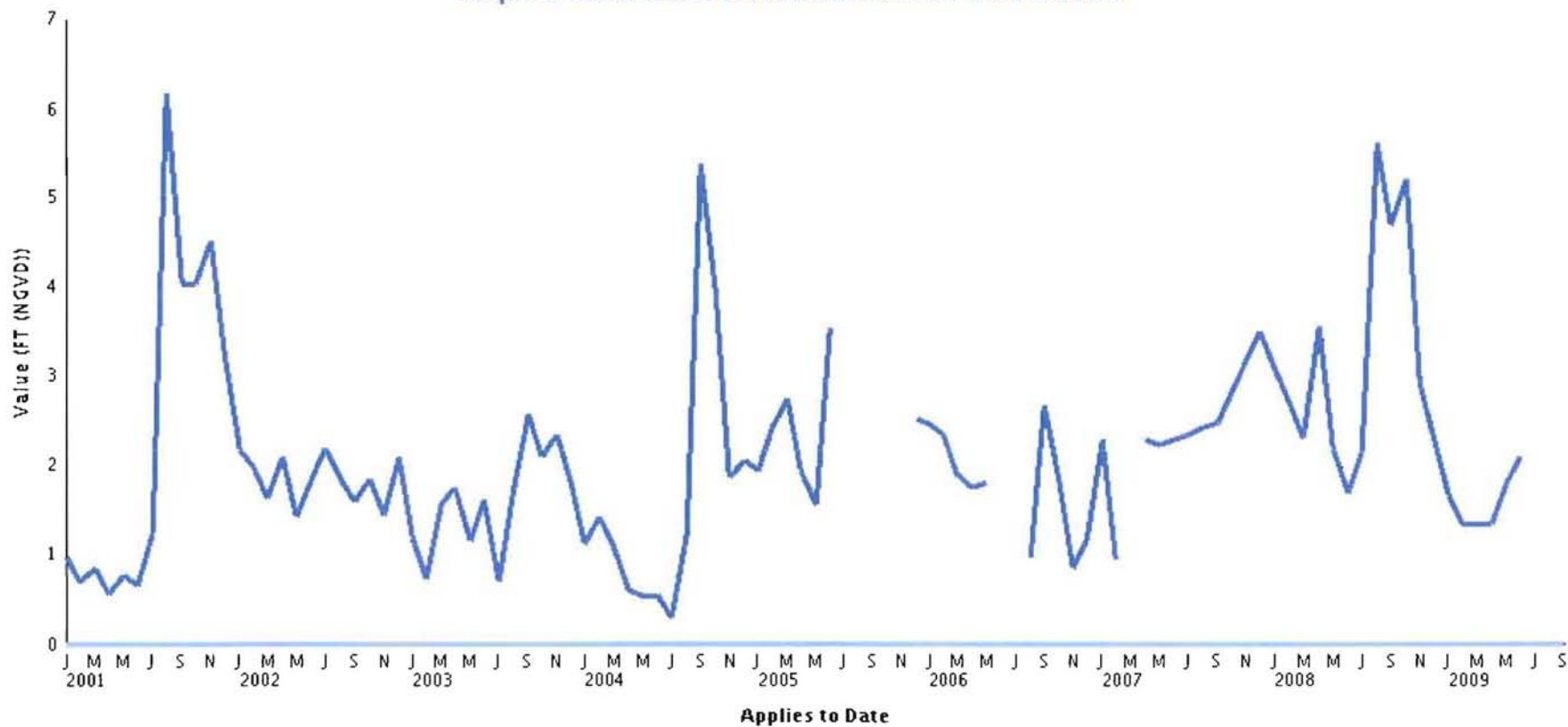


* Adapted from USGS Water Resource Investigations Report 99-4214

Permit #: 43-00053-W Project Name: CITY OF STUART
Requirement: Chloride analysis from Monitor Well M1158



Permit #: 43-00053-W Project Name: CITY OF STUART
Requirement: Water level from Monitor Well M1158



Spec 1: Spec for Water level from Monitor Well M1158 Entity type WELL Entity ID 117878 RLID 8032: Low Value 0 FT (NGVD)

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

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.

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*

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:

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)

SCANNED 11/18/2009 15:50:44

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.



Attested:

By: Cathy Widener
Assistant Secretary

Dated: 8/10, 2009

**SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD**

By: Carol A. Webb
Executive Director or designee

Legal Form Approved:

By: Jennifer Bokankowitz, Esq.

RESPONDENT: CITY OF STUART

By: James A. Christie, Jr.
Print Name: James A. Christie, Jr.
Print Title: Mayor

**APPROVED
AS TO FORM
& CORRECTNESS**

Paul J. Nicoletti
**PAUL J. NICOLETTI
CITY ATTORNEY**

SCANNED 11/18/2009 15:50:34

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.

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.

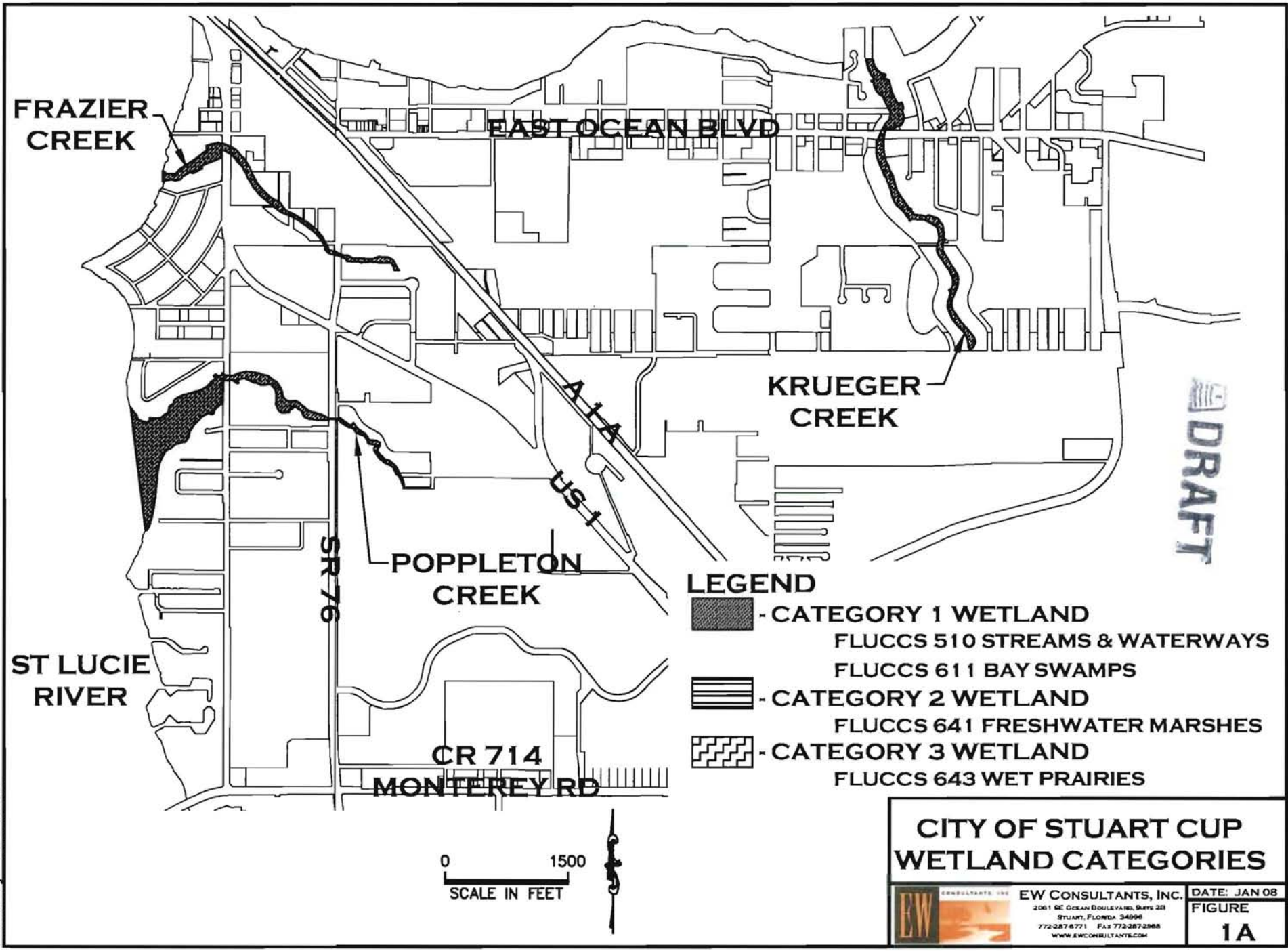
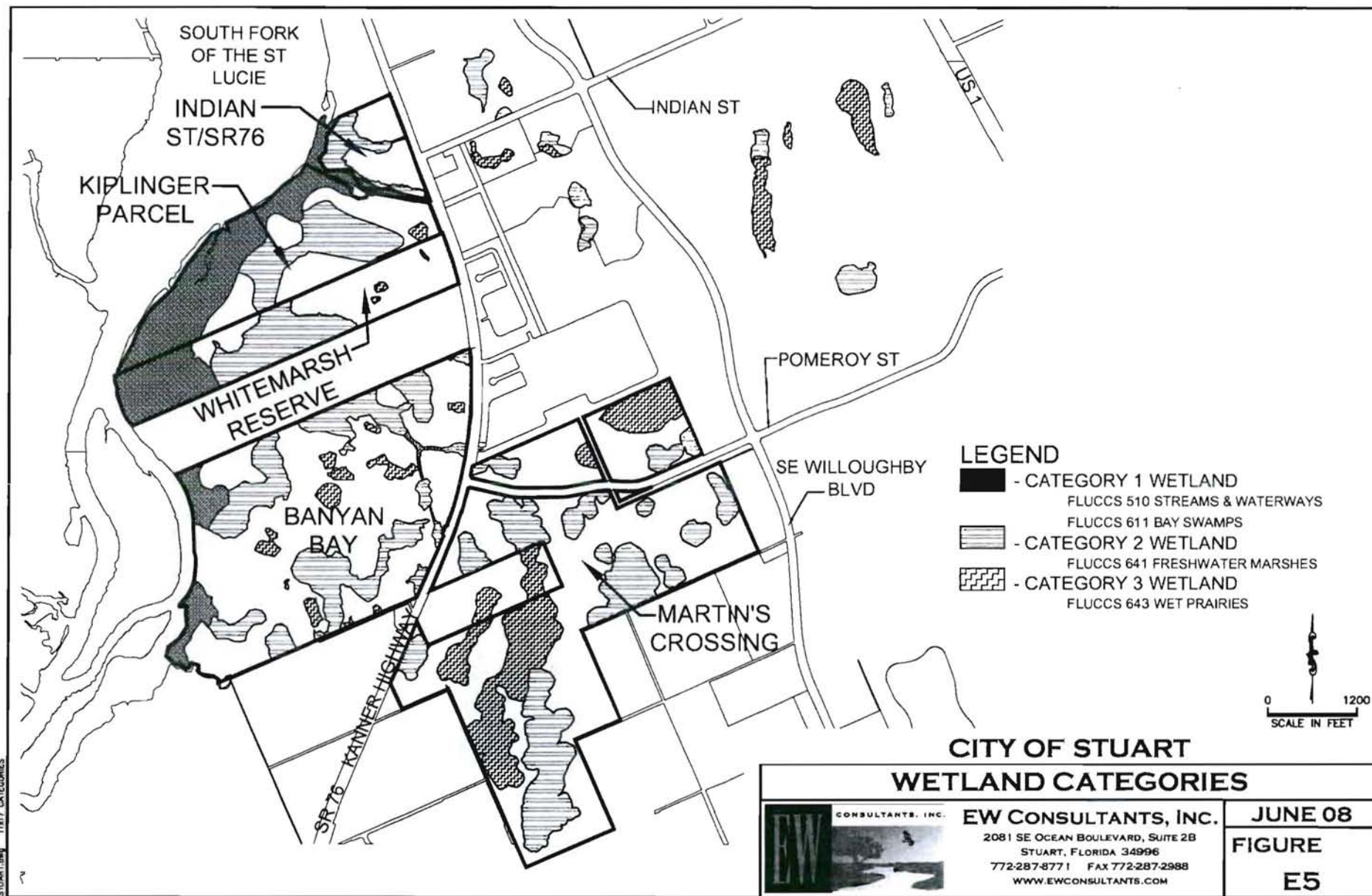
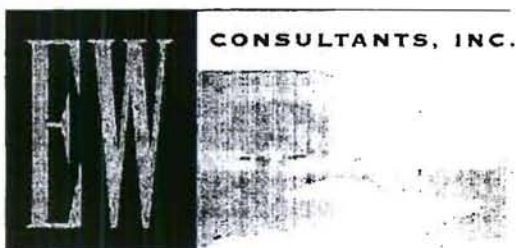


EXHIBIT 17D

STUART.dwg WETLAND CAT





CITY OF STUART CUP WETLAND MONITORING PLAN

Prepared by:

EW Consultants, Inc.

September 2008

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www.ewconsultants.com

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.

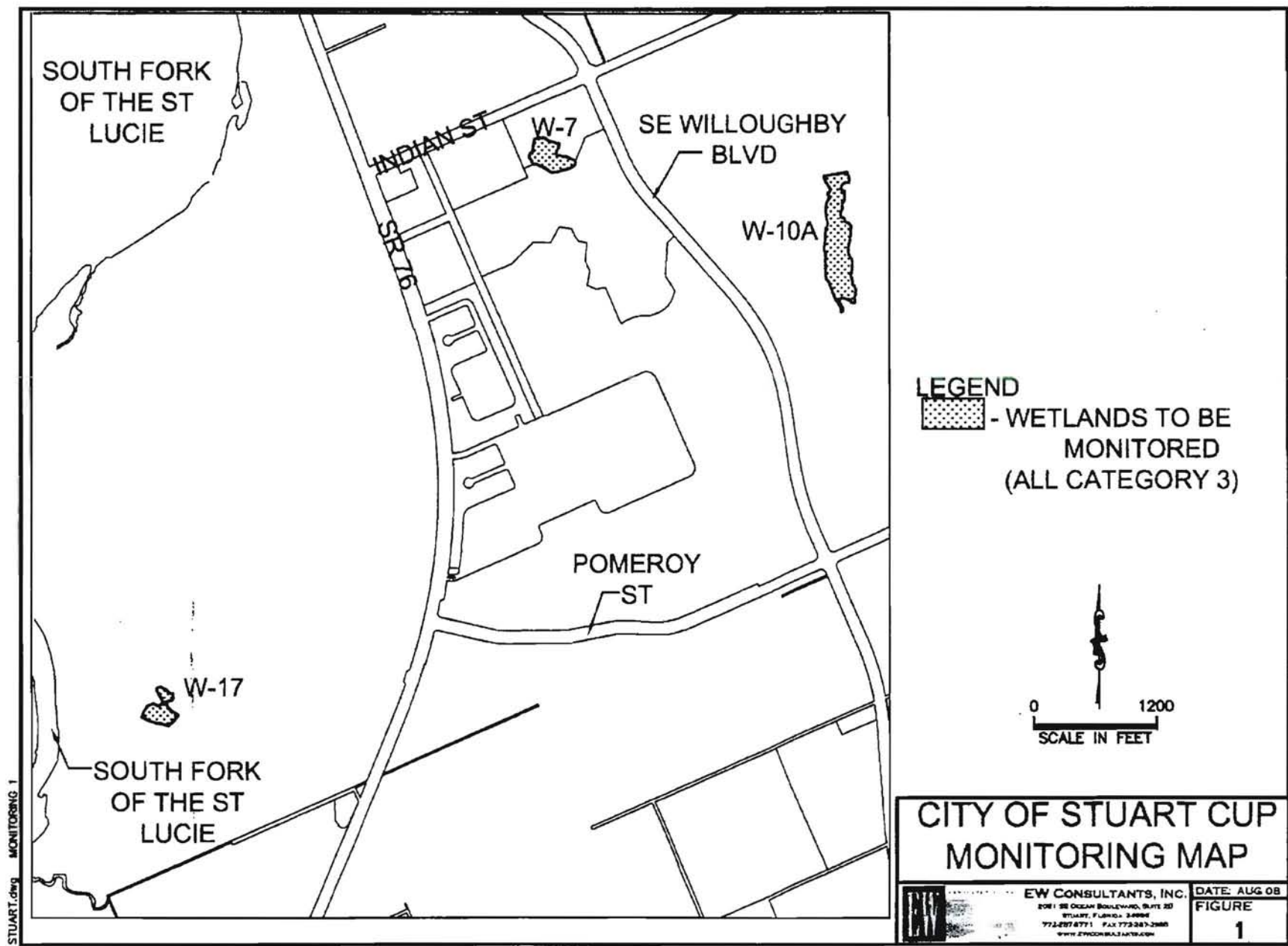
The collected data will be compiled and submitted in annual reports which will include semi-annual monitoring events in accordance with the schedule below. Two (2) color copies of such reports will be submitted to the SFWMD Water Use Compliance Supervisor (3301 Gun Club Road, West Palm Beach, FL 33406). 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:

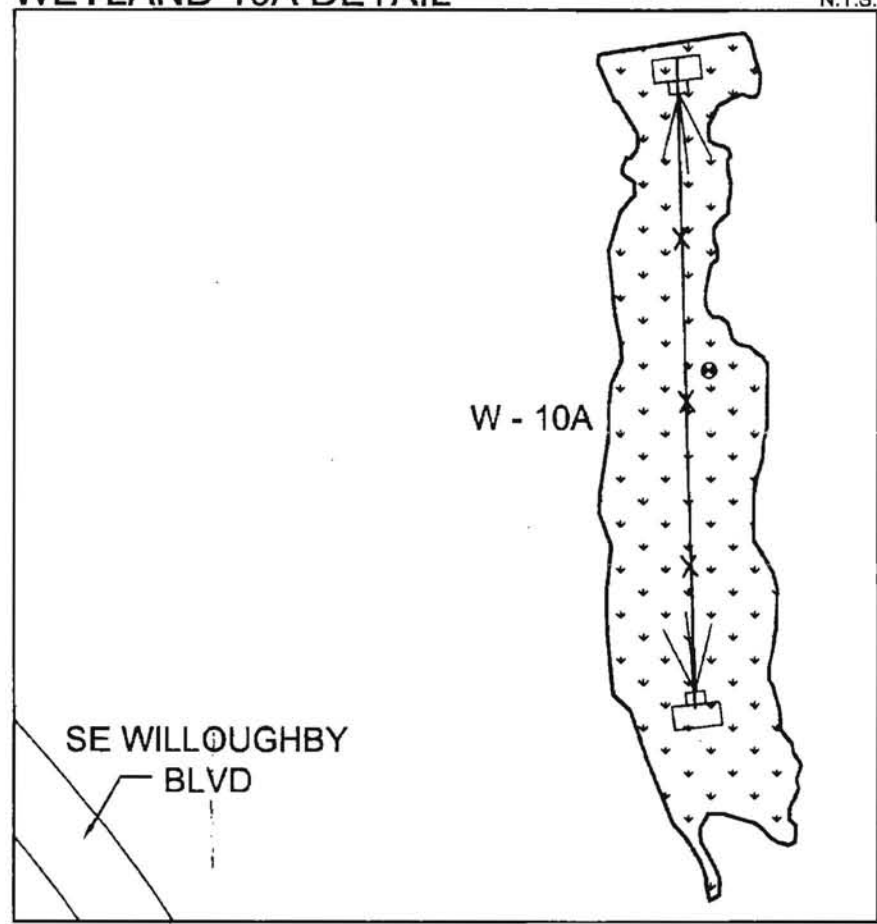
Activity	Date
Conduct 1st Semi-Annual Monitoring	Six Months after Permit Issuance
Conduct and Submit 1st Annual Monitoring Report	12 Months after Permit Issuance
Conduct 2nd Semi-Annual Monitoring	18 Months after Permit Issuance
Conduct and Submit 2 nd Annual Monitoring Report	24 Months after Permit Issuance
Conduct 3 rd Semi-Annual Monitoring	30 Months after Permit Issuance
Conduct and Submit 3 rd Annual Monitoring Report	36 Months after Permit Issuance
Conduct 4 th Semi-Annual Monitoring	42 Months after Permit Issuance
Conduct and Submit 4 th Annual Monitoring Report	48 Months after Permit Issuance
Conduct 5 th Semi-Annual Monitoring	54 Months after Permit Issuance
Conduct and Submit 5 th Annual Monitoring Report	60 Months after Permit Issuance

EXHIBIT 18D



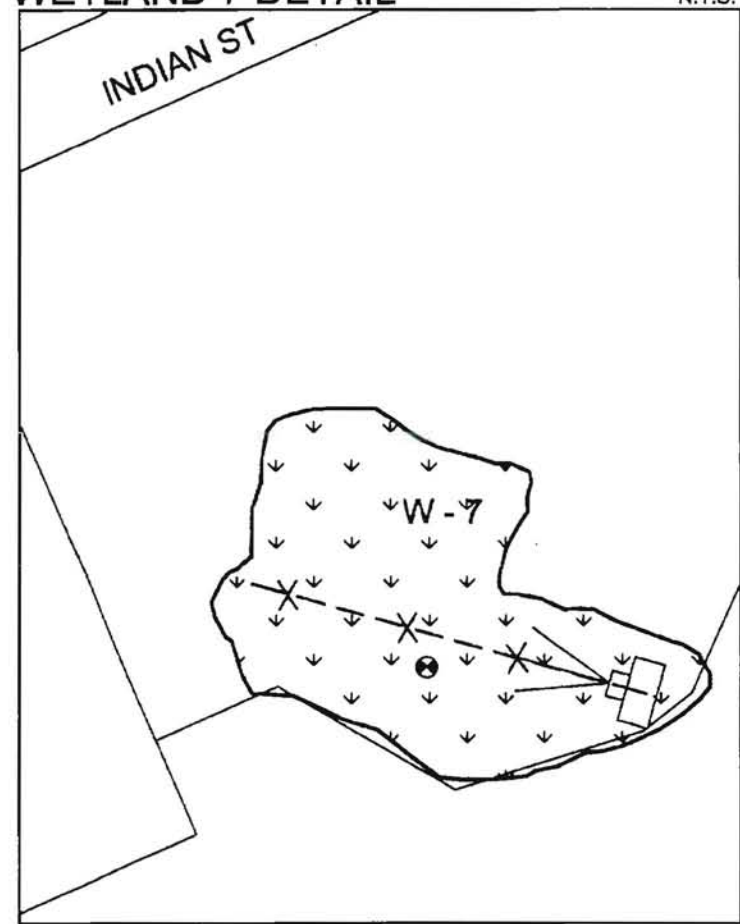
WETLAND 10A DETAIL

N.T.S.



WETLAND 7 DETAIL

N.T.S.



LEGEND

- WETLAND
- MONITORING TRANSECT & STATIONS
- PHOTO STATION
- AUTOMATIC WATER LEVEL & RAINFALL RECORDING DEVICE (W-7)

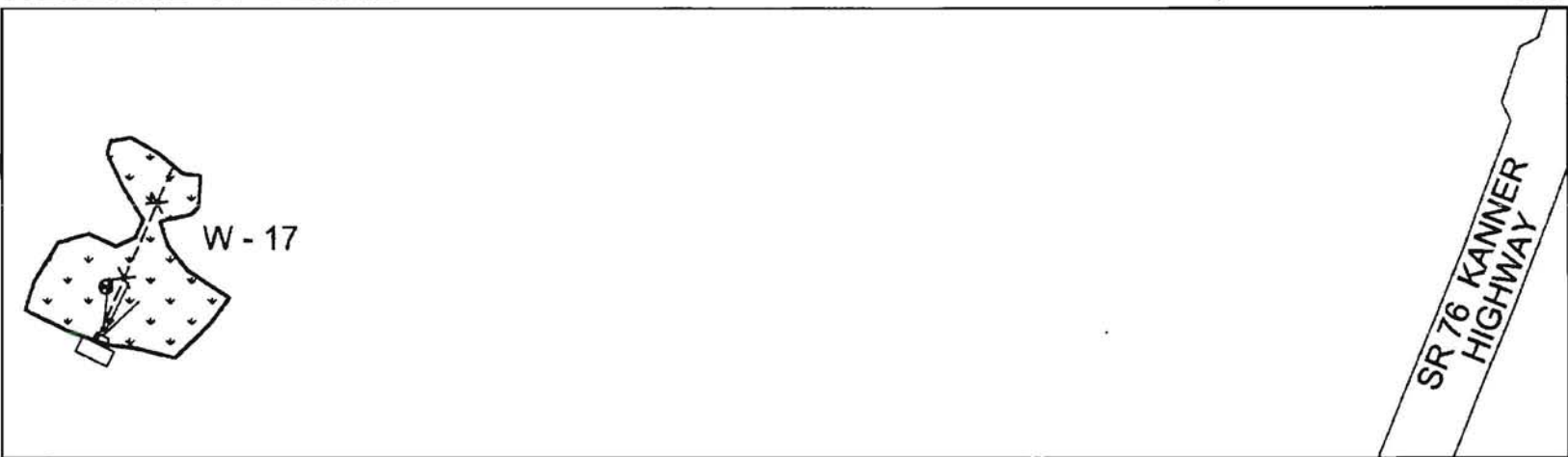
CITY OF STUART CUP MONITORING MAP

EW CONSULTANTS, INC. DATE: AUG 08
2081 SE OCEAN BOULEVARD, SUITE 200
STUART, FLORIDA 34996
772-387-8771 FAX 772-387-3888
WWW.EWCONSULTANTS.COM

FIGURE
2A

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. DATE: JUNE 08
2581 NE OCEAN BOULEVARD, SUITE 200
STUART, FL 34904
772.887.4771 FAX 772.887.9088
WWW.EWCONSULTANTS.COM
FIGURE
2B

STUART.dwg MONITORING 2B

EXHIBIT 18F

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 permissible, 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.

Requirement by Limiting Condition Report

App No: 050128-14	Expiration Date: 23-NOV-29
Permit No: 43-00053-W	Issued Date:
Project Name: CITY OF STUART PUBLIC WATER SUPPLY	

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

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

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

Requirement by Limiting Condition Report

Facility Name	Requirement Name	Due Date	Start Date	End Date	Col Freq	Sub Freq
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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

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

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: _____

SFWMD Water Supply Progress Evaluation Form | 2009

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						

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.

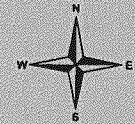
Wells 22, 23 and 24 shall be limited to a maximum monthly withdrawal of 7.77, 9.81, and 9.81 MGM respectively.

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.

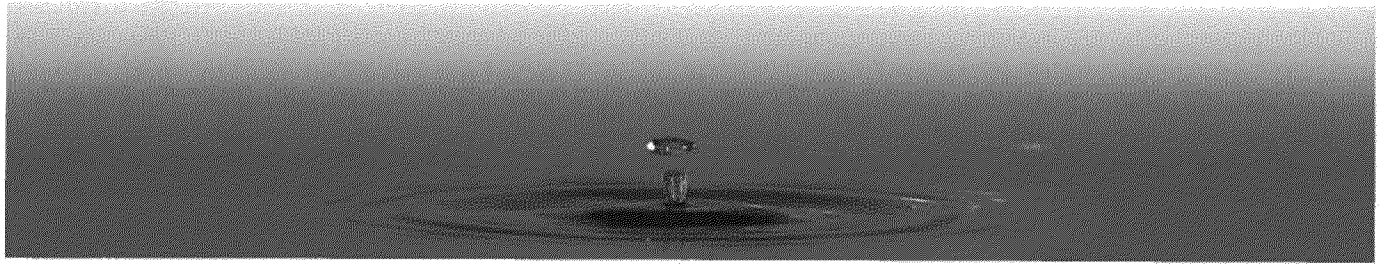
[illegible]

City of Stuart Water and Sewer Service Area



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



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.

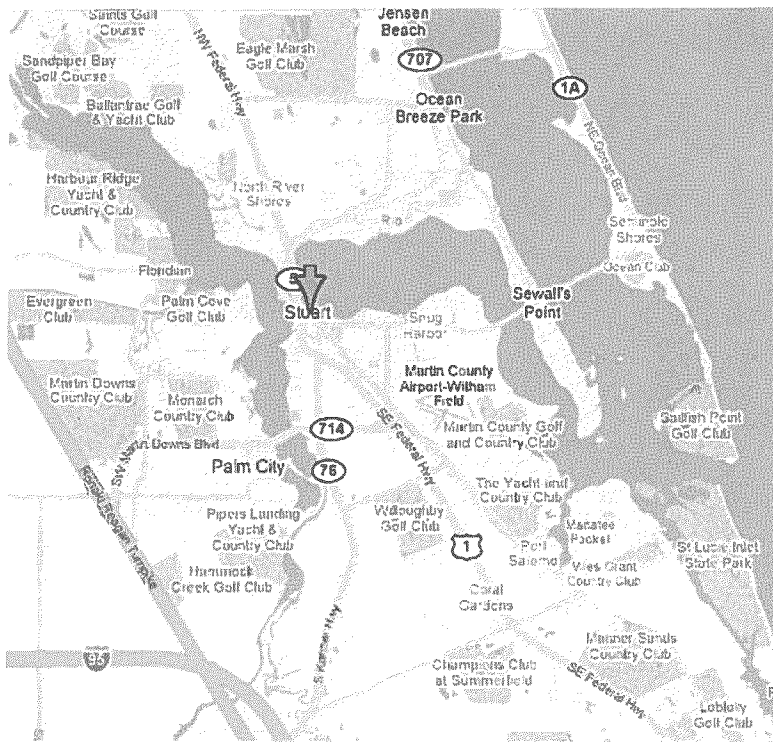


The City recognizes that this will involve retrofits of plumbing fixtures, water saving appliances, introduction of new irrigation technology, and perhaps, most significantly, educating customers on the ultimate financial benefits of water conservation. The reduction will not happen overnight, but the 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.

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.

<i>Year</i>	<i>Stuart Population</i>
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.

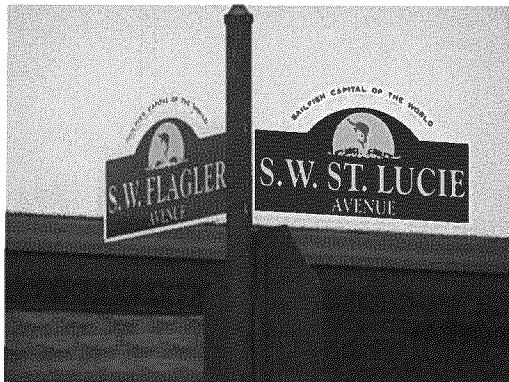
The St. Lucie River is the City's environmental and economic lifeblood.

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

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.

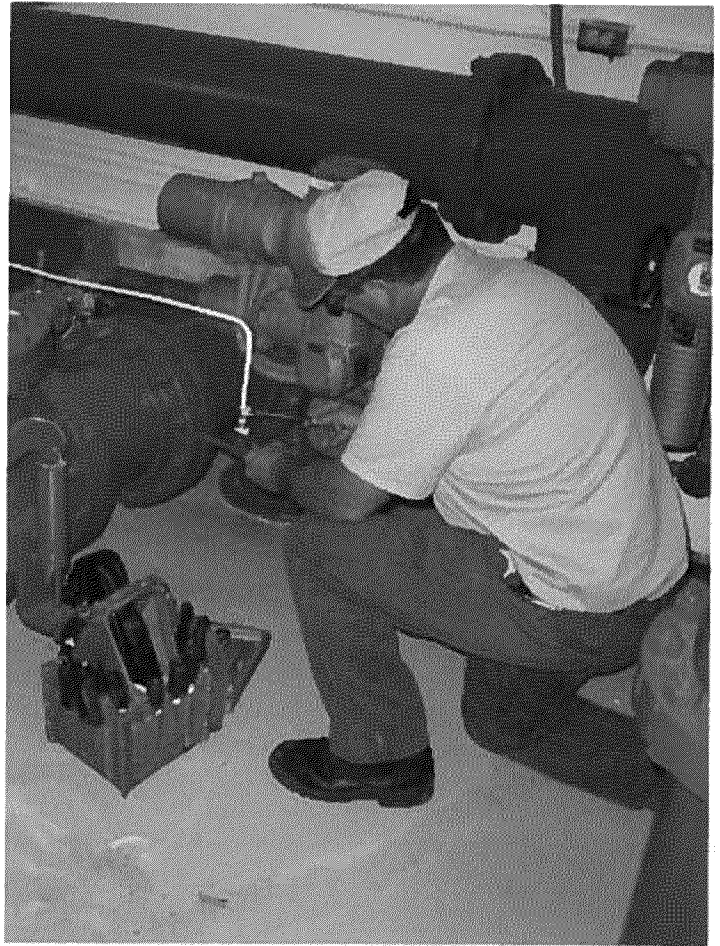


Pursuant to a contamination Consent Agreement with the United States Environmental Protection Agency, Northrop Grumman Corporation took control of six of the City's raw water supply wells for remediation and agreed to provide the City with replacement potable water in the amount of 1.3 million gallons per day (mgd). The corporation pays the City for excess operating costs caused by

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



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.

<i>City of Stuart Current Residential Water Rates</i>		
	Within City	Outside City
<i>Single Family</i>		
<i>Base Charge</i>	\$5.01	\$6.29
<i>Charge per 1,000 <16,000</i>	\$2.59	\$3.24
<i>Charge per 1,000>16,000</i>	\$3.88	\$4.86
<i>Multi Family</i>		
<i>Base Charge</i>	\$3.31	\$4.14
<i>Charge per 1,000 <10,500</i>	\$2.59	\$3.24
<i>Charge per 1,000>10,500</i>	\$3.88	\$4.86
<i>All Users</i>		
<i>Consumer Use Charge</i>	\$.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.

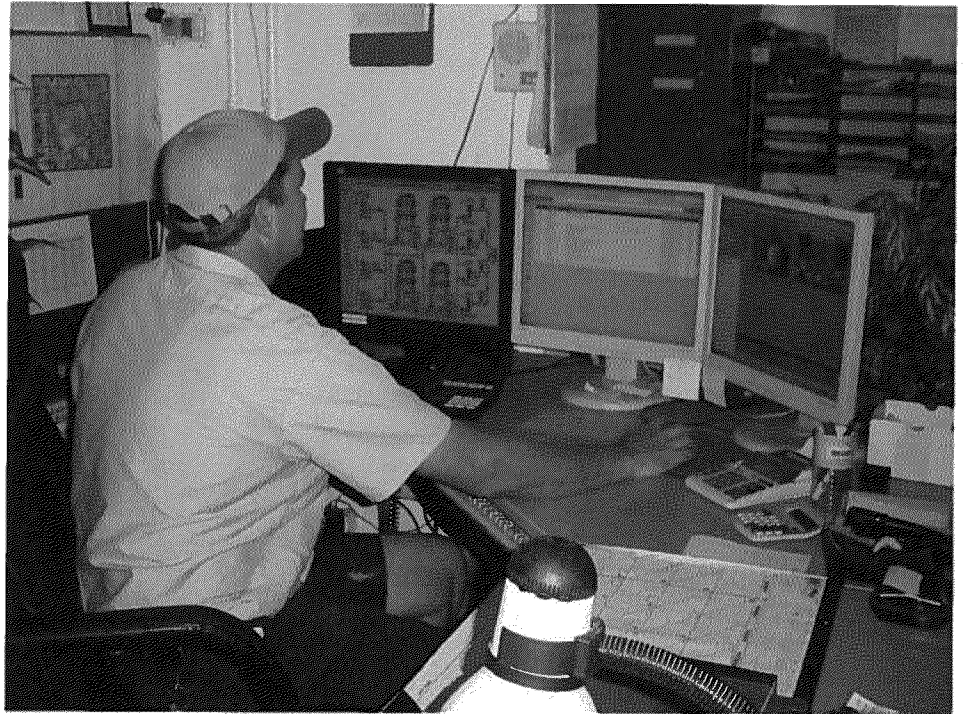
The City has recently hired a professional consulting firm to review its water and sewer rate structure. In conducting this review, the City will consider additional adjustments in rate levels and rate structures necessary to continue to promote water conservation, to equitably reflect the cost of service 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.

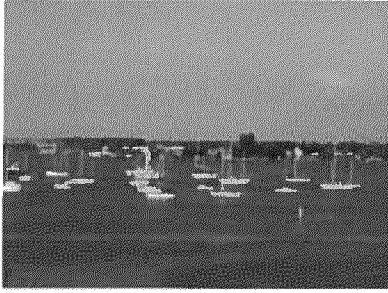
Ten percent is the threshold commonly used as an indicator of efficient management. This is also the level which triggers mandatory preventative



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.



Meter Reading, Repair and Replacement and Leak Detection

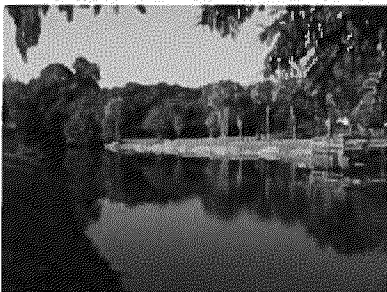
The City of Stuart has an active leak detection policy, which includes the above periodic reviews of unbilled water records, field observations, and immediate repairs.



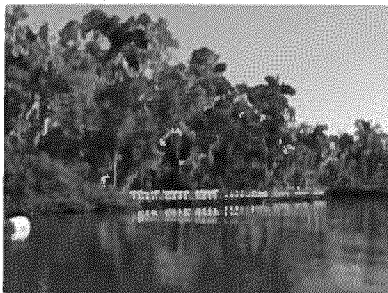
The City meters its water at nearly every step of its journey from the aquifer underground to customers. Measured is the amount of water pumped from each well, treated water exiting the plant, and finished water delivered to each customer. The meters which measure the raw water pumped are tested annually. 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.

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;

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

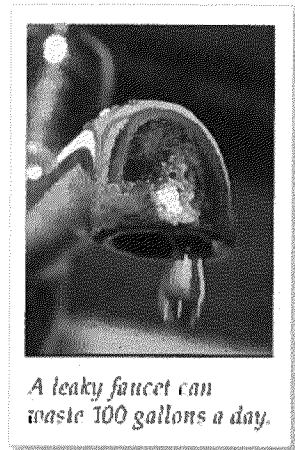
The first five years will include the recommendations from the Conserve Florida Guide.

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.

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.



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, extension 1

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: _____

SFWMD Water Supply Progress Evaluation Form

2009

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
2003						
2004						
2005						
2006						
2007						
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						

SFWMD Water Supply Progress Evaluation Form | 2009

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				
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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%.

SFWMD Water Supply Progress Evaluation Form | 2009

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.

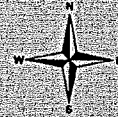
Wells P-1 and P-2 may be operated upon issuance of a permit modification and the remediation has been suspended pursuant to a directive issued by the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Upon authorization, withdrawals from P-1 and P-2 shall be limited to a maximum monthly volume of 4.43 and 7.75 MGM, respectively.

2009

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.

[illegible]

City of Stuart Water and Sewer Service Area



0 1,000 2,000 3,000
Feet

- Legend**
- Water and Sewer Service Area
 - City Limits
 - FEC Railroad
 - Canal
 - Right of Way
 - St. Lucie River
 - Stuart Parcels
 - Runway
 - County Parcels

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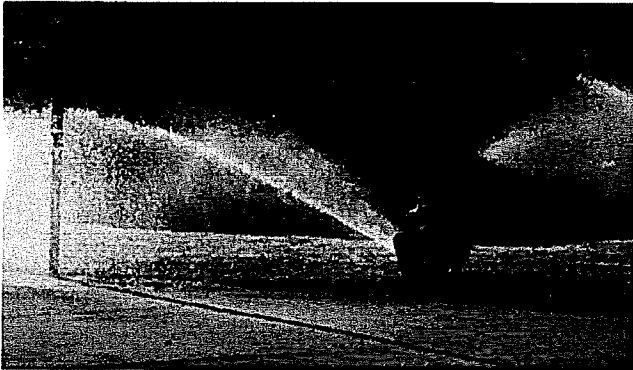
Date: March 16, 2007

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.

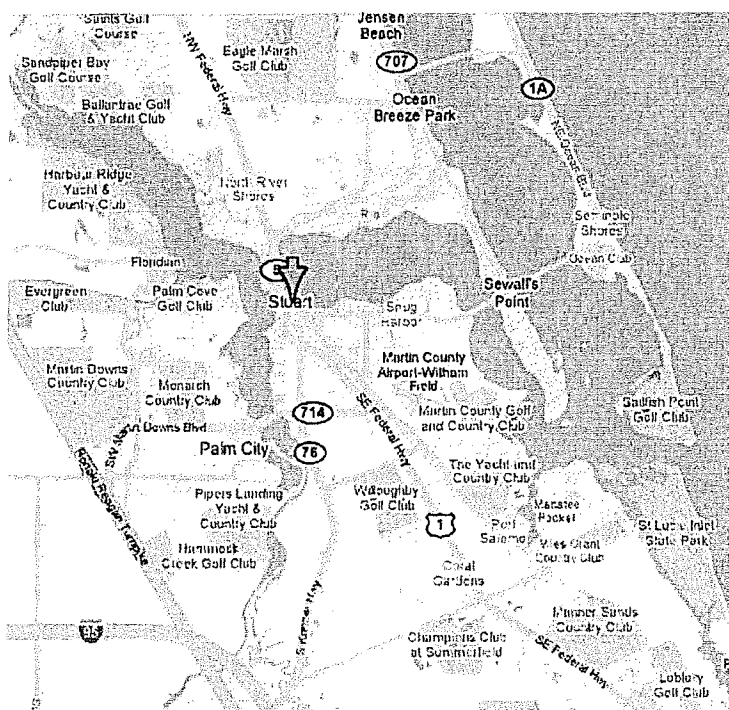


The City recognizes that this will involve retrofits of plumbing fixtures, water saving appliances, introduction of new irrigation technology, and perhaps, most significantly, educating customers on the ultimate financial benefits of water conservation. The reduction will not happen overnight, but the 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.

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.

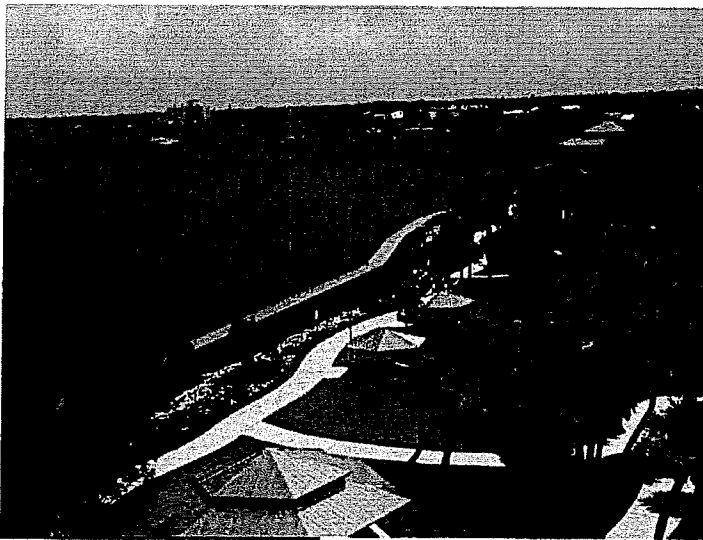
While the Surficial Aquifer's proximity to the land surface allows the rapid percolation of rainfall, it also exposes the aquifer to various industrial and domestic land activity pollutants. Increased pollution of the Surficial Aquifer severely restricts the amount of groundwater that can safely be withdrawn 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.

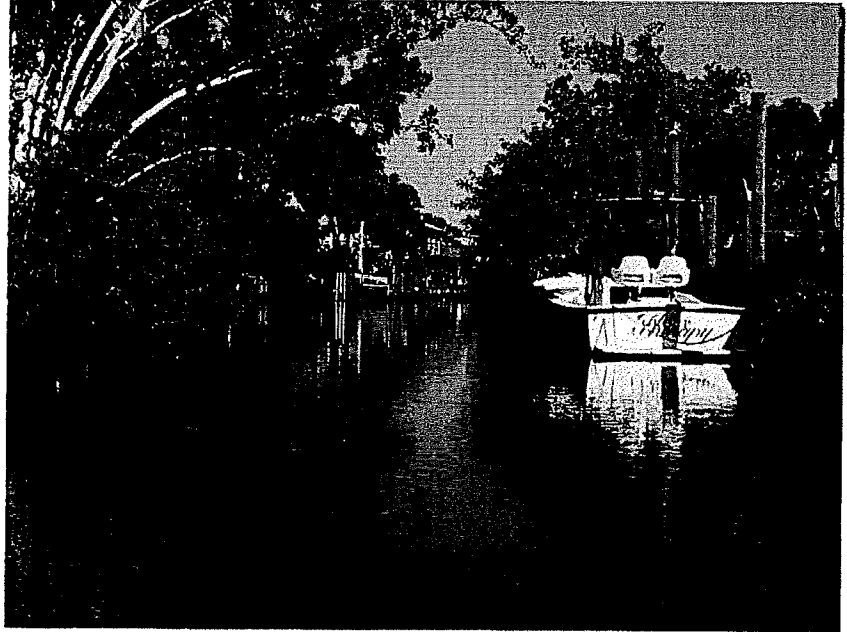
<i>Year</i>	<i>Stuart Population</i>
2006	16,386
2007	16,564
2008	16,847
2009	17,135
2010	17,428
2011	17,726
2012	18,029
2013	18,338
2014	18,651
2015	18,970
2020	20,649
2025	22,476

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.

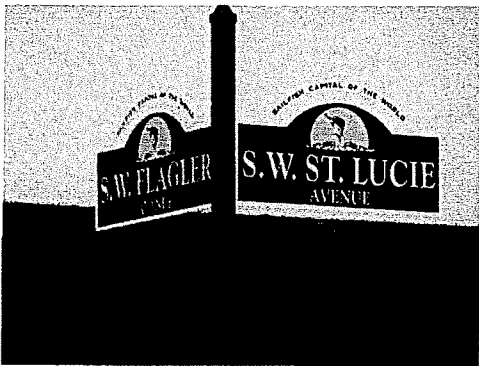
The St. Lucie River is the City's environmental and economic lifeblood.

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

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.

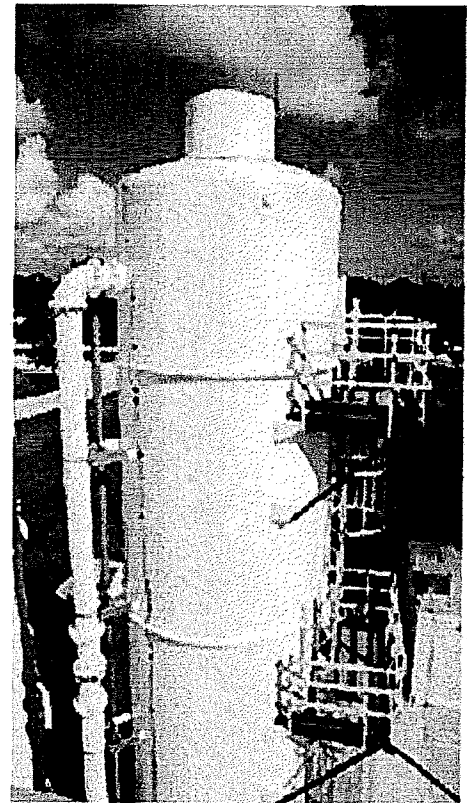
Utility Profile

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.

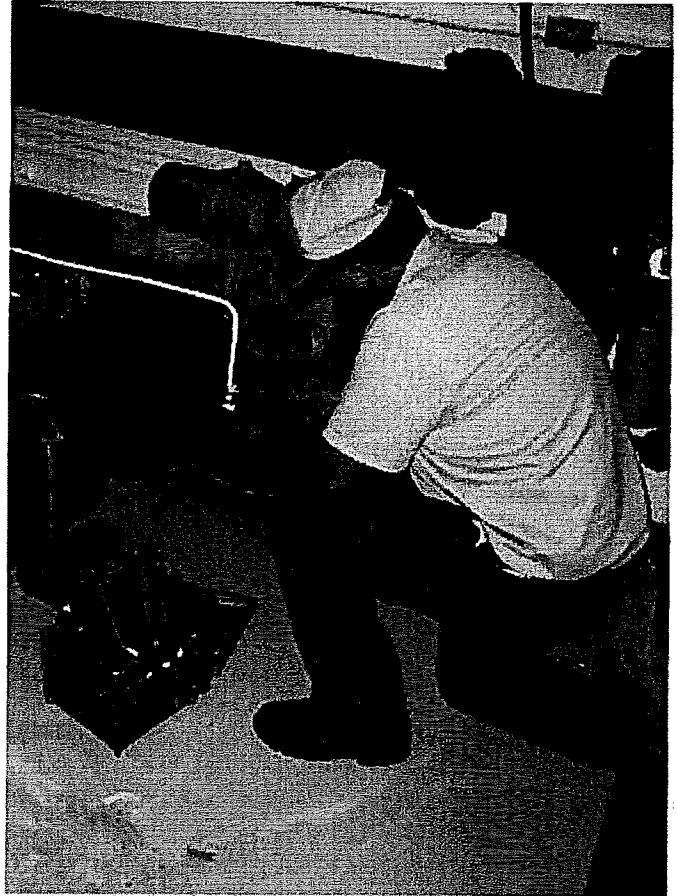


Pursuant to a contamination Consent Agreement with the United States Environmental Protection Agency, Northrop Grumman Corporation took control of six of the City's raw water supply wells for remediation and agreed to provide the City with replacement potable water in the amount of 1.3 million gallons per day (mgd). The corporation pays the City for excess operating costs caused by

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.

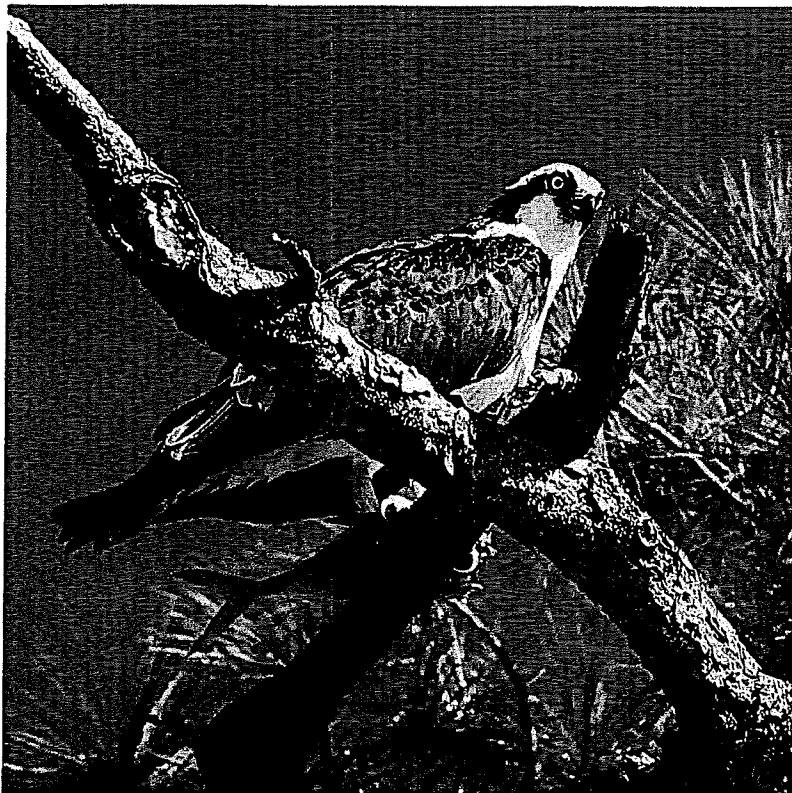
Of the commercial accounts, there is a 700-prisoner capacity jail, seven schools, three laundries, a major hospital, seven hotels and motels, and close to 80 restaurants.



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



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.

<i>City of Stuart Current Residential Water Rates</i>		
	<i>Within City</i>	<i>Outside City</i>
<i>Single Family</i>		
<i>Base Charge</i>	\$5.01	\$6.29
<i>Charge per 1,000</i>		
<i><16,000</i>	\$2.59	\$3.24
<i>Charge per</i>		
<i>1,000>16,000</i>	\$3.88	\$4.86
<i>Multi Family</i>		
<i>Base Charge</i>	\$3.31	\$4.14
<i>Charge per 1,000</i>		
<i><10,500</i>	\$2.59	\$3.24
<i>Charge per</i>		
<i>1,000>10,500</i>	\$3.88	\$4.86
<i>All Users</i>		
<i>Consumer Use</i>		
<i>Charge</i>	\$.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.

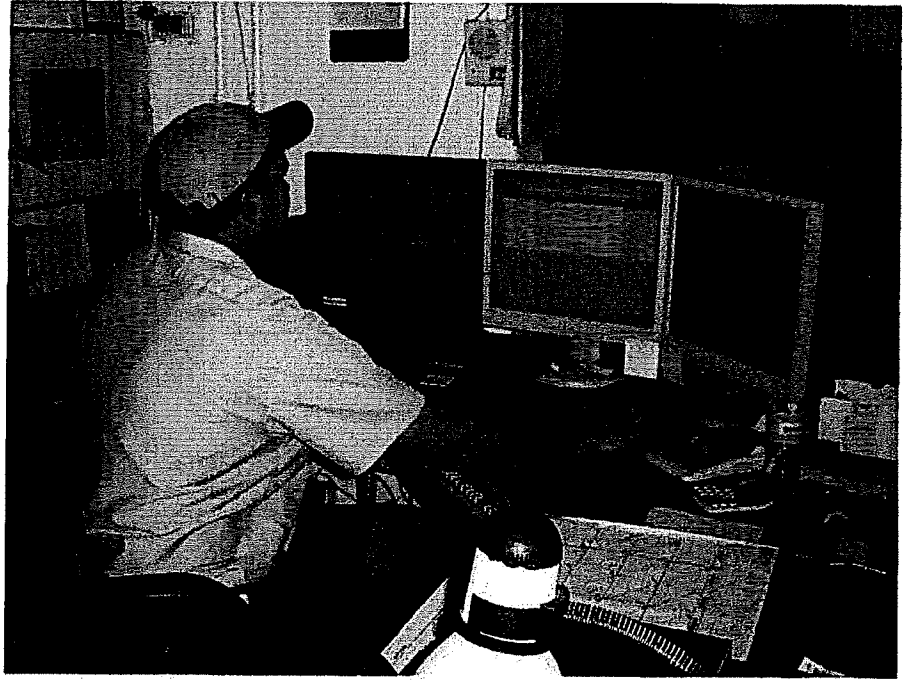
The City has recently hired a professional consulting firm to review its water and sewer rate structure. In conducting this review, the City will consider additional adjustments in rate levels and rate structures necessary to continue to promote water conservation, to equitably reflect the cost of service 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.

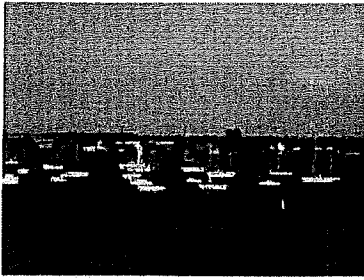
Ten percent is the threshold commonly used as an indicator of efficient management. This is also the level which triggers mandatory preventative



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.



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.

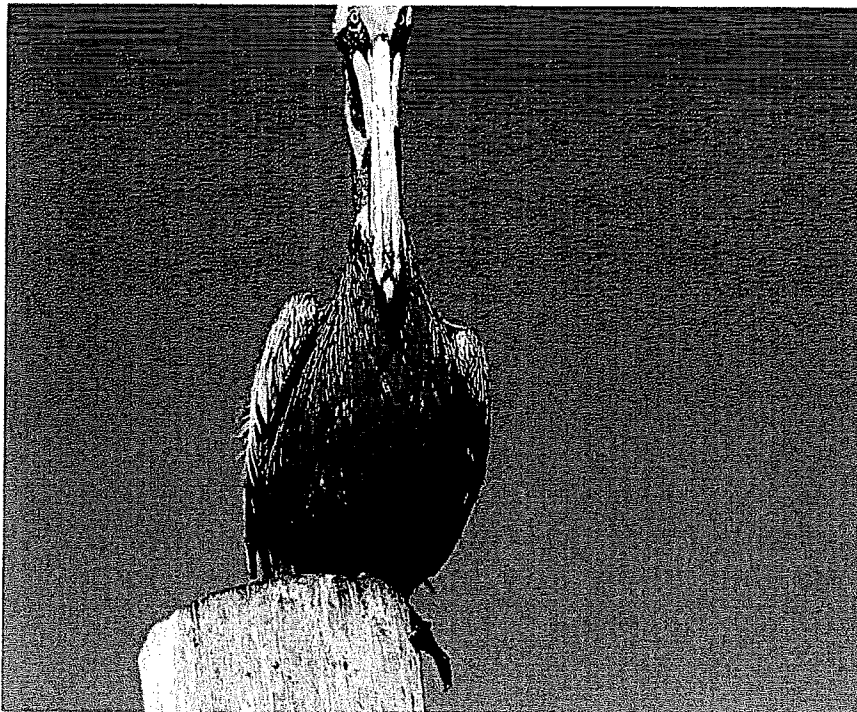
Pressure Control

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.

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.

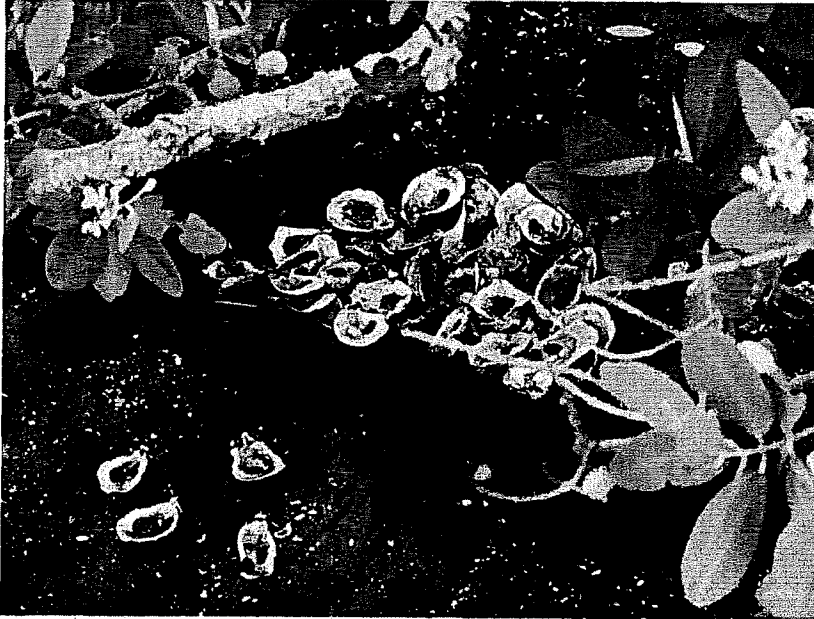


Benefits of Water Conservation

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;

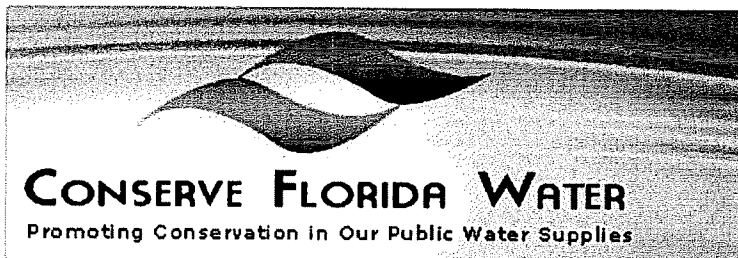
2. Continue to price water closer to its true cost to reduce wasteful use;
3. Fairly mediate water rights issues avoiding conflicts over access to water, and
4. Continue to protect our surface and ground water from contamination.

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.

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.



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: 2/27/2023

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



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

ORDINANCE NUMBER 2487-2022

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

*** * * * ***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- v. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.**
- w. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

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

SECTION 3: This ordinance becomes effective upon adoption.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Cypress Holding, LLC

Print Name: _____

By: _____
Jeffrey H. Sands, Managing Member

Print Name: _____

OWNERS ACKNOWLEDGMENT

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

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

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

(Notary Seal)

Signature of Notary Public

Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

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

(The remainder of this page intentionally left blank)

EXHIBIT B – LOCATION MAP

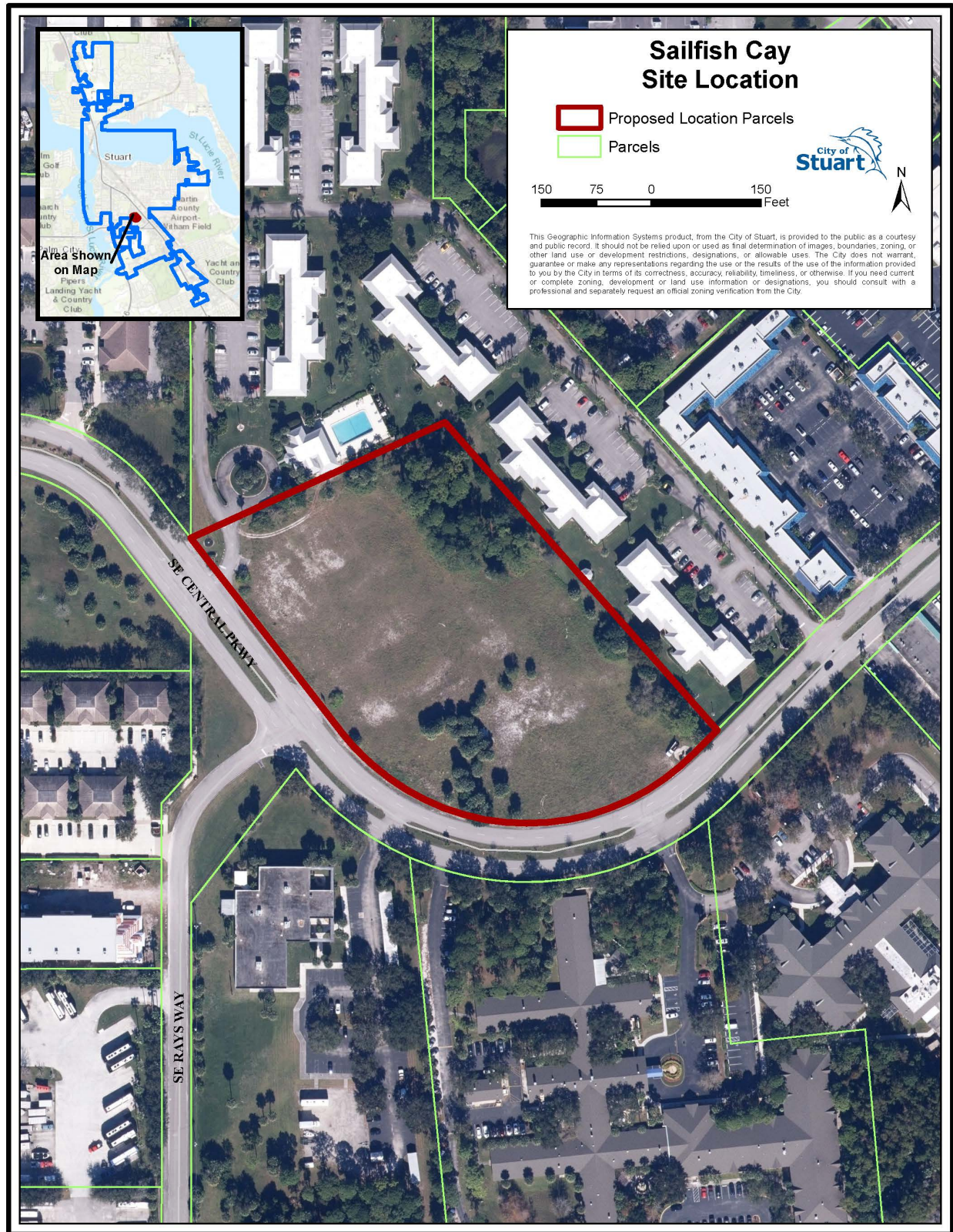


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

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

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

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

General Conditions

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

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

Landscaping

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

Required Pervious and Open Space

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

Tree Mitigation

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

Prior to Issuance of Site Permits

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

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

Development and Construction

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

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

Signage

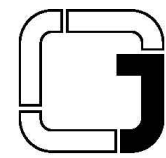
40. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the Sign Plan prepared by *Camilo Lopez* referenced in Exhibit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

Platting- HOA Requirements & Future Amendments

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

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

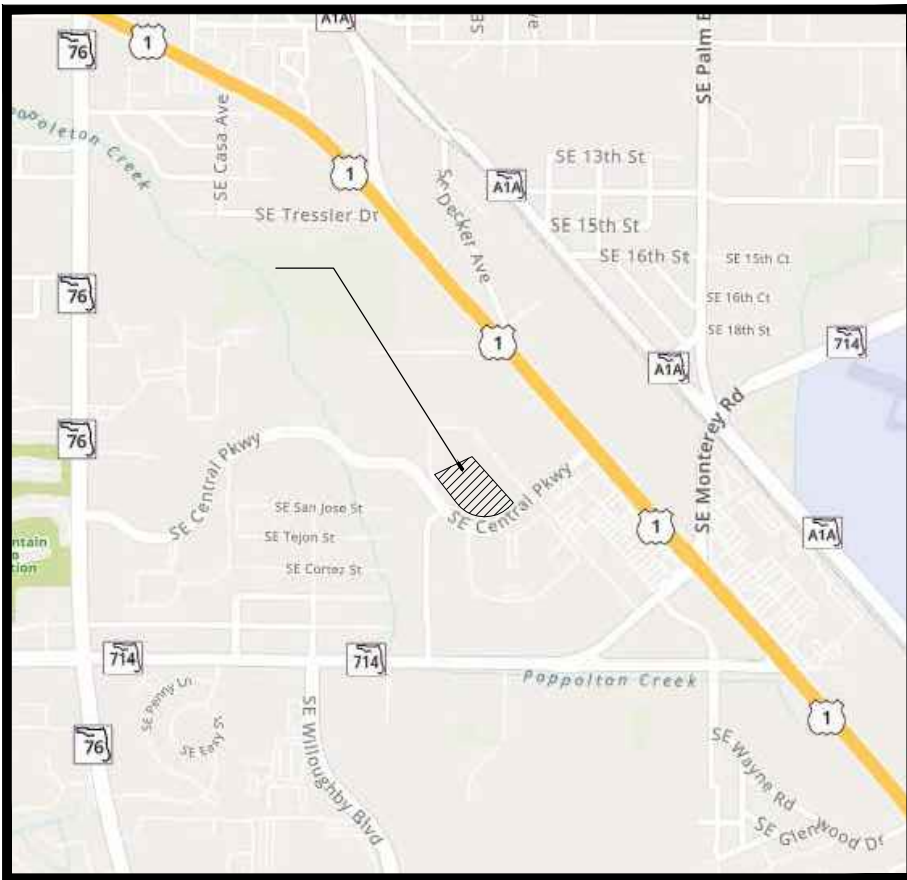
46. City of Stuart waste receptacles, including recycle shall be stored in garages only. The developments HOA shall be responsible for enforcing this waste receptable policy. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure. The development's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



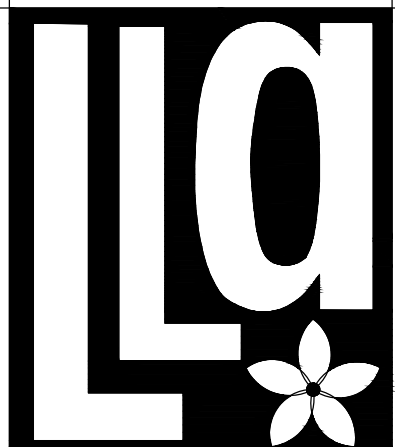
JOHNSTON GROUP

DEVELOPMENT & CONSTRUCTION

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



VICINITY MAP



Litterick
Landscape
Architecture

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

Sailfish Cay

Stuart, Florida

751 Central Parkway

SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA

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

DEVELOPMENT DATA

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

OPEN SPACE

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

NATIVE VEGETATION

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

PERVIOUS AREA

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

IMPERVIOUS AREA

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

UNIT BREAKDOWN

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

PARKING DATA:

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

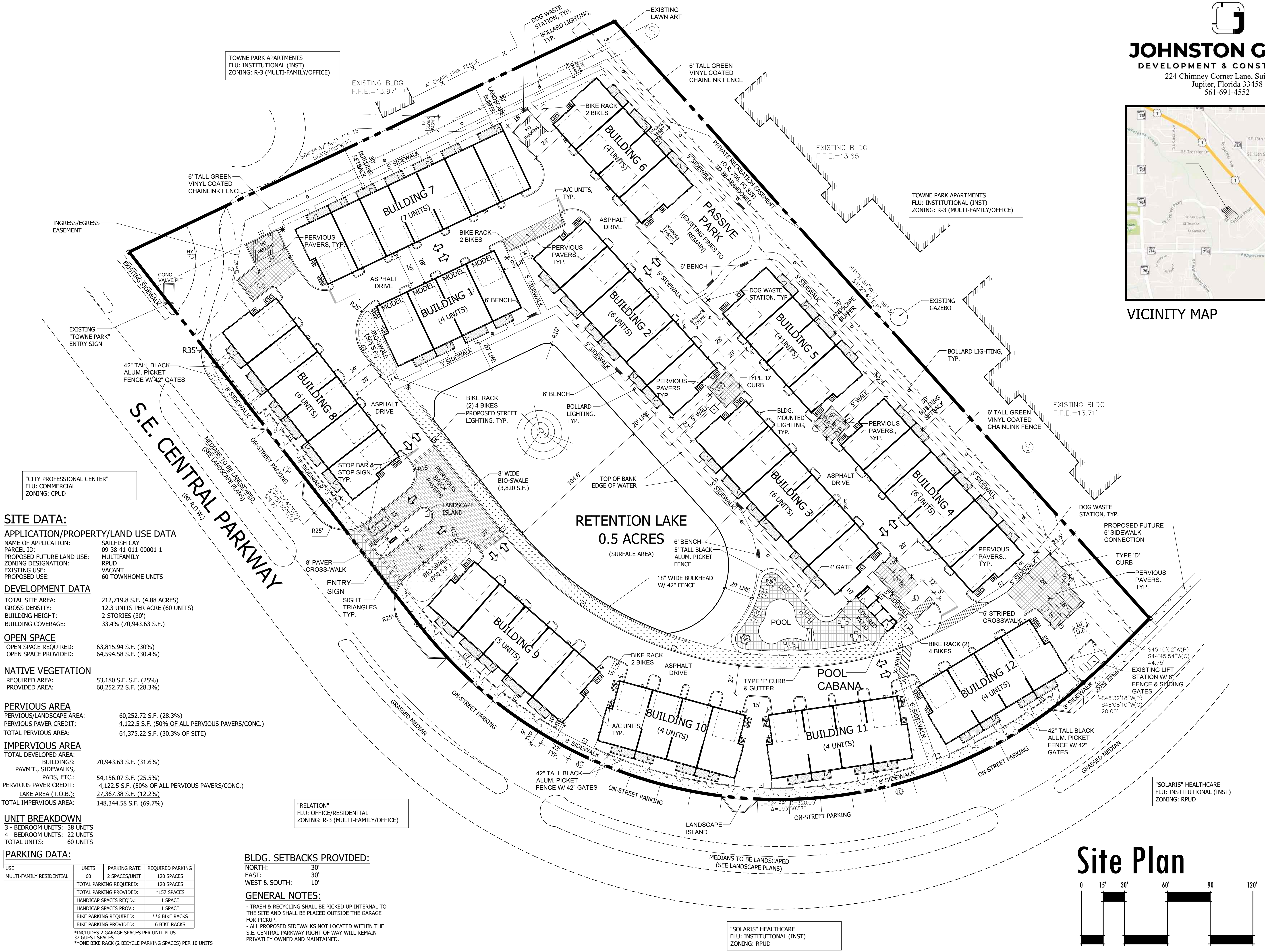
*INCLUDES 2 GARAGE SPACES PER UNIT PLUS 37 GUEST SPACES
**ONE BIKE RACK (2 BICYCLE PARKING SPACES) PER 10 UNITS

BLDG. SETBACKS PROVIDED:

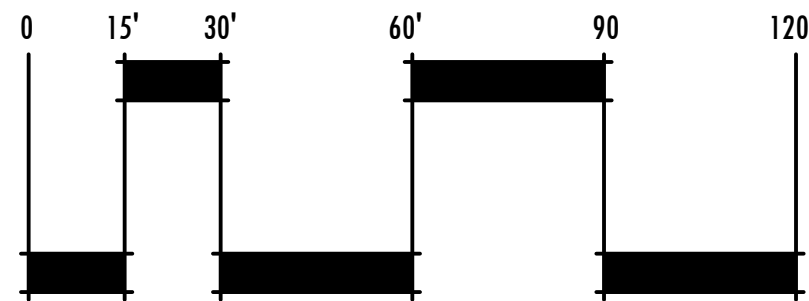
NORTH: 30'
EAST: 30'
WEST & SOUTH: 10'

GENERAL NOTES:

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



Site Plan



Landscape Architect of Record

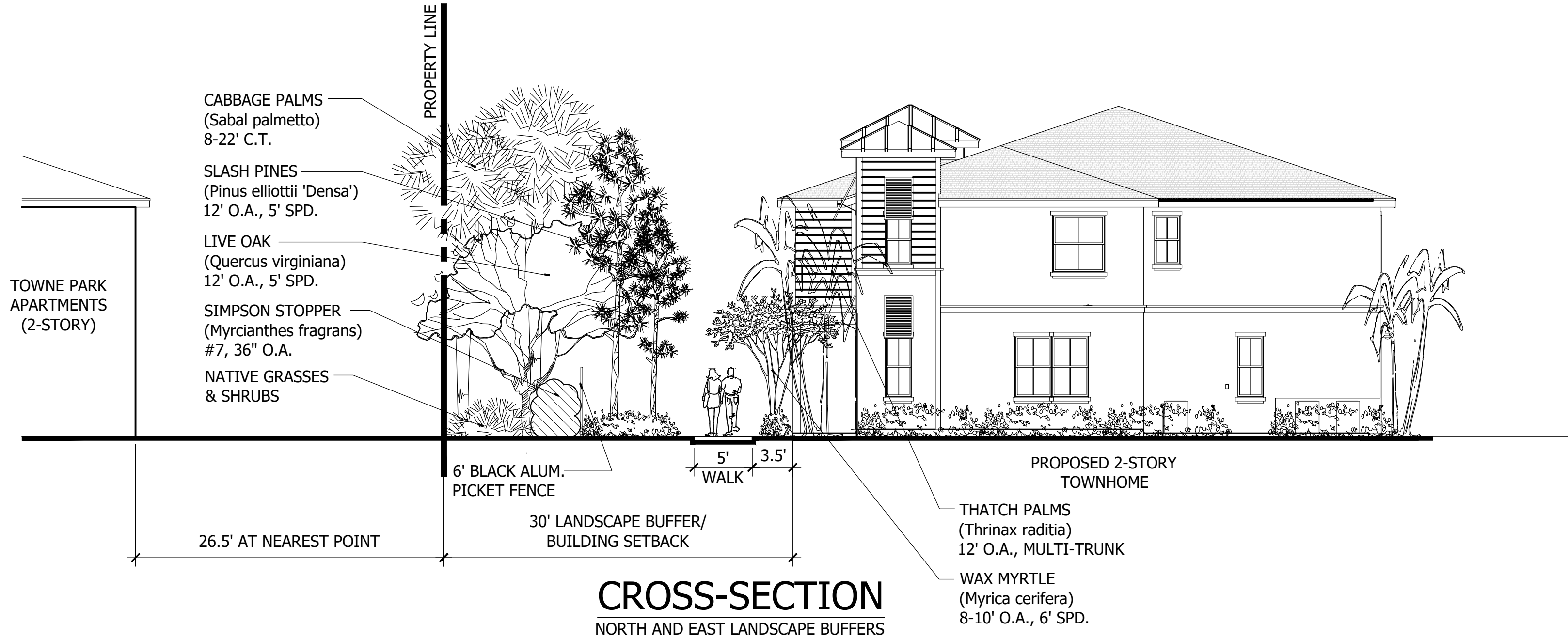
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

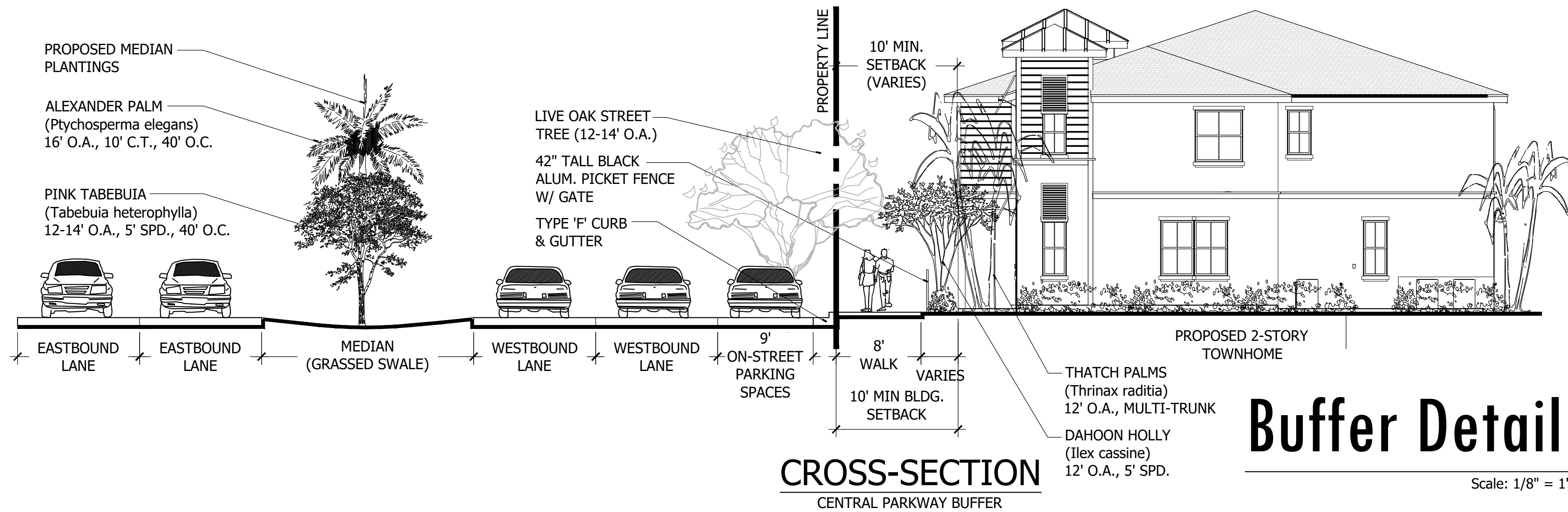
Designed: JML
Drawn: JML
Approved: JML
Date: 11/5/21
Job no.:
Revisions: 1/7/22
2/21/22
3/24/22

Sheet No.

SP-1



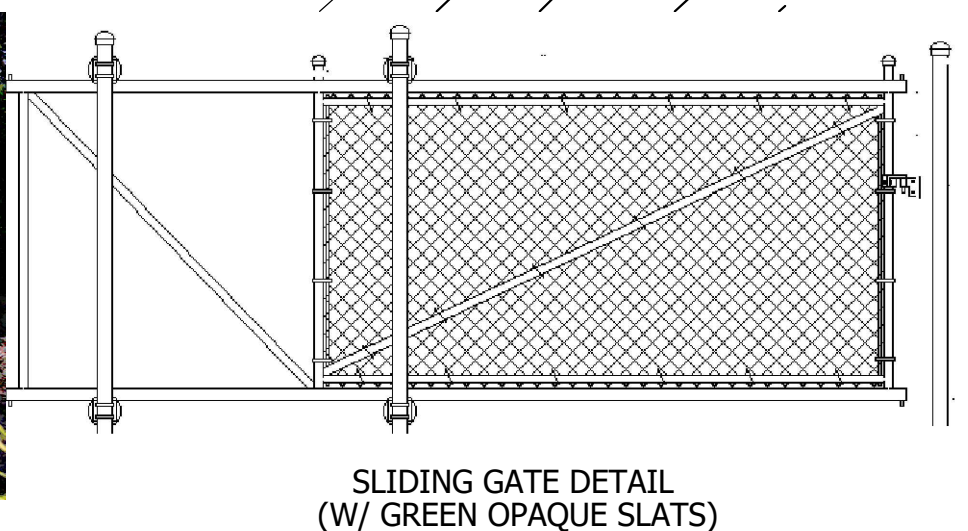
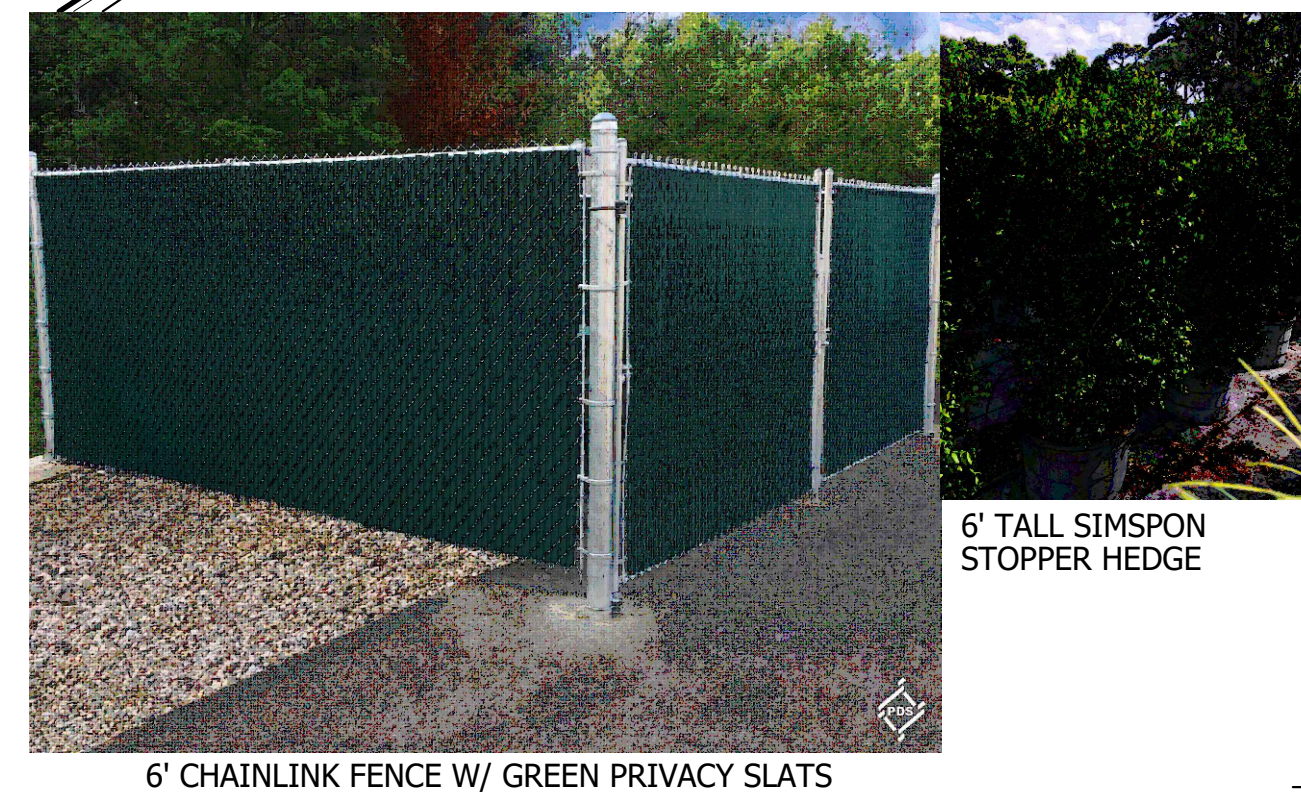
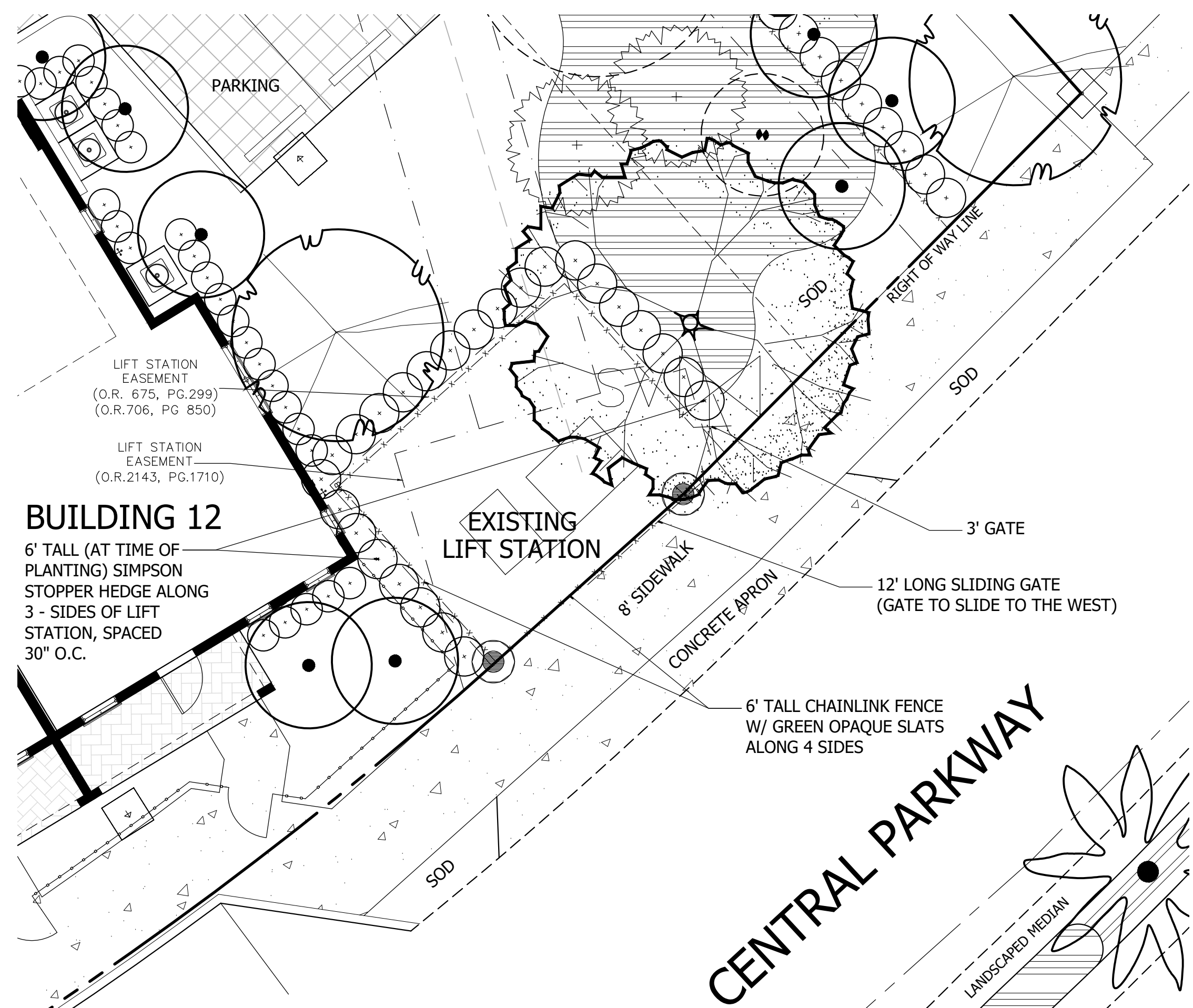
CROSS-SECTION
NORTH AND EAST LANDSCAPE BUFFERS



CROSS-SECTION
CENTRAL PARKWAY BUFFER

Buffer Details

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



Lift Station Detail

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



BOLLARD DETAIL
Not to Scale

WALL SCONCE DETAIL
Not to Scale

STREET LIGHT DETAIL
Not to Scale

PAVER DETAILS
Not to Scale



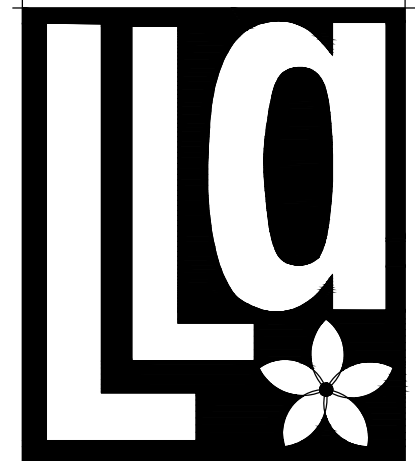
BENCH DETAIL
Not to Scale



BIKE RACK DETAIL
SCALE: NOT TO SCALE

Site Details

Scale: As Noted



Litterick
Landscape
Architecture

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

Sailfish Cay

Stuart, Florida

751 Central Parkway

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

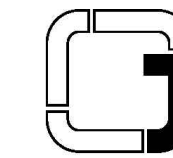
Scale: As Noted

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

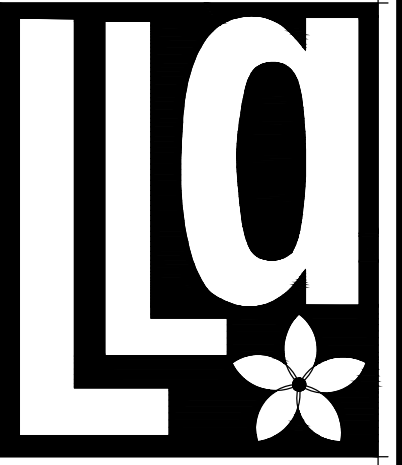
Sheet No.

SP-2

Figure 1 shows a profile view of a building facade. The roofline is stepped, with three segments having slopes of 5:12, 10:12, and 20:12. The building is 40 feet wide. A north arrow is shown to the right of the profile.



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



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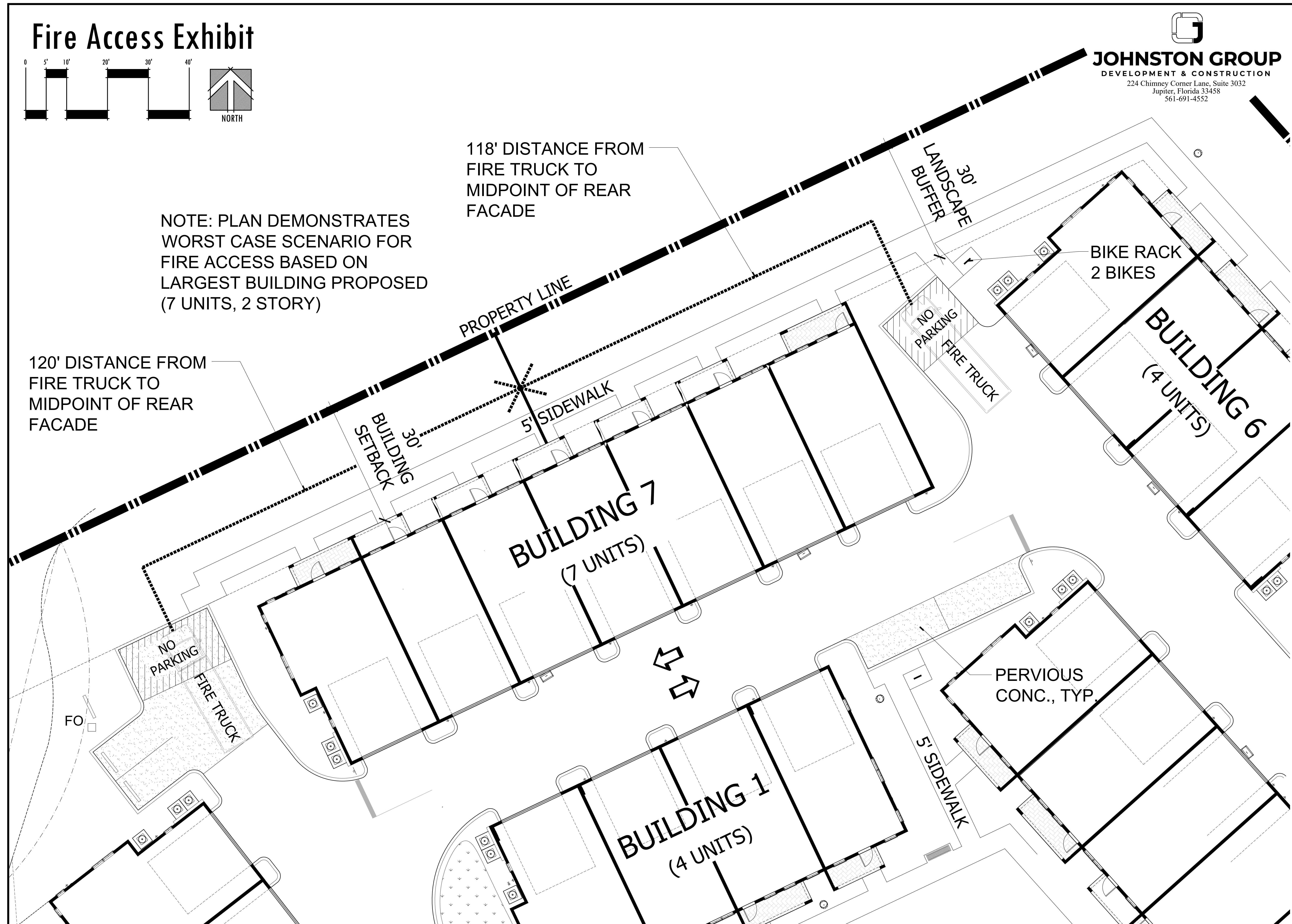
Jason M. Litterick, RLA
(LA0001677)

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

- 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.
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
- 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.**
- 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.**
- SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**
- 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.
- 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.**
- 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.
- 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.**
- RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SHOWN ON SURVEY.
- ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.

CERTIFIED TO:

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



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	DIP F. DUCTILE IRON PIPE EAST/EASTING	HYD H. HYDRANT	POP P. PERMANENT CONTROL POINT	S.L.C. S.T.A. ST. LUCIE COUNTY STATION
AL ARC LENGTH	EDW E. EDGE OF WATER	IN INCH	PRM P. PERMANENT REFERENCE MONUMENT	STA STORMWATER DRAINAGE MANHOLE
ASPH ASPHALT	EB E. ELECTRIC BOX	INV INVERT	P.B. P. PLAT BOOK	STREET SIGN
BFP BACK FLOW PREVENTER	EHB E. ELECTRIC HAND HOLE (EH)	IP IRON PIPE	(P) P. PLAT DATA	
BM BENCHMARK (BM)	EM E. ELECTRIC METER	IR IRON ROD	P.O.B. P. POINT OF BEGINNING	
BIKE BIKE RACK	EMP E. ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. P. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
CATV C. CABLE RISER	EL/ELEV. ELEVATION	L LENGTH	P.C.C. P. POINT OF COMPOUND CURVE	TOE TOE OF SLOPE
(C) CALCULATED	FEMA F. FEDERAL EMERGENCY MANAGEMENT AGENCY	☆ LIGHT POST	P.C. P. POINT OF CURVATURE	TOB TOP OF BANK/BERM
CB CATCH BASIN	F.O. F. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	P.T. P. POINT OF TANGENCY	T.O.N. TOP OF NUT
CL CENTERLINE	FOHH F. FIBER OPTIC HAND HOLE	MAILBOX	P.O.T. P. POINT OF TERMINUS	X 0.0 X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CCR CERTIFIED CORNER RECORD	F. FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PSL P. PORT SAINT LUCIE, FLORIDA	X 0.00 X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CLF CHAIN LINK FENCE	F. FIBER OPTIC RISER	M.H.W. MEAN HIGH WATER LINE	PLS P. PROFESSIONAL LAND SURVEYOR	TWN TOWNSHIP
CHD CHORD	(M) F.F.E. F. FIELD MEASURED ELEVATION	M.L.W. MEAN LOWER WATER LINE	R RADIUS	① TRAFFIC HANDHOLD
CO CLEAN OUT	FDOT F. FLORIDA DEPARTMENT OF TRANSPORTATION	☆ METAL LIGHT POST	RGE RANGE	TSCB TRAFFIC SIGNAL CONTROL BOX
COMM COMMUNICATION RISER	FPL F. FOOT	MON MONUMENT	RTK REAL TIME KINEMATIC	TYP TYPICAL
CONC CONCRETE	FM F. FORCE MAIN	NGVD29 NORTH AMERICAN VERTICAL DATUM OF 1929	RW RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
CP CONCRETE LIGHT POST	FND F. FOUND	N/D NON DESCRIPT NAIL AND DISK	R/W ROD AND CAP	UNK UNKNOWN
CPP CONCRETE POWER POLE	FO F. FPL MANHOLE	N.R. NON RADIAL	R/C ROD AND CAP	UNK UNKNOWN HANDHOLD
CS CONCRETE SIGNAL LIGHT POLE	70 FT. SQUARE FEET	NAVDB88 NORTH OR NORTHING 1988	SV SANITARY VALVE	RISER RISER BOX
CMP CORRUGATED METAL PIPE	CAS GAS VALVE	N NORTH OR NORTHING NUMBER	SEC SECTION	WV WATER VALVE (WV)
CS CURB INLET	GIS G. GEOGRAPHIC INFORMATION SYSTEMS	O.R.B. OFFICIAL RECORDS BOOK	OP PROPERTY CORNER	W WELL
DL DECORATIVE LIGHT POST	GND G. GROUND LIGHT	OHW OVER HEAD WIRES	RIGHT-OF-WAY CONTROL SIGN	W WOOD FENCE
D.B. DEED BOOK	GUY GUY WIRE ANCHOR	PG PAGE	S SOUTH	WF WOOD POLE STREET LIGHT
Δ DELTA/CENTRAL ANGLE	HND HANDICAP	PCN PARKER-KALON NAIL	SPGOT SPOT	WPP WOOD POWER POLE
Ø DIAMETER (DIA.)	HDPE H. HIGH DENSITY POLYETHYLENE PIPE	PK PARKER-KALON NAIL & DISK	SPRINKLER VALVE	
DM DRAINAGE MANHOLE	HWF H. HOG WIRE FENCE			

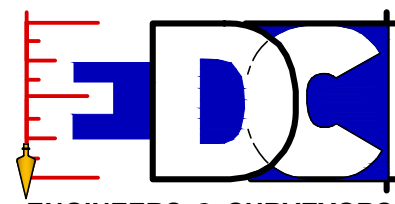
LEGAL DESCRIPTION:

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

CONTAINING 4.88 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK WAS JULY 15, 2021.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
- SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88) AND BASED ON MARTIN COUNTY BENCHMARK "CPW-3", ELEVATION 10.70 FEET, AND BENCHMARK "CPW-4", ELEVATION 11.94 FEET.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LINES, REFER TO AFOREMENTIONED FIRM PANELS.



ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

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

LS DRAWN BY
MTO CHECKED BY
SV FIELD CREW
21-353.DWG FILENAME
AS SHOWN SCALE
February 21, 2022 DATE

NO.	REVISION	DATE	REVISION COMMENTS
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98	REVISED PER CLIENT COMMENT (EASEMENT LABEL, SPT)	2/21/22	
99	REVISED PER CLIENT COMMENT (EASEMENT LABEL, SPT)	2/21/22	
100	REVISED PER CLIENT COMMENT (EASEMENT LABEL, SPT)	2/21/22	

BOUNDARY & TOPOGRAPHIC
SURVEY

FOR: CYPRESS HOLDING, LLC.

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



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

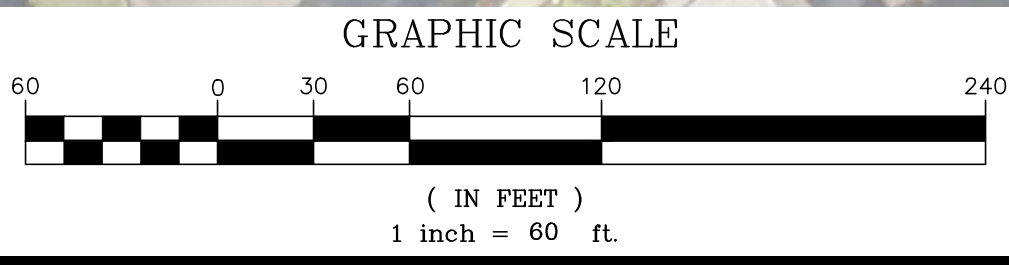
21-353

1 OF 3

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

SIGNATURE DATE:

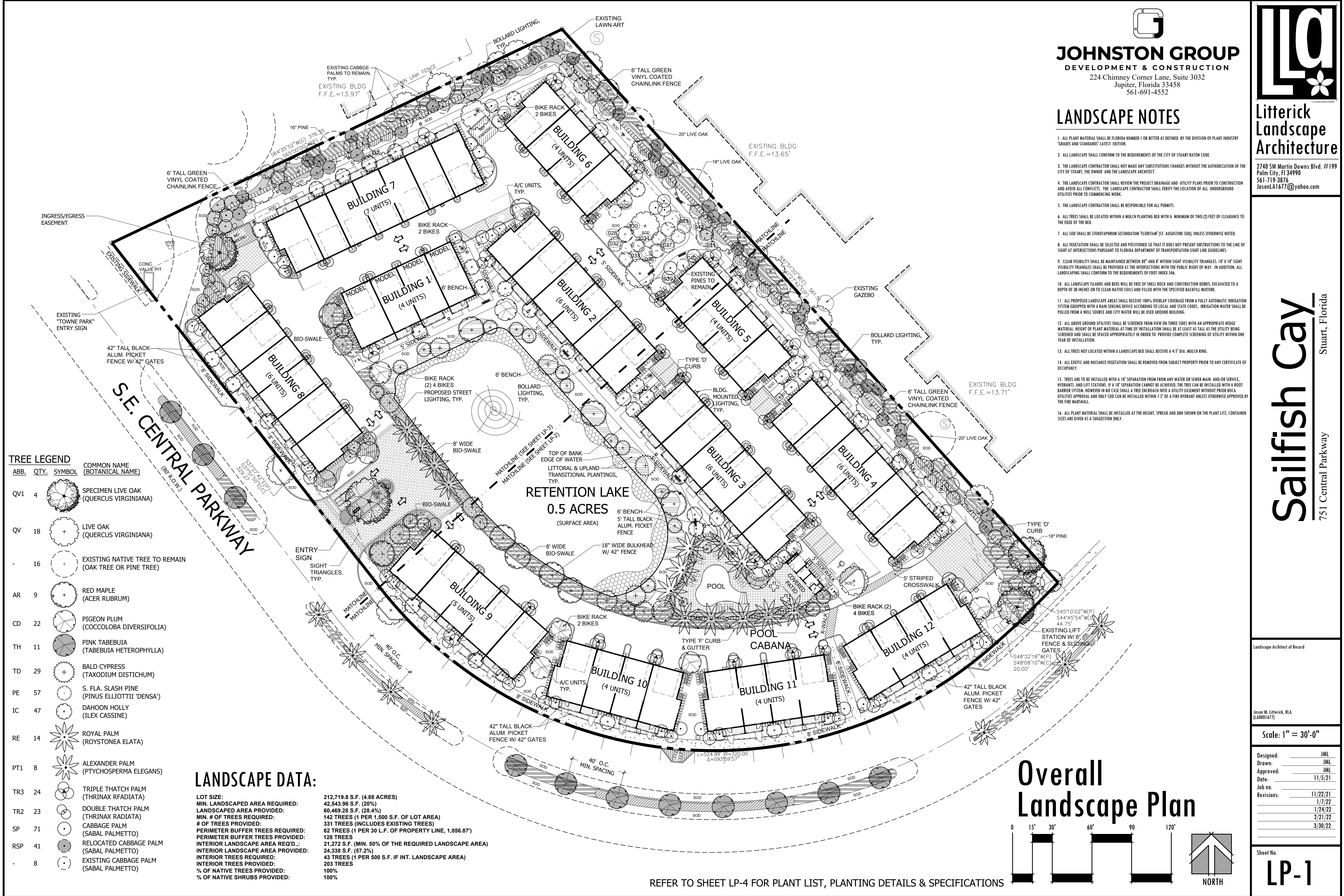
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BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

Z:\EDC\2021\1-353 - Johnston - 751 SE Central Parkway M/SURVEY\DWG - PDF\Survey\21-353.BIT - rev2.dwg, 2/23/2022 9:28 AM
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LANDSCAPE NOTES

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

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JasonLA1677@yahoo.com

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

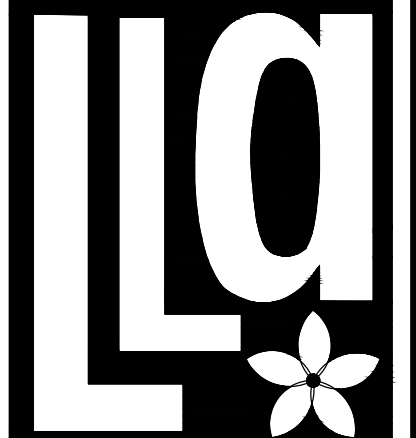
Scale: 1" = 30'-0"

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

JOHNSTON GROUP
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224 Chimney Corner Lane, Suite 3032
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LC26000482

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Sailfish Cay

Stuart, Florida

751 Central Parkway

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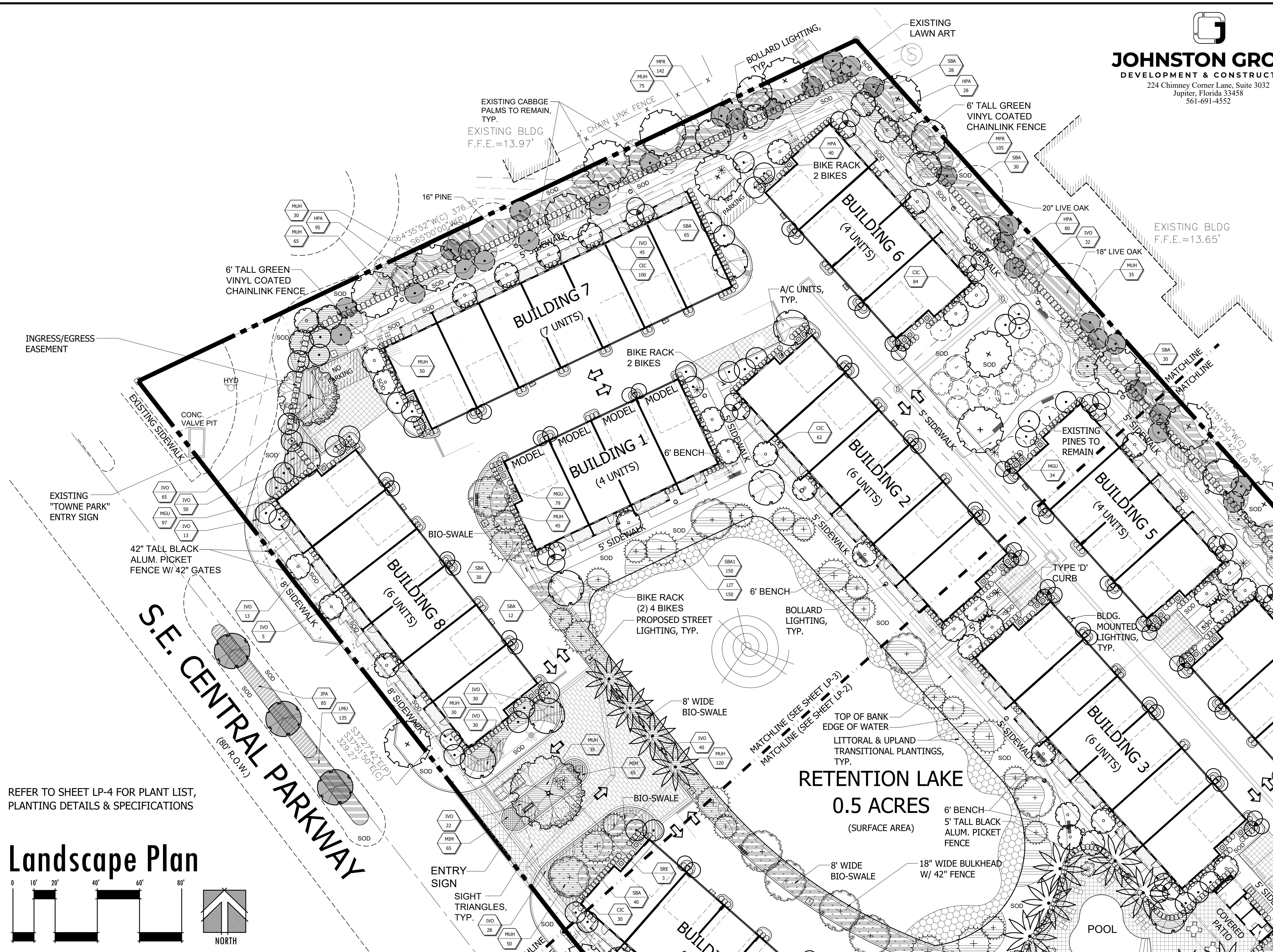
Jason M. Litterick, RLA
(LA0001677)

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



	<u>SYM</u>	<u>QTY.</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPR.</u>	<u>NOTES:</u>
* V	QV	18	QUERCUS VIRGINIANA	LIVE OAK	17' 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	DAHON 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 ELLIOTTI 'DENSE'	S. FLA. SLASH PINE	8-22' 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.	6-8' 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	CUC	709	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" MIN.	18" MIN.	24"	FULL & THICK TO BASE
* V	MUH	605	MUHLBERGIA CAPILLARIS	MUHL GRASS	#3, 16" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	392	MYRCIANTHUS FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	24"	30"	FULL & THICK TO BASE
* V	MFR1	26	MYRCIANTHUS FRAGRANS	SIMPSON'S STOPPER	6' O.A.	30"	30"	FULL & THICK TO BASE
* V	IVO	663	ILEX VOMITORIA	DWF. YAUPOIN HOLLY	#3, 16" O.A.	16"	24"	FULL & THICK TO BASE
* V	SBA	778	SPARTINA BAKERI	SAND CORN GRASS	#3, 24" O.A.	18"	36"	FULL & THICK TO BASE
* V	SBA1	350	SPARTINA BAKERI	SAND CORN 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 STIGMOLLOSA	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 'PARSONI'	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

<u>QTY.</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>O.C.</u>	<u>REMARKS</u>
25	THALIA GENICULATA	FIRE NUT	LINER, 24" O.A.	36"	FULL & THICK
175	PONDEROSA CORDATA	PICKERELL WEED	LINER, 18" O.A.	36"	FULL & THICK
150	JUNCUS EFFUSUS	SOFT RUSH	LINER, 12" O.A.	36"	FULL & THICK

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

OVERALL HEIGHT OF PALM (O.A.)

HEIGHT OF CLEAR TRUNK (C.T.)

HEIGHT OF GREY WOOD (G.W.) OR CLEAR WOOD (C.W.)

TRUNKS SHALL HAVE NO SCRAPES OR SCARRING

2" x 4" WOOD BRACES (MIN. 3), EQUALLY SPACED AROUND PALM, SECURE TO BATTENS W/ 3 - 200 NAILS. (REM. AFTER PLANT EST., 1 YR. MAX)

VISABLE TRUNK FLARE

MAX. 1/2" OF MULCH WITHIN 6" OF TRUNK OF PALM

LAWN

LOCATE BRACING WITHIN MULCHED LANDSCAPE BED

FERTILIZE WITH "MILORGANITE" OR PALM SPECIAL FERTILIZER PER SPECIFICATIONS WHILE BACKFILLING PLANTING HOLE

PROTECT RUB BY TYING FRONDS

STEEL BANDING (1" WIDE)

3 - 5 WOOD BATTENS (2"x4"x16") DO NOT NAIL TO TREE (INSURE STEEL BANDING IS NOT RUBBING AGAINST TREE)

5 LAYERS OF BURLAP

2" x 4" WOOD BRACES (4" x 4" FOR LARGER PALMS, I.E. ROYALS, DATE PALMS)

30-45°

MULCH (SEE PLANT LIST FOR TYPE AND THICKNESS)

3" TALL WATER CONTAINMENT SAUCER (KNOCK DOWN FOLLOWING PLANT ESTABLISHMENT)

REMOVE TOP 1/3 OF BURLAP, REMOVE ALL PLASTIC BACKFILL MIXTURE (SEE SPECIFICATIONS)

COMPACTED MOUND OF BACKFILL MIXTURE

EXISTING SOIL

PLANTING HOLE TO BE 1-1/2 TIMES THE DIA. OF ROOTBALL

PALM PLANTING DETAIL

OVERALL HEIGHT OF TREE (O.A.)

TRUNKS SHALL HAVE NO SCRAPES OR SCARRING

VISABLE TRUNK FLARE

MAX. 1/2" OF MULCH WITHIN 6" OF TRUNK OF TREE

LAWN

LOCATE STRAPPING WITHIN MULCHED LANDSCAPE BED

FERTILIZE WITH "MILORGANITE" PER SPECIFICATIONS WHILE BACKFILLING PLANTING HOLE

PROVIDE RUBBER HOSE WHERE STRAPPING IS ATTACHED TO TREE. EXTEND OUT FROM TRUNK 2"

"LAWSON" TREE STAKING KIT OR APPROVED EQUAL. USE FOR TREES 1 1/2" - 4 1/2" CAL. TREES 5" CAL. OR LARGER SHALL UTILIZE THE PALM STAKING DETAIL FOR BRACING. (REM. AFTER PLANT EST., 1 YR. MAX)

30-45°

MULCH (SEE PLANT LIST FOR TYPE AND THICKNESS)

3" TALL WATER CONTAINMENT SAUCER (KNOCK DOWN FOLLOWING PLANT ESTABLISHMENT)

REMOVE TOP 1/3 OF BURLAP, REMOVE ALL PLASTIC BACKFILL MIXTURE (SEE SPECIFICATIONS)

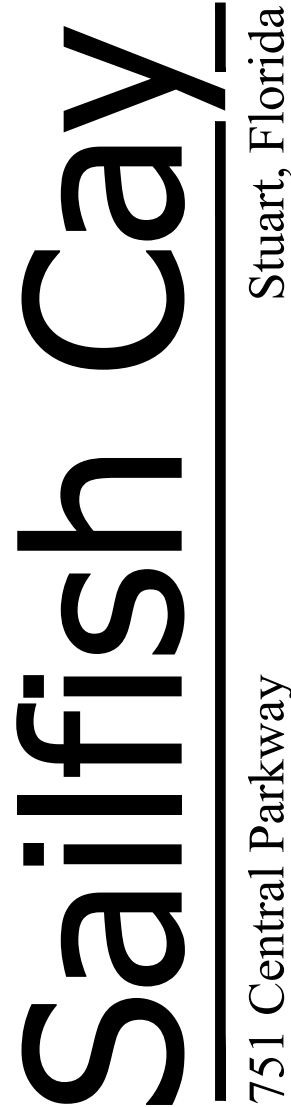
COMPACTED MOUND OF BACKFILL MIXTURE

EXISTING SOIL

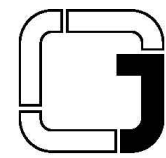
PLANTING HOLE TO BE 1-1/2 TIMES THE DIA. OF ROOTBALL

TREE PLANTING DETAIL

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.



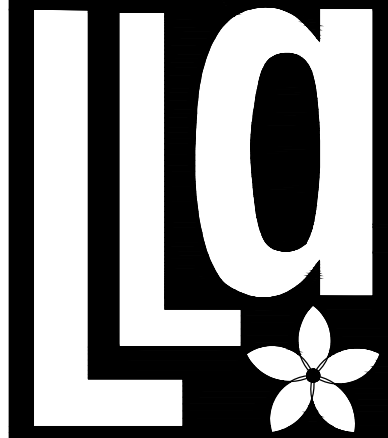
THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



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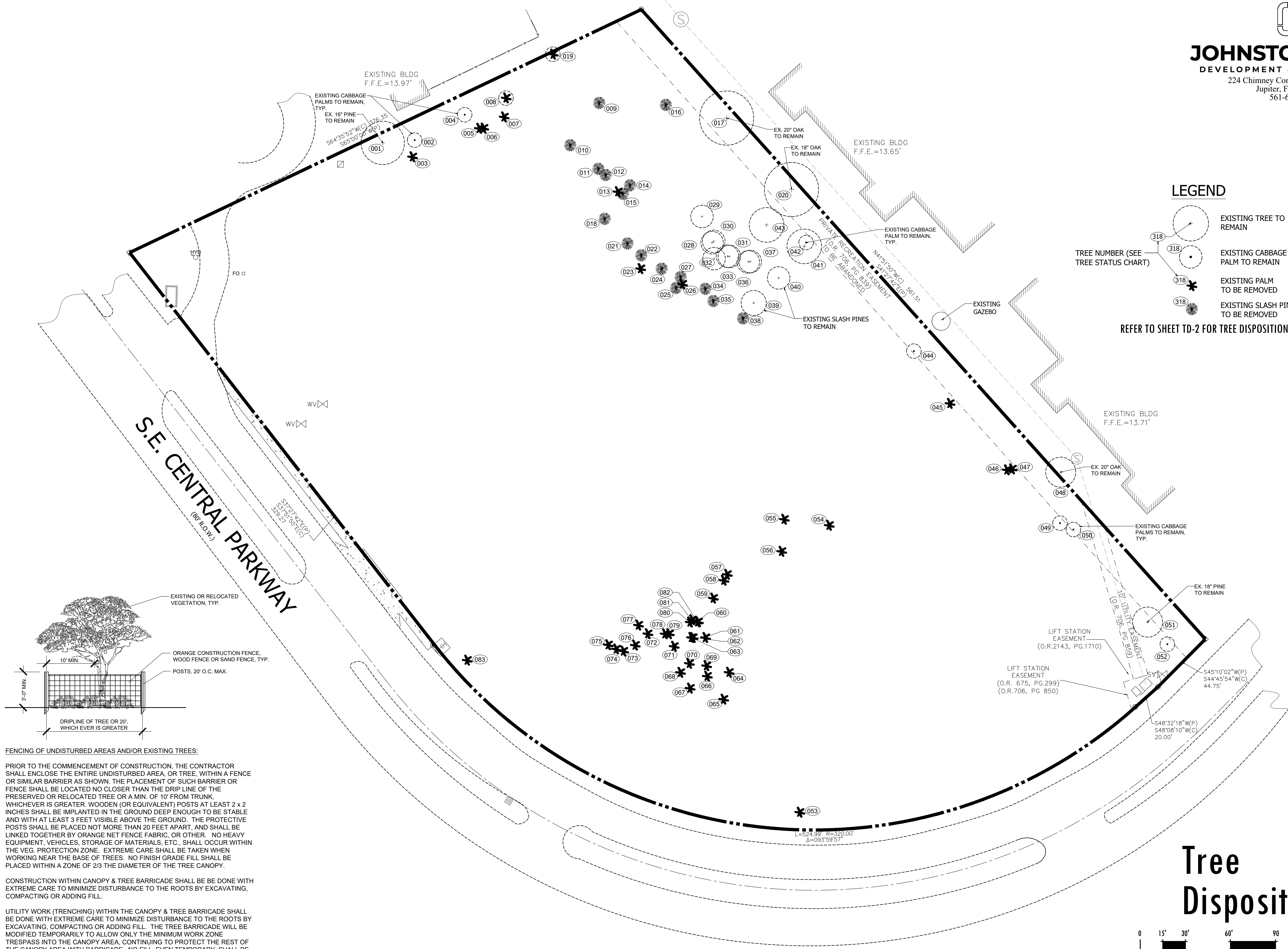
Sailfish Cay

Stuart, Florida

751 Central Parkway

LEGEND

- TREE NUMBER (SEE TREE STATUS CHART)
- EXISTING TREE TO REMAIN
 - EXISTING CABBAGE PALM TO REMAIN
 - EXISTING PALM TO BE REMOVED
 - EXISTING SLASH PINE TO BE REMOVED
- REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART



FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. THE PLACEMENT OF SUCH BARRIER OR FENCE SHALL BE LOCATED NO CLOSER THAN THE DRIP LINE OF THE PRESERVED OR RELOCATED TREE OR A MIN. OF 10' FROM TRUNK, WHICHEVER IS GREATER. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

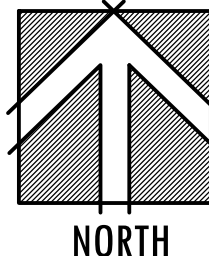
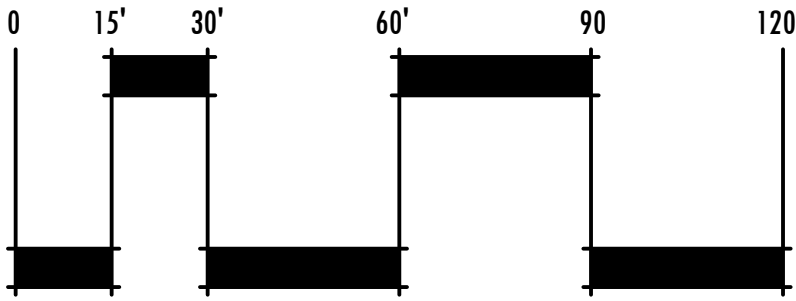
CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL

N.T.S.

Tree
Disposition Plan



REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

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

Sheet No.

TD-1

TREE DISPOSITION CHART

TREE NO.	SIZE	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH INCHES	
					REMOVED	
001	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
002	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
003	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
004	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
005	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
006	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
007	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
008	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
009	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
010	16"	PINUS ELLIOTTII	SLASH PINE	REMOVE	16"	
011	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
012	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
013	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
014	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
015	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
016	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"	
017	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
018	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
019	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
020	18"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
021	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
022	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"	
023	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
024	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"	
025	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
026	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
027	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"	
028	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
029	24"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
030	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
031	8"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
032	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
033	6"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
034	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
035	8"	PINUS ELLIOTTII	SLASH PINE	REMOVE	8"	
036	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
037	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
038	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"	
039	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
040	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
041	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
042	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
043	10"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
044	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
045	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
046	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
047	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
048	20"	QUERCUS VIRGINIANA LIVE OAK		REMAIN		
049	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
050	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
051	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN		
052	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN		
053	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
054	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
055	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
056	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
057	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
058	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
059	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
060	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
061	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
062	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
063	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
064	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
065	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
066	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
067	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
068	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
069	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
070	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
071	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
072	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
073	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
074	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
075	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
076	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
077	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
078	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
079	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
080	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
081	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
082	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		
083	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE		

TOTAL RELOCATED CABBAGE PALMS:
41 PALMS

TOTAL REMOVED SLASH PINES:
16 PINES (246")

TREE REPLACEMENT FORMULA (SLASH PINES):

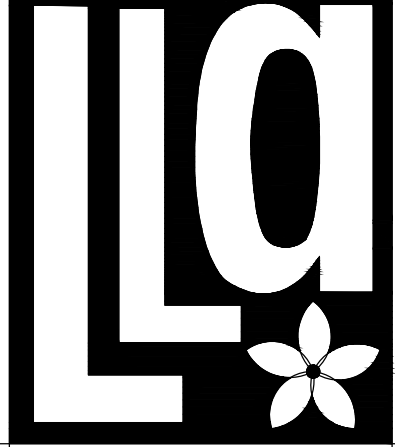
246" REMOVED X 1.5 = 369" / 2.5" = 148 TREES - *173 TREES = 0 TREES TO MITIGATE

*DENOTES ADDITIONAL TREES ABOVE WHAT IS REQUIRED (142 TREES REQ'D., 315 TREES PROVIDED)



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: Not to Scale

Designed:
JML

Drawn:
JML

Approved:
JML

Date:
11/5/21

Job no.

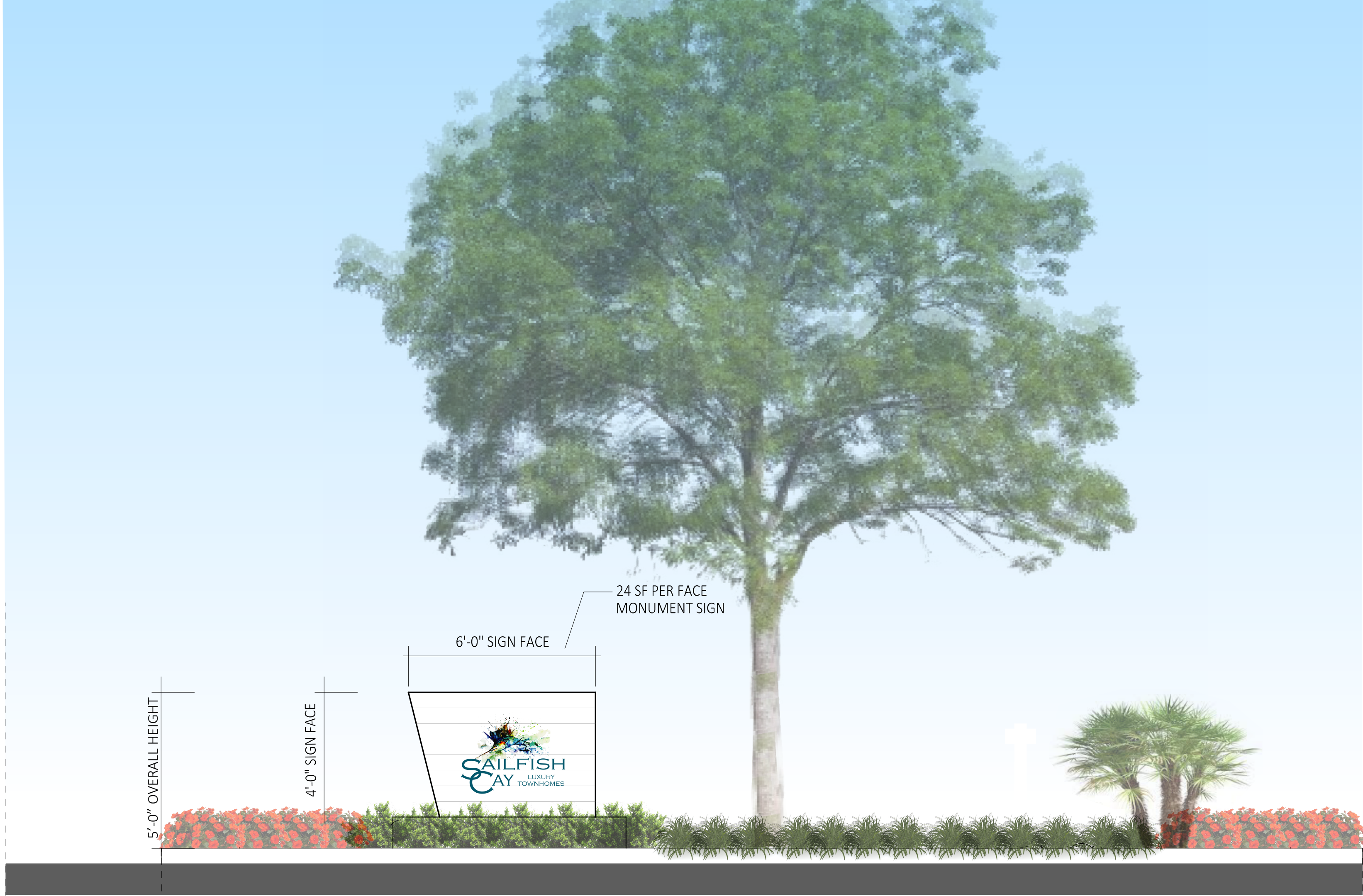
Revisions:
11/22/21
1/7/22
2/21/22

Sheet No.

TD-2

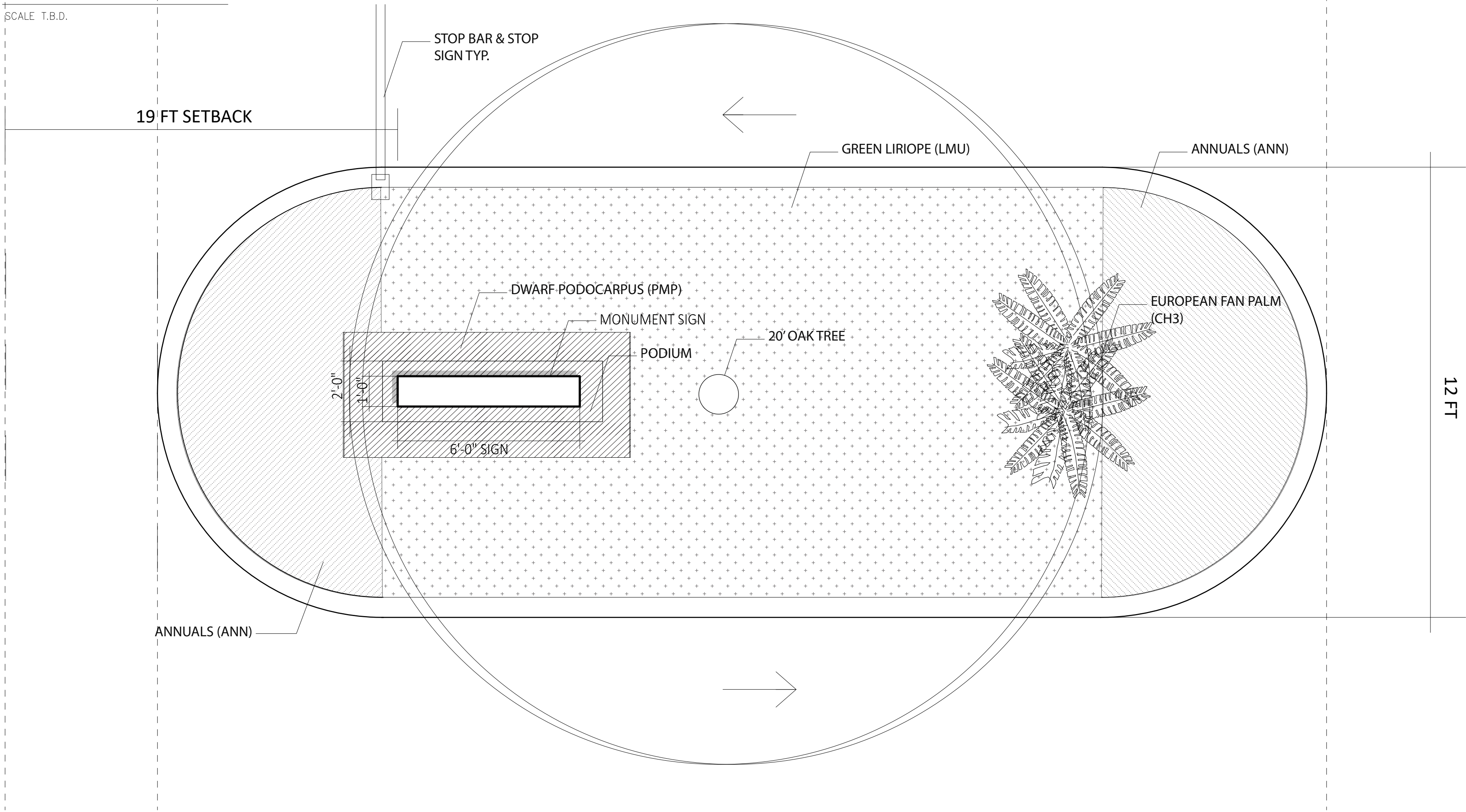
Tree

Disposition Chart



ELEVATION

SCALE: T.B.D.



SITE PLAN

SCALE: T.B.D.

ENLARGED SIGN LOGO



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

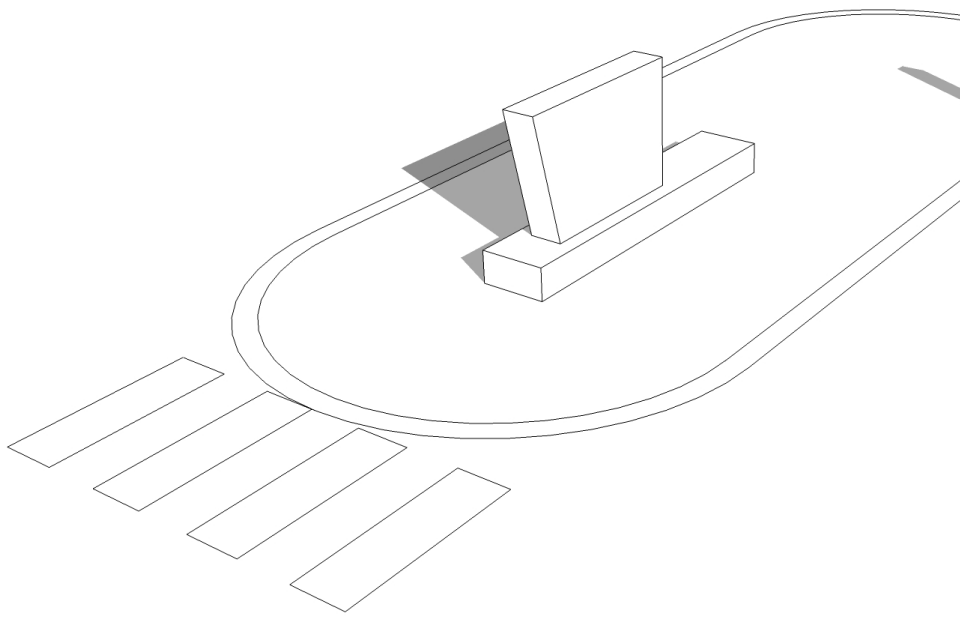
SIGN REGULATIONS REQUIRED/ PROVIDED:
AREA OF SIGN NOT TO EXCEED 24 SF PER FACE/ 24 SF PROVIDED
10' FRONT YARD SETBACK/ 15 FT PROVIDED
6' MAX. HEIGHT/ 5 FT PROVIDED

ADDITIONAL INFORMATION:

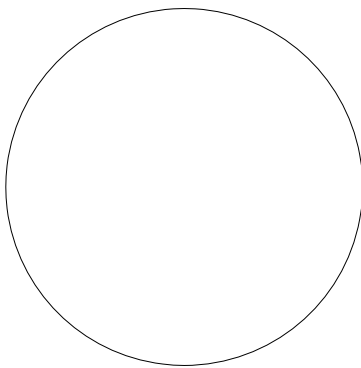
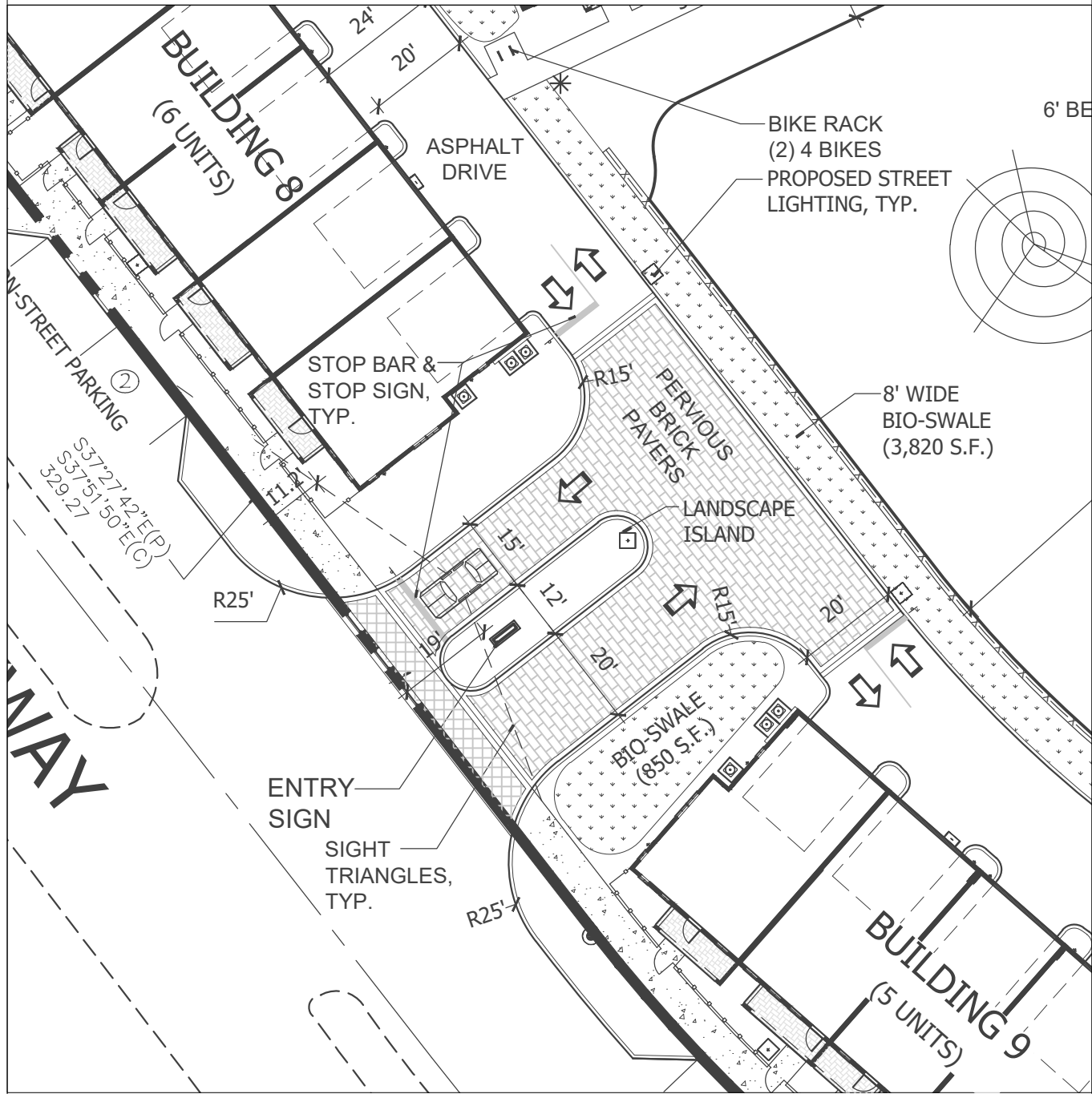
MONUMENT SIGNS. MONUMENT SIGNS SHALL BE COMPOSED OF METAL FRAME, TEXTURED BRICK, CONCRETE BLOCK, OR OTHER MASONRY, AND FINISHED WITH STUCCO OR OTHER TEXTURED MATERIAL, AND HAVING A SOLID BASE. THE TOP EDGE OF THE SIGN SHALL BE NO HIGHER THAN ELSEWHERE PERMITTED IN THIS CODE, AND THE SKIRT AND BASE SHALL 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:

CAMILO LOPEZ

URBAN PLANNER &

ARCHITECTURAL DESIGNER

954.696.4106

CLOPEZDX@GMAIL.COM

SAILFISH CAY

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

REVISIONS

NO. DATE DESCRIPTION

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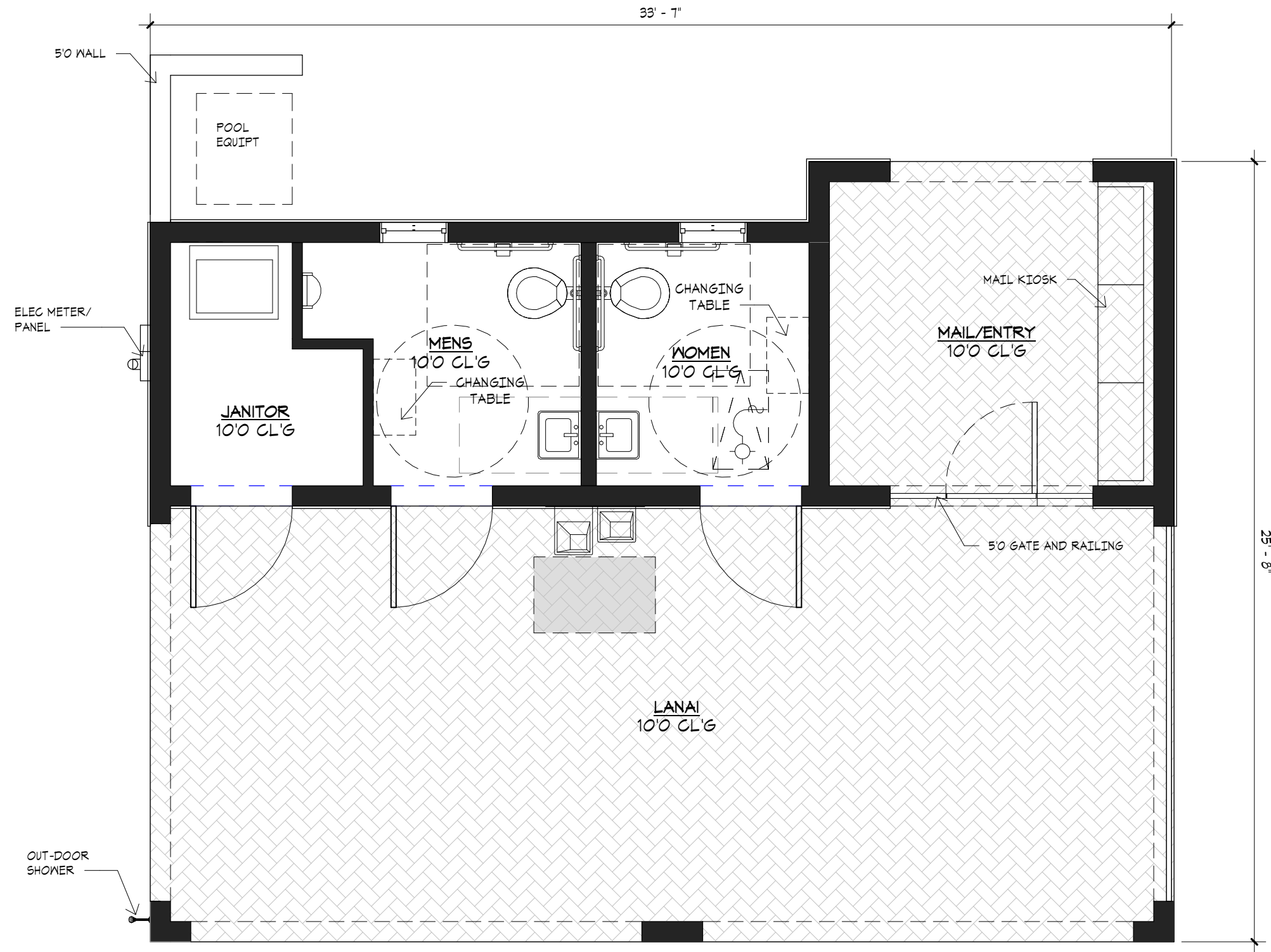
DATE 10/20/2021
DRAWN BY CLOPEZ
JOB NO. TBD
SCALE AS INDICATED

MONUMENT SIGN
SHEET

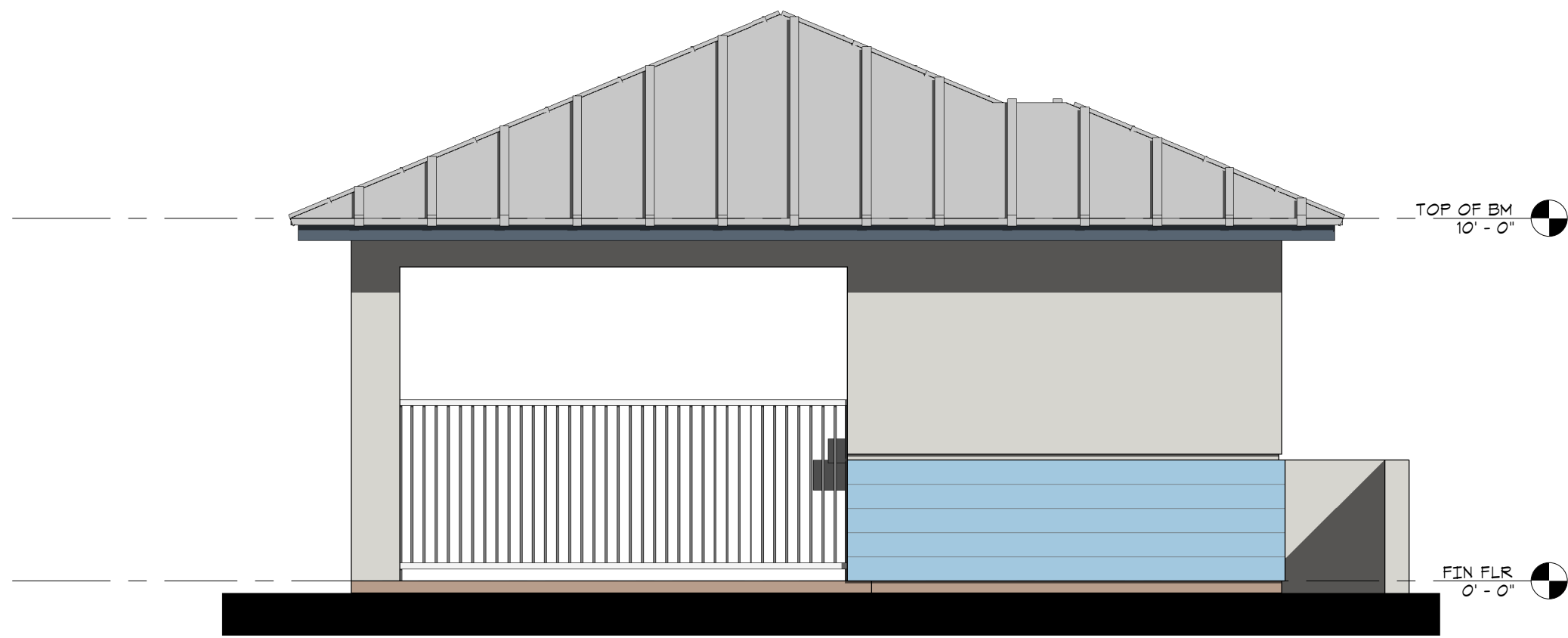
MS-1

NEW DEVELOPMENT

AREA CALCULATION	
	AREA
ENTRY	136 SF
LANAI	483 SF
REST RM/JANITOR	202 SF
Grand total	821 SF



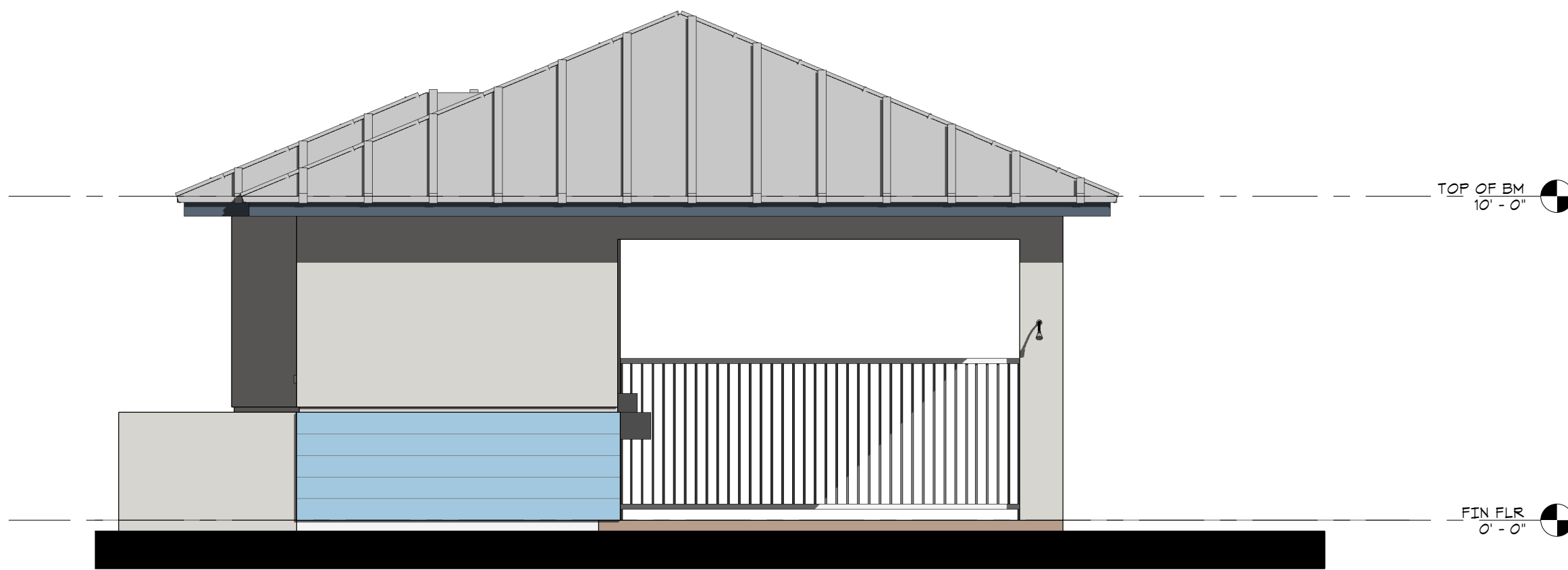
1 FIN FLR
1/4" = 1'-0"



6 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

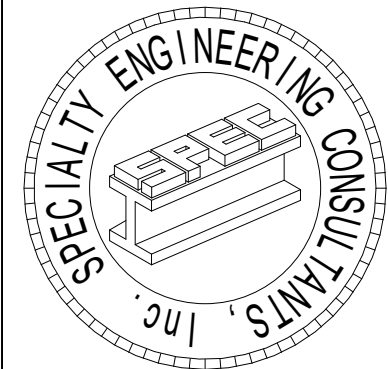


5 RIGHT ELEVATION
1/4" = 1'-0"



4 FRONT ELEVATION
1/4" = 1'-0"

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
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BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

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561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 12/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION

SEAL
D ADAM LeBLANC, PE FL #77012

SHEET #

A-1

SHEET INFORMATION

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

POOL CABANA

I:\STEVE GRAVITE\SAILFISH\4-UNIT_BUILDING-B.rvt



PLAN C

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN B

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 8221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	AVIARY BLUE	SN 8710
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 8221
GARAGE DOOR	MOODY BLUE	SN 8221

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT ELEVATION
3/16" = 1'-0"



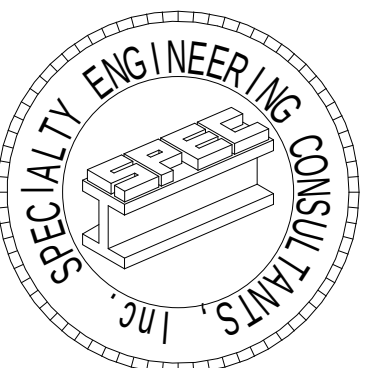
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
4-UNIT
BUILDING 1

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



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DATE 10/20/2021

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D. ADAM LeBLANC PE #77012

SHEET #

A-2

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PLAN C

PLAN A

PLAN A

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



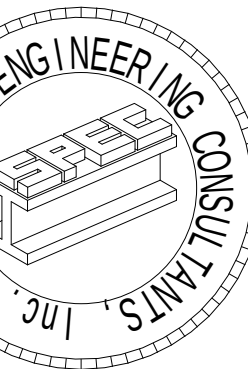
④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



② REAR
3/16" = 1'-0"

ELEVATIONS

CLIENT INFORMATION



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A-2

SHEET INFORMATION
4-UNIT
BUILDING
TYPE II

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

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PLAN C

PLAN B

PLAN A

PLAN B

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



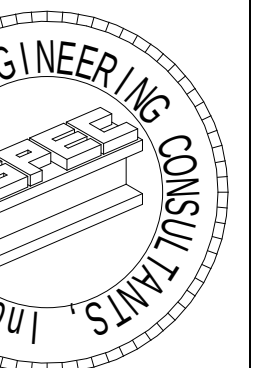
④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



② REAR
3/16" = 1'-0"

ELEVATIONS

CLIENT INFORMATION



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A-2

SHEET INFORMATION
5-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

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PLAN C

PLAN B

PLAN A

PLAN B

PLAN A

PLAN C

① FRONT
3/16" = 1'-0"



③ LEFT SIDE ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"



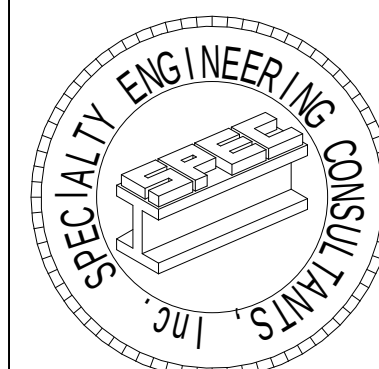
② REAR
3/16" = 1'-0"

ELEVATIONS

SHEET INFORMATION
6-UNIT
BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION



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FILE NAME:

SCALE

DATE 10/21/2021

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SEAL

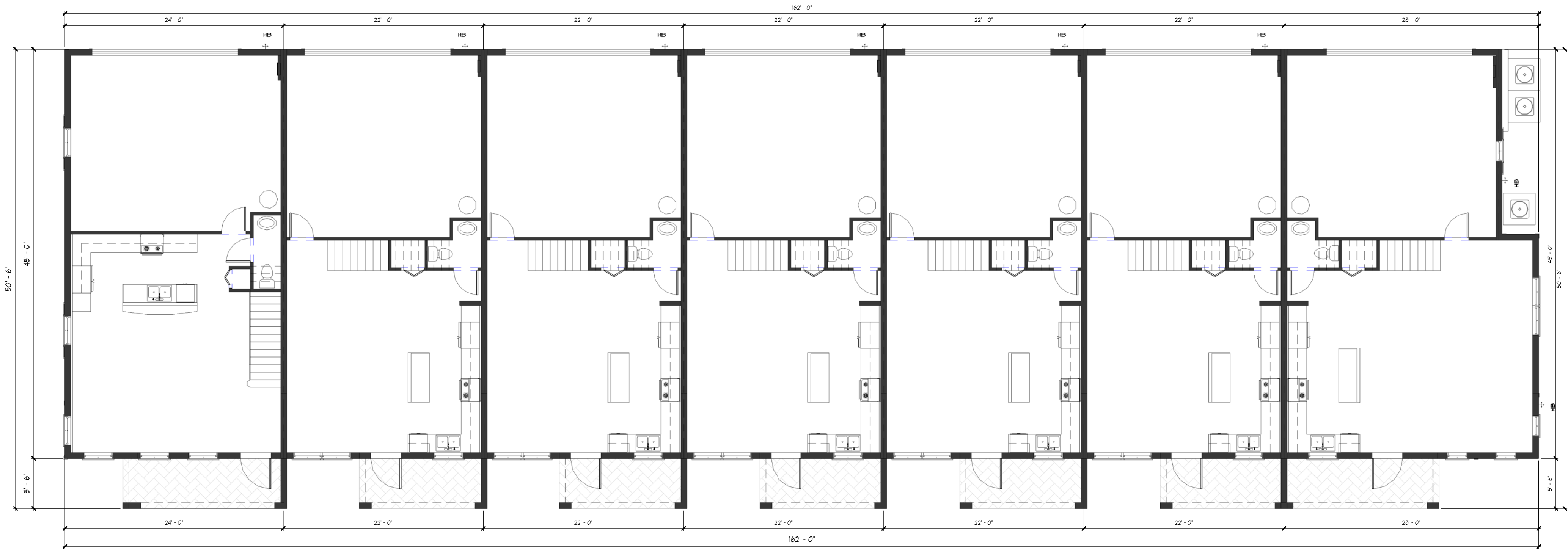
D. ADAM LEBLANC PE #77012

SHEET #

A-2



2 2nd Flr
1/8" = 1'-0"



PLAN B

PLAN A

PLAN A

PLAN A

PLAN A

PLAN A

PLAN C

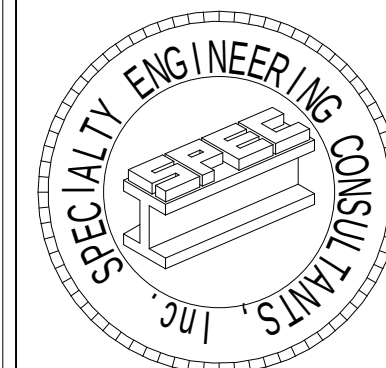
1 1ST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

SHEET INFORMATION
7-UNIT
BUILDING

CLIENT INFORMATION



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

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FILE NAME:

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DATE 11/01/2021

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SHEET #

A-1

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PLAN B

PLAN A

① FRONT
1/8" = 1'-0"

PLAN A

PLAN A

PLAN A

PLAN C

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SN 1008
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALUMINUM BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALUMINUM BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SN 6221
BODY STUCCO	EXTRA WHITE	SN 1008
STUCCO SIDING	ALUMINUM BLUE	SN 877B
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SN 1008
SHUTTER	MOODY BLUE	SN 6221
GARAGE DOOR	MOODY BLUE	SN 6221



③ LEFT SIDE ELEVATION
1/8" = 1'-0"



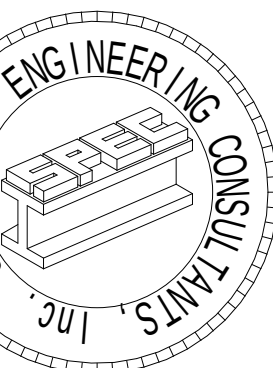
④ RIGHT SIDE ELEVATION
1/8" = 1'-0"



② REAR
1/8" = 1'-0"

ELEVATIONS

CLIENT INFORMATION



SPECIALTY ENGINEERING
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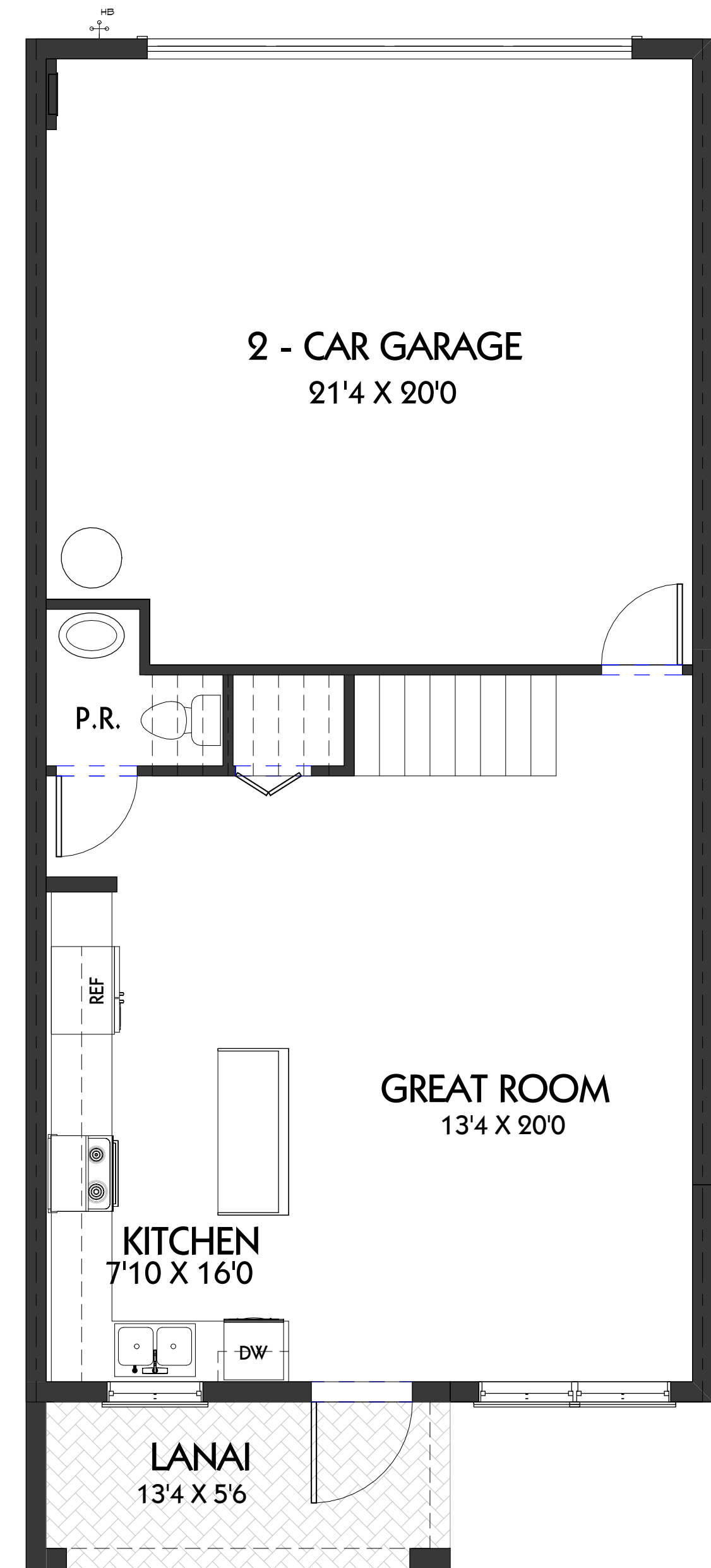
FILE NAME:
SCALE
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SHEET #
A-2

SHEET INFORMATION
7-UNIT
BUILDING

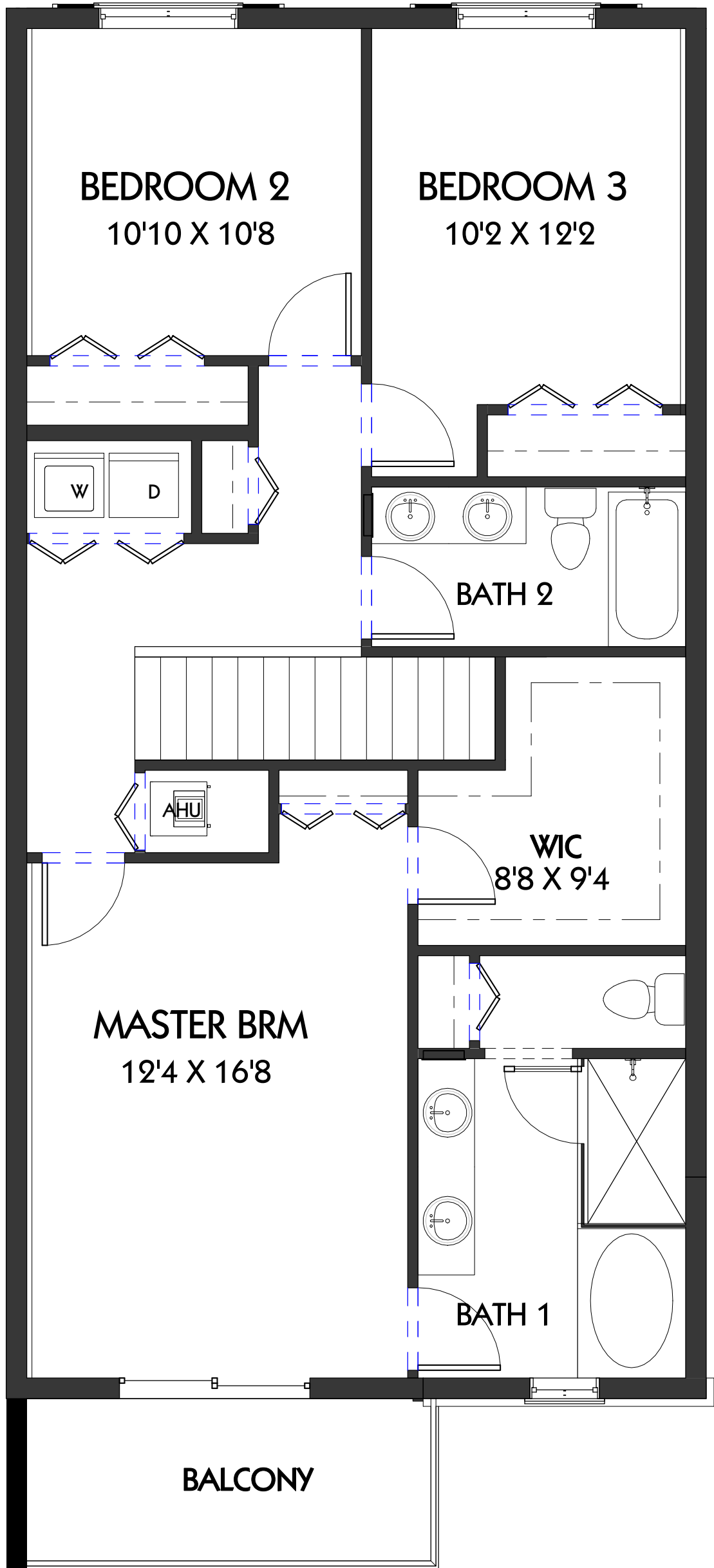
PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA



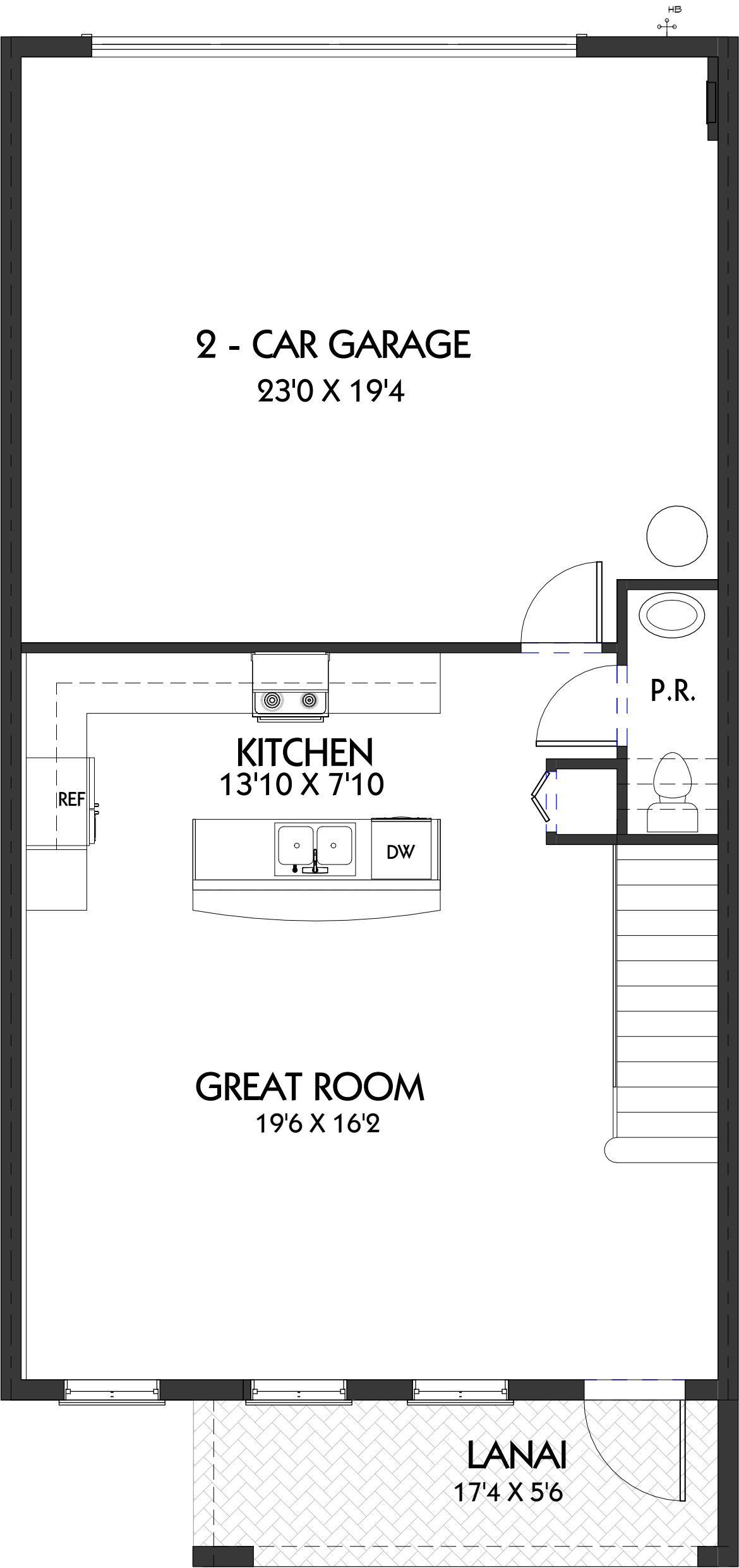
① 1ST FLOOR
1/4" = 1'-0"

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

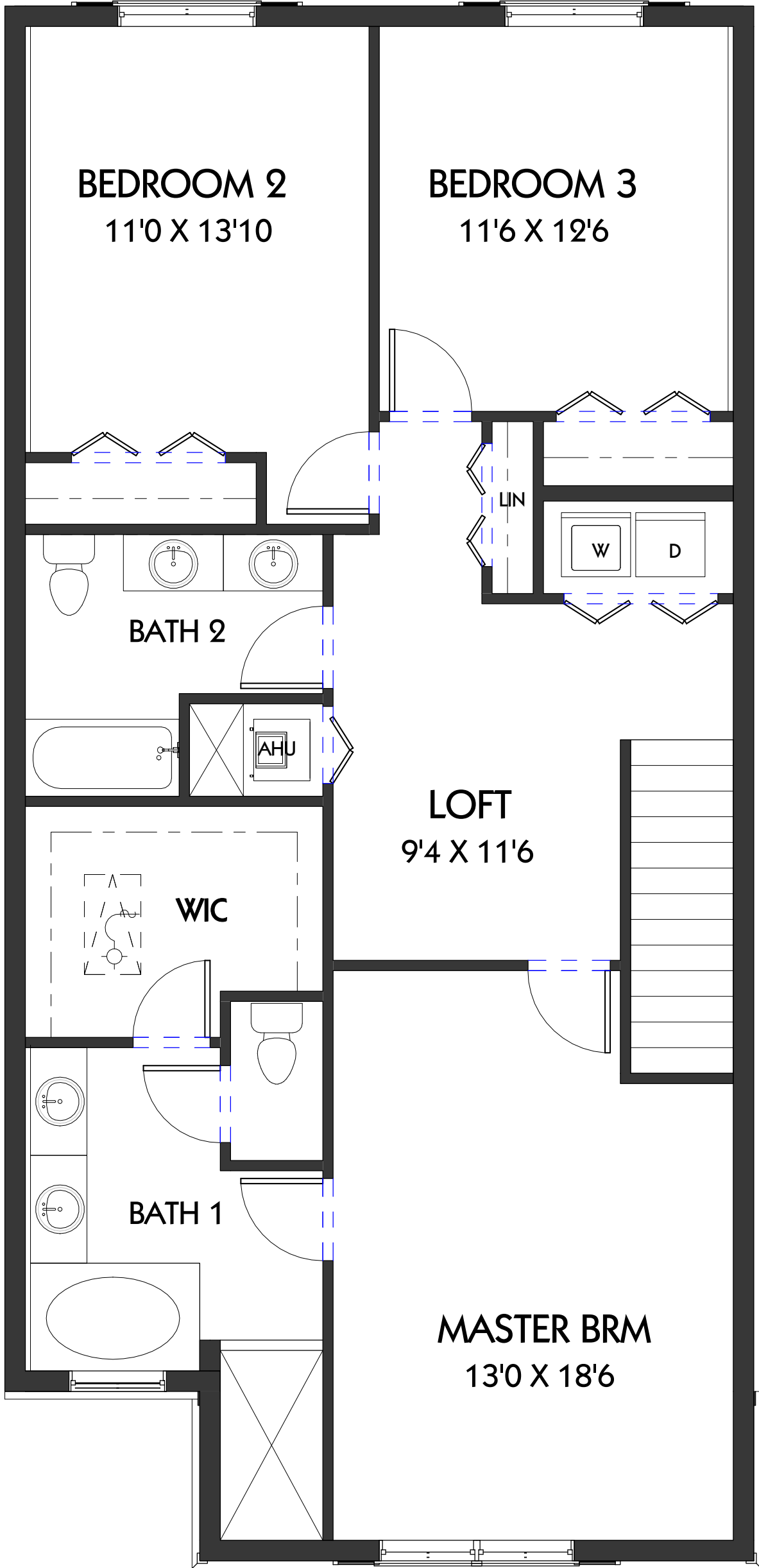


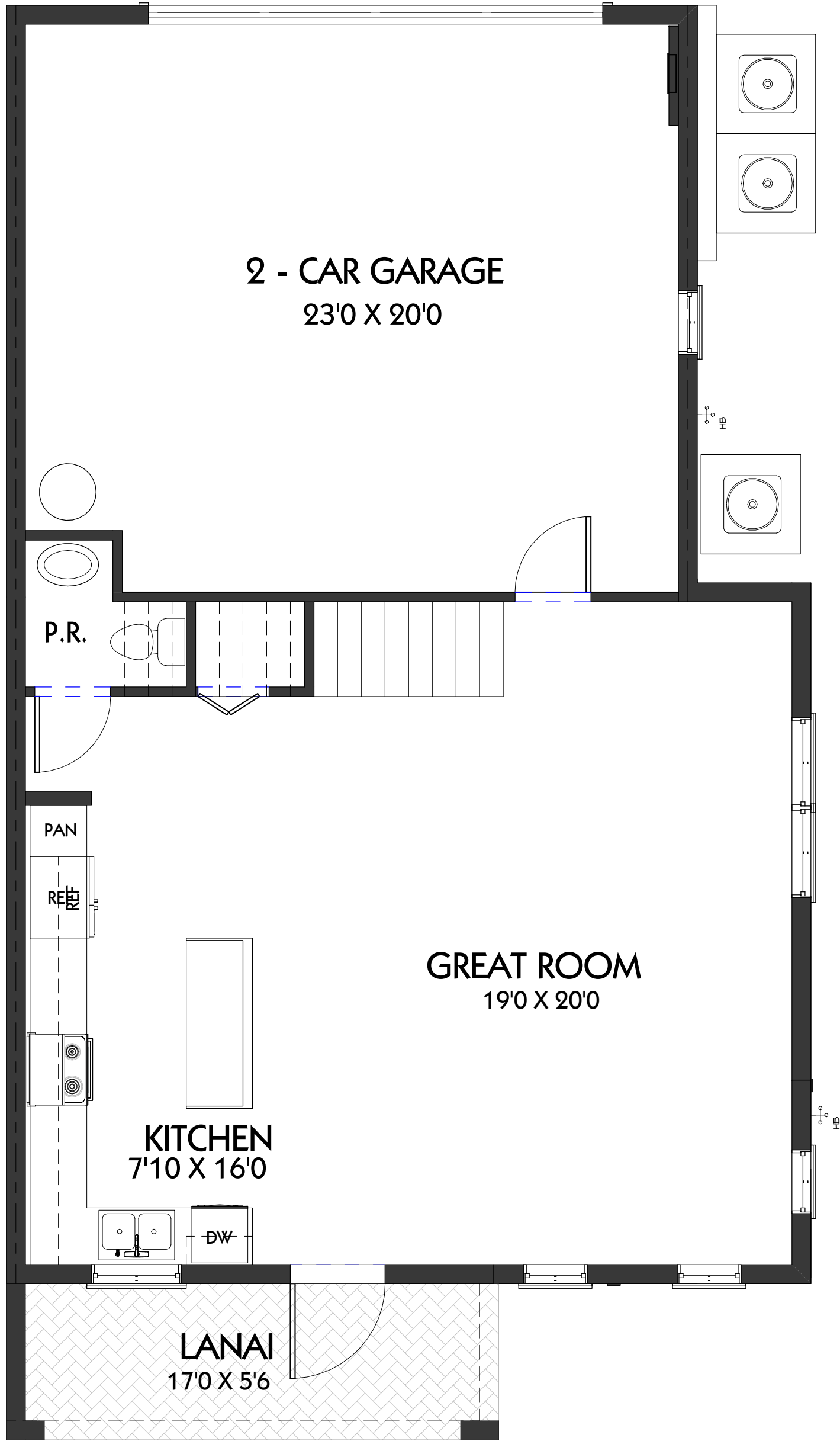
② 2ND FLOOR
1/4" = 1'-0"



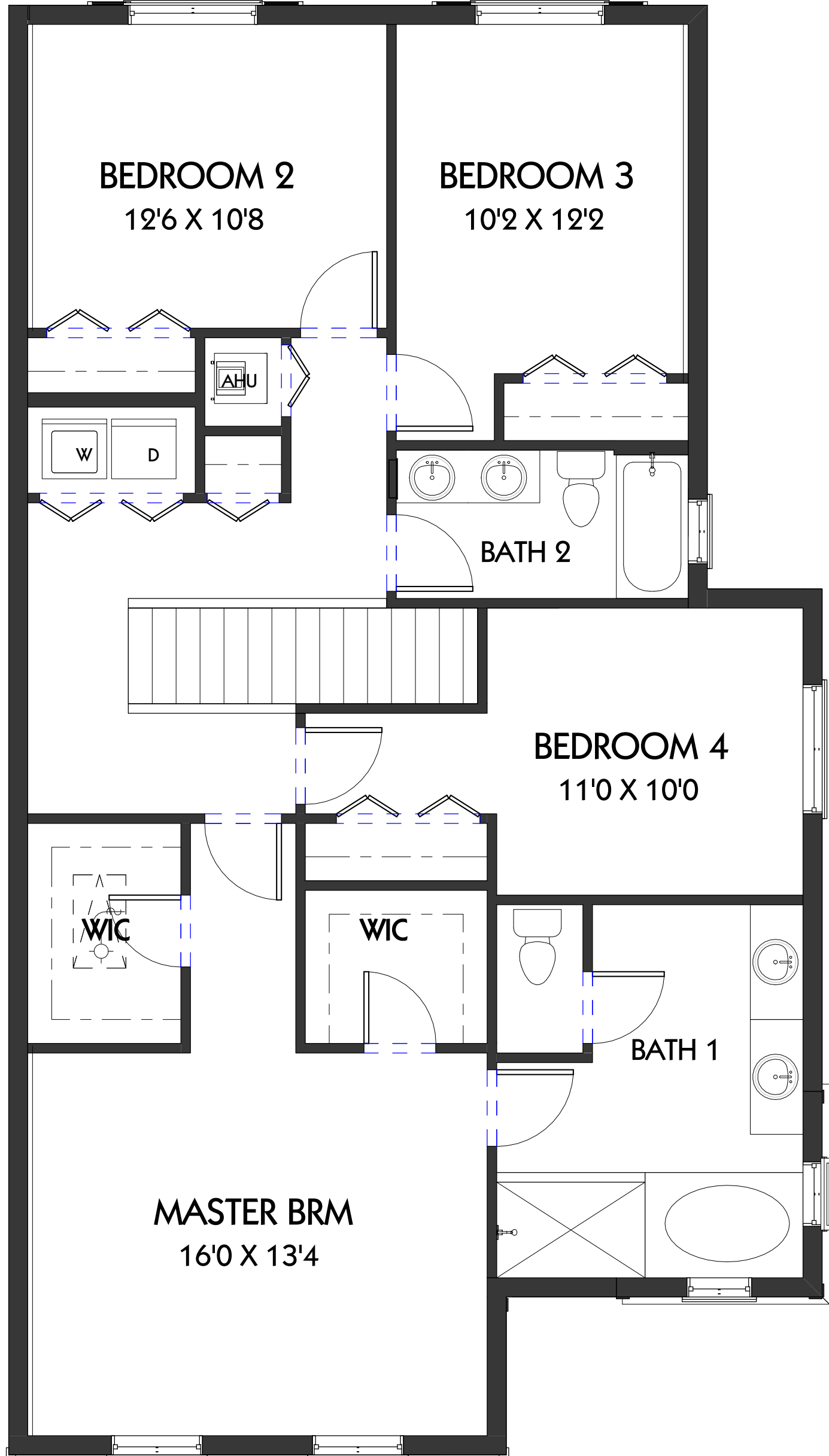
PLAN B

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	600 SF
2ND FLOOR A/C	1121 SF
	1721 SF
GARAGE	466 SF
LANAI	97 SF
	563 SF
	2291 SF





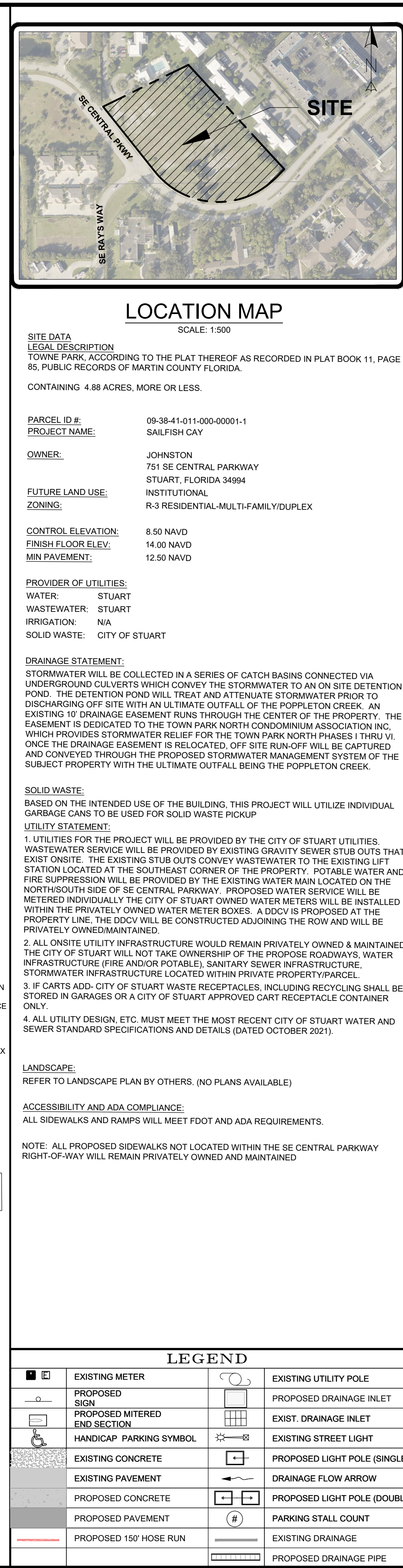
① 1ST FLOOR
1/4" = 1'-0"



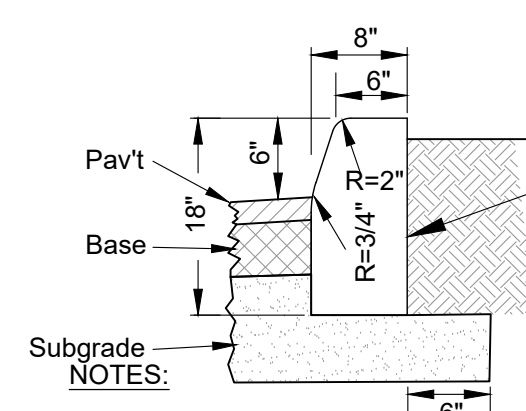
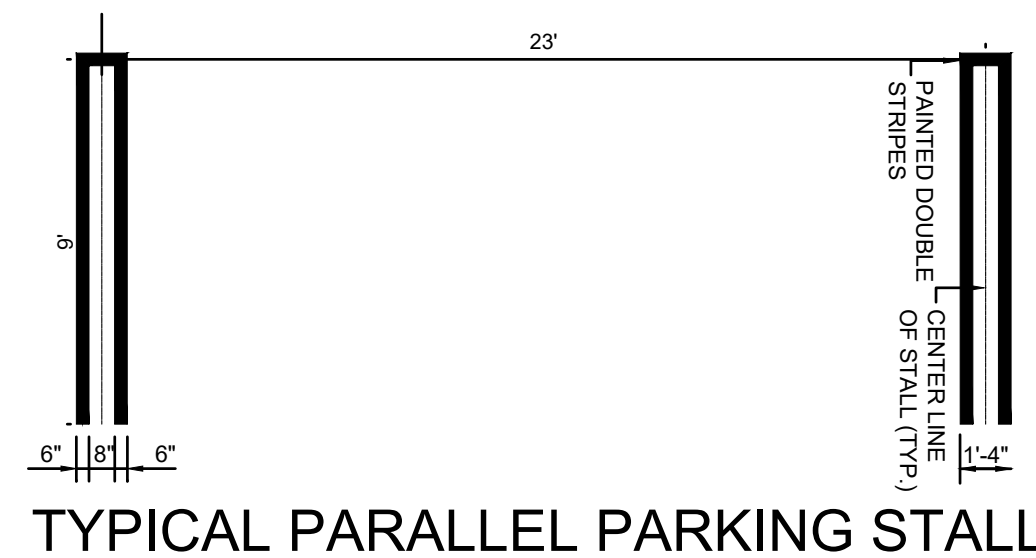
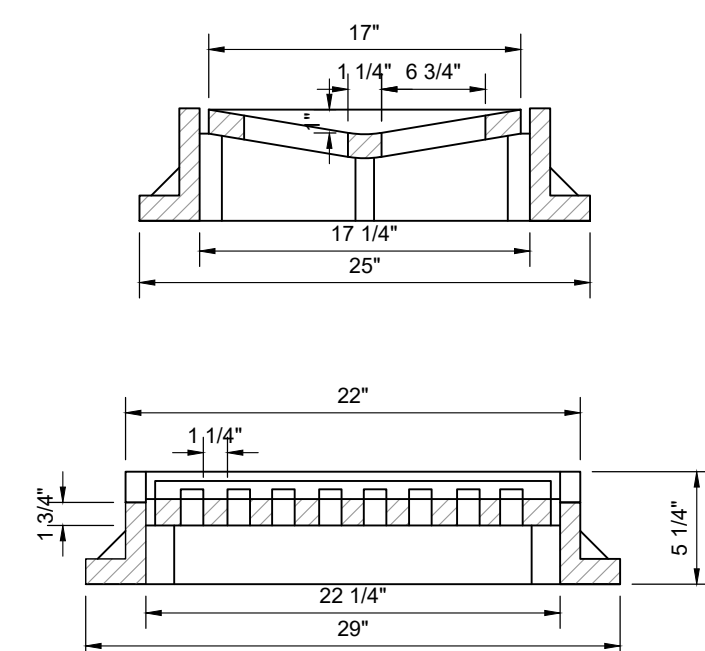
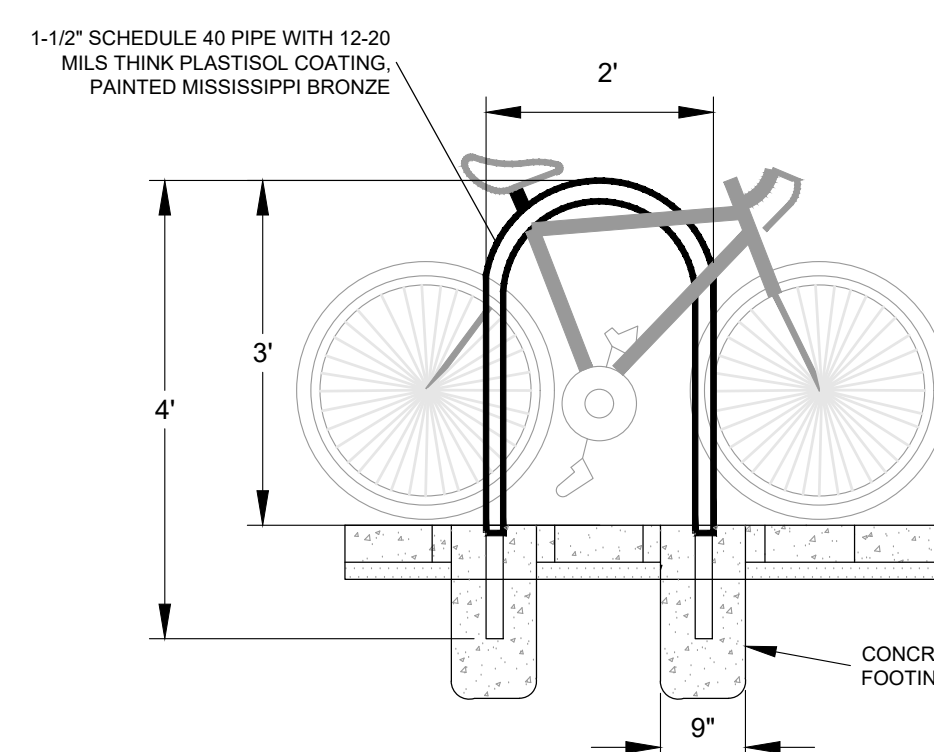
② 2ND FLOOR
1/4" = 1'-0"

PLAN C

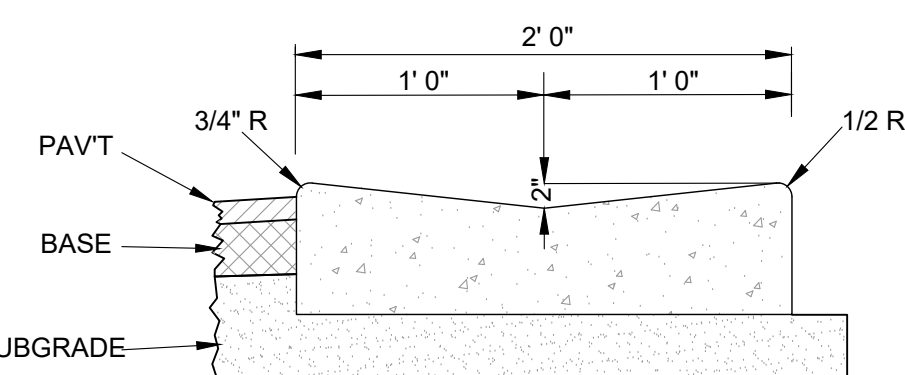
AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	691 SF
2ND FLOOR A/C	1233 SF
	1923 SF
GARAGE	408 SF
LANAI	95 SF
	503 SF
Grand total	2506 SF



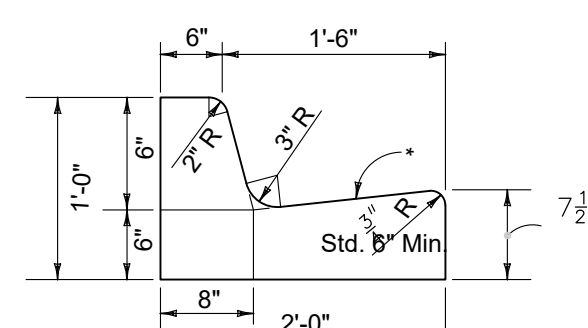
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



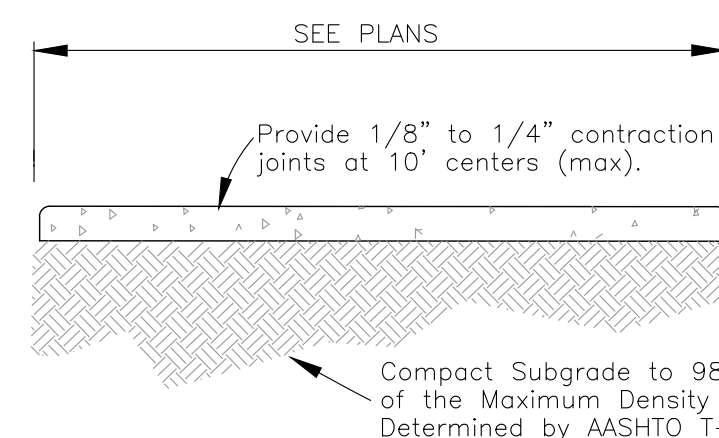
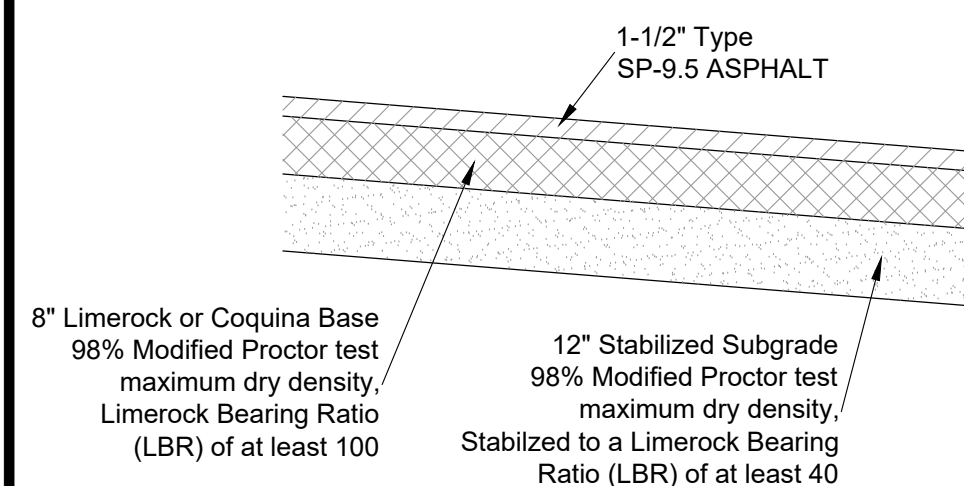
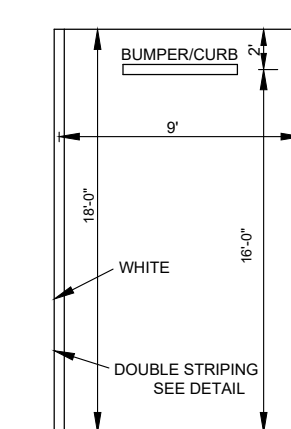
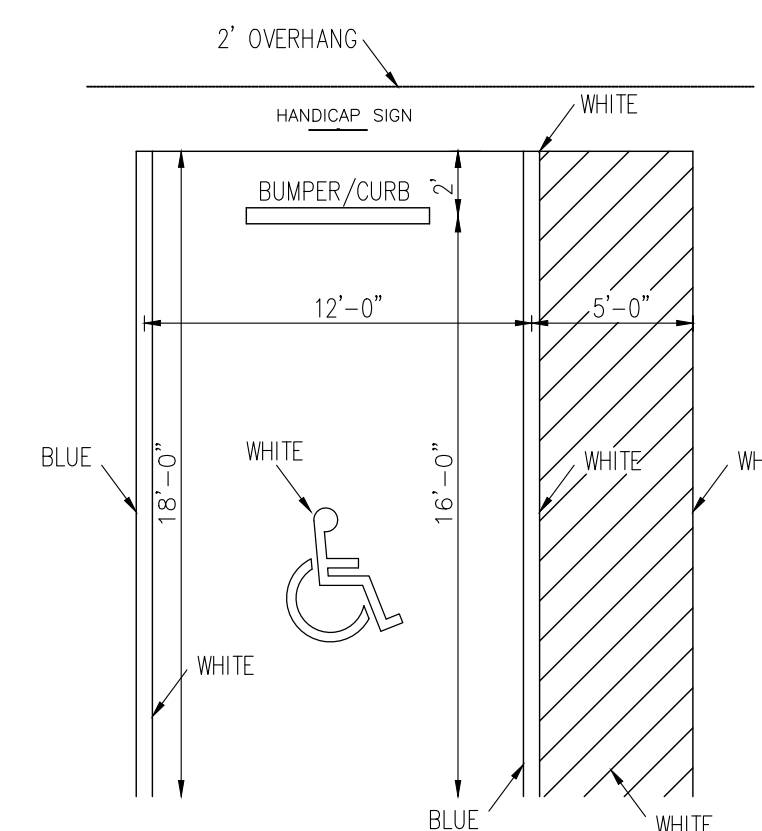
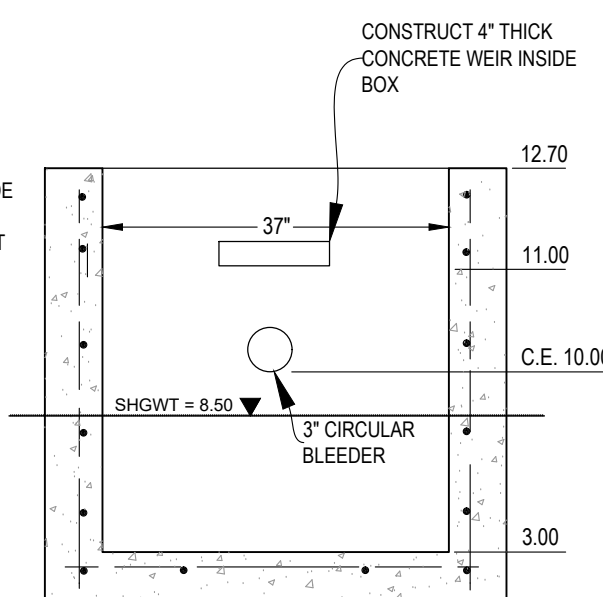
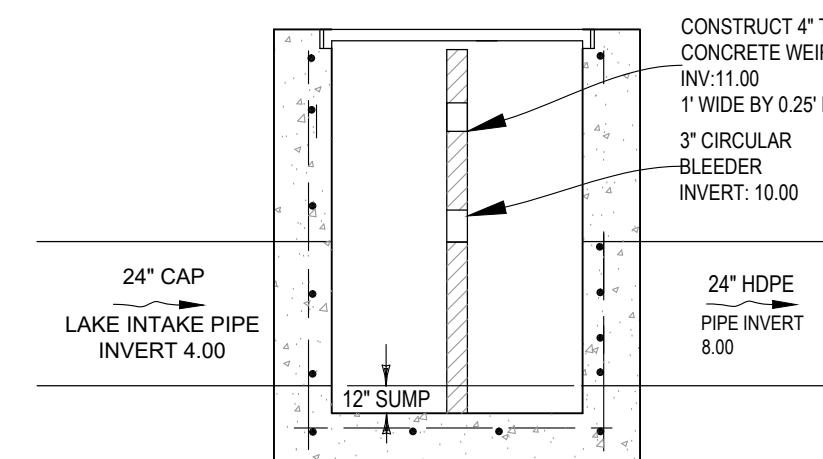
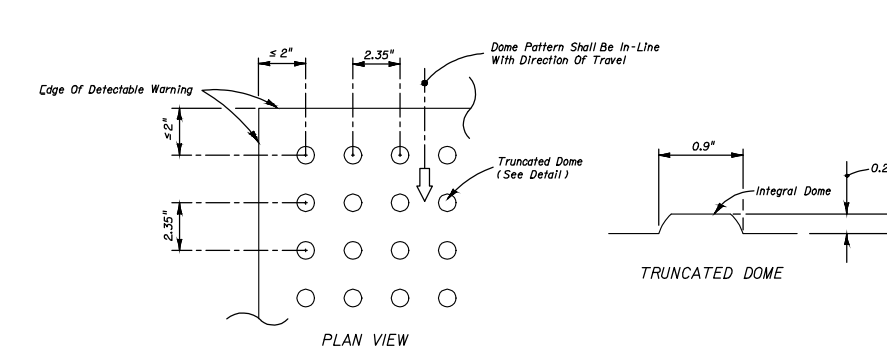
1. Use 3,000 P.S.I. concrete at 28 days for construction.



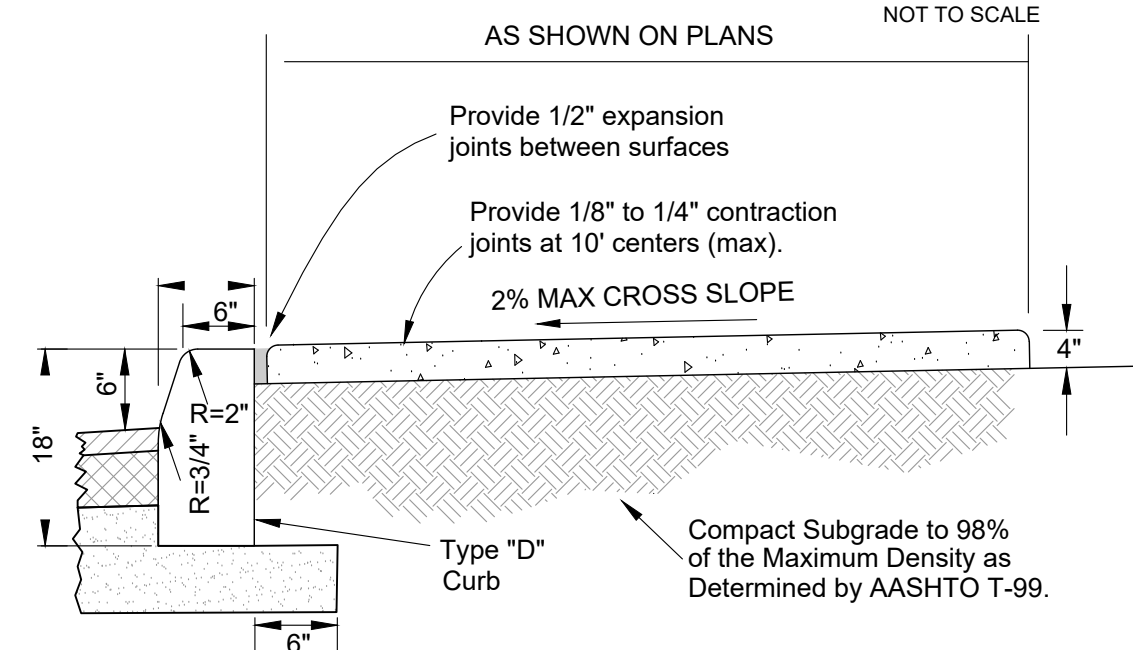
- NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS



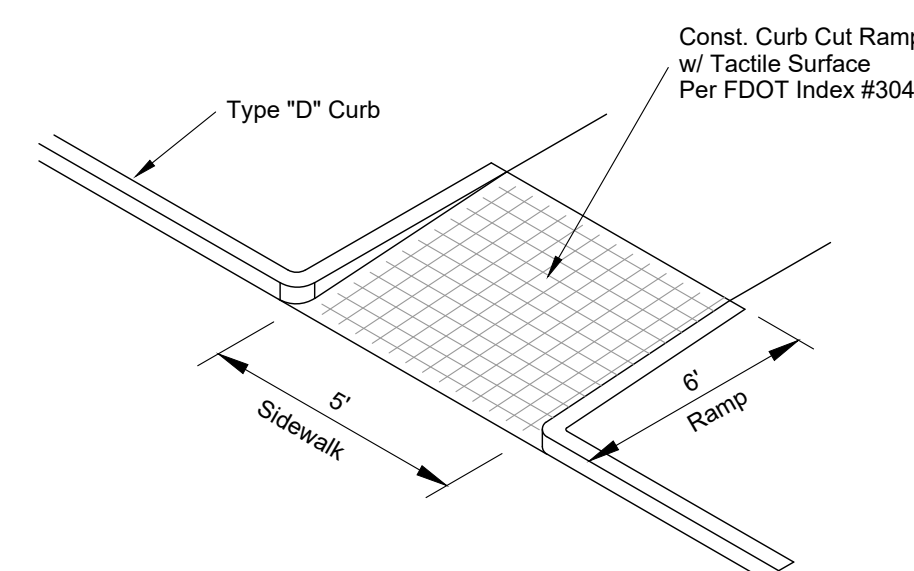
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6". UNLESS OTHERWISE SHOWN ON PLANS.



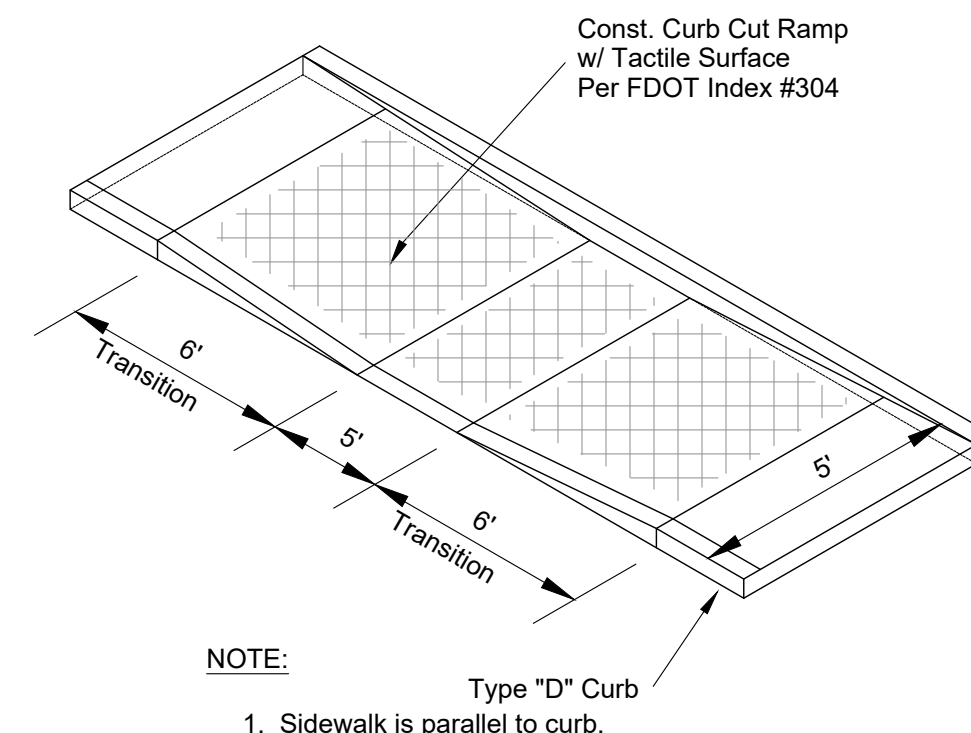
- NOTES:**
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
 2. Sidewalk thickness to be increased to 6" thick at driveway locations
 3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.



- 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.



- NOTE:
1. Sidewalk is perpendicular to curb.



- NOTE: Type "D" Curbs



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

JUL
DESIGNED BY

JUL
DRAWN BY

FILENAME
21-353 sailfish cay r8.dwg

PEP (2)
LAYOUT

AS SHOWN
SCALE

30MARCH2022

[illegible]

SAILFISH CAY
751 SE CENTRAL PARKWAY MIF
PRELIMINARY ENGINEERING PLAN

R.J. KENNEDY, P.E. (DATE)
#56218

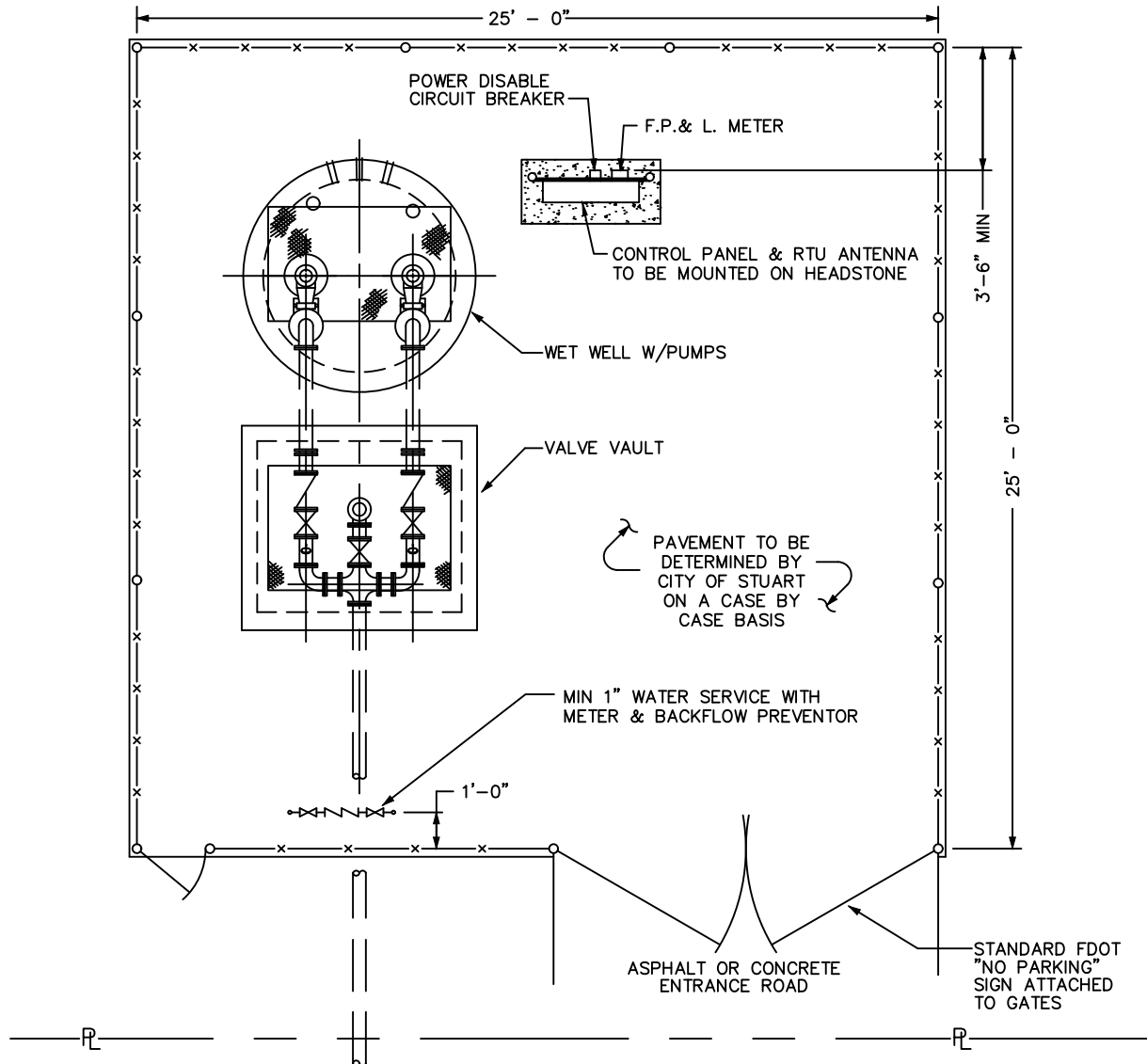


10250 SW VILLAGE PARKWAY, SUITE 200
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

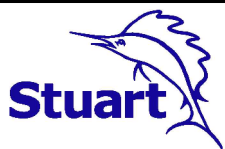
2 OF 2

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.



STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department

121 S.W. Flagler Avenue, Stuart, Florida 34994

TYPICAL LIFT STATION SITE PLAN

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg

SHEET NUMBER
55

Lift Station Report

For

Sailfish Cay

Prepared By: Mark Landsman, E.I.

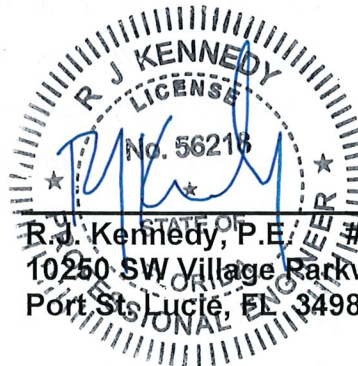
Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

February 2022



2-21-22
R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

1.0 Introduction

The project known as Sailfish Cay proposes to develop a vacant lot into a 60-unit multi-family residential community at 751 SE Central Parkway in Stuart, Florida. The site has an existing lift station known as Station #37 – Towne Park. A lift station test form provided by the City of Stuart details some of the design aspects of the lift station. A copy of the test form is attached to this report. Since the lift station is existing, anti-flotation calculations are not provided.

2.0 ERC Determination

The city of Stuart defines an Equivalent Residential Connection (ERC) as 250 gallons of usage per day. The existing lift station currently serves condominiums known as Towne Park North consisting of 96 units and 1 clubhouse. Since each condo unit is residential and the clubhouse is a low intensity user of wastewater, each unit (including the clubhouse) accounts for 1 ERC. The proposed Sailfish Cay community proposes 60 townhomes with 1 pool cabana. Each proposed unit accounts for 1 ERC, therefore, the lift station proposes to serve a total of 158 ERC's or 39,500 gallons per day.

3.0 Lift Station Design

Since the lift station is existing, the float elevations are fixed. No modifications to the float elevations are proposed. The station has 2 alternating Flygt MT 3102 pumps with 464/162mm impellers. A copy of the pump curve is attached to this report. The first set of lift station calculations analyzes the existing conditions of the lift station, while the second set of calculations analyzes the proposed conditions of the lift station which include existing and future flows. A pressure chart provided by the City of Stuart for an adjacent lift station indicates a pressure of approximately 10 psi. After pipe loss and minor losses, it is assumed that the connecting pressure is approximately 11 psi. The existing pump impellers (464/162mm) under the existing conditions are capable of developing 82.9 GPM at 38.9 TDH. These impellers were not capable of handling the additional

flows due to the new development, therefore an upgrade to a 463/172mm impeller is required. The proposed impeller upgrade is capable of developing 144.3 GPM at 41.8 TDH in the proposed condition.

4.0 Conclusion

The Sailfish Cay project proposes to develop a 60-unit multi-family community that will connect to an existing lift station. The station proposes to service 158 units which equals 158 ERC's (39,500 GPD). An upgrade to the existing impellers is required for the pumps to serve the additional flows. The impellers need to be upgraded from the existing 464/162mm impellers to 463/172mm impellers.

The following attachments are included with this report:

- Lift Station Calculations
- Pump Data – Existing Impeller
- Pump Data – Proposed Impeller
- Lift Station Test Form
- Pressure Data

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: Engineering, Design & Construction, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	1.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.0000	0.00	-
		Total	97.00	24,250

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
24,250.00	24.00	16.84

For lift station design use 17.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
17.00	2.0	34.00	48,960.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
17.00	4.0	68.00	97,920.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	4.69	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.25	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	1.33	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Forcemain ->	6.00	950.00
	2.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	464/162 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	44

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD

Effluent Pipe Max Height 8.94 NAVD

7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Seat Gate Valve	1	0.17	0.17
Swing Check Valve	1	2.00	2.00

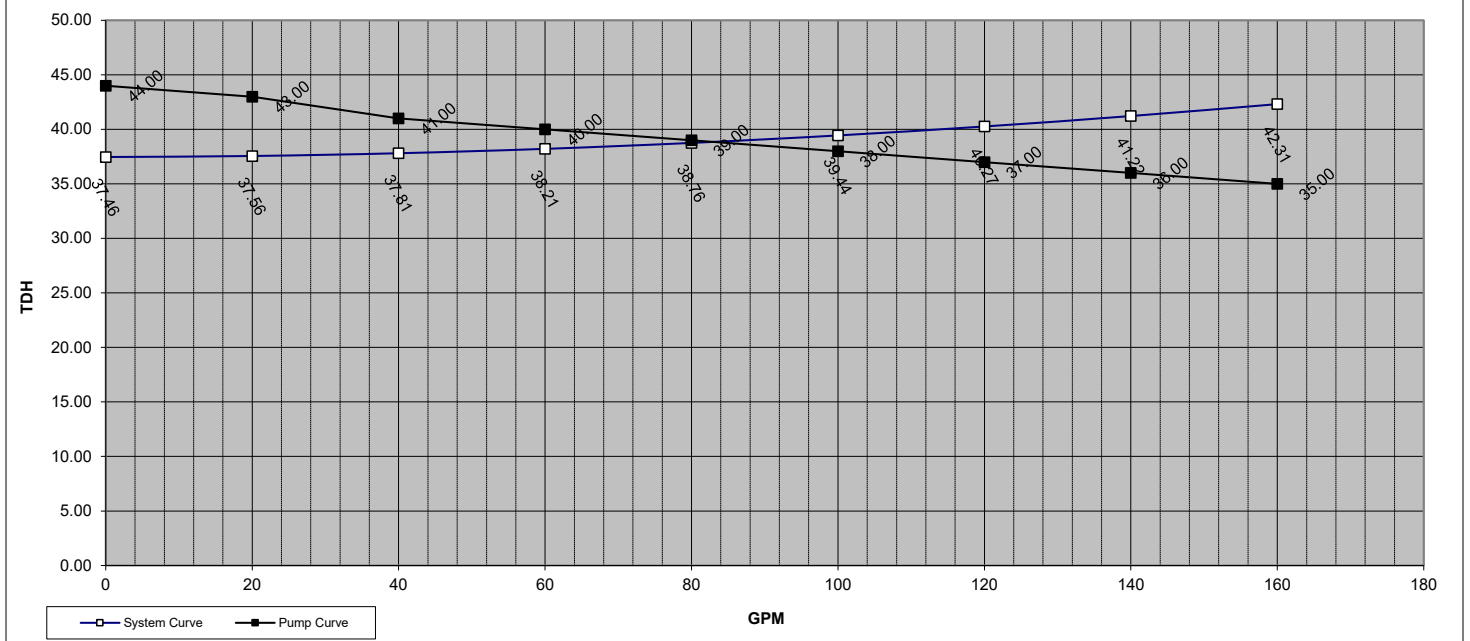
Total (K)= 7.32

Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{1.85})/(C^{4.8655})$$

Flow Increment =	20
PVC Pipe Friction Factor - C =	120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _r) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	44.00
20	0.045	0.51	0.06	0.0296	32.46	5	37.56	43.00
40	0.089	1.02	0.23	0.1185	32.46	5	37.81	41.00
60	0.134	1.53	0.48	0.2667	32.46	5	38.21	40.00
80	0.178	2.04	0.82	0.4742	32.46	5	38.76	39.00
100	0.223	2.55	1.24	0.7409	32.46	5	39.44	38.00
120	0.267	3.06	1.73	1.0669	32.46	5	40.27	37.00
140	0.312	3.57	2.31	1.4522	32.46	5	41.22	36.00
160	0.357	4.09	2.95	1.8968	32.46	5	42.31	35.00



Conclusion: The Flygt - 3102 MT w/ 464/162 mm Impeller will develop **82.9** GPM @ **38.9** TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^2)$$

V = 2.11 ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
82.88	17.00	30.0

Wet-well Volume Per Foot

Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range
405.39	211.51	1.92 Feet
		Current lift station design: 0.91 Feet
		192.47 Gallons

Cycle/Run/Starts:

ADF (GPM) =	17.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	14.24	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	2.92	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	4.21	Starts
MDF (GPM) =	34.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	9.60	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	3.94	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	6.25	Starts
PHF (GPM) =	68.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	15.77	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	12.94	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	3.81	Starts

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
 Engineer: RJK
 Reg. No. 56218
 Date: 2/15/2022

Company: EDC, Inc.
 Calc'd By: MDL
 Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	0.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
Proposed Flows from Sailfish Cay	0.00	0.0000	0.00	-
60 Proposed Units and 1 Pool Cabana	61.00	1.0000	61.00	15,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.00	0.00	-
		Total	158.00	39,500

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
39,500.00	24.00	27.43
For lift station design use		28.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
28.00	2.0	56.00	80,640.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
28.00	4.0	112.00	161,280.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	3.77	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.67	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	0.25	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Force main ->	6.00	950.00
	10.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	463/172 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	51

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion:

11.00 psi

25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD

*Force Main Elev. = 8.94 NAVD

7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Ball Valve	1	1.20	1.20
Swing Valve	1	2.50	2.50

Total (K)= 8.85

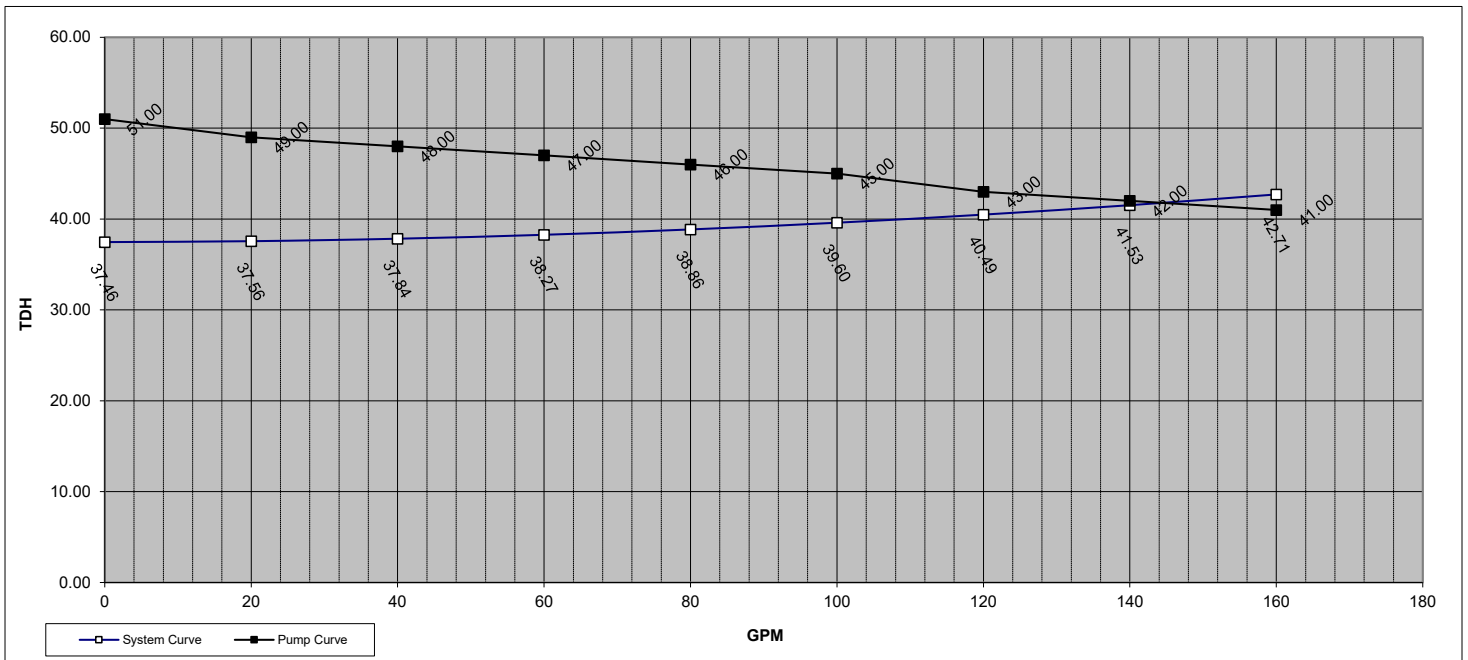
Force Main Friction Loss Formula:

$$H_p = 10.44L(Q^{\wedge} 1.85)/(C^{\wedge} 1.85D^{\wedge} 4.8655)$$

Flow Increment = 20

PVC Pipe Friction Factor - C = 120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h _p) ft	Minor Loss (h _i) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	0.00	0	32.46	5	37.46	51.00
20	0.045	0.51	0.06	0.0358	32.46	5	37.56	49.00
40	0.089	1.02	0.23	0.1433	32.46	5	37.84	48.00
60	0.134	1.53	0.48	0.3225	32.46	5	38.27	47.00
80	0.178	2.04	0.82	0.5733	32.46	5	38.86	46.00
100	0.223	2.55	1.24	0.8958	32.46	5	39.60	45.00
120	0.267	3.06	1.73	1.2899	32.46	5	40.49	43.00
140	0.312	3.57	2.31	1.7558	32.46	5	41.53	42.00
160	0.357	4.09	2.95	2.2932	32.46	5	42.71	41.00



Conclusion: The Flygt - 3102 MT w/ 463/172 mm Impeller will develop 144.3 GPM @ 41.8 TDH

Force Main Velocity at Grinder Flow:

$$V = 0.408 \times (Q / (d)^{\wedge} 2)$$

V = 3.68 ft/s

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
144.34	28.00	30.0

Wet-well Volume Per Foot

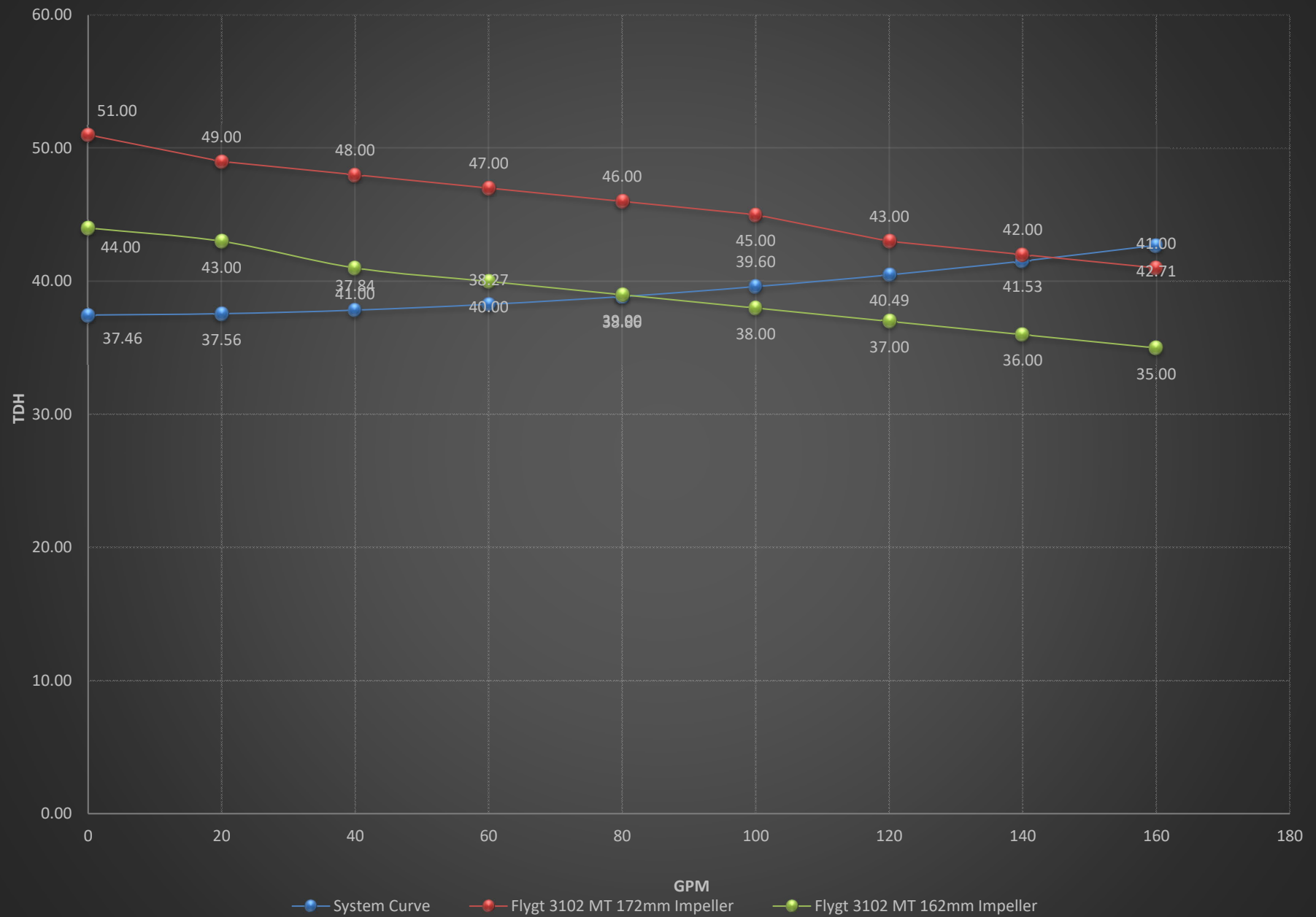
Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805 \text{ gal}}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range
677.05	211.51	3.20 Feet
Current lift station design:		0.91 Feet 192.47 Gallons

Cycle/Run/Starts:

ADF (GPM) =	28.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	8.53	Min.
		ADF Run T. = Vol/(Pump Rate-ADF)	1.65	Min.
		ADF Starts Per Hour = Formula = 60/CY.T	7.04	Starts
MDF (GPM) =	56.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	5.62	Min.
		MDF Run T. = Vol/(Pump Rate-MDF)	2.18	Min.
		MDF Starts Per Hour = Formula = 60/CY.T	10.68	Starts
PHF (GPM) =	112.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	7.67	Min.
		PHF Run T. = Vol/(Pump Rate-PHF)	5.95	Min.
		PHF Starts Per Hour = Formula = 60/CY.T	7.82	Starts





December 10, 2021

Ryan Johnston
751 SE Central LLC 224
Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Re: 751 SE Central Parkway

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from commercial to multi-family land use for the 4.88 acres on Central Parkway. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to address the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 4.88 acres has an existing future land use of Commercial. Under commercial land use, an FAR of 1.5 is allowed. Applying the 1.5 FAR to 4.88 acres yields 318,859 square feet. A worst-case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi family residential. Under multi family, a maximum of 30 units per acres is allowed under a planned unit development. At 30 units per acre, the project would yield 146 dwelling units.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 11,151 daily trips, 269 AM peak hour trips and 1,027 PM peak hour trips.

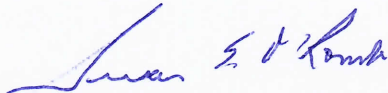
Because there is a decrease in land use, additional analyses are not required.

Conclusion

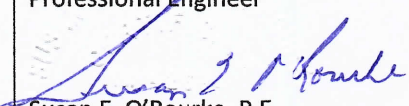
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING



Susan E. O'Rourke, P.E.
Civil Engineering – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 1/13/2022 License #: 42684
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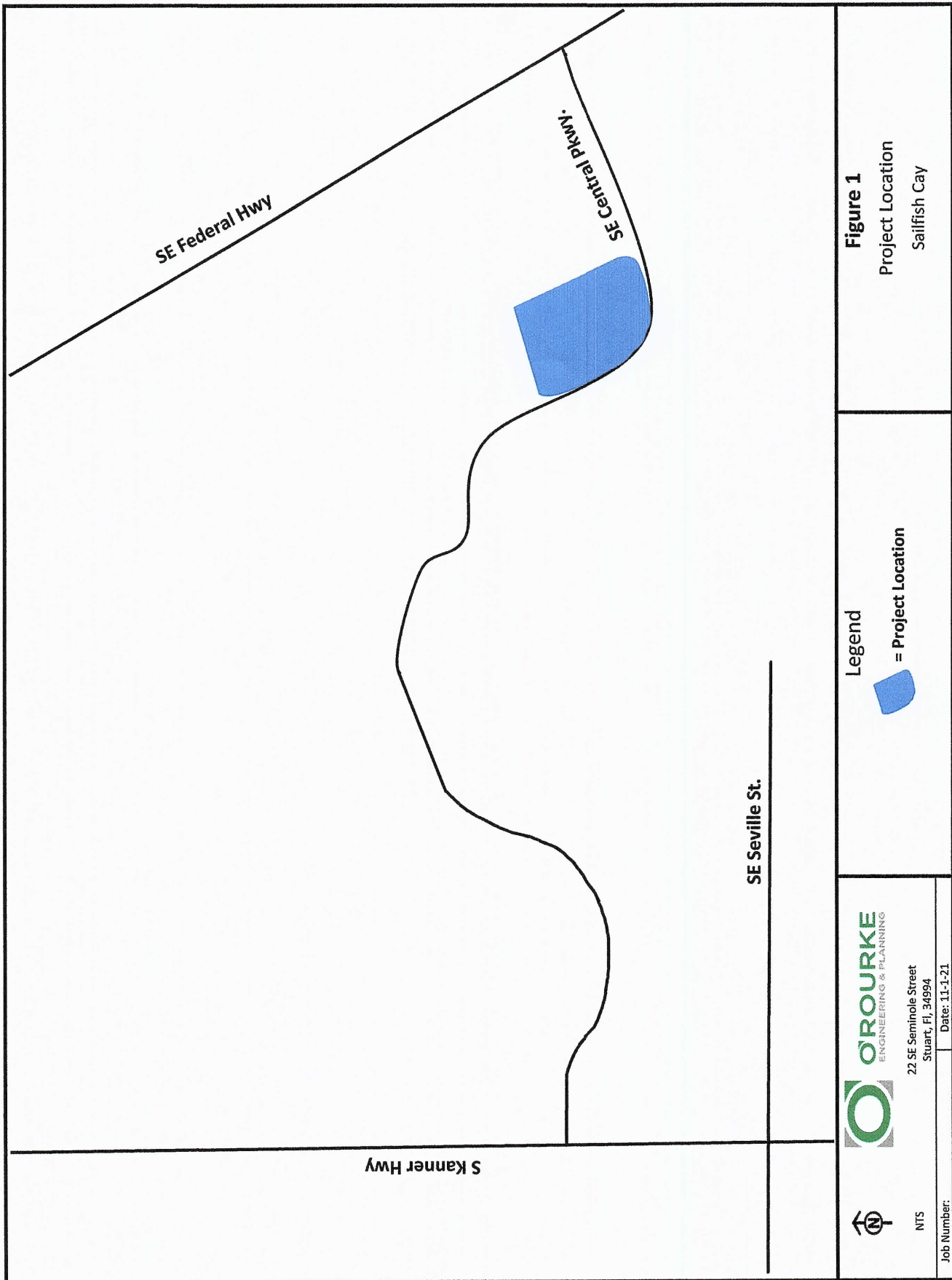


Figure 1
Project Location
Sailfish Cay

Legend
= Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 11-1-21



NTS

Job Number:

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 37.01(X)$	50%	50%	5,901	5,900	11,801
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 4.77(X) - 46.46$	50%	50%	325	325	650
TOTAL (Proposed - Existing)							(5,576)	(5,575)	(11,151)

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 0.59(X) + 133.55$	62%	38%	200	122	322
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.44(X) - 11.61$	23%	77%	12	41	53
TOTAL (Proposed - Existing)							(188)	(81)	(269)

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	$T = 3.40(X)$	48%	52%	520	564	1,084
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	$T = 0.39(X) + 0.34$	61%	39%	35	22	57
TOTAL (Proposed - Existing)							(485)	(542)	(1,027)

Source: ITE 11th Edition Trip Generation Rates



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.
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November 1, 2021

Mr. Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

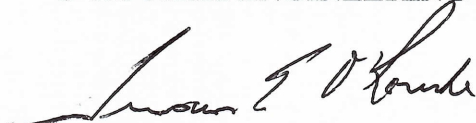
Re: Sailfish Cay

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed residential development consisting of 60 multifamily residential dwelling units to be located east of S. Kanner Highway and north of Central Parkway in Stuart, Martin County. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING



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

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located on Central Parkway. **Figure 1** illustrates the project location. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The project site is located on the north side of Central Parkway in Stuart. The development consists of 60 multifamily dwelling units. The project will have full access off Central Parkway with no turn lanes proposed. The project is expected to be built out by 2023.

Trip Generation — Land Use Code 220 - Multi Family Low Rise rates from the ITE Trip Generation 11th Edition were applied to the 60 units.

The trip generation of the site is summarized in **Table 1**.

As shown, the project will generate 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out.

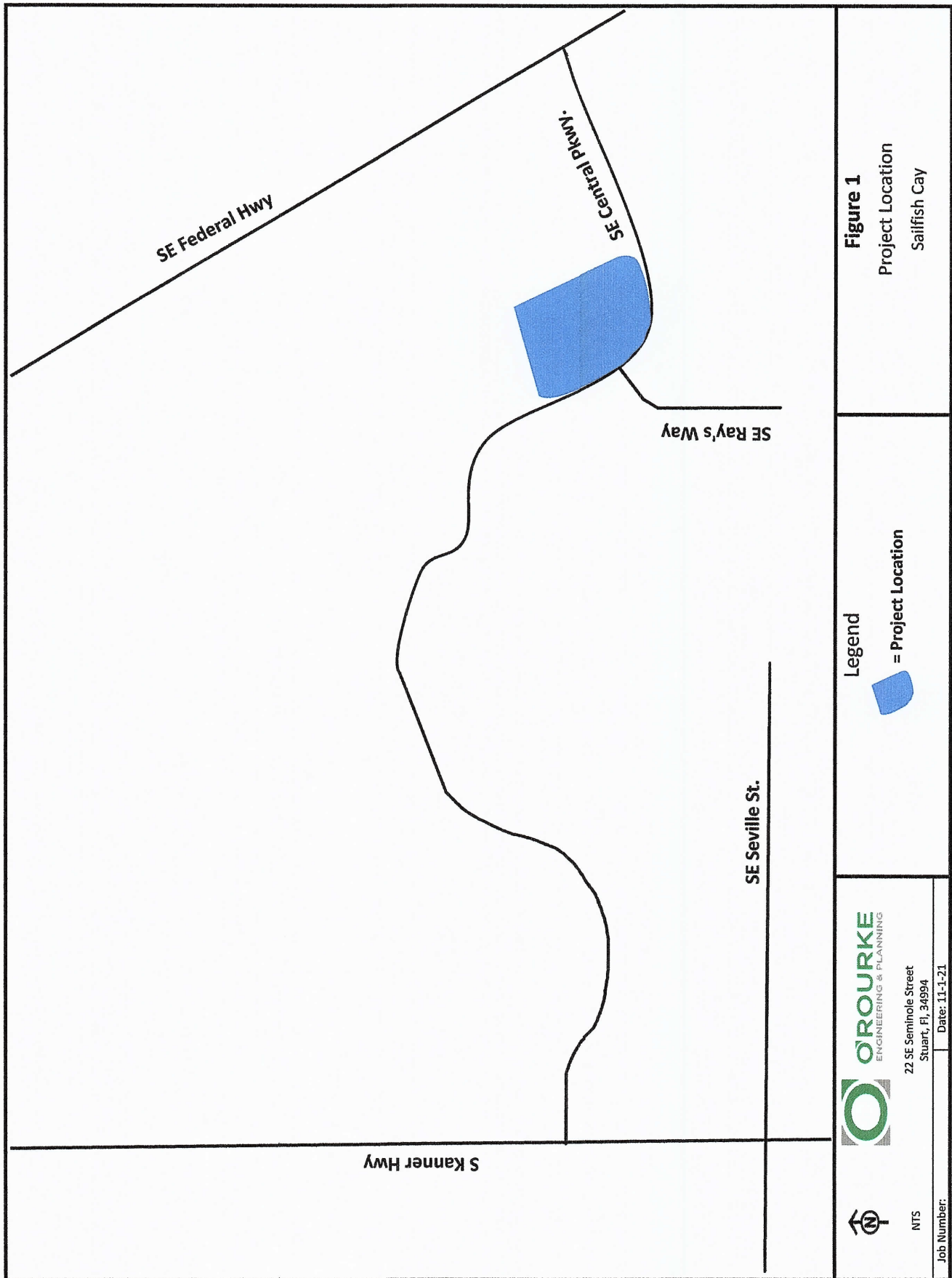


Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=6.41(X)+75.31$	50%	50%	230	230	460

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.31(X)+22.85$	24%	76%	10	31	41

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.43(X)+20.55$	63%	37%	29	17	46

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

To determine the project impact in 2023, the project traffic was assigned to the network. **Figure 2** illustrates the project assignment. Although the project is not significant on any links, the link analysis was included for informational purposes. The existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report and a count made on Central Parkway. **Table 2 - Percent Impact** and **Table 3 - Link Analysis** are included as **Attachment B**. Table 3 demonstrates the links will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report and background traffic data to include The Loft development are included in **Attachment C**.

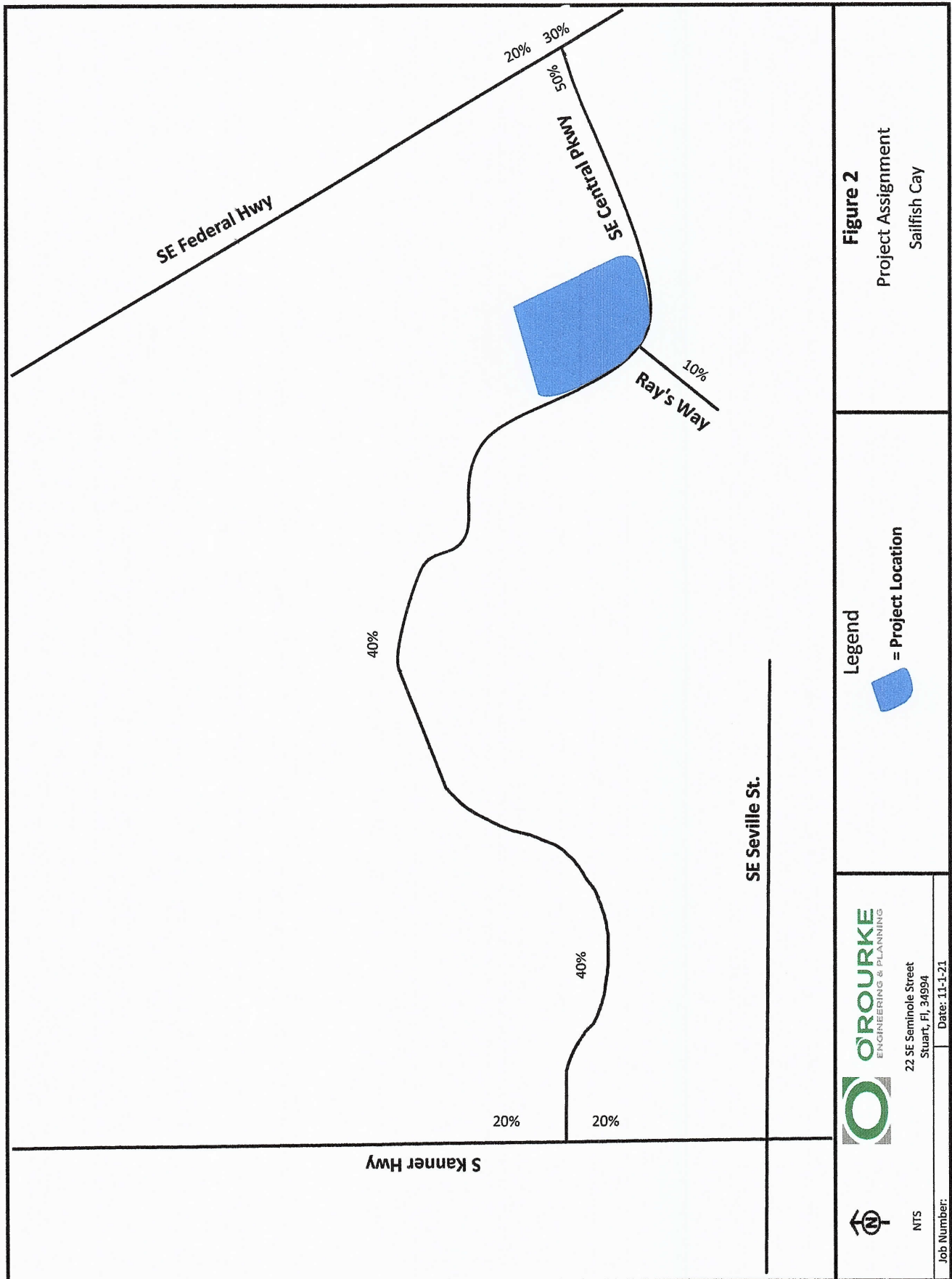
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D**.

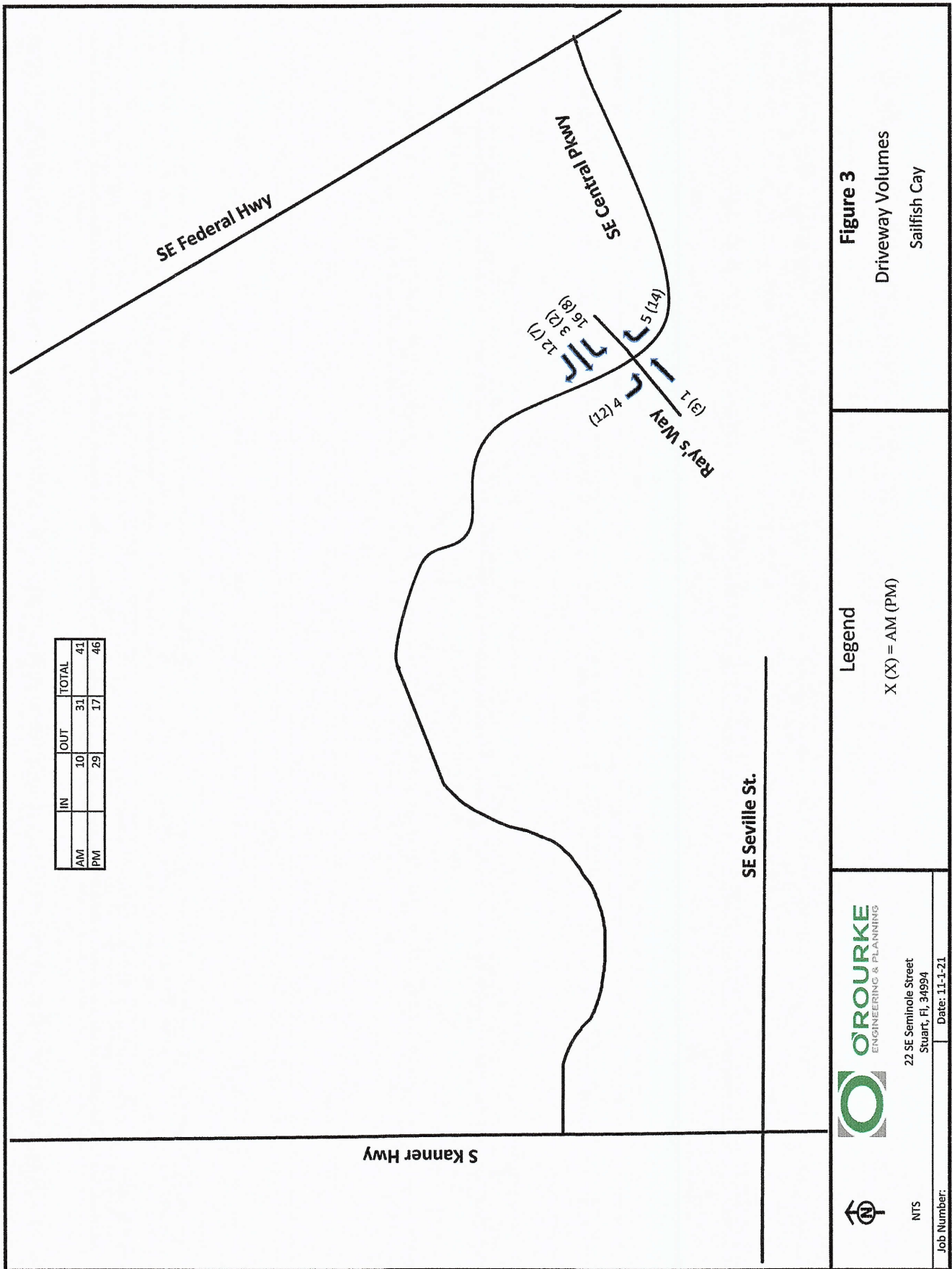
DRIVEWAY VOLUMES

The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM peak hour. Traffic from The Loft was also included at the driveway.

CONCURRENCY REVIEW/ CONCLUSION

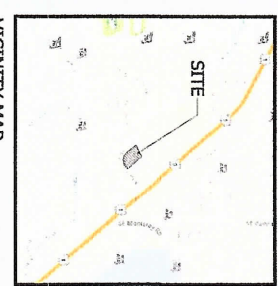
The Sailfish Cay development will have a traffic impact of 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out. These trips will not cause levels of service to fall below acceptable levels in the future. Therefore, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.





ATTACHMENT A

Site Plan

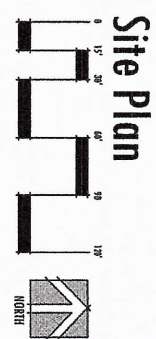


VICINITY MAP

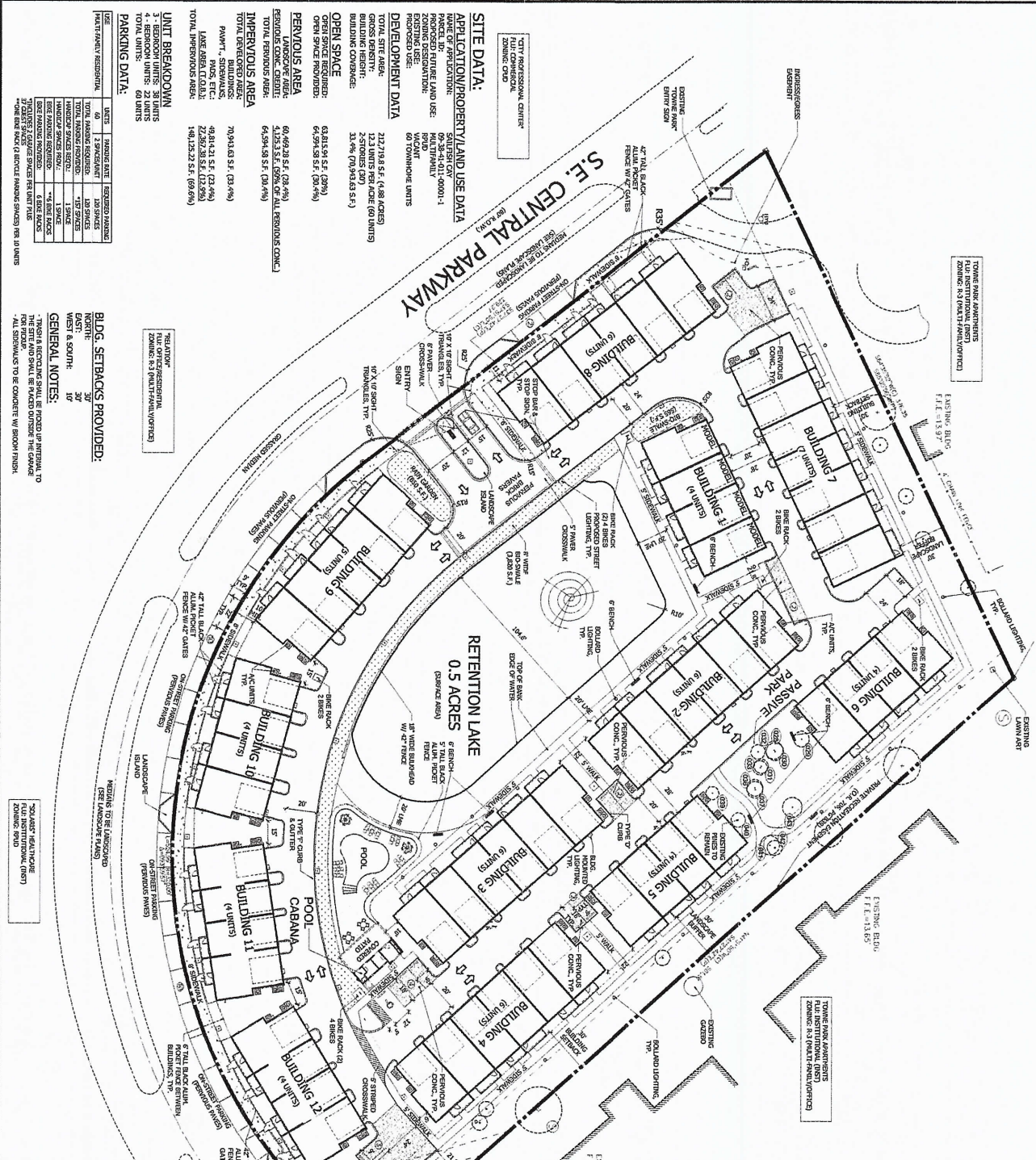


Litterick Landscape Architecture
3117 N.W. 13th Ave.
Stuart, FL 34954
Tel: 888-444-4552

Sailfish Cay
751 Central Parkway
Stuart, Florida



SP-1



SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA
PROJECT LOCATION: 751 CENTRAL PARKWAY
PROJECTED FUTURE LAND USE: MULTIFAMILY
EXISTING USE: VACANT
PROPOSED USE: 60 TOWNHOME UNITS

DEVELOPMENT DATA

TOTAL SITE AREA: 212,719.5 S.F. (4.88 ACRES)
TOTAL BUILDING AREA: 227,871 S.F. (5.21 ACRES)
TOTAL IMPERVIOUS AREA: 161,222 S.F. (3.69 ACRES)

OPEN SPACE

OPEN SPACE REQUIRED: 63,515.9 S.F. (1.45 ACRES)
OPEN SPACE PROVIDED: 64,594.5 S.F. (1.48 ACRES)
BUILDING COVERAGE: 33.4% (70,943.6 S.F.)

PERVIOUS AREA

PERVIOUS AREA: 60,699.3 S.F. (1.39 ACRES)
TOTAL PERVIOUS AREA: 64,594.5 S.F. (1.48 ACRES)

IMPERVIOUS AREA

IMPERVIOUS AREA: 152,179.5 S.F. (3.49 ACRES)
TOTAL IMPERVIOUS AREA: 161,222 S.F. (3.69 ACRES)

UNIT BREAKDOWN

1 - BEDROOM UNITS: 22 UNITS
TOTAL UNITS: 60 UNITS

PARKING DATA:

UNITS: 60
PARKING SPACES: 120 SPACES
TOTAL PARKING: 120 SPACES

BLDG. SETBACKS PROVIDED:

EAST: 30'
WEST & SOUTH: 10'

GENERAL NOTES:

1. THIS SITE AND SHOWN SHALL BE PLOTTED UP IN ACCORDANCE WITH THE CITY OF STUART ZONING ORDINANCE.

TOWNHOMES APARTMENTS
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

EXISTING BLDG
F.F.E. = 113.97'

EXISTING BLDG
F.F.E. = 113.60'

TOWNHOMES APARTMENTS
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

EXISTING BLDG
F.F.E. = 113.71'

SQUARES-REARVIEW
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

EXISTING BLDG
F.F.E. = 113.71'

SQUARES-REARVIEW
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

SQUARES-REARVIEW
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

SQUARES-REARVIEW
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ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

SQUARES-REARVIEW
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

SQUARES-REARVIEW
ZONING: R-3 (MULTIFAMILY/RESIDENTIAL)

ATTACHMENT B

Percent Assignment Link Analysis

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 10
Out 31
Years Grown 4

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In 29
Out 17
Years Grown 4

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	214	1,630	16	32	50%	0.98%	262	Yes

Note: Central Parkway reflects a 2021 count

In	10
Out	31
Years Grown	4

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	US 1	US 1	6LD	No	1,006	1.005	1,026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	248	1,630	16	34	50%	0.98%	298	Yes

Note: Central Parkway reflects a 2021 count

In	29
Out	17
Years Grown	4

ATTACHMENT C

Martin County Roadway Level of Service Report Background Data

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter / Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabranh Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

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

Martin County 2019 Roadway Level of Service Inventory Report

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

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

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	150	390	1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	110	340	1,000	>1,000		Source:					
85-100%	470	1,000	>1,000	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						https://www.fdot.gov/planning/systems/					
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard (1,700 x 0.9).

In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact Central Parkway. The roadway capacities and the project significance are shown in Table 2.

Study Area

Based on Section 4.05.02 of the Code, the study area for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 5 percent and the first directly accessed roadway link (segment).

Table 2. Project Impacts 1-Way Peak Hour (Significance)

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
Central Parkway	Kanner Hwy	Project	4	1,530	50%	26	1.70%	no
	Project	SE Ray's Way	4	1,530	65%	34	2.22%	no
	SE Ray's Way	US 1	4	1,530	40%	21	1.37%	no

As shown in Table 2, there are no roadways that are significantly impacted by the project.

EXHIBIT 1 Central Parkway Lofts Trip Generation									
Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour			
			Trips	Total	In	Out	Total	In	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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ATTACHMENT D

Driveway Volumes And Analysis

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Ray's Way
 FILENAME: 2/23/2021
 COUNT DATE: 1/5/2022
 REPORT DATE: 1/5/2022
 DAY: Tuesday
 ANALYSIS YEAR: 2023
 EW STREET: Central Parkway
 CITY: Stuart
 INTERSECTION: Ray's Way and Central Parkway
 CONTROL: TWSC

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SST	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
7:00-7:15																	0
7:15-7:30																	0
7:30-7:45																	0
7:45-8:00																	0
8:00-8:15																	0
8:15-8:30																	0
8:30-8:45																	0
8:45-9:00																	0

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM

Volumes	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	0	0	0
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	0	0	0
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	0	5	41	0
In/Out	IN							OUT	OUT	OUT		IN				
Percentage	2							20	12			7				
LOFT																
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528		

Seasonal Factor: 1
 Trips In: 10
 Trips Out: 31
 Growth Rate: 1.02
 Years Grown: 2

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SST	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94	0	94	395
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106	0	106	429
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81	0	81	424
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114	0	114	428
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128	0	128	390
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101	0	101	
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85	0	85	
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76	0	76	

PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

Volumes	22	0	42	0	0	0	0	0	123	36	78	128	0	0	0	0
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	0	0	0
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	0	0	0
In/Out	0%	10%	0%	0%	50%	10%	40%	0%	0%	0%	0%	0%	0%	50%	0%	0%
PROJECT	0	3	0	0	8	2	7	12	0	0	0	0	0	14	46	0
In/Out	IN							OUT	OUT	OUT		IN				
Percentage	5							40%	25%			40%				
LOFT								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

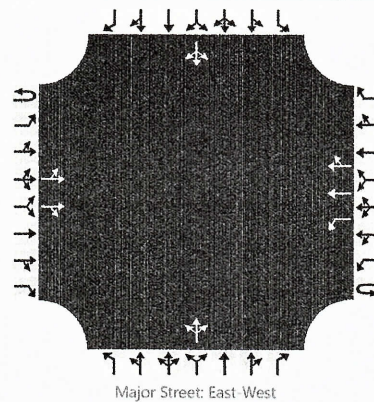
General Information

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



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		4	153	35		44	135	5		39	1	81		16	3	12
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				48					131				33	
Capacity, c (veh/h)		1419				1358					785				666	
v/c Ratio		0.00				0.04					0.17				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1					0.6				0.2	
Control Delay (s/veh)		7.5				7.7					10.5				10.7	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.2				1.9				10.5				10.7			
Approach LOS									B				B			

HCS 2010 Two-Way Stop-Control Report

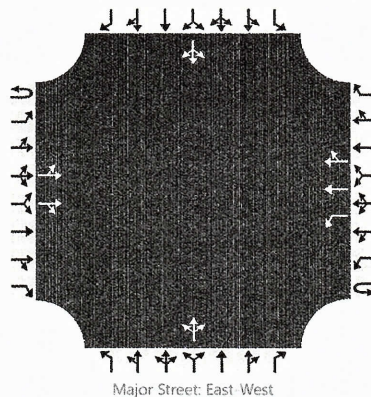
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		12	141	46		81	155	14		28	3	44		8	2	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		13				88					81					19
Capacity, c (veh/h)		1382				1359					694					595
v/c Ratio		0.01				0.06					0.12					0.03
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					0.4					0.1
Control Delay (s/veh)		7.6				7.8					10.9					11.2
Level of Service, LOS		A				A					B					B
Approach Delay (s/veh)	0.5				2.5				10.9				11.2			
Approach LOS									B				B			

Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

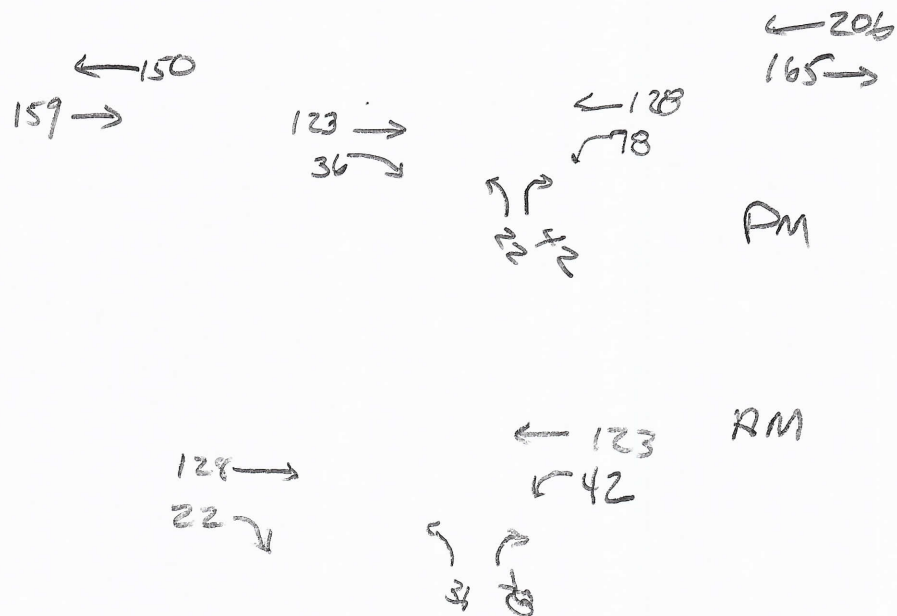
	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbr	sbr	totals
4:00 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
6:00 PM	0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																	
4:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	cbu	cbl	cbr	cbr	wbu	wbl	wbr	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbr	sbr
2/23/2021	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth	0	0	8	2	0	5	8	0	0	1	0	3	0	0	0	0
Pre-Development	0	0	131	38	0	83	136	0	0	23	0	45	0	0	0	0

PM Peak Hour West Central Parkway
WBT = WBT + NBL = 128 + 22 = 150
EBT = EBT + EBR = 123 + 36 = 159

PM Peak Hour East Central Parkway
WBT = WBT + WBL = 128 + 78 = 206
EBT = EBT + NBR = 123 + 42 = 165



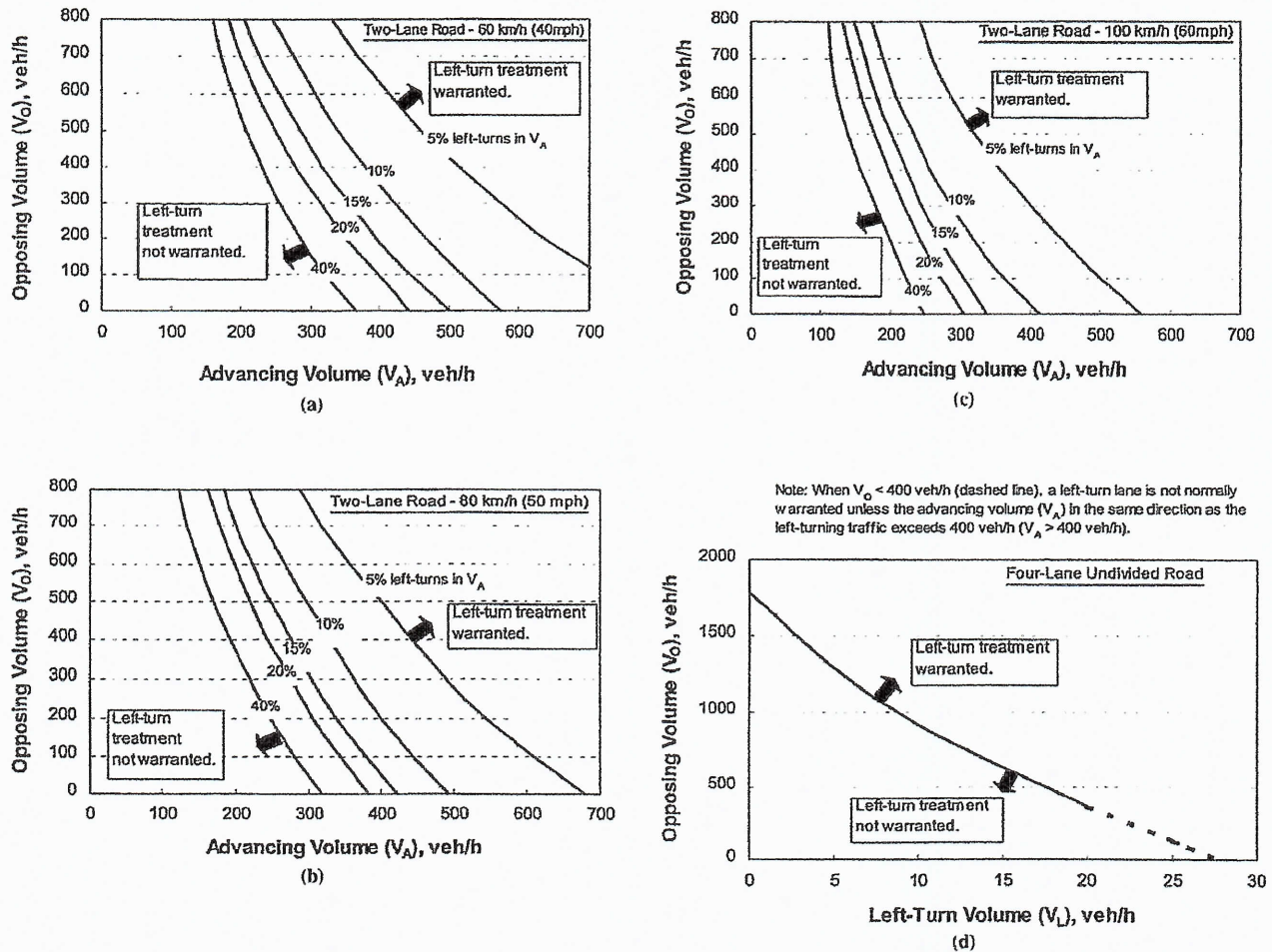


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. [Table 27](#) provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i> <i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i> ¹ The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater). ² The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: [NCHRP Report 420 \(Impacts of Access Management Techniques\)](#)

These recommendations are primarily based on the research done in [NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing \(Technique 1B\), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections](#).

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

¹⁰ May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

October 21, 2021 **Revised: 02/17/2022 03/22/2022**

751 SE Central LLC
224 Chimney Corner Lane
Suite 3032
Jupiter, FL 33458
ATTN: Ryan Johnston

VIA Email: liz@johnstongroupinc.com

Reference: **Environmental Assessment**
751 SE Central Parkway
Stuart, Florida
Parcel ID # 09-38-41-011-000-00001-1

Dear Mr. Fischer,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Stuart developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENVIRONMENTAL ASSESSMENT

Parcel IDs: 09-38-41-011-000-00001-1
751 SE Central Parkway
Stuart, Florida

Date: October 21, 2021 **Revised: 02/17/2022 03/22/2022**
Project # 21-353

Prepared For:

751 SE Central LLC
224 Chimney Corner Lane
Jupiter, FL 33458
ATTN: Ryan Johnston
liz@johnstongroupinc.com

Prepared By:

EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property has a Future Land Use Designation of Institutional (INST) and is located in the Residential – Multi Family / Office (R3) zoning district. The subject property is located at 751 SE Central Parkway in Stuart, Florida. The subject property is further located within Section 09, Township 38 South, and Range 41 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 20, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 740 – disturbed lands. According to Google Earth aerial images, the land was previously cleared and developed during the late 90s to early 2000s. The buildings appeared to be demolished in 2007-2008. Since then, the land has been maintained via mowing. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal Palmetto</i>
Slash Pine	<i>Pinus elliottii var. densa</i>
Saw Palmetto	<i>Serenoa repens</i>
Broom Grass	<i>Andropogon spp.</i>
Bahia Grass**	<i>Paspalum notatum</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>

*Nuisance Vegetation

**Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitat(s) delineated onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. The potential for gopher tortoise habitat was observed on site. EDC's FWC Authorized Agent conducted a 100% gopher tortoise survey on February 21, 2022. No burrows were located on site. Please be aware that the survey expires after 90 days. If the survey expires prior to construction commencement, another 100% survey will be conducted prior to any land clearing activity.

Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

SOIL COMPOSITION:

Based on a review of the US Department of Agriculture (USDA) Web Soil Survey, the site is composed of:

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

CITY OF STUART REGULATIONS:

The following lists the City of Stuart Land Development Code (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 5.04.00: *No site clearing of any land within the city shall be permitted without city approval. For sites where less than 25% of the development site exists as native vegetative area, all native vegetative areas shall be preserved.*

No native upland habitat was located on site. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Section 5.05.00: *A tree location map shall be included with the application for site plan approval. Protected trees include slash pines with a DBH of ten inches, or any other tree referenced in chapter V of the LDC with a DBH of 4.5 inches (City of Stuart Tree List) or with a DBH of six inches for flowering trees (City of Stuart Flowering Tree List).*

Trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property is located at 751 SE Central Parkway in Stuart, Florida.

It is the professional opinion of EDC that there is no native upland habitat or wetlands located on site. However, it is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Accordingly, trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal. Further tree protection actions such as mitigation, may be required based off the survey.

Lastly, gopher tortoise habitat was observed on site and a 100% gopher tortoise survey was conducted by EDC's Florida Fish and Wildlife Conservation Commission (FWC) Authorized Agent and no burrows were located onsite. Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

Environmental Assessment

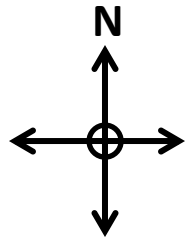
751 SE Central Parkway
Stuart, Florida

Location Map

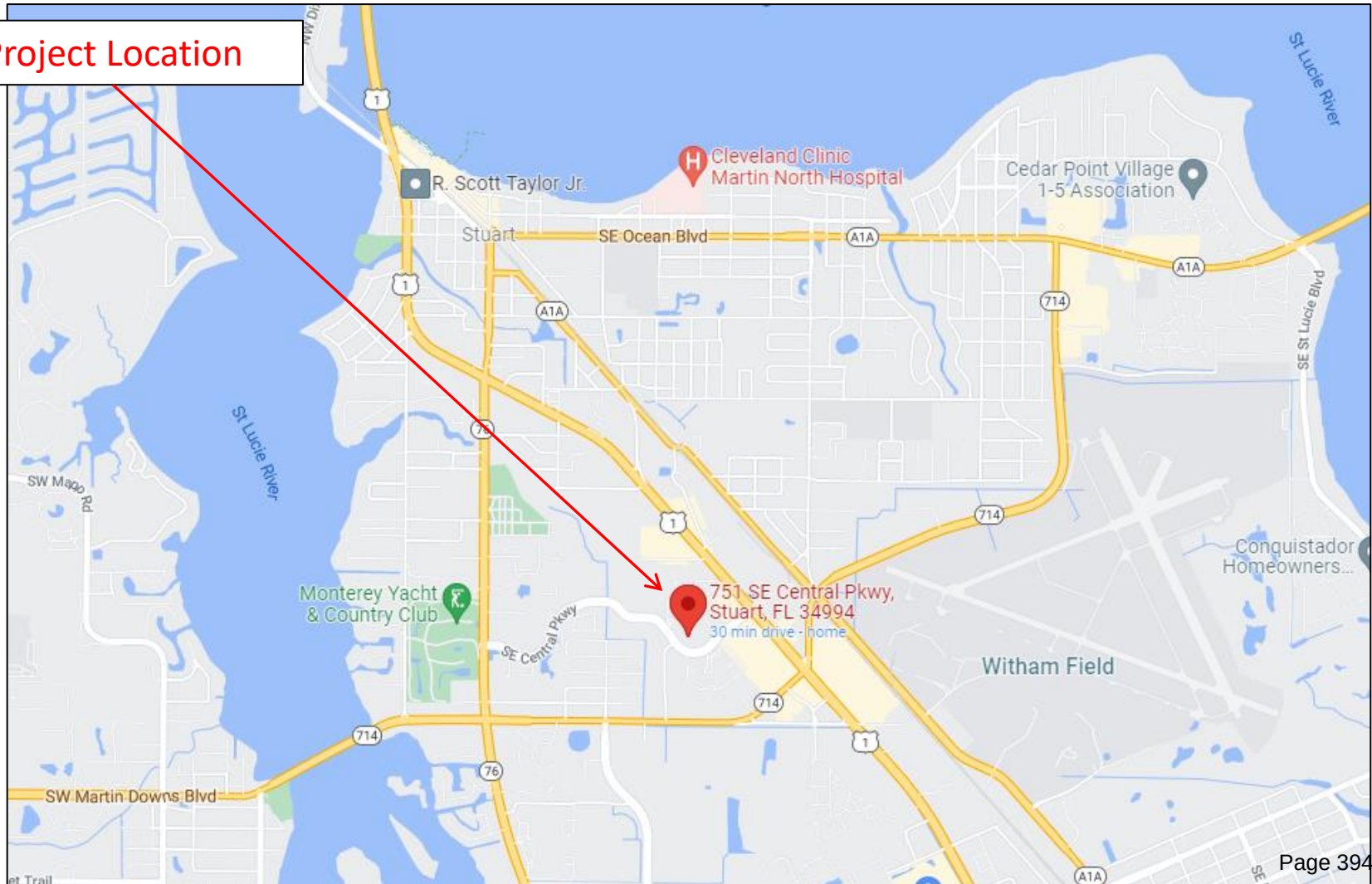
Project: 21-353

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Project Location





Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

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10/21/2021





Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Soil Map

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10/21/2021



Martin County, Florida (FL085)			
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	100.0%
Totals for Area of Interest		4.8	100.0%



Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-353

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FLUCCS Codes

740

Disturbed Lands

***This map demonstrates an approximation of habitat boundaries on site.**



Environmental Assessment

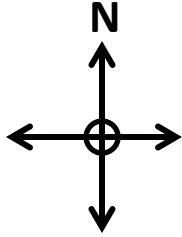
751 SE Central Parkway
Stuart, Florida

1995 Google Earth Aerial

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2003 Google Earth Aerial

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Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2007 Google Earth Aerial

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Environmental Assessment

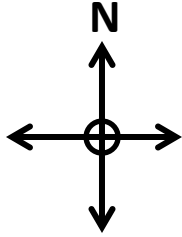
751 SE Central Parkway
Stuart, Florida

2009 Google Earth Aerial

Project: 21-353

Johnston Group Inc.

10/21/2021



Drainage Calculations & Surface Water Management Report

For

**Sailfish Cay
751 SE Central Parkway**

Prepared By: Mark Landsman

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

March 2022



MAR 25 2022

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

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1.0 Executive Summary

The Sailfish Cay project proposes to develop a portion of a previously permitted Towne Park Professional Center and Condominiums. The Town Park Condominiums are located adjacent to and north of the Town Park Professional Center basin (4.88 acres – Sailfish Cay basin). Sailfish Cay proposes a multi-family residential community consisting of 60 townhomes with associated site improvements such as parking, a clubhouse with pool and a stormwater management system. The stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south to the Towne Park South (McCreary Offices) basin. Discharges eventually reach the Poppleton Creek and ultimately the St Lucie River. The project proposes low-impact development as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads. The associated appendices include supporting documentation for assumptions made in this report.

2.0 History and Existing Storm Water Management System

In July 1990, the District approved of an ERP (Permit No. 43-00600-S, Application 900626-8) for a project known as McCreary Offices, which limits the discharge rate for the Towne Park North to 4.0 cfs.

In February 1992, the District approval of an ERP (Permit No. 43-00245-S-03, Application 920113-6) which identifies the control elevation, and minimum elevations for the proposed Sailfish Cay project.

The project site is generally flat with grades ranging from 11.3 to 15.1 NAVD. The center of the site has a slight mound that helps to sheet flows excess stormwater from the north to the south, eventually discharging to an existing culvert that conveys stormwater under

SE Central Parkway towards the south into the McCreary Offices basin. Stormwater is then conveyed through the McCreary Offices and underneath SE Rays Way into a ditch that runs north and south towards the Poppleton Creek. The ultimate outfall for the project is the Poppleton Creek and eventually the St Lucie River. Please see Appendix A for a map that depicts the stormwater flow path.

3.0 Drainage Calculation Summary

3.1 Project Description

The project is bound by the existing Towne Park Condominiums to the north and the east with a zoning designation of R-3 Multifamily residential. To the south of the project is the SE Central Parkway and eventually the McCreary offices and Solaris Healthcare Facility. The McCreary offices have a zoning designation of R-3 Multifamily residential, while the Solaris Healthcare Facility has a zoning designation of RPUD (Residential PUD). To the west of the project is the SE Central Parkway and existing developments with a zoning designation of CPUD (Commercial PUD).

Table 1-Site Details

Parcel ID	Size (acres)	Proposed FLU	Jurisdiction	Zone
09-38-41-011-00001-1	4.88	Multifamily	City of Stuart	RPUD

3.2 Datum

All elevations included on the project construction plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a series of inlets connected via underground pipes and exfiltration trench system that convey stormwater to the on-site wet detention system (lake). The project accepts off site flows from the Towne Park Condominiums as stated in the drainage report for the Towne Park Professional Center. A copy of the drainage report is attached in Appendix E. A 10' drainage easement for the benefit of the Towne Park Condominiums runs through the center of the Sailfish Cay property allowing stormwater to discharge from the Towne Park Condominiums to the McCreary offices to the south. The applicant proposes to modify this easement in order to develop the site. Discharges from the Town Park Condominiums will be routed through the Sailfish Cay stormwater management system. Water quality will not be provided however, attenuation will be provided for this discharge via a control structure located in the proposed lake. A 590 linear foot exfiltration trench is proposed to assist in water quality treatment prior to discharging to the on-site lake for further treatment. The volume from the exfiltration trench is not counted towards stormwater capacity volume.

3.4 Low-Impact Development (LID)

The Sailfish Cay project proposes low-impact development (LID) as part of the stormwater management system. Bio-swales are proposed that are capable of providing up to 0.04 ac-ft of treatment volume before overflowing excess stormwater into the proposed lake. The site will also utilize 0.19 acres of pervious pavers to reduce the amount of run-off into the stormwater management system. The pervious pavers will count 50% towards pervious and 50% towards impervious. In addition, the water quality weir in the lake is set at an elevation of 11.00 NAVD which is greater than the required elevation of 9.74 NAVD. The required detention volume remaining in the lake is 0.18 ac-ft (at stage 9.74 NAVD), however the applicant is providing 1.32 ac-ft of detention volume (at stage 11.00 NAVD). This additional 1.32 ac-ft of detention volume equates to an excess treatment volume of over 730%.

3.5 Land Use Tables

The following Tables 2 and 3 outline the pre-development land use for the site versus the post development land use. An existing access easement on the southwest corner of the subject property consists of the only impervious area in the pre-development condition.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.042	0.8%
Building	0.00	0.00%
Pervious (not including wetlands)	4.84	99.2%
Basin Area	4.88	100

Table 3-Post Development Land Use

Land Use	Impervious Area (ac)	Pervious Area (ac)	Percentage of Site (%)
Building	1.63	0.00	33.40%
Pervious Pavers	0.095	0.095	3.89%
Pavement and Concrete	1.156	0.00	23.69%
Lake	0.50	0.128	12.86%
Bio-Swale	0.00	0.12	2.46%
Pervious	0.00	1.16	23.77%
Site Area:	3.381	1.503	100

3.6 Control Elevation

The control elevation for the project is at 8.50 NAVD. A geotechnical report was completed by Andersen Andre Consulting Engineers, Inc. on July 19, 2020 (included in Appendix D), which provides water table elevations and a hydraulic conductivity used in the exfiltration trench design. The borings in the report reveal that the water table was encountered approximately 7-feet below the surface, which results in a water table of approximately 6.00 NAVD. The borings were completed at the start of the wet season, therefore, it is anticipated that the wet season high water table would be approximately 2.5' higher than the water table encountered in the borings.

A review of an adjacent project known as Seaside, which is to the west of the Sailfish Cay property revealed a control elevation of 6.0 NAVD. It is assumed that the control elevation for this site will be lower than Sailfish Cay due to the proximity to the Poppleton Creek. According to the Towne Park Professional Center Drainage Report, the control elevation of the Towne Park Condos is at 8.5 NAVD. Flows from this site are routed into the Sailfish Cay site via sheet flow. A control elevation of 8.5 NAVD for the Towne Park Condos confirms the control elevation for the site should also be at 8.5 NAVD.

3.7 Tailwater

The tailwater condition for the site was derived from the assumed elevation of the drainage ditch that accepts discharges from the Towne Park North properties (Towne Park Condominiums and proposed Sailfish Cay), which are located on the north side of SE Central Parkway. As a conservative approach, the design storm tailwater condition was used for all simulations, except the 100-year 3-day storm event, which was modeled with zero discharge.

Table 4-Tailwater Condition

Time (hr)	Stage (ft) NAVD
0	10.00
55	11.25
70	12.25
360	10.00

3.8 Net Improvement (BMPTrains)

Due to the site changing land use from undeveloped to multi-family residential, net improvement calculations were performed to determine the required retention volume to reduce total nitrogen and phosphorus discharge loads. The BMP treatment train is set up as 3 catchments in series. Nitrogen and phosphorus removal efficiency is achieved by a combination of 590 LF of exfiltration trench, a lake that provides 16.556 ac-ft of permanent pool volume and a retention pond with a raised bleeder. The required

retention to meet efficiency for the entire treatment train is 2.44 inches. The exfiltration trench provides 1.13 inches of treatment while the retention pond provides 1.31 inches. Please see Appendix B for the details on the BMPTrains calculations.

3.9 Water Quality Treatment

The project proposes to treat run-off volume from the 4.88-acre site. Treatment for the discharge from the Towne Park Condominium is not provided in the proposed stormwater management system for the project. The treatment volume provided is 150% of the treatment volume due to the ultimate outfall being an Outstanding Florida Waterbody (OFW – St Lucie River). Due to the change in use for the site, net improvement retention volume controls.

Table 5-Water Quality Treatment Volume

	1-inch Over the Project Area	2.5-inches Times Percent Impervious	Net Improvement
Water Quality Treatment Volume (ac-ft)	0.41	0.61	0.99

In order to achieve the required water quality treatment for the project, an exfiltration trench in combination with a lake is proposed. The exfiltration trench is capable of treating 0.46 ac-ft of volume, while the remaining 0.44 ac-ft is provided in the lake with a raised bleeder at an elevation of 10.00 NAVD. The exfiltration trench is directly connected to a control structure that has a weir set at 10.40 NAVD which provides 0.46 ac-ft of retention volume. Discharges from this control structure are then routed to the on-site lake for continuation of stormwater treatment. A control structure within the lake has a proposed weir elevation of 11.00 NAVD which provides 1.32 ac-ft of detention treatment volume between the bleeder and the weir. The total treatment volume for the stormwater management system is 1.80 ac-ft.

3.10 Discharge Rates

The discharge rate for the project is controlled by the existing ERP which states that the maximum rate is 4.0 cfs. The proposed Sailfish Cay site accepts off site flows from the adjacent Towne Park Condominiums during the design storm event. The stormwater management system for Sailfish Cay does not propose to treat the accepting discharge from Towne Park Condominiums, however, attenuation will be provided. According to City of Stuart Code a pre vs post discharge rate analysis was completed on the 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm events. The following Table 6 provides the ICPR results of the discharge rates for the project. Please see Appendix C for further information on the ICPR inputs and results.

Table 6-Discharge Rates

Storm Event	Pre-Development	Post Development
3-year/1-day	2.69 cfs	1.22 cfs
5-year/1-day	3.28 cfs	1.38 cfs
10-year/3-day	5.41 cfs	1.98 cfs
25-year/3-day	6.05 cfs	3.62 cfs

3.11 Minimum Road and Parking

The minimum road and parking elevation for the site is dictated by the maximum elevation of the 10-year 1-day storm event result from the ICPR simulation. The following Table 7 outlines the minimum road and parking for the Sailfish Cay project.

Table 7-Minimum Road Elevation

ICPR Result	Proposed Minimum Road
12.45 NAVD	12.50 NAVD

3.12 Minimum Finished Floor

The minimum finished floor elevation for the site is dictated by the maximum elevation of the 100-year 3-day storm event stage (zero discharge) from the ICPR simulation. The adjacent Towne Park Condominiums have finished floor elevations that range from 13.65 NAVD to 13.97 NAVD. As such, the proposed minimum finished floor for the Sailfish Cay project will be consistent with existing adjacent finished floor elevations. The following Table 8 outlines the ICPR result for the 100-year 3-day storm event and the proposed minimum finished floor for the project. To prevent flooding upstream in the Towne Park North Condos, a flap gate is proposed in the drainage structure that accepts flows from the Towne Park North Condos.

Table 8-Minimum Finished Floor Elevation

Basin	ICPR Result	Minimum FFE
Sailfish Cay	13.75 NAVD	14.00 NAVD
Towne Park North Condos	13.55 NAVD	13.65 NAVD*

*13.65 NAVD represents the lowest existing FFE for the Towne Park North Condos

3.13 Perimeter Berm

The perimeter berm for the site is controlled by the maximum stage of the 25-year/3-day design storm event. The maximum stage of the design storm is 12.86 NAVD, therefore the perimeter berm will be seat at a stage of 12.90 NAVD.

3.14 Control Structure

The site is proposed with two control structures to limit discharge and attenuate stormwater from the site. The exfiltration system has a proposed control structure for retention to meet water quality standards for net improvement. The proposed control structure for the exfiltration system consists of a modified FDOT C box with an internal weir set at an invert elevation of 10.40 NAVD. Discharges from this control structure are conveyed to the on-site lake for continuing treatment and attenuation. The control

structure in the lake is a modified FDOT C box with a raised bleeder and weir. The raised bleeder is set at an invert elevation of 10.00 NAVD to achieve the appropriate nitrogen and phosphorus loading reductions. The proposed weir is a 1-foot wide by 3-inch in height slot with an invert elevation of 11.00 NAVD. The weir is sized to limit the discharge from the project to under 4.0 cfs. An overflow weir (box rim) is proposed to provide relief to the stormwater management system during a major rain event. The rim of the box has an elevation of 12.70 NAVD.

3.15 City of Stuart 72-Hour Treatment Volume

According to City of Stuart code, a stormwater management system must recover the required treatment volume within 72 hours. The required water quality treatment volume for the project is 0.44 ac-ft (19,167 cubic feet). In order to demonstrate that the system is capable of recovering the required treatment volume in 72 hours, a retention pond recovery model was built with the PONDS software.

Based on the USDA web soil maps, an estimated vertical hydraulic conductivity (k_v) and horizontal hydraulic conductivity (k_h) value can be used in the PONDS model. The horizontal hydraulic conductivity (k_h) is estimated to be 35.92 ft/day and the vertical hydraulic conductivity (k_v) is estimated to be 14.54 ft/day. Since 40% of the proposed lake will have a bulkhead, a weighted horizontal hydraulic conductivity is used. Since the depth of the bulkhead is unknown a conservative approach assumes that the bulkhead will be installed at a depth that is equal to the base of the aquifer. As such, h_2 is equal to zero. The below equation calculates the horizontal hydraulic conductivity used in the PONDS model.

$$k_{avg} = \left(\frac{L_{unwalled}}{L_{Total}} \times k_h \right) + \left(\frac{L_{walled}}{L_{Total}} \times \frac{h_2}{h_1} \times k_h \right)$$

$$k_{avg} = \left(\frac{362}{604} \times 35.92 \right) + \left(\frac{242}{604} \times \frac{0}{11.5} \times 35.92 \right) = 21.53 \frac{ft}{day}$$

Since a pond is proposed, the vertical hydraulic conductivity is only applied to the lake banks. The lake banks have a maximum area for unsaturated infiltration of 7,789 sq ft. The results of the demonstration conclude that the proposed stormwater management system is capable of recovering the required treatment volume within 72 hours. At the 72-hour mark, the stage in the pond is at 9.29 NAVD; the water quality weir is set at an elevation of 11.00 NAVD. The volume of water that is available to be treated between elevations 9.29 NAVD and 11.00 NAVD is 1.03 ac-ft. This exceeds the required water quality treatment volume of 0.66 ac-ft using the Outstanding Florida Waterbody (OFW) criteria, which is 150% of the standard volume.

4.0 Conclusion

The Sailfish Cay project consists of a proposed multi-family residential community with associated site improvements. The site has an existing ERP, which once included the expansion of the Towne Park Condominiums, however, construction of the expansion into the Sailfish Cay project area never occurred. The existing ERP and drainage report help to identify the stormwater discharges that are accepted by the proposed stormwater management system for the Sailfish Cay project. The proposed stormwater management system is capable of accepting off site flows and treating on-site run-off according the local and SFWMD standards. Please see the associated appendices for supporting documentation.

Appendix A: Basin Maps and Basin Information

Zoning Map

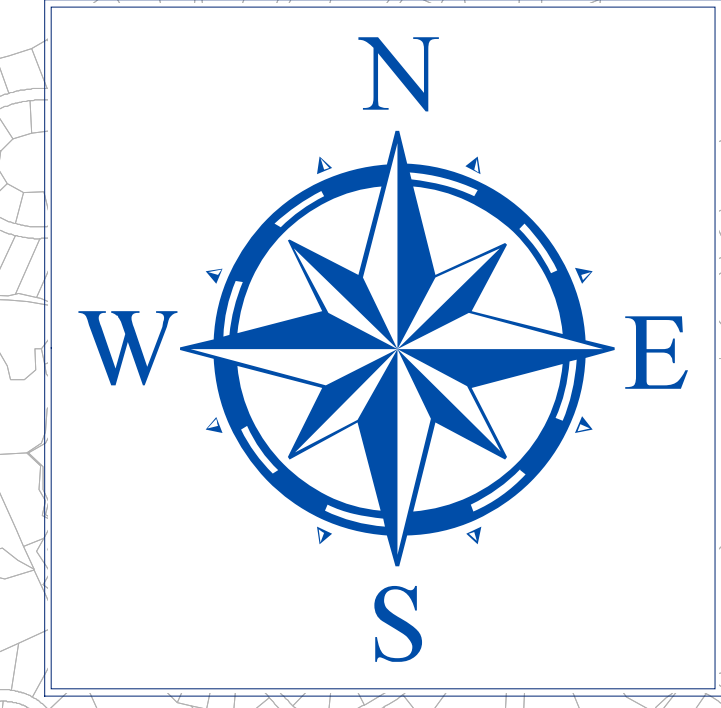
Stuart, Florida

Development Department
November 1, 2017

Legend

Zoning Districts

- Annexed - Martin County Zoning District (City Zoning TBD)
- Commercial Districts
 - B-1 - Business Limited
 - B-2 - Business General
 - B-3 - Business Restricted
 - B-4 - Limited Business/Manufacturing
- East Stuart Districts
 - BMU - Business and Mixed Use
 - GRO - General Residential and Office
 - SFD - Single-Family and Duplex
- Residential Districts
 - R-1 Single Family - General
 - R-1A Single Family - Estate
 - R-2 Residential - Duplex
 - R-3 Residential - Multi-Family/Duplex
- Planned Unit Development (PUD) Districts
 - RPUD - Residential PUD
 - CPUD - Commercial PUD
 - IPUD - Industrial PUD
 - MXPUD - Mixed Use PUD
 - PSPUD - Public Service PUD
- Urban Districts
 - UC - Urban Center
 - UG - Urban General
 - UH - Urban Highway
 - UN - Urban Neighborhood
 - UW - Urban Waterway
- Other Districts
 - IND - Industrial
 - PUBLIC
 - HOSPITAL
- Municipal Boundary
- Unincorporated Martin County
- S.E. Ocean Blvd Overlay Zone



Disclaimer :

This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as a final determination or designation of images, boundaries, zoning or other land use or development restrictions, designations or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.



21EJC-202101-33 - Johnson v. FSI SE Central Parkway NFSURVEY000 - PDF SURVEY(21-33) BTT rev1.dwg, 2/18/2022 2:40 PM

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.



1. JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
2. 751 SE CENTRAL, LLC.

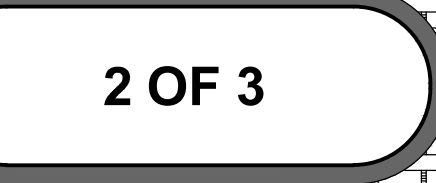
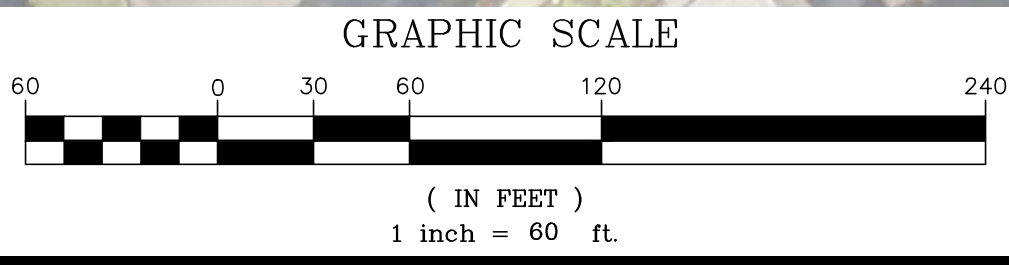
[illegible]

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.

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 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 SURVEY IS BASED UPON THE DATA PROVIDED IN CHAPTER 5J-050 OF THE 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 CLASSIFIED 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. ELEVATIONS SHOWN HEREON DO NOT AS REFLECTED IN CHAPTER 5J-050 OF THE FLORIDA ADMINISTRATIVE CODE, UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE BASED UPON GROUND 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/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS ADJUSTED USING THE ADJUSTED FLORIDA STATE PLANE COORDINATE REFERENCE NETWORK (FPRN). THE PROCESSING 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 THAT IS DISRUPTANT TO FEMA'S FIRM NUMBER 120880-0000. THE FLOOD HAZARD ZONE X IS A FLOOD HAZARD ZONE X THAT IS DISRUPTANT TO FEMA'S FIRM NUMBER 120880-0000. THE FLOOD ZONE LIMITS, REFER TO ABOVEMENTIONED FIRM PANELS.

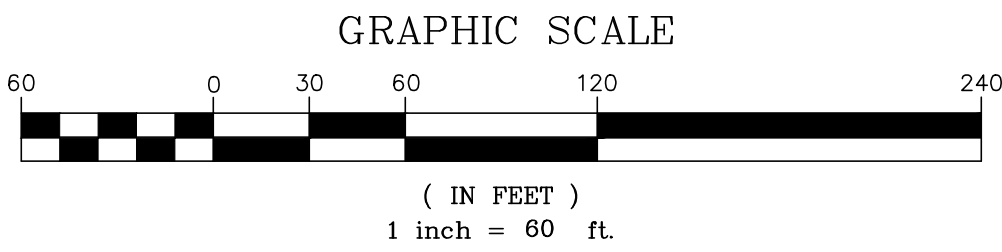
MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

21EJC-202101-33 - Johnson v. FSI SE Central Parkway MFSURVEY0mg - PDF SURVEY(21-33) BTT rev1.dwg, 2/18/2022 2:40 PM



BOUNDARY & TOPOGRAPHIC SURVEY
FOR: CYPRESS HOLDINGS, LLC.

Z:\EDC\2021\1-353 - Johnston - 751 SE Central Parkway M/SURVEY\DWG - PDF\Survey\21-353.BIT, rev1.dwg, 2/18/2022 2:40 PM
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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	
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1164	PALM	
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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	
1182	PALM	
1183	PALM	
1184	PALM	
1185	PINE	14
1186	LAUREL	10
1187	LAUREL	10
1188	LAUREL	10
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

BOUNDARY & TOPOGRAPHIC
SURVEY
FOR: CYPRESS HOLDING, LLC.
RECORD INFORMATION
SEC. 9, TWSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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

21-353

3 OF 3

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

IS
DRAWN BY
NTO
CHECKED BY
SV
FIELD CREW
21-353.DWG
FILENAME
AS SHOWN
SCALE
January 18, 2022
DATE

2/18/22
DATE
REVISION COMMENTS

Sailfish Cay ERP's

Beauty Bar
Ahn's Martial Arts Academy

Suburban Extended Stay Hotel Stuart Near...

AutoZone Auto Parts

Ex. Pipe and MES

Tijuana Flats

Jupiter Donuts

Sonny's BBQ

App# 900626-8
CE: 13.0 NGVD
FFE: 17.60

App# 941026-6
CE: 12.5 NGVD
FFE: 16.35

Fujiyama

Supreme Meats

Goodwill Stuart Store & Donation Center

CareerSource Research Coast

Solaris Senior Living Stuart

Morning Glory Cafe

Chase Bank

CS to 25' Drainage
Easement

Solaris HealthCare Parkway

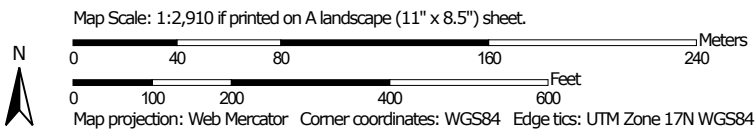
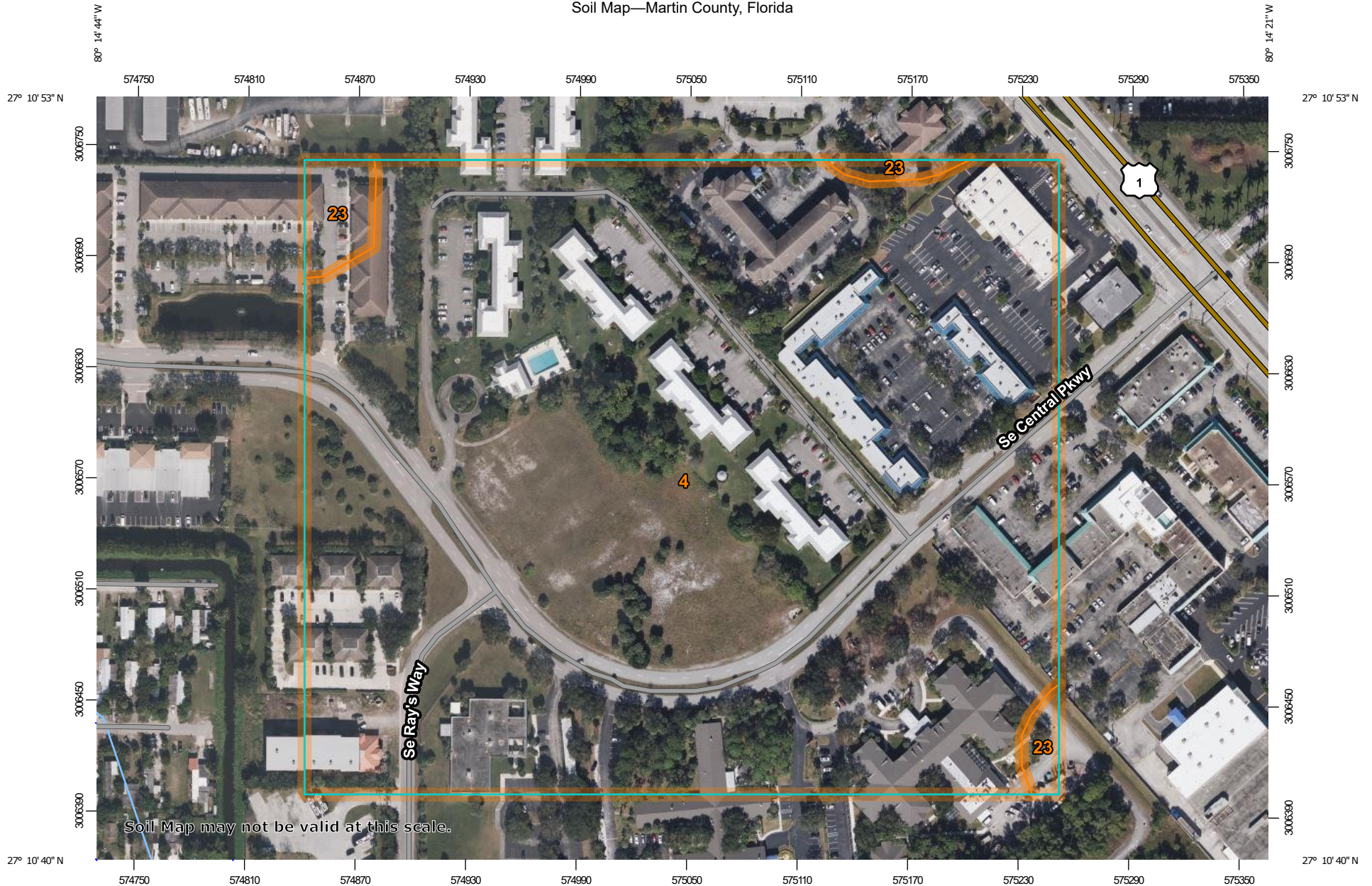
Big Lots

Google Earth

Monterey Glass Specialists

800 ft

Soil Map—Martin County, Florida



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 20, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

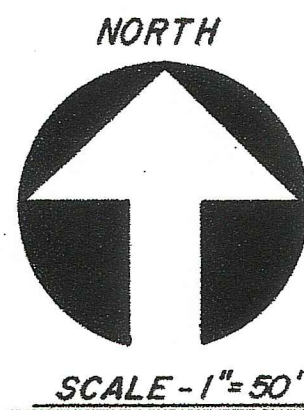
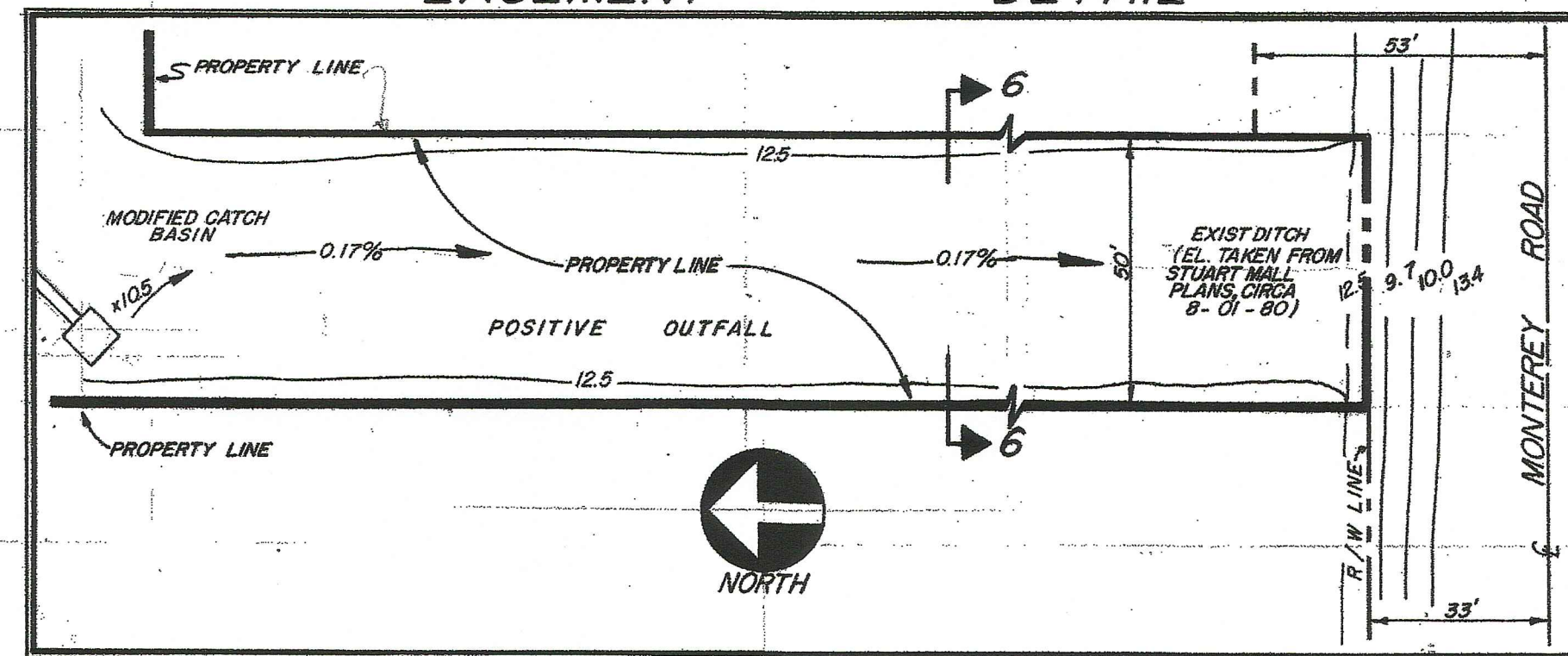
Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

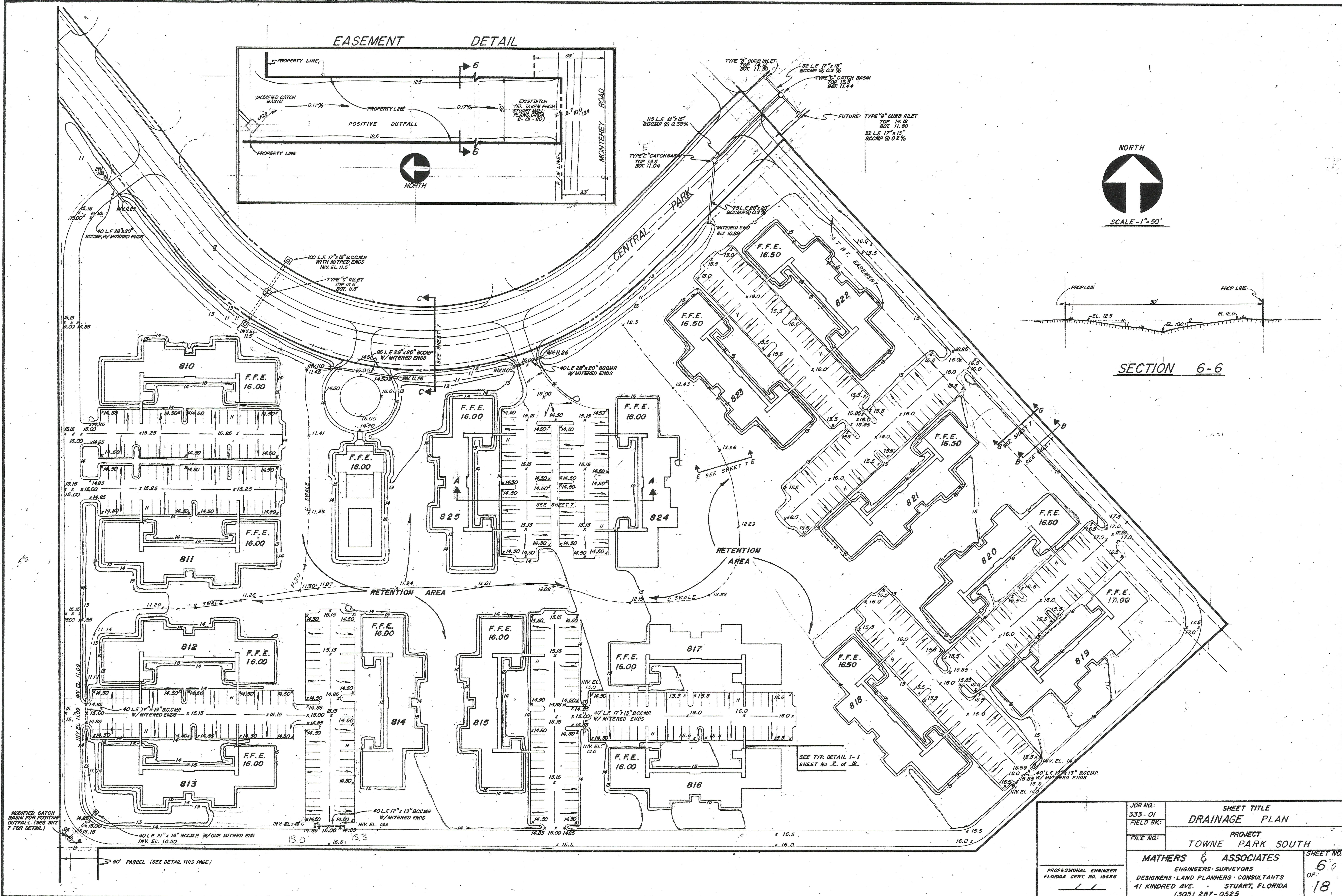
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	33.9	97.3%
23	Urban land, 0 to 2 percent slopes	0.9	2.7%
Totals for Area of Interest		34.8	100.0%

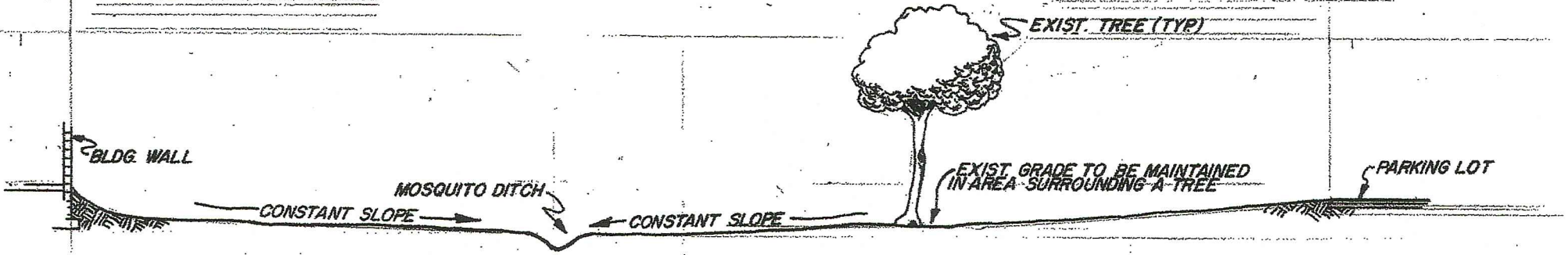
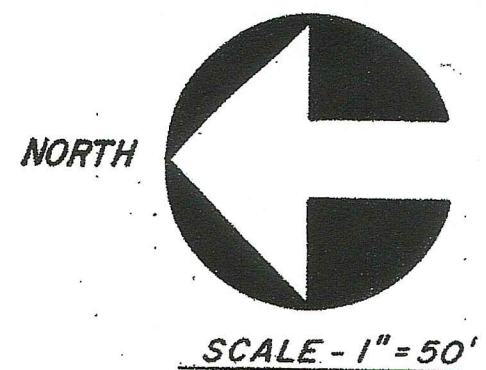
EASEMENT DETAIL



SECTION 6-6

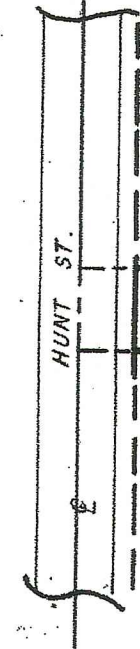
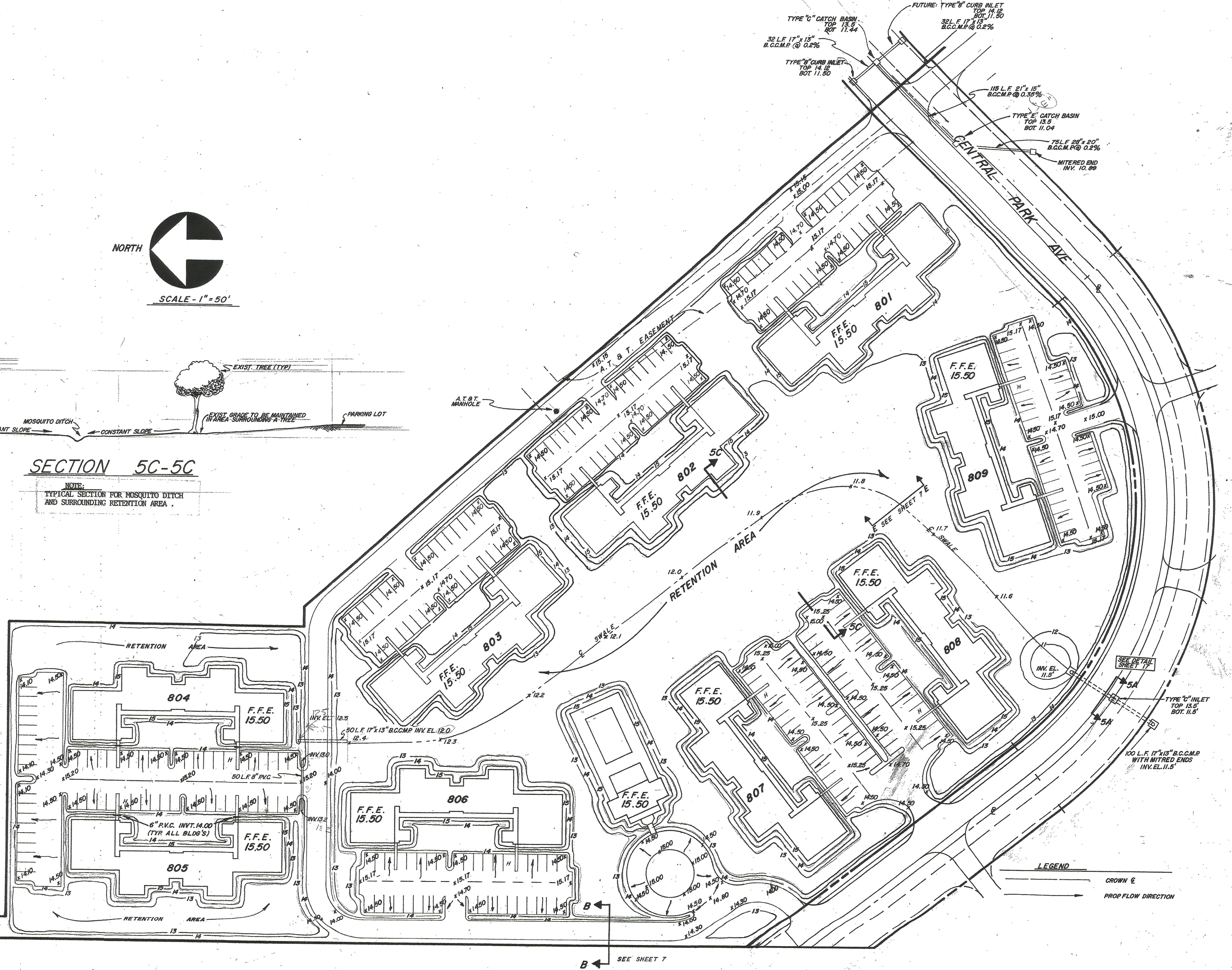


JOB NO. 333-01	SHEET TITLE DRAINAGE PLAN	SHEET NO. 60 OF 18
FIELD BK.	PROJECT TOWNE PARK SOUTH	
FILE NO.	MATHERS & ASSOCIATES ENGINEERS - SURVEYORS DESIGNERS - LAND PLANNERS - CONSULTANTS 41 KINDRED AVE. • STUART, FLORIDA (305) 287-0525	
PROFESSIONAL ENGINEER FLORIDA CERT. NO. 19658		



SECTION 5C-5C

NOTE:
TYPICAL SECTION FOR MOSQUITO DITCH
AND SURROUNDING RETENTION AREA.



REVISIONS			JOB NO. 333 - 01	SHEET TITLE DRAINAGE PLAN	
BY	DATE	DESCRIPTION	FIELD BK.:	PROJECT TOWNE PARK NORTH	
M.M.	7/27/81	ADD - SWALE	FILE NO.:	MATHERS & ASSOCIATES	
				ENGINEERS - SURVEYORS	
				DESIGNERS - LAND PLANNERS - CONSULTANTS	
				41 KINDRED AVE. STUART, FLORIDA	
				(305) 287-0525	
DRAWN BY: R.F.P. JR./WANG			PROFESSIONAL ENGINEER FLORIDA CERT. NO. 19658		SHEET NO. 5
CHECK BY: W. J. M.					OF
DATE: 4 - 28 - 81			SCALE: 1" = 50'		18

Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6		GO TO INTRODUCTION PAGE	2/18/2022	Blue Numbers = Red Numbers =	Input data Calculated or Carryover
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis		NAME OF PROJECT Sailfish Cay		HELP Rainfall	
Meteorological Zone (Please use zone map): Mean Annual Rainfall (Please use rainfall map): Type of analysis: Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):		CLICK ON CELL BELOW TO SELECT Zone 2 55.00 Inches CLICK ON CELL BELOW TO SELECT Net improvement %		VIEW ZONE MAP VIEW MEAN ANNUAL RAINFALL MAP GO TO WATERSHED CHARACTERISTICS	
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.		Model documentation and example problems.			
STORMWATER TREATMENT ANALYSIS Systems available for analysis: - Retention Basin with option for calculating effluent concentration - Wet Detention - Exfiltration Trench - Pervious Pavement - Stormwater Harvesting - Biofiltration - Greenroof - Rainwater Harvesting - Managed Aquatic Plants Detention - Vegetated Natural Buffer - Vegetated Filter Strip - Swale - Rain Garden - Tree Well - Lined reuse pond - User Defined BMP		There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu. The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.			
		RESET INPUT FOR STORMWATER TREATMENT ANALYSIS			
		METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY METHODOLOGY FOR RETENTION SYSTEMS METHODOLOGY FOR 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	LAND USES/EMC																		
SELECT CATCHMENT CONFIGURATION 2/18/2022		CLICK ON CELL BELOW TO SELECT CONFIGURATION		Red Numbers =	Calculated																			
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain Delay [hrs] CATCHMENT NO.1 NAME: SailFish Cay <u>max delay = 15 hrs.</u> Pre-development land use: Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162 with default EMCs Post-development land use: Multi-Family: TN=2.320 TP=0.520 with default EMCs Total pre-development catchment area: 4.880 AC Total post-development catchment or for BMP analysis: 4.880 AC Pre-development Non DCIA CN: 80.00 Pre-development DCIA percentage: 0.90 % Post-development Non DCIA CN: 92.00 Post-development DCIA percentage: 58.80 % Estimated BMP Area (No loading from this area) 0.500 AC		D - 3 Catchment-Series COMINGLING MULTI-LAND USE VIEW AVERAGE ANNUAL RUNOFF "C" Factor VIEW EMC & FLUCCS GO TO GIS LANDUSE DATA		VIEW CATCHMENT CONFIGURATION GO TO GENERAL SITE INFORMATION PAGE OVERWRITE DEFAULT CONCENTRATIONS USING: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> 2.624 </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> 12.086 </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> 5.481 </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> 0.524 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> 34.580 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> 7.751 </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:	2.624	ac-ft/year	Average annual post runoff volume (note no BMP area):	12.086	ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:	5.481	kg/year	Pre-development Annual Mass Loading - Phosphorus:	0.524	kg/year	Post-development Annual Mass Loading - Nitrogen:	34.580	kg/year	Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year
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Pre-development Annual Mass Loading - Nitrogen:	5.481	kg/year																						
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Post-development Annual Mass Loading - Phosphorus:	7.751	kg/year																						
CATCHMENT NO.2 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (No loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
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 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
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Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.4 NAME: Pre-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Post-development land use: CLICK ON CELL BELOW TO SELECT with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
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Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						

STORMWATER TREATMENT ANALYSIS:		V 8.6	GO TO GENERAL SITE INFORMATION PAGE		Blue Numbers =	Input data
					Red Numbers =	Calculated
If not done, specify pre- and post-development watershed characteristics.			2/18/2022			
GO TO WATERSHED CHARACTERISTICS						
Total Required Treatment Efficiency: Required Treatment Eff (Nitrogen): 84% Required Treatment Eff (Phosphorus): 93%			1 2 3			
Select one of the BMPs below to analyze efficiency or review the summary data.						
RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP	
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.		
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET			
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE			

WET DETENTION / MANAGED AQUATIC PLANTS:

2/18/2022 V 8.6

Blue Numbers =

Red Numbers =

Input data

Calculated or Carryover

Also called: FLOATING ISLANDS and includes a wet detention pond:

Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Total pre-development catchment area:
Total post-development catchment area:
Average annual residence time (between 1 and 500 days)
Littoral Zone or other improvements used?*

SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
4.880	0.000	0.000	0.000	ac
4.380	0.000	0.000	0.000	ac
500.00				days
YES	NO	NO		
0.10	0.00	0.00		%
NO	NO	NO		
0.00	0.00	0.00		%
84.150				%
93.237				%
43.427	0.000	0.000	0.000	%
87.968	0.000	0.000	0.000	%
NO				
12.086				ac-ft/yr

Is the wet detention sufficient:
Average annual runoff volume:
* pond coverage must follow Regulatory Requirements

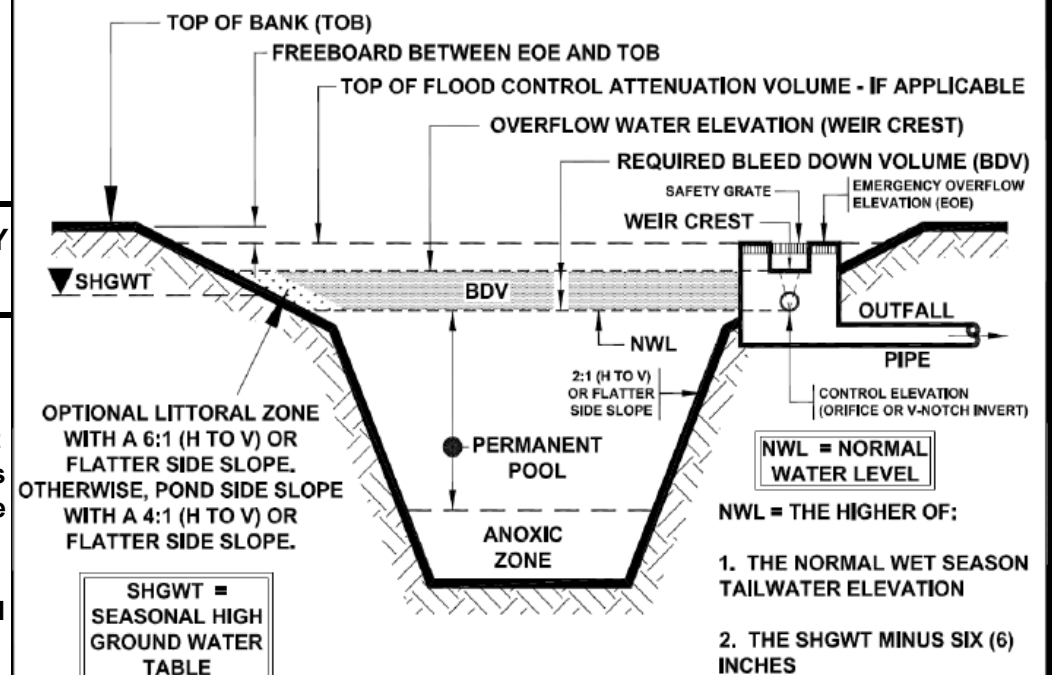
Wet Detention Pond Characteristic:

Minimum Pond Permanent Pool Volume:

16.556

ac-ft

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.

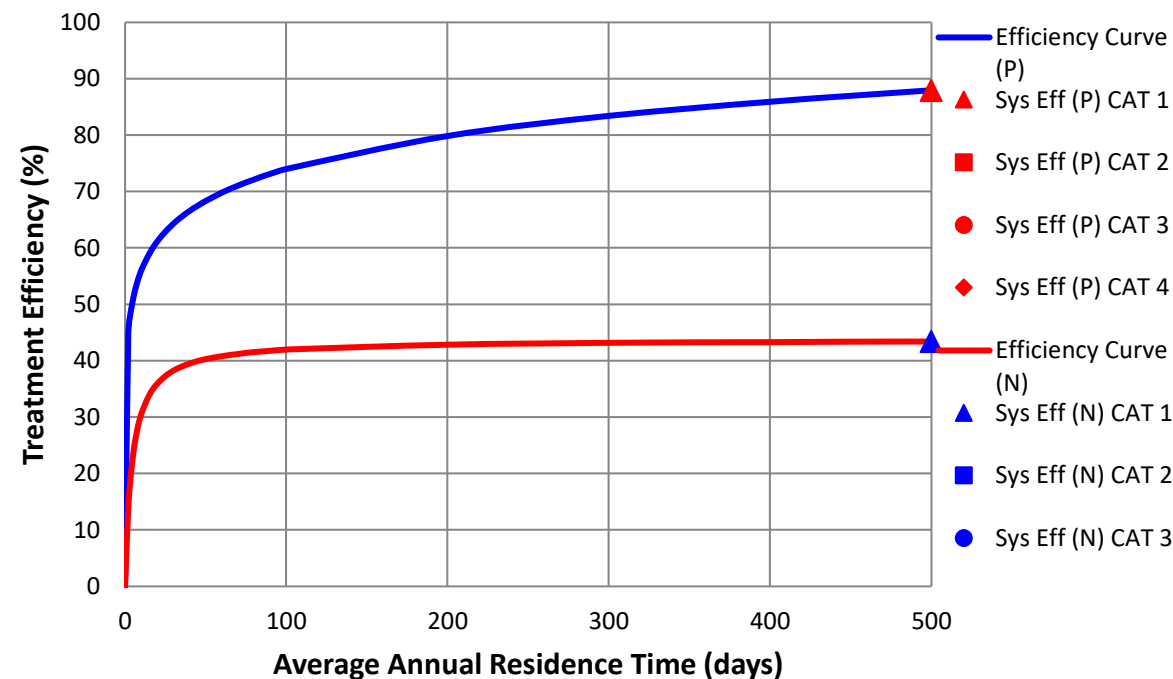


TYPICAL X-SECTION OF A WET DETENTION SYSTEM

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

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.



RETENTION BASIN:

2/18/2022

V 8.6

Blue Numbers =

Input data

Red Numbers =

Calculated or Carryover

RETENTION BASIN SERVING:

Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Loadings from BMP area are contained by the BMP, thus no BMP area load.

Watershed area cotributing to basin:

Required Treatment Eff (**Nitrogen**):Required Treatment Eff (**Phosphorus**):

Required retention depth over the watershed to meet required efficiency:

Required water quality retention volume:

SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
4.380	0.000	0.000	0.000	ac
84.150				%
93.237				%
2.440	0.000	0.000	0.000	in
0.890	0.000	0.000	0.000	ac-ft

RETENTION BASIN FOR MULTIPLE TREATMENT SYSTEMS (if there is a need for additional removal efficiencies in a series of BMPs):

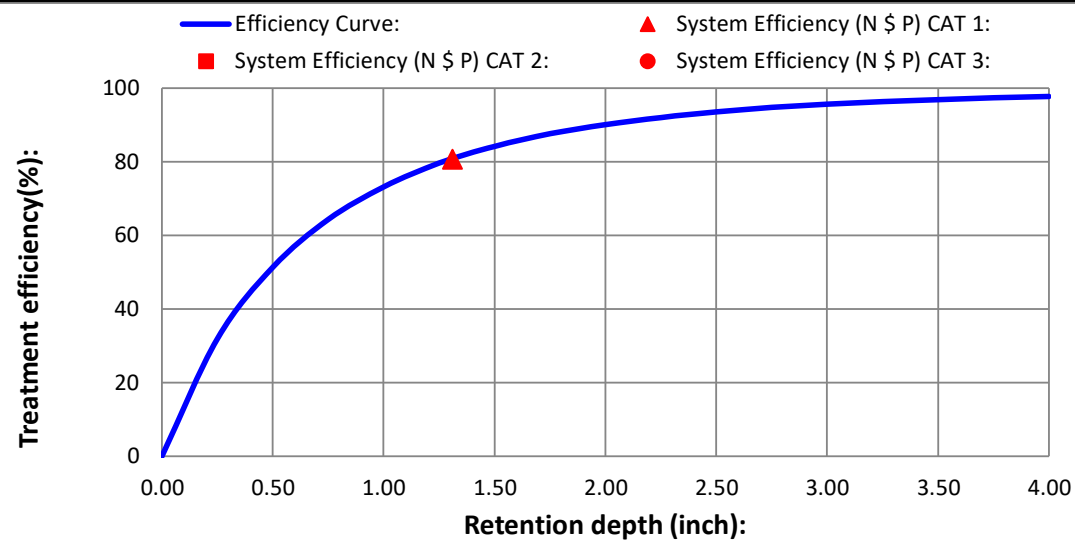
Retention volume based on retention depth and Total area - BMP area

Provided retention depth (0.1-3.99 inches over the watershed)

Provided treatment efficiency (**Nitrogen**):Provided treatment efficiency (**Phosphorus**):Remaining treatment efficiency (**Nitrogen**):Remaining treatment efficiency (**Phosphorus**):

Remaining retention depth needed:

0.478	0.000	0.000	0.000	ac-ft
1.310				in
80.797	0.000	0.000	0.000	%
80.797	0.000	0.000	0.000	%
17.460				%
64.783				%
1.130	0.000	0.000	0.000	in



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth **for a single BMP and in a single catchment**. The graph illustrates that there is a diminished return as the retention depth is increased. Thus evaluations of other alternatives in "treatment trains" and compensatory treatment should be considered. **NOTE:** the retention volume can not exceed 3.99 inches to be within the range of data used to determine effectiveness.

HELP - EXAMPLE PROBLEM 3

View Media Mixes

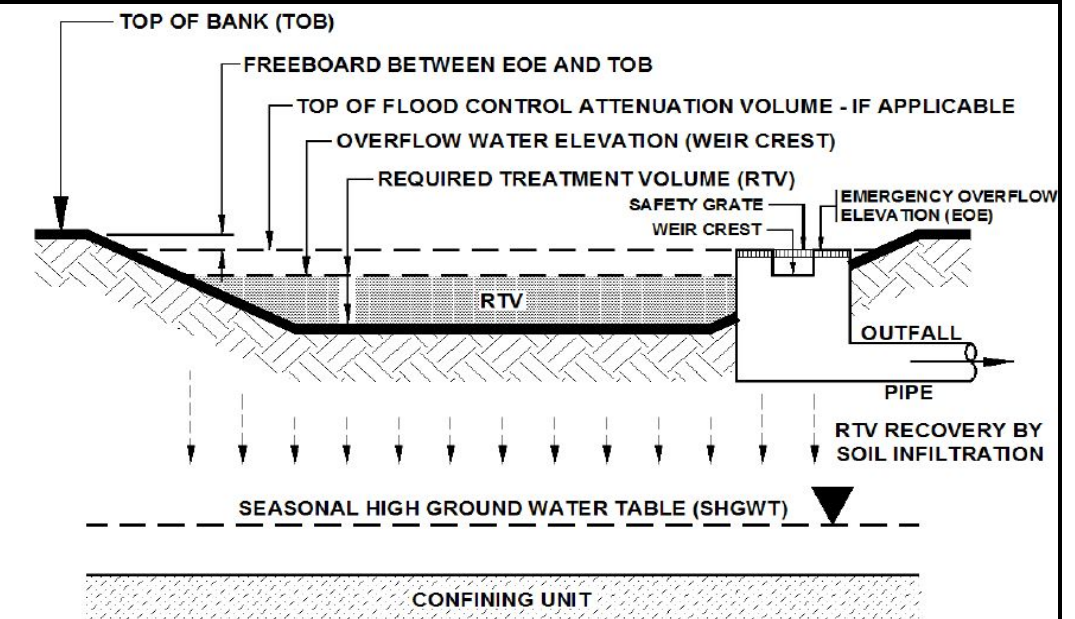
Estimate of groundwater impacts

Use only down flow media mix before water enters the ground, specify type

Nitrogen mass reduction in groundwater discharge (%)

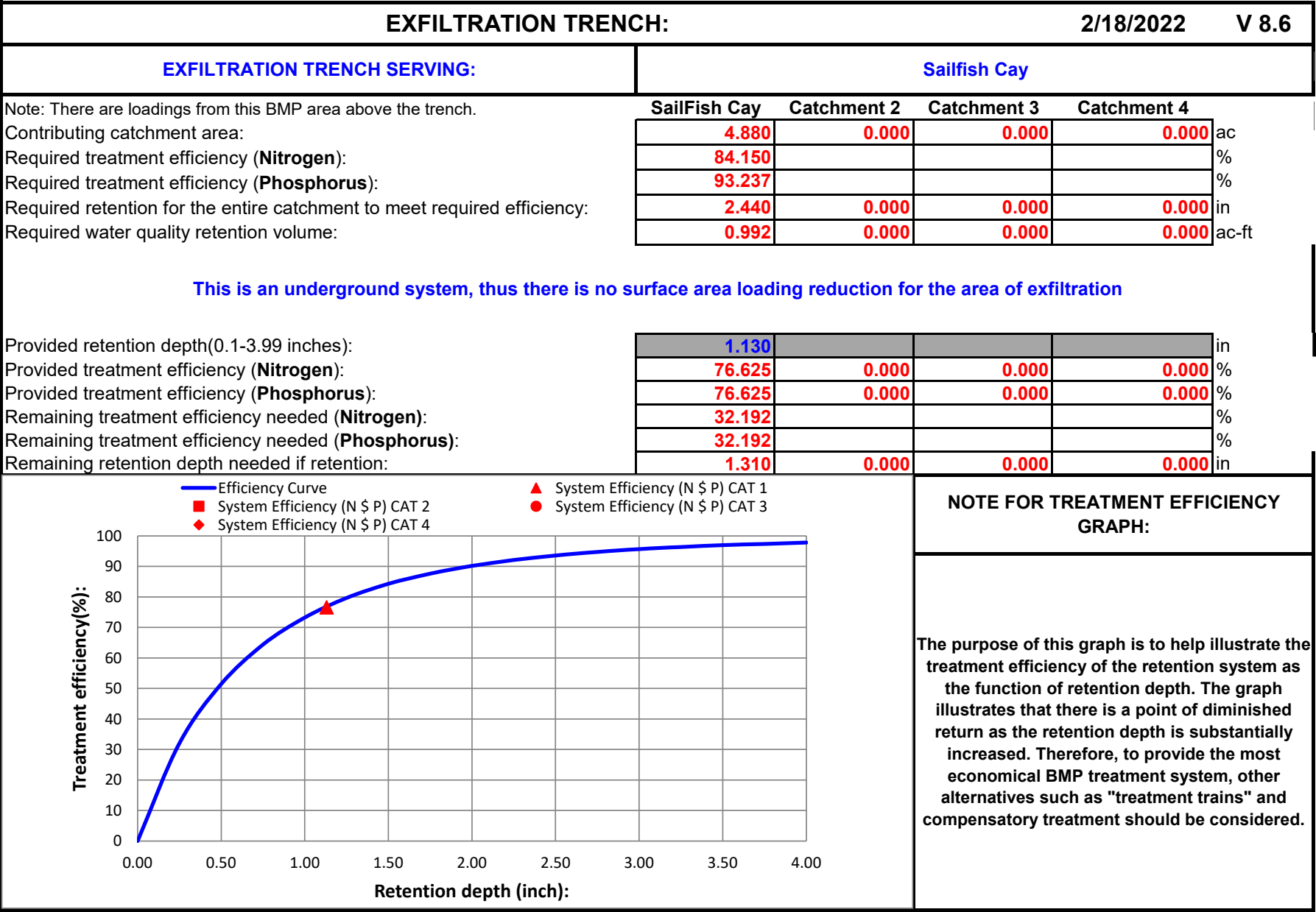
Phosphorus mass reduction in groundwater discharge (%)

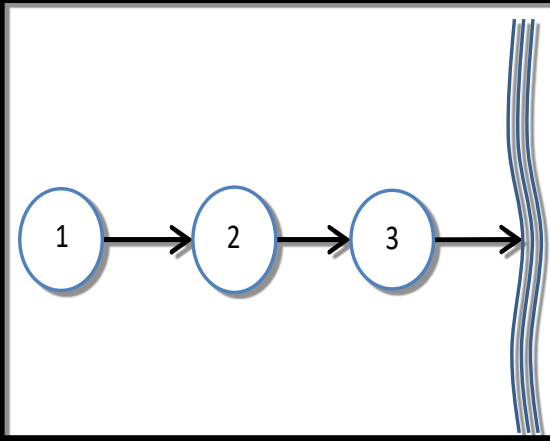
Catchment 1	Catchment 2	Catchment 3	Catchment 4



TYPICAL CROSS SECTION OF A "DRY" RETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at:
<http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater>, March 2010.



CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY				V 8.6
CALCULATION METHODS: 1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume. 2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well. 3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration				
PROJECT TITLE	Sailfish Cay	Optional Identification	Stormwater Management System	
	SailFish Cay	Catchment 2	Catchment 3	Catchment 4
BMP Name	Retention Basin			
BMP Name	Exfiltration Trench			
BMP Name	Wet Detention/ MAPs			
Surface Water Discharge Summary Performance of Entire Watershed				
Catchment Configuration	D - 3 Catchment-Series	Treatment Objectives or Target for TN MET TP MET	2/18/2022	
Nitrogen Pre Load (kg/yr)	5.48		BMPTRAINS MODEL	
Phosphorus Pre Load (kg/yr)	0.52			
Nitrogen Post Load (kg/yr)	34.58			
Phosphorus Post Load (kg/yr)	7.75			
Target Load Reduction (N) %	84			
Target Load Reduction (P) %	93			
Target Discharge Load, N (kg/yr)	5.53			
Target Discharge Load, P (kg/yr)	0.54			
Provided Overall Efficiency, N (%):	95			
Provided Overall Efficiency, P (%):	98			
Discharged Load, N (kg/yr & lb/yr):	1.84		4.05	
Discharged Load, P (kg/yr & lb/yr):	0.17		0.37	
Load Removed, N (kg/yr & lb/yr):	32.74		72.12	
Load Removed, P (kg/yr & lb/yr):	7.58		16.70	

EXFILTRATION TRENCH DESIGN

Methodology per SFWMD ERP Permit Information Manual, March 2014

Volumetric Parameters

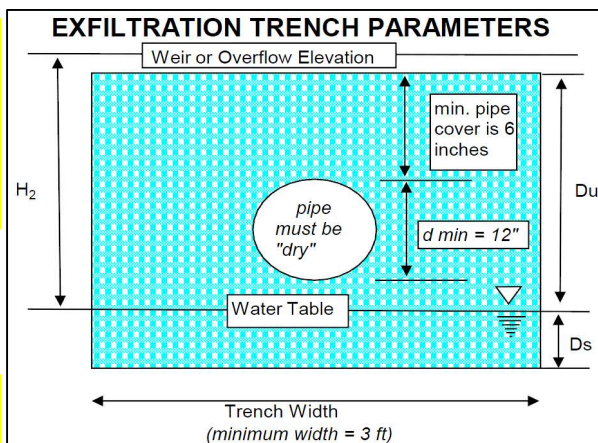
Water quality volume, V_{wq} (Ac-ft)	0.660	*WQ governed by 2.5" x % Impervious
Water quality volume, V_{wq} (Ac-in)	7.92	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional retention storage volume as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration volume, V (Ac-ft)	0.66	
Total exfiltration volume, V (Ac-in)	7.92	

Basin Hydrology & Soil Parameters

Hydraulic conductivity, K (cfs/ft ² -ft head)	5.70E-04	* From geotechnical report
Basin area, A (Ac)	4.88	
Basin soil storage, S (in)	0.54	* Input S value from basin calcs sheet
Basin curve number, CN	95	
Design rainfall, P (in)	11.00	* Input design storm rainfall
Exfiltration storage depth, d_{exf} (in)	1.62	= V / A
Exfiltration rainfall depth, P_{exf} (in)	9.38	= $P - d_{exf}$
Exfiltration soil storage, S_{exf} (in)	2.16	= $S + d_{exf}$
Exfiltration curve number, CN_{exf}	82	* Adjusted CN for ICPR Routing Model

Exfiltration Trench Parameters

Trench top elevation, EL_{top} (ft-datum)	10.50
Bubble Up-Dry Detention, EL_{inv} (ft-datum) (Weir)	10.40
Trench bottom elevation, El_{bot} (ft-datum)	6.00
Trench width, W (ft)	7.00
Wet Season High Water Table (ft-datum)(CE)	8.50
Head on saturated surface, H_2 (ft)	1.90
Unsaturated trench depth, D_u (ft)	2.00
Saturated trench depth, D_s (ft)	2.50
Perforated pipe invert, (ft-datum)	8.50
Perforated pipe diameter, (in)	24



Governing Equations

If $D_s < D_u$, and $W < 2*(D_s + D_u)$	No Yes	$L = \frac{V}{k \times (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$
If $D_s > D_u$, or $W > 2*(D_s + D_u)$	Yes No	$L = \frac{V}{k \times (2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$

Calculations and Results

Calculated trench length required, L (ft)	841.4
Proposed trench length, L (ft)	590.0
Volume treated, V (Ac-ft)	0.46
Volume remaining to be treated (Ac-ft)	0.20
Proposed storage depth, d (in)	1.14

CN Calculations for Towne Park North Condos

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **3/22/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Building =	1.405	0.000	1.405
Impervious =	2.570	0.000	2.570
Dry Retention Area =	0.000	0.000	0.000
Wetland Area =	0.000	0.000	0.000
Developed Compacted Open Space =	0.000	4.614	4.614
Undeveloped or Preserve Land =	0.000	0.000	0.000
TOTAL =	3.975	4.614	8.589

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = **11.50**
Control Elevation = **8.50**
Distance to Water Table = **3.00**

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.25	7.7	6.3	5.0
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Developed Compacted Pervious Area = **4.61** *Does not include BMP area
Undeveloped Pervious Area = **0.00**
Soil Storage = **5.40**
Soil Moisture Storage (S) = **2.18** inches
Curve Number = **82**

Sailfish Cay On-Site Drainage Calculations

Pre Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.000	0.000	0.00
Pavement and Concrete =	0.042	0.000	0.04
Pond =	0.000	0.000	0.00
Pervious =	0.000	4.840	4.84

TOTAL =	0.04	4.84	4.88
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	12.50
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	0.00	N/A	98	0	Impervious
Pavement and Concrete =	0.04	N/A	98	4	Impervious
Pond =	0.00	N/A	98	0	Impervious
Pervious =	4.84	D	80	387	Open - Good
TOTAL =	4.88			391	
Weighted CN =				80	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	630	feet

T_1 =	0.3431	hour	=	20.59	minutes
T_t =	0.3431	hour	=	21.0	

TC = total	$T_{1A} + T_{1B} + T_2$	21.0
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Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00	18.50	19.00	19.50
Pavement and Concrete	Linear	0.04	12.40	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.08	0.10	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.29
Landscape	Linear	4.84	10.30	15.10	0.00	0.02	0.25	0.73	1.46	2.44	3.68	5.16	6.90	8.89	11.14	13.55	15.97	18.39	20.81	23.23	25.65	28.07	30.49	32.91
Sub-Total:		4.88	Totals:		0.00	0.02	0.25	0.73	1.46	2.44	3.69	5.20	6.96	8.97	11.23	13.67	16.11	18.55	20.99	23.43	25.87	28.32	30.76	33.20
Building Pads		0.00	*Not included in Stage-storage calculations																					
Total:		4.88																						

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
Stage	Volume
Basin Storage (Does not include exfil)	
10.00	0.00
10.50	0.02
11.00	0.25
11.50	0.73
12.00	1.46
12.50	2.44
13.00	3.69
13.50	5.20
14.00	6.96
14.50	8.97
15.00	11.23
15.50	13.67
16.00	16.11

Post Development Stormwater Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	1.629	0.000	1.63
Pervious Pavers =	0.095	0.095	0.19
Pavement and Concrete =	1.156	0.000	1.16
Pond =	0.500	0.128	0.63
Bio-Swale =	0.000	0.120	0.12
Pervious =	0.000	1.160	1.16
TOTAL =	3.38	1.50	4.88

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	13.00
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	1.63	N/A	98	160	Impervious
Pervious Pavers =	0.19	D	80	15	Pervious/Impervious
Pavement and Concrete =	1.16	N/A	98	113	Impervious
Pond =	0.50	N/A	98	49	Impervious
Bio-Swale =	0.12	D	98	12	Impervious
Pervious =	1.29	D	80	103	Open - Good
TOTAL =	4.88			452	
Weighted CN =				93	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1A} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.51021769

V =	0.51	
s =	0.001	foot/foot
L =	934	feet

T_1 =	0.5087	hour	=	30.52	minutes
T_t =	0.5087	hour	=	31.0	

TC = total	$T_{1A} + T_{1B} + T_2$	31.0
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Post Development Water Quality Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer
Date
Revised:

MDL
2/16/2022

1-inch Over the Project Area - per SFWMD

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \boxed{4.88} \quad = \quad \boxed{0.41} \quad \text{ac-ft}$$

PROJECT AREA
(EXCLUDES
UNDEV/WETLANDS) TREATED VOLUME

2.5-inches Times the Percent Impervious - per SFWMD

$$\begin{aligned} \text{(Site Area)} \quad & \frac{4.88}{\text{PROJECT AREA (AC)}} - \left(\frac{0.50}{\text{LAKES (AC)}} + \frac{1.63}{\text{ROOFS (AC)}} \right) = \frac{2.75}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad & \frac{2.75}{\text{SITE AREA (AC)}} - \frac{1.42}{\text{PERVIOUS AREA (AC)}} = \frac{1.33}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(\% Impervious)} \quad & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 48.38\% \\ \text{(2.5-in * \% Imp.)} \quad & 2.5\text{-inches} * \frac{48.38\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.21}{\text{INCHES TO BE TREATED}} \\ \text{(Treated Volume)} \quad & \frac{1.21}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{4.38}{\text{PROJECT AREA - LAKES (AC)}} = \boxed{0.44} \text{ ac-ft} \end{aligned}$$

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	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28	0.34	0.39	0.44
SWM WQTV Volume					0.00	0.26	0.53	0.82	1.13	1.44	1.76	2.07	2.38	2.70	3.01	3.33	3.64	3.95	4.27	4.58	4.90	5.21	5.52	5.84
Exfiltration Trench	Vertical		8.50		0.00	0.11	0.24	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
Total WQTV Volume					0.00	0.37	0.77	1.18	1.49	1.80	2.12	2.43	2.74	3.06	3.37	3.69	4.00	4.31	4.63	4.94	5.26	5.57	5.88	6.20
Pavement and Concrete	Linear	1.35	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.45	1.01	1.68	2.36	3.03	3.70	4.37	5.05	5.72	6.39
Landscape	Linear	1.16	10.50	14.00	0.00	0.00	0.00	0.00	0.00	0.04	0.17	0.37	0.66	1.04	1.49	2.03	2.61	3.19	3.77	4.35	4.93	5.51	6.09	6.67
Sub-Total:		3.25			Totals:	0.00	0.37	0.77	1.18	1.49	1.84	2.28	2.80	3.41	4.21	5.31	6.73	8.29	9.86	11.43	12.99	14.56	16.13	17.69
Building Pads		1.63			*Not included in Stage-storage calculations																			
Total:		4.88																						

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
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
Retention Volume Required for Net Improvement:	0.48 ac-ft
Retention Volume Remaining for Net Improvement:	0.48 ac-ft
Retention Volume Stage for Net Improvement:	9.41 NAVD
Detention Water Quality Volume Remaining:	0.18 ac-ft
Required Water Quality Detention Stage:	9.73 NAVD
Overflow Weir Elevation:	11.00 NAVD
Water Quality Detention Volume Provided:	1.32 ac-ft
Total Water Quality Volume Provided:	1.80 ac-ft

- <--- Based on 2.5 times percent impervious (See WQTV Calculations)
- <--- Based on Net Improvement (See BMPTrains Calculations)
- <--- Based on remaining Retention Volume in Lake after Exfiltration and PPV in Lake
- <--- Bleeder set at 10.00 NAVD
- <--- Proposed Weir Elevation

Permanent Pool Volume				
Depth (ft)	Stage (NAVD)	Area (ac)	Inc Vol (acft)	Total Vol (acft)
0	8	0.5	0	0
2	6	0.44	0.94	26.82
12	-4	0.3	3.7	30.52

Anoxic depth at 12 feet below normal pool

Post Development Bleeder Size Calculations

Project: **Sailfish Cay**
Project #: **21-353**

Engineer: **MDL**
Date: **2/16/2022**

Allowed discharge in the first 24-hours is .5-inches of the required detention.

$$(\text{Discharge Volume}) \quad 0.5\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{4.380}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.183}{\text{TREATED VOLUME}} \text{ ac-ft}$$

$$(\text{Conversion}) \quad \frac{1\text{-day}}{86,400\text{-sec.}} \quad * \quad \frac{43,560\text{-sf}}{1\text{-acre}} \quad * \quad \frac{0.183}{\text{VOLUME (AC-FT)}} = \frac{0.092}{\text{DISCHARGE}} \text{ cfs}$$

$$\text{Basin Area} = \underline{7.970} \text{ ac}$$

$$\text{Lake Area} = \underline{0.000} \text{ ac}$$

$$\text{Bleeder Elevation} = \underline{10.00} \text{ ft}$$

$$\text{Bleeder Size (dia)} = \underline{3.00} \text{ in} \quad * \text{ First iteration use 3-inch diameter bleeder.}$$

$$\text{Number of bleeders} = \underline{1.00} \quad * \text{ Enter the number of bleeders.}$$

$$\text{Water Quality Stage} = \underline{11.00} \text{ ft} \quad * \text{ Enter water quality stage elevation from the stage-storage table spread sheet.}$$

Bleeder Sizing:

Size bleeder to discharge at a rate of 0.5 in/day for the contributing area.

For circular orifice use the following equation.

$$A = \frac{Q}{4.8 * (H)^{.5}}$$

Q = Maximum Flow (cfs)
A = Cross Sectional Area (sq.ft.)
H = Head above bleeder centroid (ft)

Results, $Q = \underline{0.092} \text{ cfs}$
 $H = \underline{0.875} \text{ feet}$
 $A = \underline{0.0205} \text{ sq.ft.}$

For diameter of the circular orifice use the following equation.

$$d = \left(\frac{4 * A}{\pi} \right)^{.5}$$

d = diameter (ft)
A = Cross Sectional Area (sq.ft.)

Results, $A = \underline{0.0205} \text{ sq.ft.}$
 $d = \underline{0.1615} \text{ feet}$

Finally, the diameter in inches

$$d = \underline{1.94} \text{ inches}$$

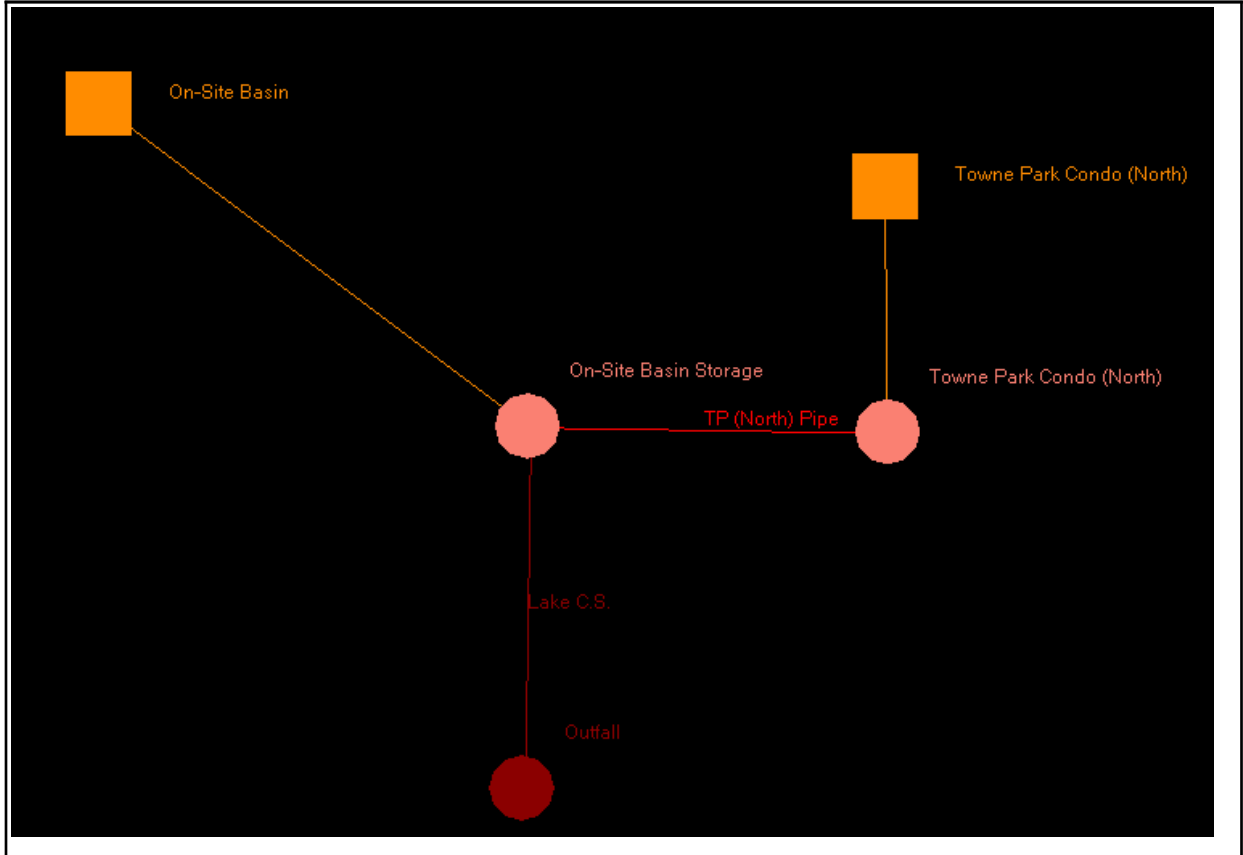
Use minimum sized bleeder

* If diameter is larger than 3-inches than "Bleeder Size" input information needs to be revised until bleeder input size and output diameter equal each other.

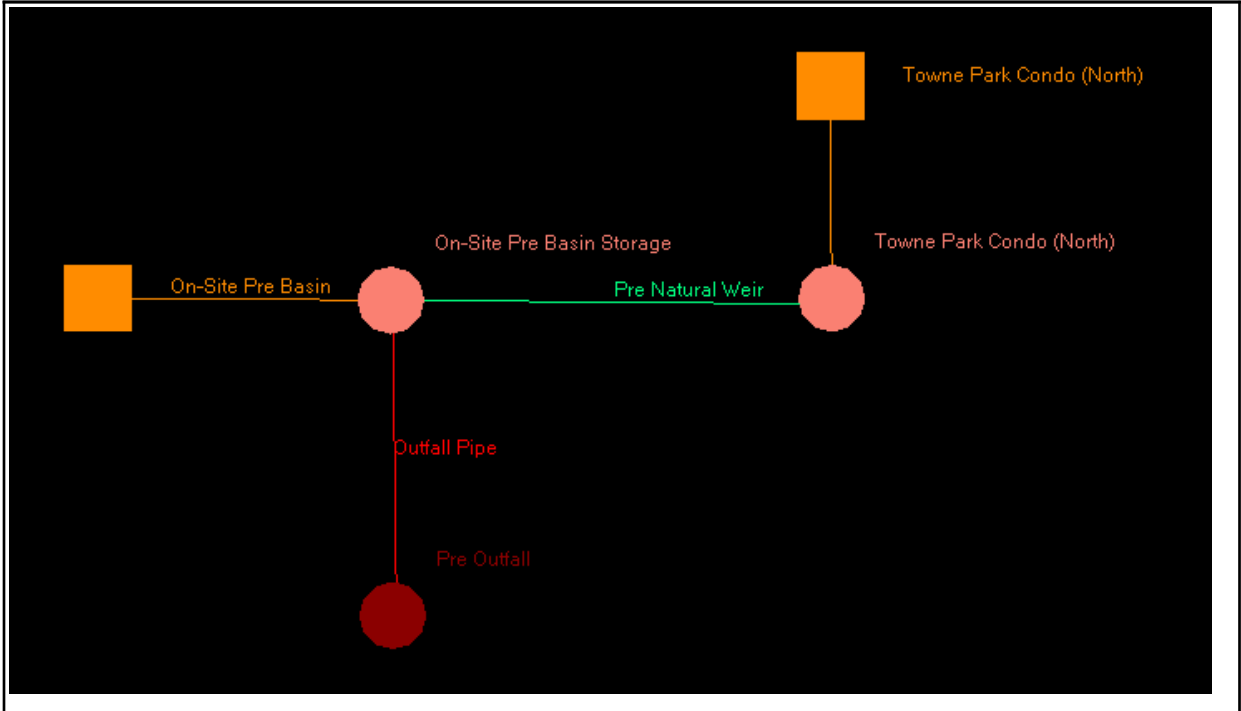
Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

Appendix C: ICPR Inputs and Results

Background Image: Post Development



Background Image: Pre-Development



Simulation: 10-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:19 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMMD-72
Rainfall Amount: 7.00 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:19:43 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 9.50 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 100-3

Scenario: Post Development
Run Date/Time: 3/22/2022 10:51:22 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 15.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25-3

Scenario: Post Development

Run Date/Time: 3/22/2022 3:20:35 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Global

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Opt:

Rainfall Name: ~SFWMD-72
 Rainfall Amount: 11.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Post Development
 Run Date/Time: 3/22/2022 3:21:05 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSI-24

Rainfall Amount: 5.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Post Development

Run Date/Time: 3/22/2022 3:21:34 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain: Global
 Opt:

 Rainfall Name: ~SCSIII-24
 Rainfall Amount: 6.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:43:40 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]		Surface Hydraulics [sec]	
Min Calculation Time:	60.0000		0.1000	
Max Calculation Time:			30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder:	Boundary Stage Set:
Unit Hydrograph Folder:	Extern Hydrograph Set:
	Curve Number Set: Pre Development
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set: Pre Development

Tolerances & Options	
Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
Max dZ: 1.0000 ft	
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~SFWMD-72
Edge Length Option: Automatic	Rainfall Amount: 9.50 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:	Pre Development			
Run Date/Time:	3/23/2022 10:44:35 AM			
Program Version:	ICPR4 4.07.08			

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWM-72

Rainfall Amount: 11.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Pre Development
 Run Date/Time: 3/23/2022 10:45:34 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Pre Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SCSI-24
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 5.00 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:46:32 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Curve Number: Post Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Post Development	On-Site Basin	93.0
Post Development	TPC	82.0

Curve Number: Pre Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Pre Development	On-Site Pre Basin	80.0
Pre Development	TPC	82.0

Manual Basin: On-Site Basin

Scenario: Post Development
 Node: On-Site Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 31.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Post Development	On-Site Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Post Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Post Development	TPC	

Comment:

Manual Basin: On-Site Pre Basin

Scenario: Pre Development
 Node: On-Site Pre Basin Storage
 Hydrograph Method: NRCS Unit Hydrograph

Infiltration Method: Curve Number
 Time of Concentration: 21.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Pre Development	On-Site Pre Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Pre Development
 Node: Towne Park Condo (North)
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 30.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Pre Development	TPC	

Comment:

Node: On-Site Basin Storage

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 8.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
9.00	0.26	11326
9.50	0.53	23087
10.00	0.82	35719
10.50	1.13	49223
11.00	1.48	64469
11.50	1.92	83635
12.00	2.44	106286
12.50	3.05	132858

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.00	3.85	167706
13.50	4.95	215622
14.00	6.37	277477

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Basin Storage	10-1	14.00	12.45	0.0010	30.05	1.22	60097	62.4446	59.8632	0.0000	61.6613
On-Site Basin Storage	10-3	14.00	12.76	0.0010	30.05	1.98	72721	62.2219	60.2264	0.0000	62.1802
On-Site Basin Storage	100-3	14.00	13.75	0.0010	34.59	0.00	122986	72.8868	58.7508	60.0003	0.0000
On-Site Basin Storage	25-3	14.00	12.86	0.0010	30.05	3.62	76927	61.6890	59.9052	0.0000	61.6723
On-Site Basin Storage	3-1	14.00	12.20	0.0010	30.05	1.22	54141	76.2503	36.7421	0.0000	40.4503
On-Site Basin Storage	5-1	14.00	12.21	0.0010	30.05	1.38	54279	75.5283	36.7309	0.0000	40.9700

Node: Outfall

Scenario: Post Development

Type: Time/Stage

Base Flow: 0.00 cfs

Initial Stage: 10.00 ft

Warning Stage: 14.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Outfall	10-1	14.00	12.25	0.0006	1.22	0.26	0	70.0029	64.0446	61.6696	50.4073
Outfall	10-3	14.00	12.25	0.0006	1.98	0.19	0	70.0052	64.0136	62.1886	32.7635
Outfall	100-3	14.00	11.50	0.0003	0.00	0.00	0	70.0034	61.5868	0.0000	0.0000
Outfall	25-3	14.00	12.25	0.0006	3.62	0.18	0	70.0056	64.0306	61.6806	30.1319
Outfall	3-1	14.00	12.25	0.0006	1.22	0.66	0	70.0003	64.0253	40.4586	70.0003
Outfall	5-1	14.00	12.25	0.0006	1.38	0.61	0	70.0033	64.0116	40.9783	70.0033

Node: Towne Park Condo (North)

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 11.50 ft
 Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-1	14.00	12.44	-0.0300	16.80	30.05	184866	72.3113	0.0001	60.1834	0.0000
Towne	10-3	14.00	12.71	-0.0300	24.04	30.05	222789	72.2386	0.0001	60.1829	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Park Condo (North)											
Towne Park Condo (North)	100-3	14.00	13.55	0.0010	39.76	0.00	341616	74.6534	60.5147	60.1670	0.0000
Towne Park Condo (North)	25-3	14.00	12.79	-0.0300	28.35	30.05	233625	65.4973	0.0001	60.1825	0.0000
Towne Park Condo (North)	3-1	14.00	11.81	-0.0300	6.91	30.05	86267	41.3086	0.0001	36.7998	0.0000
Towne Park Condo (North)	5-1	14.00	12.02	-0.0300	8.83	30.05	118240	41.7700	0.0001	36.8003	0.0000

Node: On-Site Pre Basin Storage

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
10.00	0.00	0
10.50	0.02	871
11.00	0.25	10890
11.50	0.73	31799
12.00	1.46	63598
12.50	2.44	106286
13.00	3.69	160736
13.50	5.20	226512
14.00	6.96	303178
14.50	8.97	390733
15.00	11.23	489179
15.50	13.67	595465

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Pre Basin Storage	10-3	0.00	12.32	0.0231	23.37	5.41	89007	62.0624	0.0001	0.0000	62.4624
On-Site Pre Basin Storage	25-3	0.00	12.44	0.0231	25.67	6.05	94443	62.1254	0.0001	60.2269	62.1337
On-Site Pre Basin Storage	3-1	0.00	12.23	0.0231	23.37	5.89	85009	72.4472	0.0001	0.0000	68.9821
On-Site Pre Basin Storage	5-1	0.00	12.23	0.0231	23.37	5.68	85042	72.3768	0.0001	0.0000	68.9450

Node: Pre Outfall

Scenario: Pre Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 10.00 ft
 Warning Stage: 14.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Pre Outfall	10-3	14.00	12.25	0.0006	5.41	2.12	0	70.0041	64.0124	62.4624	69.9957
Pre Outfall	25-3	14.00	12.25	0.0006	6.05	1.42	0	70.0004	64.0171	62.1337	70.0004
Pre Outfall	3-1	14.00	12.25	0.0006	2.69	3.30	0	70.0056	64.0488	38.2942	69.9972
Pre Outfall	5-1	14.00	12.25	0.0006	3.28	3.26	0	70.0018	64.0117	38.3482	69.9935

Node: Towne Park Condo (North)

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-3	14.00	12.32	-0.0231	24.04	23.37	166640	62.0624	0.0001	60.1834	0.0000
Towne Park Condo (North)	25-3	14.00	12.44	-0.0231	28.35	23.37	185602	62.1254	0.0001	60.1822	0.0000
Towne Park	3-1	14.00	12.23	-0.0231	6.91	23.37	152487	72.6139	0.0001	36.8001	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Condo (North)											
Towne Park Condo (North)	5-1	14.00	12.23	-0.0231	8.83	23.37	152615	72.5351	0.0001	36.8009	0.0000

Drop Structure Link: Lake C.S.		Upstream Pipe		Downstream Pipe	
Scenario:	Post Development	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	On-Site Basin	Manning's N:	0.0110	Manning's N:	0.0110
	Storage	Geometry: Circular		Geometry: Circular	
To Node:	Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	366.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				
Pipe Comment:					

Weir Component		Bottom Clip	
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	10.00 ft	Op Table:	
Control Elevation:	10.00 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	
Weir Comment: bleeder			

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 11.00 ft	Op Table:
Control Elevation: 11.00 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
Max Width: 1.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment: weir

Weir Component	
Weir: 3	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 12.70 ft	Op Table:
Control Elevation: 12.70 ft	Ref Node:
Max Depth: 3.00 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment: rim

Drop Structure Comment:

Weir Link: Pre Natural Weir	
Scenario: Pre Development	Bottom Clip
From Node: Towne Park Condo (North)	Default: 0.00 ft
To Node: On-Site Pre Basin Storage	Op Table:
Link Count: 1	Ref Node:
Flow Direction: Both	Top Clip
Damping: 0.0000 ft	Default: 0.00 ft
Weir Type: Broad Crested Vertical	Op Table:
Geometry Type: Rectangular	Ref Node:
Invert: 11.10 ft	Discharge Coefficients
Control Elevation: 11.10 ft	Weir Default: 2.800
Max Depth: 1.00 ft	Weir Table:

Max Width: 33.00 ft

Fillet: 0.00 ft

Orifice Default: 0.600

Orifice Table:

Comment:

Pipe Link: TP (North) Pipe		Upstream	Downstream
Scenario:	Post Development	Invert: 6.00 ft	Invert: 6.00 ft
From Node:	Towne Park Condo (North)	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	On-Site Basin Storage	Max Depth: 2.00 ft	Max Depth: 2.00 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Positive	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	170.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

Pipe Link: Outfall Pipe		Upstream	Downstream
Scenario:	Pre Development	Invert: 10.04 ft	Invert: 10.83 ft
From Node:	On-Site Pre Basin Storage	Manning's N: 0.0130	Manning's N: 0.0130
		Geometry: Circular	Geometry: Circular
To Node:	Pre Outfall	Max Depth: 1.50 ft	Max Depth: 1.50 ft
		Bottom Clip	
Link Count:	1	Default: 0.00 ft	Default: 0.00 ft
Flow Direction:	Both	Op Table:	Op Table:
Damping:	0.0000 ft	Ref Node:	Ref Node:
Length:	100.00 ft	Manning's N: 0.0000	Manning's N: 0.0000
FHWA Code:	0	Top Clip	
Entr Loss Coef:	0.00	Default: 0.00 ft	Default: 0.00 ft
Exit Loss Coef:	0.00	Op Table:	Op Table:
Bend Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000	Manning's N: 0.0000
Energy Switch:	Energy		

Comment:

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Project Data

Project Name: Sailfish Cay
Simulation Description: Recovery Analysis
Project Number: 21-353
Engineer : MDL
Supervising Engineer: RJK
Date: 03-22-2022

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): -3.00
Water Table Elevation, [WT] (ft datum): 8.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 21.53
Fillable Porosity, [n] (%): 30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 14.54
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 7789.0

Geometry Data

Equivalent Pond Length, [L] (ft): 230.0
Equivalent Pond Width, [W] (ft): 105.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
8.50	0.0
9.00	11326.0
9.50	23087.0
10.00	35719.0
10.50	49223.0
11.00	64469.0
11.50	83635.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: Slug Load Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 19167

Initial ground water level (ft datum) 8.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.500	5.500	8.500	11.500
0.250	3.000	6.000	9.000	12.000
0.500	3.500	6.500	9.500	
1.000	4.000	7.000	10.000	
1.500	4.500	7.500	10.500	
2.000	5.000	8.000	11.000	

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Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 3/23/2022 10:17:59

End Scenario 1 3/23/2022 10:17:59

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Detailed Results :: Scenario 1 :: Slug Load Recovery

Elapsed Time (hours)	Instantaneous Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Combined Instantaneous Discharge Rate (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Combined Cumulative Discharge (ft ³)	Flow Type
0.000	3194.5000	0.00000	8.49999	0.00000	0	0.000	0.0	0	N.A.
0.002	3194.5000	0.00000	9.78891	1.31010	0	19167.000	7.9	0	U/P
2.400	0.0000	0.00000	9.69631	0.23436	0	19167.000	2713.4	0	U/S
6.000	0.0000	0.00000	9.64145	0.09924	0	19167.000	4213.9	0	S
12.000	0.0000	0.00000	9.58168	0.06304	0	19167.000	5762.2	0	S
24.000	0.0000	0.00000	9.49971	0.03969	0	19167.000	7739.1	0	S
36.000	0.0000	0.00000	9.43461	0.03007	0	19167.000	9191.6	0	S
48.000	0.0000	0.00000	9.37983	0.02414	0	19167.000	10336.8	0	S
60.000	0.0000	0.00000	9.33210	0.02005	0	19167.000	11277.0	0	S
72.000	0.0000	0.00000	9.28962	0.01702	0	19167.000	12068.8	0	S
84.000	0.0000	0.00000	9.25124	0.01468	0	19167.000	12747.7	0	S
96.000	0.0000	0.00000	9.21621	0.01280	0	19167.000	13337.0	0	S
108.000	0.0000	0.00000	9.18399	0.01126	0	19167.000	13853.6	0	S
120.000	0.0000	0.00000	9.15418	0.00997	0	19167.000	14309.7	0	S
132.000	0.0000	0.00000	9.12649	0.00887	0	19167.000	14714.8	0	S
144.000	0.0000	0.00000	9.10066	0.00793	0	19167.000	15076.2	0	S
156.000	0.0000	0.00000	9.07651	0.00712	0	19167.000	15400.1	0	S
168.000	0.0000	0.00000	9.05388	0.00641	0	19167.000	15691.2	0	S
180.000	0.0000	0.00000	9.03262	0.00578	0	19167.000	15953.6	0	S
192.000	0.0000	0.00000	9.01262	0.00523	0	19167.000	16190.7	0	S
204.000	0.0000	0.00000	8.99378	0.00474	0	19167.000	16405.5	0	S
216.000	0.0000	0.00000	8.97603	0.00431	0	19167.000	16600.5	0	S
228.000	0.0000	0.00000	8.95928	0.00392	0	19167.000	16777.9	0	S
240.000	0.0000	0.00000	8.94347	0.00358	0	19167.000	16939.5	0	S
252.000	0.0000	0.00000	8.92853	0.00327	0	19167.000	17087.1	0	S
264.000	0.0000	0.00000	8.91439	0.00299	0	19167.000	17222.1	0	S
276.000	0.0000	0.00000	8.90101	0.00274	0	19167.000	17345.7	0	S
288.000	0.0000	0.00000	8.88832	----	----	19167.000	17459.1	0	N.A.

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

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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www.aaceinc.com

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LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION 4.88 ACRES - 751 SE CENTRAL PARKWAY STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 21-222

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Johnston Group Development & Construction, Inc.
224 Chimney Corner Lane, Suite 3032
Jupiter, FL 33458

Attention: Mr. Ryan B. Johnston

**LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA**

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a limited subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, hand auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The subject site is comprised of the following parcel located at 751 SE Central Parkway in Stuart, Martin County, Florida (within Section 9, Township 38 South, Range 41 East): Parcel ID 09-38-41-011-000-0000-1 (4.88 acres). A Site Vicinity Map (2021 Google Earth aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "St. Lucie Inlet, Florida" USGS topographic quadrangle map (2003), also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 10 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as vacant/undeveloped land on the USGS map. No obvious evidence of any mining, landfilling, etc. and no structures are visible on the subject property on the USGS Map.

The site is currently mostly vacant/idle and mainly covered by low grass/weeds, with a few isolated stands of pine and palm trees, and is bordered by properties developed with multi-family residential structures, commercial buildings, and assisted living facilities. Based on our review of readily available on-line historical aerial photographs, the northwestern portion of the site was previously occupied by two structures with associated surface parking; these structures appear to have been demolished around 2007-2008.

1.2 Project Description

Based on our conversations, we understand that you are currently in a due diligence period with respect to a potential purchase of the subject site. We further understand that, at this point, only preliminary information relative to soil types, groundwater levels, etc. is being requested.

Based on our review of the provided Conceptual Site Plan, we do understand that future site development is expected to consist of three-story townhome buildings with associated surface parking, a ± 0.5 -acre retention pond, and a clubhouse/swimming pool amenity. For this type of construction, we expect maximum wall loads of 3-5 kips per lineal foot and maximum column loads of 150 kips (if any). Further, we have assumed that 2-3 feet of fill will be necessary to raise site grades, with this fill potentially being obtained from the proposed lake.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions expressed herein.

2.0 LIMITED FIELD EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings and shallow auger borings. Further, as requested, two soil hydraulic conductivity tests were performed. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the Waveland and Immokalee fine sands (Map Unit 4) surficial soil type. In brief, this soil type is noted by the USDA NRCS to consist of sandy marine deposits originating from flatwoods within historic marine terraces, with fine sands and loamy sands present to depths in excess of 90 inches below grade. The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing three (3) Standard Penetration Test (SPT) borings and ten (10) hand auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 25 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. In addition, two (2) soil hydraulic conductivity (exfiltration) tests were performed on the site.

Our site visits and field work were performed in the period July 14-16, 2021. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided conceptual site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 and 2. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS. The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 and 2.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 and 2. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics), followed by loose to medium dense fine sands (SP) reaching the termination depths of our borings. Further, a 2-3 ft thick stratum of hardpan-type soils was encountered in most borings within the upper 5-8 feet.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 and 2 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 and 2. As can be seen, at the time of our field work, the groundwater table was encountered at a depth of about 7 feet below the existing ground surface. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Estimated Normal Seasonal High Groundwater Table

In general, the normal seasonal high groundwater table (NSHGWT) is likely during (or in the latter part of) the rainy season in South Florida, which typically ranges from June through September/October of each year. The water table elevations associated with a 100-year flood level (or during an extreme storm event) would be much higher than the normal seasonal high water table elevation. The normal seasonal high groundwater table can also be influenced by the presence of relief points such as canals, lakes, ponds, swamps, etc., as well as by the drainage characteristics of the in-situ soils.

Based upon our field explorations and laboratory examinations, measurements of the ambient groundwater levels, our review of the USDA soil survey, and considering the time of year when our explorations were performed, we estimate that the NSHGWT is about 2 feet above the levels encountered in the borings.

The estimated NSHGWT elevation does not provide any assurance that the groundwater levels will not exceed these estimated levels during any given year in the future. Drainage impediments, storm events or other such occurrences may result in groundwater levels exceeding our estimates. If a more accurate determination of the seasonal groundwater level variations on this site is prudent for the design of the project, we would recommend installing piezometers to allow for a prolonged period of groundwater monitoring.

4.4 Soil Hydraulic Conductivity Testing

Two (2) soil hydraulic conductivity tests were performed at the locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results.

Soil Hydraulic Conductivity Test Results			
Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	Not Encountered	2.0×10^{-2}	6.9×10^{-4}
EX-2	Not Encountered	1.3×10^{-2}	4.5×10^{-4}

The soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future 3-story townhome construction on conventional spread foundations or monolithic slabs following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps/roots), backfilling of craters from removed tree stumps, leveling of uneven terrain, and proofrolling of the building and parking/driveway areas with heavy vibratory compaction equipment. Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future low-rise residential construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using a conventional flexible pavement section with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. Site preparation is anticipated to consist of the removal of organic topsoil (where encountered) and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minimum separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) or the installation of roadway edge underdrains may be required.

5.4 Retention Pond and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar projects the Stuart/Martin County area, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.
- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.
- Most of our borings encountered a relatively shallow, thin stratum of dark brown/brown fine sands (SP) with silt fines and hardpan fragments (hardpan-type soils); this stratum may be significantly more cemented and hard in areas not explored. While hardpan is generally suitable for use as a fill material, hardpan-type soils can be challenging for several reasons:
 - ▶ Hardpan can be difficult to excavate, often requiring special equipment, especially in confined excavations such as utility trenches.
 - ▶ Excavated hardpan-type soils are often boulder-size chunks of cemented soils which are not easily broken down for re-use as structural fill.
 - ▶ When hardpan-type soils are field-pulverized into fragments that can be compacted to an adequately dense matrix, the in-place soil often fails the relative compaction test because during laboratory preparation, the soil is pulverized into smaller particles, resulting in a denser laboratory matrix than that which occurs in the field.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 and 2, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Johnston Group Development & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.


Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956



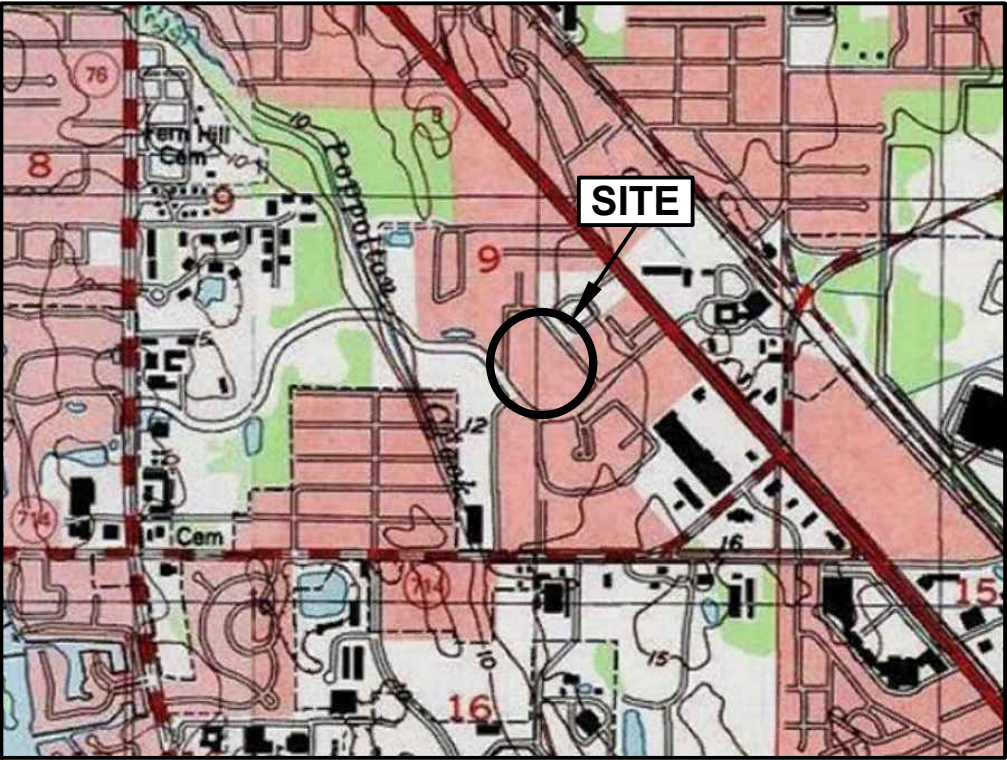

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969

7/19/21

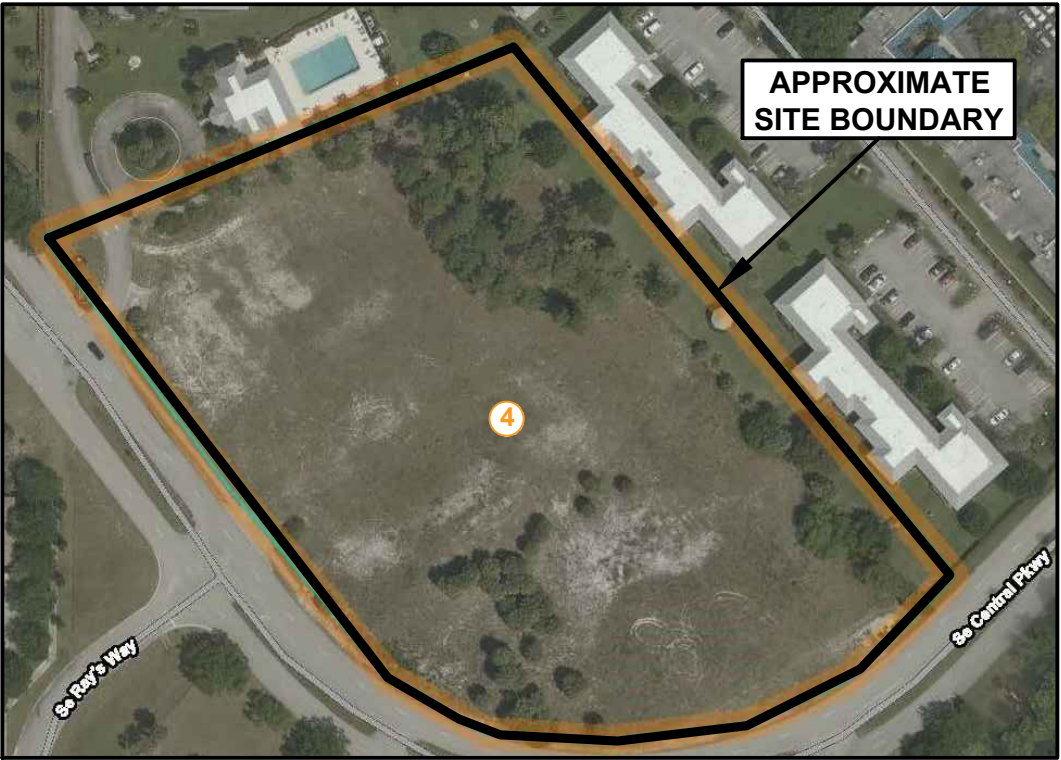
2021 AERIAL PHOTOGRAPH



2003 USGS TOPOGRAPHIC QUADRANGLE MAP OF "ST. LUCIE INLET, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 9, Township 38 South, Range 41 East

MARTIN COUNTY PROPERTY APPRAISER

Parcel ID 09-38-41-011-000-0000-1 (4.88 acres)

USDA NRCS SOIL TYPE WITHIN SITE BOUNDARY

4: Waveland and Immokalee fine sands



NOT TO SCALE

Graphical sources:

- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey



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SITE VICINITY MAPS

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Figure No. 1



LEGEND

- TB-#**
Standard Penetration Test Boring
- ##**
Hand Auger Boring (HAB-#)
- EX-#**
Exfiltration Test

NOTES

Shown and noted field work locations are approximate, and were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances, forest canopy cover, local weather conditions, etc. may affect the accuracy of the GPS instrument readings. The shown field work locations should be considered accurate only to the degree implied by the method of measurement used.



NOT TO SCALE

Graphical sources:
- Google Earth Pro
- Conceptual Site Plan provided by Johnston Group



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FIELD WORK LOCATION PLAN

LIMITED SUBSURFACE EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 S. US HWY 1, SUITE 200
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

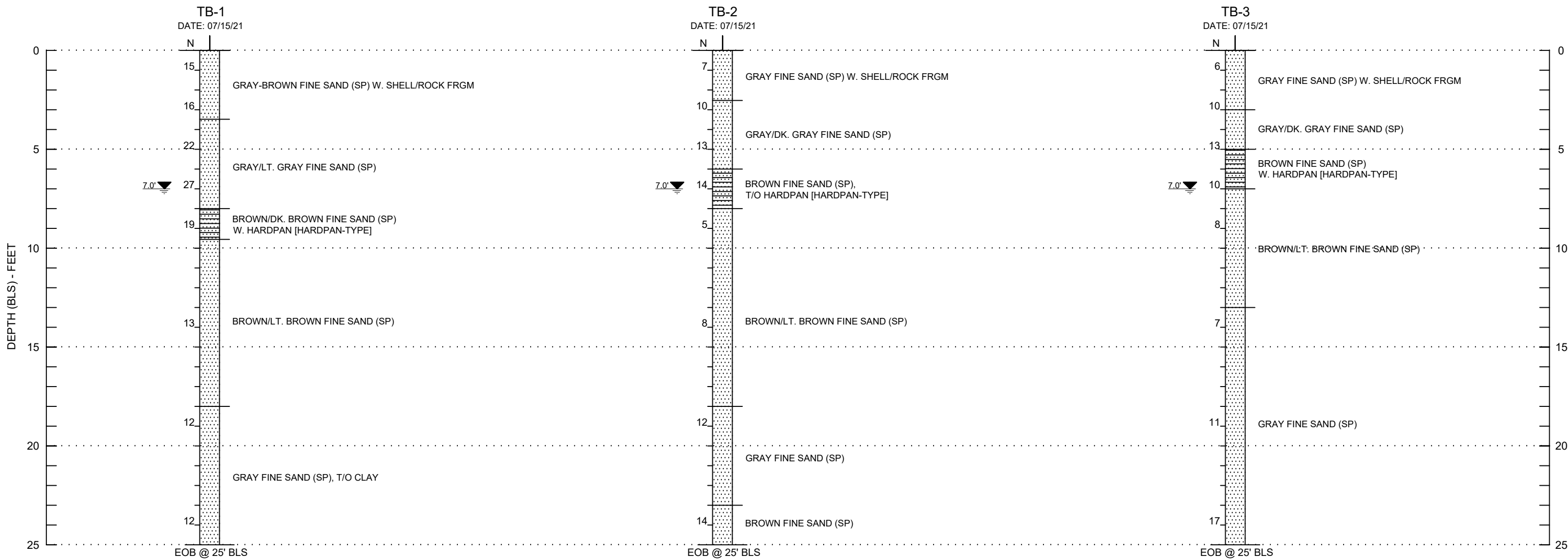
Checked by: DPA

AACE File No: 21-220

Date: July 2021

Date: July 2021

Figure No. 2



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
XX	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA

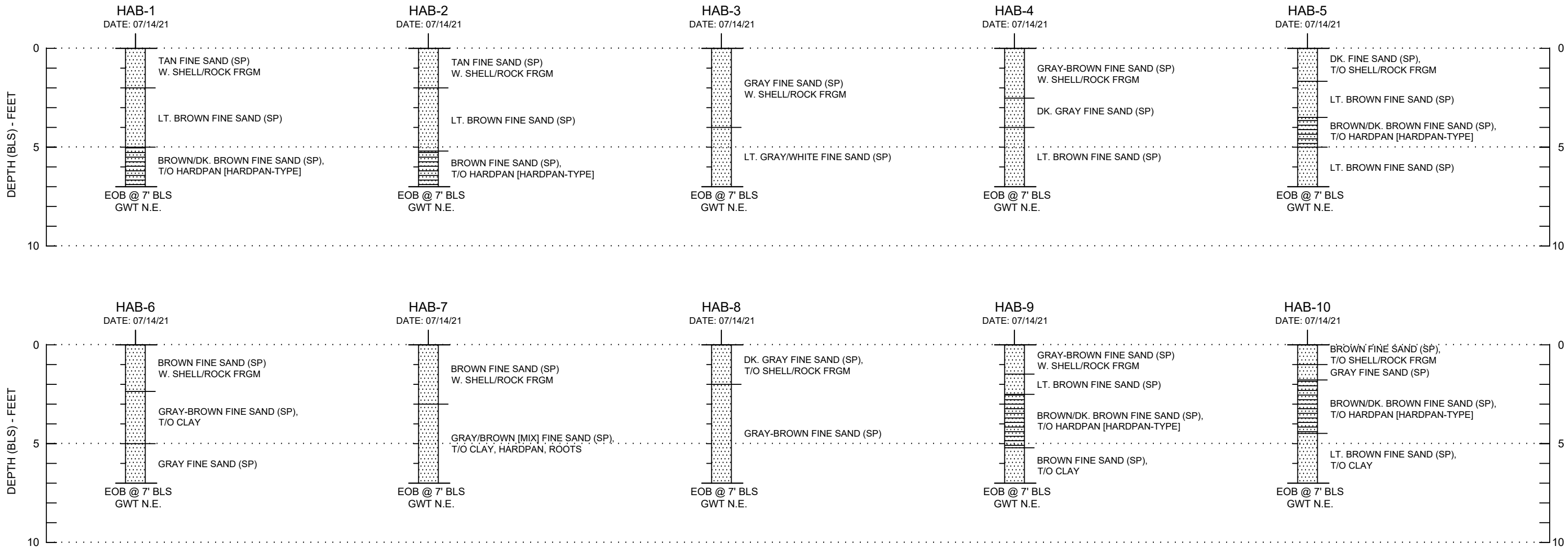
Date: July 2021

Checked by: DPA

Date: July 2021

AACE File No: 21-222

Sheet No. 1



SOIL GRAPHICAL LEGEND:

-  FINE SAND (SP)
-  FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DB
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45
HAB-#	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
xx	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	CASING: NONE
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED	SPLIT-SPOON SAMPLER:
EOB	END OF BORING	LENGTH: 24"
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"
FRGM	FRAGMENTS	SPT HAMMER:
		AVERAGE DROP: 30"
		WEIGHT: 140 LBS
		TYPE: SAFETY/MANUAL
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)	



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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA Date: July 2021

Checked by: DPA Date: July 2021

AACE File No: 21-222 Sheet No. 3

APPENDIX I

USDA NRCS Web Soil Survey Summary Report



United States
Department of
Agriculture

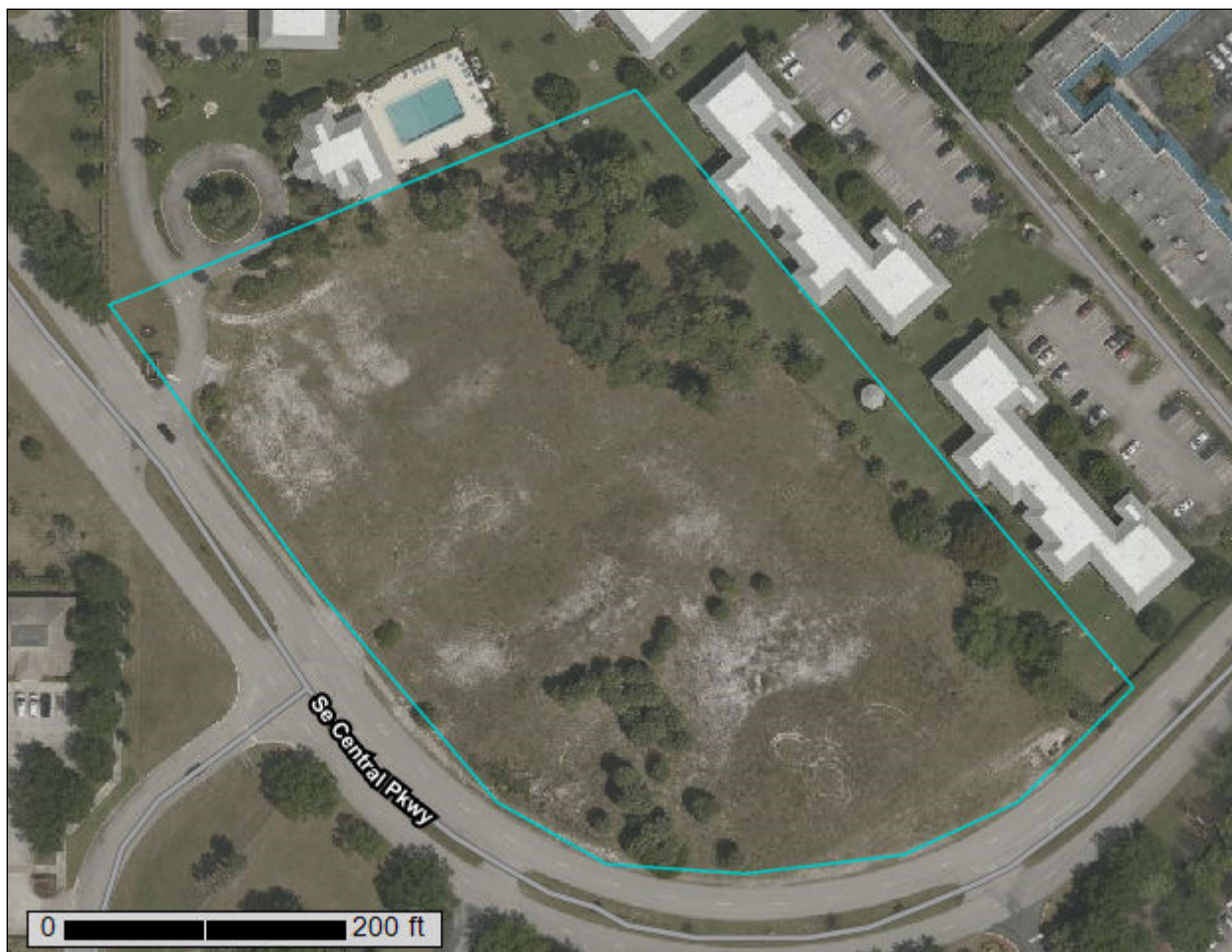
NRCS

Natural
Resources
Conservation
Service

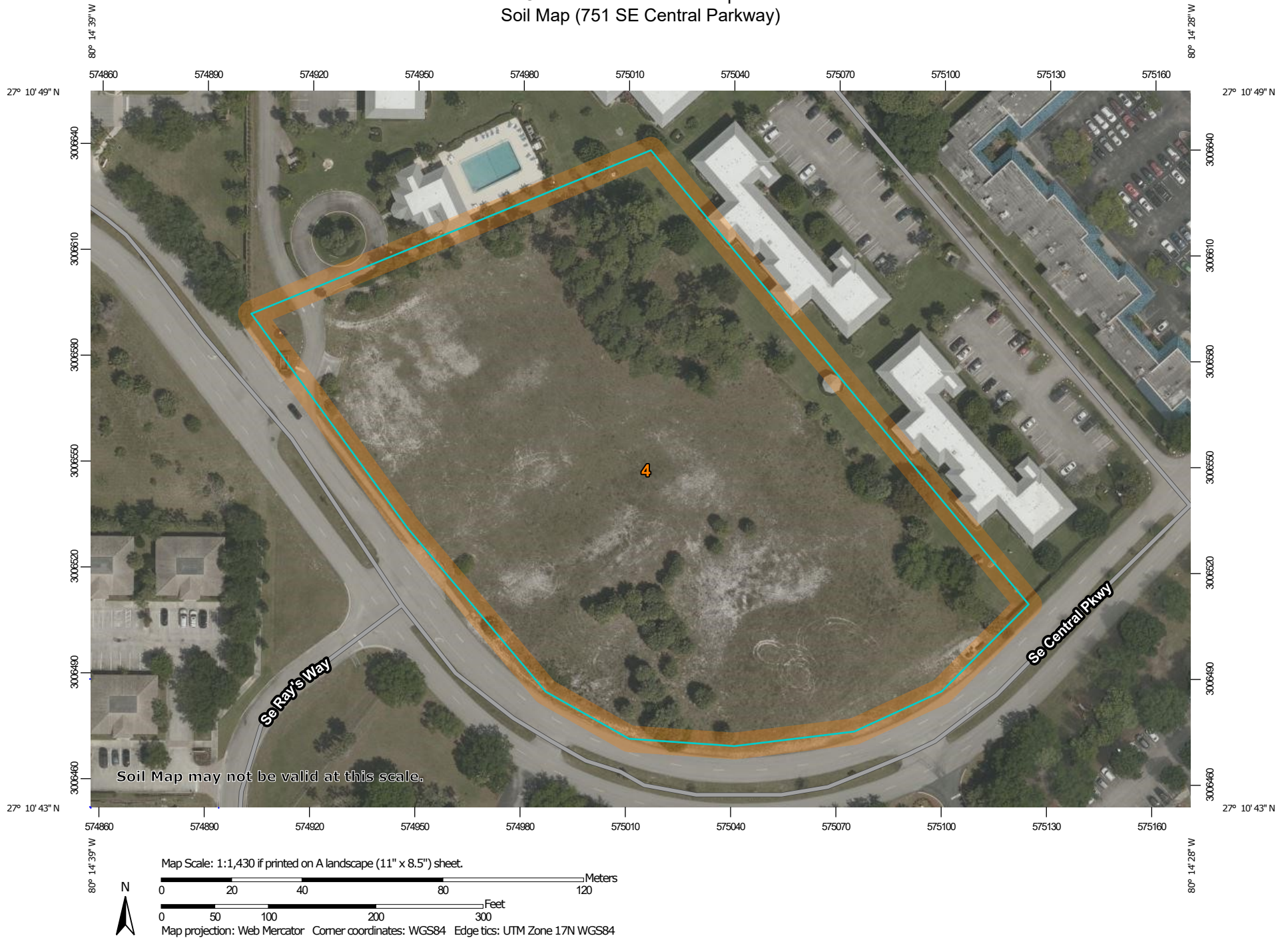
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Martin County, Florida**

751 SE Central Parkway



Custom Soil Resource Report
Soil Map (751 SE Central Parkway)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (751 SE Central Parkway)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	5.2	100.0%
Totals for Area of Interest		5.2	100.0%

Map Unit Descriptions (751 SE Central Parkway)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Custom Soil Resource Report

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), Slough (R156BY011FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Q_u):

Cohesionless Soils:	<u>N-Value</u>	<u>Description</u>
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	<u>N-Value</u>	<u>Description</u>	<u>Qu</u>
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recorded and the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
 Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
 MEDIUM SAND: No. 40 (425 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)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	Descriptive Adjectives	Classification
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

<u>Descriptive Term</u>	<u>Thickness</u>
with interbedded	
seam	-- less than ½ inch (13 mm) thick
layer	-- ½ to 12-inches (300 mm) thick
stratum	-- more than 12-inches (300 mm) thick
pocket	-- small, erratic deposit, usually less than 1-foot
lens	-- lenticular deposits
occasional	-- one or less per foot of thickness
frequent	-- more than one per foot of thickness
calcareous	-- containing calcium carbonate (reaction to diluted HCL)
hardpan	-- spodic horizon usually medium dense
marl	-- mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

<u>Symbol</u>	<u>Typical Description</u>
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA
CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

Soil Hydraulic Conductivity Test Reports

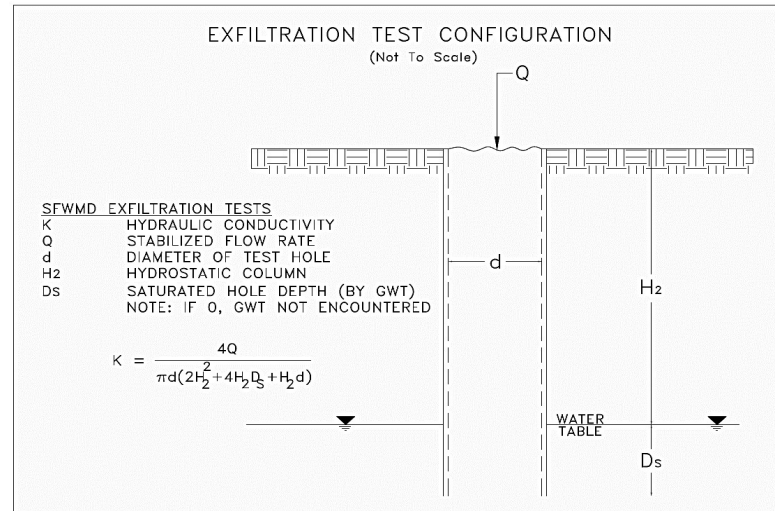


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-1	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	91 @ 10.00 MIN
AVERAGE FLOW RATE (GPM):	9.10
"STABILIZED" FLOW RATE (CFS): $Q =$	2.0E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	6.9E-04



Soil Profile	
Depth (in-bls)	Description
0 - 24	Light brown fine sand (SP) w. shell/rock fragments
24 - 65	Gray-brown fine sand (SP)
65 - 72	Dark brown fine sand (SP) w. hardpan [hardpan-type]
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
 The K-value was calculated based on the exfiltration test procedure as shown hereon.
 The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

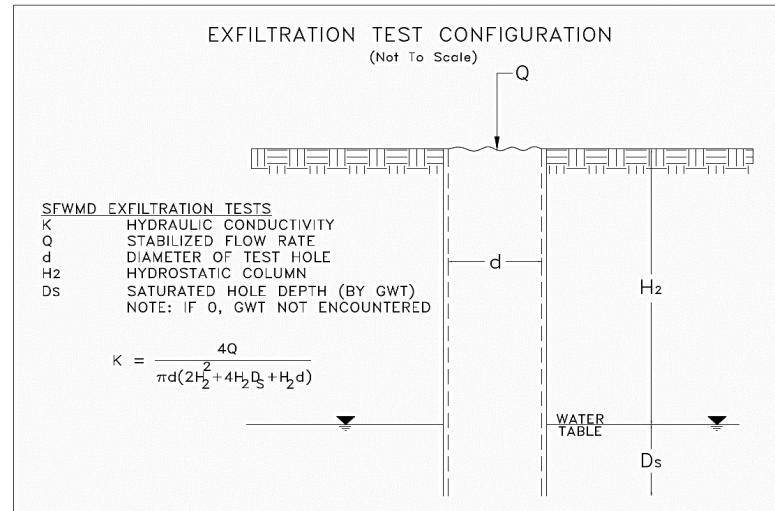


ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	EX-2	Project Name	751 SE Central Parkway	Weather Conditions	Overcast
		Project Number	21-222	Temperature	87F
		Test Location	Refer to Figure No. 2	Technician	RL/MM
		Date	07/16/2021	Engineer	PA

DIAMETER OF TEST HOLE (FEET): $d =$	0.5
DEPTH OF TEST HOLE (FEET): $H_1 =$	6
DEPTH TO WATER TABLE (FEET): $H_2 =$	6 (+)
SATURATED HOLE DEPTH (FEET): $D_s =$	0
METER READING (Gallons): $V_i =$	0 @ 0.00 MIN
METER READING (Gallons): $V_f =$	59 @ 10.00 MIN
AVERAGE FLOW RATE (GPM):	5.90
"STABILIZED" FLOW RATE (CFS): $Q =$	1.3E-02
HYDRAULIC CONDUCTIVITY (CFS / FT ² - FT. HEAD): $K =$	4.5E-04



Soil Profile	
Depth (in-bls)	Description
0 - 20	Light brown fine sand (SP), t/o shell/rock fragments
20 - 44	Gray fine sand (SP)
44 - 60	Dark brown fine sand (SP) w. hardpan [hardpan-type]
60 - 72	Tan fine sand (SP)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
 The K-value was calculated based on the exfiltration test procedure as shown hereon.
 The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/THE BEST PEOPLE ON EARTH exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.



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Appendix E: Supporting Drainage Report

Drainage Report

Towne Park Professional Center

December 2007
Revised September 2008

For: City of Stuart / South Florida Water Management District
Stormwater Management Review

Date _____

William J. Mathers, P.E.
Florida License 19658

Table of Contents

- I. Drainage Summary**
- II. Field test results**
- III. Technical Analysis with exhibits**

Drainage Summary

Drainage Summary

Key Points:

- Consistent with the original Towne Park North design, the Professional Center site will receive pass-through flows from the Condominiums.
- Based on the McCreary Offices SFWMD Permit No. 43-00600-S, Application No. 900626-8, allowable discharge for Towne Park North is ± 4 cfs.
- Offsite receiving body stage information for 10 yr – 1 day and 25 yr – 3 day events based on McCreary Office tailwater stages.
- The 100 year- 3 day storm event was analyzed without discharge to the Towne Park system.
- 860 LF of exfiltration trench required to store 2" over the entire site. 908 LF of trench provided.
- The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

Results:

Pre-Development 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Post Development 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

Post Development 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.67 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

Proposed site berm is at elevation 15.50 NGVD

Post Development 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Field Test Results



June 4, 2008

Mr. Michael DiEgidio
MJD Construction, Inc.
3456 SW Deggeller Court
Palm City, Florida 34990

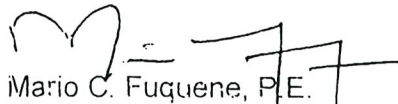
**Reference: Report of Hydraulic Conductivity Field Test
Proposed Townpark Professional Center
Stuart, Martin County, Florida
GFA Project No.: 08-0418**

Dear Mr. DiEgidio:

As requested, GFA International completed one hydraulic conductivity test at the referenced site on May 27, 2008. The test was performed near an existing ditch/swale area. The table below presents the results of our field tests:

Location	Depth to Groundwater level (ft)	Hydraulic Conductivity (cm/sec)	Hydraulic Conductivity (cfs/ft ²)	Hydraulic Conductivity (ft/day)
EX-1 150'EX10'N from the Site's Driveway Entrance	3.6	5.14 E-03	1.68 E-04	14.5

GFA appreciated the opportunity to be of service to you and if you have any questions, please don't hesitate to call our office at 772-489-9989.


Mario C. Fuquene, P.E.
Registered Engineer #60583
State of Florida

Environmental
Geotechnical
Private Provider, Services
Construction Materials Testing
Threshold and Special Inspections

Corporate Office
442 N.W. 35th Street
Boca Raton, FL 33431
(561) 347-0070
(561) 347 0809 Fax

Gulf Coast Office
5851 Country Lakes Dr.
Fort Myers, FL 33905
(239) 489-2443
(239) 489-3438 Fax

Treasure Coast Office
7882 S.W. Ellipse Way
Stuart, FL 34997
(772) 489-9989
(772) 489-2989 Fax

Orlando Office
9659 Tradeport Dr.
Orlando, FL 32827
(407) 447-9865
(407) 447-9868 Fax

The First Coast
5971 Powers Ave. Suite 5
Jacksonville, Florida 32217
(904) 854-9900
(904) 854-9901 Fax

Client: MJD Contractors						Test No.: EX-1		Date: 05/27/08
Project: Town Park Professional Center						Well Depth: 3.6 Feet		Analyst: Mario C. Fuquene
Job No.: 08-0418						Location: 150' East of Driveway Entrance		

Water Level	Hole Depth	Ds	t1	t2	H1	H2	K
3.6'	5.7	2.1	0.0	60.0	3.6	2.350	0.000115
3.6'	5.7	2.1	0.0	60.0	2.4	1.433	0.000169

Equation for K Value:

$$\frac{d^2 \cdot \ln(H_1/H_2)}{(2H_1 + 2H_2 + 4D_s + d)^2 (t_2 - t_1)}$$

Soil profile: EX-1

- 0.0' - 2" Dk. Brown SAND, trace roots & Shells
- 2" - 8" Lt. Brown m-f SAND, tr Shells
- 8" - 1.7' Tan m-f SAND, trace Shells
- 1.7' - 2.6' Black Peat
- 2.6' - 3.8' Black to gray f-m SAND
- 3.8' - 5.7' Tan to Dk. Brown f-m SAND, trace silt

Where:

k = 1.685E-04 cfs/ft² Hydraulic conductivity (

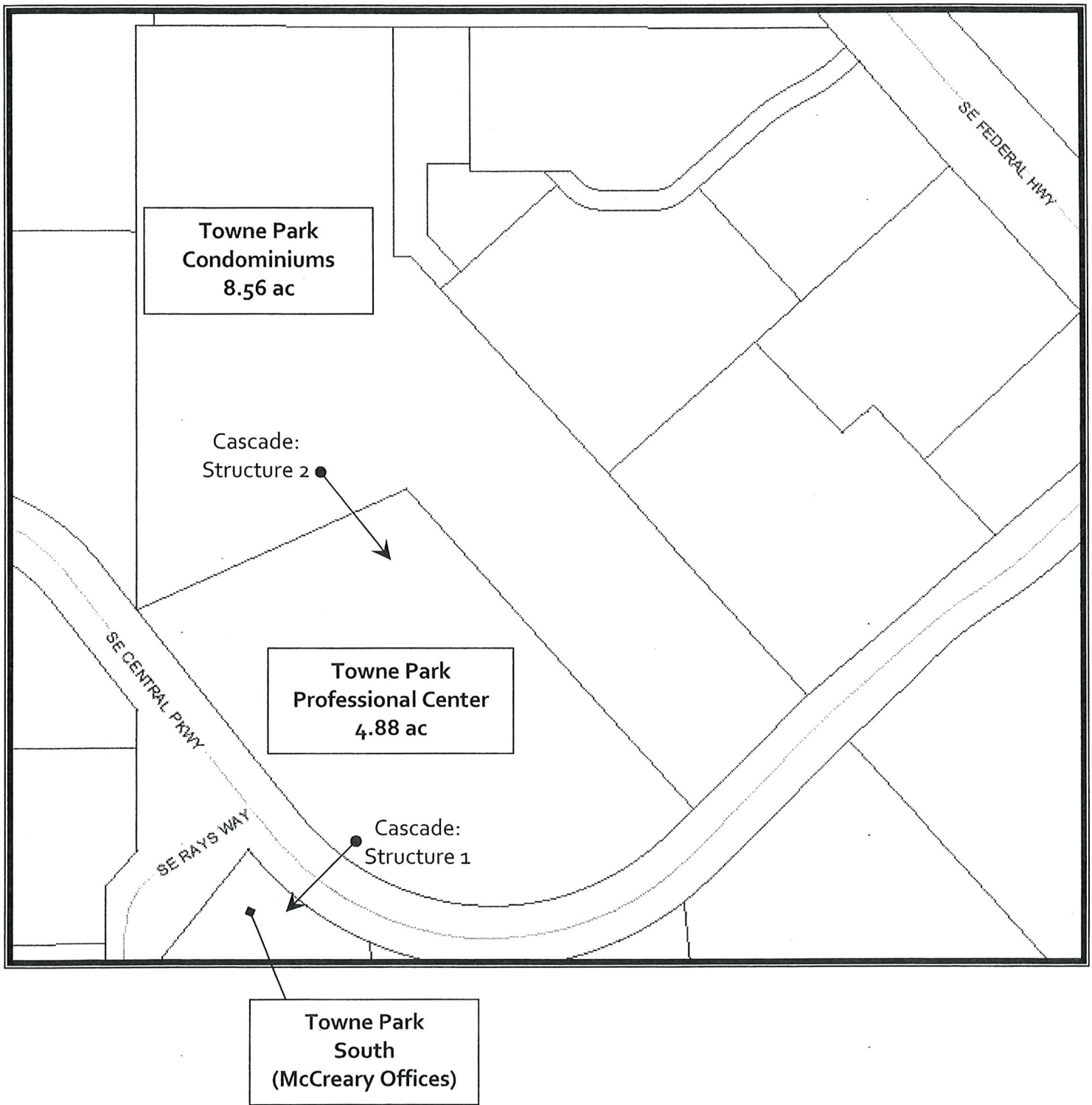
d = 0.33 ft Diameter of tests hole

K = 14.5593893 ft/day

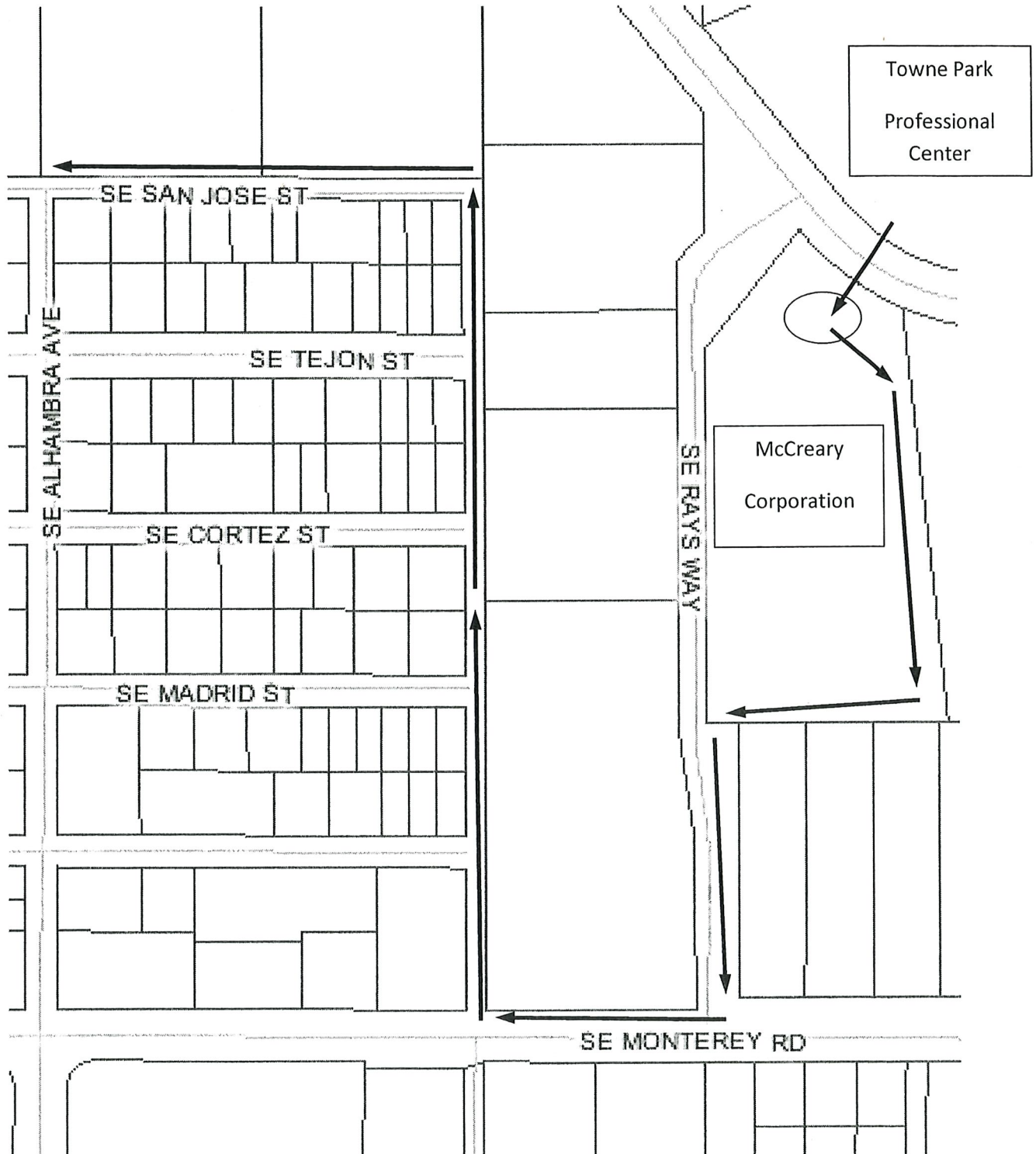


Technical Analysis

Master Drainage Exhibit



Drainage Exhibit:
Poppleton Creek Flow Path



Runoff Volume Recovery

Retention Size:

Retention Area **29910 sf**

Abstraction Volume:

Max Retention Vol (see Stage-Storage)	2.71 ac-ft	=	118048 cf
Saturated Soil Depth	1 ft		
Saturated Soil Volume	29910 cf		
Void Ratio	15 %		
Void Volume	4487 cf		

Total = **122534 cf**

Permeability Coefficient (k):

Maximum Drawdown Time	12 days
Abstraction Rate	10211 cf/day
Minimum Permeability Coefficient (k)	0.3 ft/day

Factor of Safety:

Ex-1 Average Permeability (k)	14.5 ft/day
see A & M soils report	

FS = **42.47**

I. Introduction

The proposed development site is located on SE Central Parkway opposite SE Rays Way. Currently a church/worship area exists on site. Site serves as a means of conveyance of stormwater from the Towne Park North Condominium south to the Central Parkway swale as part of the Towne Park master drainage system.

The site's soil classification is Waveland sand (4) Sand with a 10" depth to the wet season water table, as referenced in the "Soil Survey of Martin County" by Soil and Water Conservation District. The development in the area has reduced the Season High Water Table.

The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

The project will consist of 212,720 sf or 4.88 ac parcel containing a proposed (7) buildings with a proposed total 42,000 sf building footprint.

II. Design Criterion:

- 10 yr - 1 day storm = 7" of rainfall (for parking elevation)
- 25 yr - 3 day storm = 11" of rainfall (for berm elevation/dischage)
- 100 yr - 3 day storm = 15" of rainfall (for building FFE)
- SFWMD Water Quality
- Pre-treatment

Towne Park Condominiums
(Off-Site Contributing Drainage)

III. Calculations:

A. Towne Park Condos (Offsite contributing Drainage):

1. Site Data:

Total Area: $\text{Total Area} := 8.589 \text{ acre}$

Impervious Area:

Building Area $\text{B} := 61200 \text{ ft}^2$ Pavement Area $\text{Pa} := 110630 \text{ ft}^2$ Sidewalk/Conc pad
Area $\text{Sa} := 1330 \text{ ft}^2$ Lake Area $\text{La} := 0 \text{ ft}^2$ Total Impervious $\text{Imperv} := \text{B} + \text{Pa} + \text{Sa}$ Pervious Area: $\text{Perv} := \text{Total Area} - \text{Imperv}$ $\text{Perv} = 200976.84 \text{ ft}^2$ Percent Pervious: $\% \text{Perv} := \frac{\text{Perv}}{\text{Total Area}}$ $\% \text{Perv} = 53.72 \%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00

Developed Available Storage is Calculated @ 75% of the Type of Storage

I.E. (Coastal, Flatwoods, Depressional, etc...)

For 5' and 6' depth to water, please see attached letter from SFWMD
for verification of use of depths greater than 4' deep. $\text{S} := 4.05 \text{ in}$ $\text{Sw} := \text{S} \cdot \% \text{Perv}$ $\text{Sw} = 2.18 \text{ in}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	65005	0.00	0	0.00
14	167150	2.66	0	2.66
15	379811	8.94	0	8.94
15.5	396925	13.40	0	13.40

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.36 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.72 \text{ acre} \cdot \text{ft}$

For Dry Detention x 75% $R1b := R \cdot 75\%$ $R1b = 0.54 \text{ acre} \cdot \text{ft}$

Dry Retention 50% credit: $R1c := R \cdot 50\%$ $R1c = 0.36 \text{ acre} \cdot \text{ft}$

$$14 - \frac{(14 - 13) \cdot (2.66 \text{ acre} \cdot \text{ft} - R1b)}{2.66 \text{ acre} \cdot \text{ft} - 0.00 \text{ acre} \cdot \text{ft}} = 13.2 \text{ SFWMD Water Quality Stage}$$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$\text{Site_Area} := T - (La + B)$ $\text{Site_Area} = 312936.84 \text{ ft}^2$ $\text{Site_Area} = 7.18 \text{ acre}$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$Iq := \text{Site_Area} - \text{Perv}$ $Iq = 111960 \text{ ft}^2$ $Iq = 2.57 \text{ acre}$

$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}}$ $\text{Percentage_Imp} = 0.36$

c. For 2.5 inches x Percentage Impervious

$\text{Treated} := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp}$ $\text{Treated} = 0.89 \text{ in}$

d. Compute Volume Required for Quality Detention as Per SFWMD

$R1 := \text{Treated} \cdot (T - La)$ $R1 = 0.64 \text{ acre} \cdot \text{ft}$

Pre-Development
Towne Park Professional
(On-Site)

B. Pre-developed Towne Park Prof. Site (Onsite):**1. Site Data:**

Total Area: $\frac{\text{Total Area} := 212720 \cdot \text{ft}^2}{\text{Total Area} = 4.88 \text{ acre}}$

Impervious Area:

Building Area $\underline{B} := 9748 \text{ft}^2$

Pavement Area $\underline{Pa} := 18274 \text{ft}^2$

Sidewalk/Conc pad Area $\underline{Sa} := 2233 \text{ft}^2$

Total Impervious $\underline{\text{Imperv}} := \underline{B} + \underline{Pa} + \underline{Sa}$

Pervious Area: $\underline{\text{Perv}} := \text{Total Area} - \underline{\text{Imperv}}$

$\underline{\text{Perv}} = 182465 \text{ft}^2$

Percent Pervious: $\frac{\underline{\text{Perv}}}{\text{Total Area}} := \underline{\% \text{Perv}} = 85.78 \%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$\underline{S} := 4.05 \cdot \text{in}$

$\underline{Sw} := \underline{S} \cdot \underline{\% \text{Perv}}$

$\underline{Sw} = 3.47 \text{ in}$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	14000	0.00	0	0.00
14	14000	0.32	0	0.32
15	107000	1.71	0	1.71
15.5	200000	3.47	0	3.47

4. Estimated Runoff Volume:

25 yr - 3 day rainfall depth $\underline{P} := 11.0 \text{ in}$

$$\underline{Q_{pre}} := \left[\frac{(\underline{P} - .2 \cdot \underline{S_w})^2}{\underline{P} + .8 \cdot \underline{S_w}} \right] \quad \underline{Q_{pre}} = 7.71 \text{ in}$$

$$\underline{Vol_pre} := \underline{Q_{pre}} \cdot \underline{Total_Area} \quad \underline{Vol_pre} = 3.14 \text{ acre} \cdot \text{ft}$$

Post-Development
Towne Park Professional
(On-Site)

C. Developed Towne Park Prof. Site (Onsite):

1. Site Data:

Total Area $\underline{T} := \underline{\text{Total_Area}}$ $\underline{T} = 4.88 \text{ acre}$

Impervious Area

Building Area $\underline{B} := 42000 \cdot \text{ft}^2$ $\underline{B} = 0.96 \text{ acre}$

Pavement Area $\underline{Pa} := (59723) \cdot \text{ft}^2$

Sidewalk, Conc pad, Area $\underline{Sa} := (17210) \cdot \text{ft}^2$

Lake Area $\underline{La} := 0 \text{ft}^2$

Preserve Area $\underline{\text{Preserve}} := 0 \text{ft}^2$

Wetland Area $\underline{\text{Wetland}} := 0 \text{ft}^2$

Total Impervious Area $\underline{I} := \underline{B} + \underline{Pa} + \underline{Sa}$

$\underline{I} = 2.73 \text{ acre}$

$\underline{I} = 2.73 \text{ acre}$

$\frac{\underline{I}}{\underline{T}} = 55.91 \%$

Pervious Area:

Total Area - Impervious Area = Total Pervious Area

$\underline{\text{Perv}} := \underline{T} - \underline{I}$ $\underline{\text{Perv}} = 93787 \text{ ft}^2$

Percent Pervious: $\underline{\%Perv} := \frac{\underline{\text{Perv}}}{\underline{T}}$ $\underline{\%Perv} = 44.09 \%$

2. Soil Storage:

Land Use	Area (sf)	Grade (ft-NGVD)	Area x Grade
Building	42000	16	672000
Pavement / Drive	59723	15.2	907789.6
Sidewalk	17210	15.5	266755
Dry Detention / Swale	39000	12	468000
Pervious (Not Dry Detention)	54787	15	821805
			3136349.6
Total Site Area	212720		
Weighted Site Grade		14.74	

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
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
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Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$$S := 6.75 \cdot \text{in} \quad S_w := S \cdot \% \text{Perv} \quad S_w = 2.98 \text{ in}$$

3. Stage Storage

Tree Area

Average Tree Size: $\text{TreeDiam} := 24 \text{ in}$

$$\text{TreeA} := 3.14 \cdot \left(\frac{\text{TreeDiam}}{2} \right)^2$$

$$\text{Trees} := 28 \quad \text{TotalTreeArea} := \text{TreeA} \cdot \text{Trees}$$

$$\text{TotalTreeArea} = 87.92 \text{ ft}^2 \quad \text{Approx } 90 \text{ sf}$$

$$\text{Dry-Detention Area @ EL 11} \quad 14000 \text{ ft}^2 - 90 \text{ ft}^2 = 13910 \text{ ft}^2$$

$$\text{Dry-Detention Area @ EL 15} \quad 30000 \text{ ft}^2 - 90 \text{ ft}^2 = 29910 \text{ ft}^2$$

Elevation	Dry-Detention		Pavement		Swale		Pipe	Total
	Area	Volume	Area	Volume	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	sf	ac-ft	sf	ac-ft	cf	ac-ft
10.9	0	0.00	0	0.00	0	0.00	0	0.00
11	13910	0.02	0	0.00	0	0.00	0	0.02
12	17910	0.38	0	0.00	0	0.00	0	0.38
13	21910	0.84	0	0.00	0	0.00	0	0.84
14	25910	1.39	0	0.00	0	0.00	0	1.39
15	29910	2.03	27464	0.32	0	0.00	0	2.34
15.5	29910	2.37	59723	0.82	9000	0.05	0	3.24
16	29910	2.71	59723	1.50	9000	0.15	0	4.37

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot \text{in} \cdot T$ $R = 0.2 \text{ acre} \cdot \text{ft}$

5. SFWMD Water Quality**Criteria 1: First 1" of runoff:**

First 1" of runoff: $R := 1 \cdot \text{in} \cdot T$ $R = 0.41 \text{ acre} \cdot \text{ft}$

Criteria 2: 2.5" x % Impervious:**a. Site Area, for Water Quality Pervious / Impervious Calculations Only**

$\text{Site_Area} := T - (La + B)$ $\text{Site_Area} = 170720 \text{ ft}^2$ $\text{Site_Area} = 3.92 \text{ acre}$

**b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious**

$Iq := \text{Site_Area} - \text{Perv}$ $Iq = 76933 \text{ ft}^2$ $Iq = 1.77 \text{ acre}$

$\text{Percentage_Imp} := \frac{Iq}{\text{Site_Area}}$ $\text{Percentage_Imp} = 0.45$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot \text{in} \cdot \text{Percentage_Imp}$ $Treated = 1.13 \text{ in}$

d. Compute Volume Required for Quality Detention as Per SFWMD

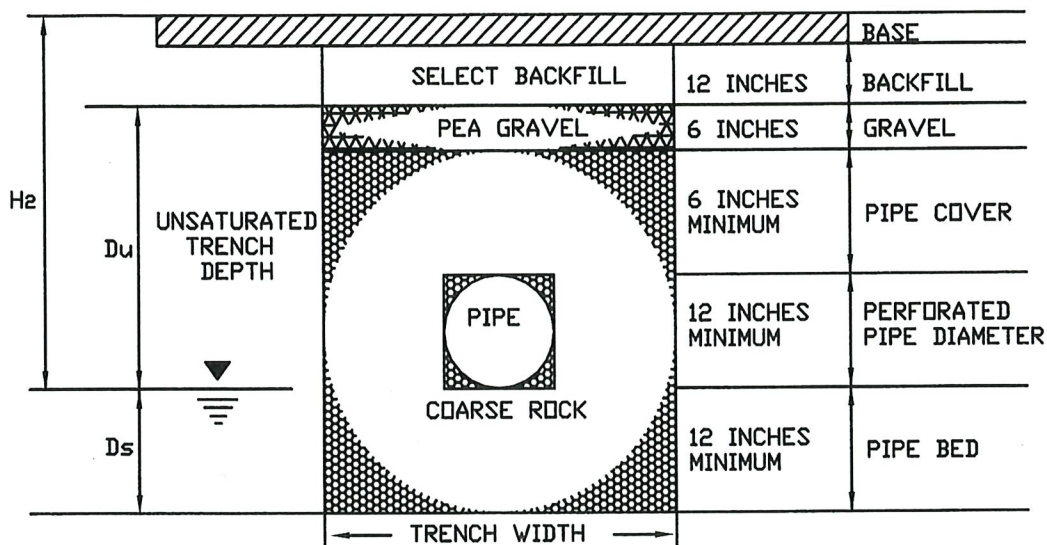
$R1 := Treated \cdot (T - La)$ $R1 = 0.46 \text{ acre} \cdot \text{ft}$

Dry Detention 75% credit: $R1a := R1 \cdot 75\%$ $R1a = 0.34 \text{ acre} \cdot \text{ft}$

$12 - \frac{(12 - 11) \cdot (0.38 \cdot \text{acre} \cdot \text{ft} - R1a)}{0.38 \text{ acre} \cdot \text{ft} - 0.02 \cdot \text{acre} \cdot \text{ft}} = 11.9 = \text{SFWMD Water Quality Stage}$

6. Trench Drain Evaluation:

SFWMD Trench Drain Calculations From Codes - Calcs Take into account abstraction value from soils.

**Trench Calculations for Length of Trench**

Rainfall To be Stored in Trenches in inches?

K value from Soils Test?

$$K := .000168 \text{ CFS/FT}^2\text{-FT. Head}$$

H2 Depth to Water Table?

$$H_2 := 4 \cdot \text{ft} \quad \text{Design Condition}$$

Du Non - Saturated Trench Depth?

$$D_u := 4 \cdot \text{ft}$$

Ds Saturated Depth of Trench?

$$D_s := 1 \cdot \text{ft}$$

W Trench Width?

$$W := 6 \cdot \text{ft}$$

$$H := D_u + D_s$$

$$H = 5 \text{ ft}$$

Volume of Rainfall Calculated?

$$V_{\text{trench}} := T \cdot 2 \text{ in}$$

$$V_{\text{trench}} = 0.81 \text{ acre} \cdot \text{ft}$$

$$V_{\text{trench}} < R1 \quad \text{(Required Water Quality/Pre-treatment Volume)}$$

$$L := \frac{\left(\frac{V_{\text{trench}}}{\text{acre} \cdot \text{in}} \right) \cdot \text{ft}^3}{K \cdot (H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (.000139) \cdot W \cdot D_u} \quad L = 856.73 \text{ ft}$$

Upland Developed Basin Rainfall
adjusted for trench

$$7 \text{ in} - \frac{V_{\text{trench}}}{T} = 5 \text{ in}$$

$$11 \text{ in} - \frac{V_{\text{trench}}}{T} = 9 \text{ in}$$

$$15 \text{ in} - \frac{V_{\text{trench}}}{T} = 13 \text{ in}$$

7. 100 YR - 3 day:

Design Storm Runoff Volume:

$$Q_{100_3\text{day}} := \left[\frac{(P - .2 \cdot S_w)^2}{P + .8 \cdot S_w} \right] \quad \text{where: } P := 13 \text{ in} \quad S_w = 2.98 \text{ in}$$

$$Q_{100_3\text{day}} = 10 \text{ in}$$

$$V_{100} := Q_{100_3\text{day}} \cdot \text{Total Area}$$

$$V_{100} = 4.07 \text{ acre} \cdot \text{ft} = \mathbf{100 \text{ year} - 3 \text{ day volume}}$$

Storm Stage:

Interpolating information from the stage/storage analysis:

$$16.0 - \frac{(16.0 - 15.5) \cdot (4.37 \text{ acre} \cdot \text{ft} - V_{100})}{4.37 \text{ acre} \cdot \text{ft} - 3.24 \text{ acre} \cdot \text{ft}} = 15.87 = \mathbf{100 \text{ year} - 3 \text{ day stage}}$$

D. Results

Towne Park Pre-developed Site:

The 25 yr - 3 day storm event:

North Condominium Basin 14.80 NGVD

Professional Center Basin 14.99 NGVD

Towne Park Developed Site:

1. The 10 yr - 1 day storm flood stage:

North Condominium Basin 14.02 NGVD

Professional Center Basin 14.09 NGVD

Minimum proposed parking elevation is elevation 15.00 NGVD

2. The 25 yr - 3 day storm flood stage:

North Condominium Basin 14.64 NGVD

Professional Center Basin 14.97 NGVD

Proposed site berm is at elevation 15.50 NGVD

Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

3. The 100 yr - 3 day storm flood stage:

Professional Center Basin 15.87 NGVD

Proposed building FFE elevation is 16.00 NGVD

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.58899 acres

Ground Storage: 2.18 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Basin 2: TP Prof PRE DEV

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 4.88 acres

Ground Storage: 3.47 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	0.32
15.00	1.71
15.50	3.47

Structure: 1

From Basin: TP Condos

To Basin: TP Prof PRE DEV

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 13 ft NGVD, Length = 4 ft, Weir Coef = 3.2

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.05	0.00	0.00	13.00	13.00
24.00	1.18	0.19	0.11	0.00	13.05	13.06
36.00	2.04	0.41	1.24	-0.06	13.20	13.24
48.00	2.91	0.48	3.74	-0.16	13.42	13.48
60.00	8.22	29.66	9.29	-0.54	14.17	14.36
72.00	11.00	0.82	32.48	-1.16	14.80	14.98
84.00	11.00	0.00	32.73	-1.18	14.80	14.98
96.00	11.00	0.00	32.73	-1.18	14.80	14.98
108.00	11.00	0.00	32.73	-1.18	14.80	14.98

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
120.00	11.00	0.00	32.73	-1.18	14.80	14.98
132.00	11.00	0.00	32.73	-1.18	14.80	14.98
144.00	11.00	0.00	32.73	-1.18	14.80	14.98
156.00	11.00	0.00	32.73	-1.18	14.80	14.98
168.00	11.00	0.00	32.73	-1.18	14.80	14.98
180.00	11.00	0.00	32.73	-1.18	14.80	14.98
192.00	11.00	0.00	32.73	-1.18	14.80	14.98
204.00	11.00	0.00	32.73	-1.18	14.80	14.98
216.00	11.00	0.00	32.73	-1.18	14.80	14.98
228.00	11.00	0.00	32.73	-1.18	14.80	14.98
240.00	11.00	0.00	32.73	-1.18	14.80	14.98
252.00	11.00	0.00	32.73	-1.18	14.80	14.98
264.00	11.00	0.00	32.73	-1.18	14.80	14.98
276.00	11.00	0.00	32.73	-1.18	14.80	14.98
288.00	11.00	0.00	32.73	-1.18	14.80	14.98
300.00	11.00	0.00	32.73	-1.18	14.80	14.98
312.00	11.00	0.00	32.73	-1.18	14.80	14.98
324.00	11.00	0.00	32.73	-1.18	14.80	14.98
336.00	11.00	0.00	32.73	-1.18	14.80	14.98
348.00	11.00	0.00	32.73	-1.18	14.80	14.98
360.00	11.00	0.00	32.73	-1.18	14.80	14.98

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	32.73	77.20	-32.92	72.20

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Condos	14.80	77.40	13.00	0.00
TP Prof PRE DE	14.99	72.60	11.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Condos	6.27	0.00	-1.45	0.00	7.71	0.00
TP Prof PRE DE	3.13	-1.45	0.00	0.00	1.69	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 5 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	3.28	6.79	1.91	-0.21	12.28	12.00
24.00	5.00	0.25	1.05	1.61	12.10	12.02
36.00	5.00	0.00	0.16	2.01	12.27	12.27
48.00	5.00	0.00	0.26	2.09	12.53	12.53
60.00	5.00	0.00	-3.05	0.27	13.82	14.53
72.00	5.00	0.00	2.01	-0.72	14.03	13.72
84.00	5.00	0.00	1.74	-0.02	13.88	13.65
96.00	5.00	0.00	1.65	0.29	13.79	13.58
108.00	5.00	0.00	1.63	0.54	13.71	13.51
120.00	5.00	0.00	1.63	0.77	13.63	13.43
132.00	5.00	0.00	1.62	1.01	13.56	13.36
144.00	5.00	0.00	1.62	1.24	13.49	13.29
156.00	5.00	0.00	1.62	1.47	13.42	13.22
168.00	5.00	0.00	-0.68	1.54	13.41	13.15
180.00	5.00	0.00	-0.60	1.56	13.05	13.07
192.00	5.00	0.00	0.21	1.83	13.01	13.00
204.00	5.00	0.00	0.13	1.99	12.93	12.93
216.00	5.00	0.00	0.26	2.10	12.87	12.86
228.00	5.00	0.00	0.28	2.18	12.79	12.79
240.00	5.00	0.00	0.28	2.25	12.72	12.72
252.00	5.00	0.00	0.28	2.31	12.65	12.65
264.00	5.00	0.00	0.28	2.37	12.58	12.57
276.00	5.00	0.00	0.27	2.42	12.51	12.50
288.00	5.00	0.00	0.27	2.46	12.44	12.43
300.00	5.00	0.00	0.27	2.51	12.36	12.36
312.00	5.00	0.00	0.27	2.55	12.29	12.29
324.00	5.00	0.00	0.27	2.59	12.22	12.22
336.00	5.00	0.00	0.27	2.63	12.15	12.14
348.00	5.00	0.00	0.27	2.67	12.08	12.07
360.00	5.00	0.00	0.28	2.71	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	3.28	13.19	0.15	0.00	13.18	12.28
24.00	5.00	0.45	0.77	0.93	13.42	12.10
36.00	5.00	0.00	0.28	1.40	13.25	12.27
48.00	5.00	0.00	0.14	1.60	13.18	12.53
60.00	5.00	0.00	-9.53	0.39	13.60	13.82
72.00	5.00	0.00	-5.91	-0.49	13.94	14.03
84.00	5.00	0.00	-8.34	0.10	13.71	13.88
96.00	5.00	0.00	-8.47	0.36	13.62	13.79
108.00	5.00	0.00	-8.50	0.57	13.54	13.71
120.00	5.00	0.00	-8.51	0.76	13.46	13.63
132.00	5.00	0.00	-8.51	0.95	13.39	13.56
144.00	5.00	0.00	-8.51	1.15	13.32	13.49
156.00	5.00	0.00	-8.51	1.34	13.25	13.42
168.00	5.00	0.00	8.24	1.55	13.22	13.41
180.00	5.00	0.00	0.36	1.31	13.28	13.05

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	5.00	0.00	0.17	1.55	13.19	13.01
204.00	5.00	0.00	0.10	1.68	13.15	12.93
216.00	5.00	0.00	0.06	1.76	13.12	12.87
228.00	5.00	0.00	0.04	1.81	13.10	12.79
240.00	5.00	0.00	0.03	1.84	13.08	12.72
252.00	5.00	0.00	0.02	1.87	13.07	12.65
264.00	5.00	0.00	0.02	1.89	13.07	12.58
276.00	5.00	0.00	0.02	1.91	13.06	12.51
288.00	5.00	0.00	0.01	1.92	13.05	12.44
300.00	5.00	0.00	0.01	1.94	13.05	12.36
312.00	5.00	0.00	0.01	1.95	13.05	12.29
324.00	5.00	0.00	0.01	1.96	13.04	12.22
336.00	5.00	0.00	0.01	1.96	13.04	12.15
348.00	5.00	0.00	0.01	1.97	13.04	12.08
360.00	5.00	0.00	0.01	1.98	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.94	13.20	-3.62	0.00
2	9.19	74.60	-9.94	52.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.09	67.80	11.00	0.00
TP Condos	14.02	68.00	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	1.07	1.97	2.71	0.02	0.38	-0.03
TP Condos	2.07	0.00	1.97	0.00	0.09	0.00

Project Name: Towne Park Prof.

Reviewer: WJM

Project Number: 2065-01

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: TP Prof

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 4.88 acres

Ground Storage: 2.98 inches

Time of Concentration: 0.5 hours

Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 8.55999 acres

Ground Storage: 2.49 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

From Basin: TP Prof

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
 US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	0.48	0.00	0.26	-0.33	11.99	12.00
24.00	0.97	0.04	0.27	-0.32	12.02	12.02
36.00	1.67	0.13	0.29	-0.31	12.28	12.27
48.00	2.38	0.17	0.30	-0.11	12.54	12.53
60.00	6.72	12.68	-1.78	-1.29	14.28	14.53
72.00	9.00	0.36	3.24	0.70	14.59	13.72
84.00	9.00	0.00	2.53	3.55	14.20	13.65
96.00	9.00	0.00	-0.33	5.41	13.86	13.58
108.00	9.00	0.00	-1.03	5.89	13.73	13.51
120.00	9.00	0.00	-1.13	6.18	13.64	13.43
132.00	9.00	0.00	-1.15	6.42	13.56	13.36
144.00	9.00	0.00	-1.16	6.65	13.49	13.29
156.00	9.00	0.00	-1.16	6.89	13.42	13.22
168.00	9.00	0.00	-0.90	6.99	13.25	13.15
180.00	9.00	0.00	0.30	6.99	13.08	13.07
192.00	9.00	0.00	0.21	7.27	13.01	13.00
204.00	9.00	0.00	0.13	7.43	12.93	12.93
216.00	9.00	0.00	-0.02	7.54	12.87	12.86
228.00	9.00	0.00	-0.13	7.62	12.79	12.79
240.00	9.00	0.00	-0.15	7.69	12.72	12.72
252.00	9.00	0.00	-0.16	7.75	12.65	12.65
264.00	9.00	0.00	-0.17	7.81	12.58	12.57
276.00	9.00	0.00	-0.18	7.86	12.51	12.50
288.00	9.00	0.00	-0.18	7.90	12.44	12.43
300.00	9.00	0.00	-0.18	7.95	12.36	12.36
312.00	9.00	0.00	-0.19	7.99	12.29	12.29
324.00	9.00	0.00	-0.19	8.03	12.22	12.22
336.00	9.00	0.00	-0.19	8.07	12.15	12.14
348.00	9.00	0.00	-0.19	8.11	12.08	12.07
360.00	9.00	0.00	-0.22	8.15	12.01	12.00

Structure: 2

From Basin: TP Condos

To Basin: TP Prof

Structure Type: Gravity

Weir: None

Bleeder: None

Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft

US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.02	0.00	0.00	13.00	11.99
24.00	1.18	0.16	0.01	0.00	13.04	12.02
36.00	2.04	0.38	0.09	0.04	13.14	12.28
48.00	2.91	0.46	0.25	0.20	13.23	12.54
60.00	8.22	29.08	-6.79	-0.87	14.17	14.28
72.00	11.00	0.81	2.60	0.08	14.53	14.59
84.00	11.00	0.00	2.20	2.56	14.14	14.20
96.00	11.00	0.00	9.18	4.23	13.71	13.86
108.00	11.00	0.00	8.97	4.64	13.56	13.73
120.00	11.00	0.00	8.92	4.88	13.47	13.64
132.00	11.00	0.00	8.90	5.08	13.39	13.56
144.00	11.00	0.00	8.90	5.28	13.32	13.49
156.00	11.00	0.00	8.90	5.47	13.25	13.42
168.00	11.00	0.00	0.32	5.41	13.24	13.25
180.00	11.00	0.00	0.35	5.31	13.28	13.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	11.00	0.00	0.16	5.54	13.19	13.01
204.00	11.00	0.00	0.09	5.67	13.15	12.93
216.00	11.00	0.00	0.06	5.74	13.12	12.87
228.00	11.00	0.00	0.04	5.79	13.10	12.79
240.00	11.00	0.00	0.03	5.83	13.08	12.72
252.00	11.00	0.00	0.02	5.86	13.07	12.65
264.00	11.00	0.00	0.02	5.88	13.07	12.58
276.00	11.00	0.00	0.02	5.90	13.06	12.51
288.00	11.00	0.00	0.01	5.91	13.05	12.44
300.00	11.00	0.00	0.01	5.92	13.05	12.36
312.00	11.00	0.00	0.01	5.93	13.05	12.29
324.00	11.00	0.00	0.01	5.94	13.04	12.22
336.00	11.00	0.00	0.01	5.95	13.04	12.15
348.00	11.00	0.00	0.01	5.96	13.04	12.08
360.00	11.00	0.00	0.01	5.96	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.24	72.00	-3.62	0.00
2	9.26	95.60	-9.54	52.60

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.67	66.60	11.00	0.00
TP Condos	14.64	64.80	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	2.52	5.96	8.15	0.02	0.38	-0.03
TP Condos	6.05	0.00	5.96	0.00	0.09	0.00

Stormwater Maintenance Plan

Exfiltration: (To be maintained by Owner)

The drainage system serving this project consists primarily of a below surface trench drain network and a Control Structure. Three of the inlets are placed in the parking lot area and seven in the grassed area. The three in the parking lot will be subject to less potential debris than the seven in the grassed area. The other inlets are subject to debris and therefore the tops are raised an additional 0.5' above the grass to help reduce sediments and debris from entering the trench drain system. The inlets are equipped with aluminum debris baffles.

During construction the inlets will have 1/2" plywood wrapped with filter cloth placed under the inlet grate to prevent debris from entering the system. This protection will remain until after final approvals and all landscaping has been completed.

- Inspection of the drainage inlets with removal of the grates shall be done in the months of May, July, and November of each year to remove any accumulation of debris. Inspection of the Control Structure should also be done in these months to remove any accumulation of debris.
- Once every three years the inlets and pipes shall be flushed and pumped by a company specializing in this type of cleaning.
- Should the rainwater begin to overflow the inlet tops, with the rainfall being less than 3 to 4 inches within a 4 hour period, then the system is to be inspected and cleaned as necessary.
- If required in control structures, skimmers are to be maintained periodically every time catch basin maintenance occurs.

Catch Basin Maintenance: (To be maintained by Owner)

Catch Basins shall have regularly scheduled maintenance a minimum of 1 time a year. Scheduled maintenance shall include but not be limited to clearing of all debris within the catch basin and removal of any obstructions in and around the catch basin. Catch Basins shall be maintained after any major storm event.

Nuisance Exotics: (To be maintained by Owner)

Stormwater management system will be monitored continually for nuisance exotics to ensure that no regrowth occurs.

Pervious Concrete: (To be maintained by Owner)

Also, the drainage system serving this project consists of pervious concrete. The sands upper layer is rapid draining and the water table is 4 feet deep. Therefore, the maintenance will primarily consist of keeping the retention area free of debris and the pervious concrete free of clays.

- Once every ten years the pervious concrete can be flushed and vacuumed by a company specializing in this type of cleaning.
- Should the rainwater begin to pond, with the rainfall being less than 3 inches within a 4-hour period, then the pervious concrete is to be inspected and cleaned as stated above.



Ordinance 2487-2022 Staff Report

A. Application

Sailfish Cay Rezoning Application Number: Z21110003

Applicant	751 SE Central, LLC
Property Owner	Cypress Holding, LLC
Agent for Applicant	Johnston Group Development and Design, Inc.
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	April 1, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a rezoning from a Commercial Planned Unit Development (CPUD) to a Residential Planned Unit Development (RPUD) to allow the construction of 60 multifamily townhouse units on 4.88 acres of land located at 751 SE Central Boulevard.

The Applicant is requesting three waivers. Staff recommends approval of Ordinance 2487-2022.

Background

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

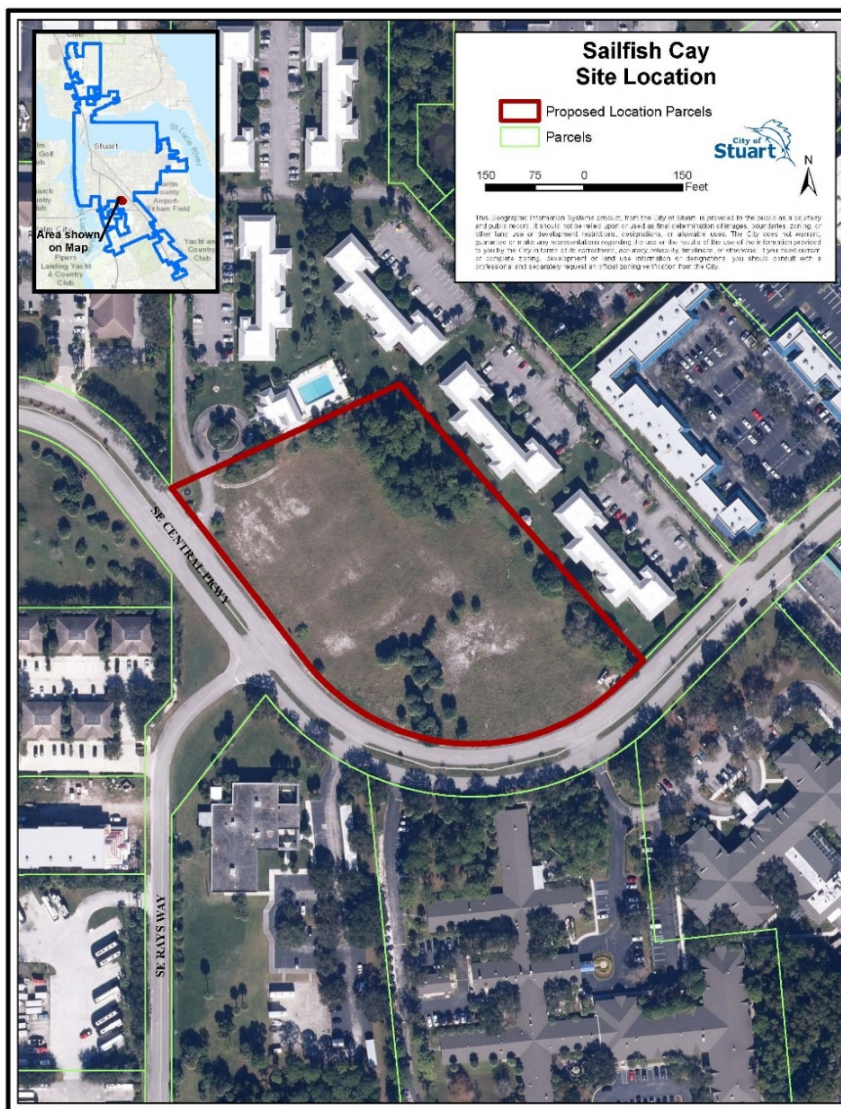
On June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a land use amendment from multi-family residential to institutional for the Abundant Life Ministries Church. The zoning on the subject property remained R-3. The Abundant Ministries church remained on site until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

On May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a land use amendment from Industrial to Commercial and a rezoning from R-3 to Commercial PUD (CPUD) to allow

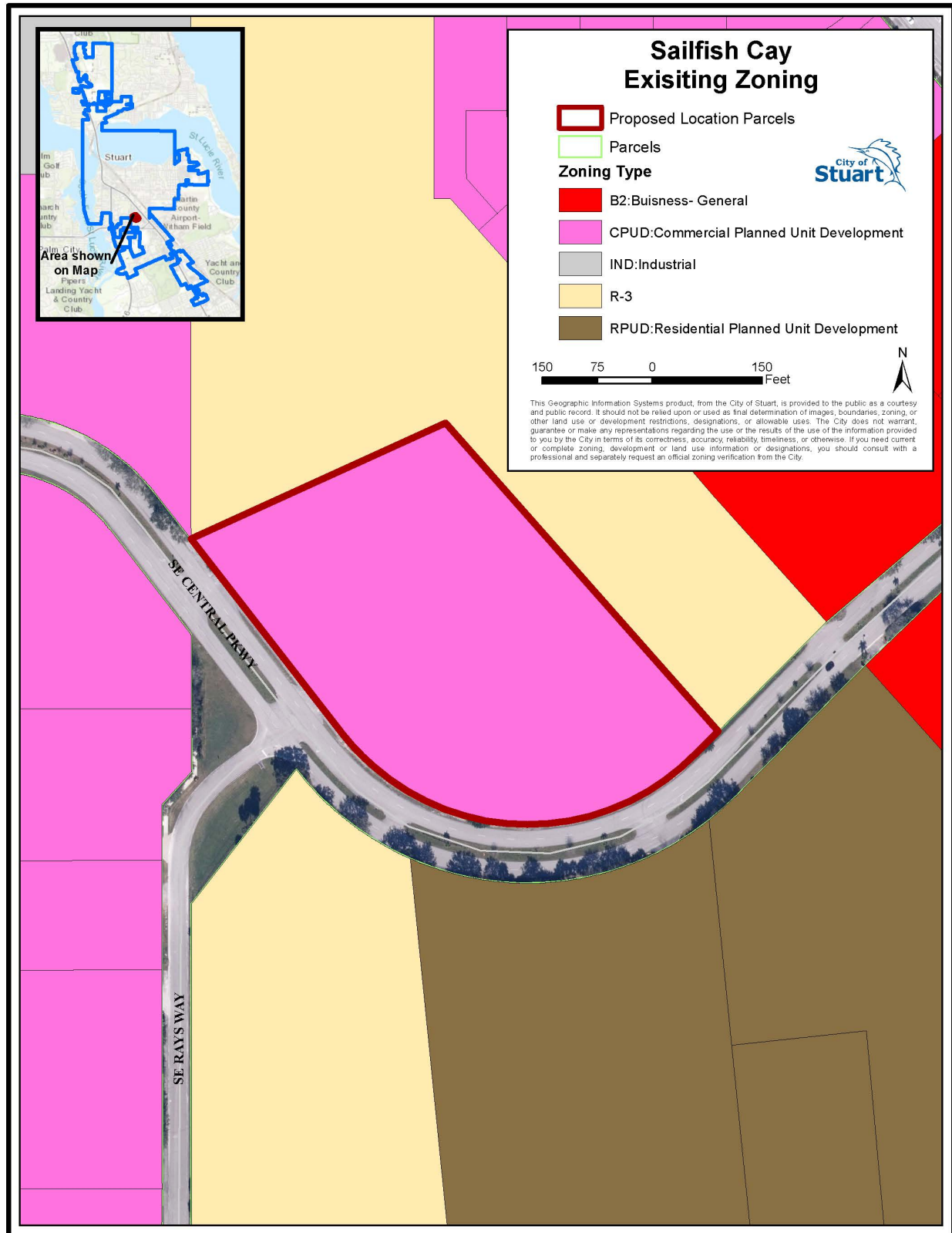
for a professional and medical office center. This project was never constructed. The site has remained vacant since the church was demolished.

C. Site Location and Information

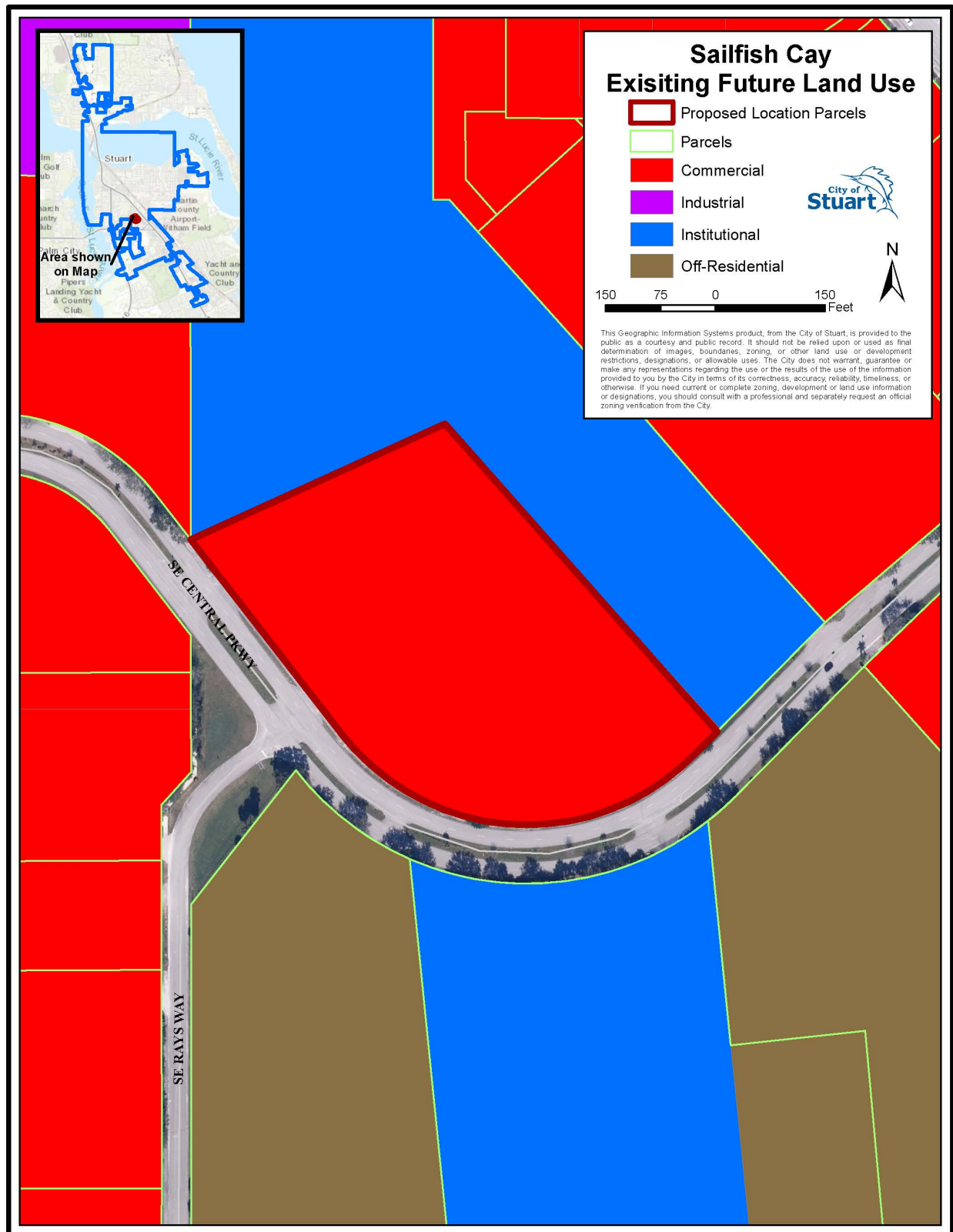
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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



Existing Zoning Map



Existing Future Land Use Map



C. Determination of compliance with Comprehensive Plan

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

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

Staff Analysis: Due to the site's previous use as a church, utilities exist for this project. The Applicant has submitted modifications to existing utility easements and provided new utility connections, while upgrading the fencing and screening of the existing lift station. City staff has received a school capacity determination that states, "...the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180." Public transportation is available at the eastern terminus of SE Central Parkway's intersection with the US Highway-1 corridor (via the Treasure Coast Connector), and at the western terminus of SE Central Parkway at its' intersection with Kanner Highway (via Route 3).

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

Staff Analysis: The applicant has proposed a mix of 4-, 5-, 6-, and 7-unit townhome buildings on the subject property.

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element...

Land Use Category	CRA	General	UPUD, RPUD, or UCE	ALF	Residential	FAR	Non-residential
Multi-Family Residential	Out	<10 du/ac to 11.62 du/ac	<30 du/ac	<30 du/ac	70—100%	<0.5 FAR	0—30%

Staff Analysis: This project will be in compliance with the multi-family residential land use category as the proposed Residential Planned Unit Development (RPUD) will set the maximum density at 12.3 dwelling units per acre.

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

Staff Analysis: The applicant has proposed to build on a site that was already cleared and utilized for prior development as a church. The subject property is located within two miles of downtown

Stuart, thus providing a residential option close to the urban core of the City. Providing a residential land use in this proximity to downtown aids in the discouragement of urban sprawl and redeveloping a previously built site helps to achieve a compact urban form.

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

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

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

Staff Analysis: The proposed project includes a passive park located in the rear of the site. This area currently exists with mature pine trees, most of which are proposed to remain. The applicant has provided walking trails and a bench for use by the residents of the Sailfish Cay community. The applicant also stated that this passive park can be used by the residents of the Towne Park Community if those residents wish to visit. The applicant has also worked with staff to beautify the SE Central Parkway right-of-way median in front of the project with sod, groundcover material, and flowering trees and palms. The applicant has agreed to install and maintain this right-of-way median landscaping in perpetuity.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles include natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Staff Analysis: The applicant has proposed a project where the front doors face the street, the lake, or the landscape buffer. Each of these units have a front yard with sidewalks connecting to each building throughout the community and off-site. This design allows for residents to have "eyes on the street" so they are able to look out for the health, safety, and welfare of their neighbors. The applicant has proposed low-level bollard lighting around these walkways to provide additional opportunities for lighting in addition to the light poles required by the City's land development code.

E. Project Details

Traffic

The City's Traffic Consultant, Kimley Horn and Associates, Inc., has completed the review of the applicant's Traffic Analysis and confirmed that the proposed development is consistent with the City's Concurrency Requirements. According to the Traffic Analysis, the proposed 60 townhome units will generate 41 AM peak hour trips and 46 PM peak hour trips and will not cause the levels of service to fall below acceptable levels in the future. Furthermore, the applicant has compared the 2007 commercial approval to the proposed multi-family use and determined that the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips than what the approved commercial use would've generated.

Drainage

The City's Traffic Consultant, Kimley Horn and Associates, Inc. completed the review of the applicant's Stormwater Report and has confirmed that the proposed development meets the City's requirements for stormwater management. As stated within the applicant's drainage report, the project's stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south into the Towne Park South basin. Discharges eventually reach the Poppleton Creek and ultimately the St. Lucie River. The project proposes low-impact development, such as pervious pavers, bioswales and bunker inlets, as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads.

Existing Site Details

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

Proposed Project Details

Access and Circulation

Access is granted to the site through one point of ingress/egress along SE Central Parkway that aligns with Rays Way across the street. The entrance features an 8-foot-wide paver crosswalk and pervious brick pavers. The main access drive into the subject site is ungated. An entry sign is proposed to be located within the entrance median along with a 20-foot-tall specimen southern live oak tree amid other low-level landscaping. A bioswale with various grasses and groundcover that will thrive in wet conditions is located adjacent to the entrance drive. Vehicular circulation is provided via one internal loop that connects the rear-loaded garages of all the townhome buildings. Pedestrian circulation is provided through an interconnected system of 8-, 6-, and 5-foot-wide sidewalks. An 8-foot-wide sidewalk is located along SE Central Parkway and is connected to the 5-foot-wide internal sidewalks by a 6-foot-wide path in between buildings 11 & 12. The City's code requires 8-foot-sidewalks; therefore, the applicant is requesting a waiver to deviate from this requirement in order to provide 5- and 6-foot-wide sidewalks. Further analysis of this waiver is provided on page 9 of this report.

Building Area and Site Layout

The applicant has proposed a total of 60 townhome units within 12 townhouse buildings. The structures range between 4-7 units per building. The proposal includes five buildings that front SE Central Parkway, three buildings that front the ½ acre lake, and four buildings that front the landscape buffer. The building frontages include fenced-in front patios with a gate that connects to the interconnected sidewalk system. It is important to note that staff and the applicant have been working to provide a missing link of this sidewalk system from Building 8 to Building 7. Staff has been told that the Applicant will provide revised plans to City Commission that shows a sidewalk connection from north of Building 8 to Building 7, thus allowing Building 8 residents to safely access the passive park without walking in the drive aisle.

The buildings are rear loaded and are all connected through the internal vehicular loop that connects at the ingress/egress point located on SE Central Parkway. A passive park with preserved slash pines and additional native vegetation is proposed in the rear of the project site. Benches and doggy stations are proposed within the passive park and other areas of the community.

Parking

The City's code requires two (2) parking spaces per multi-family dwelling unit (two (2) or more bedrooms) and garages can count towards required off-street parking. The applicant has provided two-car garages in the rear of every dwelling unit in order to meet the required 160 parking spaces on site. The applicant has also provided an additional 37 parking spaces, 22 of which are proposed on-street and 15 are internal to the site along the vehicular loop, for guest and handicap use.

Pursuant to the City's parking code requirements, two bicycle parking spaces (one bicycle rack) per ten units are required. The applicant has met this requirement by providing six (6) bicycle racks and twelve (12) bicycle parking spaces in various locations of the development (all adjacent to sidewalks).

Landscaping, Open Space, and Native Vegetation Area

City staff has reviewed the proposed landscaping and the applicant's proposal meets and exceeds the requirements set forth in the City's landscape code. The applicant is proposing a landscape palette consisting of 100% native plant material on the subject property. The proposal provides a total 128 trees within the perimeter buffer and 203 trees within the interior of the site, far exceeding the code requirements for buffer and interior trees. Additionally, the project preserves a total of 16 trees onsite, 11 of which are mature slash pine trees located in the rear of the site where the applicant is proposing a passive park. As previously stated, the project entrance will be landscaped on both sides with trees and groundcover. In the entrance median, various groundcover species and a 20-foot-tall specimen southern live oak is proposed. Furthermore, the applicant has agreed to beautify the SE Central Parkway roadway median by installing and maintaining 8 Alexander Palms, 11 Pink Tabebuias, sod, and groundcover. The City's code requires 30% of open space within the project. The proposal exceeds this requirement through the provision of 30.4% open space. Additionally, the code requires a minimum of 25% for a native vegetation area. The applicant has provided a total of 28.3% of a native vegetation area. Finally, the applicant is permitted a maximum of 65% impervious area. The applicant is requesting to deviate from this code requirement and is requesting a waiver for an additional 4.7% impervious. A further breakdown of this waiver request is located on page 9 of this report.

Architecture

The applicant's proposal includes significant architectural features with the provision of vertical and horizontal projections and recesses, tower features, balconies, shutters, and cladding. As previously stated, the buildings are rear-loaded, and the air conditioning units are proposed on the sides of each building so as to not interfere with the enjoyment of the residents while on their front patios. The orientation of the buildings create interaction with the public street, ensuring a connection between the development and the community.

Signage

The Applicant has provided staff with a location and design for the proposed monument sign. The monument sign meets the setback requirements and the scale and conformity with the overall development.

Waiver Requests and Analysis

#	CODE	REQUIREMENT	PROPOSED	WAIVER REQUESTED
1	<i>Section 2.04.01, Table 5, Residential Area, Impervious Surface Coverage, Setback and Height Requirements</i>	25-foot front setback	10-foot front setback	15 feet
2	<i>Section 2.04.03(C), Increased impervious surface coverage allowances for residential zoning districts</i>	65% Maximum Impervious Surface Coverage	69.7%	4.7%
3	<i>Section 6.01.04(B), Sidewalks and bikeways</i>	Eight-foot-wide sidewalks	5-foot-wide sidewalks	3 feet

- (1) The applicant has requested a waiver for the front setback for the buildings fronting SE Central Parkway. In order to create an urban walkable neighborhood, it is important to provide buildings that are close to and front the street create interaction between the development and the community. Staff recommends approval of this request.
- (2) The applicant has requested a waiver for the amount of impervious surface coverage. The code allows for single-family and two-family dwellings in all residential districts to increase the amount of impervious area to 65%. Townhouses function more similarly to two-family duplexes than they do multi-family apartments and condominiums; as such, this code section is more appropriate to be utilized for this project than the multifamily requirement. The applicant has determined that the soils of the site are proven to accommodate the additional runoff via soil boring tests by the registered professional engineer. In addition, the applicant is exceeding the requirements for stormwater management through the utilization of low impact development that aid in the filtration of water. The applicant has proposed bio swales, pervious pavers, and rain bunkers. Staff recommends approval of this request.
- (3) The applicant has requested a waiver to deviate from the required sidewalk width. The applicant has provided the required 8-foot-wide sidewalk along the SE Central Parkway right-of-way. The internal sidewalks are proposed at 5 feet, which the applicant feels is sufficient for the residents to use to walk to the passive park, pool, or cabana. Staff recommends approval of this request.

F. Conclusion

Staff has reviewed the subject petition for a rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD) located at 751 SE Central Parkway.

City staff and the City's consultants have determined that the proposal meets the requirements of the Land Development Code, subject to the waivers requested herein. The project complies with many objectives and policies within the City's Comprehensive Plan and supports compact urban development with the proposed front setback reductions, interconnected sidewalk system, on-street parking, dense landscaping, and architecture with front-porches and rear-loaded garages.

Staff recommends approval of Ordinance 2487-2022.



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

Received by: _____

Reviewed by: _____

Rezone Real Property Application

(including Planned Unit Developments)

Project ID# _____
(Staff Entry)

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

Project Name: Sailfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway	
Subdivision: Towne Park	Lot(s): N/A
Site Area/Acreage: 4.88	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict: CPUD	
Proposed Zoning District / CRA Subdistrict: RPUD	
PUD Rezoning (Check the box below that applies):	
Rezoning to CPUD:	☐ Rezoning to UPUD
Rezoning to RPUD:	☒ Rezoning to UPUD <5 Bungalow Units:
Rezoning to MXPUD:	☐ Rezoning to Public Service PSPUD:
Rezoning to Industrial IPUD:	☐ Rezoning to Non-PUD District Rezoning:
Current Comprehensive Plan Future Land Use Designation: COMM	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): Multi-Family Residential	
Existing Land Use: Vacant	Proposed Land Use: Townhomes
Proposed Square Footage (if applicable):	Proposed Density (if applicable): 12.5 du/acre

PETITIONER INFORMATION

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

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

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

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

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

Signature of Owner:

902 Carnegie Center, Suite 400

Street Address

P.O. Box

609-921-6060 x-109

Telephone Number

jsands@hiltonrealtyco.com

Email Address:

Jeffrey H. Sands, Managing Member

By: Name/Title

Princeton, New Jersey 08540

City, State, Zip Code

City, State, Zip Code

609-924-1992

Fax Number

STATE OF FLORIDA, COUNTY OF MERCER

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

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

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

Personally Known OR Produced Identification

Type of Identification Produced:

Kathleen M. Boyd
Notary Public

Kathleen M. Boyd

NOTARY PUBLIC OF NEW JERSEY

My Commission expires:

Commission Expires

April 2, 2023

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

Financial Responsibility Form

(Please Print or Type)

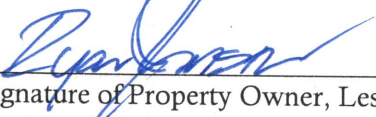
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

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

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

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

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



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

Application Requirements

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

Rezoning to CPUD	\$3,638.00	☐	Rezoning to UPUD	\$3,638.00	☐
Rezoning to RPUD	\$3,638.00	☒	Rezoning to UPUD < 5 Bungalow Units	\$1,523.00	☐
Rezoning to MXPUD	\$3,638.00	☐	Rezoning to Public Service PSPUD	\$3,638.00	☐
Rezoning to Industrial IPUD	\$3,638.00	☐	Non-PUD District Rezoning	\$1,065.00	☐

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

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

Written justification supporting the application and demonstrating how the application:

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

(over)



751 SE Central Parkway Townhome Multi-Family Residential

Project Narrative

Request: Rezoning/ Site Plan Review

Address: 751 SE Central Parkway, Stuart FL

First Submittal Date: November 5, 2021

Second Submittal Date: January 7, 2022

Third Submittal Date: February 22, 2022

Fourth Submittal Date: March 25, 2022

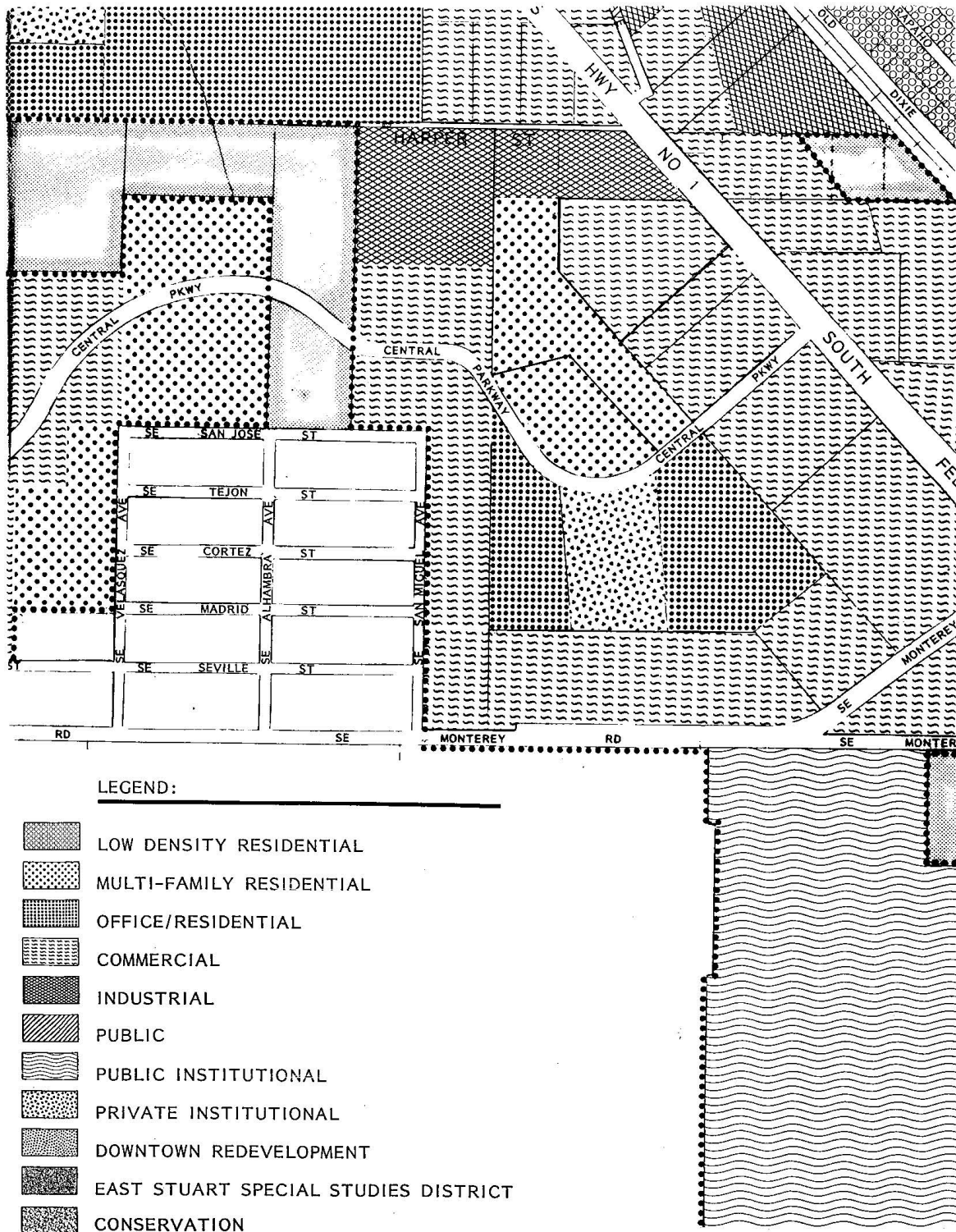
Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a rezoning and site plan review for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

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

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

Image I
Property's Original 1989 Future Land Use



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

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

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

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

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

Surrounding Uses:

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

Community Meetings

The applicant had two meetings with the Towne Park Board, on November 17, 2021 and February 16, 2022, and an on site meeting with the Board president on March 24th, 2022. Renderings, site and landscape plans were shown at the meetings and the Civil Engineer attended on February 16th at the request of the Board to answer questions regarding drainage and sanitary connections. The Board was receptive of the project and the applicant has not received any negative feedback regarding the project.

Pre-Application Meetings

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed

throughout these meetings. As the plan was modified, both the density the height decreased from three-story to a two-story townhome product to ensure compatibility with surrounding properties.

Site Design

The proposal includes 60 two-story townhomes, oriented around an internal access drive and connected by pedestrian sidewalks. The design incorporates amenity areas and balances the community and private use for future tenants.

Unit/Building Design

The townhome units are rear loaded with a two-car garage. The units range in size and include three and four bedrooms with the larger units on the ends of the building rows. The number of units in each building row vary; the proposal includes a four-, five-, six-, and seven-unit building type. The proposed separation of the buildings allows for the necessary fire separation by Code.

The units all have a front patio area, which depending on their location, have a different view. The units along SE Central Parkway have more of an urban setting, their patios areas having a view of the SE Central Parkway streetscape, separated via hedge and a low pedestrian height fence and individual unit gate. The internal units either have frontage along the lake or along the dense 30-foot landscape buffer, which serves as a garden type view.

Lot Configuration

The individual lots for the fee-simple townhomes shall fully match the building footprint including the individual patios, but not extend further outside of that footprint. Everything outside of the building footprint shall be dedicated as common area. A conceptual lot plan has been provided with the submittal plans. The flexibility from the R-3 code has been included within the provided table within this document as the individual lots will be much smaller than the standard R-3 zoning allowance, but typical for a townhome community within an RPUD.

Parking

Parking is spread throughout the community, including a two-car garage for each unit, pervious paver guest spaces interior to the property, and parallel parking along SE Central Parkway. With the unit's front doors facing this right-of-way, parallel parking is essential for guest parking access for the units. The on-street parallel parking was proposed as pervious pavers but were changed to standard asphalt as the applicant has been informed by Staff that the City does not allow for pervious pavers within the ROW. Pervious concrete must be pre-fabricated to meet City requirements; pre-fabricated pervious concrete is similar to pervious pavers in that they come in individual pieces. The maintenance of pervious concrete would be similar to pervious pavers, and therefore can also not be proposed within the ROW.

Pedestrian Connectivity

The proposed development incorporates internal pedestrian connectivity via sidewalks, which not only provide connection from the parking areas to the front doors but also provide for a recreational path. An eight-foot sidewalk is proposed along the entire length of SE Central Parkway, connecting the site to adjacent commercial uses on SE Federal Highway as well as to recreational uses including the dog park on SE Central Parkway. A six-foot sidewalk connects the eight-foot sidewalk to the internal site, with the remaining sidewalks at a comfortable 5-feet for residential use.

Beyond the requirement for including an eight-foot sidewalk along the property's boundaries, the applicant is proposing to construct a sidewalk within the ROW along the Towne Park property in order to prevent a gap in the sidewalk between the commercial property that is on the southwest corner of the Central Parkway and Dixie Highway intersection and the subject parcel. The existing right-of-way width along Towne Park will not accommodate a full 8-foot sidewalk; however there is sufficient room to accommodate a six-foot sidewalk to meet City regulations.

Recreation/Amenity

Although the PUD amenity guidelines are not mandatory, there are recommended PUD amenities demonstrates that the application meets the purpose of the Land Development Code (LDC). The amenities that this PUD are demonstrating include the following:

- Stormwater Detention
 - The stormwater management system for the site has an excess water quality volume of 730%. Stormwater management is proposed on site through the incorporation of three bioswales, pervious pavers and additional treatment within the retention lake. The planted bioswales are designed to remove silt and pollution from surface runoff water on the site. The curb line along the linear bioswale south of the lake area is a D-curb designed with rain garden style bunker grates rather than D-curb storm inlets, letting stormwater run directly from the internal roadway into the bioswale area to be pre-treated by natural means before entering the bioswale. Because ground water is so low, the raised weir in the lake allows for an excess treatment.
- Stormwater Treatment
 - The applicant is proposing three bio-swales within the project, including along the south side of the lake, south of Building 1 and east of the entry drive. The bioswale that is east of the entry drive will abut the public sidewalk. The bioswale will be planted with native landscaping including cypress and red maple trees and cordgrass and muhly grass which will create an aesthetic entry feature for the public walking past to enjoy along with the residents. The rain garden bunker provides pre-treatment with 60-90% removal of sediments and larger debris prior to entering the bioswale, rather than stormwater running directly into the bioswale from the roadway. The low impact development techniques reduce overall nitrogen and phosphorus discharge loads. The total site removes nitrogen and phosphorus, including 1.13 inches of treatment through the exfiltration trench and 1.31 inches of treatment through the retention pond. With the addition of a raised bleeder, extra nutrient loading reduction is proposed beyond what is required.
- Preserved Slash Pine Passive Park
 - The applicant has preserved 12 existing slash pines, including the largest pine tree on the site (24" diameter at breast height (dbh)) and is proposing a passive park area for the enjoyment of the Sailfish Cay community. The park is proposed with new native landscape in addition to the preserved slash pines, with pedestrian walkways, benches and doggy care stations.
- Significant Architecture
 - The applicant is proposing significant architectural features including vertical and horizontal projections and recesses, tower features, balconies and cladding. The

applicant has incorporated shutters on the rear of the facades and landscape screening on the sides. The balconies and Bahama shutters, along with the projections, create articulation throughout the facades that face the street and neighboring communities. The orientation of the buildings creates interaction with the public street, ensuring a connection between the development and the community.

- Enhanced pedestrian facilities
 - The applicant is proposing shade trees along the Central Parkway and interior sidewalks to create shaded walkways for pedestrians within the community and connecting to the Central Parkway right-of-way. A passive park with preserved slash pines and additional native vegetation is proposed within the community, connected with internal pathways. Benches and doggy stations are proposed within the passive park and throughout other areas of the community. The eight-foot sidewalk along Central Parkway with proposed shade trees encourage the use of public walkways while traveling to adjacent parks, commercial areas, or other amenities. The additional sidewalk connection along Towne Park will prevent a gap in the sidewalk that connects Central Parkway to Dixie Highway. The applicant will construct at its sole cost this additional sidewalk segment.
- Job Creation
 - The construction of this PUD will create 300-400 jobs over a two-year construction period.

The proposal includes a community pool area adjacent to the retention lake amenity, with associated restrooms and a mail room in a small cabana building.

Public Benefit

A large portion of the aforementioned PUD amenities benefit the public, including the sidewalk extension along the Towne Park right-of-way, bio-swales adjacent to the Central Parkway right-of-way, proposed shade trees along Central Parkway, and preservation of native landscape, but there are other proposed improvements which benefit the public. These include:

- Housing in close proximity to the downtown (within 2 miles). The housing provided will be in the top tier of workforce housing percentages (see housing section within this document) and will provide opportunities for families and individuals to live close to the downtown jobs, restaurants, parks and other amenities.
- The parallel parking along Central Parkway shall be open to the public on a first come first serve basis.
- The improvements to the Central Parkway right-of-way will include improvements to the stormwater drainage. Also included will be street beautification in the form of median landscape plantings, landscape islands along the parallel parking and street trees that provide shade for pedestrians along the eight-foot public sidewalk.

Landscape/Open Space

A dense landscape buffer with three-level landscape plantings (ground, mid, and canopy) is proposed around the internal property lines, separating the development from the existing

residential development along the northeast and northwest of the property. An aluminum fence has been included within the landscape buffer at the request of the Towne Park community. The purpose of the fencing is to ensure that residents and guests of Sailfish Cay do not park on the Towne Park property. A small hedge is proposed along SE Central Parkway, enough to create a separation between the public sidewalk and private patio while keeping the urban effect of public and private space blending into one. Littoral planting will be planted around the perimeter of the lake, including some littoral shelf areas to help provide a more natural shape to the retention lake. The site has been planted with 25% native vegetation, meeting the requirement of RPUDs in the City.

Twelve existing slash pines have been preserved on the site between Buildings 5 and 6, with the preserved area serving as a passive park with a pedestrian pathway, benches and doggy care stations. To properly mitigate any existing trees that have been removed and meet the City requirement, the applicant is proposing four 20' live oak trees which provide shade canopy for pedestrians along Central Parkway and within the development and proposing new slash pines within the buffer areas. The applicant is preserving existing trees within the buffer area and proposing trees of varying heights to better buffer the property from neighbors.

The bioswales will all be fully planted with native vegetation including muhly grass, cord grass, red maple trees and cypress trees. The bottom of the swale will not be visible through the plantings.

Wellfield Protection Area

A portion of the site is within a wellfield protection area. The project's Civil Engineer has reviewed the requirements for development within this area, including prohibited activities and has found that the requirements of per Section 4.147 of Martin County Code have been met, as referenced within the City of Stuart's Code of Ordinances. None of the prohibited activities apply, except for the inclusion of stormwater retention, but as there are no public potable water supply wells within 300 feet of the proposed retention area, the retention area is permitted at the proposed location.

Stormwater and Drainage

The proposed development will meet all requirements for stormwater retention and provide for an An excess water quality volume of 730%. In addition to meeting requirements for the development's own drainage, the project's system also must account for an existing drainage easement in favor of Towne Park.

Beyond meeting standard drainage system techniques, the development is proposing low impact development techniques including pervious pavers, bioswales to allow for sheet flow to drain directly into bioswales rather than directly into inlets with additional treatment by rain garden bunker drains. The bioswales allow for additional pollution loading and additional stormwater capacity beyond the standard stormwater capacity requirement. The placement of the bio-swales, fully planted with native vegetation, will create an aesthetic focal point at the project's entrance.

Vehicle Access

The entry drive aligns with Rays Way. The entrance has a median separating the ingress and egress. The site is not gated which helps to prevent vehicle stacking at the entrances. The roadway is proposed a 20' width to meet the requirement for fire truck maneuvering.

Vehicular Traffic

Per the Traffic Engineer, the project has a de minimus impact, generating 41 AM peak hour trips and 46 PM peak hour trips. The entry drive, aligned with Rays Way, allows for both right and left turn movements for vehicles. The submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios. Comparing the 2007 commercial approval to the proposed multi-family use, the current proposal would have 334 less daily trips, a 42.7% decrease in daily trips from the commercial use.

Compatibility with Surrounding Properties

The subject property was originally intended as multi-family residential, as made evident by the City's first Comprehensive Plan which gave the property a multi-family residential land use designation. The property was initially part of the Towne Park development and as such, the development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density. Even with consistent design, the applicant is still proposing a dense landscape buffer with fencing to maintain the privacy of the Towne Park residents by providing ample screening between the new and existing development. As previously stated, the fencing is proposed at the request of the Towne Park community.

The existing private recreation easement is proposed to be abandoned to allow for the landscape and fence within the buffer at the request of Towne Park. The guest parking spaces are fully screened with landscape material and aluminum fencing.

Focal Point

The focal point of the project's entrance is the lake feature, which will include littoral planting and a fountain in the center of the lake, and a planted bio swale along the south side. The median will contain a monument sign, with a specimen live oak tree and landscape design to provide for an aesthetic view into the project from the public realm. Pervious pavers and a paver crosswalk design are incorporated to create an enhanced visual feature and a bioswale planted with native vegetation at the east side of the project's entrance will further enhance the entry design.

Housing Component

This project is not receiving any grants or funding for the construction of affordable or attainable housing. The proposed zoning of Residential PUD and FLU of multi-family residential does not include any specific requirements for attainable housing, however based on anticipated sale prices, the assumed mortgage payment would be within the top tier of the workforce ("moderate income" housing range of 80-120% of the area median income (AMI)).

According to the Federal Housing and Urban Development department, the current AMI of this area in Martin County (based on the Palm Coast HUD Metro Area) is \$71,500 (data source: U.S. Department of Housing and Urban Development, 2021). Workforce housing is typically defined as housing that is attainable for households with incomes from 80 to 120 percent of the AMI which in this location in 2022 would be \$57,200 - \$85,800, although the exact percentages can vary between municipalities (some include up to 140% of the AMI as "workforce housing"). One hundred and twenty (120) percent of the applicable AMI is \$85,800. Adjusted for a family of three, 120 percent

of the AMI in Martin County is \$77,280. According to the Florida Senate's definition of "affordable", what is considered affordable for families within various income levels is monthly mortgage payments or rent including taxes and insurance that do not exceed 30 percent of annual gross income (Definition taken directly from Florida Senate Bill 1339 (2020)). Thirty percent of \$77,280 is \$23,184 which divided by 12 would be a monthly payment of \$1,932. The estimated monthly mortgage for the proposed three bedroom townhomes, assuming standard down payment of 3% with a mortgage rate of 3.92% is approximately \$1,926 which is within the 120% monthly payment. Although not within the defined affordable or attainable housing ranges, which are typically built through federal or local grants and viable only with grants and density bonuses, the proposed development is providing a number of units within this top tier of the 120% workforce range.

The demand for market rate housing is extremely high, with a vacancy rate of only 0.9% nationwide (according to the US Census). The demand for housing has increased since the City set previous goals for providing a set number of residential units; this project will help meet the residential needs of the community. The proposed townhomes will be priced substantially lower than current asking prices for similarly sized single-family homes in Stuart, thereby providing a lower cost option. The local developer is proposing high end architecture, pervious pavers, and bio-swale systems with rain garden bunker inlets, which create an aesthetically designed community, but this comes at a cost. To offset the cost for improvements, with no grant funding, the units must be sold at a certain level to be viable.

Architecture

The proposed architectural style of the two-story townhomes is a transitional coastal design, intended to be consistent with the small-scale coastal vernacular throughout the City of Stuart. The architecture includes fenestration in the form of Bahama shutters, tower elements and cladding.

The building footprint include a 4-unit, 5-unit, 6-unit and 7-unit building type. Each building is comprised of a mixture of two or three types of units. A and B units are three-bedroom, with the larger end C units containing four bedrooms.

Each unit has a two-car garage in the rear. Every unit has a paver patio in the front yard, with room for sod and landscape to provide aesthetic feature to the front doorways. Each patio connects to a pedestrian sidewalk (internal or along Central Parkway).

The orientation of the front doors and patios provide a variety of views including lake view, urban street view, or garden landscape view along the dense buffer. The units present a different type of living experience for residents.

Sign Plan

One monument sign is proposed within the project's entry median. A sign elevation and rendering is attached as part of this application. The sign design is complimentary to the proposed architectural elevations and meets the City sign regulations.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

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

Facility	Level of Service Standard	Level of Service Provided
Sanitary Sewer Facilities	80 gallons per capita per day for residential	250 gallons per day per equivalent residential connection
Solid Waste Facilities	3.5 pounds per capita per day (residential)	LOS met with individual bins for each residential unit as provided by City of Stuart
Drainage Facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre	The stormwater management system for the site complies with Stuart LDC Chapter VI, Section 6.03 as well as South Florida Water Management Environmental Resource Permit Applicant's Handbook Volume II, which follows state standards Rule 40E-4.091(1)(a) and Rule 62-330.010, F.A.C.
Potable Water	250 gallons per day per equivalent residential connection	250 gallons per day per equivalent residential connection
Recreation Facilities	3 acres of developed community park per 1,000 permanent and seasonal	Passive park included within community for residents

	residents	
Transportation Facilities	LOS E at peak hour for arterials with exception in Policy A3.1	Level of service met, please see provided traffic statement.
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as detailed within Policy A3.1	Level of service met, please see approved school concurrency form.

Future Land Use Category/Maximum Build Out

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

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential

community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 60 units, at a density of 12.3 du/ac, is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Stormwater and Infrastructure

The project is meeting the intention of Element 4, Objective 4.A4D which states that "The City shall encourage Low Impact Development (LID) practices in all new development projects to reduce impacts, treat, infiltrate, and manage stormwater runoff flows caused by storms, urban runoff, and impervious surfaces, and require integration of site-specific LID best management practices." The applicant is proposing open joint pervious pavers in all guest parking spaces and within the entry drive, which allow for percolation of stormwater directly into the subsurface. Also proposed are three bio-swale areas which not only allow for site specific pollutant loading but also provide stormwater capacity beyond the required capacity for the site. A total of 730% excess water quality volume is proposed on site through the utilization of LID techniques as well as higher elevation weirs and bleeders in the retention pond.

Open Space Element

With the preservation of the 12 existing slash pines and creation of a passive park including the existing native vegetation with proposed new native vegetation, and the preservation of native vegetation within the buffers, the proposal meets the intent of Element 6, Objective 6.B1, Policy 6.B1.3 which promotes the preservation of native vegetation on the property.

Commercial to Residential Conversion

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

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

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

Urban Sprawl

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

Soils and Topography

The soil characteristics of the site are common for this area. Per the Geotech report's findings, the soils on the site were found to be suitable for the proposed development. With respect to topography, the land is very typical of the area and matches the surrounding developments.

Floodplain

Within FEMA Flood Zone X, which is outside the area of minimal flood hazard, and not containing any native upland habitat, the property aligns with Objective 1.A3 of Element 1 of the City's Comprehensive Plan which aims to protect environmentally sensitive natural resources. The applicant is proposing minimal land clearing on this infill development, as the property has been previously developed. The proposed development is compatible with the existing state of the land, which has been previously developed.

Development Standards Compliance

The proposed development meets the standards of Chapter II, Section 2.07.00- *Designation of Planned Unit Development (PUD)* to provide an alternative residential development that is still consistent with the overall planning goals of the City's Comprehensive Plan.

The development meets the General requirements of the City's LDC including keeping within both the established density requirements and the maximum height limitations. The proposed development is well below the maximum permitted density and height for an RPUD, maintaining consistency with the surrounding properties.

As a PUD, the Code allows for flexibility from the City’s straight zoning requirements. In order to stay within the intentions of the LDC, the proposed development meets the open space and landscape requirements of the code, and incorporates requirements such as bicycle parking and an 8 foot sidewalk along SE Central Parkway. The City’s LDC does not have specific requirements for waivers from underlying zoning within RPUD’s however the table below illustrates some areas where the flexibility of the LDC’s PUD Section is incorporated within the site plan.

Areas of PUD Flexibility

There are several areas in the proposed development that the applicant has proposed variations from the regulations within the proposed underlying zoning of R-3 or elsewhere in the LDCs. The following is broken down into two tables, one for the overall parcel and the second for a further look at the individual lots for fee-simple townhomes.

For the overall lot the areas of flexibility include:

Area of Flexibility	Code Requirement	Provided	Reasoning and Mitigation
Sidewalk Width (interior)	8-feet	5-feet	The site is uniquely configured, and to make it viable with the two-story floor plan, some features had to be adjusted to fit the necessary pervious space and buffers. With the provision of a passive park which preserves existing slash pines, incorporation of low impact development techniques including pervious pavers and the elimination of a unit to better meet the intention of the City’s code and Comprehensive Plan, the applicant kindly requests a waiver from this code. Five feet is a standard width in urban residential areas in many studies including those from the National Association of City Transportation Officials (NACTO) and as an experienced residential developer, the five foot width works well to accommodate pedestrian

			foot traffic. Any increase in sidewalks would further decrease pervious area on site. An 8-foot sidewalk is proposed along Central Parkway, and a six-foot sidewalk is proposed from the Central parkway sidewalk into the development. The applicant kindly requests flexibility from this regulation.
Maximum Impervious Area	65%	69.7%	The development is meeting the RPUD regulations for 30% open space. Open space is defined within the City's code as "an area not occupied by any structures or impervious surfaces. A body of water is considered impervious." Not counting the lake, the project meets this 30% open space requirement. The open space requirement for RPUD directly correlates to required pervious area per the definition. The requested variance is associated with the 65% impervious area as required by the underlying zoning. To mitigate for this variance request, the applicant has utilized low impact development (LID) techniques including pervious pavers, bio-swales and alternative curbing. The bio-swales and other features on site collect excess 730% water quality volume, this capacity is beyond what is required for the site. The bio-swales

			have the added benefit above code requirements for pollutant loading and site specific infiltration beyond the typical stormwater retention area. The native vegetation within the bioswales allow for natural treatment of the stormwater runoff. The alternative curb inlet design along the south side of the lake allows for sheet flow to fall directly into the bioswale rather than into an inlet which leads directly into underground piping. The 730% excess water quality volume far exceeds the suggested additional 5% that is considered as a PUD amenity. The applicant respectfully requests a variance from the underlying zoning as many additional techniques have been utilized to treat and collect stormwater, exceeding what would be required if the site were utilizing standard zoning requirements.
Minimum Building Front Setback	25'	10'	The building facades are closer to the Central Parkway sidewalk in order to provide for a more urban interaction between the development and community. The intent of these units is to provide residents with an pedestrian focused experience, rather than set the units far back like in suburban areas. These residents can walk directly

			onto Central Parkway sidewalk and walk to nearby amenities.
--	--	--	---

Regarding the individual fee simple townhome lots within the RPUD, the following flexibility from the R-3 code apply:

Area of Flexibility	Code Requirement	Provided	Reasoning
Minimum Lot Area (SF)	10,000 SF	1,111– 1,333SF	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The footprint varies depending on unit type with the maximum lot area of 1,333. All other areas will be dedicated as common area.
Minimum Lot Width (Feet)	100'	22.8 – 28'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual patio. The width varies depending on unit type with the maximum width of 28 feet.
Minimum Side Setback	15' (0' for devising walls)	0'	The side setback of the townhomes that are not devising walls is also proposed at 0'. The lots are configured as individual lots, following the exact footprint of the building with all other areas as common areas for common enjoyment. The balconies follow the same footprint as the individual patio on the ground floor.
Minimum Front Setback	25'	0'	The lots are configured for individual fee simple townhomes, following the exact footprint of the unit including the individual
Minimum Rear Setback	20'	0'	

			patio with all other areas dedicated as common area. The balconies follow the same footprint as the individual patio on the ground floor.
--	--	--	---

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.
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22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net



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

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located on Central Parkway. **Figure 1** illustrates the project location. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The project site is located on the north side of Central Parkway in Stuart. The development consists of 60 multifamily dwelling units. The project will have full access off Central Parkway with no turn lanes proposed. The project is expected to be built out by 2023.

Trip Generation — Land Use Code 220 - Multi Family Low Rise rates from the ITE Trip Generation 11th Edition were applied to the 60 units.

The trip generation of the site is summarized in **Table 1**.

As shown, the project will generate 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out.

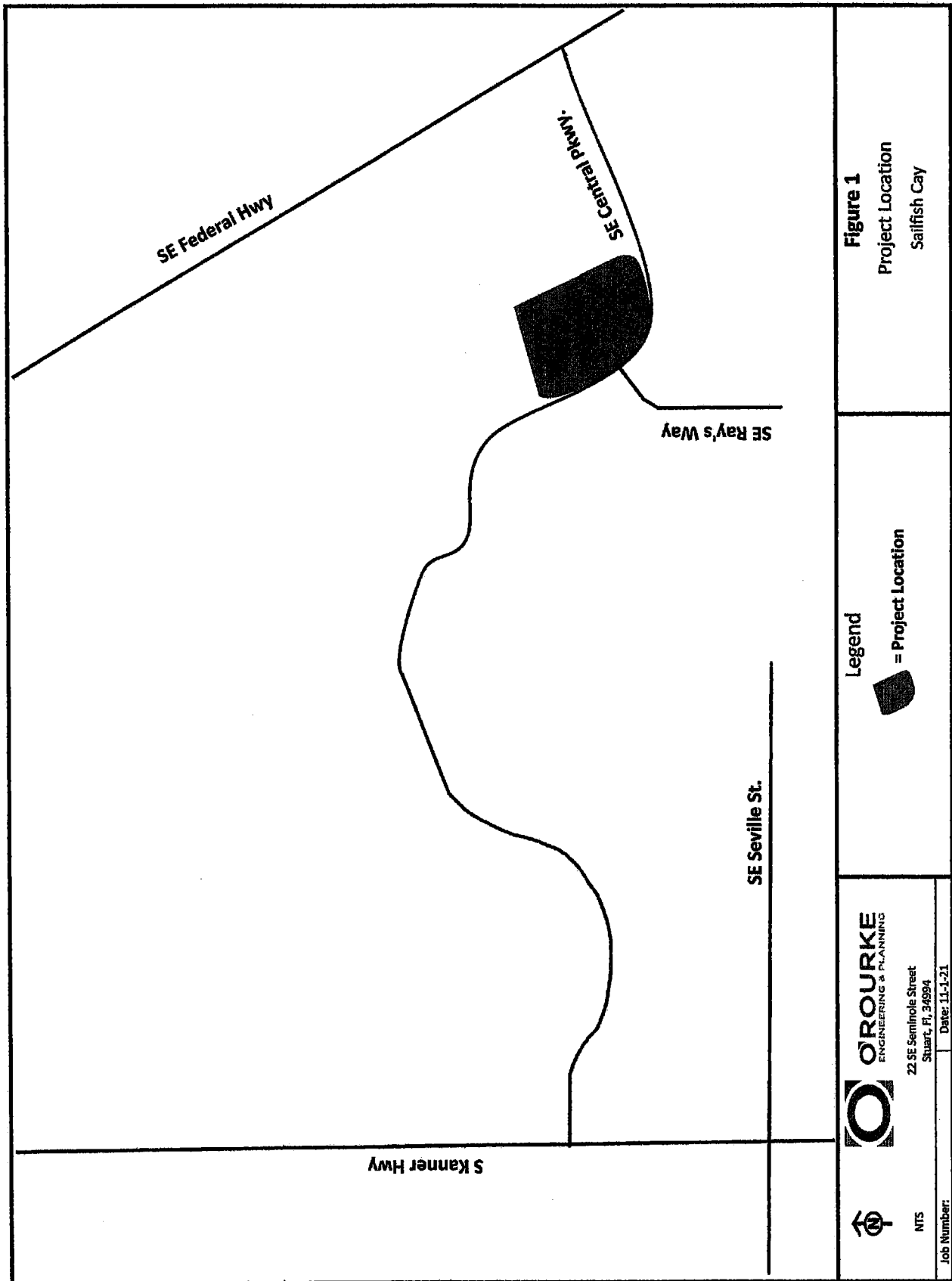


Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=6.41(X)+75.31$	50%	50%	230	230	460

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.31(X)+22.85$	24%	76%	10	31	41

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	$T=0.43(X)+20.55$	63%	37%	29	17	46

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

To determine the project impact in 2023, the project traffic was assigned to the network. **Figure 2** illustrates the project assignment. Although the project is not significant on any links, the link analysis was included for informational purposes. The existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report and a count made on Central Parkway. **Table 2 - Percent Impact** and **Table 3 - Link Analysis** are included as **Attachment B**. Table 3 demonstrates the links will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report and background traffic data to include The Loft development are included in **Attachment C**.

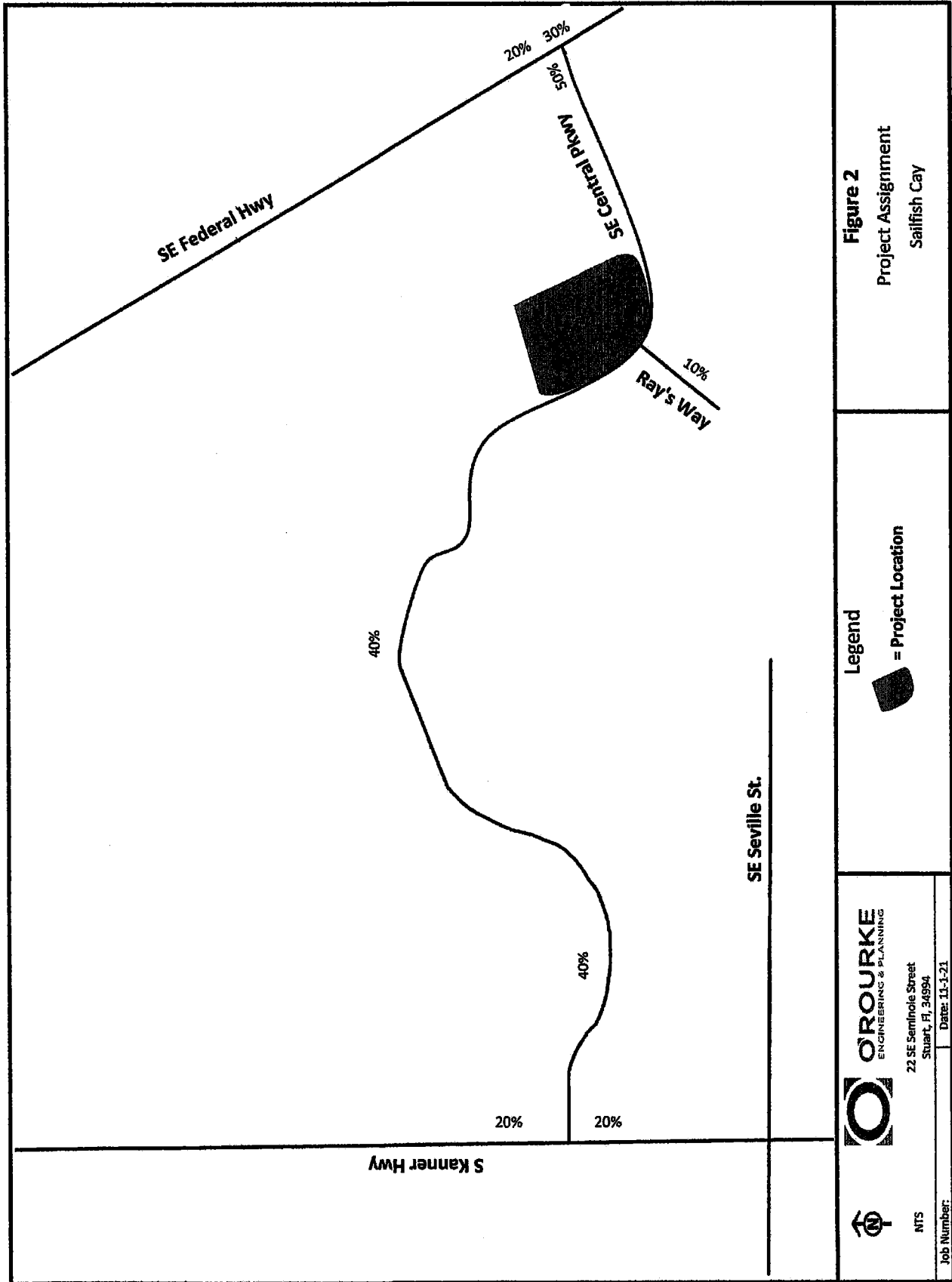
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D**.

DRIVEWAY VOLUMES

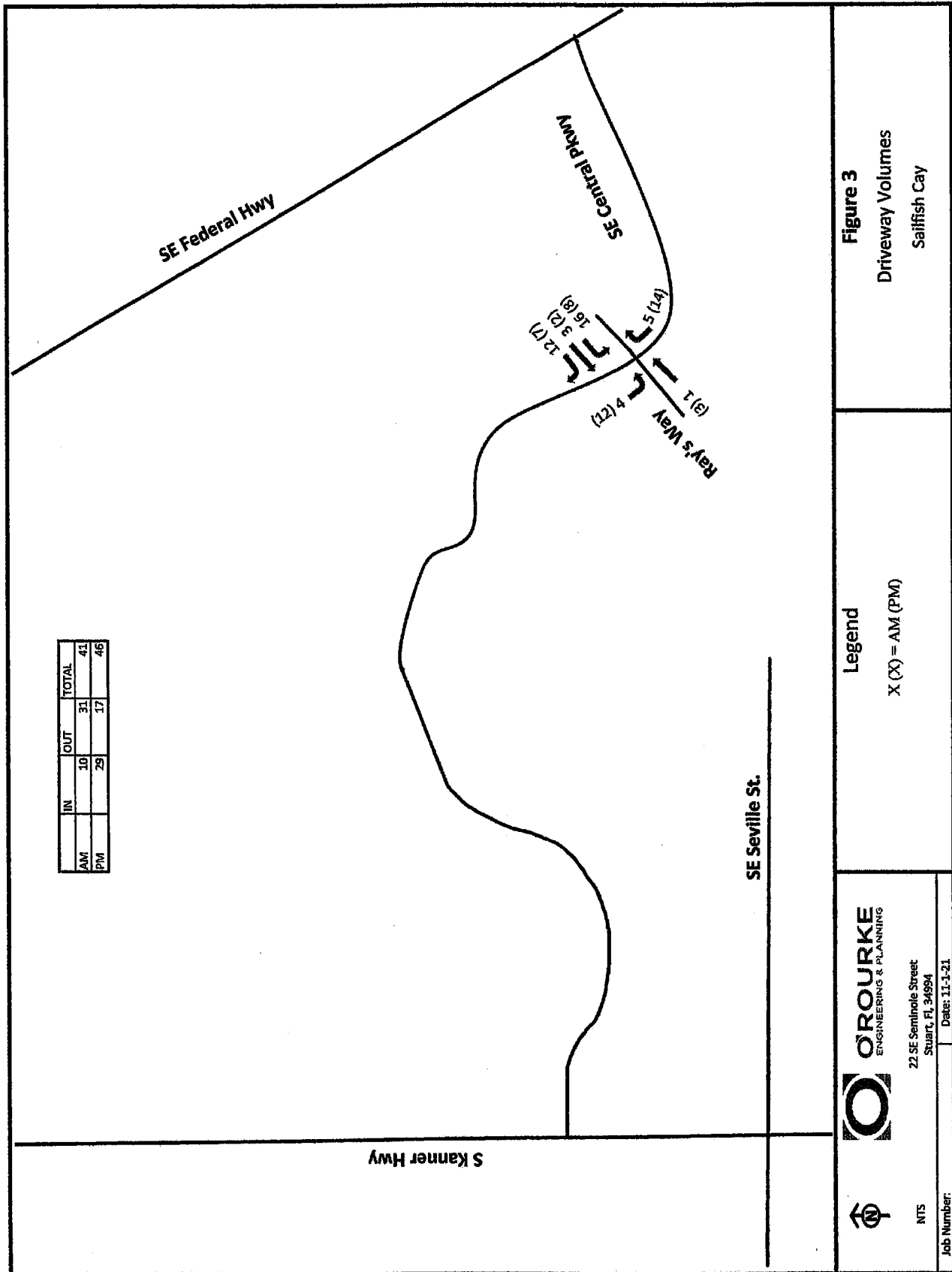
The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM peak hour. Traffic from The Loft was also included at the driveway.

CONCURRENCY REVIEW/ CONCLUSION

The Sailfish Cay development will have a traffic impact of 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out. These trips will not cause levels of service to fall below acceptable levels in the future. Therefore, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.

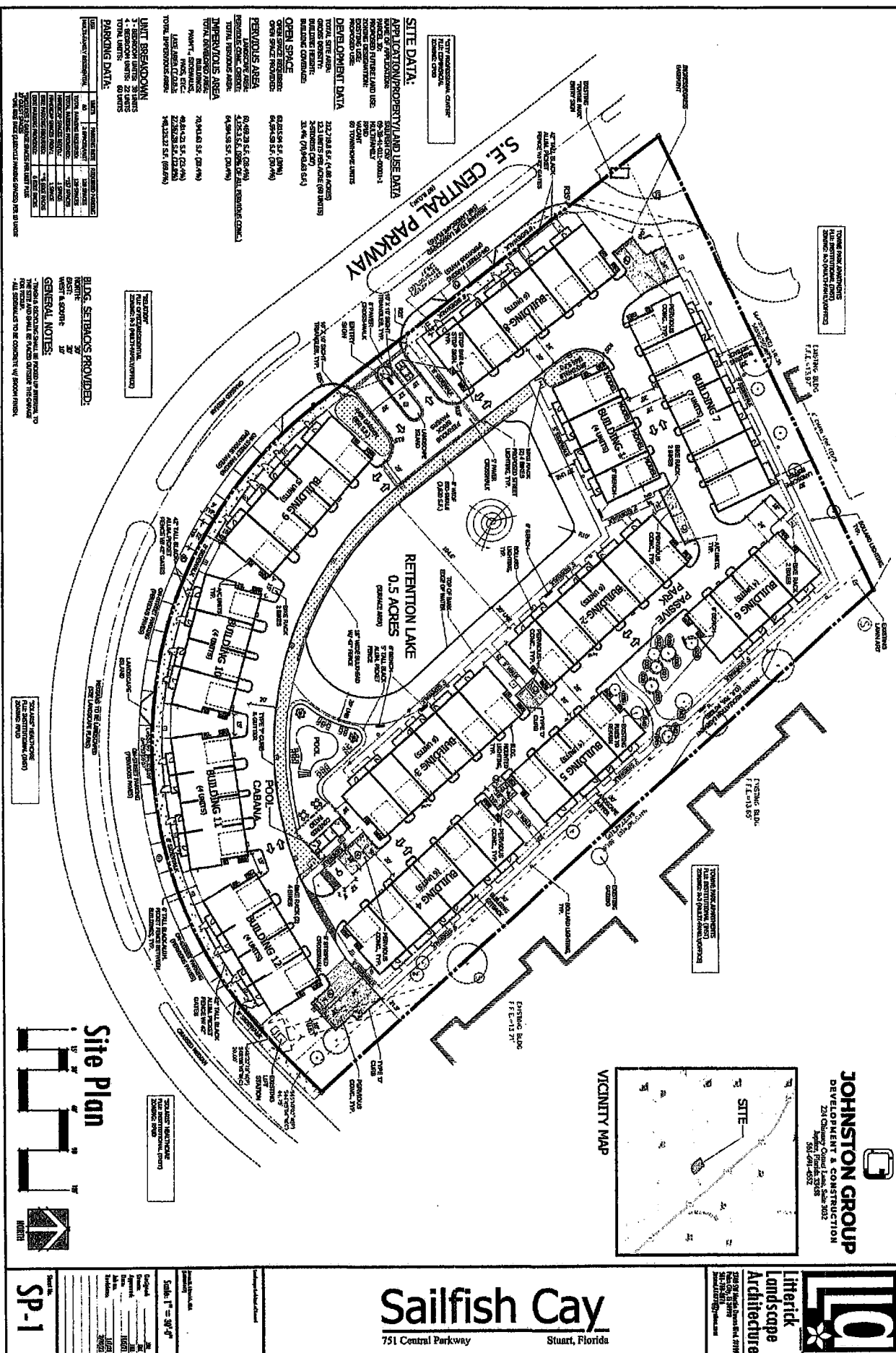


Sailfish Cay % Assignment 11.1.2021



ATTACHMENT A

Site Plan



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 Direction	Growth Rate	2023 Volume Peak Hour 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	1,026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	214	1,630	16	32	50%	0.98%	262	Yes
Note: Central Parkway reflects a 2021 count														
												In	In: 10	Out: 10
												Out	31	31
												Years Grown	4	4

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Direction	Growth Rate	2023 Volume Peak Hour 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	1,026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1,859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	248	1,630	16	34	50%	0.98%	298	Yes
Note: Central Parkway reflects a 2021 count														
												In	In: 29	Out: 29
												Out	17	17
												Years Grown	4	4

ATTACHMENT C

**Martin County Roadway Level of Service Report
Background Data**

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,893	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabranh Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,889	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	0.8%
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	846	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/SE) and Murphy Rd (PM/NB).

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane Ramp Metering					
Non-State Signalized Roadways - 10%						+ 1,000 + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	150	390	1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	110	340	1,000	>1,000		Source:					
85-100%	470	1,000	>1,000	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						https://www.fdot.gov/planning/systems/					
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard ($1,700 \times 0.9$).

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) = 0.98 Ln(X) + -0.63		

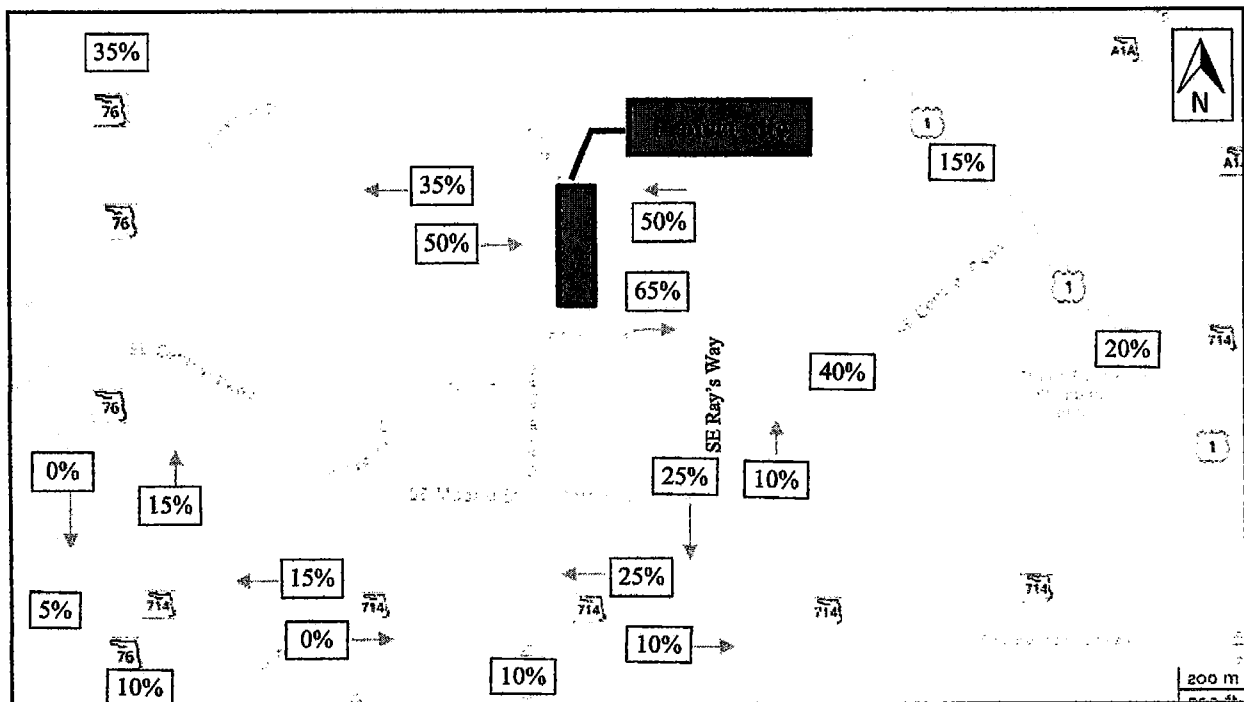
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TRAFFIC ASSIGNMENT

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

W/S STREET:	Ray's Way
FILENAME:	2/23/2021
COUNT DATE:	1/5/2022
REPORT DATE:	

DAY: Tuesday
ANALYSIS YEAR: 2023

NEW STREET: Central Parkway

CONTROL: TWSC

INTERSECTION: Ray's Way and Central Parkway

CITY: Stuart

DAY: Tuesday
ANALYSIS YEAR: 2023

COUNT DATE:	2/23/2021
REPORT DATE:	1/5/2022

[illegible]

AM PEAK HOUR IS FROM:
7:00AM TO 8:00AM

Seasonal Factor:	1
Trips In	10
Trips Out	31
Growth Rate:	1.02
Years Grown:	2

D-1

15 Min Period Dates	Northbound				Southbound				Eastbound				Westbound			
	NBL	NBT	NBR		SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4-20-4-25	1	0	11			0	0	0	0	23	8	26	25	0	54	355
4-25-4-30	3	0	12			0	0	0	0	27	6	33	39	0	306	429
4-30-4-45	3	0	4			0	0	0	0	26	9	15	24	0	424	
4-45-5-00	8	0	14			0	0	0	0	30	3	25	34	0	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	25	0	85	
5-45-5-00	0	0	6			0	0	0	0	20	9	16	25	0	76	

PM PEAK HOUR IS FROM:
4:15PM TO 5:15PM

Seasonal Factor:	1
Growth Rate:	1.02
Trips In:	29
Trips Out:	17
Years Growth:	2

CS - SAILFISH CAY - TMC - PFM

10

2/22/2022

HCS 2010 Two-Way Stop-Control Report

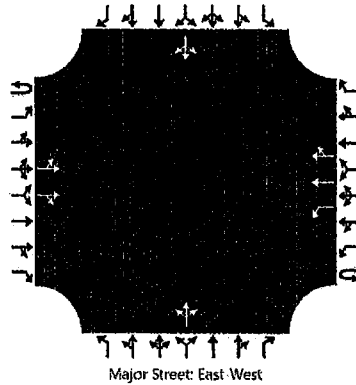
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		4	153	35		44	135	5		39	1	81		16	3	12
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				48					131				33	
Capacity, c (veh/h)		1419				1358					785				666	
v/c Ratio		0.00				0.04					0.17				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1					0.6				0.2	
Control Delay (s/veh)		7.5				7.7					10.5				10.7	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.2				1.9				10.5				10.7			
Approach LOS									B				B			

HCS 2010 Two-Way Stop-Control Report

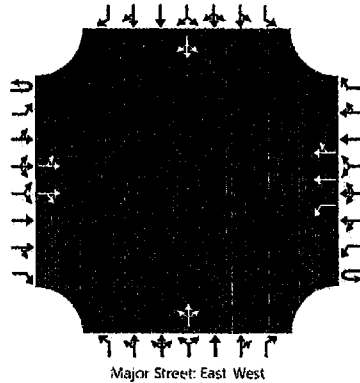
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		12	141	46		81	155	14		28	3	44		8	2	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

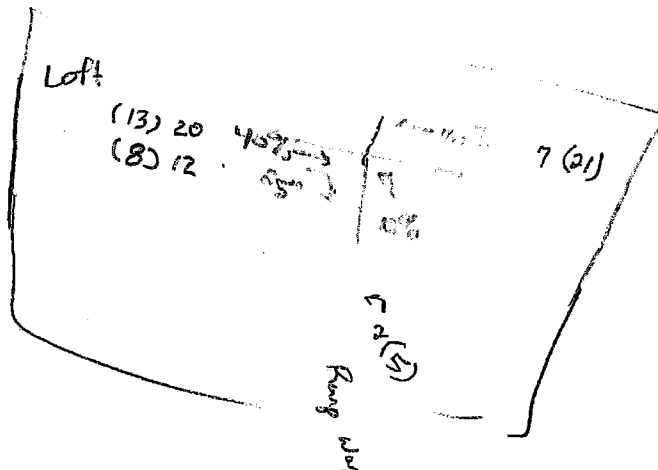
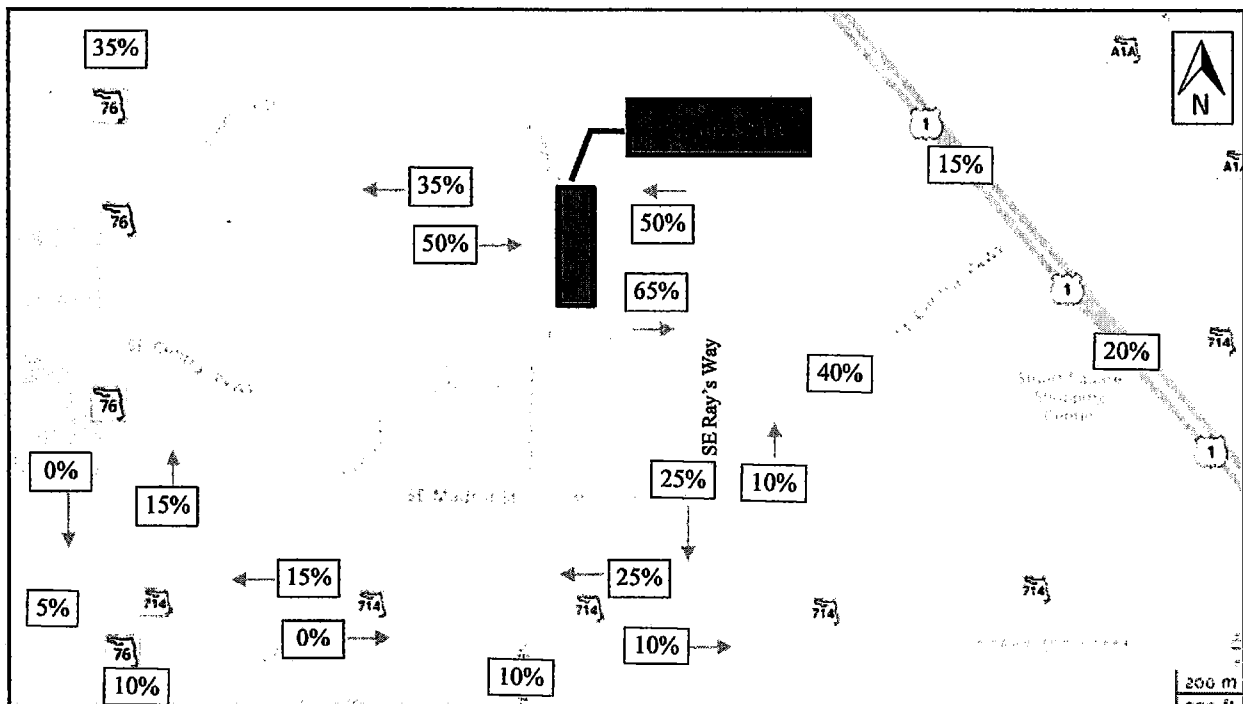
Flow Rate, v (veh/h)		13				88					81				19	
Capacity, c (veh/h)		1382				1359					694				595	
v/c Ratio		0.01				0.06					0.12				0.03	
95% Queue Length, Q ₉₅ (veh)		0.0				0.2					0.4				0.1	
Control Delay (s/veh)		7.6				7.8					10.9				11.2	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)	0.5				2.5				10.9				11.2			
Approach LOS									B				B			

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 Lefts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

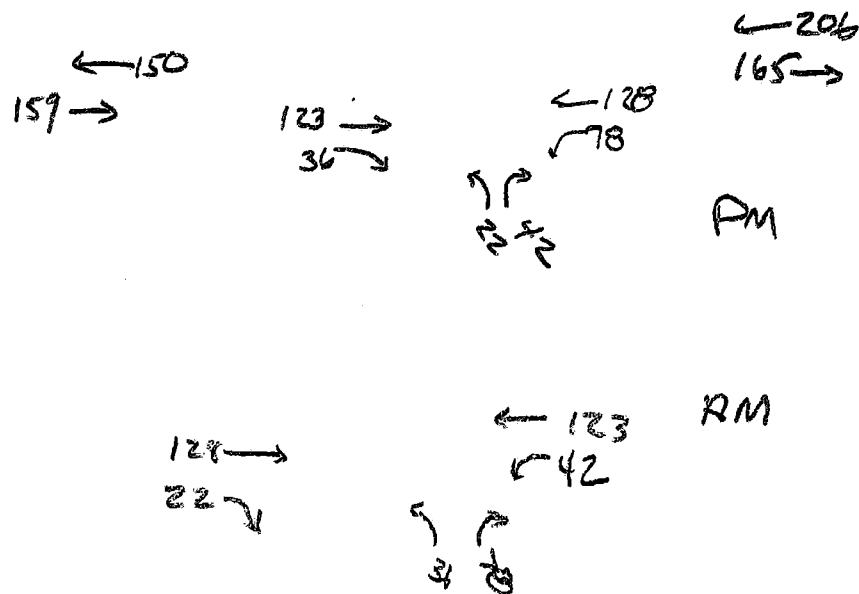
	ebu	ebf	ebt	ebr	wbu	wbf	wbt	wbr	nbu	nbf	nbt	nbr	abu	abf	abt	abr	totals
4:00 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	105
4:30 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
Peak Hour Traffic Volume	0	0	227	73	0	149	216	0	0	37	0	5	0	0	0	0	785
4:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	ebu	ebf	ebt	ebr	wbu	wbf	wbt	wbr	nbu	nbf	nbt	nbr	abu	abf	abt	abr
2/23/2021	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth	0	0	8	2	0	5	8	0	0	1	0	3	0	0	0	0
Pre-Development	0	0	131	38	0	83	136	0	0	23	0	45	0	0	0	0

PM Peak Hour West Central Parkway
WBT = WBT + NBL = 128 + 22 = 150
EBT = EBT + EBR = 123 + 36 = 159

PM Peak Hour East Central Parkway
WBT = WBT + WBL = 128 + 78 = 206
EBT = EBT + NBR = 123 + 42 = 165



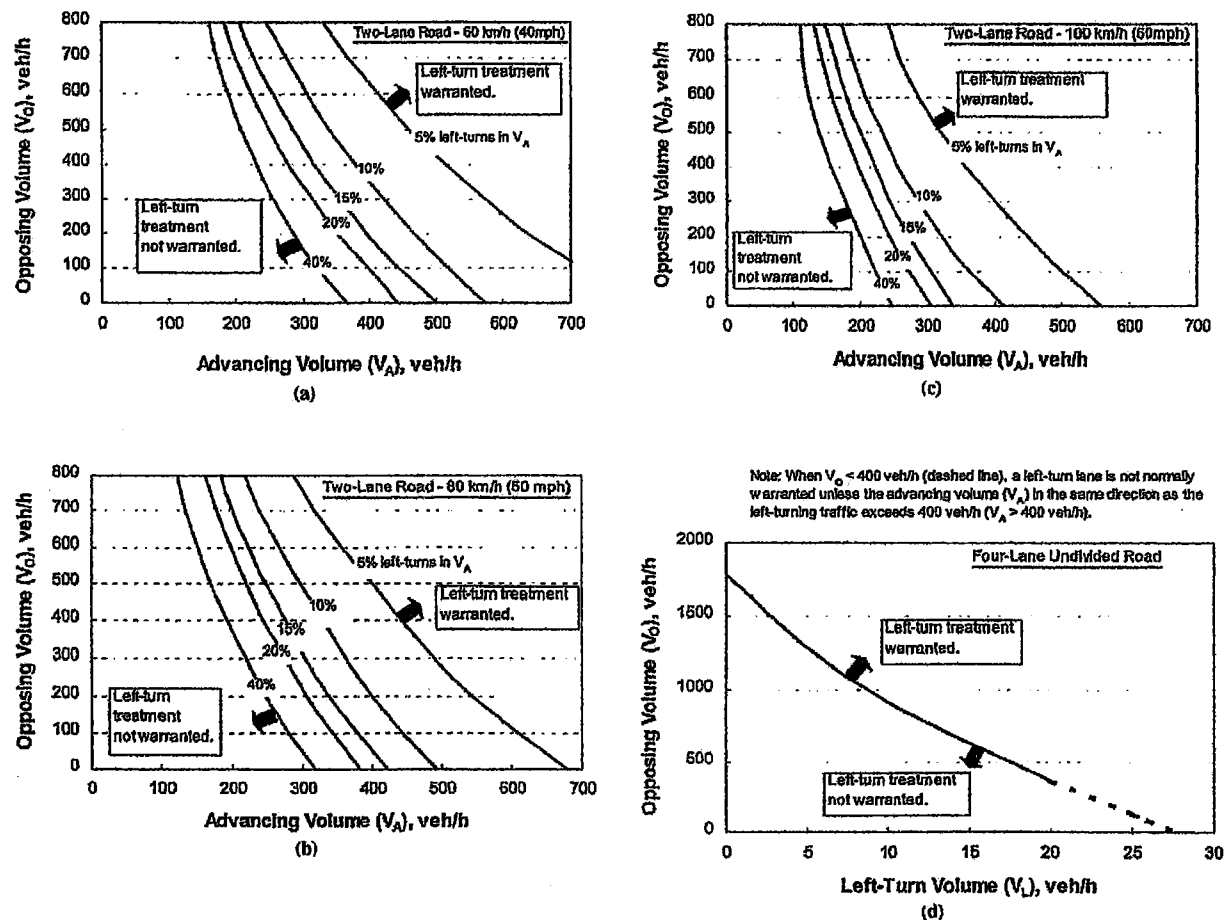


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. [Table 27](#) provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i> <i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i> ¹ The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 800 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
<i>SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
JD Parker Elem (Z)	703	0	703	566	50	6	622	81
Pinewood Elem	750	0	750	747	57	0	804	-54
Port Salerno Elem	750	0	750	749	40	0	789	-39
Totals	2203	0	2203	2062	147	6	2215	-12
<i>Adjacent South CSA</i>	2301	0	2301	1432	81	6	1519	782
Middle (South CSA)								
Anderson Middle	1294	0	1294	1044	74	3	1121	173
High								
Martin County (Z)	2107	0	2107	2327	32	4	2363	-256
<i>Adjacent North CSA</i>	1914	0	1914	1428	172	4	1604	310

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final ordinance approval by the City of Stuart Commission. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:** 'No Objection' with the following notations:

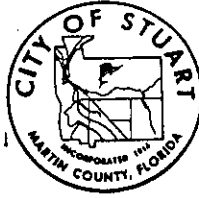
- Elementary School Student Capacity transfer from Stuart Zone to adjacent South CSA to accommodate LOS
- High School Student Capacity transfer from Stuart Zone to adjacent North CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 12/3/2021

Telephone: 772- 219-1200, Ext.30220

email: evermak@martinschools.org



City of Stuart

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1174

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

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

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

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

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

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

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

SECTION ONE:

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

SECTION TWO:

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

SECTION THREE: REPEALER

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

SECTION FOUR: SEVERABILITY

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

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

SECTION FIVE: CODIFICATION

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

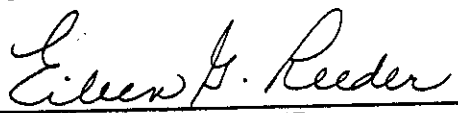
PART SIX: EFFECTIVE DATE

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

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

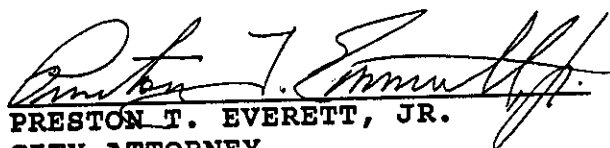
PASSED on second reading at a duly called meeting of the City Commission of the City of Stuart, Florida, held on the 11th day of December 1989.

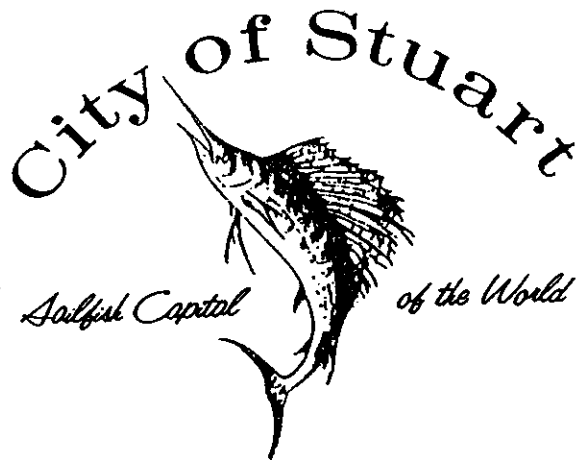
ATTEST:


EILEEN G. REEDER
CITY CLERK


JOAN JEFFERSON
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


PRESTON T. EVERETT, JR.
CITY ATTORNEY



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1293-93

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

* * * * *

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

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

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

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

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

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

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

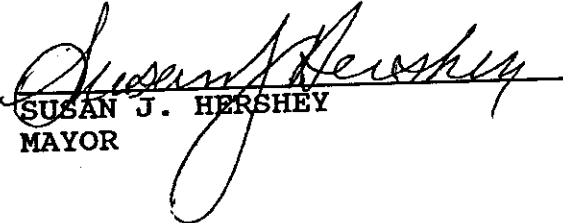
SECTION 5: This ordinance shall take effect immediately upon its adoption at second reading.

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

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

ATTEST:


EILEEN G. REEDER
CITY CLERK


SUSAN J. HERSHEY
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V. M. COFFIN
CITY ATTORNEY

First American Title Insurance Company

EXHIBIT "A"

PARCEL I:

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

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

PARCEL II:

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

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

PARCEL III:

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

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



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

Return to:

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

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2106-07

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

provisions of this ordinance are declared severable.

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

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

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

Commissioner Waxler offered the foregoing ordinance and moved its adoption.

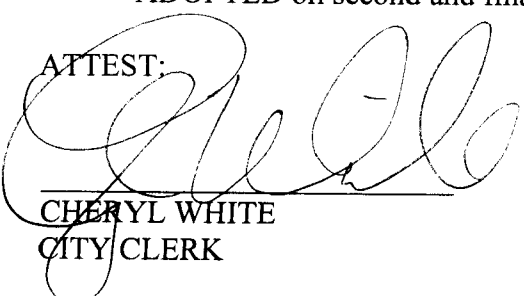
The motion was seconded by Commissioner Mortell and upon being put to a roll call vote, the vote was as follows:

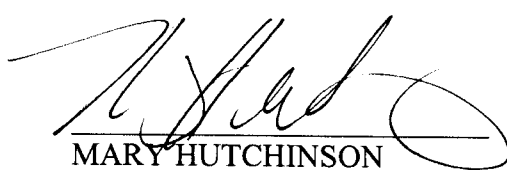
MARY HUTCHINSON, MAYOR
JEFFREY KRAUSKOPF, VICE-MAYOR
JIM CHRISTIE, COMMISSIONER
CAROL WAXLER, COMMISSIONER
MIKE MORTELL, COMMISSIONER

YES	NO	ABSENT
✓		
✓		
✓		
✓		
✓		

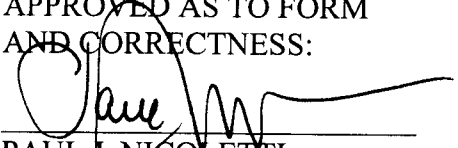
ADOPTED on second and final reading this 14 day of May, 2007.

ATTEST:


CHERYL WHITE
CITY CLERK


MARY HUTCHINSON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


PAUL J. NICOLETTI
CITY ATTORNEY



Oct. 21. 2005 9:52AM

EXHIBIT A

No. 5993 P. 2

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

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

File Number: 10134.01
Will Call No.: 80

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: R.S. Kramer

Witness Name: Dawn E. Darter

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

By: Jonathan McClain
Jonathan McClain, President/Pastor

(Corporate Seal)

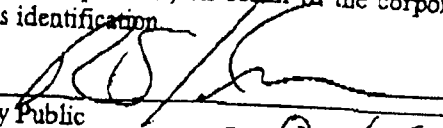
Oct. 27. 2005 9:52AM

OR BK No. 5998 P. 3
62003 PG 1829

State of Florida
County of Martin

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

[Notary Seal]


Notary Public

Printed Name: R. S. Kramer

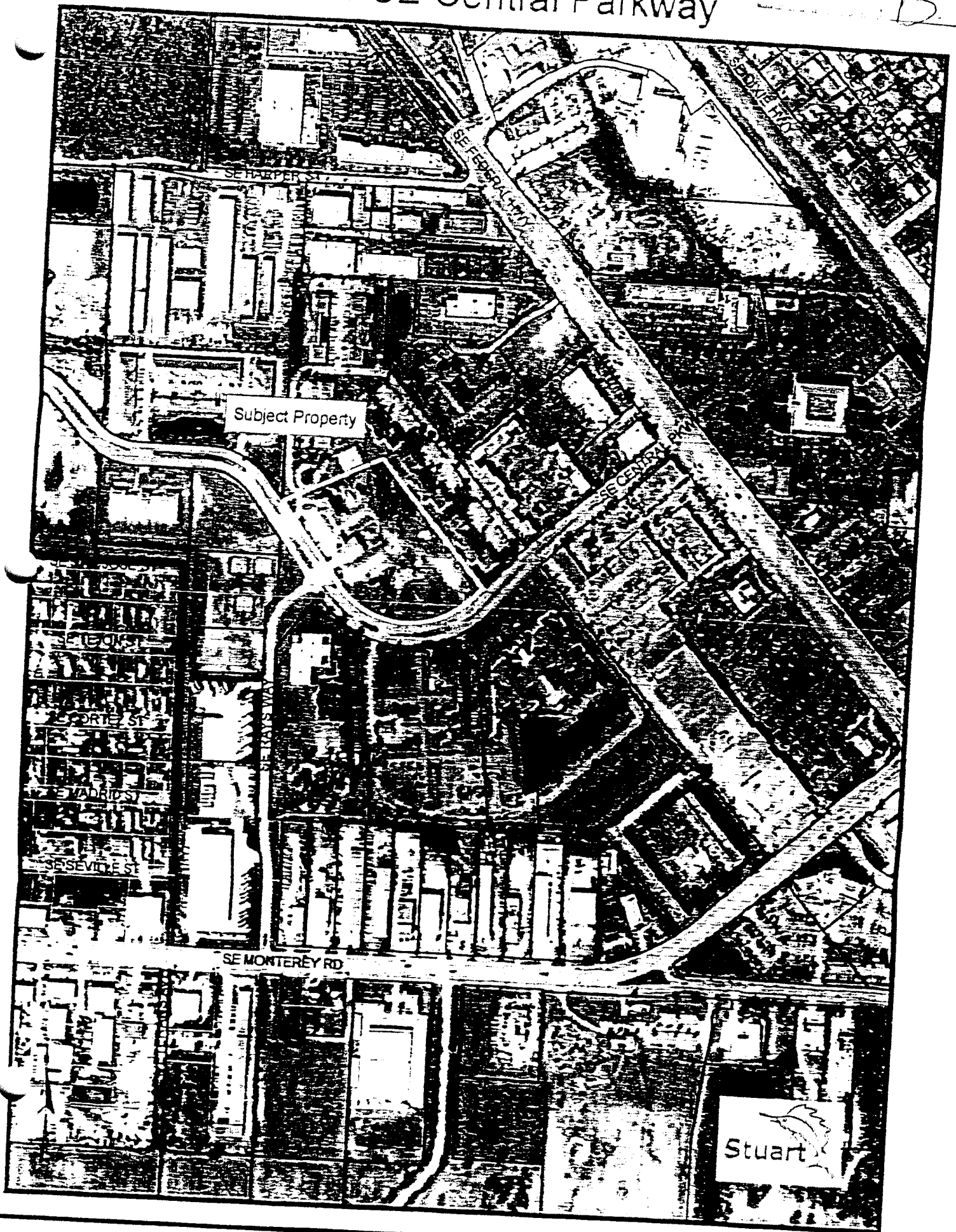
My Commission Expires: _____



Robert S Kramer
My Commission DD158970
Expires November 13, 2008

751 SE Central Parkway

11-13



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

Approved Plans and Documents

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

Landscaping

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

Prior to Issuance of Development Permit

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

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

Development and Construction

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

Development Timetable

21. Time table for development shall be as follows:

Site Permit Submission

Phase 1 – March 1, 2008

Phase 2 – November 1, 2009

Building Permit Submission

Phase 1 – October 1, 2008

Phase 2 – June 1, 2010

Certificate of Occupancy

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

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

Signage

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

Prohibited

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



Staff Review

A. Application

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

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

B. Project Description

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

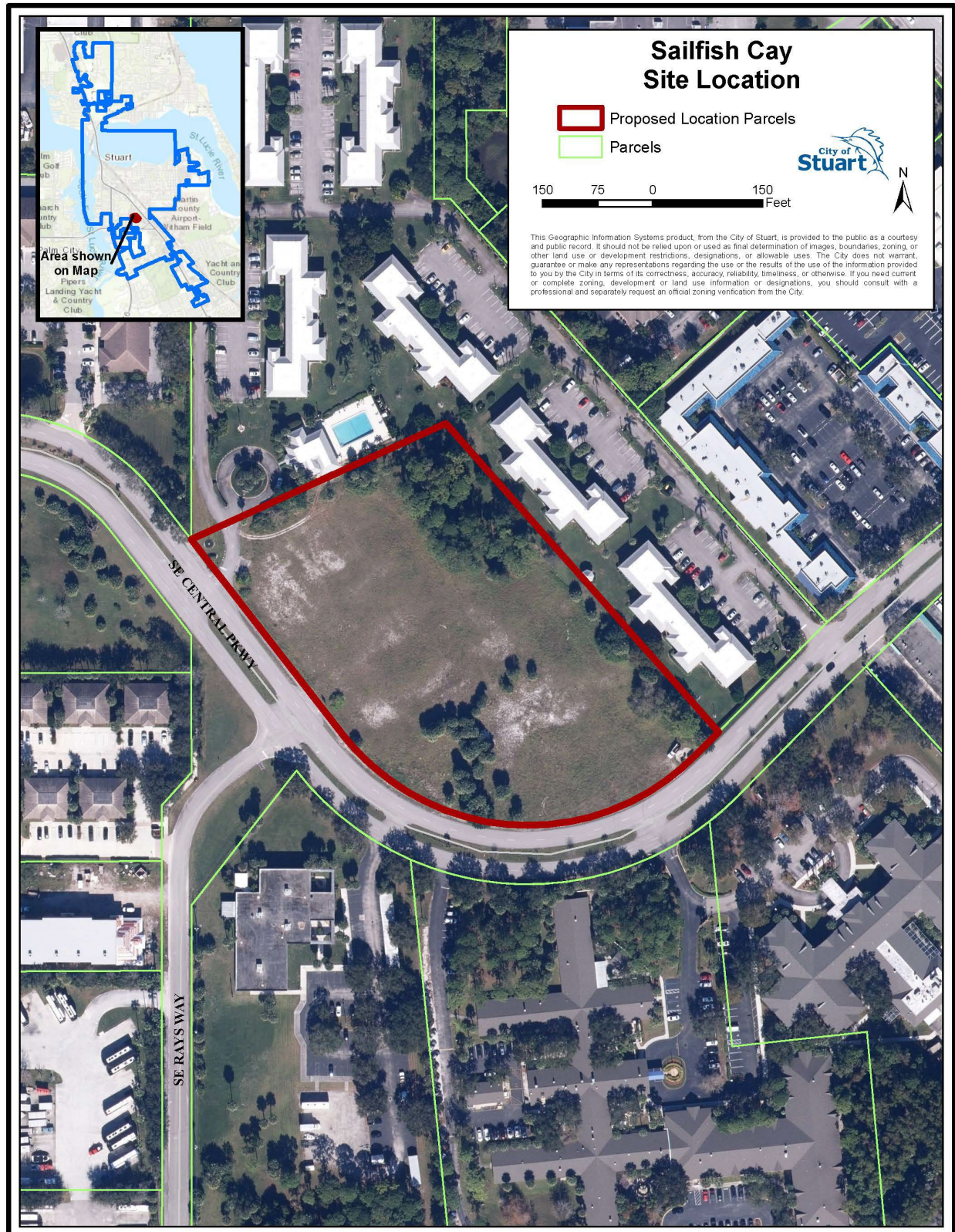
Address	751 SE Central Parkway
Parcel Number(s)	09-38-41-011-000-00001-1
Existing Zoning	Commercial Planned Unit Development (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	4.88 Acres
Present Use	Vacant
Proposed Land Use Designation	Multi-Family Residential (MF-RES)
Proposed Zoning District	Residential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

C. Location and Site Information

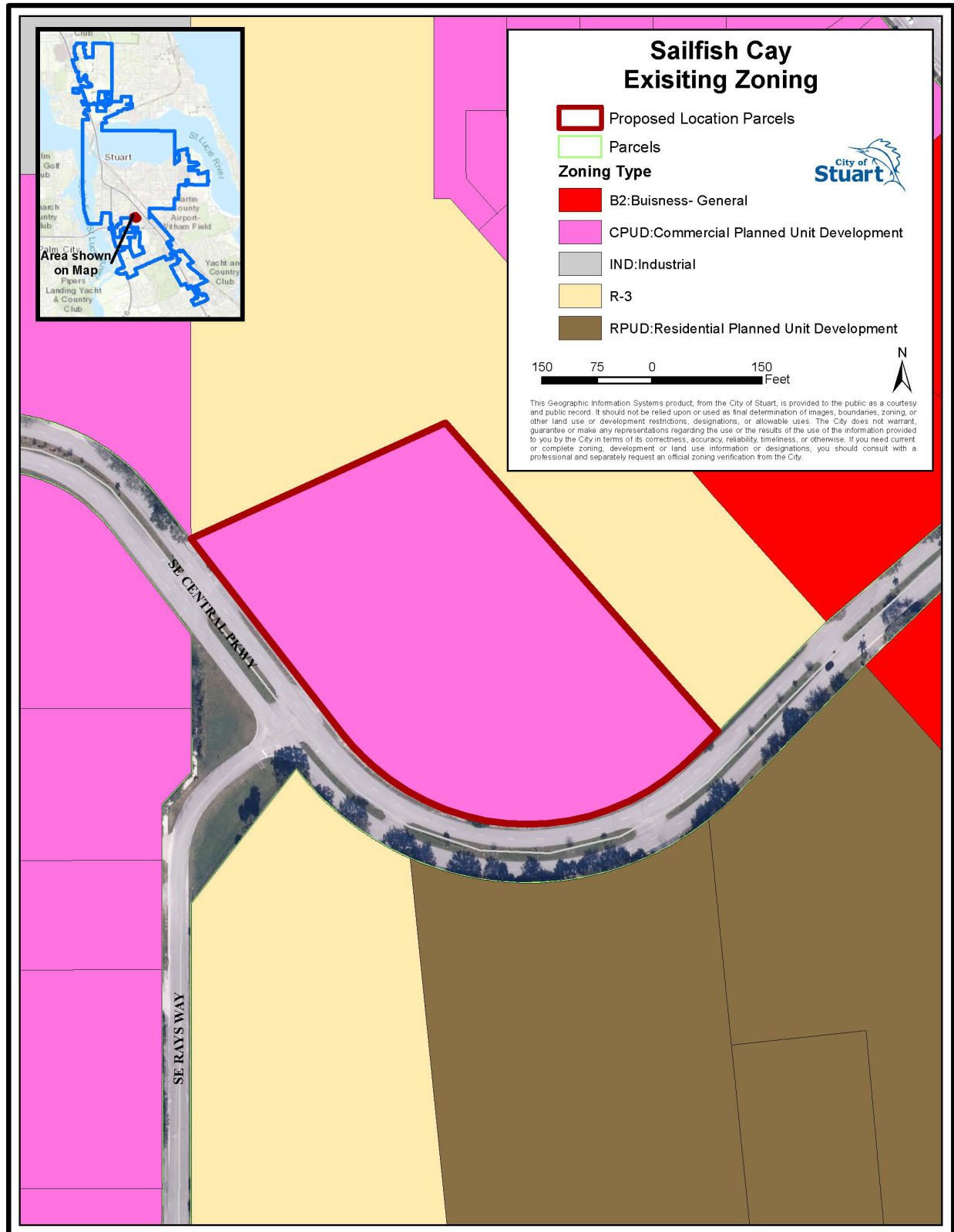
City Approvals	Building Department – Passed with Comments. Fire Department – Conceptually approved Public Works – Passed with Comments Traffic – Passed Environmental – Passed with Comments Zoning – Ongoing
Staff Recommendation (if final report)	N/A

Aerial Map

MAP

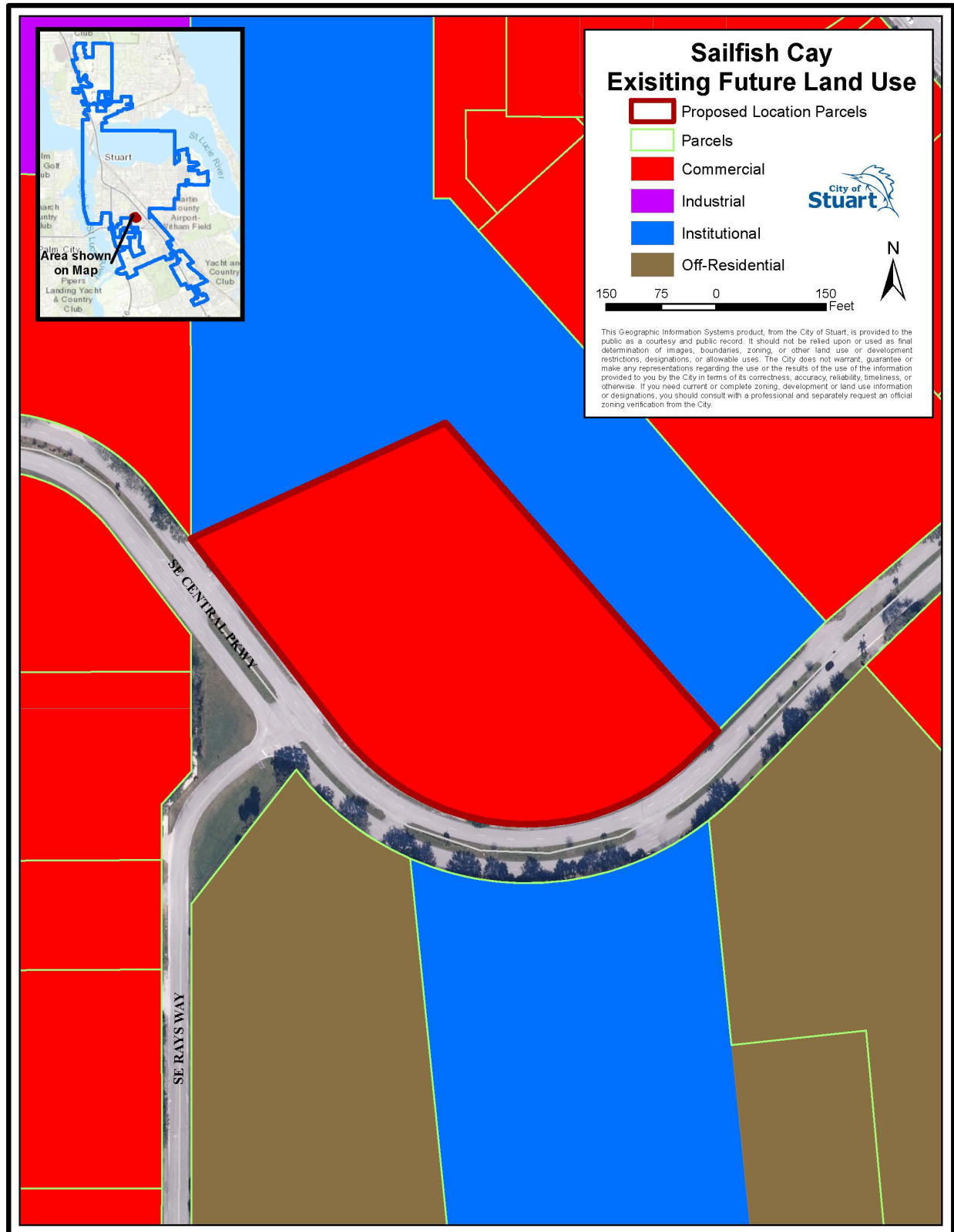


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

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

E. Review Comments

Zoning and Site Design – Ongoing

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

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

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

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

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

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

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

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

Architecture - Passed

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

Engineering – Drainage/Stormwater – Failed

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

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

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

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

Building Department – Passed with Comments

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

Environmental – Passed with Comments – Revised 3.21.22

54. Section 5.01.00 - Complete.

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

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

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

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

- a) February 2022 Update: Complete.

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

City of Stuart Public Works – Passed with Comments

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

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

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

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

Meeting Date: 2/27/2023

Prepared by: Michael Mortell

Title of Item:

NORTHPOINT VENTURES, LLC V. CITY OF STUART

Summary Explanation/Background Information on Agenda Request:

The Plaintiff was required to submit an Application for Urban Code Conditional Use and place 3 million dollars into an escrow account no later than October 10, 2016. On October 13, 2016, the City sent a letter notifying Northpoint that it was in default and the lease was considered terminated. Northpoint sued the City and claims that it had 60 days to cure the contract and because the City terminated it has been damaged. The City claims that it could not cure the breach because "time was of the essence" pursuant to the express terms of the contract and the Commission made it very clear that staff was not authorized to grant any extensions. Therefore, it was impossible to turn back time and comply by October 10, 2016. However, Northpoint Ventures never submitted an Urban Code conditional use application and never deposited the money in escrow. Had Northpoint placed the funds in escrow and submitted an application in compliance with the contract, the Commission would have honored the cure period but that was never presented to the Commission because it never happened.

The matter is scheduled for trial in May and the Court has ordered the parties to attend mediation. The City Attorney is requesting that the Commission reach consensus and agree that the Mayor will attend the Mediation on behalf of the City.

Further, the City Attorney's office is happy to schedule an attorney client meeting as well for further discussion upon Motion by the Board.

Funding Source:

N/A

Recommended Action:

Appoint the Mayor to attend the mediation on behalf of the City of Stuart, or in the alternative, if the Commission desires, an Attorney-Client Session can be scheduled.

ATTACHMENTS:

1. 111 - Notice Of Mediation

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT,
IN AND FOR MARTIN COUNTY, FLORIDA

NORTHPOINT VENTURES, LLC, a
Florida limited liability corporation,

CASE NO.: 17-CA-73

JUDGE: ELIZABETH METZGER

Plaintiff,

v.

CITY OF STUART, a Florida municipal
corporation,

Defendant.

_____ /

NOTICE OF MEDIATION

Pursuant to this Court's instructions at Docket Call on February 10, 2023, Plaintiff, NORTHPOINT VENTURES, LLC, a Florida limited liability corporation, hereby notifies the Court a Mediation Conference shall be held on Tuesday, March 21, 2023, commencing at 10:30 a.m. at the offices of Wright, Ponsoldt & Lozeau, Trial Attorneys, L.L.P., 1002 SE Monterey Commons Blvd., Suite 100, Stuart, Florida 34996, Buddy Gooze shall serve as mediator.

DATED this 15th day of February, 2023.

**WRIGHT, PONSDOLT & LOZEAU,
TRIAL ATTORNEYS, L.L.P.**

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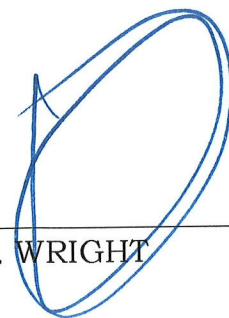
smitchell@wpltrialattorneys.com
Counsel for Plaintiffs

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and accurate copy of the foregoing has been sent by E-mail and/or U.S. Mail to the following on this 15th day of February, 2023:

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TIM B. WRIGHT