City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
JUNE 26, 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

Interim City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
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

PRESENTATIONS

1. 2024 BUDGET INTRODUCTION

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

CONSENT CALENDAR

2. APPROVAL OF 06/12/2023 CCM MINUTES (RC)

3. SUPPORT FDOT STRATEGIC INTERMODAL SYSTEM (SIS) APPLICATION AND A USDOT GRANT APPLICATION FOR REPLACEMENT OF THE ST. LUCIE RAILROAD BRIDGE (RC):

RESOLUTION No. 43-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STRATEGIC INTERMODAL SYSTEM (SIS) APPLICATION AND A USDOT GRANT APPLICATION FOR THE REPLACEMENT OF THE ST. LUCIE RIVER RAILROAD BRIDGE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. BUDGET AMENDMENT #13 - FIRE STATION 3 (RC):

RESOLUTION No. 49-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 13 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL COSTS FOR CONSTRUCTION OF THE FIRE STATION “3” FROM FIRE IMPACT FEES AND OTHER RESERVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. AWARD OF ITB# 2023-104: CITY OF STUART FIRE STATION 3 (RC):

RESOLUTION No. 44-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-104, CITY OF STUART FIRE STATION 3 TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF $4,290,334.00TO HOOKS CONSTRUCTION COMPANY OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

ORDINANCE SECOND READING

ORDINANCE FIRST READING

6. A REQUEST FROM WILLIS CUSTOM YACHTS TO CONSIDER A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (RC):

ORDINANCE No. 2516-2023; 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 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7. APPLICATION REQUESTING A MAJOR URBAN CODE CONDITIONAL USE AMENDMENT FOR WILLIS CUSTOM YACHTS (QUASI-JUDICIAL) (RC):

RESOLUTION No. 42-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

8. A REQUEST FROM COMMERCE AVENUE, LLC TO CONSIDER A PETITION FOR A VOLUNTARY ANNEXATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2517-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-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.

9. A REQUEST BY COMMERCE AVENUE, LLC, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS AN INFORMATIONAL ITEM ONLY - NO ACTION IS REQUIRED)

ORDINANCE No. 2518-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.45-ACRE PARCEL FROM THE FUTURE LAND USE OF INDUSTRIAL (COUNTY) TO THE FUTURE LAND USE OF INDUSTRIAL (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.

10. A REQUEST FROM COMMERCE AVENUE, LLC TO CONSIDER A REZONE PETITION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2519-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.45-ACRE PARCEL; LOCATED ON THE SOUTH EAST SIDE OF SE COMMENRCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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.

DISCUSSION AND DELIBERATION

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: 6/26/2023

Prepared by: Louis Boglioli

Title of Item:
2024 BUDGET INTRODUCTION

Summary Explanation/Background Information on Agenda Request:
Fiscal Year 24 budget sneak peek.

Funding Source:
N/A

Recommended Action:

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 06/12/2023 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 06/12/2023 CCM MINUTES

Funding Source:
N/A

Recommended Action:
Approve Item.

ATTACHMENTS:
1. 06122023 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JUNE 12, 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

Interim City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
City Clerk, Mary R. Kindel

ROLL CALL

4:00 PM

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

INVOCATION - PASTOR JIM BROCIOUS, STUART ALLIANCE CHURCH

Pastor Jim Brocious, Stuart Alliance Church, was unavailable. A moment of silence replaced the invocation.

PLEDGE OF ALLEGIANCE

****4:01 PM CCM Recessed to call CRA Meeting to Order****

****4:03 PM CRA Adjourned and CCM Reconvened****

1. ARTS MOMENT - ISABELLA HODGES SINGING "SOMEWHERE OVER THE RAINBOW"

Miss Hodges sang beautifully and accepted the Certificate of Appreciation and took a photo with Mayor McDonald.

PROCLAMATIONS

2. JUNETEENTH FREEDOM DAY - JUNE 19, 2023

No one present to accept Proclamation. It will be mailed to recipient.

PRESENTATIONS

3. SERVICE AWARDS - JUNE 2023

• Vincent Felicione	Fire Rescue	25 years
• James Farley	Public Works	15 years
• Monica Sands	10th Street Center	10 years
• Matthew Reuther	Fire Rescue	10 years
• Carlos Morales	Public Works	5 years

Each employee commented on their years of service and thanked the City.

4. BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY UPDATE

Joan Goodrich, Executive Director of the Business Development Board (BDB), presented on the BDB leadership team, their community impact, the FY22 financial overview, and future plans. Will send the Commission a link to their video promotional message and requested feedback. In addition, the prospects by industry were reviewed to include Aviation-Aerospace, Marine, Clean-Green Tech, Agribusiness Equestrian, Healthcare-Medical, and IT. Reported on the success story of Grind Hard Ammunition and business development in the board's Pulse Report and Strategic Plan. Invited the Commissioner and public to attend the BDB Meetings. Reported that she can narrow down the Pulse Report to just the City of Stuart if requested.

Commissioners participated in a question/answer period with Ms. Goodrich.

5. STUART MAIN STREET UPDATE

4:45 PM

Candace Callahan, Director of Stuart Main Street (SMS), presented the SMS update, introduced some past board members present in the audience, and reviewed their board objective, accomplishments, the economic impact cumulative since working with the City, and their events. She went over what is new, with SMS, including their website, events, art mural project, and a district expansion, as well as reviewed their mission, accomplishments and economic impact. Encouraged all to support the downtown businesses as the construction has made it difficult for them.

Commissioner Clarke asked questions:

- Stated that there used to be two Main Streets and have since lost the East Stuart Main Street and would like to work on getting East Stuart involved again.

- Made a comment to Interim City Manager Mortell regarding another agenda item about a City building lease. Stuart Main Street uses Flagler Center; has there been any consideration for them to raise funds to have an outdoor structure for future events.
- Asked for parking and July 4th plans.

Candance responded, noted that she is aware of the history of the East Stuart Main Street and that was a separate program from SMS but they have helped them in the past as they are a neighbor to SMS. The short-term lease prevents them from building any outdoor structures. The 4th of July deferred to Jim Chrulski, Community Services Director. Jim provided a brief update on the 4th of July plans.

6. 2023 FLORIDA LEGISLATIVE SESSION RECAP

Ben Hogarth, Community Affairs Liaison, provided an overview of legislative bills and the effect they may have on the City of Stuart.

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Commented on the Senate not asking Jacqui Thurlow-Lippish back to the South Florida Water Management Board, and wanted to remind the board that they are representatives of those in Port Saint Lucie as well as Stuart. He sees SB 102 as a bill that robs residential and industrial land; a war on conservative values and what makes our area great. City appropriations for the stormwater event could not be found for Stuart, and he finds the reason to be punishment for speaking out. A similar situation is happening to Jacqui Thurlow-Lippish, and he feels she deserved to get the approval from the Florida Senate. Respectfully asked Gayle Harrell and Kathleen Passidomo, Representatives of the Florida Senate, for the quality of life of those who live in Stuart, to reinstate Jacqui Thurlow-Lippish back into the SFWMD Board.

Commissioner Clarke

- Commented that she appreciated the BDB and Main Street reports/presentations.
- Stated someone saw a sign outside the Stuart City garage that reads "No Parking From 11 PM to 5 AM" . Commissioner Clarker would like Interim City Manager Mortell to look into this and visit the area.
- Commented on the statements of the public from the last CCM, pertaining to defraying housing costs, and requested City Manager Mortell bring back information on using excess funds to assist families in needs in the community.
- Announced the Joint City/County/School Board Meeting on Thursday, June 15th at 9 a.m. and encouraged all to attend.

City Manager Mortell responded to Clarke's comment on the overnight parking signs and stated the signs read "No Parking From 10 PM to 5 AM" and is located directly across the street from L's Lounge. The City did receive an application from Family Promise and once the application is complete, with direction from the Commission, would like it placed on the June 26th agenda.

Vice Mayor Bruner

- Commented on the algae blooms in Lake Okeechobee and expressed her frustration at being a Commissioner and not having the power to change it. Supports Jacqui Thurlow-Lippish and stated that she is a very positive and influential person; the most important thing is our health, safety and the river.

Mayor McDonald

- Commented on his visit with the Vista Pines residents and that the members were very positive and he received good feedback.
- Stated that in the past, when there were land use changes, Ordinances were approved with land use separate from zoning. Having spoken to City Manager Mortell, he would like it to be one item but two separate aspects, separated clearly in the Ordinance.

City Manager Mortell explained and stated it was the preference of the Board.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Announced that Confusion Corner will reopen on June 14, 2023.
- Stated that the PFAS Multi-District Litigation Case is still ongoing, he spoke to our Attorney today and there are still discussions with 3M and working toward a resolution.
- Commented that the Coast Guard adopted a new railroad bridge rule, stating 50/50 marine and railroad, broken down in 15 minute intervals. The Dixie Drawbridge has conflicts, requested updates and expects to hear more in the near future. Hopes to have additional information at the City Commission Meeting on June 26th.
- Budget projections sneak peek is expected at the June 26th City Commission Meeting.

APPROVAL OF AGENDA

6:03 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. Helen McBride - SE Flamingo Ave; Clarification on Discussion and Deliberation part of the meeting. The Mayor stated at last meeting that the Discussion and Deliberation is only meant for the members of the Board. Ms. McBride stated she is a taxpayer and the public should have some input and asked that the Attorney look into this.

CONSENT CALENDAR

7. APPROVAL OF 05/22/2023 CCM MINUTES (RC)

8. AUTHORIZATION FOR COMMUNITY SERVICES TO APPLY FOR A GRANT WITH THE CHILDREN SERVICES COUNCIL OF MARTIN COUNTY FOR THE EAST STUART YOUTH INITIATIVE GRANT (RC):

RESOLUTION No. 41-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE EAST STUART YOUTH INITIATIVE GRANT; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT, COLA, AND EMERGENCY FUNDING; IF APPROVED, AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. KIWANIS PARK IMPROVEMENTS - BUDGET AMENDMENT #11 (RC):

RESOLUTION No. 45-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 11 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES FROM DONATIONS AND FUND BALANCE AND APPROPRIATIONS IDENTIFIED FOR IMPROVEMENTS TO KIWANIS PARK; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

10. SUPPORT REAPPOINTMENT OF JACQUI THURLOW- LIPPISH TO THE SOUTH FLORIDA WATER MANAGEMENT BOARD (RC):

RESOLUTION No. 47-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING AND ENCOURAGING REAPPOINTMENT OF JACQUI THURLOW- LIPPISH TO THE SOUTH FLORIDA WATER MANAGEMENT BOARD; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:04 PM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

COMMISSION ACTION

None.

ORDINANCE SECOND READING

None.

ORDINANCE FIRST READING

None.

DISCUSSION AND DELIBERATION

11. DISCUSSION AND DELIBERATION INCLUDING POSSIBLE AUTHORIZATION TO PROCEED WITH FUNDING THE REIMBURSEMENT OF TENANT IMPROVEMENTS (WATERFRONT RESTAURANT) FOR EXPENSES RELATED TO STRUCTURAL RENOVATION OF PROPERTY OWNED BY THE CITY OF STUART

City Manager Mortell reviewed the history of the Mulligans/Waterfront Restaurant and under Mr. David Dyess' management, it was agreed upon for the City to pay a portion of the costs for improvements. Recommended the Commission provide direction.

Mayor McDonald commented that he met with the owners of Waterfront Restaurant and he was impressed with the property improvements, but reviewed the expenditures line by line, and does not believe we owe what they are asking ($700,000) but perhaps a portion. Recommend the City staff review the numbers and come up with a number to bring to the CRA for approval. Funds can be taken from CRA.

Commissioner Collins requested information on the original agreement, and wants to make sure the initial agreement is honored. City Manager Mortell reported that he didn't believe it was detailed, but when it was brought to his attention, he suggested an engineer look at the structural and foundation deficiencies. Commissioner Collins asked if there is a report from the building inspector or engineer and agreed with staff looking into this and returning to the Commission with further information.

Commissioner Bruner commented that the property is beautiful and this could be decided sooner instead of making the owner wait. The upstairs is not complete and he needs this money to complete it. She recommends we pay and move forward so he can complete this project.

Commissioner Rich reviewed past email correspondence about the lease and the City's responsibility, agreed that the topic should be brought back to the CRA for discussion and review.

James Corrigan, Owner of Waterfront Restaurant, came forward and commented that they wanted to do things right. He stated he was planning on the expenses but then finding structural and safety deficiencies once into renovation, was not expected to be incurred. Noted that they are residents of this town and are here for good and are happy to invest in the building, but all the problems that were discovered would not have been approved and permitted, had they not come into compliance. Thanked Mortell for his generosity with his time and stated that all the reimbursements requested are not related to aesthetics, but to structure.

Commissioner Clarke commented that she feels what Commissioner Rich is truly stating is that the City needs to make sure their structures are in good condition prior to leasing agreements. That we need to get our leasing agreements in order.

City Manager Mortell clarified the City signed a lease with Mulligans and made updates.

Without the City being a party, Mulligans and Waterfront made a deal and the reassignment of the lease was approved by the Commission. Mr. Corrigan welcomes the City to do an audit.

The staff will bring the Waterfront expenditures back to the CRA for review.

PUBLIC COMMENT:

1. Tom Campenni - spoke on behalf of him as a CRA Board Member, commented about his concerns about the money being taken from CRA.

12. LIVE LOCAL ACT (SB102) STAFF PRESENTATION

6:47 PM

Jodi Nentwick, Development Director, presented on Senate Bill 102.

PUBLIC COMMENT:

1. Laura Giobbe - SE Ocean Blvd; Commented on City Manager Mortell having a conversation with Representative Snyder and asked if it could be in writing. She reiterated again that the City should have it in writing and on file.
2. Mark Brechbill - SE Osceola St; commented on the buildings and that the City should be thinking about the risks of the properties and if the zoning needs to be changed.

13. CRITERIA FOR CITY ATTORNEY POSITION

Paul Nicoletti, Interim City Attorney, suggested the Commission review and discuss the City Manager position prior to the City Attorney discussion.

Mayor McDonald suggested we direct the Interim City Attorney to negotiate a contract with the Interim City Manager and bring it back for discussion and approval. However, the City Attorney's position, was suggested by putting together a committee of local attorneys, have the HR Department advertise and screen applicants for the minimum qualifications, the committee review the applicants, and then interviews by the Commission from the dais.

Commissioner Clarke asked if there should be special language pertaining to environmental issues as a requirement.

Mayor McDonald stated that he feels a municipal attorney is desired with litigation experience and if an environmental attorney is needed, to outsource. He stated that City Manager Mortell is an excellent litigator and hopes the City will find someone with such experience.

Attorney Nicoletti stated that all government attorneys should know something about environmental law and may not necessarily be an environmental attorney.

Commissioner Rich read from an article with attorney credentials and will copy the article for the Commissioners.

Commissioners agreed to have an agenda item on a future agenda to review and discuss the option of utilizing a law firm to conduct a search.

14. WELLS FARGO BUILDING DISCUSSION

7:14 PM

Mayor McDonald reported that he requested this discussion because he was not on the Board when the decision was made and was not in favor at that time.

Commissioner Collins asked what would happen if we used Wells Fargo as an investment property.

Louis "Joly" Boglioli, Finance Director, provided a brief comment on the note that is in place and stated that the use of the building is intended as a City Hall. The City waived the payoff opportunities on the note and at present, there are eight (8) years left on the note. Joly continued to answer financial questions of the Commission.

Conversations ensued with the Commissioners and the City Manager.

City Manager Mortell explained there is a City law that prohibits the City from selling or renting waterfront property without a referendum. It is best to put forward the best idea to the public in a referendum, with a finished plan for a clear yes or no answer.

Commissioner Rich asked if we are currently over full capacity at the existing City Hall building. City Manager Mortell answered that we have three separate buildings currently housing our departments and the plan is, with the redevelopment of the Wells Fargo Building, to all fit in the one building.

Commissioner Collins requested suggestions about moving forward. City Manager Mortell suggested bringing forward old plans for the current City Hall property, and could hire a planner to provide suggestions.

Mayor McDonald requested the Development Director to go back and find past presentations, and the board review them.

Commissioner Clarke commented on the Strategic Plan session and this was not brought back. Mortell commented that the Strategic Plan information is being prepared.

PUBLIC COMMENT:

1. Laura Giobbi - SE Ocean Blvd.; Asked if suggestions from the community are accepted.
2. Helen McBride - SE Flamingo Ave.; Years ago, participated in the petition and noted that Mike Houston came up with a nice plan for the City Hall property. She will advocate to be sure that a building does not go in place of City Hall.
3. Mark Brechbill - SE Osceola St.; Commented that Helen was referring to the McCarty Plan, a great plan that connects the City to the park and makes utilization of the river and Flagler Center.

ADJOURNMENT

7:54 PM

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

Minutes to be approved at the Regular Commission Meeting this 26th day of June, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Michael Mortell

Title of Item:
SUPPORT FDOT STRATEGIC INTERMODAL SYSTEM (SIS) APPLICATION AND A USDOT GRANT APPLICATION FOR REPLACEMENT OF THE ST. LUCIE RAILROAD BRIDGE (RC):

RESOLUTION No. 43-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STRATEGIC INTERMODAL SYSTEM (SIS) APPLICATION AND A USDOT GRANT APPLICATION FOR THE REPLACEMENT OF THE ST. LUCIE RIVER RAILROAD BRIDGE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The Strategic Intermodal System (SIS) is the State's highest priority for transportation capacity investments and a primary focus for implementing the Florida Transportation Plan (FTP), the State's long-range transportation vision and policy plan. An SIS grant will be used to design and implement a plan to replace the current railroad bridge with a double track bridge that provides better access for boaters and less interruption to motorists.

Funding Source:
N/A

Recommended Action:
Approve Resolution Number 43-2023 showing support for an SIS Grant for the St. Lucie railroad bridge.

ATTACHMENTS:
1. R43-2023 Support of an SIS grant for FEC Railroad Bridge

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 43-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STRATEGIC INTERMODAL SYSTEM (SIS) APPLICATION AND A USDOT GRANT APPLICATION FOR THE REPLACEMENT OF THE ST. LUCIE RIVER RAILROAD BRIDGE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Strategic Intermodal System (SIS) is both the federal and State of Florida's high priority network of transportation facilities important to the State's economy and mobility; and

WHEREAS, the SIS is the State's highest priority for transportation capacity investments and a primary focus for implementing the Florida Transportation Plan (FTP), the State's long-range transportation vision and policy plan; and

WHEREAS, the St. Lucie River Railroad Bridge replacement is critical for the long-term capacity and fluidity of freight rail operations and regional marine industry movements and intercity passenger rail; and

WHEREAS, the federal 2021 Infrastructure Investment and Jobs Act ("IIJA"), also known as the Bipartisan Infrastructure Law, provides $1.2 trillion over fiscal years 2022 through 2026 in new

federal infrastructure investment. As part of its scope, the IIJA provided funds to the USDOT across two programs to invest in bridge projects of national or regional significance – the National Infrastructure Project Assistance grants program, found under 49 U.S.C. § 6701 (Mega) and the Nationally Significant Multimodal Freight and Highways Projects grants program, found at 23 U.S.C. § 117 (Infrastructure for Rebuilding America or INFRA). Both are authorized funding sources that would support the replacement of the St. Lucie River Railroad Bridge and the City is an eligible applicant. The City has been informed that the Multimodal Project Discretionary Grant Opportunity Notice of Funding Opportunity ("NOFO") and grant application requirements will become available from USDOT in Spring 2023. Brightline and/or FECR will be primarily responsible for preparing the application, and the City of Stuart (City), as a public agency, will be the applicant and will oversee the grant, if selected; and

WHEREAS, Florida East Coast Railway (FECR) will be seeking an FDOT SIS grant application to support the replacement of the St. Lucie River Railroad Bridge. This bridge is approaching 100 years old and is the only remaining single-track segment on the entire FECR Miami to Jacksonville freight rail corridor; and

WHEREAS, the City is able to partner with FECR and Brightline in applying for a USDOT grant program to support the development and implementation of the St. Lucie River Railroad Bridge Replacement Project; and

WHEREAS, the SIS grant and a future USDOT grant will be vital to establish the funding structure to support the implementation of the project, which has significant transportation and economic impacts for the City and the State of Florida; and

WHEREAS, by increasing the channel clearance with a new higher elevation drawbridge, up to 90% of vessel traffic will be able to pass without a bridge opening which will improve navigation without use of the drawbridge and with the reduction in bridge openings and increased capacity of

double tracking it will also provide public benefit to mariners and motorists and will reduce congestion on the existing roadway systems; and

WHEREAS, the City Commission of the City of Stuart supports the safe design and replacement of the current single-track bridge crossing the St. Lucie River.

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

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

SECTION 2: The City Commission encourages and supports the award of a SIS grant which is used for the design and implementation of a plan to replace the current 1933 single track railroad drawbridge with a new higher elevation double track drawbridge which will provide better access for boaters and less interruption to the motorists.

SECTION 3: The City of Stuart is authorized to partner with and/or be the applicant for the SIS and USDOT grants as described herein, and if awarded, to oversee grant implementation.

SECTION 4: The City Clerk is directed to transmit an executed copy of this Resolution, together with a transmittal letter in support of the SIS and USDOT grant applications to the Martin County Florida Legislative Delegation and the Florida Department of Transportation for their record and use, and to execute any additional documents associated with these applications.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

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

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

ADOPTED this ____ day of June, 2023.

ATTEST:

_____	_____
MARY R. KINDEL	TROY MCDONALD
CITY CLERK	MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Louis Boglioli

Title of Item:
BUDGET AMENDMENT #13 - FIRE STATION 3 (RC):

RESOLUTION No. 49-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 13 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL COSTS FOR CONSTRUCTION OF THE FIRE STATION “3” FROM FIRE IMPACT FEES AND OTHER RESERVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 13 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL COSTS FOR CONSTRUCTION OF THE FIRE STATION “3” FROM FIRE IMPACT FEES AND OTHER RESERVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Funding Source:
FIRE IMPACT FEES
CAPITAL PROJECT RESERVE

Recommended Action:
ADOPT RESOLUTION 49-2023

ATTACHMENTS:
1. R49-2023 BA #13 Fire Station 3

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 49-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 13 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL COSTS FOR CONSTRUCTION OF THE FIRE STATION "3" FROM FIRE IMPACT FEES AND OTHER RESERVES; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart ("City") adopts a balanced budget annual for Revenues and Appropriations as part of the Fiscal Year Operating Budget which is intended to provide for the general operations of the City and the various funds, anticipating regular operating costs and expected capital acquisitions, the City monitors and reviews the progress of the operating budget throughout the fiscal year; and

WHEREAS, the City from time to time identifies unexpected or unintended expenditures as well as, additional revenues and possible shortfalls, and therefore, must amend the Fiscal Year Operating Budget to accommodate these variations.

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

SECTION 1: The 2022-2023 Fiscal Year Operating Budget for the General Fund is hereby further amended, as follows:

From:	General Fund Revenues – Fire Impact Fees	$1,232,197
From:	General Fund Revenues – Capital Reserve	$1,058,137
To:	General Fund Appropriations - Fire/Rescue	$2,290,334

SECTION 2: This resolution shall take effect on adoption.

Resolution No. 49-2023
BA #13 Fire Station #3

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

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

ADOPTED this ____ day of _June 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: 6/26/2023 **Prepared by:** Alaina Knofla

Title of Item:
AWARD OF ITB# 2023-104: CITY OF STUART FIRE STATION 3 (RC):

RESOLUTION No. 44-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-104, CITY OF STUART FIRE STATION 3 TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF $4,290,334.00TO HOOKS CONSTRUCTION COMPANY OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
This solicitation was advertised in the Palm Beach Post on March 9, 2023 and released simultaneously on OpenGov Procurement, who notified three hundred and nineteen (319) potential bidders; there were seventeen (17) plan holders, and issued six (6) bid packages for this project. Four (4) bids were received on the bid opening date and time of 2:30 pm. April 26, 2023.

The Engineer of record, Captec Engineering, recommends award to the lowest responsive, responsible bidder, for the total of $4,290,334.00

Funding Source:
TBD

Recommended Action:
Adopt Resolution No. 44-2023

ATTACHMENTS:
1. R44-2023 Award ITB 2023-104, city of Stuart Fire Station 3
2. R44-2023; ITB 2023-104 Excerpt of Contract

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 44-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-104, CITY OF STUART FIRE STATION 3 TO HOOKS CONSTRUCTION COMPANY OF STUART, FLORIDA 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 Invitation to Bid process in order to solicit a licensed General Contractor to construct City Fire Station 3.

SECTION 1: The City Commission of the City of Stuart hereby approves the award of ITB #2023-104: City of Stuart Fire Station 3 to Hooks Construction Company., with authorization to execute final contract subsequent to review and approval by the City Attorney.

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 44-2023
Approve Award of ITB #2023-104: City of Stuart Fire Station 3

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

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

ADOPTED this 26th day of June 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI, ESQ.
INTERIM CITY ATTORNEY

"UNIT PRICE CONTRACT"

CONTRACTOR: **Hooks Construction Company**
Attn: Steve Hooks
2211 S. Kanner Hwy
Stuart, Florida 34994

PROJECT: **ITB 2023-104: City of Stuart Fire Station 3**

CONTRACT FOR SERVICES

THIS UNIT PRICE CONTRACT, hereinafter "Contract," made and entered into the **26th day of July 2023** by and between **Hook Construction Company** hereinafter referred to as "Contractor" and the City of Stuart, Florida, a municipal corporation, 121 SW Flagler Avenue, Stuart, Florida 34994, hereinafter referred to as "City", for and in consideration of the following terms, conditions, and covenants.

I. PURPOSE OF CONTRACT

City intends to enter into a contract with Contractor for provision of City of Stuart Fire Station 3 by the Contractor and the payment for those services by City as set forth below.

II. SCOPE OF SERVICES

The Contractor shall provide these Services pursuant to this Contract as hereinafter provided. These services will include all labor, equipment, and materials necessary to construct City of Stuart Fire Station 3 as provided on the approved schedule.

Section 1. Scope of Service

Contractor shall work with City staff in advising the City regarding the Services as rendered. The services will be those customarily attendant to construct and provide a fully functional City of Stuart Fire Station 3, as provided in the detailed scope of services to be performed and schedule of fees for those services and as described in the solicitation, specification, bid plans (Contractor's response to ITB #2023-104).

III. CONTRACT PROVISIONS

Section 1. Period of Service

1.1 Time of Performance

Upon award of this Contract by Resolution of the Stuart Commission or Upon Emergency approval by City Manager, the effective date of this Contract shall be date of execution of this Contract by both City and Contractor. The Contractor shall began work within ten (10) calendar days after delivery of written Notice to Proceed, hereinafter "NTP", issued by Project Manager for the City to the Project Manager for the Contractor. All performance of the Contract work shall be completed within **three hundred and sixty-five (365) calendar days** of the date of issuance of the NTP. Commencement of the Contract Work by the Contractor shall be deemed a waiver of the issuance of the NTP and shall constitute the "Date of Commencement" for purposes of the completion deadline.

Section 2. Compensation and Method of Payment

2.1 Fee Schedule

CITY will compensate Contractor for these Services in accordance with Contractor's pricing schedule formalized in "Price Proposal Form" to this Contract **not to exceed $4,290,334,00.**

2.2 Invoices

Contractor shall submit periodic invoices to the City for work accomplished and accepted by the City under this Contract. Each invoice shall be detailed and itemized, and shall include, but shall not be limited to, a legible copy of the estimate approved by the City Representative, and the date work was completed and accepted by the City.

2.3 Payment

Payment for services rendered is due within thirty days of receipt and approval of invoice by City. Payment is delinquent 30 days following receipt and approval of invoice by City.

Section 3. Guarantee and Warranty

The Contractor guarantees to repair, replace, or otherwise make good to the satisfaction of the City any defects in workmanship or material appearing in the work within 12 months after the day the work is accepted by the Project Manager of the City. Contractor further guarantees the successful performance of the work for the service intended. Neither inspection nor payment, including final payment by the City shall relieve the Contractor from his or its obligations to do and complete the work in accordance with this contract. If the City deems it inexpedient to require the Contractor to correct deficient or defective materials or labor, an equitable deduction from the contract price shall be made therefore or in the alternative the City may sue for damages, or both. If the manufacture of materials provides a warranty or guarantee which is longer than twelve (12) months, the Contractor agrees to fully assist the City in making a claim for such warranty or guarantee. If the City deems it inexpedient to require the Contractor to correct deficient installation or repairs, an equitable deduction from the contract price shall be made therefore in the alternative the City may seek mediation or sue for damages, or both.

Section 4. Audit

The Contractor agrees that the City or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Contract, have access to and the right to examine any directly pertinent books, documents, papers, and records including electronic records of the Contractor involving transactions related to this Contract. The Contractor agrees that payment(s) made under this Contract shall be subject to reduction for amounts charged thereto which are found based on audit examination not to constitute allowable costs under this Contract. The Contractor shall refund by check payable to the City the amount of such reduction of payments. All required records shall be maintained until an audit is completed and all questions

arising therefrom are resolved, or three years after completion of the project and issuance of the final certificate, whichever is sooner.

Section 5. Contractor Responsibility

5.1 Independent Contractor

The Contractor is an independent contractor and is not an employee or agent of the City. Nothing in this Contract shall be interpreted to establish any relationship other than that of an independent contractor, between the City and the Contractor, its employees, agents, subcontractors, or assigns, during or after the performance of this Contract.

5.2 Responsibility for Work

The Contractor shall take the whole responsibility of the Contract Work and shall bear all losses resulting to the Contractor because of bad weather, or because of errors or omissions in the bid on the Contract price, or as otherwise provided in the Contract Documents, because of any other causes whatsoever.

The Contractor shall assign a supervisory employee of the Contractor (the Contractor's "Project Manager") and identify to the City all assigned personnel working on the Contract. The Contractor's Project Manager is responsible to keep the City informed of the Contractor's activities and to have in place an electronic communication method (cellphone, radio, etc.) available at all times which can be used by the City's Engineer of Record, the City's Designated Representative, or the City's Project Manager to contact the Contractor's Project Manager. The Project Manager shall be responsible for overseeing all work performed by the Contractor, unless and until a replacement Project Manager is made by the Contractor and the City is informed of same by the Contractor in writing. If at any time the Project Manager is replaced during the term of this contract, the Contractor must provide complete updated contact information and detailed information as requested, which may include a completed IRS Form I-9, and which must be approved by the City. Any change in Contractor's assigned personnel must also be provided in writing by the Contractor, and the City may reject any assigned personnel, for just cause given to the Contractor.

The Contractor is responsible to submit a proposed schedule to the City consisting of planned work to be accomplished. The City's Engineer of Record; or designee, shall have approval authority over the proposed schedule. Contractor may not change the schedule without the prior written authorization of the City's Project Manager, or designee. The City reserves the right to change the schedule, with adequate notification, so the best benefit of the work can be achieved by the City, and to ensure reimbursement or replacement for loss or damage to property caused by negligence of the Contractor or any subcontractors.

5.3 Equipment

All equipment to be utilized by the Contractor to perform the Project, as detailed herein must be approved by the City's Engineer of Record or designee. The Contractor specifically agrees to remove and replace any equipment judged by the City to be inadequate, dangerous, or poorly operating, or excessively noisy or dirty, or in any other material way disturbing to the public health, safety, or welfare.

5.4 Contractor's Records

As a condition precedent to Contractor filing any claim against City, Contractor shall make available to City all of Contractor's books and records (directly or indirectly related to the claim of Contractor's

business), including those maintained electronically, and requested by City. Refusal to do so shall constitute a material breach of this contract and cause for cancellation of the Contract, and dismissal of any litigation.

5.5 Business Operations

A. Hours of Operation: Unless otherwise directed by the City' Project Manager, the Contractor shall abide by the following schedule, and that all services required are provided between the hours of 7:00 AM and 5:00 PM local time; All work performed outside of these hours of operation must be approved in advanced by the City's Project Manager or designee.

B. Weather Conditions: Upon approval by or at the direction of the City's Project Manager or designee, the Contractor shall cease operations of services during inclement weather conditions, or other environmental conditions which may adversely affect the Work or the health, safety, and welfare of the individual's working on the Project.

C. Observed Holidays: The City observes New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day & Day After, Christmas Eve & Day. No work shall be permitted on-site on those days without the express written consent of the City's Project Manager.

5.6 Public Safety and Convenience

In the Contractor's use of streets and public or private parking lots for the work to be done under these specifications, shall conform to all city, county, state and federal laws and regulations as applicable. The Contractor shall at all times conduct the Work to ensure the least possible obstruction to normal pedestrian and vehicular traffic including access to all public and private properties during all stages of Work, and to cause the least amount of inconvenience to the general public and the residents in the vicinity of the Work. The Contractor shall ensure the protection of persons and property, in a manner satisfactory to the City's Project Manager or designee. There shall be no obstruction of the public travel lanes between the hours of 7:00-9:00 am and 4:00-6:00 pm without approval of the City's Project Manager.

5.7 Protection of Property

The Contractor shall provide all signs, barricades, and/or flashing lights, and take all necessary precautions to protect buildings and personnel. All work shall be complete in every respect and accomplished in a satisfactory, workmanlike manner. The Contractor shall at all times guard against damage or loss to the property of the City, including but not limited to safeguard sidewalks, curbing, road surfaces and motor vehicles on or around all job sites. Damage to public or private property shall be the responsibility of the Contractor, which shall be held responsible for replacing or repairing any such loss or damage at the expense of the Contractor. The City may withhold payment or make such deductions, as deemed necessary, to ensure reimbursement or replacement for loss or damage to property through negligence of the Contractor.

Section 6. Termination

6.1 Termination for Convenience

The City or the Contractor may terminate this Contract upon thirty (30) day's written notice to the other party. In the event of any termination for convenience, the Contractor shall be paid for all services rendered to the date of termination including all authorized reimbursable expenses.

6.2 Termination for Cause

The City may terminate this Contract for cause, as provided in this section, upon seven (7) days written

notice whenever the City shall determine that the Contractor has failed to meet the performance requirement(s) of the Contract. If the Contractor is adjudged bankrupt or makes a general assignment for the benefit of his creditors, or if a receiver is appointed by a court of competent jurisdiction on account of Contractor's insolvency, or if Contractor fails to provide properly skilled personnel, or the proper Work or service in the sole discretion of the City, then the City can, terminate this Contract, without prejudice to any other right or remedy.

Section 7. CITY's Obligations

7.1 Project Manager

The Project Manager for the City with the authority to act on the City's behalf with respect to all aspects of the Project is the Engineer of Record or his designee, who is so designated to the Contractor.

The Project Manager for the Contractor with authority to act on the Contractor's behalf with respect to all aspects of the Project is:

Steve Hooks
Contact Name

772-419-8828 EXT. 303
Contact Number

steve@hooksconstruction.net
Email Address

7.2 Extra work by Change Order

If Extra work is found necessary or desirable by the City arising out of or causing the modification of the specification or plans, an order for extra work shall be made and valid only by an executed Change Order. All work so ordered must be performed by the Contractor. The amount of compensation to be paid to the Contractor for any work so ordered shall be determined as follows:

A. By such applicable unit prices, if any, as are set forth in the Contract; or

B. If no such unit prices are set forth, then by a lump sum or other unit price mutually agreed upon by the City and the Contractor; or

C. If no such unit prices are set forth in the Contract, and if the parties cannot agree upon a lump sum or other unit prices, then by the actual net cost in money to the Contractor of the extra work performed, and the cost shall be determined as follows:

1) For all labor and foreman in direct charge of the authorized operations, the Contractor shall receive the current local rate of wages to be agreed upon in writing before starting such work, for each hour said labor and foreman are actually engaged thereon, to which shall be added an amount equal to 15 per cent of the sum thereof which shall be considered and accepted as full compensation for general supervision and the furnishing of small tools and miscellaneous equipment used, such as picks, shovels, hand pumps, and similar items.

2) For all materials used, the Contractor shall receive the actual cost of such materials delivered at the site and previously approved delivery point as established by original receipted bills. No percentage or extra charge shall be added to this cost.

3) For special equipment and machinery such as power-driven pumps, concrete mixers, trucks, and tractors, or other equipment, required for the economic performance of the authorized work, the Contractor shall receive payment based on the agreed rental price for each item of equipment and the actual time of its use on the work. No percentage or extra charge shall be added to this sum.

4) The Contractor's profit shall be computed by computed by adding 10% of the sum of Items 2 and 3. The total cost of performing this extra work shall be the sum of Items 1, 2, 3, and 4.

Records of extra work done, if any, shall be reviewed at the end of each day by the Contractor and the City's Engineer of Record, duplicate copies of accepted records made and signed by both the Contractor and the City's Engineer of Record, and one copy retained by each.

Claim for payment for extra work shall be submitted by the Contractor upon a verified statement supported by receipted bills. Such statements shall be submitted for the current contract payment for the month in which the extra work was done. No claim for extra work shall be allowed unless the same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is completed.

Section 8. Persons Bound by Contract

8.1 Parties to the Contract

The persons bound by this Contract are the Contractor and the City and their respective partners, successors, heirs, executors, administrators, and assigns, if any.

8.2 Assignment of Interest in Contract

This Contract and any interest or services associated with this Contract may not be assigned, sublet, or transferred to another party by either the City or the Contractor without the prior written consent of the other party. Nothing contained herein shall be construed to prevent Contractor from employing such independent Contractors, associates and subcontractors as Contractor may deem appropriate to assist in the performance of the services hereunder.

8.3 Other Entity Use

The Contractor may be requested to convey its proposal prices, contract terms and conditions, to other municipalities or other governmental agencies within the State of Florida, and such requests shall be reasonably honored by the Contractor.

8.4 Inspection

The project will be inspected by the City's Engineer of Record (EOR) and the Project Manager (if a separate Project Manager is so appointed) for the City and will be rejected if it is not to conformity with the Contract provisions. Rejected work will be immediately corrected by the Contractor. When the work is substantially completed, the Contractor shall notify the City in writing that the work shall be ready for final inspection on a definite date, at least two (2) calendar days thereafter, which shall be stated in such notice.

8.5 Rights and Benefits

Nothing herein shall be construed to give any rights or benefits arising from this Contract to anyone other than the Contractor and the City.

8.6 Liquidated Damages

The Contractor agrees pay to the City, as damages for non-completion of the work within the time stipulated for its completion, one hundred dollars ($100.00) for each and every day for the first thirty (30) days and five hundred dollars ($500.00) for each and every day thereafter, which exceeds the stipulated time for its completion, This amount is fixed and determined by the parties hereto as liquidated damages that the City will suffer by reason of such default, and not by way of penalty.

The City is hereby authorized to deduct any and all liquidated damages from the moneys which may be due or become due said Contractor for the work under this Contract, or as much thereof as the City may, at its own option, deem just and reasonable.

8.7 Miscellaneous

No modification, amendment or alteration in the terms or conditions contained in this Contract shall be effective unless contained in a written documents executed with the same formality and of equal dignity herewith. This Contract constitutes the entire agreement between the parties, and no prior, or contemporaneous oral agreement shall be binding on either party. If either party fails to enforce a portion or all of this Contract, it shall not constitute a waiver of the Contract.

Section 9. Indemnification of City

Contractor assumes the entire responsibility and liability for all damages or injury to all persons, and to all property, caused by the Contractor or Contractor's employees, agents, consultants or sub-contractors, and Contractor shall to the fullest extent allowed by law, indemnify and hold the City, its officials, employees and agents harmless from all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent they may be caused by the negligence, omission, or intentional conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of the Contract. Specific consideration for this indemnity is $10.00, the receipt and sufficiency of which are hereby acknowledged by Contractor.
Contractor shall separately obtain, maintain, and pay for general liability insurance coverage to insure the provisions of this paragraph.

Section 10. Insurance.

10.1. Requirements

Contractor shall procure and maintain insurance, in the amounts required in Section 1.6 of the Invitation to Bid. The City by and through its Risk Manager or City Attorney, reserves the right to review, modify, reject, or accept any required policies of insurance, including limits coverages or endorsements, herein from time to time throughout the term of this contract. All insurance carriers must have an A.M. Best Financial Strength Rating (FSR) of at least A or better. When a self-insured retention or deductible exceeds $5,000, the City reserves the right, but not the obligation, to review a copy of Contractor's most recent annual report, or audited financial statement, or corporate tax return. All contractors, including any independent contractors and subcontractors utilized, must comply with the insurance requirements.

10.2 Certificate of Insurance

The Contractor shall cause a Certificate of Insurance to be issued to the City, naming the "City of Stuart, Florida, its officials, employees and agents" as Named Insureds for all insurances pertaining. Such insurance must contain a provision for notification of the City 30 days in advance of any material change

or cancellation. Certificates of all insurance required from the Contractor shall be attached to this Contract, made a part thereof, and shall be subject to the City's approval for adequacy.

10.3 Professional Standards

All work performed by Contractor will be in accordance with the highest professional standards and in accordance with all applicable governmental regulations.

10.4 Non-Appropriation

This Contract shall be deemed effective, and continuing, only to the extent of the annual appropriations available and made by the City Commission.

Section 11. General Conditions

11.1 Venue in Martin County

Jurisdiction a venue for any lawsuit to enforce the terms and obligations of this Contract shall lie exclusively in the County Court or the Circuit Court in and for Martin County, Florida.

11.2 Laws of Florida

The validity, interpretation, construction, and effect of this Contract shall be in accordance with and governed by the laws of the State of Florida.

11.3 Attorney's Fees and Costs

In the event the event of a breach or default in the performance of any of the terms, covenants and conditions of this Contract, requiring a legal action to enforce the terms of the Contract, including without limitation, damages, specific performance, injunction, or any other legal action, the prevailing party shall be entitled to all reasonable attorney's fees, court costs and all expenses, even if not taxable as court costs, including, without limitation, all such fees, costs and expenses incident to appeals incurred in such action or proceeding.

11.4 Mediation as Condition Precedent to Litigation

Prior to the initiation of any litigation by the parties concerning this Contract, and as a condition precedent to initiating any litigation, the parties agree to first seek resolution of the dispute through non-binding mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The parties shall, by mutual agreement, select a mediator within 15 days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator, then the City shall select the mediator who, if selected solely by the City, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediation.

11.5 Contract Amendment

The City reserves the right to delete, add or revise locations under this proposal at any time during the contract term when and where deemed necessary. If any locations are added or deleted from the contract, the unit prices and rates quoted shall be used to determine the adjusted contract price.

No modification, amendment or alteration in the terms or conditions contained in this Contract shall be effective unless contained in a written documents executed with the same formality and of equal dignity herewith. This Contract constitutes the entire agreement between the parties, and no prior, or contemporaneous oral agreement shall be binding on either party. If either party fails to enforce a portion or all of this Contract, it shall not constitute a waiver of the same.

11.6 Contractual Authority

By signing this Contract, the Contractor swears or affirms, under penalty of perjury, that this is a valid act of the Contractor, and that no later claim shall be made by the Contractor that the Contract is invalid or an *ultra vires* act, by reason of a failure to have the proper authority to execute the Contract. If a court of competent jurisdiction later determines that the Contract is or would be null and void for failure of the signatory to have proper or complete authority, this Contract shall nonetheless be deemed valid under the theory of "apparent authority," or in the sole alternative of the City, shall be deemed to be the act of the signatory, as an individual, who shall be fully responsible for its complete performance.

11.7 Sovereign Immunity

Nothing contained herein shall be construed or interpreted as a waiver of the sovereign immunity liability limits established under Section 768.20, Florida Statutes, as amended from time to time.

Section 12. Public Records

Public Records Relating to Compliance, Request for Records; Noncompliance, & Civil Action

Note: In compliance with Section 119.12, Florida Statutes, if the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the office of the City Clerk as the custodian of Public Records for the City of Stuart, and all the respective departments at mkindel@ci.stuart.fl.us, City of Stuart, City Clerk 121 SW Flagler Avenue, Stuart, Fl. 34994.

Furthermore, in compliance with F.S. 119.0701 the Contractor shall:

A. Keep and maintain public records required by the public agency to perform the service.

B. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps

and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

E. A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request, and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

F. If a contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

G. A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under F.S. 119.10.

H. If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:

1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and

2. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.

I. A notice complies with subparagraph 2 above if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

J. A contractor who complies with a public records request within eight (8) business days after the notice is sent is not liable for the reasonable costs of enforcement.

Section 13. Reserved

Section 14. Scrutinized Companies List

Pursuant to Sections 287.135, 215.4725, and 215.473, Florida Statutes prohibiting agencies from contracting with any company, principals, or owners on the Scrutinized Companies with Activities in Sudan List, participation in the Boycott of Israel, the Scrutinized Companies with Activities in the Iran Petroleum Energy List, and is not engaged in business operations in Cuba or Syria; Contractor hereby certifies that it does not contract for such goods or services in any amount whatsoever, at the time of submitting to this ITB; and agrees that it shall not contract for such goods or services through the term of this Contract, including any renewals or extensions.

By signature on this Contract, Contractor certifies and attests, under penalty of perjury, that firm is not on any list, engaged in any business operations, or participating in any activities as specified in this section. If firm is found to be in violation of this Section, the Contract shall be terminated; and submission of such a false certification may subject Contractor to civil penalties, attorney's fees, and costs.

Section 15. Exhibits

The following Exhibits are attached to and made a part of this Contract:

Exhibit A - "Proposal as Submitted by Respondent and Accepted by City"

Exhibit B - "Original Invitation to Bid as Issued by City, including all Addenda"

Exhibit C - "Performance and Payment Bond"

Exhibit D- "Certificate of Insurance"

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signatures are on following page

IN WITNESS WHEREOF, the City has hereunto subscribed and the Contractor has signed his, its, or their name, or names the date aforesaid.

CITY OF STUART, FLORIDA

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MORTELL
INTERIM CITY MANAGER

APPROVED AS TO FORM AND CORRECTNESS:

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

CONTRACTOR

(Signature)

Steven C. Hooks
Printed Name

Owner
Title

SECTION 000200

BID TABULATION FORM

This Document, consisting of four (4) pages (acknowledged by Bidder's initials and date of initialing at the bottom of each page), is a supplement to the City of Stuart Front End Bid Documents. When the Contract is awarded, this Document becomes a supplement to AIA Document A101 - Owner and Contractor Agreement.

1.01 BASE BID TABULATION *(Bidder Note: Print or type written values)*

Base Bid, which is the sum of prices for all Work as describe in Section 01100 "Summary" of the Project Specifications:

$ 3,897,632 *(Bidder Note: Show numeric value only).*

The City of Stuart has requested a line-item breakdown of the base bid items using the Schedule of Values under Section 1.03 of the Bid Tabulation Form:

Bidder's Signature: _____

Bidder's Name (printed): Steven C. Hooks

Title: President

Company Name: Hooks Construction Co., LLC

1.02 ALTERNATES BID TABULATION: See specification section 012300 "Alternates" for additional information. *(Bidder Note: Print or type written value)*

A. Alternate 1 "Fire Station No. 3" – A deductive alternate as described in Paragraph 3.1A in Section 012300 of the Project Specifications.

$ (144,617) *(Bidder Note: Show numeric value only).*

B. Alternate 2 "Fire Station No. 3" – Add alternate as described in Paragraph 3.1B in Section 012300 of the Project Specifications.

$ 277,433 *(Bidder Note: Show numeric value only).*

BIDDER'S INITIALS SCH DATED 4 / 26 / 2023

1.03 SCHEDULE OF VALUES *(Bidder Note: Show numeric value only. Values provided will be used in the City of Stuart – Pay Application when submitting the monthly pay application.)*

General Requirements	
General Conditions	$ 428,214
On-Site Management Staff	$ 103,000
Division 03 – Concrete	
Building Concrete & Reinforcement	$ 490,814
Lightweight Insulating Concrete	$ Inc in Div 7
Division 04 – Masonry	
Building Masonry	$ Inc in Div 3
Division 05 – Metals	
Building Steel & Joists	$ 139,000
Canopies & Shading	$ 103,360
Division 06 – Wood	
Rough & Finish Carpentry	$ 3,000
Millwork & Countertops	$ 76,826
Division 07 – Thermal & Moisture Protection	
Building Insulation	$ Inc in Div 9
Fire Stopping & Bldg. Sealants	$ "
Roofing & Metal Flashing	$ 175,500
Division 08 – Openings	
Exterior Windows & Storefronts	$ 66,329
Overhead Doors	$ 44,248
Interior Doors & Hardware	$ 133,130
Division 09 – Finishes	
Framing & Drywall	$ 78,675
Acoustical Ceilings	$ 16,280
Painting (Inc Stucco)	$ 92,325
Flooring & Wall Base	$ 25,318
Epoxy Flooring	$ 46,977
Ceramic / Porcelain Tile	$ Inc in Flooring

BIDDER'S INITIALS SCH DATED 4/26/2023

Division 10 – Specialties	
Toilet Accessories, Fire Extinguishers, & Signage	$ 39,838
Bunker Gear Lockers	$ 19,762
Division 11 – Equipment	
Kitchen & Laundry Equipment	$ 16,812
Kitchen Hood & Ansul System	$ 39,120
Division 12 – Furnishings	
Roller Shades & Curtains	$ 3,300
Division 21 – Fire Suppression	
Fire Protection	$ 32,590
Division 22 – Plumbing	
Plumbing	$ 145,907
Propane Gas & Piping	$ 16,360
Division 23 – Mechanical	
HVAC Equipment	$ 195,860
Ductwork & Accessories	$ Inc
Division 26 – Electrical	
Electrical Panels & Equipment	$ 569,413
Conduits & Wiring	$ Inc
Interior Lighting	$ Inc
Emergency Generator	$ Inc
Division 31 – Earthwork	
Building Pad & Termite Control	$ Inc in DW 3
Division 32 – Exterior Improvements	
Civil General	$ 212,305
Civil Drainage/Roadway	$ 253,226
Civil Signage and Striping	$ Inc in Roadway
Landscape & Irrigation	$ 130,216
Site Lighting	$ Inc in DW 26
Division 33 – Utilities	
Civil Utilities - Water	$ 199,927
Civil Utilities - Wastewater	$ Inc

BIDDER'S INITIALS SCH DATED 4/26 / 2023

1.04 CIVIL SITE BREAKDOWN REQUESTED

The City of Stuart has requested additional information for the site analysis and review during Construction. See attached additional bid forms titled "Civil Bid Form" and "Add Alternate – Signalization."

1.04 ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUMS ISSUED

Addendum 1 dated 3/17/23	BIDDER'S INITIALS SCH
Addendum 2 dated 4/13/23	BIDDER'S INITIALS SCH
Addendum ___ dated _____	BIDDER'S INITIALS _____
Addendum ___ dated _____	BIDDER'S INITIALS _____
Addendum ___ dated _____	BIDDER'S INITIALS _____
Addendum ___ dated _____	BIDDER'S INITIALS _____

END OF BID TABULATION FORM

BIDDER'S INITIALS SCH DATED 4 / 26 / 2023

City of Stuart
Fire Station No. 3
1783.28.1
Civil Bid Form

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Item	Description	QUANTITY	UNIT	UNIT COST	ITEM COST
	GENERAL				
1	Mobilization/Demobilization/General Conditions	1	LS		$ 3,850 -
2	Maintenance of Traffic	1	LS		$ 4,450 -
3	Pre/Post Construction Video	1	LS		$ 6,650 -
4	Construction Survey (Layout)	1	LS		$ 24,185 -
5	Construction Survey (As-built)	1	LS		$ INC -
6	Clearing / Grubbing (Includes vegetation removal) / Demolition	1.12	AC		$ 19,320 -
7	Stabilized Construction Entrance	1	EA		$ 2257 -
8	Silt Fence	1070	LF		$ 3,584.50
9	Orange Safety Fence	250	LF		$ 2,829.50
10	Excavation/Embankment	5300	CY		$ 124,426 -
11	Concrete Monument Sign (6' wide x 4' tall) (Includes foundation)	1	EA		$ 6250 -
12	Flag Pole	1	EA		$ 8401 -
13	Bike Rack	1	EA		$ 1500 -
				SUBTOTAL	$ 225,781
	DRAINAGE / ROADWAY				
14	12" Stabilized Subgrade (LBR-40)	2065	SY		$ 27,630 -
15	12" Sand Base AASHTO Type A1 Material	125	SY		$ 5,333 -
16	10" Optional Base Group 9	1940	SY		$ 46,463 -
17	1-1/2" Type SP-12.5 Aspahltic Concrete (1st Lift)	160	TN		$ 22,502 -
18	1-1/2" Type SP-9.5 Asphaltic Concrete (2nd Lift)	160	TN		$ 33,751 -
19	Pervious Pavement	125	SY		$ 38,250 -
20	Type 'D' Curb	1300	LF		$ 35,243 -
21	Concrete Sidewalk (4")	144	SY		$ 13,176 -
22	Reinforced Concrete Pavement (Includes 24" Stabilized Subgrade)	426	SY		$ 41,855 -
23	Modified Type 'E' Inlet Control Structure	1	EA		$ 5423 -
24	Type 'E' Inlet	7	EA		$ 40,957 -
25	Type 'J' Manhole (<10')	4	LF		$ 17,496 -
26	18" RCP	375	LF		$ 32,970 -
27	24" RCP	201	LF		$ 22,846 -
28	Downspout / Collection System (8" Pipe)	240	LF		$ 13,200 -
				SUBTOTAL	$ 407,043
	UTILITIES - WATER				
29	2" PVC Watermain (C-900)	50	LF		$ 1209 -
30	6" PVC Watermain (C-900)	85	LF		$ 4405 -
31	Fire Hydrant Assembly	1	EA		$ 6317 -
32	8" x 6" Tapping Sleeve and Valve	1	EA		$ 6103 -
33	2" 90° Bend	2	EA		$ 1602 -
34	6" Gate Valve	1	EA		$ 1478 -
35	6" x 6" Tee	1	EA		$ 887 -
36	6" x 2" Saddle Tee	1	EA		$ 2567 -
37	2" Gate Valve	1	EA		$ 1507 -
38	2" RPZ	1	EA		$ 1936 -
39	5/8" Water Meter	1	EA		$ -
40	6" Double Detector Check Valve	1	EA		$ 12,415 -
41	Fire Department Connection (FDC)	1	EA		$ 4837 -
42	Sample Point	1	EA		$ 862 -
				SUBTOTAL	$ 46,625 -

City of Stuart
Fire Station No. 3
1783.28.1
Civil Bid Form

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Item	Description	QUANTITY	UNIT	UNIT COST	ITEM COST
	UTILITIES - WASTEWATER				
43	2" PVC Low Pressure Force Main (IPS DR-11) (HDD)	95	LF		$ 7594 -
44	2" x 2" Saddle Tee	1	EA		$ 7120 -
45	2" Gate Valve	2	EA		$ 1423 -
46	2" Check Valve	1	EA		$ 1339 -
47	2" Meter Box	1	EA		$ 1135 -
				SUBTOTAL	$ 18,906 -
	SIGNAGE AND STRIPING				
48	4" White Thermoplastic	300	LF		$ 3780 -
49	Handicap Symbol	1	EA		$ 455 -
50	4" Blue Thermoplastic	54	LF		$ 680 -
51	Single Post Sign / Stop Sign	4	EA		$ 212 -
				SUBTOTAL:	$ 7037 -
				CIVIL TOTAL:	$ 705,364
	BID ALTERNATIVES				
Bid Alternative 1: A deductive alternate as described in Paragraph 3.1A in Section 012300 of the Project Specifications.					$ (44,617)
Bid Alternative 2: Add alternate as described in Paragraph 3.1B in Section 012300 of the Project Specifications.					$ 231,163 -
Bidder's Note: **Provide Numeric Value only for Bid Alternatives.**					

ADD ALTERNATIVE - SIGNALIZATION BID FORM

SIGNALIZATION ESTIMATED PROJECT COSTS - FIRE STATION #3

PAY ITEM NUMBER	DESCRIPTION	UNIT	GRAND TOTAL PLAN	GRAND TOTAL FINAL	UNIT COST	COST
630-2-11	2" PVC CONDUIT (F&I)	LF	918		$	$ 7455
632-7-1	SIGNAL CABLE (F&I)	PI	1		$	$ 5470
632-7-2	SIGNALS CABLE, F&I	LF	982		$	$ 3402
633-1-121	FIBER OPTIC CABLE, F&I, UNDERGROUND, 2-12 FIBERS	LF	104		$	$ 663
633-2-31	FIBER OPTIC CONNECTION, INSTALL, SPLICE	EA	8		$	$ 883
633-2-32	FIBER OPTIC CONNECTION, INSTALL, TERMINATION	EA	16		$	$ 4786
633-3-12	FIBER OPTIC CONNECTION HARDWARE, F&I, SPLICE TRAY	EA	1		$	$ 96
635-2-11	PULL & JUNCTION BOX (F&I) (PULL BOX) - SIGNAL	EA	3		$	$ 3404
635-2-11	PULL & JUNCTION BOX (F&I) (PULL BOX) - POWER	EA	2		$	$ 2269
635-2-12	PULL & SPLICE BOX, F&I - SIGNAL	EA	1		$	$ 1633
635-2-12	PULL & SPLICE BOX, F&I - FIBER	EA	1		$	$ 3852
639-1-122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND, METER	EA	1		$	$ 1633
639-3-11	ELECTRICAL SERVICE DISCONNECT, F&I, POLE MOUNT	EA	1		$	$ 533
639-2-1	ELECTRICAL SERVICE WIRE	LF	265		$	$ 2133
641-2-12	PRESTRESSED CONCRETE POLE, F&I, TYPE P-II	EA	1		$	$ 1519
649-21-21	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, SINGLE ARM 78'	EA	1		$	$ 123,189
650-1-14	TRAFFIC SIGNAL, F&I, 3 SECTION, 1 WAY	AS	2		$	$ 2934
641-2-12	TRAFFIC SIGNAL, F&I, 3 SECTION, 2 WAY	AS	3		$	$ 3958
649-21-21	TRAFFIC CONTROLLER ASSEMBLY, F&I	AS	1		$	$ 53,111
650-1-14	TRAFFIC CONTROLLER, MODIFY	EA	1		$	$ 287
650-1-15	SINGLE POST SIGN, F&I, GROUND MOUNT, UP TO 12 SF	AS	3		$	$ 1640
670-5-111	SINGLE POST SIGN, REMOVE	AS	4		$	$
700-1-11	SINGLE POST SIGN, F&I, GROUND MOUNT, UP TO 12 SF	AS	3		$	$ 1527

Notes: Costs obtained from the October FDOT Statewide Averages

CONSTRUCTION SUBTOTAL $ 232,573

PAY ITEM NUMBER	DESCRIPTION	UNIT	SHEET NUMBERS PLAN	SHEET NUMBERS FINAL	UNIT COST	COST
101-1	MOBILIZATION	LS				$ 28,748
102-1	MAINTENANCE OF TRAFFIC	LS				$ 17,112

MOBILIZATION AND MOT SUBTOTAL $ 45,860

GRAND TOTAL CONSTRUCTION COST $ 277,433

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Kristopher McCrain

Title of Item:
A REQUEST FROM WILLIS CUSTOM YACHTS TO CONSIDER A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (RC):

ORDINANCE No. 2516-2023; 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 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The intent of the petition is to request a Small-Scale Comprehensive Plan Future Land Use Amendment from Industrial to the Marin/Industrial Future Land Use for the property located at 151 NW Flagler Avenue. In addition, a concurrent application was submitted for a request to consider a Major Urban Code Conditional Use amendment to accommodate boat sales and service as an allowed use within the Harborage Development and consider relief from certain code provisions relating to fencing requirements, architectural elements, and relief from the Shoreline Protection Zone, for the project to be known as Willis Custom Yachts.

On May 11, 2023, the Local Planning Agency (LPA) held a meeting to discuss the Small-Scale Comprehensive Plan Future Land Use Map Amendment and voted to forward a recommendation of approval to the City Commission.

On June 6, 2023, the Community Redevelopment Board (CRB) held a meeting to discuss the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment and voted to forward a recommendation of approval to the City Commission.

Funding Source:
N/A

Recommended Action:
Staff recommends the City Commission grant approval for a Small-Scale Future Land Use Amendment from the Industrial Future Land Use to the Marine/Industrial Future Land Use for a 1.794-acre property located at 151 NW Flagler Avenue.

ATTACHMENTS:
1. Ordinance No.: 2516-2023
2. Staff Report
3. Application Packet
4. Boundary Survey
5. Site Plan

6. Landscape Plan
7. Architectural Plan
8. Photometric Plan
9. Traffic Impact Analysis
10. Preliminary Civil Plan
11. Public Notice Packet

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2516-2023

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 "INDUSTRIAL" TO "MARINE/INDUSTRIAL" FOR A 1.794-ACRE PARCEL, LOCATED AT 151 NW FLAGLER AVENUE, 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 Industrial; and

WHEREAS, on June 29, 2022, an application was submitted to the city for a Small-Scale Future Land Use Amendment from Industrial to Marine/Industrial; and

WHEREAS, the Local Planning Agency (LPA) board held a property noticed hearing at a regularly scheduled meeting on May 11, 2023, to consider the applicant's request and voted to forward a recommended for approval of the subject petition to the City Commission; and

DRAFT

WHEREAS, the Community Redevelopment Board (CRB) board held a property noticed hearing at a regularly scheduled meeting on June 6, 2023, to consider the applicant's request and voted to forward a recommended for 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 on June 26, 2023, to consider the application submitted by 151 NW Flagler, LLC (applicant) representing for a 1.794-acre parcel of land; and

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

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

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

WHEREAS, based on the evidence presented by the applicant regarding the maximum build out of the existing and proposed Future Land Use designations, the Commission found 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**;**

DRAFT

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 "Marine/Industrial".

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 owner(s), 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:

DRAFT

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 sixty (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 a Certified Copy of the same 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:

DRAFT

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

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

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

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD, MAYOR
CITY MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL NICOLETTI
INTERIM CITY ATTORNEY

DRAFT

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

_____

Print Name: _____

_____

Print Name: _____

151 NW Flagler, LLC

By: _____

David Tobin, Manager

DRAFT

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by David Tobin, Managing Member of 151 NW Flagler, 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 _____, 2023 by Troy McDonald, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____as identification.

(Notary Seal)

_____

Signature of Notary Public

Printed Name: _____

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EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 12:
Lot 9 and 10, Block 20, RIVERSIDE PARK, according to plat thereof filed 26 March 1925, and recorded in Plat Book 4, Page 98, St Lucie (now Martin) County, Florida

Parcel 13:
Lot 6, Less the North 15 feet thereof, and Lots 7 and 8, Block 20, REVISED PLAT OF GOSLING, according to the plat thereof filed 27 June 1917, recorded in Plat Book 2, Page 35, St Lucie (now Martin) County, Florida, Public Records; said lots also shown on Plat of RIVERSIDE PARK, filed 26 March 1925, recorded in Plat Book 4, Page 98, St. Lucie (now Martin) County, Florida.

Parcel 14 (Land Deed):
A Parcel of submerged land in the St. Lucie River in Section 32, Township 37 South, Range 41 East, Martin County Florida, being more particularly described as follows:

From the Southwest corner of Lot 7, Block 20, RIVERSIDE PARK SUBDIVISION, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie County, Florida, now Martin County, Florida; thence run South 87°01' East along the southerly line of lot 7, a distance of 235.88 feet to the mean high water line of St. Lucie River for a Point Beginning; thence continue 87°01' East, a distance of 227.71 feet to the Bulkhead Line as established by the City of Stuart, Florida; thence run North 04°40'27" East, along the said Bulkhead Line, a distance of 85.21 feet, thence run North 87°07' West, a distance of 233.51 feet to the aforesaid mean high water line of the St. Lucie River; thence run South 0°46'17" West, along the said mane high water line, a distance of 85.24 feet to the point of beginning.

Parcel dentification Number: 32-37-41-004-020-00061-9

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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EXHIBIT B – LOCATION MAP



To: City Commission

Through: Jodi Nentwick-Kugler, Development Director

From: Kristopher McCrain, Principal Planner

Date: June 26, 2023

Subject: Willis Custom Yachts
Small Scale Comprehensive Plan Amendment (Z22060007)

GENERAL INFORMATION:

Applicant & Owners: 151 NW Flagler, LLC
David Tobin (*Manager*)
225 Mizner Boulevard, Suite 510
Boca Raton, FL 33432

Agent of Record: Matthew Barnes, AICP
WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

Location: 151 NW Flagler Avenue, Stuart FL 34994

Existing Zoning: Urban Waterfront

Existing Land Use: Industrial

Proposed Land Use: Marine/Industrial

Parcel I.D.: 32-37-41-004-020-00061-9

Parcel Size: 1.794-acres

Existing Use: Vacant

Proposed Use: Marine Boat Sales & Service

Overlay District: Community Redevelopment Area (*CRA*)

A. Project Description

The intent of the petition is to request a Small-Scale Future Land Use Amendment from Industrial to Marin/Industrial Future Land Use for property located at 151 NW Flagler Avenue. In addition, a concurrent application was submitted for a request to consider a Major Urban Code Conditional Use to accommodate a boat sales and service use for Willis Custom Yachts.

The requested Small-Scale Future Land Use Amendment is subject to review and consideration before the Local Planning Agency (*LPA*), Community Redevelopment Board (*CRB*) and the City Commission (*CC*) as three (3) separate public hearings.

The subject parcel is located at 151 NW Flagler Avenue, situated east of Flagler Avenue and west of the St. Lucie River, in Stuart, Florida. The 1.794-acre vacant property includes 0.43 acres of submerged lands and is identified as Parcel Control Number: 32-37-41-004-020-00061-9. The property has a Future Land Use designation of Industrial, a Zoning District designation of Urban Waterfront, and is situated within the City of Stuart Community Redevelopment Area (*CRA*) Boundary.

Location Map:

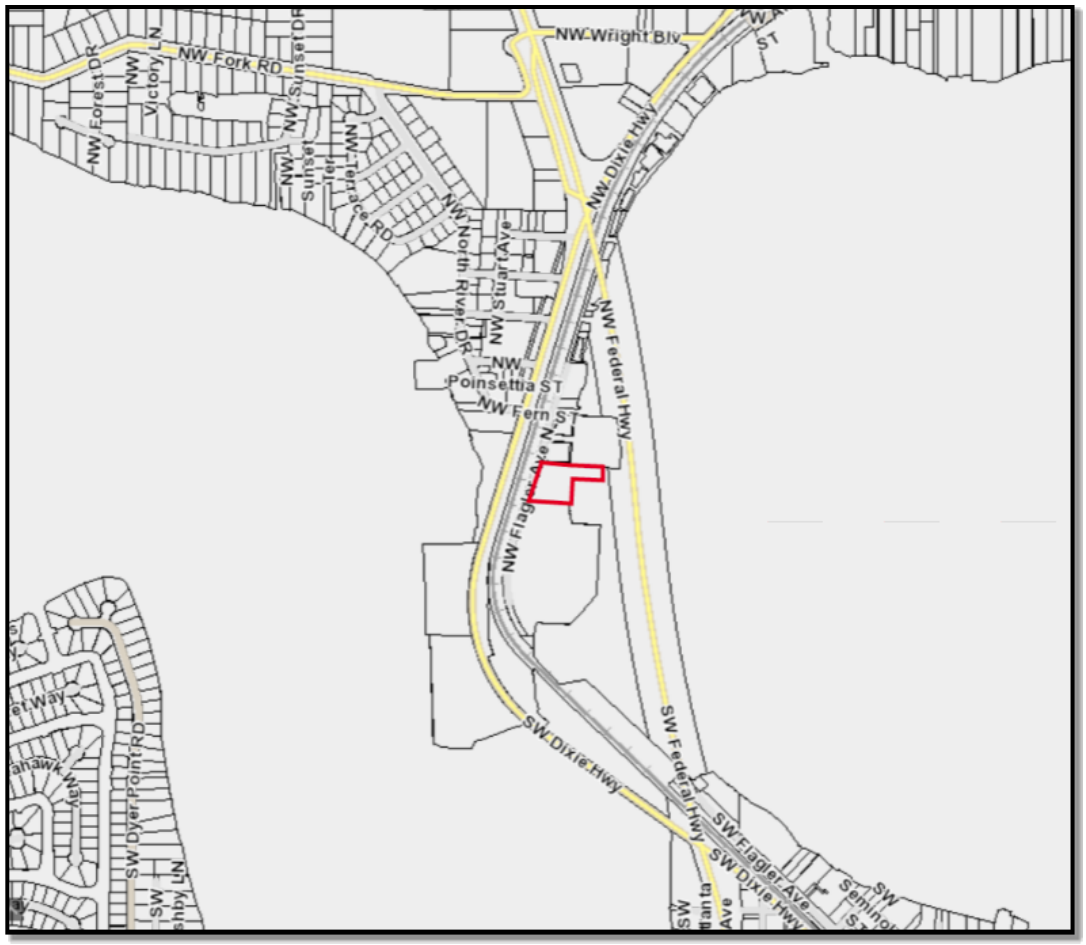


Exhibit 1.0: Location Map (*Source: City of Stuart GIS 2022 Location Map*)

Adjacent Land Use & Zoning:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		Urban Waterfront	Industrial	Vacant (*Former Marina*)
Adjacent Parcels	**North**	Urban Waterfront	Marine/Industrial	Harborage Yacht Residential & Mixed-Use Condominiums
	South	Industrial	Marine/Industrial	Atlantic Point Marina
	East	St. Lucie River	St. Lucie River Waterway	St. Lucie River Waterway
	West	NW Flagler Avenue, FEC Railroad N Dixie Highway	NW Flagler Avenue, FEC Railroad N Dixie Highway	Rights-of-Way

B. Project Background

The property was platted in 1917 and 1925 and has historically been utilized for industrial uses but was later included within the City of Stuart Community Redevelopment Area *(CRA)* boundary. The property was developed in the 1970's for marina facilities with buildings serving the Palm City Yachts, which was demolished in 2019. This use was not consistent with the Industrial Future Land Use designation at the time of its use.

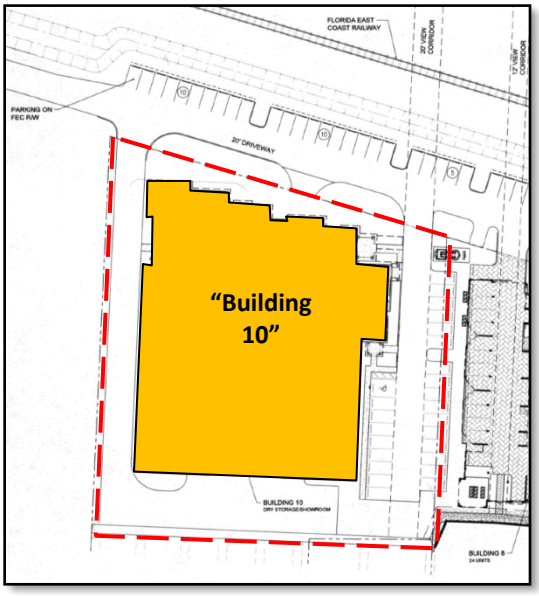


Exhibit 1.1: Historic Site Conditions (Source: *Martin County Property Appraiser 2018 Aerial*)



Exhibit 1.2: Historic Site Conditions (*Source: Google Earth* Aerial)

Previous Approvals:



- On October 25, 2004, the City Commission granted Resolution 196-04 for a Major Urban Code Conditional Use to increase the permitted density from 15 du/ac to 22.07 du/ac, for a total of 198 residential units consisting of approximately +/-10-acres of land. The approval also allowed for onsite parking within the building envelope, a reduction of the front setback for building #6 from 10-feet to zero feet, construction of a dry boat storage building, and for an increase of the building height for the project's dry boat storage building and a mixed-use condominium/yacht sales building and mixed-use cafe/yacht sales/condominium building from 35 feet to 45 feet, pursuant to Section 3.01.06 of the Land Development Code.
- On June 11, 2018, the City Commission granted Resolution 50-2018, amending the original approval for the Harborage Development. This Major Amendment to the Urban Code Conditional Use allowed for the removal of the emergency gate at the site's northern boundary, a new parking allocation plan, revisi0on to the site traffic patterns, including the reorientation of certain parking spaces from 60 to 90 degrees, designation of boat slips for intensive "live- aboard" use, the creation of new parking spaces, and voiding a requirement to build a new parking structure in the event an existing parking lease with the Florida East Coast Railroad is dissolved.

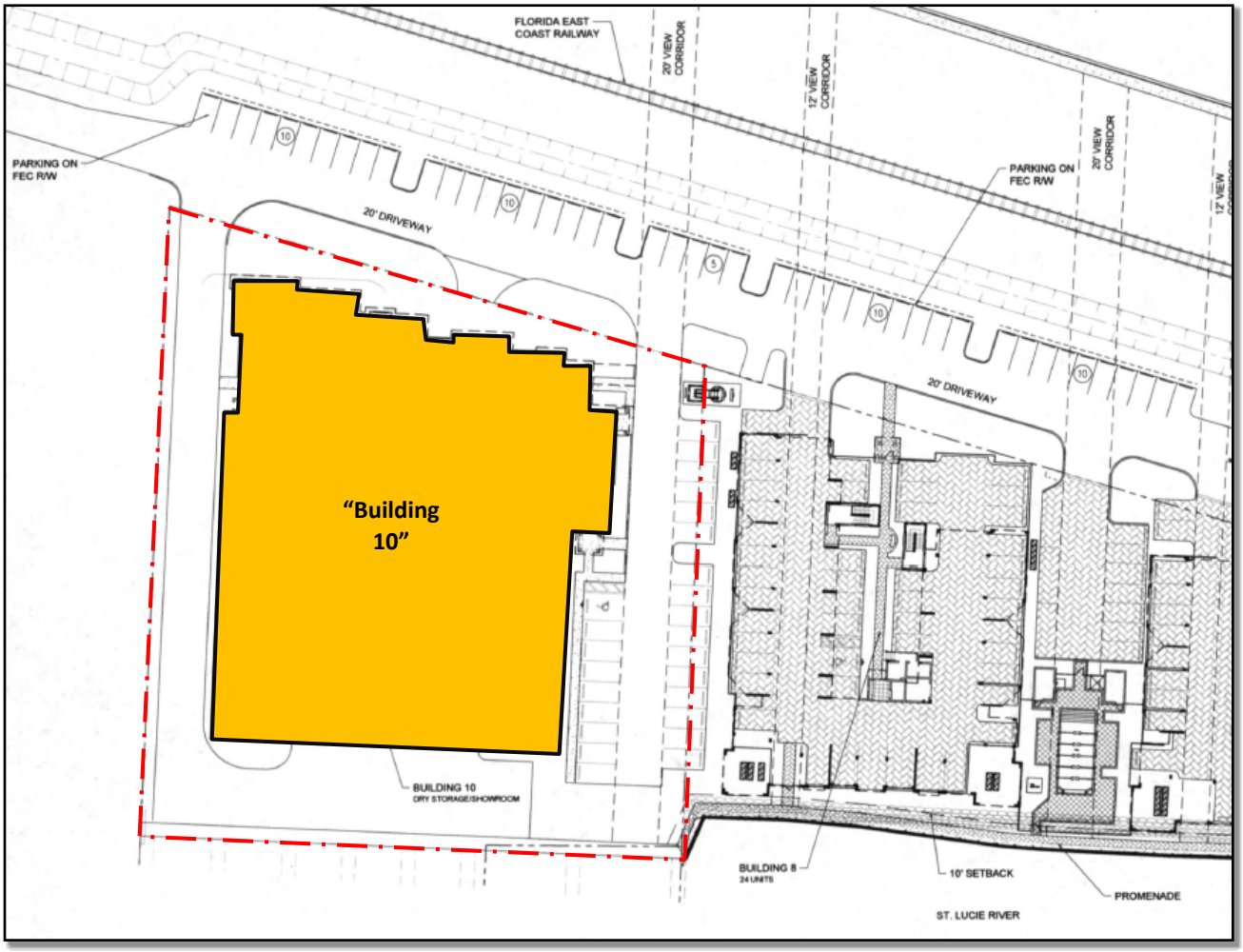


Exhibit 1.3 – *Existing Site Approval Layout, per Resolution 50-2018*

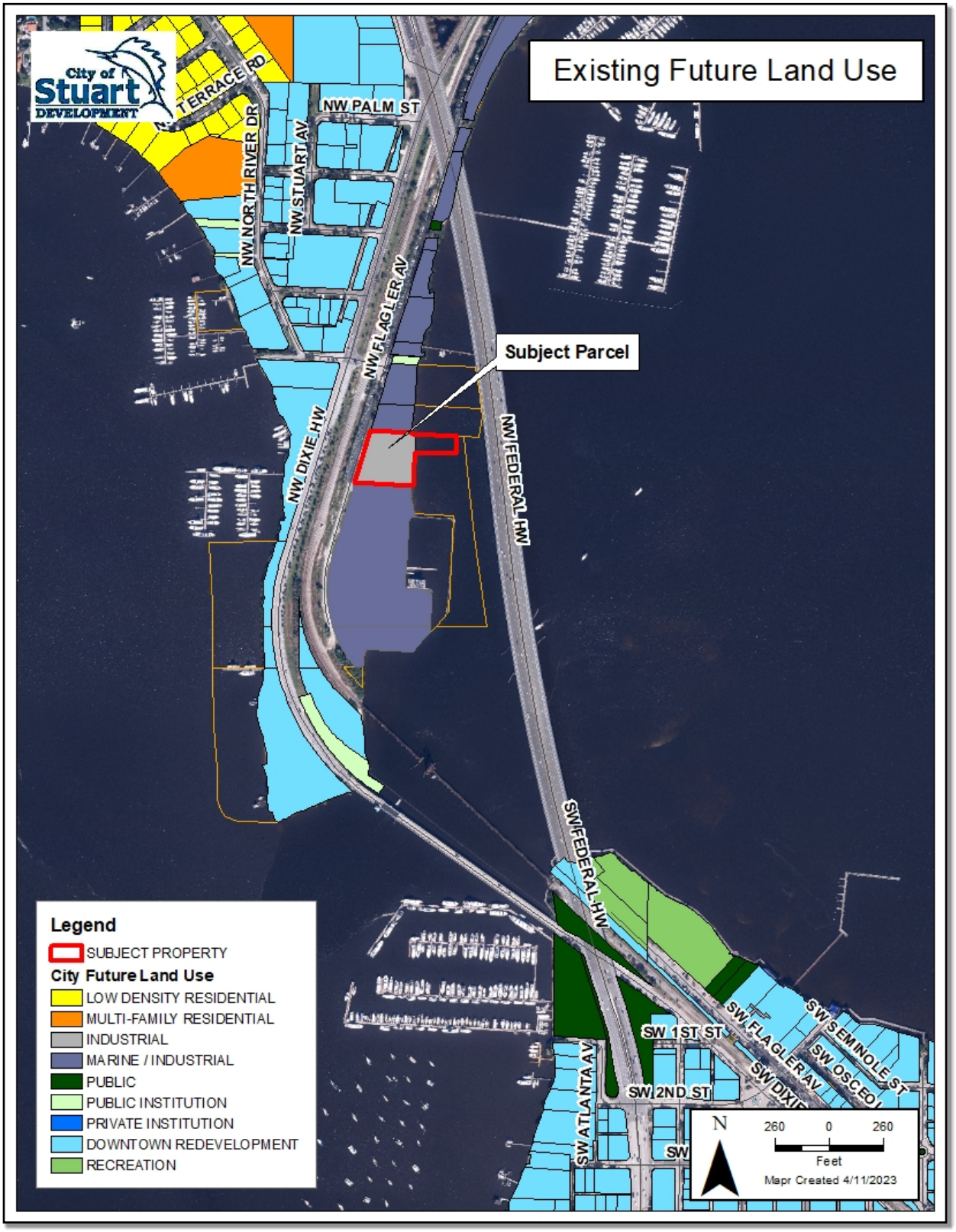
According to Condition #4 outlined within Resolution 50-2018, any owner of subject parcel (*Building 10*) may amend the development approvals for Harborage Development without joinder of other property owners within the development.

In addition to the requested Future Land Use Comprehensive Plan Amendment, the applicant submitted a concurrent application for a Major Urban Code Conditional Use to modify the approval for "Building 10" to allow for a boat sales and service facility to be known as Willis Custom Yachts. The proposed site plan identifies a 11,817 square foot boat maintenance building with attached first floor workshop (*3,094 ft²*) and second floor sales office (*3,336 ft²*). In addition, the plan identifies eighteen (*18*) onsite parking stalls, onsite loading area, two (*2*) dry boat storage slips, four (*4*) wet boat slips and a temporary mooring area. Pedestrian connections are provided through the property to the south where it will connect to the proposed Atlantic Point project, and landscaped buffers along the north, west, and south property boundaries. Water-based improvements include a proposed seawall, docks, and travel boat lift.

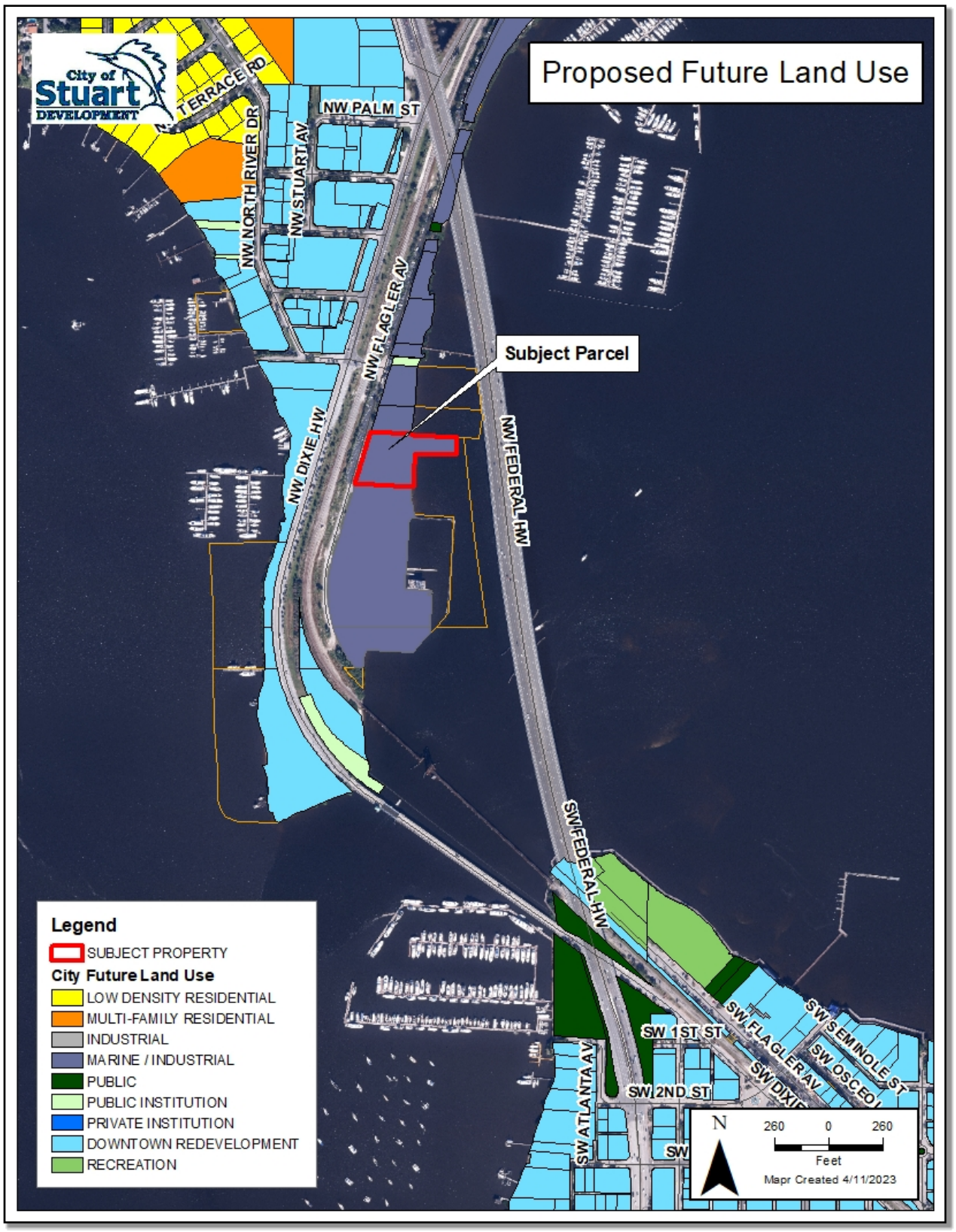
Willis Custom Yachts is an established boat manufacturer located within Unincorporated Martin County and intends to utilize the subject site to serve customers who are testing their newly purchased boat, which was manufactured or repaired at the offsite location.

C. Existing/Proposed Zoning & Future Land Use Maps

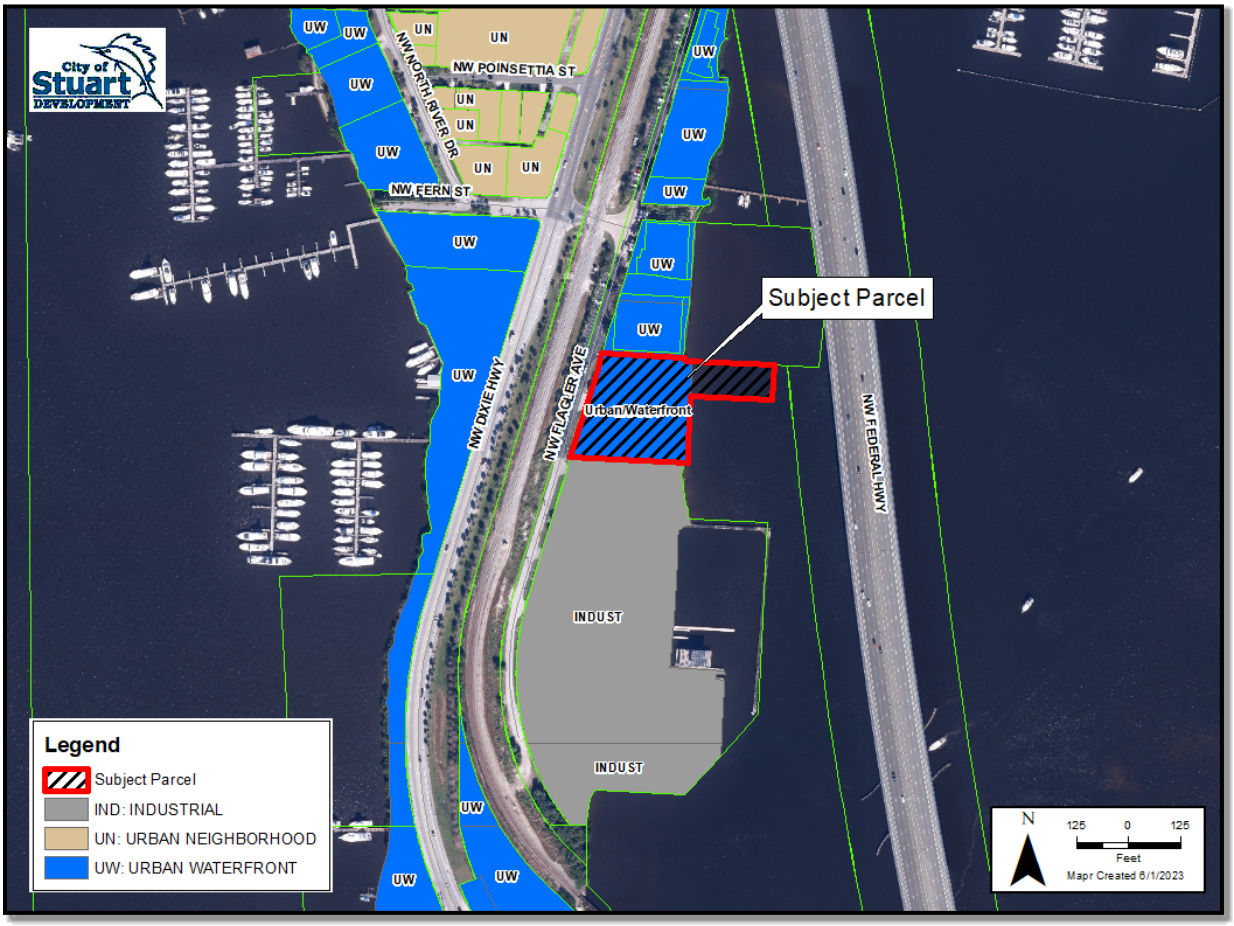
Existing Future Land Use:



Proposed Future Land Use:



Existing Zoning:



D. Land Development Code Review

Section 11.01.07(*G*) includes specific policy provisions required to be considered when assessing a request for a Small-Scale Comprehensive Plan Amendment. In addition to the response to each of the applicable policy criteria detailed above, staff finds the application to be consistent with the provisions outlined within Section 11.01.07 of the City of Stuart LDC regarding submittal requirements.

Staff has completed a review of the land use amendment application based on the criteria included in Section 11.01.07(*G*) and provides a detailed analysis based on the specific and applicable criteria as follows. The applicant is advised of requirements to follow the necessary public noticing requirements ahead of any scheduling of public hearings before the Local Planning Agency (*LPA*), Community Redevelopment Board (*CRB*), and the City Commission.

Specifically, the LPA, CRB, and City Commission shall consider the following criteria:

a. The existing land use pattern

Staff Findings: *The existing land use pattern includes Marine/Industrial designated lands further north, in addition to Downtown land uses. A request to amend the land use from Industrial to Marine/Industrial is consistent with properties to the north and south of the subject property. Refer to land use map and table prepared by staff identifying existing land use, zoning, and site-specific uses within proximity to the site.*

b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications.

Staff Findings: *The subject property is located east of the St Lucie River with land use designations within the surrounding area predominantly Marine/Industrial and Downtown. The request is consistent with the establish land use patterns and water-based developments within the CRA.*

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

Staff Findings: *Residential use is allowed under Marine Industrial future land use, subject to site plan approval. A maximum of 27 residential units may be accommodated were the property to be developed as such. The property is located within an urban area, with access to utilities, roadway infrastructure, and local schools, were the property to be developed as a residential use. Review comments received from Utilities & Engineering Department, Police Department and Fire Rescue; no issues have been identified from reviewers at this stage have been raised regarding level of service provision within the City. Martin County School District will be consulted at the site plan stage when any residential use on the vacant property would be identified and assessed if applicable.*

d. The possible overloading of the city's sewage collection, treatment, and disposal facilities.

Staff Findings: *Review by the Utilities and Engineering Department based on the land use amendment determined sufficient water & wastewater capacity to accommodate the maximum build out for the proposed land use amendment.*

e. The possible overloading of the city's drainage system.

Staff Findings: *Review by the Utilities and Engineering Department based on the land use amendment identified no issues regarding the potential overloading of the city's drainage system pertaining to a request for a land use amendment. A detailed analysis will be undertaken at the site plan stage in the application process, including civil and site plan documentation directed at drainage.*

f. The existing classification boundaries in relation to existing conditions on the subject property.

Staff Findings: *Existing conditions on the subject property are that of a vacant marina facility. Effective reuse of the property with uses afforded to lands designated Marine/Industrial within the boundary of the City of Stuart CRA will introduce improvements to the vacant/cleared industrial lands in an area where water-based uses are well-established.*

g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate.

Staff Findings: *The previous use on the property was a commercial marina. Existing buildings were demolished, and the site is vacant and cleared in 2019. Recently a property to the south, abutting the subject property, received Approval for a Marine/Industrial land use and a concurrent approval of a Major Urban Code Conditional Use to accommodate marina-based uses. Existing properties in the surrounding area have a Downtown or Marine/Industrial land use and are zoned Industrial or Urban Waterfront and are within the City of Stuart CRA. Accommodating a small-scale land use change from Industrial to Marine/Industrial is consistent with the existing conditions and future land use map patterns of established use categories within the area.*

h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: *The property has been established as an industrial/water-based facility for many years. The proposed small-scale land use amendment from Industrial to Industrial/Marina is consistent with uses permitted within the CRA, and established land use patterns and existing developed properties.*

i. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: *Not applicable as per the distance and separation between established property boundaries. Lighting plans are required to be submitted and reviewed in support of any proposed site plan proposal.*

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: *The proposed amendment does not deviate considerably from the existing Industrial Land Use Designation. A land use amendment to accommodate Marine/Industrial uses is consistent with the water based dependent uses existing or recently approved within proximity to the site.*

k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations; and

Staff Findings: *The proposed amendment is consistent with property to the north and south, which share the requested Marine/Industrial Future Land Use designation. The use is also consistent with the Goals, Objectives, and Policies of the Comprehensive Plan pertaining to the retention and expansion of marine based uses, encouraging access to water, and employment generating uses.*

l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

Staff Findings: *Most of the properties designated Industrial/Marina land use are developed and established with water-based uses and development patterns. The proposal will provide additional facilities to compliment the established uses while replacing the recently demolished former marine based uses accommodated previously on the site.*

E. Comprehensive Plan Review

Plan amendments that qualify as small-scale development amendments may follow the small-scale review process in s. 163.3187. Such a request may be considered at any time by the City without any limit on frequency in accordance with the procedural requirements and thresholds detailed in Sec. 11.01.07. "Small-Scale" Comprehensive Plan Amendment application. The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Chapter 1, Objective 1.A7. Future Land Use Categories: The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

Staff Findings: *The request to amend the Future Land Use Map from Industrial to Marine/Industrial is based on Comprehensive Plan Policy 1.A7.1., as it pertains to the use category options available for consideration within the City of Stuart's jurisdiction. Applicable Future Land Use categories reviewed in accordance with Comprehensive Plan Policy 1.A7.1. include the current Industrial and proposed Marine/Industrial designations based on the findings below.*

Policy 1.A7.1E. Industrial: Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.

Policy 1.A7.1M. Marine/Industrial: Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.

Staff Findings: *The Industrial land use designation does not call out marina use in the list of land uses and activities predominantly connected with such a land use. The Marine/Industrial Future Land Use category clearly identifies industrial/marine uses in the land use category. A land use change from Industrial to Marine/Industrial is considered more consistent based on such factors as location within the CRA, previous uses related to marine industrial activities, proximity to the waterfront, and primarily based on the surrounding land use map designations as predominantly Marine/Industrial. The Industrial land use designation may be considered out of date and not applicable based on these factors.*

Objective 1.B3. Desirable Pattern of Land Uses: Promote and enhance a pattern of land uses that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources, and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

Staff Findings: *The requested petition is consistent with Objective 1.B3., desirable pattern of land uses when assessing the request to change the land use from Industrial to Marine/Industrial in an area of the city whereby most properties surrounding the subject site have a Marine/Industrial designation.*

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 to achieve a compact urban form.

Staff Findings: *The property is within a well-established urban area of the city. Re-use of the vacant industrial marina property on a site located within lands predominantly designed Marine/Industrial offers the opportunity to redevelop the site with uses consistent with established development patterns.*

Objective 1.B3. Desirable Pattern of Land Uses: Promote and enhance a pattern of land uses that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

Staff Findings: *The proposed land use change from Industrial to Marine/Industrial offers the same land use designation as the majority of the well-established and developed properties within this part of the city. Reuse*

of a vacant industrial property to accommodate marine/industrial type use offers an effective use of land, resources, and facilities consistent with the character of the area.

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 Findings: *Most of the properties within proximity to the site and within this part of the city have a Marine/Industrial Future Land Use designation. Such properties are established uses including water dependent marine-based uses, residential and mixed-use condos, offices, and commercial developments. A recently approved Atlantic Point Marina facility south of the subject property establishes a larger 7.94-acre Marine/Industrial land use designation with an approved site plan for a commercial/marina facility on the vacant parcel.*

The request to amend the Future Land Use on the subject property from Industrial to Marine/Industrial is consistent with the recently approved Atlantic Point Comprehensive Plan Amendment and provides a similar land use pattern along this part of the city. Re-use of a property with a more effective site layout and mix of uses will add significant improvement in terms of design consistent with the Comprehensive Plan policies and objectives.

Goal Statement C – The future land use goal for the Community Redevelopment Area (CRA) [is] to maintain and strengthen the beauty, economic viability, cultural resources, and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

Staff Findings: *The property has been the subject of a demolition of existing marina-based uses on the now vacant lands. Effective reuse of a vacant property located within the heart of the CRA will strengthen opportunities for economic viability, offering enhancement of marine resources and promote urban development.*

Policy 1.C3.3. The City shall promote waterfront access through FLUE Objective 1.A2 and its associated policies in order to increase the attractiveness and desirability of the CRA for new development and redevelopment.

Staff Findings: *The proposal, when completed, will achieve waterfront access in pedestrian, boat, and access to waterfront within the heart of the CRA.*

Policy 1.C3.5. The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1.

Staff Findings: *The property is a brownfield, infill project, replacing old buildings and bringing the entire site up to date while introducing additional use and accessibility within an established urban area.*

Policy 1.C3.12. The City of Stuart shall promote land use patterns which complement multiple modes of transportation, including transit, pedestrian and bicycle amenities, and marine transit such as ferries, water taxis and upland support facilities (e.g., designated anchorages, marinas, dinghy accommodations, canoe/kayak launches and the City's "blueways" program).

Staff Findings: *The proposed Marine/Industrial land use is consistent with established land use patterns within this part of the city on lands abutting the St. Lucie River. The request to amend the land use from Industrial to Marine/Industrial is consistent with the objective, offering proposed water-based uses within proximity downtown Stuart.*

Chapter 11, Economic Development Element Goal Statement – The City will develop and maintain an economic environment that will encourage the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents.

> **Objective 11.A1. - Retain existing businesses and attracting new businesses.** Provide supporting services for the retention of existing businesses and attracting new businesses.

Staff Findings: *Effective reuse of the site in the form of new water-based marina type facility and, fosters marine industry related business expansion and retention in a central location of the City of Stuart CRA.*

Policy 11.A1.1. The city will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the city.

> ***Staff Findings:*** *A proposal to amend the land use from Industrial to Marine/Industrial provides an opportunity for additional uses, not limiting a waterfront property to only industrial uses. The concurrent request to consider a Major Urban Code Conditional Use request to accept marine use on the property is consistent with the land use change to Marine/Industrial. Retaining employment-based use opportunities on the existing property and providing opportunity for uses accessible for public enjoyment.*

Policy 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.

> ***Staff Findings:*** *The proposed mix of uses will be well-served and accommodated with access to St. Lucie River, easy access to Okeechobee Waterway, the Intracoastal Waterway, and the Atlantic Ocean. Flagler Avenue is parallel to the subject property and easy access exists to Dixie Highway.*

Policy 11.A1.4. The city will encourage the designation and preservation of industrial land for industrial uses.

> ***Staff Findings:*** *The request to amend the land use from Industrial to Marine/Industrial is consistent with the property location and the pattern of land use designations to the north. Rather than removing the Industrial land use designation, the comprehensive plan amendment provides the opportunity for additional commercial uses conducive with water-based activities.*

Maximum Buildout Analysis:

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

Policy 1.A7.2 Gross densities, gross intensities and proportional use amounts for each land use category are established in "Table of Land Use Densities and Intensities" that is adopted as part of this element.

FLU		Residential			Non-Residential			
			UPUD, RPUD, or Major UCE					
	In/Out CRA	General	Not ALF	ALF	% Residential	General	> 2.0 FAR	% Non-Residential
Industrial (Existing)	In	None			0%	< 3.0 FAR	< 10-acres	100%
	Out	None			0%	< 1.0 FAR		100%

Marine/Industrial (Proposed)		<15du/ac	<15du/ac	N/A	0-25%	< 3.0 FAR	< 5 Acres	0-100%

Policy 1.A7.4 The City will establish and monitor land use tracking and monitoring procedures to ensure that the specified proportions and acreage limitations are not exceeded and that plan amendments will be adopted in a timely manner if development does not occur as expected and desired.

Staff Findings: *Analysis of the existing lands designated Marine/Industrial land use included the map review of existing developed properties including a mix of residential and mixed-use condominiums, marina and commercial/office uses along the waterfront properties. Based on a map assessment property with a Marine/Industrial land use total approximately +/- 20 acres.*

The table of land use densities and intensities identifies a 0-25% Non-Residential threshold for properties with a Marine/Industrial land use designation. Existing uses on lands with a Marine/Industrial land use identify approximately +/- 5 acres, or 25% of those acres being residential uses such as condominiums or part of a mixed-use development.

Based specifically on the small-scale comprehensive plan amendment to change the future land use designation from Industrial to Marine/Industrial, staff finds no identified issues regarding maximum and minimum buildout thresholds for non-residential and residential use on the subject property. A more detailed assessment of the site-specific use at the site plan review stage will provide a detailed assessment based on actual proposed residential or non-residential uses.

Proliferation of Urban Sprawl:

F.S.163.3177. Primary indicators that a plan or plan amendment to the future land use element shall discourage the proliferation of urban sprawl.

F.S.163.3177. Plan amendment indicators assessed against the request for a small-scale comprehensive plan amendment to change the land use from Industrial to Marine/Industrial:	
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 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.
N/A	**(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.
N/A	**(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.
N/A	**(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.
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.
YES	**(VII)**	Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
N/A	**(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

F. Development Review

Building:

N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

Fire:

N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

Public Works:

The Public Works Department provided the following comments: The City of Stuart has sufficient water and wastewater plan capacity to serve the maximum buildout for the proposed Willis Custom Yachts located at 151 NW Flagler Avenue, Stuart, Florida. 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.

Police:

N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

Engineering:

Captec provided the following review comments:

CAPTEC Engineering (*CAPTEC*) has reviewed the submittal materials received via email on August 29, 2022. The Applicant is requesting a Small-Scale Comprehensive Plan Amendment to change the subject land use from existing Industrial to proposed Marine/Industrial.

The following items were reviewed by CAPTEC with comments as noted:

1. Justification Statement CAPTEC does not have any comments on the Justification Statement.
2. Environmental Plan and Statement CAPTEC has reviewed the Environmental Plan and Statement and has determined that it is sufficient.

The following items are not Civil Engineering review items, and were therefore not reviewed:

1. Traffic Statement CAPTEC Engineering, Inc. performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin Count/FDOT criteria.

Environmental:

Review Comments received from EW Consultants applicable to the Small-Scale CPA:

LAND DEVELOPMENT CODE CHAPTER 5- RESOURCE PROTECTION STANDARDS
Section 5.01.00 – Avoidance or Minimization of Wetland and other Environmental Impacts

In accordance with the requirements of Section 5.01.01, the applicant should provide a demonstration that the specified means of "environmental impact avoidance and minimization techniques have been employed to the greatest extent practicable in preparation of the proposed site plan". For the purposes of the Small-Scale Comprehensive Plan Amendment review, a site plan is not required, thus no assessment of avoidance and minimization is required at this time.

Section 5.02.00 – Environmental Assessment Report for Sites with Wetlands or Greater Than One Acre

An "Environmental Plan and Statement" has been provided by the applicant for the subject property as requested in the completeness review. This document does not follow the specific Code outline for an Environmental Assessment Report; however, a full Environmental Assessment Report would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. At such time as a site plan is under review, an Environmental Assessment Report prepared in accordance with Section 5.02.00 will be required. Section 5.03.00 – Wetlands No agency-verified wetland determination was provided, however, provision of an agency verified wetland determination would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. At such time as a site plan is under review, an agency verified wetland determination will be required.

Section 5.04.00 - Environmentally Sensitive Lands

The "Environmental Plan and Statement" does not clearly indicate whether native vegetative areas exist on site, however, provision of native vegetation inventory would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. In the event that native vegetative areas exist on site, preservation requirements will need to be addressed during site plan review. Section 5.05.00 – Trees A tree survey was previously submitted however, City staff indicated that a "Tree Survey, Disposition Chart, and Tree Replacement Calculation - not required to be submitted as part of the Small-Scale Comprehensive Plan Amendment" in the Completeness Letter dated July 10, 2022.

LAND DEVELOPMENT CODE CHAPTER 11- PROCESSING OF PLAN APPLICATIONS Section 11.01.07. "Small scale" comprehensive plan amendment application.

Pursuant to Section 11.01.07.G, natural or environmentally sensitive resources are not one of the criteria to be considered by the local planning agency as part of their review of the "Small scale" comprehensive plan amendment application review and recommendation.

COMPREHENSIVE PLAN ELEMENT V. CONSERVATION

The Objectives of Element 5 (Conservation Element) were not specifically addressed in the Justification Statement provided by the applicant. The Completeness Letter provided by the city did not specify which elements of the Comprehensive Plan, and specifically Element 5, were to be addressed, thus there are no further environmental comments in relation to this Small-Scale Comprehensive Plan Amendment review.

Traffic:

O'Rourke Engineering, Inc. provided the following review comments:

Policy 2. 15.1. The TCEA is a specific geographic area established in the Comprehensive Plan for urban redevelopment and infill development. The TCEA exists entirely within the designated CRA and EUSA. Transportation level of service standards shall not be applied (for concurrency purposes) to any development occurring within the TCEA as depicted on the TCEA Map to promote urban redevelopment and infill development. The property is located within the City's TCEA Boundary.

LAND USE PLAN AMENDMENT: The City of Stuart has requested that a supplemental traffic analysis be prepared that addresses the potential max development for the site. The current land use is Industrial, and the proposed land use is Marine Industrial. The maximum allowable square footage is 234,440 with an FAR of 3.0 and a lot size of 1.794 acres. The land use high cube warehouse was applied as a worst-case trip generation for the current future land use. The highest allowable use for the proposed future land use of Marine Industrial is commercial retail space. Residential use is also allowed under Marine Industrial, but this would support the development of only 27 residential units which would generate substantially less traffic compared to 234,440 SF of commercial space.

TRIP GENERATION METHODOLOGY: The vehicular trip generation estimate aims to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, etc.) during peak periods. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition was applied for the trip generation analysis because of its widely accepted methodology. Since the project is not a mixed-use development no internal capture was assumed. The land uses High-Cube Fulfillment Center Warehouse (ITE land use code 155) and Shopping Center (ITE land use code 820) were applied for the analysis of the current and proposed future land uses, respectively.

ROADWAY LINK ANALYSIS: The land use plan analysis requires a five-year and long-range roadway capacity analysis. Tables 2a and 2b summarize the five-year impacts for the AM and PM peak hour at 50% project build-out (e.g., 50% of the project traffic) for the year 2027. Table 3 summarizes the 2040/2045 long range traffic conditions for the PM peak hour at full-build out. The long-range roadway capacity analysis evaluates only the incremental change between the existing and proposed future land use scenarios. If this intense land use was able to be constructed, the impact would exceed 5% or more of the roadway capacity for almost all roadway segments in the study area except portions of Flagler Avenue for both the 5-year and long-range analysis. However, the total projected peak hour traffic is not projected to exceed any roadway segments LOS D directional distribution roadway capacity for either the 5-year or long-range analysis. This shows that the roadway segments in the study area should be able to effectively support future roadway peak hour volumes.

In accordance with the state and local laws the applicant could mitigate their impacts at the time of site plan development through mitigations or a developer agreement such as a "proportionate share agreement". Therefore, the proposed land use could be accommodated even in the worst-case scenario. The Worst-Case Scenario Supplemental Traffic Analysis for the proposed Land Use Plan amendment for 151 NW Flagler followed the procedures and outline defined in the City of Stuart Land Development Code.

School Board:

The request is specifically for a small-scale comprehensive plan amendment to change the land use from Industrial to Marine/Industrial. The School Board will be consulted at the site plan stage in the process should any residential units be proposed to be accommodate on the subject property. The School Board requires the completion of a School Capacity form as part of a site plan submission and review process. This form requires such details as the number of residential units, square footage, and unit type. Such a review is not applicable as part of a small-scale comprehensive plan amendment.

In summary of the request for a small-scale amendment to change the future land use from Industrial to Marine/Industrial, the completed project review provides a determination the project complies with objectives and policies within the City's Comprehensive Plan, Land Development Code.

G. Recommendation

On May 11, 2023, the Local Planning Agency *(LPA)* held a meeting to discuss the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment and voted to forward a recommendation of approval to the City Commission.

On June 6, 2023, the Community Redevelopment Board *(CRB)* held a meeting to discuss the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment and voted to forward a recommendation of approval to the City Commission.

Staff has reviewed the petition and recommends that the City Commission grant approval for the Small-Scale Comprehensive Plan Amendment to amend the Future Land Use Map from Industrial to Marine/Industrial.

G. Map Exhibits

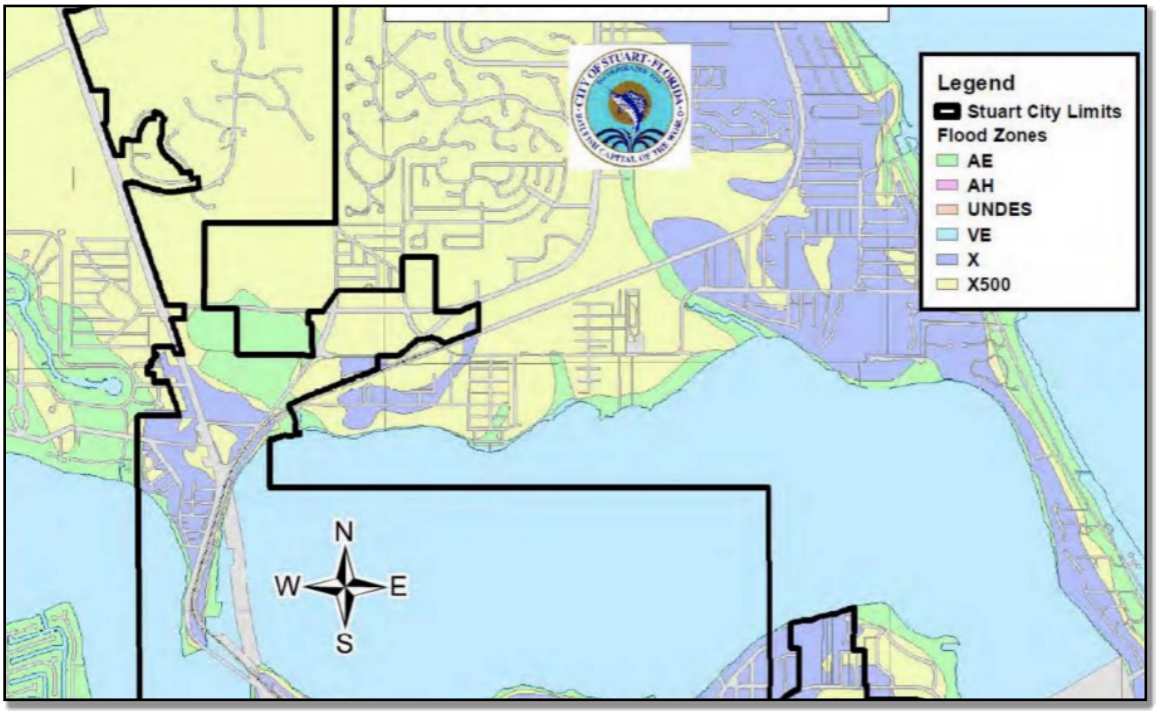
Multiple maps were reviewed based on City of Stuart GIS documentation. Extracts are provided as follows based on the maps reviewed, with no issues identified in the assessment of a request for a small-scale comprehensive plan amendment.



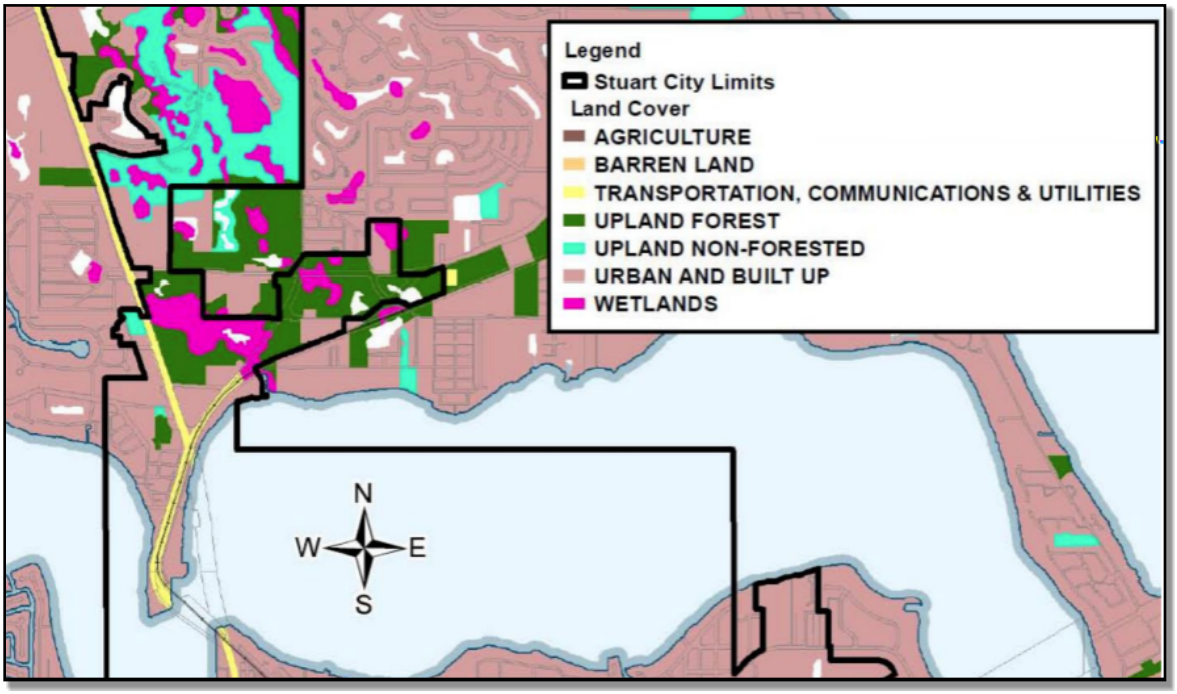
Zones inside the Special Flood Hazard Area (SFHA)	
Zone	Explanation
Zone AE	Areas subject to inundation by the 1-percent-annual chance-flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Zone VE	Areas subject to inudation by the 1-percent-annual chance flood event with additional hazards due to storm-induced velocity wave action. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zones outside the Special Flood Hazard Area (SFHA)	
Zone X or Zone B	An area of moderate flood hazard that is determined to be outside the Special Flood Hazard Area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.
Zone X or Zone C (Not Shaded)	An area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood

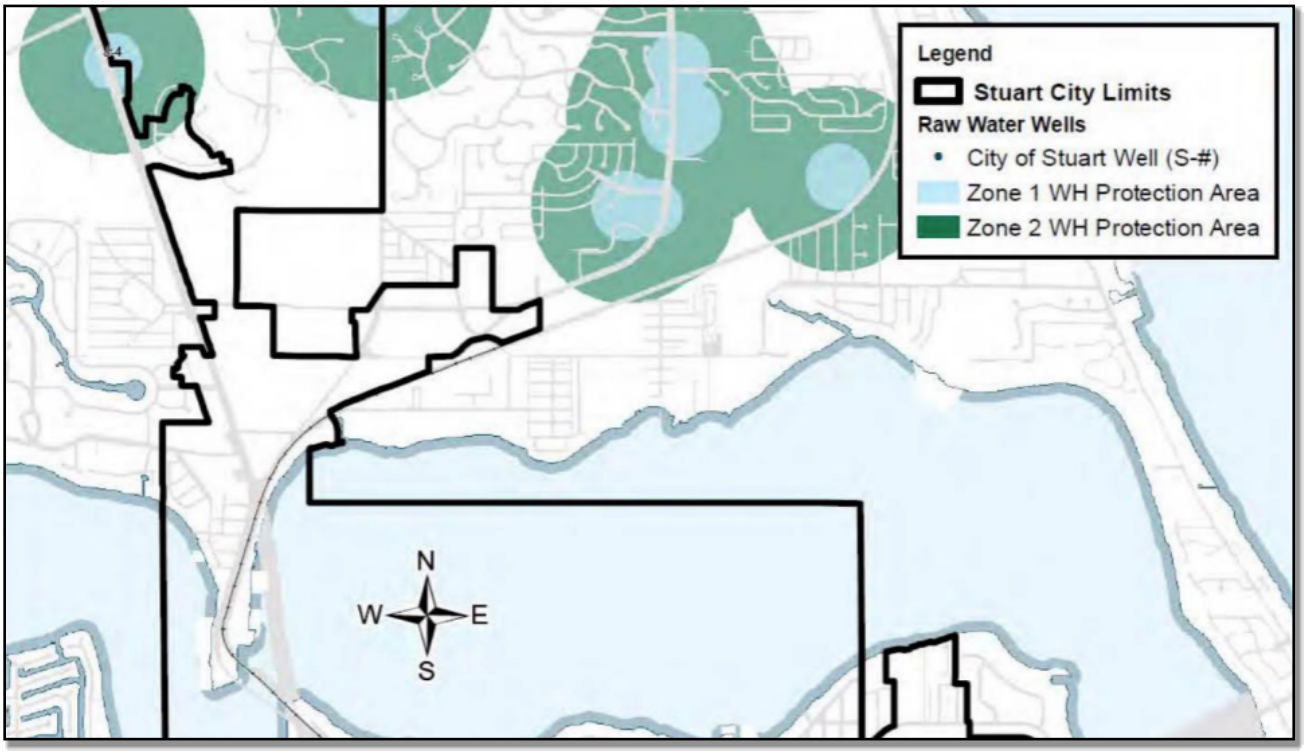
FEMA Flood Zones Map



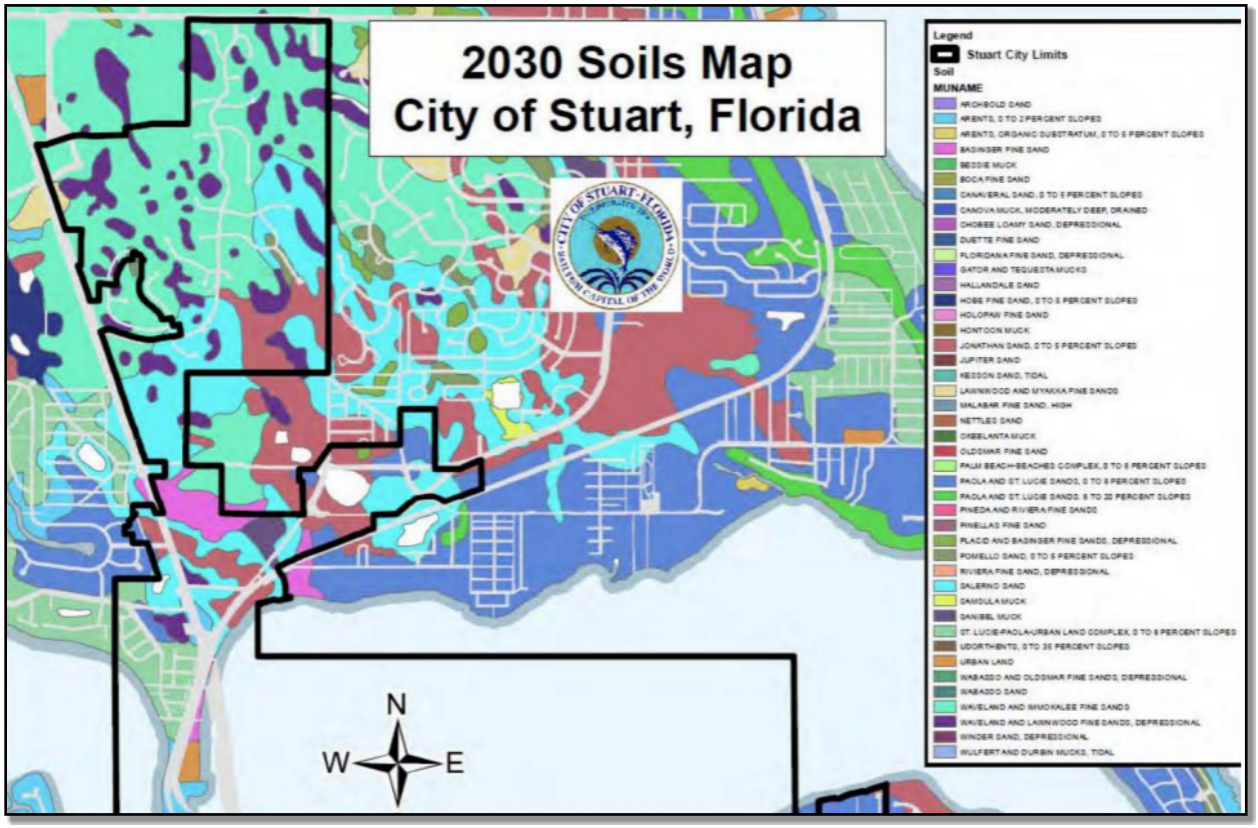
Flood Zones Map Extract City of Stuart Comp Plan: *Subject property X and AE flood zone categories*



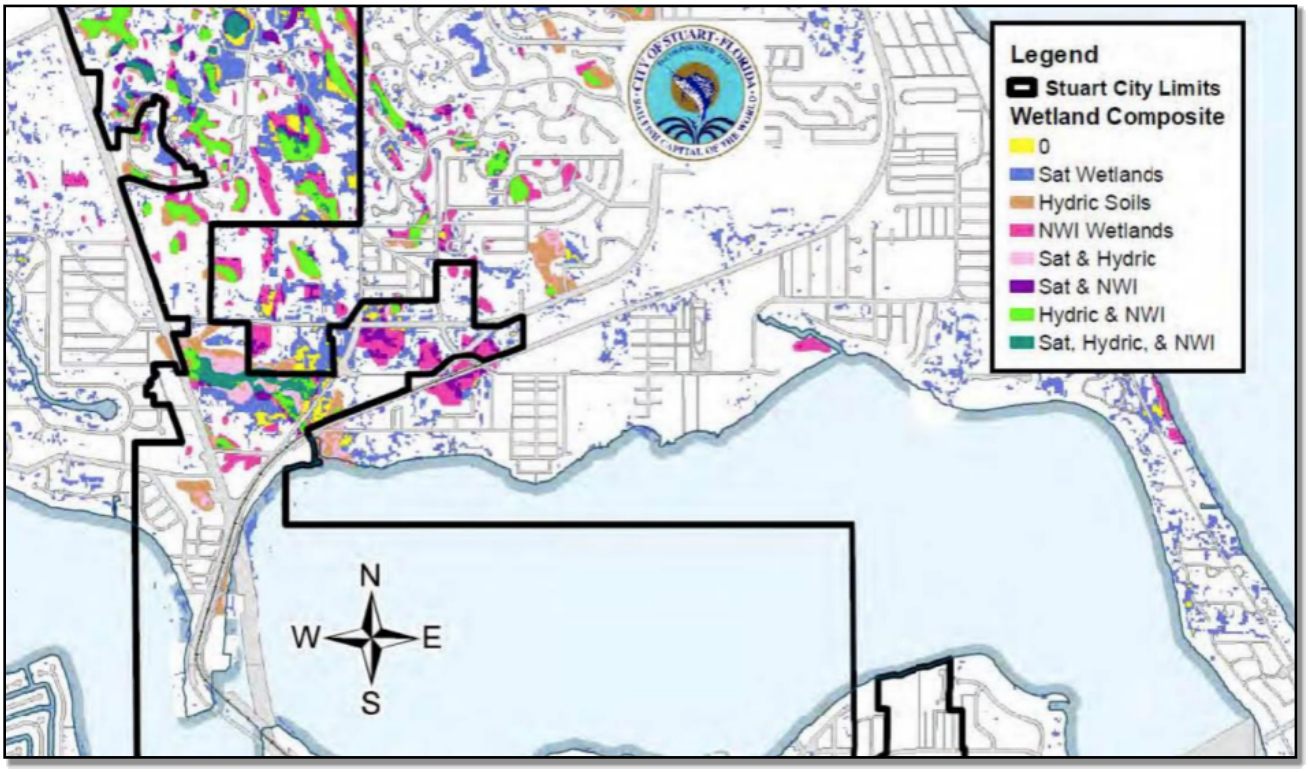
Land Cover Map: City of Stuart Comp Plan: *Subject property within an area identified as Urban and Built Up*



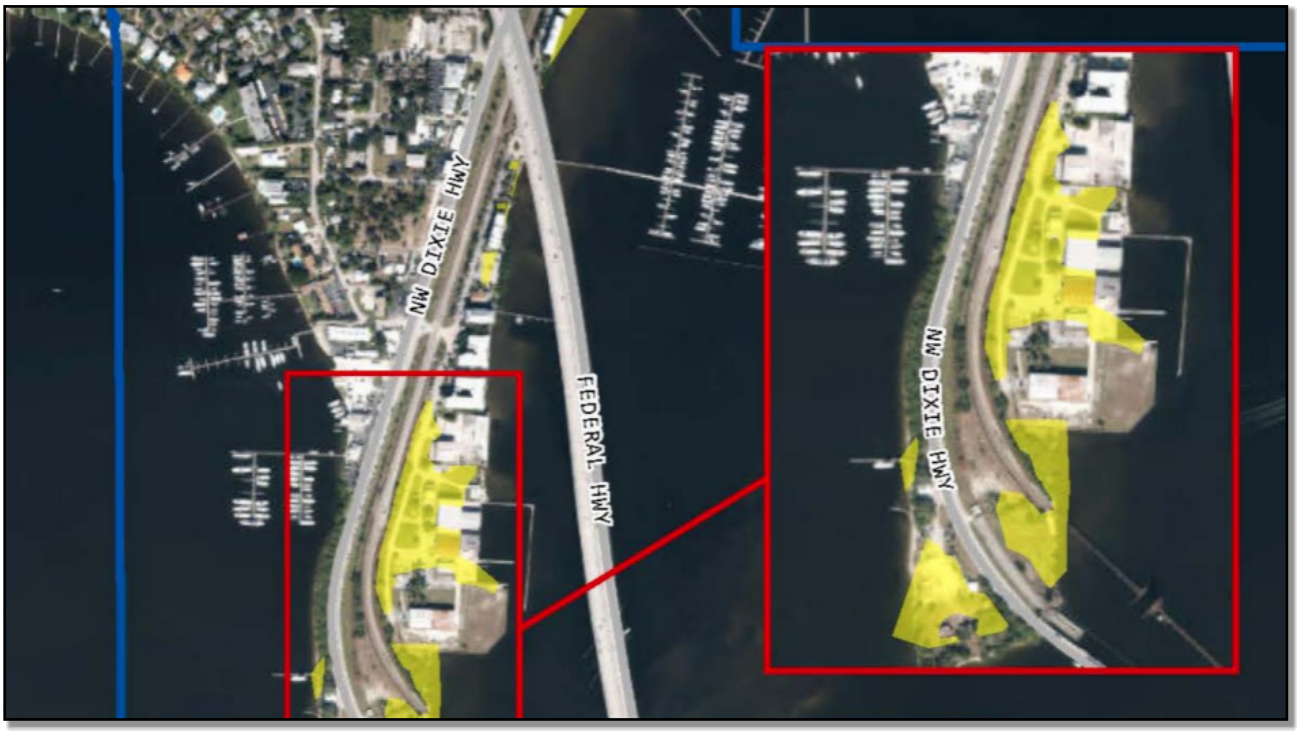
Planned Wells Map City of Stuart Comp Plan: *Subject property within no planned wells area.*



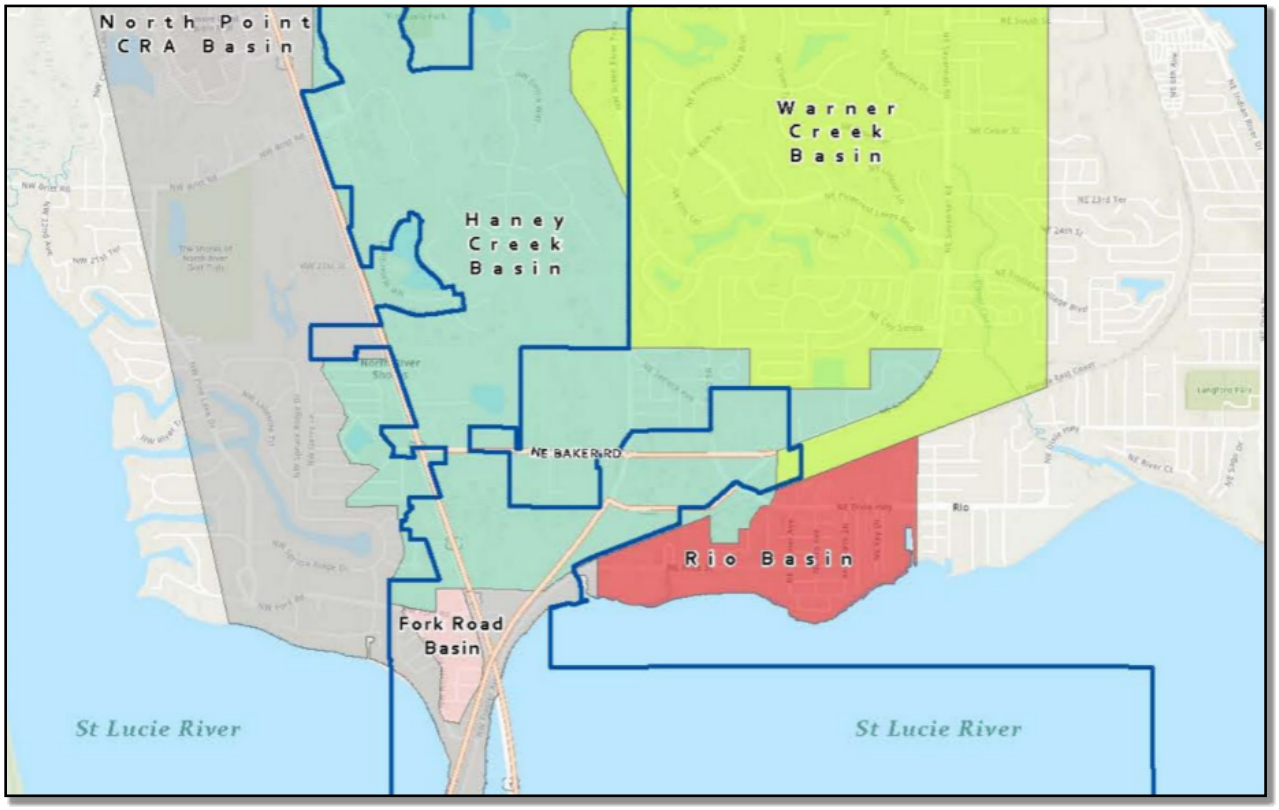
Soils Map City of Stuart Comp Plan: *Subject property within Urban Land*



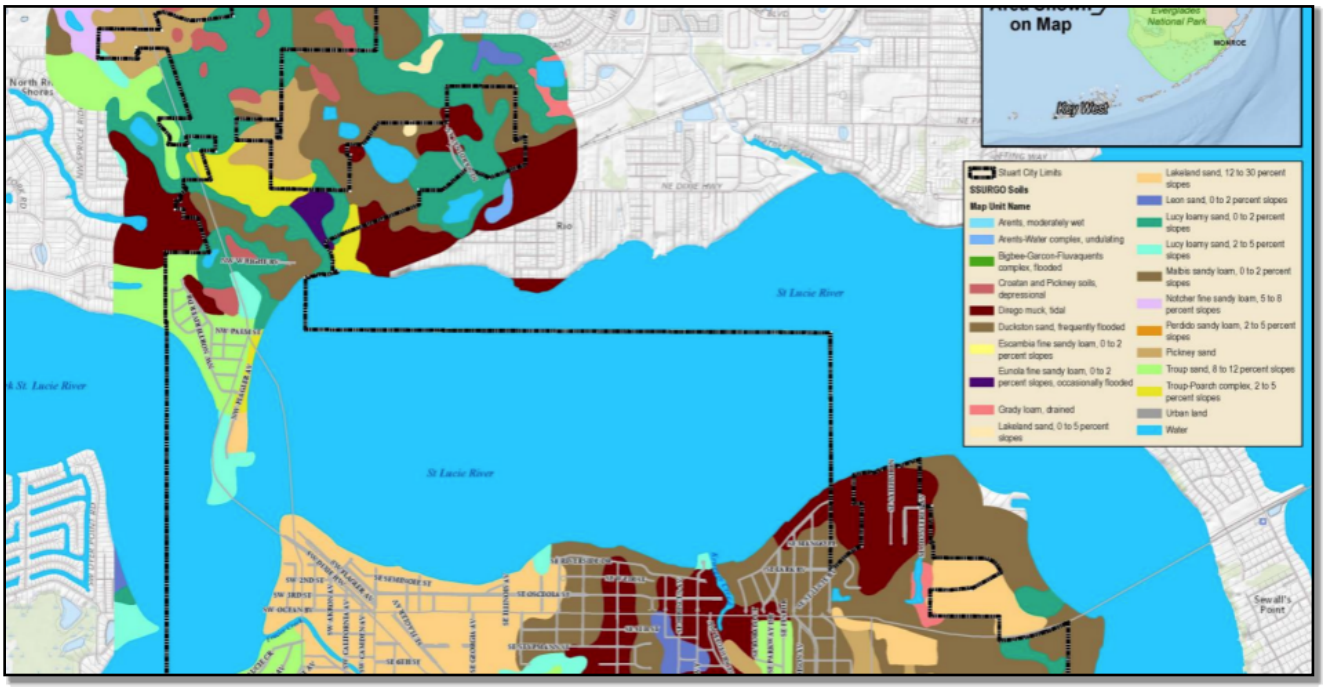
Wetlands Map City of Stuart Comp Plan: *No wetlands identified on map*



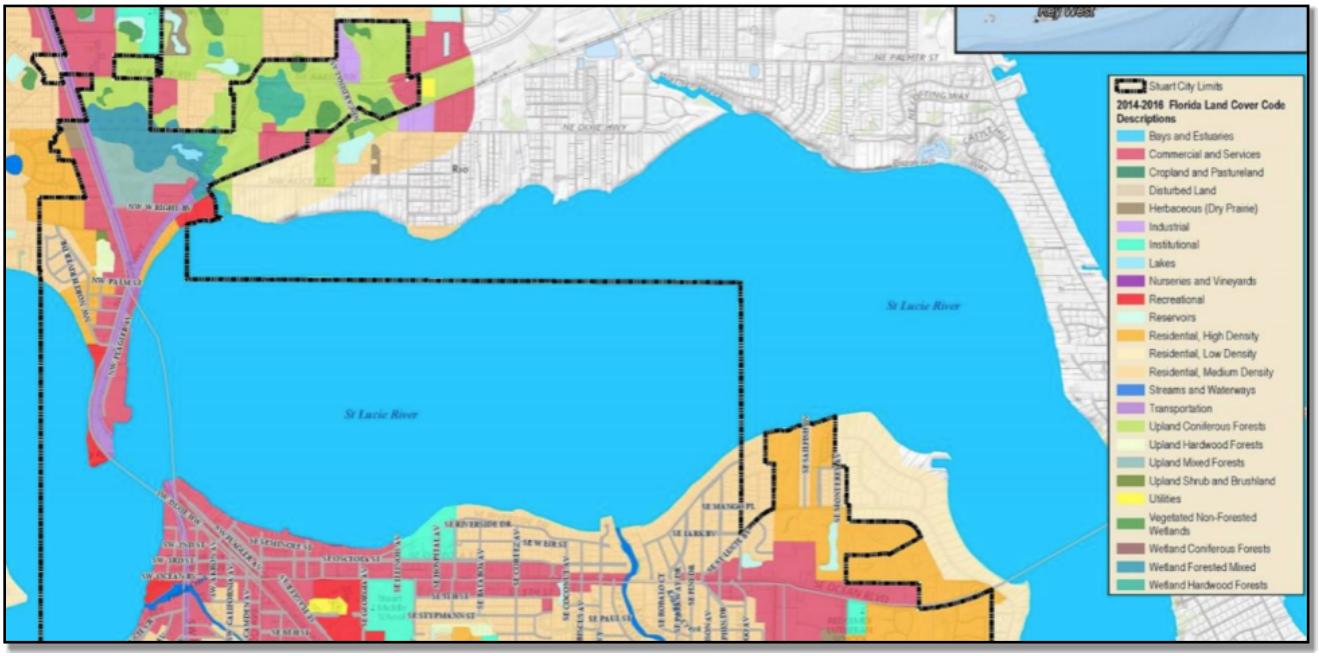
Coastal High Hazard Area Map Extract:



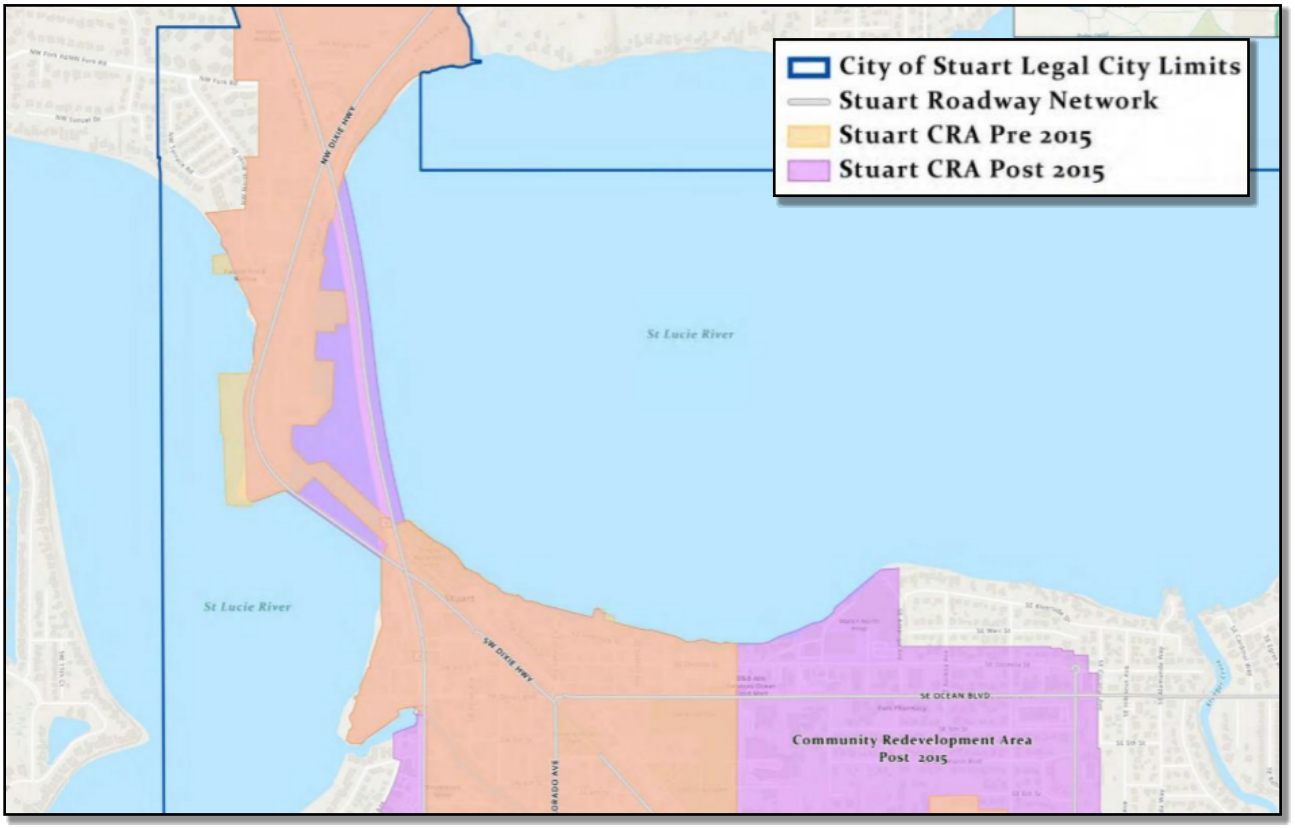
Watershed Basin: *North Point CRA Basin*



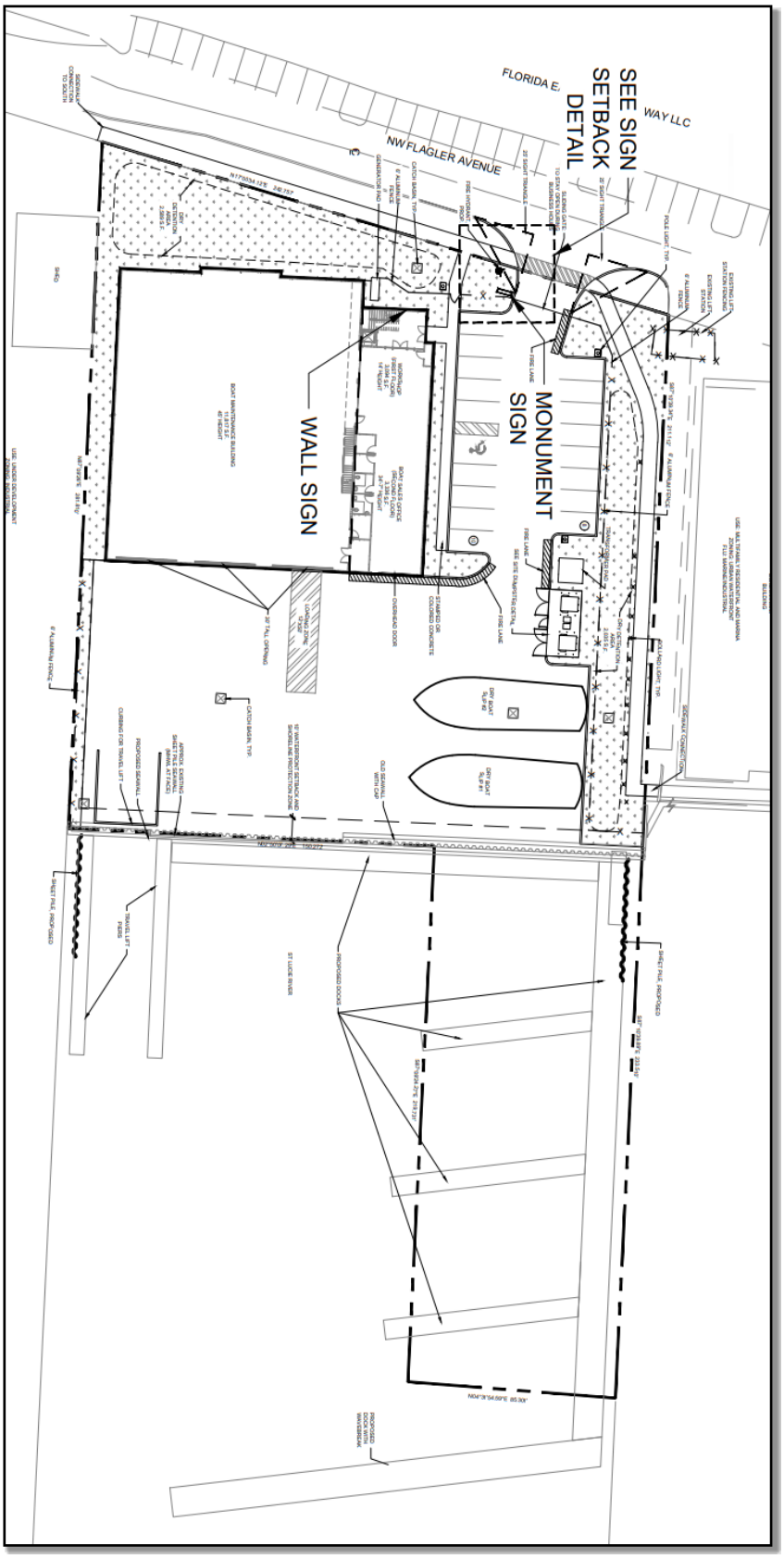
SSURGO Soil Types Map



Florida Land Cover Map



Community Redevelopment Area (CRA) Map



Proposed Site Plan

RECEIVED
JUN 29 2022
DEVELOPMENT
Received By:

Stuart

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# 22206007
(Staff Entry)

Pre-App Conference Date: 1/14/2022	Application Date:

SITE INFORMATION

Project Name: Willis Custom Yachts	Parcel ID#: 32-37-41-004-020-00061-9
Site Address: 151 NW Flagler Avenue, Stuart FL 34994	
Subdivision: Riverside Park	Lot(s):
Site Acreage: 1.79 acres (1.09 upland acres)	Flood Zone/Base Flood Elevation: Zone AE/Elev 5
Existing Zoning District / CRA Subdistrict (if applicable): Industrial	
Proposed Zoning District / CRA Subdistrict (if applicable): Industrial	
Current Comprehensive Plan Future Land Use Designation: Industrial	
Proposed Comprehensive Plan Future Land Use Designation: Marine/industrial	
Existing Land Use: Vacant	Proposed Land Use: Boat sales and service
Proposed Square Footage (if applicable): 18,720 SF	Proposed Density (if applicable): N/A

PETITIONER INFORMATION

Property Owner: 151 NW Flagler, LLC	Phone Number / Email Address: Contact Agent
Property Owner's Mailing Address: 151 NW Flagler Ave, Stuart FL 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Matthew Barnes, AICP	Phone Number / Email Address: 561-713-1687 / matthew.barnes@wginc.com
Agent's Mailing Address: 2035 Vista Parkway, West Palm Beach, FL 33411	
Architect: Eric Luttmann, AIA	Engineer: Adam Schildmeier, PE
Planner: Matthew Barnes, AICP	Landscape Architect: Bryan Jackman

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared David Tobin, as Manager

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 Small Scale Comprehensive Plan Amendment in the City of Stuart, FL.
3. That he/she has appointed Matthew Barnes to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: 151 NW Flagler, LLC

Signature of Owner: [signature]

By: David Tobin, Manager
Name/Title

225 NE Mizner Blvd., Suite 510
Street Address

Boca Raton, FL 33432
City, State, Zip Code

P.O. Box

City, State, Zip Code

(561) 620-0656
Telephone Number

(561) 620-0657
Fax Number

dst@tobinreyes.com
Email Address:

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn and subscribed before me by means of [✓] physical presence or [ ] online notarization, this

19th day of April, 2022 By David Tobin.

Personally Known OR Produced Identification
Type of Identification Produced:

[signature]
Notary Public

Nichole Pavez
Comm. #GG907343
Expires: August 25, 2023
Bonded Thru Aaron Notary

My Commission expires:
08-25-23

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: David Tobin	City/State/Zip Code: Stuart FL 34994
Title: Manager	Telephone Number:
Company: 151 NW Flagler, LLC	Facsimile Number:
Company Address: 151 NW Flagler Ave	Email Address (optional):

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

1. Signed this 19th day of May, 2022.

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).*

See attached Justification Statement.

(over)

05504CITY OF STUART Bank of America 04/20/22 0000024304

Invoice #	Date	Inv. Amount	Amt. Paid	Discount	Net Amount
3237410040200006	04/20/22	1,864.00	1,864.00	0.00	1,864.00

PAID
JUN 29 2022

Check Amount $***1,864.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

VOID AFTER 90 DAYS

Bank of America

0000024304

Willis Custom Yachts
6800 SW Jack James Dr.
Stuart, FL 34997

04/20/22 $****1,864.00

One Thousand Eight Hundred Sixty Four Dollars and 00/100

CITY OF STUART
121 SW FLAGLER AVE.
STUART, FL 34994

22206007

HEAT SENSITIVE COLOR FADES WITH HEAT

⑈024304⑈ ⑆063100277⑆ 8981027787 30⑈

JUSTIFICATION STATEMENT

URBAN CODE MAJOR CONDITIONAL USE

FOR

WILLIS CUSTOM YACHTS

151 NW Flagler Ave, Stuart FL

Prepared by:

WGI, INC.

2350 Vista Parkway
West Palm Beach, FL 33411
(561) 687-2220
www.wginc.com

Initial Submittal: June 28th, 2022
Insufficiency Submittal: August 15th, 2022
First Resubmittal: January 11th, 2023
Second Resubmittal: June 5th, 2023

CITY OF STUART - Planning & Zoning Department
121 SW Flagler Avenue, Stuart, FL 34994

Introduction

The subject property is located at 151 NW Flagler Avenue, to the east of Flagler Avenue and to the west of the St. Lucie River (the "Property"), in the City of Stuart, Florida (the "City"). The Property is identified by the following Parcel Control Number (PCN): 32-37-41-004-020-00061-9 and has a total of 1.794-acres which includes a total of approximately 1.36-upland acres and 0.43 acres of submerged lands. The Property has a Future Land Use (FLU) designation of Industrial and a Zoning District classification of Urban Waterfront (UW). The Property is located within the City's Community Redevelopment Agency ("CRA") boundary. According to historic aerial photographs and Google streetview images, the Property was previously developed as an industrial/marine use and has since been demolished, see **Figure 4** and **Figure 5.** The Property is currently vacant with remaining impervious surfaces on the site from the previous development. An aerial of the subject site (outlined in red) and surrounding areas is provided below in **Figure 1**.

Figure 1: Site Location Map



Request

On behalf of the property owner, 151 NW Flagler, LLC (the "Applicant"), WGI, Inc. requests an **Urban Code Major Conditional Use** to allow a boat sales and service use in the UW zoning district, see the Zoning Map provided in **Exhibit A**. A concurrent Small-Scale Comprehensive Plan Amendment Application to re-designate the FLU on the Property from Industrial to the Marine/Industrial FLU designation has been submitted to the City, see the Future Land Use Map provided in **Exhibit B**. The proposed boat sales and service development will accommodate a boat maintenance building, with an attached workshop and sales office (the "Proposed Project"). The Proposed Project also includes site improvements such as new docks and a new seawall. The Property is a part of the Harborage PUD development to the north and is listed as

Building 10 on the site plan, therefore a PUD amendment is required. Condition #4 of Exhibit B of Resolution No. 50-2018 (the last approved PUD for the Harborage) allows the owner of the Building 10 parcel to amend the Harborage development approval without the joinder of other property owners within Harborage. The condition states "*A Unity of Title for density has been executed by the developer. Notwithstanding the preceding, any owner of the "Portside" parcel of "Building 10" parcel may amend the development approvals for the respective parcel, without joinder of other property owners within the Harborage development*."

Surrounding Uses

Table 1: Surrounding Land Uses			
Adjacent Land	**Use**	**Future Land Use**	**Zoning**
North	**Harborage PUD** Multifamily Residential and Marina	Marine/Industrial	Urban Waterfront (UW)
South	**Atlantic Point Marina** (Approved by the City Commission on May 23rd) Marine Based Mixed-Use Development	Marine/Industrial	Industrial (I)
East	**St. Lucie Waterway**	Not Applicable	Not Applicable
West	**Apex Marine Stuart** Boat Repair Shop	Downtown	Urban Waterfront (UW)

Table 1 demonstrates that the request for a Major Urban Code Conditional Use to allow a boat sales and service use on the site is consistent with the parcel to the north, west, and south, which all have marine related uses. The parcel to the south, Atlantic Point Marina, was approved on May 23rd, 2022 for a small-scale comprehensive plan amendment to change the designation of the FLU from Industrial to Marine/Industrial and a Major Urban Code Conditional Use to allow a mixed-use marina development in the Industrial zoning district. The proximity of the Property to the St. Lucie River further demonstrates the compatibility of Conditional Use to allow a more marine based use to be compatible with the surrounding uses and contextual to the parcel's proximity to the St. Lucie Waterway.

Appropriate Conditional Use Request

Marine/Industrial is a more appropriate FLU designation for the subject site since it is a "waterfront district" and it permits the "continuation of industrial/marine uses". Therefore, to make the Proposed Project possible in the proposed FLU category, a Major Urban Code Conditional Use request is appropriate. Since the Property is located within the Urban Code area, the Applicant can request a Major Urban Code Conditional Use for relief from permitted uses. The following information explains why the Proposed Project is appropriate and justifies the Conditional Use request.

The Property is located adjacent to the St. Lucie Waterway and is therefore part of the Stuart waterfront. The proposed use of boat sales and service is consistent with the uses that are adjacent to the St. Lucie Waterway and in the CRA, as demonstrated in **Table 1**. According to historic Google streetview images from 2019, the most recent use on the site was an industrial/marine use, see **Figures 4 and 5.** The previous use, known as Palm City Yachts, was a marine/industrial use. Historic aerials from 1994, see **Figure 2**, show the industrial/marine development that existed until its demolition in 2021.

Figure 2: 1994 Aerial of the Subject Site



Source: Google Earth

A boat sales and service use is consistent with the surrounding uses and it is consistent with the previous industrial/marine uses that were once located on the subject site, which in this case was Palm City Yachts. The Proposed Project is a desirable infill redevelopment project, that will improve the vacant site that exists today and is more desirable than the approved site plan for the site as shown in **Figure 3** (next page)**.**

The Property is part of the Harborage development and in the last PUD approval a Dry Storage/Showroom building was approved for the Property. The intense building, known as Building 10 on the site plan, had a ground floor footprint of approximately 30,000 square feet, which was approximately 50% of the total upland portion of the Property. The Proposed Project only has a footprint of just under 15,000 square feet – half the size of Building 10.

The previously approved project did not maintain much pervious surface on the parcel, which would have hindered stormwater management. The previously approved project required 44 parking spaces (compared to 14 required parking spaces for the Proposed Project) and only 25 spaces were located on the Property, the other 19 parking spaces were located in the Flagler Avenue right-of-way. Sixteen of the 25 parking spaces on the Property actually encroached past the northern property line by eight feet, which would have left no room for a landscape buffer between Building 10 and its parking and the neighboring condominium building to the north.

The Proposed Project will preserve most of the existing Areca Palms on the common northern property line, which will provide a thick landscape screen, and there is approximately 25’ of buffer area along the common northern property line where a sidewalk will connect to the Harborage sidewalk (and it will connect to the Atlantic Point project to the south) and there is approximately 17’ of space for a dry retention area that will be planted with new trees to further screen and buffer the Proposed Project from the Harborage.

Finally, Building 10 was only setback 37’ from the north property line whereas the building in the Proposed Project is setback 96’ from the north property line – almost three times further.

Figure 3: Approved Site Plan

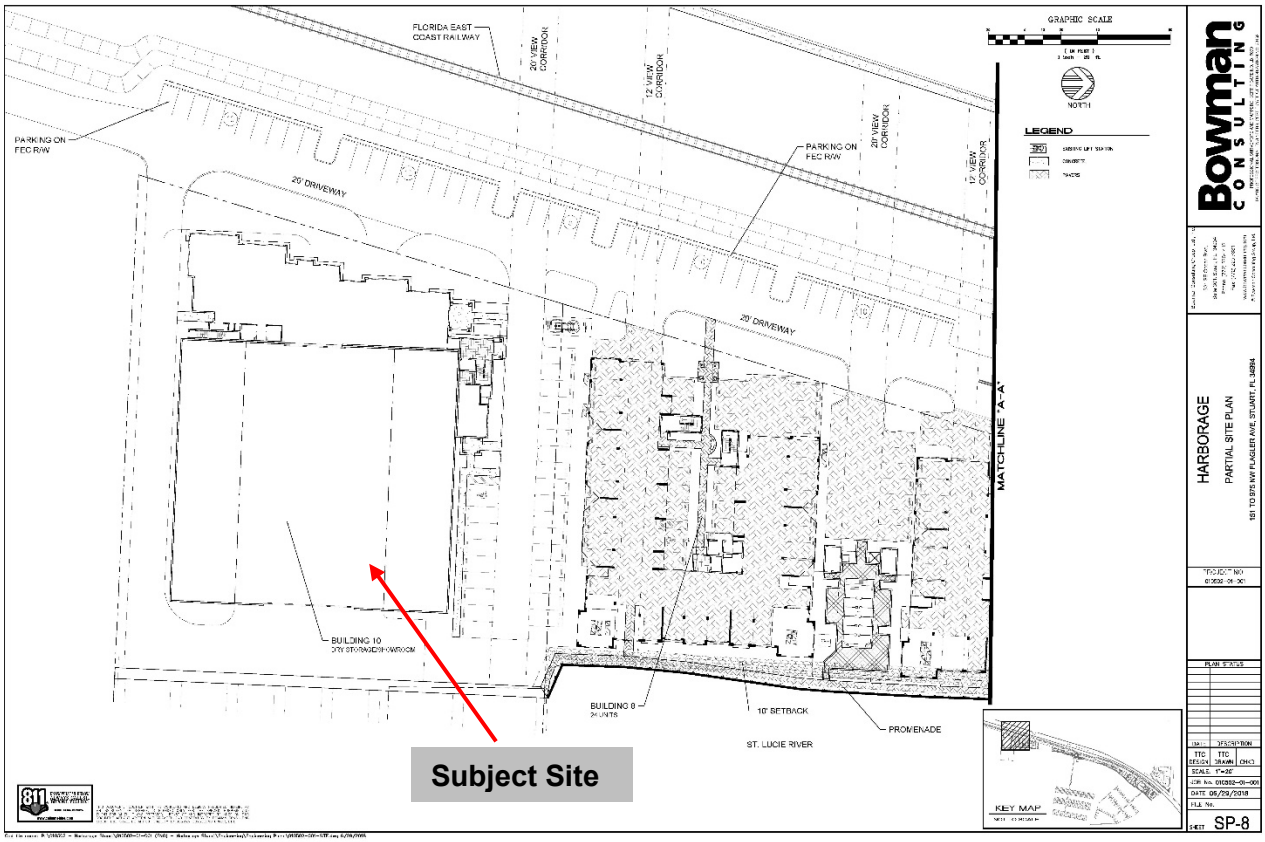


Figure 4: Previous Use on the Subject Site



Source: Google Streetview., May 2019

Figure 5: Previous Use on the Subject Site



Source: Google Earth

Overall, the Proposed Project will enhance the Property, which is located in the CRA. The mission of the CRA as stated in the *Community Redevelopment Agency 2021 Annual Report,* is "*To plan for a sustainable economic future while protecting and enhancing the unique character of the City*." In its current state the Property is not consistent with the CRA's mission as the vacant site does not generate revenue "for a sustainable economic future" and it does not enhance "the unique character of the City." The Proposed Project is consistent with the CRA's mission, as the boat sales and service use promotes infill redevelopment on a vacant site and the proposed use is consistent with the City of Stuart's marine character. The Proposed Project will also bring jobs to the City in the marine industry. The Proposed Project is explained in further detail in the following section.

Proposed Project

The Applicant proposes to construct a boat maintenance building that is approximately 11,817 SF and an attached two-story workshop building and office/customer lounge. The workshop portion is approximately 3,094 SF and is proposed on the first floor and an approximately 3,336 SF boat sales office is proposed on the second floor. The total floor area of the proposed building is 18,247 square feet. In addition to the main structure, two dry dock boat slips are proposed on site. A dock and travel lift piers are proposed to extend from the eastern property line into the submerged lands and St. Lucie River.

The Applicant intends to use the Property in complement to their main manufacturing and repair site in unincorporated Martin County further up-river at 6800 SW Jack James Drive. The Proposed Project will serve customers who are testing their new boat purchase, which was manufactured or repaired at the offsite location. The maintenance building and workshop building will be used to make the final tweaks and improvements to the boat per the customer's requests. The Property provides ideal access to the water for the boat delivery (by water) and client interaction with their new boat because it has access to the St. Lucie River — in addition to easy access to the Okeechobee waterway, the Intracoastal Waterway, and the Atlantic Ocean. Flagler Avenue is parallel to the subject property and provides easy access from Dixie Highway.

The established development pattern as a historic industrial/marine use provides an opportunity for infill development that is consistent with the scale and character of the existing multifamily and marina to the north, and the proposed mixed-use development and marina to the south. The Proposed Project is located approximately half a mile from downtown Stuart and is in the City of Stuart's CRA boundary.

The Proposed Project also includes 18 parking spaces, one loading zone, dry detention, a 6' wide sidewalk that will connect the sidewalk along the east side of the Harborage through the Property to the south where it will connect to the Atlantic Point project, and landscaped buffers along the north, west, and south property lines. Water-based improvements include a proposed seawall, docks, and a travel lift to lift boats out of the water. The Proposed Project will create a viable project on the vacant parcel, that also meets the City's code requirements and contributes to the public experience through a sidewalk connection and public art installation. Stormwater management will also be improved with the development of the vacant parcel, as the existing site has an extensive amount of impervious surface which will be reduced with the dry detention and landscape buffers proposed on the north and west boundary. The site plan included in this submittal identifies the pervious surface that is proposed on the site to manage the stormwater onsite.

To compliment the scale and design of adjacent properties, the boat maintenance building and the attached workshop/customer space has a marine contemporary design. The attached space is setback from the maintenance building which breaks up the façade, along with recessed façade elements. The building design has created an intricate façade that is broken up with recessed façade elements, large windows, and the attached building is setback from the maintenance building. The proposed height of the maintenance building is 45 feet, and it is proportional and complimentary to surrounding buildings in the area. The proposed height of the Atlantic Point Marina project to the south is 45 feet with an additional 15 feet to the top of the roof. The Harborage residential buildings located to the north of the Property has a height of 42 and a half feet.

Public art onsite is strongly encouraged by the City of Stuart and the CRA. The Proposed Project proposed to incorporate a nautical mural to compliment the marine-based use and the historic character of the City of Stuart. This art intends to benefit customers of the proposed building as well as the Stuart community, as it enhances the public view and intends to employ a local artist. The proposed public art will be a mural on the west facing façade of the proposed building. A conceptual depiction of the mural is provided in the architectural drawings. A final mural design will be applied for through the minor urban code conditional use process when an artist and final design are chosen by the Applicant.

Major Urban Code Conditional Use & Industrial Zoning District Analysis

The development patterns, setbacks, and open space, pervious/impervious, and architectural design standards applied to the site are governed by the Urban Code UW standards. The Proposed Project has been designed to demonstrate appropriate stormwater management provisions with the dry detention areas included on the north and west property line to protect the St. Lucie River from unwanted runoff. The boat maintenance building has been setback 110' from the shoreline, far exceeding the required 10' shoreline protection zone. The previously existing building was only setback 15'-8" from the north property line and it was only setback a few feet from the east property line, which is depicted in **Figure 5**. The Proposed Project respects the shoreline protection zone and is more compatible with the neighboring property to the north.

The previous industrial/marine use would have been grandfathered as a nonconforming use on the Property and therefore, redeveloping the Property with a similar use will require a Major Urban Code Conditional Use. A Major Urban Code Conditional Use approval includes provisions to allow uses not allowed in the underlying zoning district, which in this case is to allow a boat sales and service use in the UW district.

Section 11.01.11.-Major and minor conditional use approval application.

A. Generally. A major conditional use approval is specific authorization granted by the city commission to permit certain uses of property, which are unique due to the nature of the use, size, location, or various characteristics particular to the zoning district. The issuance of a major conditional use

approval is required for the use or occupancy of a structure specifically designated as a conditional use in the "zone district" chapter of this Code and is subject to the limitations and conditions specified therein.

Specific Regulations Requiring Consideration as a Major Urban Code Conditional Use:

The following regulations from the City's Land Development Code require a Major Urban Code Conditional Use in the Industrial Zoning District:

a) ***To allow boat sales and service within the Harborage Development (an amendment to the previously approved Major Urban Code Conditional Use granted under Resolution 50-2018).***
b) ***Section 3.01.04.A.1.*** To allow the proposed building wall material of a concrete tilt wall with a finish that will be similar in appearance to stucco.
c) ***Section 3.01.03.E.1.f.*** To provide relief from requiring a second vista within the building façade.
d) ***Section 3.01.03.E.2.a.*** To allow a building height of 45 feet within the Urban Waterfront zoning district.
e) ***Section 3.01.03.E.4.b.*** To provide relief from requiring balconies and balcony rails on the waterfront side of a building.
f) ***Section 3.01.04.H.6*** To allow six-foot-tall fence in the front yard along Flagler Avenue for security purposes.
g) ***Section 3.01.04.P.*** To allow a six-foot-tall fence in the front yard along Flagler Avenue for security purposes.
h) ***Section 3.01.04.R.*** To allow a parapet wall over 24 feet to enhance the architectural character of the 2-story boat maintenance building.
i) ***Section 6.04.03.5.*** To allow relief from the 50% of the shoreline protection zone as native vegetation. The shoreline protection zone is also the waterfront setback, and since the proposed development is a working waterfront, the area cannot be landscaped due to activity in the shoreline protection zone related to everyday activities that are crucial to the proposed business use.

Policy Section 11.01.11.G.5
The factors that the city commission or community redevelopment board shall consider when making its determination are as follows:

a) ***The proposed use is not contrary to the established land uses in the immediate area.***

The Marine/Industrial FLU exists to the north and to the south of the Property. A mixed-use development with water-based uses such as a marina, exist to the north in the Harborage development. The Atlantic Point Marina use to the south was approved for a development with a marina, boat barn, and other water-based uses. More water-based uses exist to the west of Flagler Avenue. Therefore, the proposed use is consistent with the land uses in the immediate area.

b) ***The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.***

The proposed use has been designed to meet all code requirements and to provide a more suitable land use to the currently vacant property. The preliminary engineering plans do not indicate that the existing utilities and public infrastructure in place will be overtaxed. The Proposed Project will not have traffic counts higher than 20 peak hour trips and it will not overtax the load on public streets. A traffic statement that defers a traffic analysis has been provided with this application. No residential development is proposed and therefore, the project does not apply to school concurrency.

c) ***The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies, and objectives of the Comprehensive Plan.***

The concurrent small scale comprehensive plan amendment from Industrial to Marine/Industrial provides consistency with the adjacent uses to the north and the proposed development to the south of the Property and the proposed boat sales and service use is consistent with the intentions of the proposed FLU designation as established in the comprehensive plan.

d) The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Not applicable.

e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.

The Proposed Project will not have traffic counts higher than 20 peak hour trips and it will not overtax the load on public streets. A traffic statement that defers a traffic analysis has been provided with this application.

f) The proposed use will not create drainage or a storm water quality problem.

The preliminary engineering plans and stormwater calculations all provide sufficient information to demonstrate compliance with City policies. Due to this compliance, no stormwater quality problem is anticipated.

g) The proposed use will not significantly reduce light or air to adjacent areas.

Photometric plans are included in this application which demonstrate there is no impact of the Proposed Project to the adjacent areas. The proposed development has also followed the required distance and separation between established property boundaries as depicted in the site plan included in this application.

h) The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

The proposed boat sales and service use is less burdensome on neighboring properties and on public infrastructure than other uses allowed in the UW zoning district. According to the City of Stuart's Land Development Code, the following uses are allowed in the UW zoning district:

- Multifamily residential.
- Hotel/motel.
- Child care center.
- Automobile, repair services.
- Dry cleaning.
- Retail intensive/non intensive sales and services.
- Banks.
- Bars.
- Office, including medical.
- Pharmacy.
- Restaurant.

The Proposed Project will provide the finishing touches and minor repairs and service to boats for customers at the Property. This use anticipates minimal noise, air, and light pollution to the adjacent developments as opposed to the uses listed above.

i) The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.

The existing Harborage development was approved by Resolution No. 196-04 in 2004 and later amended by Resolution No. 50-2018. The Property is a part of the Harborage site plan, as it was approved to have a Dry Storage/Showroom on the Property. The Proposed Project will be a more desirable use than the vacant condition, the approved use, and the previous use. The subject site is consistent with the recently approved Atlantic Point Marina development to the south, as it plans to develop a boat barn, marina use and more commercial uses. Overall, the Proposed Project is consistent with the purpose of the CRA and it provides a more aesthetically pleasing use and design than what exists there today and the large showroom that was approved previously. Initial architectural renderings are included in **Exhibit C.**

Structural architectural details are integrated into the building structure and design. The relief and form of the maintenance building and the attached 2-story building is compatible with the scale and character of the surrounding buildings to the north and the recently approved Atlantic Point Marina to the south. These elements include a raised parapet, overhangs, a recessed façade, display windows, and a public art mural. Landscaped buffers and a decorative aluminum fence enhance the compatibility between the proposed use and the surrounding uses. In addition, the equipment and refuse services will be screened and not visible to the public.

j) There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.

The Property is an appropriate site for the proposed boat sales and service use in the City of Stuart. Other vacant sites are either not located on the waterfront or a boat sales and service use would not be compatible with the surrounding uses. The Marine/Industrial FLU is concentrated on the east side of Flagler Avenue. The other concentration of vacant waterfront parcels are surrounded by the Downtown FLU designations, which would not be as compatible for the proposed use. New development on the Property is an effective infill development project for a site where an industrial/marine based use once existed.

Policy Section 11.01.11. G.G.6. in applying the above standards, the decision-maker will consider each of the following factors:

a. Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.

Ingress, egress, pedestrian, and vehicular flow throughout the property has been designed effectively and efficiently. Customers will enter and leave through the gated driveway and sidewalk that will remain open during business hours. A 6’ sidewalk is proposed to connect to the sidewalk on the property to the north and the sidewalk on the property to the south to create a continuous pedestrian pathway. The driveway widths exceed minimum standards required to accommodate emergency vehicles.

b. Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare created by the location of off-street parking and loading areas on adjacent and nearby properties.

Off-street parking is located on the northwest portion of the site and the parking spaces face both north and south. A 24.9’ landscape buffer screens the parking that faces the adjacent use to the north and the proposed building screens the parking from the uses to the south. The loading zone is located to the east of the building and faces the St. Lucie River, minimizing the impact on adjacent properties. In addition to the off-street parking and loading zone placement,

there is a gate that will close after business hours, which will limit the need for cars and trucks to use their headlights during ingress, egress, or circulation around the site.

c. ***Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.***

The refuse and service area is proposed on the north side of the property. FRP-1 demonstrates the garbage truck pick up detail and the site dumpster detail. A gated dumpster enclosure is proposed to screen the area to meet the City of Stuart's standards, to minimize the impact of the refuse area on adjacent properties.

d. ***Utilities including consideration of hook-up locations and availability and compatibility of utilities for the proposed uses.***

The following utilities are available: City water and sewer, Centurylink fiber, FPL electric, MCI fiber and communication lines, Comcast, Resurgance Infrastructure Group fiber, AT&T, Sprint, and MCI. All utility companies will be consulted as part of the permit process. The Applicant intends to bury all overhead utilities and connect to the existing utilities.

e. ***Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specifically permitted and the uses and structures of adjacent and nearby properties.***

The proposed landscape and architectural design for the Proposed Project is a considerable improvement on the previously existing structures and currently vacant Property. The architectural details and features of the proposed building intends to be a contemporary design with nautical features to enhance the compatibility with the surrounding Harborage and Atlantic Point Marina uses and represent the character of the City. Appropriate landscape screening is provided for the project. A 24.9-foot landscape buffer is provided to the north, a landscape buffer that varies in width from 23' to 45' is provided to the west and a 10' landscape buffer is provided to the south.

f. ***Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.***

The photometric plans that are provided in this submittal package demonstrate that the exterior lighting will not create an impact to the glare, traffic safety, and economic effects of adjacent and nearby properties as it meets the City code. Signage is proposed to be a wall sign attached to the building and will meet the City of Stuart's maximum sign area of 100 square feet.

g. ***Required yards and open spaces.***

The required landscape area is 20 percent and 22 percent of the Property is proposed to be landscaped in the Proposed Project. There are no required yards in the Industrial zoning district.

h. ***Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.***

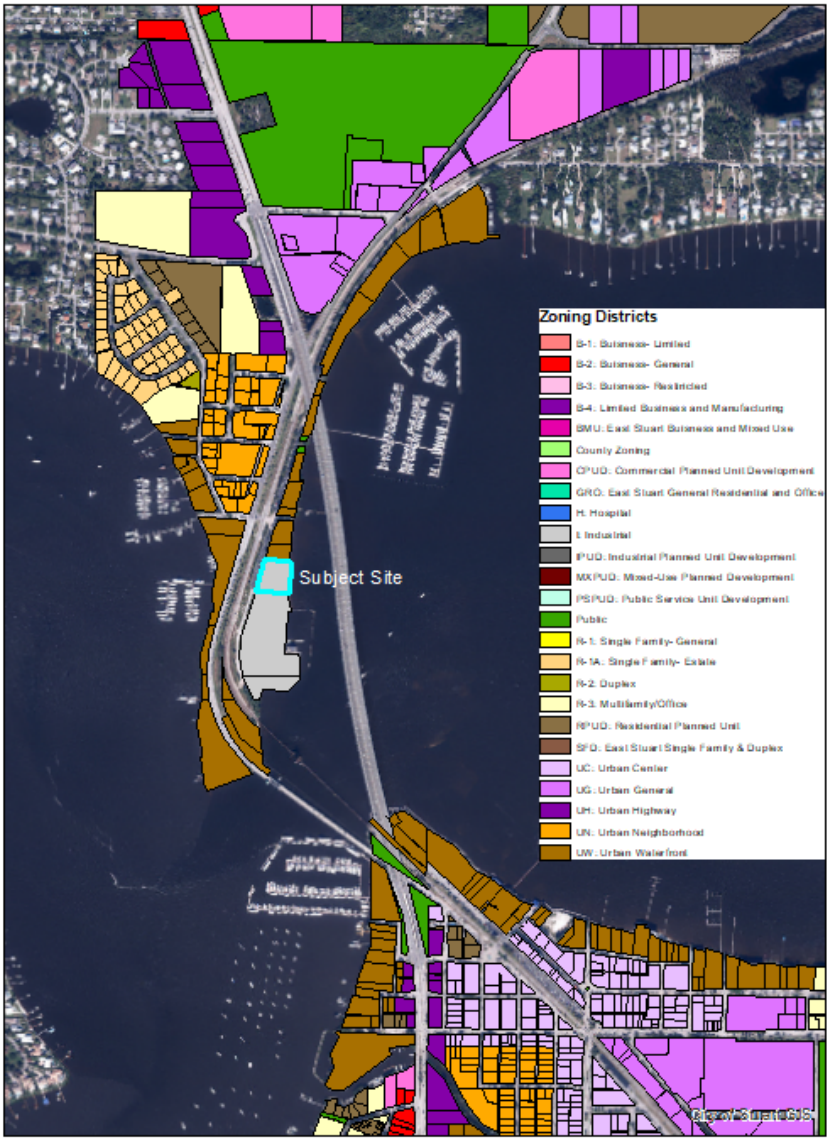
The proposed height of the maintenance building is 45 feet and is proportional and complimentary to surrounding buildings in the area. For instance, the proposed height of the Atlantic Point Marina project to the south is also 45 feet with an additional 15 feet to the top of the roof. The Harborage residential buildings located to the north have a height of 42 and a half feet. This meets Section 3.01.06.A.2.b.1 which states that projects that are undergoing a Major Urban Code Conditional Use must meet the following design objective, “The proposed building is proportional and complimentary to surrounding buildings in the area.” The proposed height of 45 feet is consistent with the surrounding heights of 45 feet (plus an additional 15 to the top of the roof) and 42 and a half feet.

Conclusion

On behalf of the Applicant, we respectfully request and present the aforementioned justification for an Urban Code Major Conditional Use to allow a boat sales and service use on the Property.

Exhibit A: City of Stuart Zoning Map

Note the Zoning Map available through the City is not correct and shows the Property with a zoning designation of Industrial.

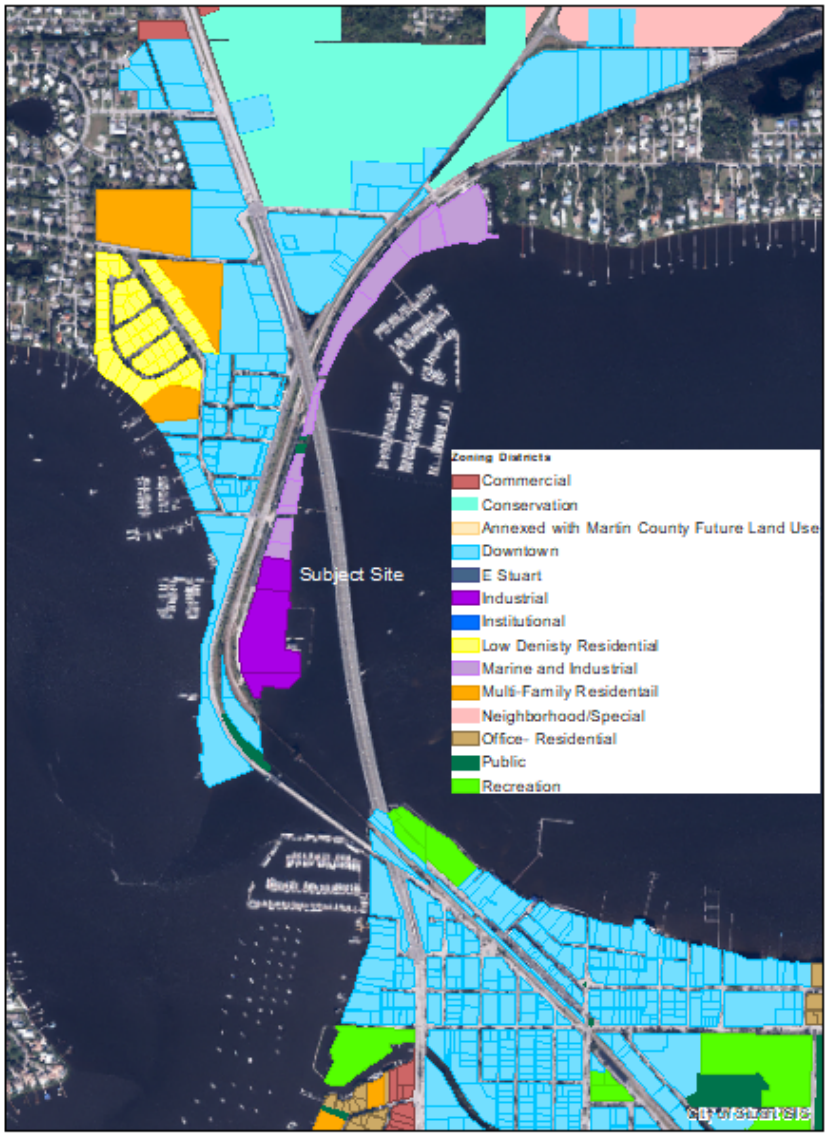


Zoning Map
Willis Custom Yachts

N

320 160 0 320 Meters

Exhibit B: Future Land Use Map



Future Land Use Map
Willis Custom Yachts

N

320 160 0 320 Meters

Exhibit C: Architectural Renderings







APPLICATION REQUIREMENTS

Major Urban Code Conditional Use

Item	Response
Pre-Application Meeting	A Pre-Application meeting took place with staff in January 2022.
Signed and Notarized Application	Provided with initial submittal.
Required Fees	Provided with initial submittal.
Digital Copy (all submitted documents and plans)	Required documents have been provided for the Major Urban Code Conditional Use only.
Project Narrative (include Small-scale Comprehensive Plan Analysis)	Required narrative has been provided for the Major Urban Code Conditional Use only.
School Concurrency Application	Not required for this project.
Location Plan (zoning, FLU of site and surrounding property)	Provided in Exhibit A and B of this justification statement.
ALTA Survey and Legal Description (include site acreage)	Included in initial submittal.
Site Plan	Included in initial submittal and revised per staff comments.
Landscape Plan	Included in initial submittal and revised per staff comments.
Streetscape Plan and Buffer Cross Sections	The buffer cross section is included in the landscape plans. The Proposed Project does not propose any streetscape improvements.
Tree Survey, Disposition Chart, and Tree Replacement Calculation	Included in initial submittal.
Stormwater Plan (conceptual) (prepared, signed and sealed by a licensed engineer)	Included in initial submittal and revised per staff comments.
Architectural Elevations	Included in initial submittal and revised per staff comments.
Utility Plan (Water and Sewer)	Included in initial submittal and revised per staff comments.
Dumpster – Waste Management details.	Included in initial submittal.
Traffic Statement (prepared, signed and sealed by a licensed engineer).	Included in initial submittal.
Environmental Plan & Statement (Soils, hydrology, flood plain elevation)	Included previously.
Photometric Plan	Included in initial submittal and revised per staff comments.

Item	Response
Auto Turn (Fire and Public Works access)	Included in initial submittal and revised per staff comments.
Sign Plan	A sign plan has been included.

ALTA/NSPS LAND TITLE SURVEY

WILLIS CUSTOM YACHTS

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

TITLE OPINION

SCHEDULE B EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER 8732667, @ 01:35 P.M. EFFECTIVE DATE 12/31/2019

This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin. The policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in schedule a, and will include the following exceptions unless cleared to the satisfaction of the company:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years. **(Not a survey matter)**
2. Rights or claims of parties in possession not recorded in the Public Records. (**Not a survey matter)**
3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **(This Survey)**
4. Easements or claims of easements not recorded in the Public Records. (**Not a survey matter)**
5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (**Not a survey matter)**
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **(Not a survey matter**)
7. All matters contained on the Plat of Riverside Park, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie (now Martin) County, Florida. **(Affects Property -Shown on survey)**
8. All matters contained on the Plat of REVISED PLAT OF GOSLING, as recorded in Plat Book 2, Page 35, Public Records of St. Lucie (now Martin) County, Florida. **(Affects Property -Shown on survey)**
9. Reservations contained in Deed No. 21248 by Trustees of the Internal Improvement Fund of the State of Florida recorded under Deed Book 87, Page 470, Public Records of Martin County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F. S. **(Not A Survey Matter)**
10. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded December 2, 1965, under O.R. Book 167, Page 151, Public Records of Martin County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270. I I, F.S. - Copy available upon request (**Not A Survey Matter)**
11. Resolution Number 196-04 recorded in O.R. Book 1951, Page 2533, as affected by Administrative Variance No. Z11070001 recorded in O.R. Book 2531, Page 1155 and as affected by Administrative Variance No. Z12040002 recorded in O.R. Book 2575, Page 1156, Public Records of Martin County, Florida. **(Affects Property - Not Plottable)**
12. Resolution Number 216-04 recorded in O.R. Book 1962, Page 1118, Public Records of Martin County, Florida. **(Affects Property -Blanket in nature)**
13. Unity of Title for Density recorded in O.R. Book 1984, Page 896, Public Records of Martin County, Florida. **(Affects Property - Blanket in nature)**
14. Grant of Easement regarding an exclusive perpetual easement over, across, upon and through Parking Easement property for vehicular parking purposes only, recorded in O.R. Book 2081, Page 1820, Public Records of Martin County, Florida. **(Does Not Affect Property-Shown on survey)**
15. Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 2682, Page 1312, Public Records of Martin County, Florida. **(Not A Survey Matter)**
16. Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 2688, Page 512, Public Records of Martin County, Florida. **(Not a survey matter)**
17. Easement for Ingress and Egress recorded in O.R. Book 478, Page 1707, as modified by Modification of Easement Agreement recorded in O.R. Book 2520, Page 902, Public Records of Martin County, Florida. **(Does Not Affect Property - Not shown on survey)**
18. Sovereignty Submerged Land Lease recorded in O.R. Book 1133, Page 1147, as affected by instruments recorded in O.R. Book 1365, Page 1129; o.R. Book 1837, Page 201; o.R. Book 1869, Page 557; o.R. Book 2146, Page 2023; O.R. Book 2368, Page 763 and o.R. Book 2744, Page 1, Public Records of Martin County, Florida. **(Affects Property - Shown on Survey)**
19. Terms and conditions as shown in the Stipulation for Dismissal with Prejudice between Harborage Yacht Master Association, Inc. and Harborage Cottages-Stuart, LLLP and Northside Marina Venture, LLC as recorded in O.R. Book 3022, Page 2462, Public Records of Martin County, Florida. **(Not a survey matter)**
20. Resolution Number 50-2018, Development Approval for the Harborage Project recorded in O.R. Book 3009, Page 2038, Public Records of Martin County, Florida. **(Not a survey matter)**
21. Rights of the lessees under unrecorded leases. **(Not a survey matter)**
22. Riparian and littoral rights are not insured. **(Not a survey matter)**
23. This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Intracoastal Waterway. **(Duly Noted)**
24. his policy excludes from coverage the inalienable right of the public to use the navigable waters covering the lands. **(Duly Noted)**
25. his policy excludes from coverage the rights of the State of Florida and the United States to regulate the use of the navigable waters. **(Duly Noted)**
26. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Regina C. Karner, P.S.M., LS 4363, Karner Surveying, Inc. LB7357, dated January 23, 2018, bearing Job # 1106-1401: a) Concrete Vault Sewer Lift Station extends over North property line; b) Concrete and covered Concrete extend across East property line; c) Concrete extends across West property line; d) fence line extends North property line into parking easement; and e) Water meters and Dry Hydrant inside and outside and along West property line. **(Not a survey matter)**
27. The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to The Company as set forth in Title Notes. **(Duly Noted)**

Note: all recording references in this form shall refer to the public records of Martin county, Florida, unless otherwise noted.

AREA TABULATION

Parcel 12 = ± 0.619 Acres
Parcel 13 = ± 0.743 Acres
Parcel 14 = ± 0.432 Acres (Submerged Land)
Total = 1.794 Acres

LEGEND:

----------	= Flood Zone Line
—— x —— x ——	= Chainlink Fence
Conc.	= Concrete
○☼	= Concrete Light Pole
▢	= Concrete Power Pole/CPP
⊟	= Delineator Post
Ⓓ	= Drainage Manhole
E	= Electrical Junction Box
ELEV. x 0.00	= Elevation
	= Existing Elevation (Ground shots to tenths only)
Fnd.	= Fire Hydrant
	= Found
	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
	= Guy Wire Anchor
L	= Length of Arc
LB	= Licensed Surveying Business
	= Light Pole
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
ORB	= Official Records Book
—— OHU ——	= Overhead Utility Wires
P	= Plat
Pg.	= Page
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
Ⓢ	= Sanitary Sewer Manhole
▽ & ▽	= Information Signs
T	= Telephone Riser
———	= Top of Bank
	= Wood Power Pole/WPP

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL 12:
Lot 9 and 10, Block 20, Riverside Park, According to plat thereof filed 26 March 1925, and recorded in Plat Book 4, Page 98, St Lucie (now Martin) County, Florida
PARCEL 13:
Lot 6, Less North 15 feet thereof, and Lots 7 and 8, Block 20, Revised Plat Of Gosling, according to the plat thereof filed 27 June 1917, recorded in Plat Book 2, Page 35, St Lucie (now Martin) County, Florida, Public Records; said lots also shown on Plat of Riverside park, filed 26 March 1925, recorded in Plat Book 4, Page 98, St. Lucie (now Martin) County, Florida.
PARCEL 14:
A Parcel of submerged land in the St. Lucie River in Section 32, Township 37 South, Range 41 East, Martin County Florida, being more particularly described as follows:
From the Southwest corner of Lot 7, Block 20, Riverside Park Subdivision, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie County, Florida, now Martin County, Florida; Thence run South 87°01' East along the south line of lot 7, a distance of 235.88 feet to the mean high water line of the St. Lucie River for a Point of Beginning; thence continue South 87°01' East, a distance of 227.71 feet to the Bulkhead Line established by the city of Stuart, Florida; Thence run North 04°40'27" East, along the said Bulkhead line, a distance of 85.21 feet, thence run North 87°09'26" West, a distance of 233.51 feet to the aforesaid mean high water line of the St. Lucie River; thence run S 04°32'01" West, along the old mean high water line, a distance of 85.24 feet to the Point of Beginning.
(Boundary Containing ± 1.794 Acres)

SURVEYOR NOTES:

1. The last date of field survey was May, 5th 2022.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983(2011). The basis of bearing for this survey is the East right-of-way line of Flagler Ave.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by NGS Tidal benchmark AF3189, having a published elevation of 10.94 feet.
7. All distances shown hereon are in U.S. Survey Feet.
8. This survey has the benefit of a Commitment by Old Republic National Title Insurance Company with an effective date of 12/31/19 at 1:35 PM. The title exceptions listed on this survey are from Schedule B – Section 2 of the Title Commitment above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
9. The description of the land contained in this boundary survey is from portions of the title search report.
10. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Symbols shown hereon are not to scale.
13. The survey was prepared for the purpose of planning and engineering design.
14. The features shown hereon were acquired using RTK GPS & Trigonometric methods; and were verified through a redundancy of measurements for accuracy.
15. The parcel of land shown hereon is located in Flood Zone(s) "AE and VE", base flood elevation of 5 feet, based on the FEMA Flood Insurance Rate Map for Martin County, Florida, Community-Panel Map Number 134, with an effective date of October, 2020 There may be additional information (letter of map revisions, letter of map amendments, or letter of map changes) not provided to, nor researched by the undersigned Surveyor, that could affect the subject property.
16. Copyright ©2022 by WGI, Inc.

CERTIFICATION:

To 151 NW Flagler, LLC, a Florida limited liability company; Old Republic National Title Insurance Company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 13, 14, 16, 17, of Table A thereof. The fieldwork was completed on May 5th, 2022.

For the Firm:
Wantman Group, Inc.

Date of Plat or Map: 5/6/22

Eric Matthews
Digitally signed by Eric Matthews
Date: 2022.06.15 11:38:34 -04'00'

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

PREPARED BY:

WGI™

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

ALTA/NSPS SURVEY
WILLIS CUSTOM YACHTS
SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
LS#6717

ERIC R. MATTHEWS LICENSE NUMBER LS6717 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	2022-05-06
DRAWN BY:	JJQ
CHECKED BY:	EM
FIELD	KD
FB/PG	756/48
PROJECT #:	7399.01

ALTA/NSPS SURVEY

SHEET #:	TOTAL SHEETS
1	2

LEGEND:

----------	= Flood Zone Line
— x — x —	= Chainlink Fence
Conc.	= Concrete
○	= Concrete Light Pole
▢	= Concrete Power Pole/CPP
Ⓓ	= Delineator Post
Ⓔ	= Drainage Manhole
E	= Electrical Junction Box
ELEV. x 0.00	= Elevation = Existing Elevation (Ground shots to tenths only)
Fnd.	= Found
⋈	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
←	= Guy Wire Anchor
L	= Length of Arc
LB	= Licensed Surveying Business
☼	= Light Pole
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
ORB	= Official Records Book
OHU	= Overhead Utility Wires
P	= Plat
Pg.	= Page
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
Ⓢ	= Sanitary Sewer Manhole
&	= Information Signs
T	= Telephone Riser
	= Top of Bank
	= Wood Power Pole/WPP

N

0 10 20 40

SCALE: 1" = 20'

FOUND NAIL & DISK IN PRM LB 4049

NW FERN ST

R/W LINE

50.0'

95.00'

100.00'

25.0'

235.00'

40.0'

339.51'

NW DIXIE HWY 95' RIGHT-OF-WAY

F.E.C RAILROAD 100' RIGHT-OF-WAY

95'

100'

40'

NW FLAGLER AVE 40' RIGHT-OF-WAY

FLOOD ZONE X

FLOOD ZONE LINE

CROWN OF ROAD

CURB & GUTTER

6' CHAIN LINK FENCE AROUND LIFT STATION

AIR CONDITIONING PADS

REVISED PLAT OF GOSLING PB. 2, PH. 35 BLOCK 20 DILWORTH JOHN M (PCN: 3237410230080405000)

FLOOD ZONE X (0.2%)

CONDO BOUNDARY ORB. 2290, PG. 40

LOT 5

10.00' PARKING ESMT. ORB. 2081, PG. 1820

HARBORAGE COTTAGES STUART LLLP (PCN: 3237410040200000405)

NORTH 15.0'

CATCH BASIN RIM ELEV. = 3.44

CATCH BASIN RIM ELEV. = 3.96'

SUBMERGED LAND LEASE DB. 87, PG. 470

222.37'

S87°10'39"E

116.11'

SET NAIL & DISK LB 7055

SET NAIL & DISK LB 7055 3.0' WEST

N87°10'39"W 222.26' (C)

N87°09'26"W 233.51' (D)

6' CHAIN LINK FENCE

SEAWALL

GRASS

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

15.77'

35.09'

HISTORICAL MEAN HIGH WATER LINE PER DEED

ASPHALT PARKING LOT (7 PARKING SPOTS)

FOOTER OF DEMOLISHED BUILDING

PARCEL 14

SUBMERGED LAND LEASE ORB. 3103, PG. 541

P.O.C. PARCEL 14 SOUTHWEST CORNER LOT 7

P.O.B. PARCEL 14

S87°09'26"E 235.88' (C)

S87°01'E 235.88'(D)

SOUTH LINE LOT 7

S00°36'48"W 85.25' (C)

S04°32'01"W 85.24' (D)

50.09'

N04°32'55"E 85.30' (C)

N04°40'27"E 85.21' (D)

N87°09'26"W 219.73' (C)

S87°01'E 227.71(D)

PARCEL 13

REVISED PLAT OF GOSLING PB. 2, PH. 35 (PCN: 3237410040200000619) (151 NW FLAGLER AVE)

7.98'

150.29'

N02°50'07"E

ASPHALT

CATCH BASIN RIM ELEV. = 3.15'

DRAINAGE MANHOLE RIM ELEV. = 3.54'

GRASS

FOOTER OF DEMOLISHED BUILDING

FLOOD ZONE "AE" (ELEV.= 5.0')

BLOCK 20

PARCEL 12

RIVERSIDE PARK PB. 4, PG. 98

N17°00'34"E 242.76'

29.75'

N87°09'26"W 281.81'

104°10'0"

NATURAL GROUND

WALL

15.71'

19.65'

CATCH BASIN RIM ELEV. = 5.68'

CATCH BASIN RIM ELEV. = 4.31'

FACE OF SEAWALL NEW MEAN HIGH WATER LINE

SEAWALL

FOUND IRON ROD 5/8 STAMPED "EDC LB6985"

FOUND IRON ROAD, NO CAP 5/8 LEANING

EXISTING SLAB

RIVERSIDE PARK PB. 4, PG. 98 BLOCK 20 MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT LLC (PCN: 3237410040200000619)

FLOOD ZONE"AE" (ELEV.= 6.0')

FLOOD ZONE "VE" (ELEV.=8.0')

FLOOD ZONE "VE" (ELEV.=9.0')

PARCEL E SUBMERGED LAND LEASE ORB. 2744, PG. 01

FOUND ½ IRON PIPE NO ID 0.52' EAST

WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	REVISIONS	BY

CAD FILE: 7399.01-SVY-ALTA.DWG
JOB NO. 7399.01
DRAWN BY JJQ
CHECK BY EM
DATE 01-10-22

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
LS#6717

ALTA/NSPS SURVEY
WILLIS CUSTOM YACHTS

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SHEET:
2

Joshua Dudley P:\7300\7399.01 151 NW Flagler Ave Bruno\SURVEY\Drawings\Survey\7399.01-SV-ALTA.dwg — Plotted: 6/15/2022 9:29:45 AM Sheet: 6/15/2022 9:19:33 AM

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
MAJOR URBAN CODE CONDITIONAL USE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

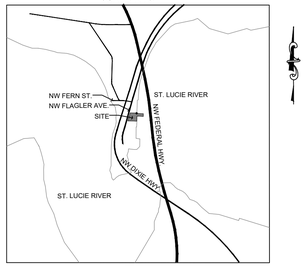
SUBMITTAL - 01-11-2022

PREPARED FOR 151 NW FLAGLER LLC

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
FSP-1	FINAL SITE PLAN
FSP-2	DETAILS
FSP-3	SIGNAGE

LOCATION MAP
SCALE: NTS.



PROJECT TEAM

CLIENT
151 NW FLAGLER LLC
6800 JACK JAMES DRIVE
STUART, FL 34997

SITE PLANNER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: STEVE PICKET, PLA, ASLA

CIVIL ENGINEER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: TRAVIS DOUGLAS

SURVEYOR
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: ERIC MATTHEWS

TRAFFIC ENGINEERING
WGI, INC.
3230 W. COMMERCIAL BLVD., SUITE 300
FORT LAUDERDALE, FL 33309
PHONE: (954) 660-1660
CONTACT: DAVID TAXMAN, P.E.

LANDSCAPE ARCHITECT
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: BRYAN JACKMAN

PHOTOMETRIC ENGINEER
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TX 78702
PHONE: (512) 669-5560
CONTACT: CASEY SVIEVEN

ARCHITECT
WGI, INC.
3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 375
TAMPA, FL 33607
PHONE: (813) 574-3190
CONTACT: ERIC LUTTMANN

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

NOTES:
1. BLACK OR FLORESCENT COLORS WILL NOT BE UTILIZED AS A PREDOMINANT BUILDING COLOR.
2. ANY ROOFTOP UTILITIES OR FACILITIES SUCH AS AIR CONDITIONING UNITS AS WELL AS ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

PHASE I SITE DATA

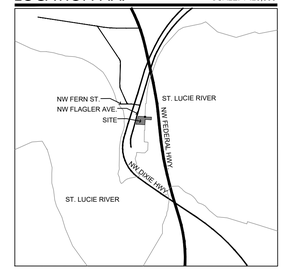
PARCEL SIZE	78,147 S.F	1.79 AC.
PARCEL CONTROL NUMBER	32-37-41-004-020-00061-9	
SITE ADDRESS	151 NW FLAGLER AVE, STUART	
DRY LAND AREAS	59,329 S.F	1.36 AC.
SITE	59,329 S.F	1.36 AC.
SUBMERGED LAND AREAS	18,818 S.F	0.43 AC.
MAXIMUM BUILDING HEIGHT		
INDUSTRIAL	45'	4 STORIES
EXISTING USE	VACANT	
PROPOSED USE	BOAT SALES AND SERVICES	
EXISTING ZONING	INDUSTRIAL	
PROPOSED ZONING	INDUSTRIAL	
EXISTING FUTURE LAND USE	INDUSTRIAL	
PROPOSED FUTURE LAND USE	MARINE/INDUSTRIAL	
TOTAL FLOOR AREA	18,247 S.F	0.42 AC
FLOOR AREA RATIO		0.232
IMPERVIOUS		
PROJECT SITE	44,244 S.F	1.02 AC.
BUILDINGS(PLAN VIEW OUTLINE)	15,246 S.F	0.35 AC.
IMPERVIOUS PAVEMENT	28,998 S.F.	0.67 AC.
PERVIOUS (OPEN SPACE)		
PROJECT SITE		
LANDSCAPE AREA	15,085 S.F	0.34 AC.
DRY DETENTION AREA	5,305 S.F.	0.12 AC.

LANDSCAPED AREA	REQUIRED	PROVIDED
	20%	22%

OFF-STREET PARKING	REQUIRED	PROVIDED
BOAT BUILDING, INDOORS (1SP./1,000 S.F.) FOR FIRST 10,000 SF. THEN (1SP./2,000 S.F.)	14 SP.	18 SP.
ADA (INCL. IN TOTAL)	1 SP.	1 SP.
12'x50' LOADING SPACES	1 SP.	1 SP.

LOCATION MAP

SCALE: 1"=20,000'



N

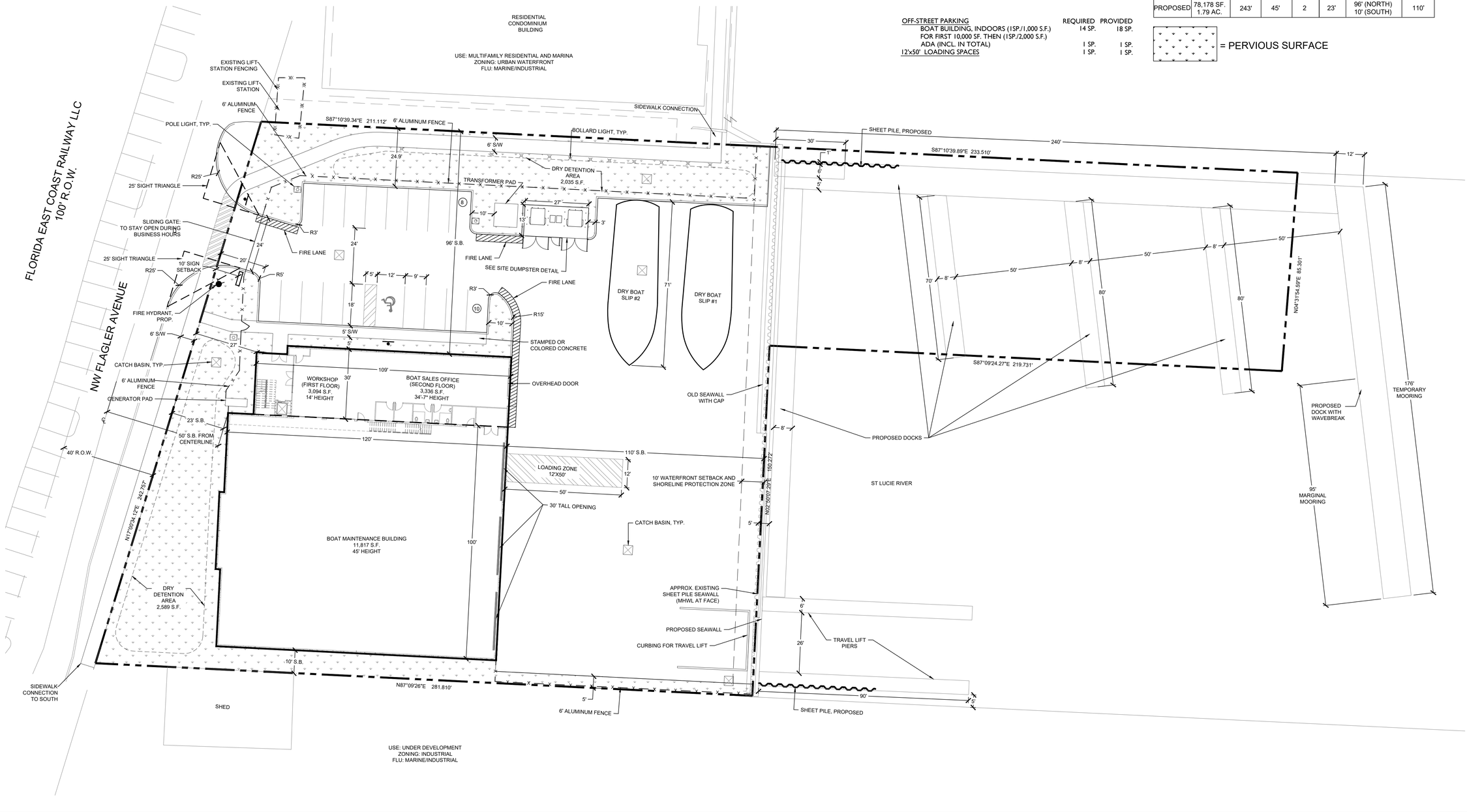
0 10 20 40

SCALE: 1" = 20'

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT (IND.)	LOT DIMENSIONS		MAX BLDG. HEIGHT	MAX BLDG. FLOORS	YARD REQUIREMENTS		
	SIZE	WIDTH			FRONT	SIDE	REAR/ WATER
REQUIRED	N/A	100'	45'	4	0'	0'	10'
PROPOSED	78,178 SF. 1.79 AC.	243'	45'	2	23'	96' (NORTH) 10' (SOUTH)	110'

= PERVIOUS SURFACE



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BPV
1	2022-08-15	RESUBMITTAL	BPV
2	2022-12-09	RESUBMITTAL	

CAD 73900?-PLANSITE.DWG	
JOB NO.	7399.02
DRAWN BY	RR
CHECK BY	SP
DATE	2022-06-28

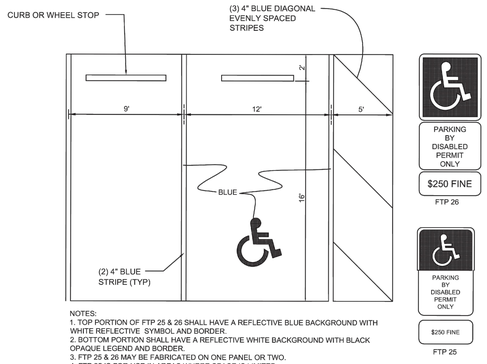
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
MAJOR URBAN CODE
CONDITIONAL USE SITE PLAN

SHEET:
FSP-1

Rets Rudell P:\7300\7399\07 151 NW Flagler Ave Email\PLANCAD\73990\PLAN-SITE.dwg — Plotted: 1/10/2023 12:43:19 PM Scaled: 1/10/2023 11:20:43 AM

STANDARD & HANDICAP PARKING SPACE DETAIL

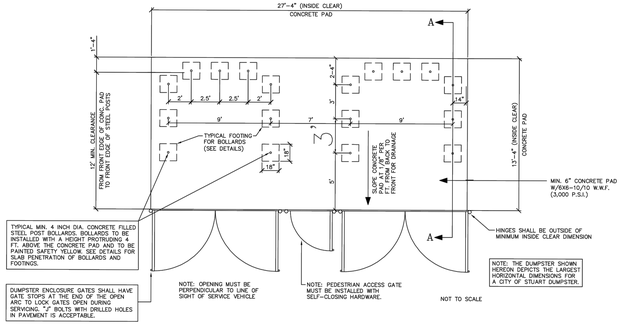
NTS



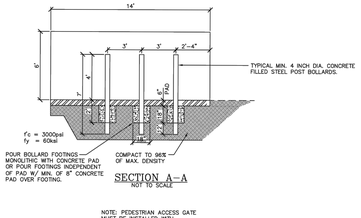
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

SITE DUMPSTER DETAIL

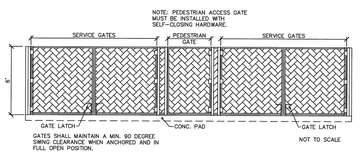
NTS



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING
& GREASE DISPOSAL CONTAINER

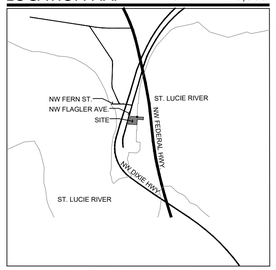


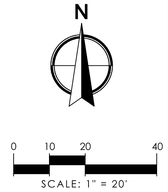
SECTION A–A
NOT TO SCALE



FRONT ELEVATION WITH GATES

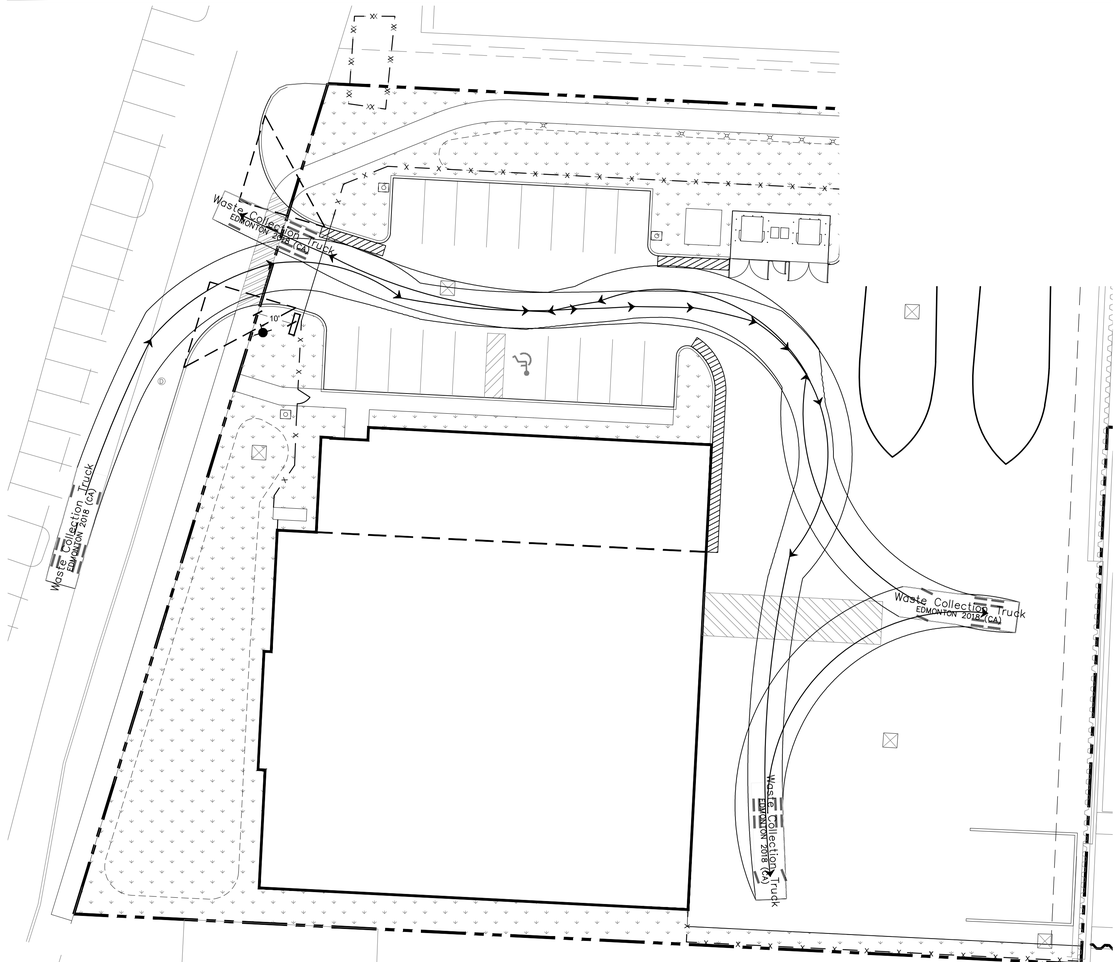
LOCATION MAP SCALE: 1":20,000'





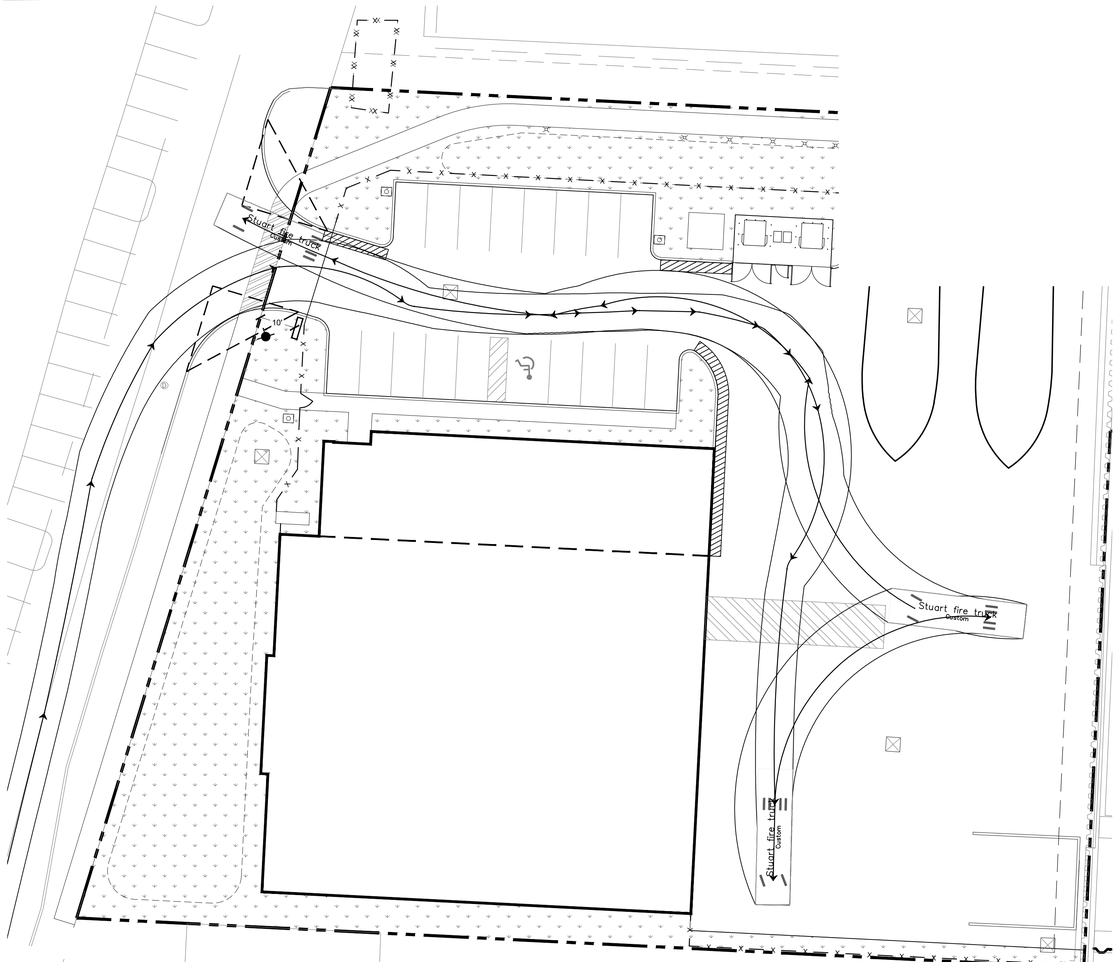
GARBAGE TRUCK PICKUP DETAIL

SCALE 1" : 20'



FIRE TRUCK DETAIL (PER CITY OF STUART)

SCALE 1" : 20'



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
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Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BPV
1	2022-08-15	RESUBMITTAL	BPV
2	2022-12-09	RESUBMITTAL	

CAD 7399\02-PLAN-SITE.DWG			
JOB NO.	7399.02		
DRAWN BY		RR	
CHECK BY			SP
DATE			2022-06-28

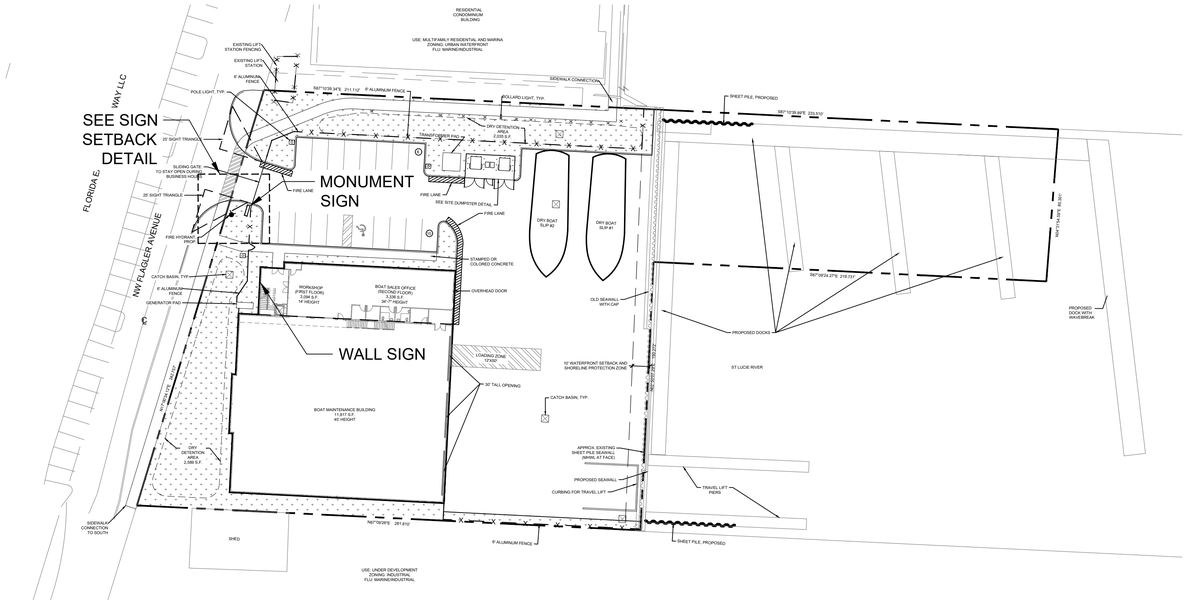
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
MAJOR URBAN CODE
CONDITIONAL USE SITE PLAN

SHEET:
FSP-2

Reto Russell P:\7300\7399.02 151 NW Flagler Ave Event\PLANS\CAD\7399\02-PLAN-SITE.dwg — Plotted: 1/10/2023 11:04:18 AM Scenic 1/9/2023 10:09:29 AM

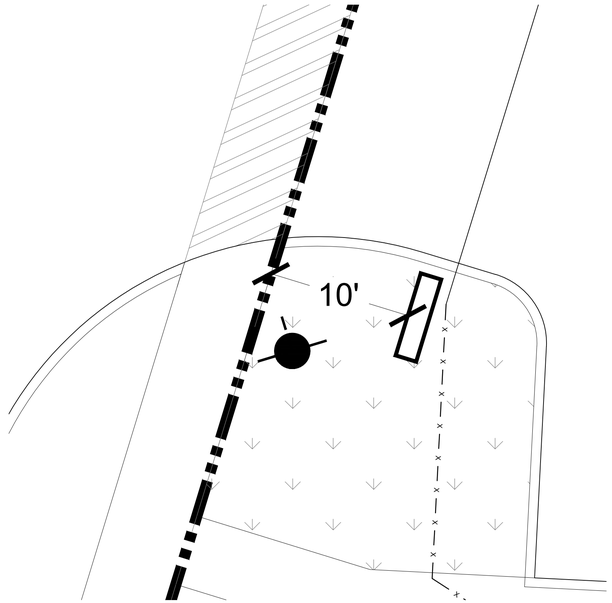
SIGNAGE KEY MAP

SCALE 1" : 20'



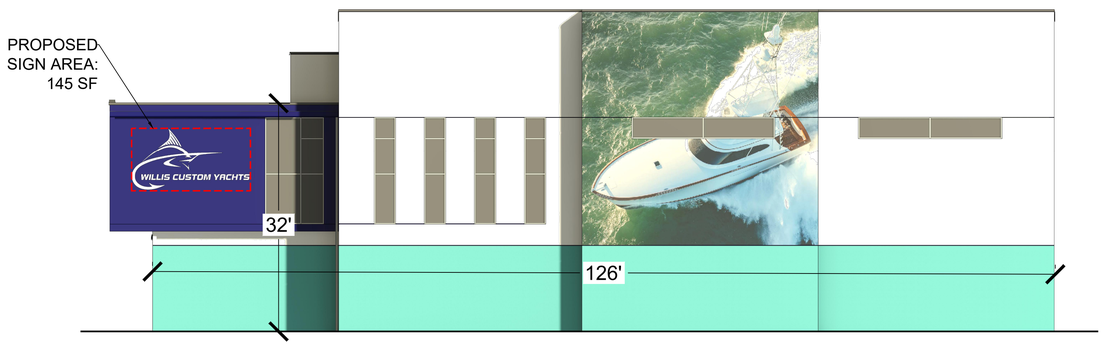
SIGN SETBACK DETAIL

SCALE 1" : 5'



WALL SIGN

SCALE 1" : 20'



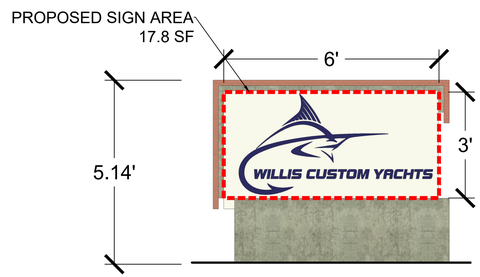
CALCULATED PER TABLE 6.11.09

126' x 25' = 3,150 SF
3,150 SF x 4.75% = 149.6 SF ALLOWABLE SIGN AREA

WEST FACADE

MONUMENT SIGN

SCALE 1" : 2'



CALCULATED PER TABLE 6.11.17

242' x 0.75' = 181.5 SF
(NOT TO EXCEED 100 SF PER FACE)

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
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REVISIONS

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0	2022-06-28	INITIAL SUBMITTAL	BPV
1	2022-08-15	RESUBMITTAL	BPV
2	2022-12-09	RESUBMITTAL	

CAD 7399.02-PLAN-SITE.DWG
JOB NO. 7399.02
DRAWN BY RR
CHECK BY SP
DATE 2022-06-28

151 NW FLAGLER AVENUE

MAJOR URBAN CODE
CONDITIONAL USE SITE PLAN

SHEET:
FSP-3

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
MAJOR URBAN CODE CONDITIONAL USE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

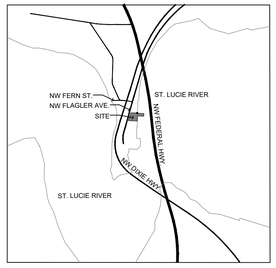
SUBMITTAL - 1-11-2023

PREPARED FOR 151 NW FLAGLER LLC

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
TD-101	TREE DISPOSITION PLAN
LP-101	LANDSCAPE PLAN
LP-500	LANDSCAPE DETAILS
LP-600	LANDSCAPE SPECIFICATIONS

LOCATION MAP
SCALE: NTS.



PROJECT TEAM

CLIENT
151 NW FLAGLER LLC
6800 JACK JAMES DRIVE
STUART, FL 34997

SITE PLANNER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: STEVE PICKET, PLA, ASLA

CIVIL ENGINEER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: TRAVIS DOUGLAS

SURVEYOR
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: ERIC MATTHEWS

TRAFFIC ENGINEERING
WGI, INC.
3230 W. COMMERCIAL BLVD., SUITE 300
FORT LAUDERDALE, FL 33309
PHONE: (954) 660-1660
CONTACT: DAVID TAXMAN, P.E.

LANDSCAPE ARCHITECT
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: BRYAN JACKMAN

PHOTOMETRIC ENGINEER
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TX 78702
PHONE: (512) 669-5560
CONTACT: CASEY SVIEVEN

ARCHITECT
WGI, INC.
3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 375
TAMPA, FL 33607
PHONE: (813) 574-3190
CONTACT: ERIC LUTTMANN

811 Know what's BELOW. CALL before you dig
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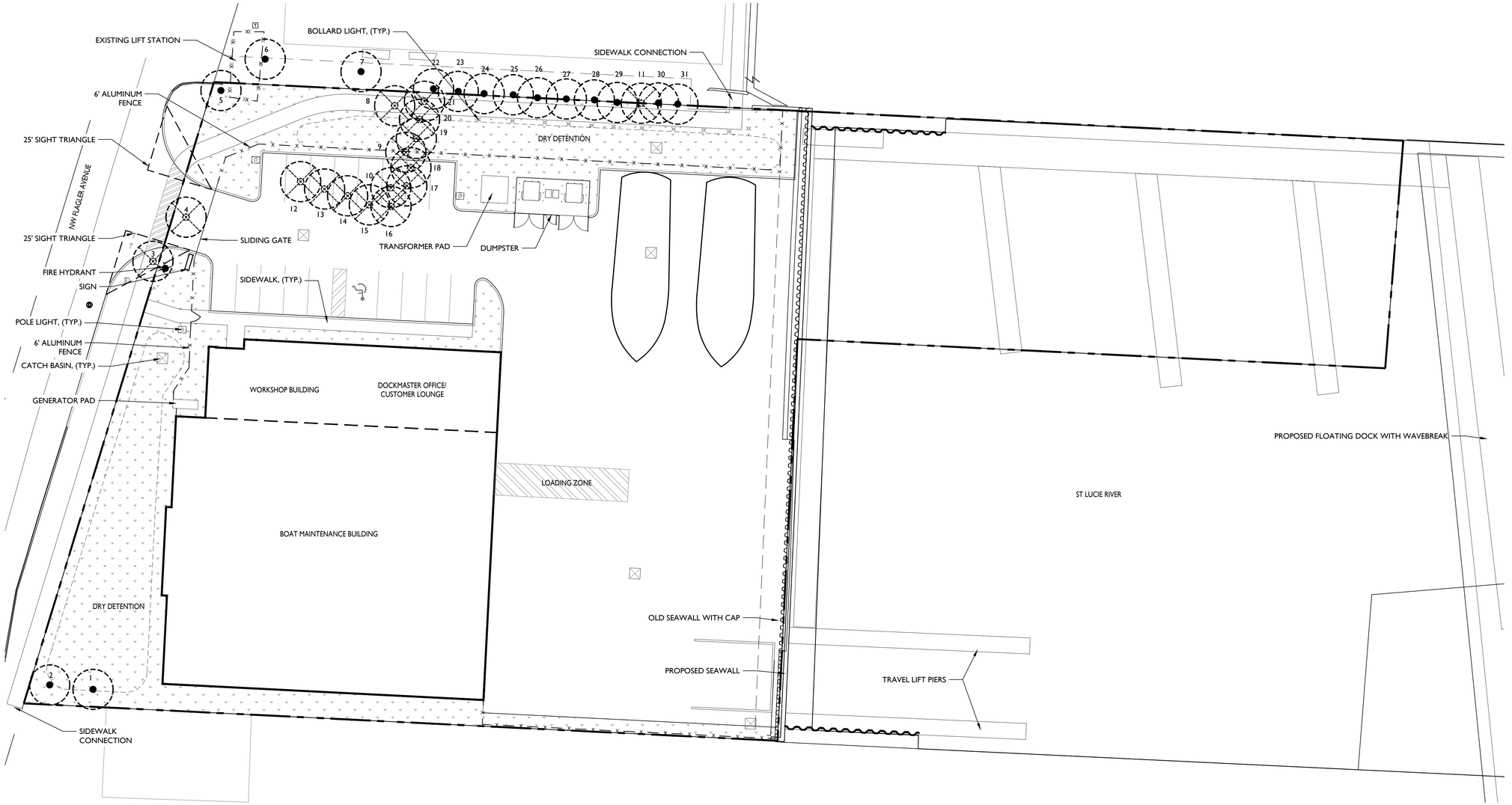

Tag #	Common Name	Scientific Name	DBH (inches)*	Mitigation	Disposition	Notes
1	Sabal Palm	*Sabal palmetto*	5'		Preserve	
2	Sabal Palm	*Sabal palmetto*	6'		Preserve	
3	Sabal Palm	*Sabal palmetto*	5'	N/A	Remove	
4	Senegal Date Palm	*Phoenix reclinata*	4'	N/A	Remove	
5	Sabal Palm	*Sabal palmetto*	4'		Preserve	
6	Schefflera	*Brassaia actinophylla*	15	N/A	N/A	Offsite, Codominant, FLEPPC Cat 1. Invasive Species
7	Christmas Palm	*Adonidia merrillii*	6'	N/A	N/A	Offsite
8	Coconut Palm	*Cocos nucifera*	25'	N/A	Remove	
9	Sabal Palm	*Sabal palmetto*	20'	N/A	Remove	
10	Queen Palm	*Syagrus romanzoffianum*	25'	N/A	Remove	Very poor health
11	Queen Palm	*Syagrus romanzoffianum*	20'	N/A	Remove	Poor health
12	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
13	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
14	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
15	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
16	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
17	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
18	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
19	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
20	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
21	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
22	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
23	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
24	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
25	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
26	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
27	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
28	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
29	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
30	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
31	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster

Required Hardwood Mitigation:	0	
Required Palm Mitigation:	16	(10 Areca, 2 Sabal, 2 Queen, 1 Senegal Date, 1 Coconut)
Hardwoods Relocated:	0	
Palms Relocated:	0	
Hardwoods Preserved:	0	
Palms Preserved:	13	(10 Areca, 3 Sabal)

*All palms are measured in feet to clear trunk except for Areca which are measured in overall height

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N

0 10 20 40
SCALE: 1" = 20'

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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BJ
1	2022-08-15	RESUBMITTAL	CB
2	2022-10-11	RESUBMITTAL	BJ

CAD 7399002-TD.DWG
JOB NO. 7399.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

TREE DISPOSITION PLAN

SHEET:
TD-101

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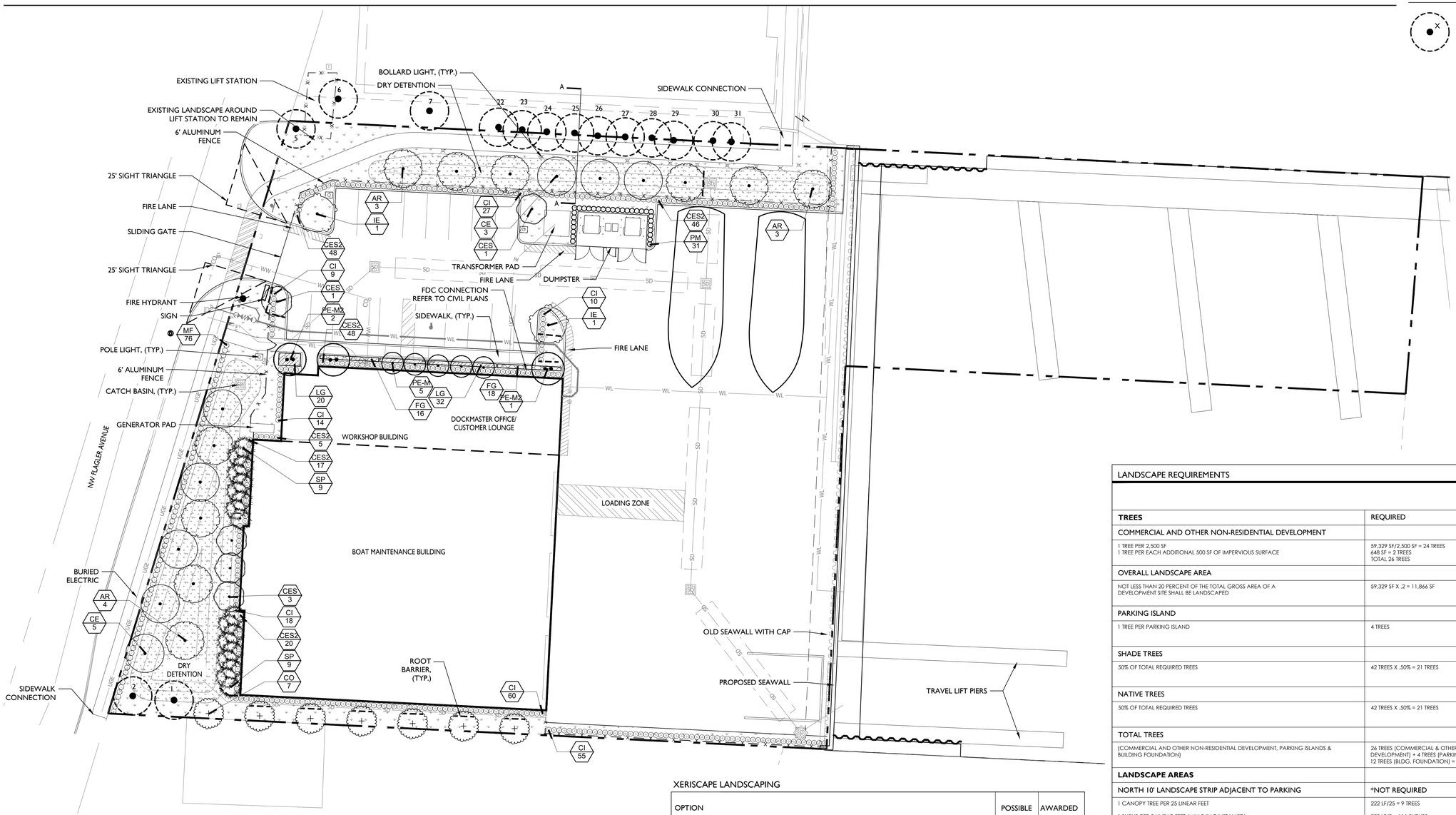

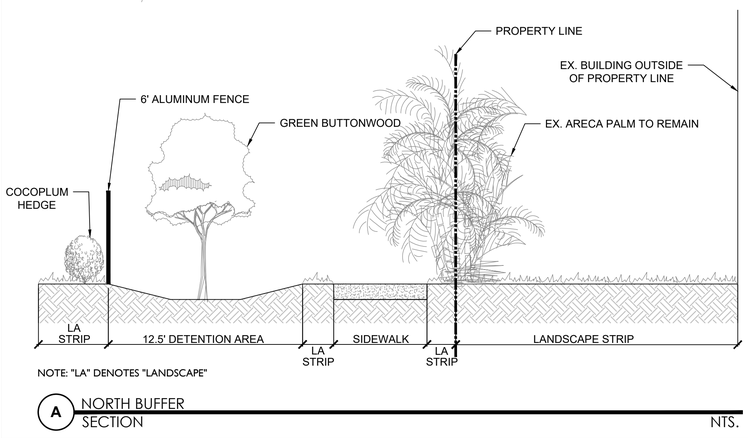

NOTE: "LA" DENOTES "LANDSCAPE"

A NORTH BUFFER SECTION NTS.

LANDSCAPE REQUIREMENTS

CITY OF STUART, FLORIDA

TREES	REQUIRED	PROVIDED
COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT		
1 TREE PER 2,500 SF 1 TREE PER EACH ADDITIONAL 500 SF OF IMPERVIOUS SURFACE	59,329 SF/2,500 SF = 24 TREES 648 SF = 2 TREES TOTAL 26 TREES	32 TREES + (18 PALMS & 3 EX. PALMS @ 2:1 = 10 TREES) TOTAL 42 TREES
OVERALL LANDSCAPE AREA		
NOT LESS THAN 20 PERCENT OF THE TOTAL GROSS AREA OF A DEVELOPMENT SITE SHALL BE LANDSCAPED	59,329 SF X .2 = 11,866 SF	13,086 SF (22%)
PARKING ISLAND		
1 TREE PER PARKING ISLAND	4 TREES	4 TREES
SHADE TREES		
50% OF TOTAL REQUIRED TREES	42 TREES X .50% = 21 TREES	32 TREES
NATIVE TREES		
50% OF TOTAL REQUIRED TREES	42 TREES X .50% = 21 TREES	32 TREES & 18 PALMS (100%)
TOTAL TREES		
(COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT, PARKING ISLANDS & BUILDING FOUNDATION)	26 TREES (COMMERCIAL & OTHER NON-RES. DEVELOPMENT) + 4 TREES (PARKING ISLAND) + 12 TREES (BLDG. FOUNDATION) = 42 TREES	32 TREES + (18 PALMS & 3 EX. PALMS @ 2:1 = 10 TREES) TOTAL 42 TREES
LANDSCAPE AREAS		
NORTH 10' LANDSCAPE STRIP ADJACENT TO PARKING	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	222 LF/25 = 9 TREES 222 LF/2 = 111 SHRUBS	9 TREES + (1 EX. PALM @ 2:1 = 0 TREES) TOTAL 9 TREES 121 SHRUBS
SOUTH 10' LANDSCAPE STRIP ADJACENT TO PRIVATE PROPERTY	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	172 LF/25 = 7 TREES 172 LF/2 = 86 SHRUBS	6 TREES + (2 EX. PALMS @ 2:1 = 1 TREE) TOTAL 7 TREES 55 SHRUBS ADDED TO SOUTHEAST
WEST 10' LANDSCAPE STRIP ADJACENT TO RIGHT-OF-WAY	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	215 LF/25 = 9 TREES 215 LF/2 = 108 SHRUBS	9 TREES 76 SHRUBS
BUILDING FOUNDATION		
1 CANOPY TREE PER 30 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	360 LF/30 = 12 TREES 360 LF/2 = 180 SHRUBS	3 TREES + (18 PALMS @ 2:1 = 9 TREES) TOTAL 12 TREES 182 SHRUBS
MITIGATION		
16 PALMS REMOVED	16 PALMS	11 PALMS (3 DOUBLE PALMS COUNT AS 6) 5 PALMS TO BE BOUGHT OUT

*ALL BUFFERS ARE NOT REQUIRED, ALL 3 BUFFER TREE REQUIREMENTS ARE BEING MET

XERISCAPE LANDSCAPING

	OPTION	POSSIBLE	AWARDED
1.	UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	TBD
2.	PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN	5	5
3.	GRASS		
	25-50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	10	10
4.	SHRUBS		
	25-50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
5.	TREES		
	25-50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
6.	EXTRA SHADE TREES IN VEHICULAR USE AREAS		
	25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	5	-
	50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	10	10
7.	SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10	-
8.	UTILIZATION OF COMPACTED MULCHED (USE OF CYPRESS MULCH NOT RECOMMENDED IN ORDER TO PROTECT NATURAL CYPRESS WETLANDS) PLANTING BEDS AT LEAST 3" IN DEPTH IN ALL PLANTED AREAS EXCEPT GROUND COVER	10	10
	TOTAL	50 REQUIRED	55

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LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

LANDSCAPE PLAN

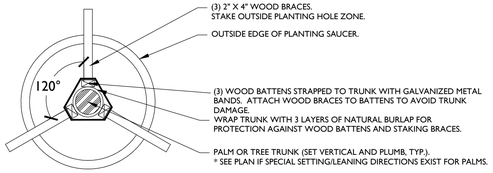
SHEET:
LP-101

Bryan Jackman P:\7300\7399.02 151 NW Flagler Ave Evets_A\Drawings\Landscape\7399DLP.dwg — Plotted: 1/10/2023 3:35:54 PM Saved: 1/10/2023 2:25:09 PM

SMALL PALM STAKING PLAN

NTS.

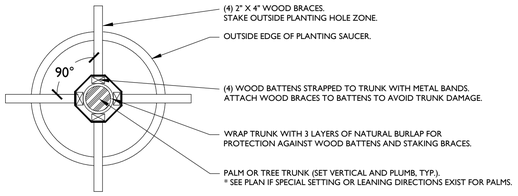
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

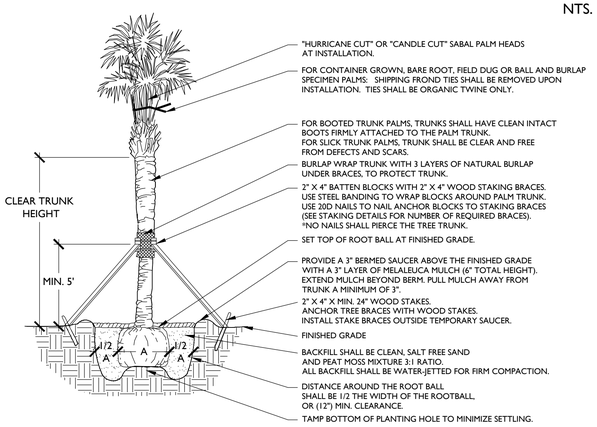
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

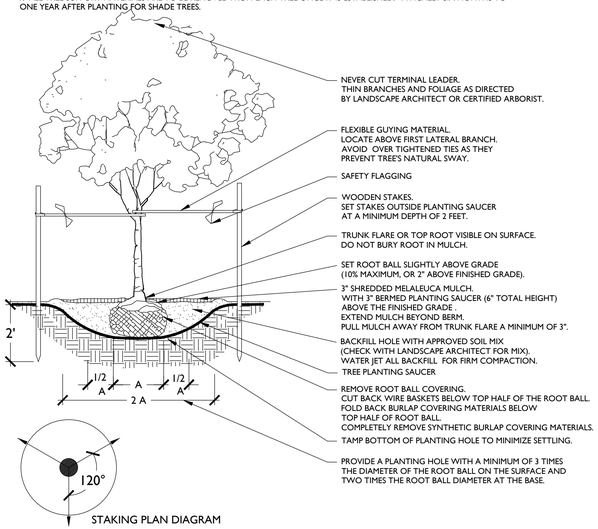
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

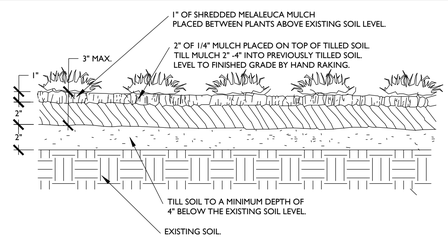
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

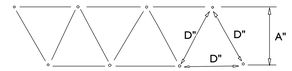


PLANT SPACING DETAIL

NTS.

SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

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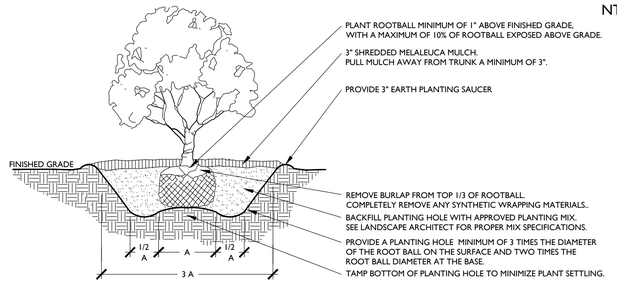

ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

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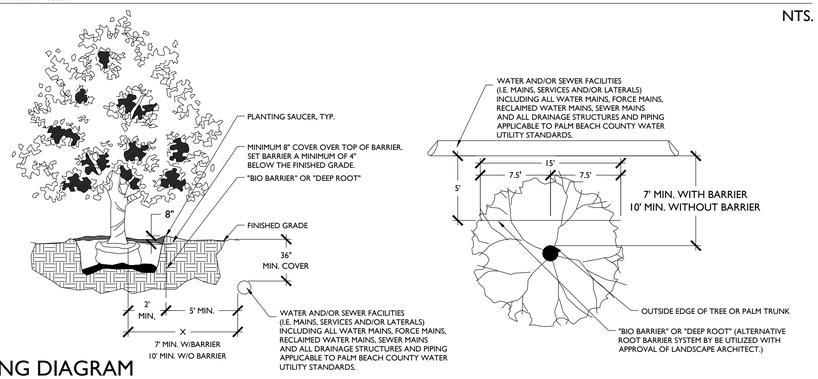

TYPICAL PLANTING DIAGRAM

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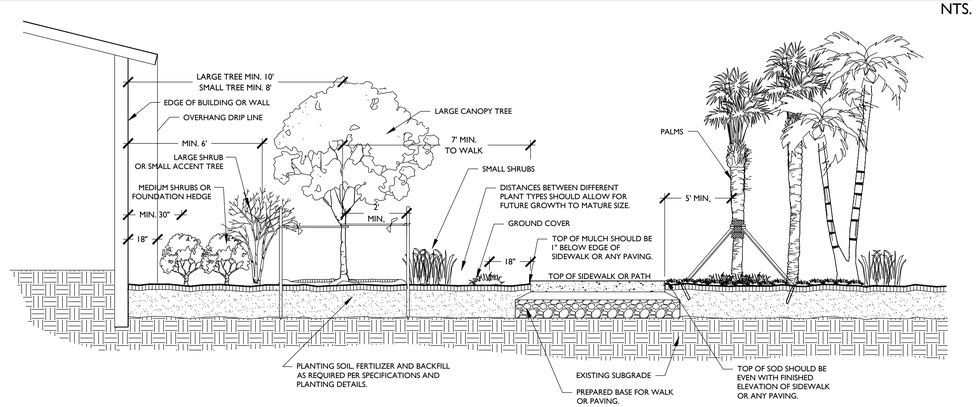

TREE PROTECTION DETAIL

NOTE 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

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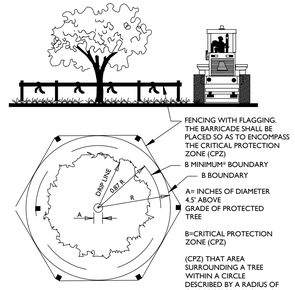
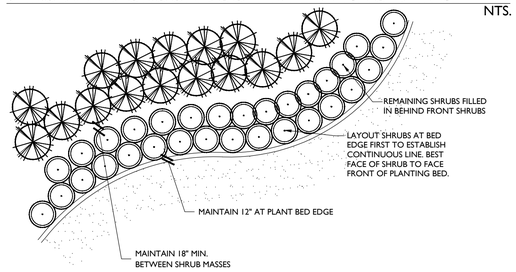


SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	WATER USAGE	NATIVE	REMARKS
AR	10	Red Maple	Acer rubrum	MEDIUM	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CE	8	Green Buttonwood	Conocarpus erectus	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CES	5	Silver Buttonwood	Conocarpus erectus var. sericeus	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CO	7	Orange Geiger Tree	Cordia sebestena	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
IE	2	Eagleston Holly	Ilex x attenuata 'Eagleston'	MEDIUM	YES	12' HT. X 6' SPRD., 2.5" CAL.
PALM TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
PE-M	5	Alexander Palm	Ptychosperma elegans	MEDIUM	NO	MITIGATION-16' GW, SINGLE TRUNK
PE-M2	3	Alexander Palm	Ptychosperma elegans	MEDIUM	NO	MITIGATION-18' GW, DOUBLE TRUNK
SP	18	Cabbage Palmetto	Sabal palmetto	LOW	YES	14' CT., BOOTED
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
CI	193	Cocoplum	Chrysobalanus icaco	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
CES2	184	Silver Buttonwood	Conocarpus erectus var. sericeus	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
MF	76	Simpson's Stopper	Myrcianthes fragrans	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
PM	31	Yew Pine	Podocarpus macrophyllus	MEDIUM	NO	48" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
FG	34	Green Island Ficus	Ficus microcarpa 'Green Island'	LOW	NO	12" HT. X 12" SPRD. @ 18" O.C.
LG	52	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	LOW	NO	12" HT X 12" SPRD. @ 18" O.C.

ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER
SOD: ST. AUGUSTINE 'FLORATAM', BAHIA SOD IN DRY DETENTION - QUANTITY TO BE DETERMINED IN FIELD

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
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REVISIONS

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LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

LANDSCAPE DETAILS

SHEET:
LP-500

Bryan Jackman P:\7300\7399.02 151 NW Flagler Ave Entit\LA\Drawings\Landscape\7399024-P.dwg — Plotted: 1/10/2023 3:29:55 PM Saved: 1/10/2023 3:25:59 PM

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered to in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

WGL
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Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BJ
1	2023-08-15	RESUBMITTAL	BB
2	2023-01-11	RESUBMITTAL	BJ

REVISIONS

CAD 7399DLP.DWG
JOB NO. 7399.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
LANDSCAPE SPECIFICATIONS

SHEET:
LP-600

Bryan Jackson P:\7300\7399.02 151 NW Flagler Ave Exets\ACAD\working\Landscape\7399DLP.dwg — Plotted: 1/10/2023 3:25:55 PM Saved: 1/10/2023 3:25:09 PM

INDEX OF ARCHITECTURAL DRAWINGS

GENERAL	AG000	COVER SHEET
ARCHITECTURAL	AA101	FIRST FLOOR PLAN
ARCHITECTURAL	AA102	SECOND FLOOR PLAN
ARCHITECTURAL	AA103	ROOF PLAN
ARCHITECTURAL	AA201-a	EXTERIOR ELEVATIONS - MONOCHROMATIC
ARCHITECTURAL	AA201-b	EXTERIOR ELEVATIONS - COLOR
ARCHITECTURAL	AA901	PERSPECTIVES
TOTAL SHEETS: 7		

PROJECT LOCATION:
151 NORTHWEST FLAGLER AVE.
STUART, FL 34994





WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

ARCHITECTURAL PLANS

PROJECT NUMBER:	7399.02
JOB NO.	
DRAWN BY	CP
CHECK BY	EL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

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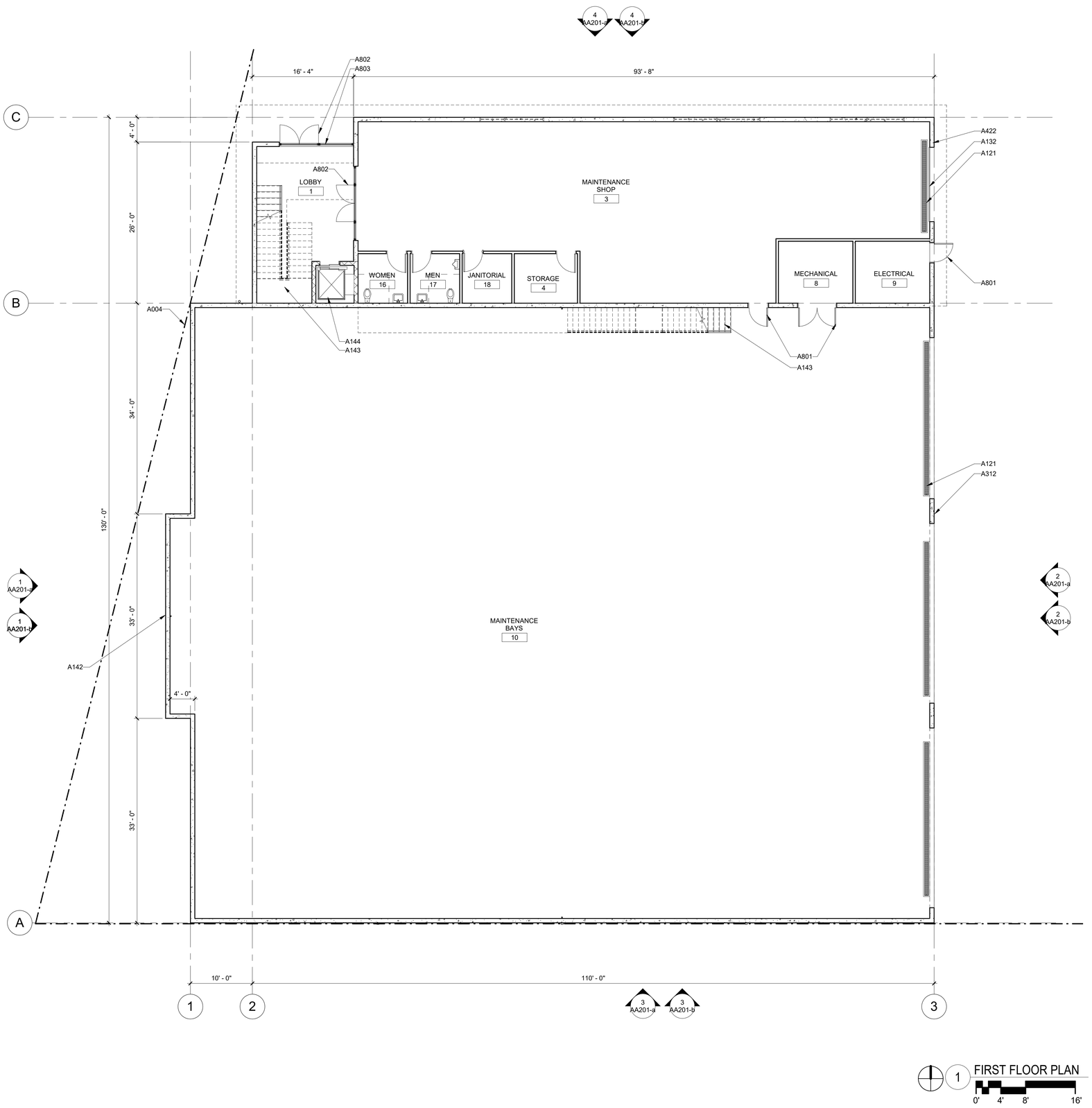
Cert No. 6091 - LB No. 7055



1 FIRST FLOOR PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A004	REQUIRED SETBACK & LANDSCAPE BUFFER, SEE OTHER DISCIPLINES
A121	TRENCH DRAIN AT OPENING LOCATIONS, TYP.
A132	ROLL-UP DOOR
A142	MURAL BY LOCAL ARTIST
A143	STAIR AND GUARDRAIL SYSTEM
A144	ELEVATOR
A312	TILT-UP CONCRETE WALL PANELS, TYP.
A422	SMOOTH FACE CMU, 8" COURSE CONT.
A801	HOLLOW METAL DOOR & FRAME WITH COATING SYSTEM, TYP.
A802	ALUMINUM STOREFRONT ENTRY DOOR
A803	ALUMINUM STOREFRONT SYSTEM

BUILDING AREA TABLE:

LOCATION	AREA (SF)
FIRST FLOOR	14,911 SF
SECOND FLOOR	3,336 SF
TOTAL:	18,247 SF

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NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

WILLIS CUSTOM YACHTS

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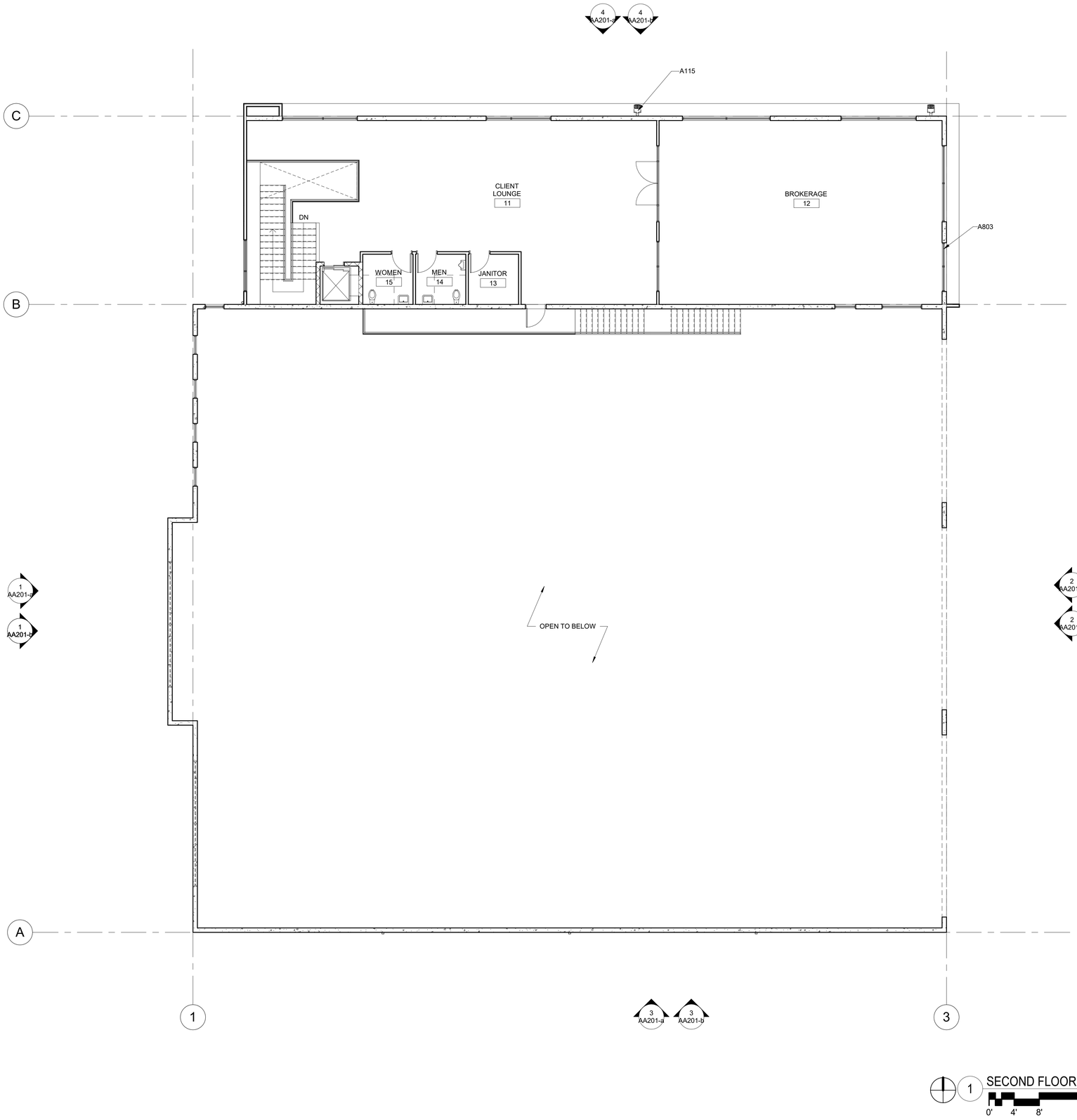
CITY OF STUART

FIRST FLOOR PLAN

SHEET:

AA101



1 SECOND FLOOR PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A803	ALUMINUM STOREFRONT SYSTEM

BUILDING AREA TABLE:

LOCATION	AREA (SF)
FIRST FLOOR	14,911 SF
SECOND FLOOR	3,336 SF
TOTAL:	18,247 SF

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
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WILLIS CUSTOM YACHTS

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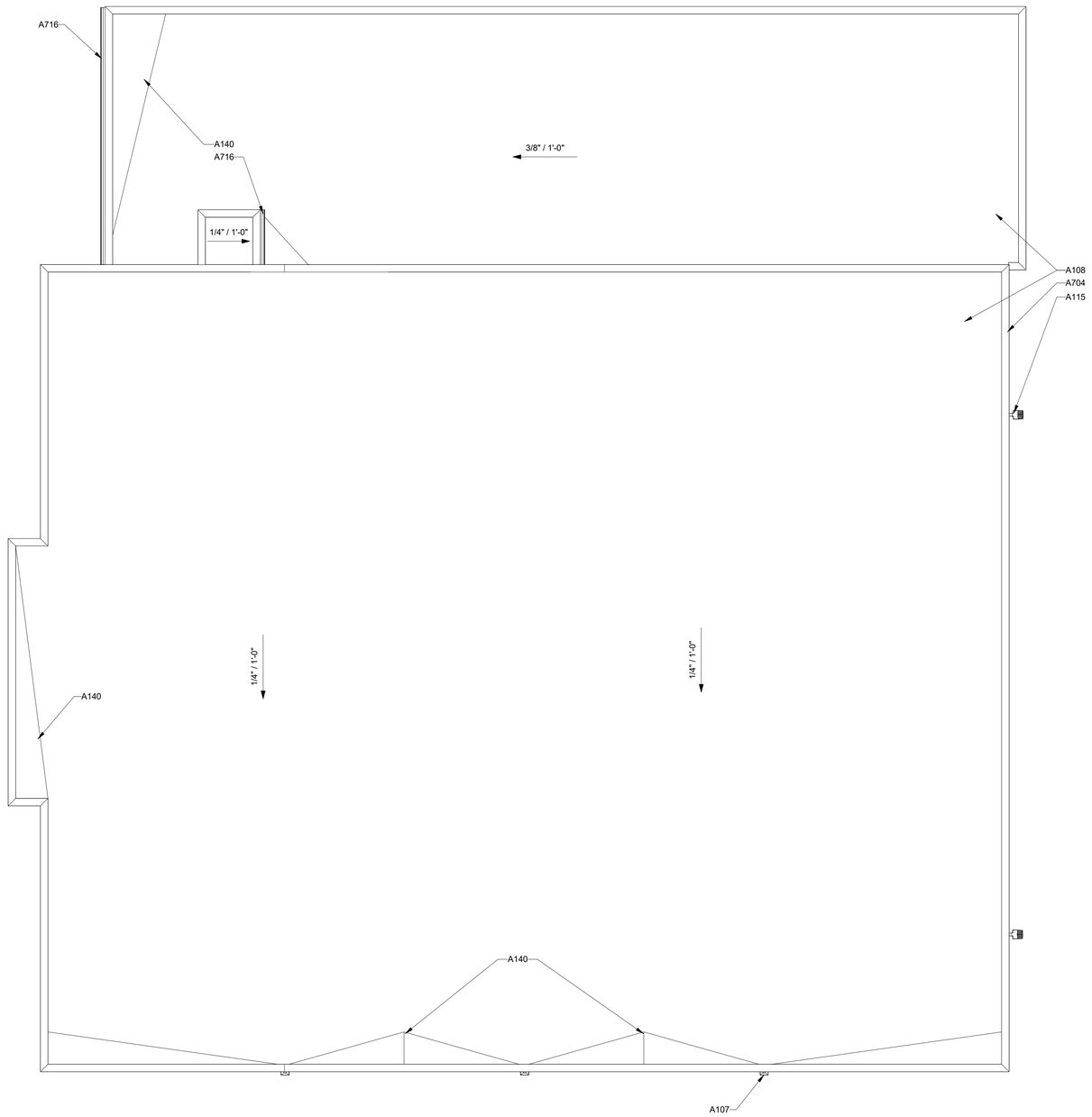
CITY OF STUART

SECOND FLOOR PLAN

SHEET: AA102



1 ROOF PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A107	ROUND METAL CONDUCTOR HEAD AND DOWNSPOUT, TYP.
A108	LOW SLOPE ROOF MEMBRANE SYSTEM BEHIND PARAPET WALLS
A115	ARCHITECTURAL WALL MOUNTED LIGHT FIXTURE, TYP.
A140	PRE-FABRICATED ROOF CRICKET
A704	FABRICATED METAL WALL COPING SYSTEM
A716	FABRICATED ROUND METAL GUTTER AND DOWNSPOUT SYSTEM

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NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

WILLIS CUSTOM YACHTS

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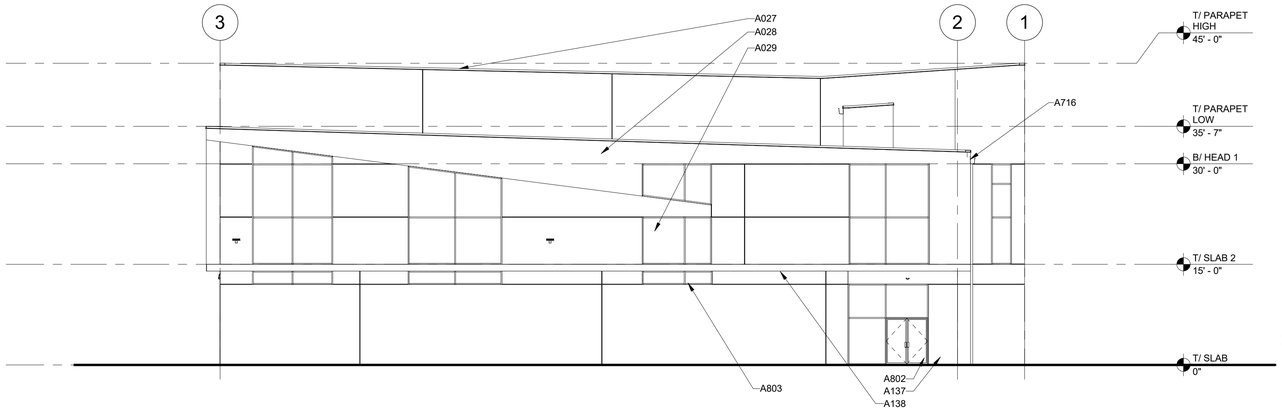
CITY OF STUART

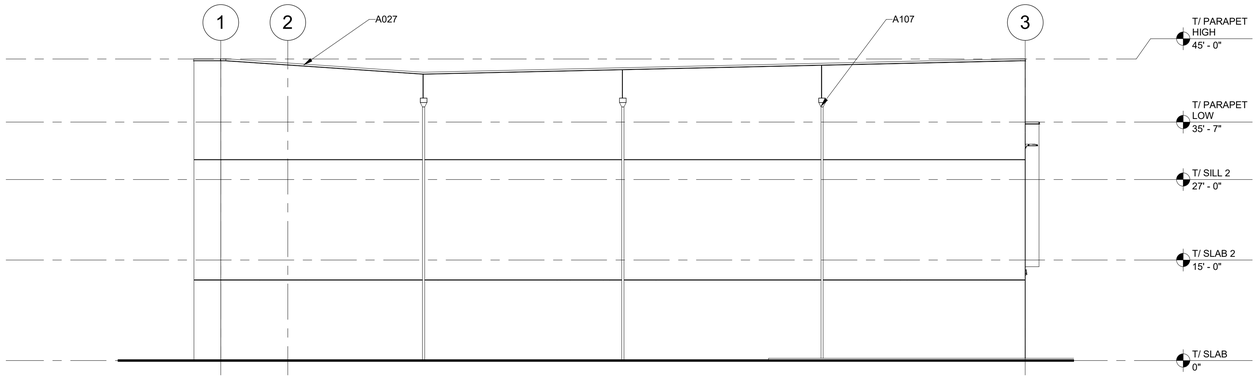
ROOF PLAN

SHEET:
AA103



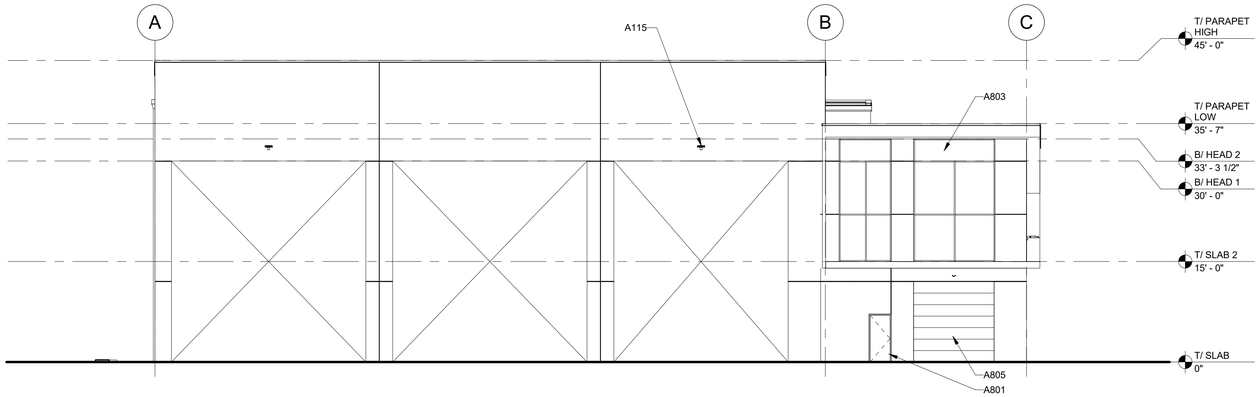
4 NORTH ELEVATION

0' 5' 10' 20'



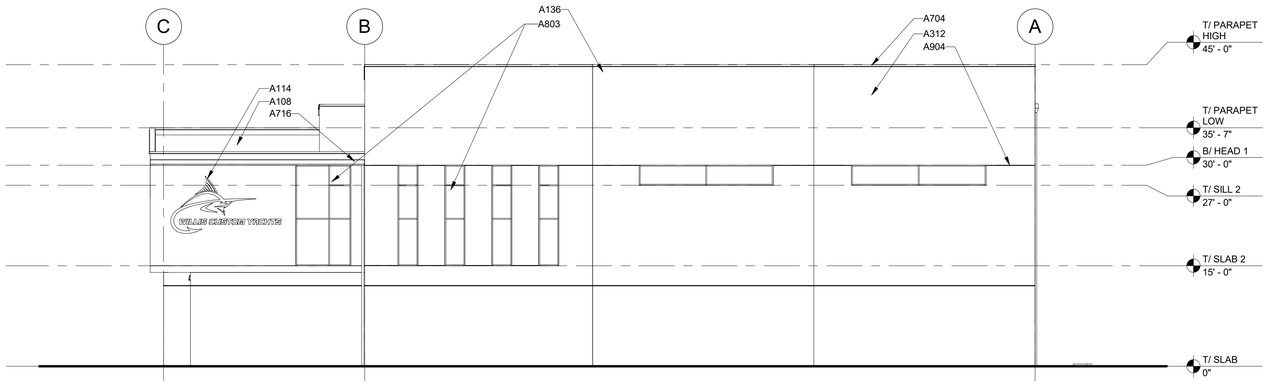
3 SOUTH ELEVATION

0' 5' 10' 20'



2 EAST ELEVATION

0' 5' 10' 20'



1 WEST ELEVATION

0' 5' 10' 20'

ALL NOTES ON ELEVATION 1 ARE TYPICAL AND APPLY TO ALL OTHER ELEVATIONS, THIS SHEET.

KEYNOTE LEGEND

NO.	DESCRIPTION
A027	VARYING PEAKED ROOF FORMS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A028	INTEGRATED ARCHITECTURAL FORM DETAILED COMPONENT, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A029	DISPLAY STOREFRONTS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A107	ROUND METAL CONDUCTOR HEAD AND DOWNSPOUT, TYP.
A108	LOW SLOPE ROOF MEMBRANE SYSTEM BEHIND PARAPET WALLS
A114	WILLIS CUSTOM YACHTS WALL MOUNTED SIGNAGE
A115	ARCHITECTURAL WALL MOUNTED LIGHT FIXTURE, TYP.
A136	2' MIN. ELEVATION PLANE VARIATION AS REQUIRED BY STUART, FL URBAN CODE.
A137	RECESSED WALL DEFINING BUILDING ENTRANCE
A138	METAL STRUCTURE DIFFERENTIATING MIXED USE PROGRAM
A312	TILT-UP CONCRETE WALL PANELS, TYP.
A704	FABRICATED METAL WALL COPING SYSTEM
A716	FABRICATED ROUND METAL GUTTER AND DOWNSPOUT SYSTEM
A801	HOLLOW METAL DOOR & FRAME WITH COATING SYSTEM, TYP.
A802	ALUMINUM STOREFRONT ENTRY DOOR
A803	ALUMINUM STOREFRONT SYSTEM
A805	OVERHEAD ROLL-UP DOOR, TYP.
A904	STUCCO REVEAL JOINT

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NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

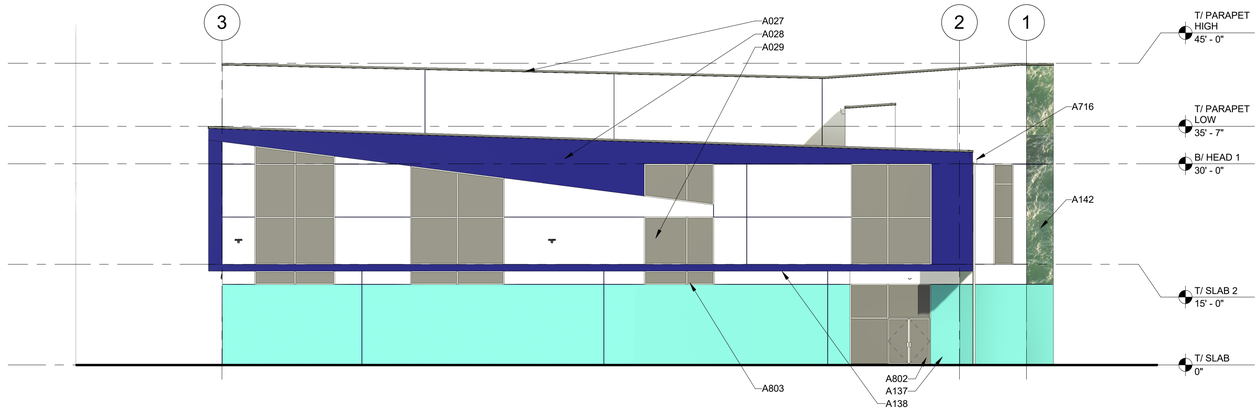
WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

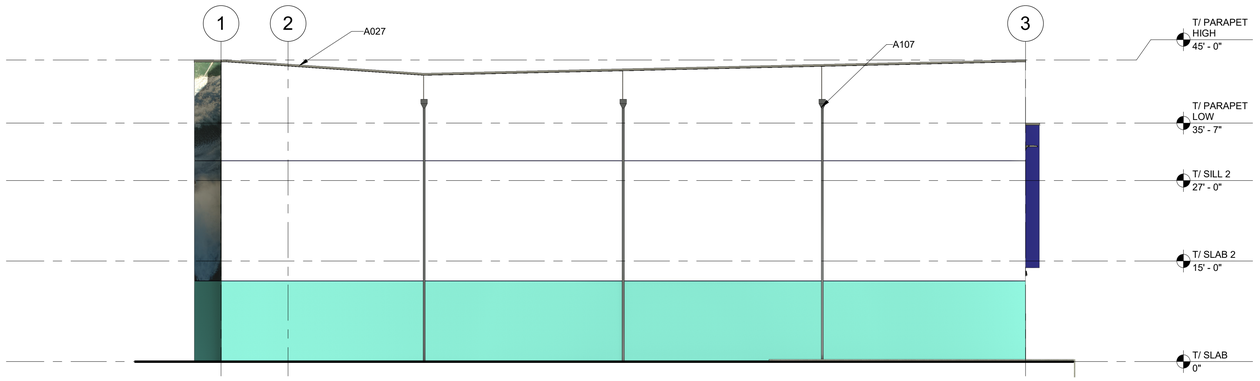
EXTERIOR ELEVATIONS - MONOCHROMATIC

SHEET: AA201-a



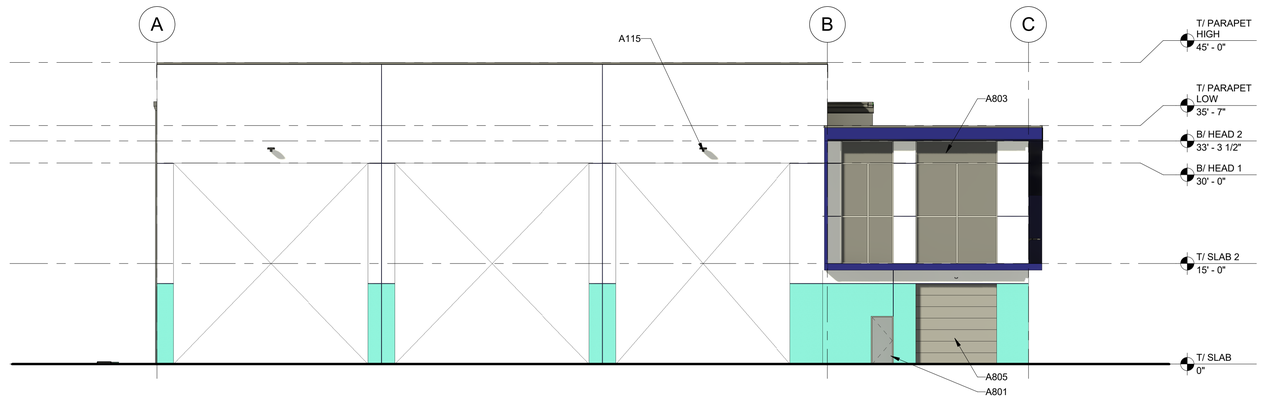
4 NORTH ELEVATION

0' 5' 10' 20'



3 SOUTH ELEVATION

0' 5' 10' 20'



2 EAST ELEVATION

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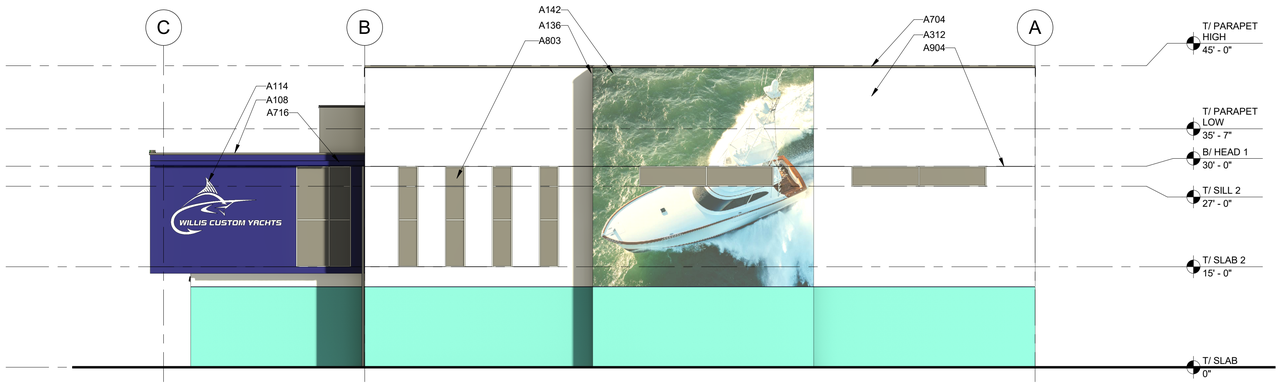

1 WEST ELEVATION

0' 5' 10' 20'

KEYNOTE LEGEND

NO.	DESCRIPTION
A027	VARYING PEAKED ROOF FORMS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
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A803	ALUMINUM STOREFRONT SYSTEM
A805	OVERHEAD ROLL-UP DOOR, TYP.
A904	STUCCO REVEAL JOINT

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY Author
CHECK BY Checker

WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

EXTERIOR ELEVATIONS - COLOR

SHEET:
AA201-b







NOTE:
ALL 3-DIMENSIONAL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO BE USED FOR THE CONSTRUCTION AND DETAILING OF THE PROJECT.

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY Author
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WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

PERSPECTIVES

SHEET:
AA901

LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F.
2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.

SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	POST TOP SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
HG-1	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2

ELECTRICAL ABBREVIATIONS

A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AF	AMP FUSED
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ARCH	ARCHITECT
ASB	ABOVE SPLASH BLOCK
ASC	ABOVE SUSPENDED CEILING
ASD	ADJUSTABLE SPEED DRIVE
AUTO	AUTOMATIC
AUX	AUXILIARY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BFG	BELOW FINISHED GRADE
C	CONDUIT
C/B	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CCT	CIRCUIT
CLG	CEILING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
DFC	DOWN FROM CEILING
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC / ELECTRICAL
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR/FLOORING
FXTR	FIXTURE
G	GROUND
GC	GENERAL CONTRACTOR
GD	GENERAL DUTY
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPT
HD	HEAVY DUTY
HP	HORSEPOWER
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMT	INTERMEDIATE METAL
J	JUNCTION BOX
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
KCMIL	THOUSAND CIRCULAR MILS
LTG	LIGHTING
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEUT	NEUTRAL
NF	NON FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
NO.	NUMBER
NTS	NOT TO SCALE
OC	OVER COUNTERTOP
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PC	PLUMBING CONTRACTOR
PF	POWER FACTOR
PH	PHASE
PL	PROPERTY LINE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
RECPT	RECEPTACLE
RE:	REFERENCE/REFER TO
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
SCH	SCHEDULE
SPEC	SPECIFICATIONS
SVC	SERVICE
TEL	TELEPHONE
TR	TAMPER RESISTANT
TS	TRANSFER SWITCH
TYP	TYPICAL
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT - AMPERES
VSD	VARIABLE SPEED DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WEIGHT
WTR	WATER
WW	WASTE WATER
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2017 NATIONAL ELECTRICAL CODE, 2020 FLORIDA BUILDING CODE, AND ALL LOCAL AMENDMENTS.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH CIVIL DRAWINGS AND REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
3. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND ALL OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.

SITE UTILITY SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

SYMBOL	DESCRIPTION	REMARKS
UP	UNDERGROUND PRIMARY DUCTBANK.	
US	UNDERGROUND SECONDARY DUCTBANK.	
UC	UNDERGROUND COMMUNICATIONS DUCTBANK.	
EUP	EXISTING UNDERGROUND PRIMARY DUCTBANK.	
EUS	EXISTING UNDERGROUND SECONDARY DUCTBANK.	
EUC	EXISTING UNDERGROUND COMMUNICATIONS DUCTBANK.	
DUP	REMOVE UNDERGROUND PRIMARY DUCTBANK.	
DUS	REMOVE UNDERGROUND SECONDARY DUCTBANK.	
DUC	REMOVE UNDERGROUND COMMUNICATIONS DUCTBANK.	
	EXISTING UTILITY COMPANY PAD MOUNT TRANSFORMER	
	UTILITY COMPANY PAD MOUNT TRANSFORMER	
	EXISTING UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	EXISTING UTILITY COMPANY OVERHEAD LINE POLE	
	UTILITY COMPANY OVERHEAD LINE POLE	
	EXISTING UNDERGROUND UTILITY MANHOLE	
	UNDERGROUND UTILITY MANHOLE	

ELECTRICAL SHEET INDEX

E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E1.01	SITE LIGHTING PHOTOMETRIC
E6.00	LIGHTING DIAGRAMS
E6.01	LIGHTING DIAGRAMS
E6.02	LIGHTING DIAGRAMS
E6.03	LIGHTING DIAGRAMS
E6.04	LIGHTING DIAGRAMS
E6.05	LIGHTING DIAGRAMS

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD
JOB NO. 7399.02
DRAWN BY ML
CHECK BY CS
DATE 1/10/23

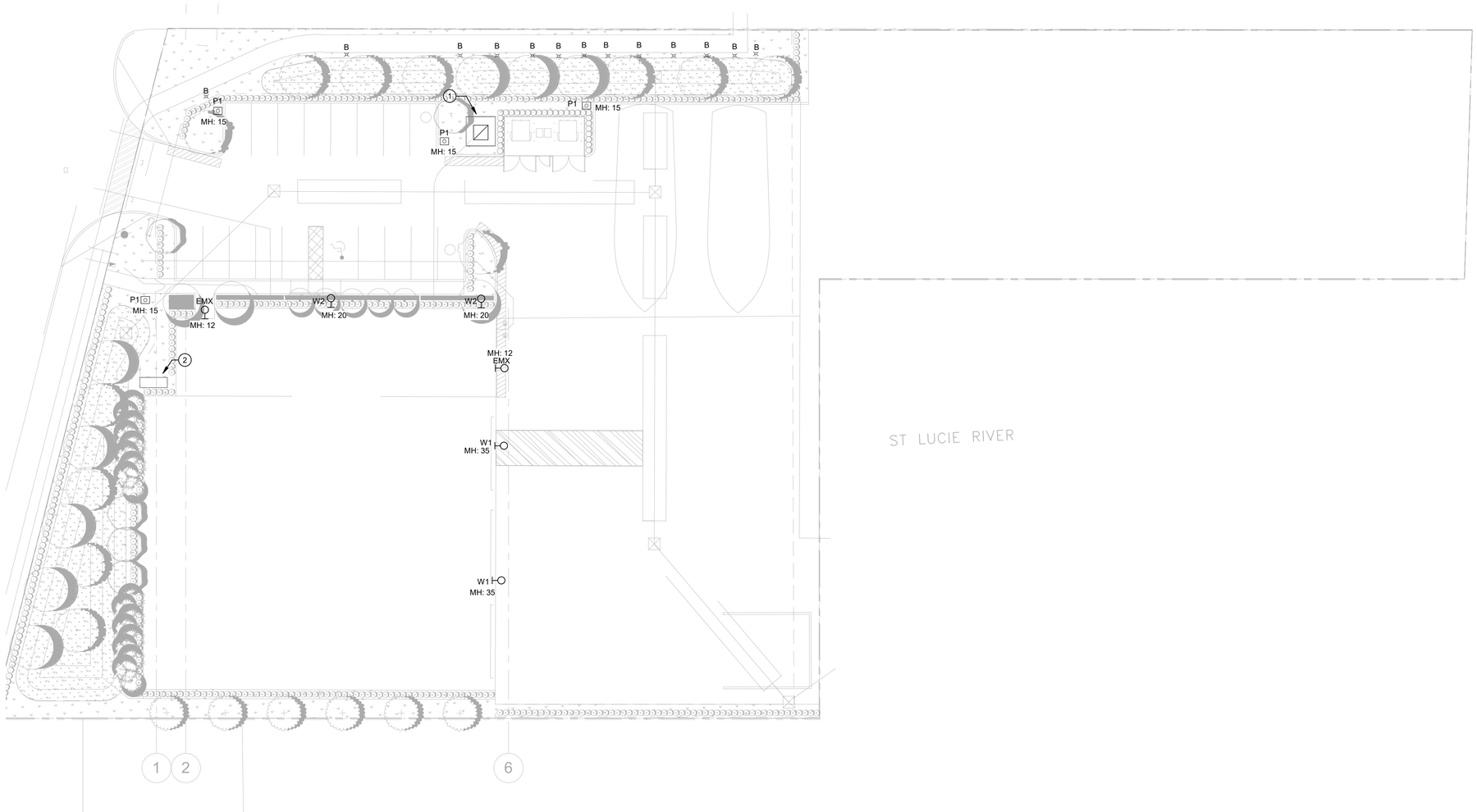
WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
ELECTRICAL SYMBOLS

SHEET:
E0.01

KEYNOTES - E1.00

1 PROPOSED TRANSFORMER LOCATION FOR NEW BUILDING. EQUIPMENT PROVIDED UNDER A SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. COORDINATE EXACT LOCATION WITH FPL.

2 PROPOSED NEW BUILDING GENERATOR PAD LOCATION. EQUIPMENT PROVIDED UNDER A SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.



1 OVERALL SITE PLAN
1" = 20'-0"

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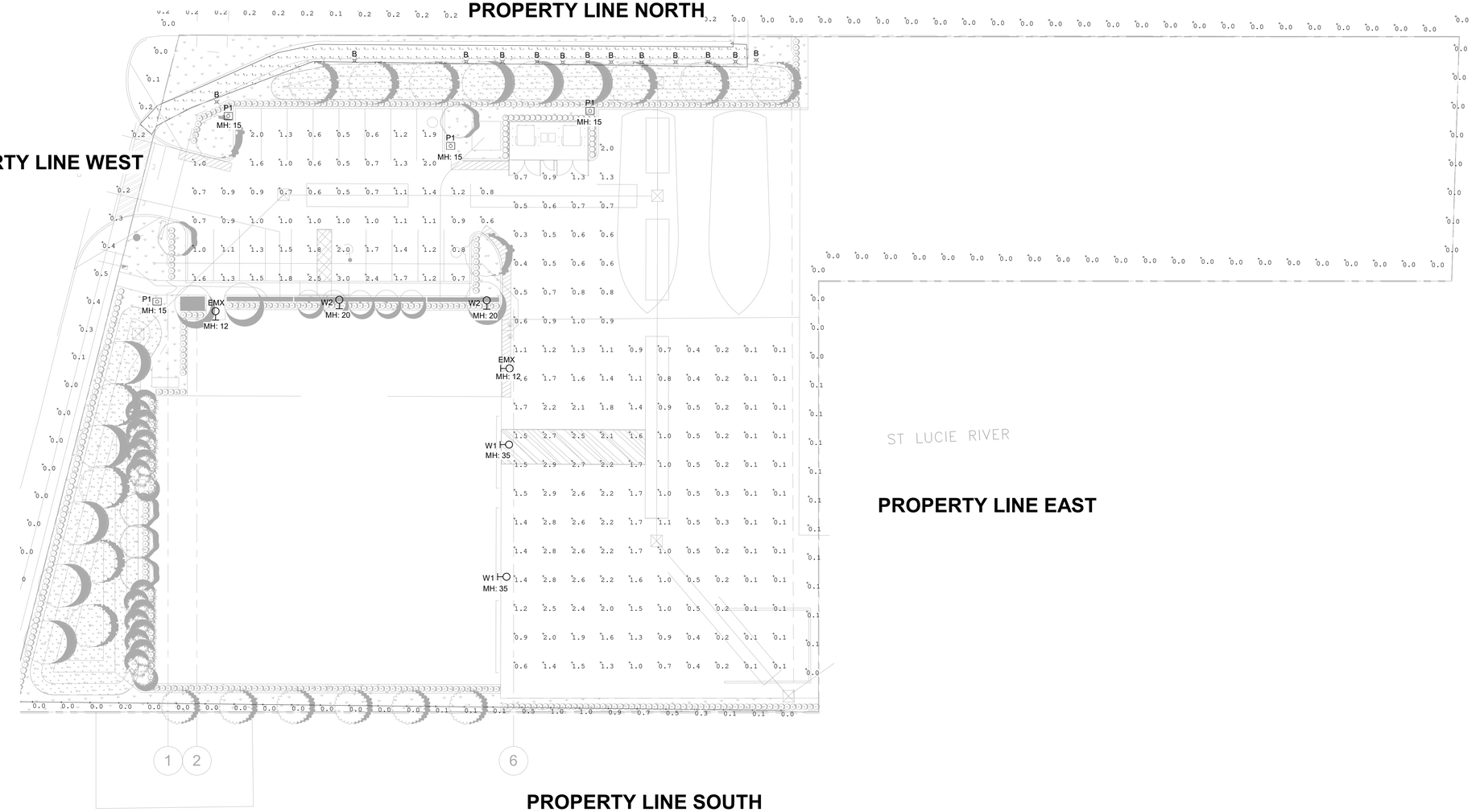
WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
ELECTRICAL SITE PLAN

SHEET:
E1.00



1 SITE PHOTOMETRIC
1" = 20'-0"

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WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
SITE LIGHTING PHOTOMETRIC

SHEET:
E1.01

LIGHTING CONTROL NOTES
COMPLIANCE - LIGHTING IS DESIGNED IN COMPLIANCE WITH THE 2020 FLORIDA ENERGY CONSERVATION CODE. **PARKING LOT:** - ALL PARKING LOT LIGHTING SHALL BE SHALL BE 'ON' BY PHOTOCELL AND 'OFF' BY ASTRONOMIC TIME CLOCK. VERIFY SCHEDULE WITH OWNER'S REPRESENTATIVE. **GENERAL:** - PROVIDE FUNCTIONAL TESTING AND COMMISSIONING OF AUTOMATIC LIGHTING SYSTEMS BY A REGISTERED DESIGN PROFESSIONAL. PROVIDE TWO HOURS OF TRAINING FOR THE OWNER AT TIME OF COMMISSIONING.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS		FIXTURE WATTS	VOLTAGE	MOUNTING	REMARKS
			LAMP #	LAMP TYPE				
B	LITHONIA	RADB-LED-P1-27K-SYM-MVOLT-DBL XD	1	LED, 2700K	5 W	120 V	LANDSCAPE	LED BOLLARD FIXTURE.
EMX	LITHONIA	AFF-PEL-UVOLT-LTP-WT	1	LED	3 W	120 V	WALL	EXTERIOR WALL FIXTURE. WET LISTED. PROVIDE EM BATTERY PACK AS INDICATED ON PLANS.
P1	LITHONIA	RAD1 LED-P1-40K-SYM-MVOLT	1	LED, 4000K, 3000 LUMENS	25 W	120 V	POLE	POLE MOUNT LIGHTING FIXTURE. MH: 15'
W1	LITHONIA	RSX1 LED-P3-40K-R4-MVOLT-HS	1	LED, 4000K, 12930 LUMENS	109 W	120 V	WALL	EXTERIOR WALL SCONCE WITH TYPE IV DISTRIBUTION.
W2	LITHONIA	RSX1 LED-P4-40K-R4-MVOLT-HS	1	LED, 4000K, 15085 LUMENS	133 W	120 V	WALL	EXTERIOR WALL SCONCE WITH TYPE IV DISTRIBUTION.

LIGHTING FIXTURE SCHEDULE NOTES
1. ALL LIGHT FIXTURE FINISHES SHALL BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION. 2. TYPE 'P1' FIXTURES SHALL BE PROVIDED WITH 15'-0" HEIGHT, ROUND TAPERED STEEL POLE.

OUTDOOR LIGHTING

Quantity of Illumination [IES Recommended Light Levels] RP-8-18

Parking Lots and Walkways/Bikeways	Ave. FC	Min. FC	Uniformity *
Parking lots active: normal pre-curfew *Asphalt/Concrete*		**0.5 / 1.0**	**15:1**
Parking lots active: enhanced security *(IES G1-2016)*	**3.0**		**4:1**
Walkways/Bikeways High Activity *(vehicle and pedestrian)*	1.9	**0.9**	**4:1**
Walkways/Bikeways High Activity *(pedestrians only)*	**0.9**	**0.5**	**4:1**
Walkways/Bikeways Medium Activity *(pedestrians only)*	**0.5**	**0.2**	**4:1**
Walkways/Bikeways Low Activity *(med. density residential)*	**0.4**	**0.1**	**4:1**
Walkways/Bikeways Low Activity *(low density residential)*	**0.3**	**0.1**	**6:1**
Walkways/Bikeways Low Activity *(rural and semi-rural)*	**0.2**	**0.1**	**10:1**

* Uniformity: max/min for normal parking lots and avg/min for all others shown, including enhanced security parking lots

Application and Task	Maintained Horizontal		Maintained Vertical		Comments
	Average (fc)[1]	Range (fc)[2]	Average (fc)[1]	Range (fc)[2]	
EXTERIOR					
Parking (Covered)	5	-	-	-	1 Min; 10:1 Max-Min Uniformity
Parking (Uncovered) Zone 3 (Urban)	1.5	0.75 - 3	0.8	0.4 - 1.6	
Parking (Uncovered) Zone 2 (Suburban)	1	0.5 - 2	0.6	0.3 - 1.2	
Gas Station Canopy	12.5	10 - 15	-	-	
Safety (Building Exterior)	1	0.5 - 2	-	-	For security issues, raise Avg to 3

IES LIGHT LEVEL STANDARDS

6.07.00. - LIGHTING

A. *Purpose and intent.* All commercial development shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community.

B. *Shielding.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties.

C. *Fixture height.* Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see illustration 8).

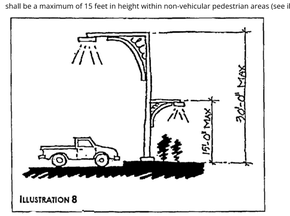

ILLUSTRATION 8

D. *Design.* Lighting shall be used to accent key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.

E. Lighting details shall be exhibited on all landscape plans and reviewed for public safety concerns in accordance with site plan review procedures.

F. Lighting on a proposed non-residential or multi-family residential use shall be designed and installed so the light source does not shine directly onto adjacent residential uses or a residential zoning district. Light emanating from a proposed non-residential or multi-family residential use

shall not exceed 0.2 footcandles as measured at the common boundary. Light fixtures located in parking areas adjacent to residential uses or residential zoning districts shall not exceed 15 feet in height.

CITY OF STUART ORDINANCES

Calculation Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.19	3.0	0.5	2.38	6.00
Pathway	Illuminance	Fc	0.72	2.0	0.1	7.20	20.00
Property Line East	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.19	1.0	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.
Security	Illuminance	Fc	1.04	2.9	0.1	10.40	29.00

Sec. 11.6.4. - Lighting Standards.

Adequate and quality lighting of the sidewalk and street area is essential to creating a safe and inviting streetscape.

11.6.4.A. *General Lighting Standards.*

1. Lighting fixtures shall be appropriately chosen for the PMUV There shall be consistency in creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of evening activity.
2. Lamp styles should not be mixed along any one particular block of a street.
3. Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.
4. In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.

11.6.4.B. *Light Levels.*

1. Lighting standards protect against glare, preserve the night sky, and reduce unnecessary energy use from over lighting. Rural zones tend to be darker, while higher levels of outdoor lighting may be more suitable in mixed use urban zones.
2. It is the intent of this Article to follow Dark Sky provisions as established by the International Dark-Sky Association (IDA). All outdoor lighting within the Public Realm should be IDA-Approved fixtures.
3. The standards in Table 6-4 maintain the desired general ambient light levels across the Transect. Light levels in the Civic Transect Zone shall be consistent with the intent of this Article and not contribute to excessive light pollution, as determined by the Settlement Architect.

11.6.4.C. *Street Lighting.*

See Part 6. Thoroughfare Standards

11.6.4.D. *Parking Lot Lighting.*

1. All fixtures shall be full cutoff, downward facing.
2. Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 15 feet.

11.6.4.E. *Pedestrian Walkway Lighting.*

1. Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 15 feet in height.
2. Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

EXPAND

TABLE 6-4: LIGHT LEVELS	T1: Natural	T2: Rural	T3: Edge	T4-R: General T4-O: General	T5: Mixed Use Center	SD-W: Workplace
Ambient Light Levels	none	very low	very low	low	medium	medium
Standards						
Maximum Lighting Standards	Minimal electric lighting; should be turned off most of the time	Minimal lighting, all Full Cutoff	Minimal lighting, all Full Cutoff	Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting
No lighting level measured at the building Frontage Line shall exceed:	0.5 fc	1.0 fc	1.0 fc	1.0 fc	2.0 fc	2.0 fc
Required Shielding	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Shielded Luminaire or better	Partially shielded Luminaire or better	Partially shielded Luminaire or better

11.6.4.F. *Building and Security Lighting.*

1. All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
2. Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or Public Realm to match others used on site.
3. Building mounted architectural "accent lights" are encouraged to emphasize architectural character and signage.
4. Business owners are encouraged to assist with lighting the sidewalk and to accent their business location by leaving display window and interior lighting on at night. Lighting shall be designed in such a way as to prevent the direct view of the light source to neighboring residential areas.
5. Edges of Civic Open Spaces, especially Plazas and Squares, should be lit along the Right-of-Ways to define and identify the space.
6. Focal points such as sculptures, fountains, and towers, especially those visible to pedestrians and vehicles, may be illuminated to call attention to the element and to provide a form of wayfinding.

MARTIN COUNTY, FL ORDINANCES

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	7399.02	ML	CS	1/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.00



RSX1 LED
Area Luminaire

Cable Guide: W1

Accy:

Type:

For ID, PR, Sq or Hex shaft see the pages for all dimensions/options.

Buy American

Specifications

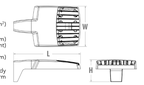
EPA (ft²/M²): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body; 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED	Performance Package	Color temperature	Distribution	Voltage	Mounting
Series					
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) *	SPA Square pole mounting (3.2" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) *	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5S Type 5 Short	120 * 277 *	
	P4		R5 Type 5 Wide	208 * 347 *	MA Mast arm adapter (fits 2-3/8" OD horizontal tenon)
			AFR Automotive Front Row Right Rotated	240 * 480 *	IS Adjustable slipfitter (fits 2-3/8" OD tenon) *
			AFRL Automotive Front Row Left Rotated		WBA Wall bracket *
			AFRR90 Automotive Front Row Right Rotated		WBASC Wall bracket with surface conduct box
			AFRL90 Automotive Front Row Left Rotated		AASP Adjustable tilt arm square pole mounting *
					AARP Adjustable tilt arm round pole mounting *
					AAWB Adjustable tilt arm with wall bracket *
					AAWSC Adjustable tilt arm with wall bracket and surface conduit box *

Options		Finish
Shipped Installed	**Shipped Installed**	DDBXD Dark Bronze
PE Photocontrol, button type *,**	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD Black
PER Photocontrol, external threaded, adjustable *,**	NLTAIR2 nLight AIR generation 2 *,**,***	DNAXD Natural Aluminum
PEX Photocontrol external threaded, adjustable *,**	PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) *,**,***	DNWXD White
PIRH Sensor-ready (ready for integral or remote PE (photocontrol), ordered separately) *,**,***	BAA Buy American Act Compliant	DSTXD Textured Dark Bronze
CE34 Corelab entry (3/4" NPT) Qty. 2		DBLBD Textured Black
SF Single fuse (120, 277, 347)	**Shipped Separately (requires some field assembly)**	DNATXD Textured Natural Aluminum
DF Double fuse (208, 240, 480) *	EGS External glare shield	DWHXD Textured White
SPD20KV 20kV Surge pack (10kV standard)	EGFV External glare full visor (360° around light aperture) *	
FAO Field adjustable output *,**	BS Bird spikes *	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) *,**		

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Ordering Information

Accessories

Ordered and shipped separately.

RSXHS	RSX1 House-side shield (includes 1 shield)
RSXHSKIT@2	RSX1 House-side shield for HFR-rotated optics (includes 1 shield)
RSXFGS12FDBXD	External glare field (specify finish)
RSXTGSFP3FDBXD@	External glare full visor (specify finish)
RSXRPA FDBXD @	RSX External round pole adapter plate (specify finish)
RSXRKBA FDBXD @	RSX RKBA wall bracket (specify finish)
RSXSCB FDBXD @	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell- SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU	Photocell- SSL twist-lock (347V) *
DLL480F 1.5 CUL JU	Photocell- SSL twist-lock (480V) *
DSHORT SB JU	Shorting cap *

NOTES
1. Any Type 5 distribution, is not available with WBA's.
2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. RSXGF driver not available with P1 or P2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz). Not available with Factory SF or DF) and not available with P3 or P4.*
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Not available with P1 or P2.
9. Not available in combination with other light source control options. Following options cannot be combined: PE, PER, PERT, FAO, DMG, Pairing.
10. Requires 120V, 208V, 240V or 277V.
11. Toolless photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included. Shorting leads opposed for future use.
12. For units with option PERT, the mounting must be restricted to +/- 5° from plumb. Not available with P1, P2, P3 or P4.
13. Two or more of the following options cannot be combined including: PE, PER, PERT, DMG.
14. Must be ordered with PIRHN.
15. Requires MVOLT or HVOLT.
16. Must be ordered with NLTAIR2. For additional information on PIRHN see page 9.
17. Must be ordered separately for factory pre-drilling.
18. Must be ordered to be specified with PERT option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield



External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



Handhole

RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Mounting Type	1 at 90°	2 at 90°	3 at 90°	3 at 120°	4 at 90°	4 at 90°
2-3/8"	RPA_AARP	AS3-3190	AS3-3280	AS3-3290	AS3-3300	AS3-3310	AS3-3490
2-7/8"	RPA_AARP	AS2S-190	AS2S-280	AS2S-290	AS2S-300	AS2S-310	AS2S-490
4"	RPA_AARP	AS2T3-190	AS2T3-280	AS2T3-290	AS2T3-300	AS2T3-310	AS2T3-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Type 1	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°	4 @ 90°
	Head Location	Side B	Side A & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM29AS	DM29AS	DM33AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes Luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Mounting & Quantity Configuration		Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°	Round Pole Only by Side	Side B, C & D by Side	Side A, B, C & D by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor		0.37	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0°	0.62	1.08	1.35	2	1.74	2.64	1.35	1.8	2.56
WA - Wast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0°	0.37	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.31	2.87	4.36	2.49	3.73	4.97
AS - Integral Slipfitter	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
AASP/AARP - Adjustable Arm Square/Round Pole	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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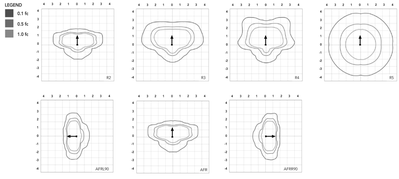
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use the these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Adjustment	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)				
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA LM-79-08 and TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K 3000K, 70 CRI					40K 4000K, 70 CRI					50K 5000K, 70 CRI				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R5S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R5	6,563	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		BMS	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	1	0	2	130	7,286	1	0	2	143	7,286	1	0	2	143
		R5S	6,807	1	0	1	133	7,479	1	0	1	147	7,479	1	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRRM	6,535	2	0	1	127	7,179	2	0	1	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	125	9,878	2	0	1	137	9,878	2	0	1	137
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R5S	9,198	2	0	2	128	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		BMS	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRRM	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R5S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		BMS	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRRM	12,913	3	0	2	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	2	112	16,360	2	0	3	123	16,360	2	0	3	123
		R5S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	2	113	16,574	2	0	3	125	16,574	2	0	3	125
		BMS	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,932	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRRM	15,065	3	0	1	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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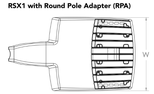
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
WA	22 lbs
WBA	25 lbs
WBASC	26 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	26 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

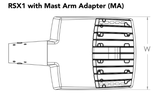


Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Mast Arm Adapter (MA)

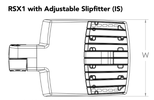


Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

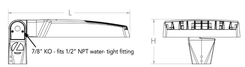


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water- tight fitting

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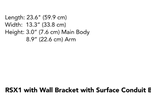
Dimensions

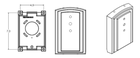
RSX1 with Wall Bracket (WBA)



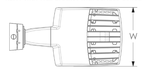


Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



RSX1 with Wall Bracket with Surface Conduit Box (WBASC)

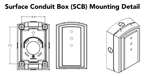




3/4" NPT taps with plugs - Qty (4) provided

Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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Dimensions

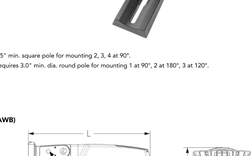
RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)





7/8" KO - fits 1/2" NPT water- tight fitting

Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

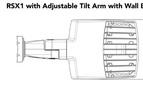


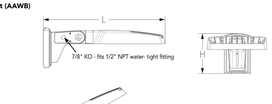
7/8" KO - fits 1/2" NPT water- tight fitting

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)





7/8" KO - fits 1/2" NPT water- tight fitting

Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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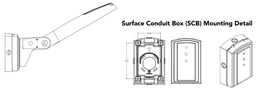
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

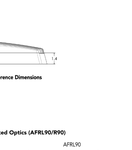




7/8" KO - fits 1/2" NPT water- tight fitting

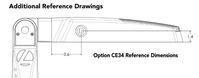
3/4" NPT taps with plugs - Qty (4) provided

Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



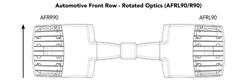
Surface Conduit Box (SCB) Mounting Detail

Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

Option	Dimmed State	High Level	Photocell	Dwell Time	Ramp-up Time	Ramp-down Time
	(Dim when unoccupied)	(Max when occupied)	(Sensor Enabled)	(Hold high when occupied)	(Rate when turned on)	(Rate when turned to unoccupied)
NLTAIR2 PIRHN	1 fixture, 10% Output	100% Output	Disabled at 1 FC	5 minutes	3 seconds	5 minutes

Factory Default Nlight Settings - Bi-Level PIRH

*Note: NLTAIR2 PIRHN default settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy efficient solution for the area and site lighting applications typically found in parking lots and roadways. Designed to deliver 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both maximizes LED performance and ensures long operational life. The RSX LED area luminaire allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. Luminaire is backed by a limited 10 year warranty. Luminaire is certified to withstand a minimum 3 G vibration load per ANSI C136.31. All Mountings include DPA, RPA, RAA, SL, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC. Rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a durable, long-lasting finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing light where it is needed, with minimal wasted light. Luminaire is available in a variety of optics: Type 2, Type 3, Type 4, Type 5, Type 5 Short, Type 5 Wide, AFR (Automotive Front Row), and AFR rotated (AFRR90 and AFRL90).

ELECTRICAL
Light engine(s) configurations consist of high efficacy LEDs mounted on metal core circuit boards to minimize heat build-up and maximize LED performance. Power factor is >90% at full load. Expected maintenance is >0.97@50,000 hours; >0.92 @ 100K. 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless lighting control. This intelligent platform provides out-of-the-box motion sensing with photocontrol functionality, and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone operation of occupancy and dusk to dawn daylight harvesting. Users can adjust the factory above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use nLight AIR App. Groups of luminaires can be commissioned to create scenes for occupancy and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the nLight Eclypse. Additional information on nLight AIR can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Luminaire is UL 1.5G vibration load rated for use with WBA, WBASC, AAWB and AAWSC. Also, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "RAK" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "RAKA" option to attach the luminaire to a vertical 2 3/8" tenon. The RSX LED area luminaire slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct to pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -



RSX1 LED
Area Luminaire

Catalog Number: W2
Notes:
Type:

All dim fade & house over the page to see all interactive elements.

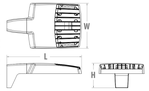
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/40°): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm
Weight: (SPA mount): 22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R5 Type 5 Wide R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [3] **(use specific voltage for options as noted)** 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [4] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [4] AARP Adjustable tilt arm round pole mounting [4] AAWB Adjustable tilt arm with wall bracket [4] AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
PIR	Passive-side (PIR)[5]	DBLBD	Black
PE	Photocontrol, button type [6]	DNAXD	Natural Aluminum
PEX	Photocontrol-external threaded, adjustable [6,9]	DWHXD	White
PERT	Seven-wire twist-lock receptacle only (no controls) [6,10,12]	DDBTXD	Textured Dark Bronze
CE34	Conduit entry 3/4" NPT (Qty 2)	DBLBXD	Textured Black
SF	Single fuse (120, 277, 347) [7]	DNATXD	Textured Natural Aluminum
DF	Double fuse (208, 240, 480) [7]	DWHGXD	Textured White
SPD20KV	20kV Surge pack (10kV standard)		
FAO	Field adjustable output [11]		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [11]		

Shipped Installed
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**
NLTAIR2 nLight AIR generation 2 [13,14,15]
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,14,15]
BAA Buy American Act Compliant
Shipped Separately (requires some field assembly)
EGS External glare shield [16]
EGFV External glare full visor (360° around light aperture) [16]
BS Bird spikes [17]

Ordering Information

Accessories

Ordered and shipped separately.

RSX1RS Right Side Shield (includes 1 shield)
RSX1LS Left Side Shield (includes 1 shield)
RSX1EGS (FINISH) [1] External glare shield (specify finish)
RSX1EGFV (FINISH) [1] External glare full visor (specify finish)
RSX1BSW (FINISH) [1] BSW (Internal round pole adapter plate (specify finish)
RSX1BSW (FINISH) [1] RSX1 WBA wall bracket (specify finish)
RSX1CB (FINISH) [1] RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU Photocell - ELL twist-lock (120-277V) *
DLL347F 1.5 CUL JU Photocell - ELL twist-lock (347V) *
DLL480F 1.5 CUL JU Photocell - ELL twist-lock (480V) *
DSHORT SBK U Shorting cap *

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 Not available with fusing (SF or DF). Requires (2) 7/8" knockouts drilled in any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PER.
5 Requires MVOLT, 120V, 208V, 277V or 347V Double Fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 Not available with PE, PER or any sensor.
8 Requires MVOLT or 347V.
9 Not available in combination with other light sensing control options. Following options cannot be combined: PE, PEX, PERT, FAO, DMG, BAA.
10 Requires 120V, 208V, 240V or 277V.
11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 Dimming leads capped for future use.
13 Two or more of the following options must be restricted to +/- 45° from horizontal aim per ANSI C136.TS.2010.
14 Two or more of the following options cannot be combined including PIR, PIRHN, NLTAIR2, PIRBT.
15 Must be ordered with PIRHN.
16 Requires MVOLT or HVOLT.
17 Must be ordered with NLTAIR2. For additional information on PIRHN, visit here.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PERT socket. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields


House Side Shield


External Glare Shield


External 360 Full Visor

Pole/Mounting Informatiion

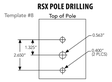
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

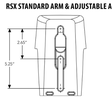


RSX POLE DRILLING

Template #8
Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	#@ Mounting	1 at 90°	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA_AARP	AS3-5190	AS3-5280	AS3-5290	AS3-5320	AS3-5390	AS3-5490
2 - 7/8"	RPA_AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA_AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
	Head Location	Side B	Side B & D	Side B & C	Side B & C	Round Pole Only	Side B, E & D	Side A, B, C & D	
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM29DS	DM39DS	

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

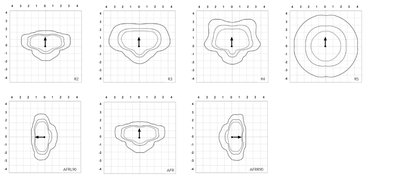
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adapter		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adapter	0°	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adapter		0.49	0.95	0.89	1.36	1.2	1.87	1.33	1.54	2.1
	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
IS - Integral Slipfitter AASP-AARP - Adjustable Arm Square/Round Pole	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.51	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.51	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

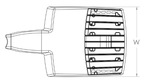
Performance Package	System Watts	Distribution Type	30K (3000K, 70CRI)				40K (4000K, 70CRI)				50K (5000K, 70CRI)			
			Lumens	B	U	LPW	Lumens	B	U	LPW	Lumens	B	U	LPW
P1	51W	R2	6,482	1	0	1	7,121	1	0	1	7,121	1	0	1
		R3	6,459	1	0	2	7,096	1	0	2	7,096	1	0	2
		R5	6,631	1	0	1	7,286	1	0	2	7,286	1	0	2
		R4	6,543	1	0	2	7,189	1	0	2	7,189	1	0	2
		R4S	6,213	1	0	1	6,956	1	0	2	6,956	1	0	1
		R5S	6,631	3	0	2	7,286	3	0	2	7,286	3	0	2
		AFR	6,807	3	0	1	7,479	3	0	2	7,479	3	0	1
		AFR	6,473	1	0	1	7,112	1	0	1	7,112	1	0	1
		AFRR90	6,535	2	0	2	7,179	2	0	2	7,179	2	0	2
		AFRL90	6,562	2	0	1	7,210	2	0	2	7,210	2	0	2
P2	72W	R2	8,995	2	0	1	9,879	2	0	1	9,879	2	0	1
		R3	8,959	2	0	2	9,843	2	0	2	9,843	2	0	2
		R5	9,198	2	0	1	10,106	2	0	2	10,106	2	0	2
		R4	9,077	2	0	2	9,972	2	0	2	9,972	2	0	2
		R4S	8,757	1	0	2	9,622	2	0	2	9,622	2	0	2
		R5S	9,198	4	0	2	10,106	4	0	2	10,106	4	0	2
		AFR	9,442	3	0	1	10,374	3	0	2	10,374	3	0	1
		AFR	8,979	2	0	1	9,865	2	0	1	9,865	2	0	1
		AFRR90	9,064	3	0	2	9,959	3	0	2	9,959	3	0	2
		AFRL90	9,102	3	0	2	10,001	3	0	2	10,001	3	0	2
P3	109W	R2	12,808	2	0	1	14,072	2	0	2	14,072	2	0	2
		R3	12,763	2	0	2	14,023	2	0	2	14,023	2	0	2
		R5	13,104	2	0	2	14,397	2	0	2	14,397	2	0	2
		R4	12,930	2	0	2	14,206	2	0	2	14,206	2	0	2
		R4S	12,475	2	0	2	13,707	2	0	2	13,707	2	0	2
		R5S	13,104	4	0	2	14,397	4	0	2	14,397	4	0	2
		AFR	13,452	3	0	2	14,779	3	0	2	14,779	3	0	2
		AFR	12,791	2	0	1	14,052	2	0	2	14,052	2	0	2
		AFRR90	12,913	3	0	2	14,187	3	0	2	14,187	3	0	2
		AFRL90	12,967	3	0	2	14,247	3	0	2	14,247	3	0	2
P4	133W	R2	14,943	2	0	2	16,417	2	0	2	16,417	2	0	2
		R3	14,890	2	0	2	16,360	2	0	2	16,360	2	0	2
		R5	15,287	2	0	2	16,796	2	0	2	16,796	2	0	2
		R4	15,080	2	0	2	16,574	2	0	2	16,574	2	0	2
		R4S	14,554	2	0	2	15,991	2	0	2	15,991	2	0	2
		R5S	15,287	4	0	2	16,796	4	0	2	16,796	4	0	2
		AFR	15,695	4	0	2	17,242	4	0	2	17,242	4	0	2
		AFR	14,923	2	0	2	16,395	2	0	2	16,395	2	0	2
		AFRR90	15,065	3	0	2	16,551	3	0	2	16,551	3	0	2
		AFRL90	15,128	3	0	2	16,621	3	0	2	16,621	3	0	2

Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Type	Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	23 lbs
WBA	23 lbs
WBASC	26 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWS	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

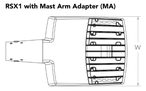


Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

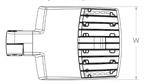
RSX1 with Mast Arm Adapter (MA)



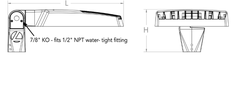
Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm



RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



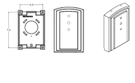
Dimensions

RSX1 with Wall Bracket (WBA)



Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



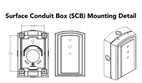
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

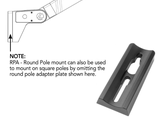


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm



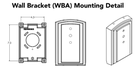
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

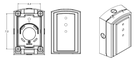


3/4" NPT taps with plugs - Qty (4) provided

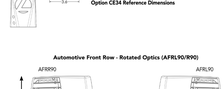
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail



Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN

Wireless Sensor Default Settings - Option PIRHN					
Option	Dimmed State (unoccupied)	High-Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.
Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens allowing for a direct replacement of existing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and promotes long component life. The RSX1 is designed to allow the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, WBA, BS, AASP, AARP, AAWS, AAWSC, AAWB and AASWSC. 1.5G Mountings: Include MA, WBASC, AAWB and AASWSC rated for 1.5G vibration.

FINISH
Housing parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including: R2, R3, R4, R4S, R5, R5S, AFR, AFRR90, AFRL90, Type IS, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated (AFRR90 and AFRL90).

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is 50,000 hours at 25°C (77°F) per IESNA TM-21-11 and L70 is >100,000 hours available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and daylight harvesting functionality with no commissioning required. Setting 70% to 80% HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and promotes long component life. The RSX1 is designed to allow the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, WBA, BS, AASP, AARP, AAWS, AAWSC, AAWB and AASWSC. 1.5G Mountings: Include MA, WBASC, AAWB and AASWSC rated for 1.5G vibration.

INSTALLATION
The RSX LED area luminaire's mounting arm allows for fast, easy-mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate shown here. The RSX1 is also available with the "MA" option for mast arm mounting or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct mounting and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. Designed Lights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm current listing details.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D862, 1465

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy American(a) requirements of the American Recovery and Reinvestment Act (ARRA).
Please refer to www.acuitybrands.com/buyamerican for additional information.

WARRANTY
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/warranty

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No: 866.909.2220 www.wgiinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
	7399.02	ML	CS	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.02



Radean Arm Mount
LED Area Luminaire

Buy American

Catalog Number	P1
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

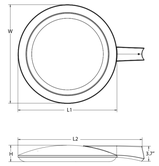
EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED					
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [1] 277 [1] 120 [2] 347 208 [2] 480 240 [2]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options		**Other options**		**Finish** (required)	
Shipped installed		SF Single Fuse [3]	**Shipped separately**	DDBXD Dark bronze	DDBTXD Textured dark bronze
NLTAIR2 nLight AIR 2.0 enabled [4]		DF Double Fuse [3]	HS Houseside shield [5]	DBLXD Black	DBLBXD Textured black
PIR Bi-level motion sensor (100% to 30%) [4,6,7]		L90 Left rotated optics		DNAXD Natural aluminum	DNATXD Textured natural aluminum
PE Button photocell [8,9]		R90 Right rotated optics		DWHXD White	DWHGXD Textured white
FAO Field adjustable output [4,9]					

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.93	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

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Ordering Information

Accessories

Ordered and shipped separately.

RADHS	Houseside shield (shield is white)
RADCS	Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC	Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

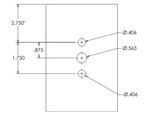
NOTES
1. 277OK and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
4. PIR will work with FAO, if adjustable dimming level is required.
5. PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
6. PE and PIR are available together.
7. PIR for use only on luminaires mounted under 15'.
8. Field adjustable high-end trim.
9. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

Mounting

Recommended Poles for use with RADEAN RAD1 LED Luminaires.			
Acuity Part Number	**Description**	**For luminaires:**	**Used with Mounting**
RSS 10 4B DM19RAD DDBXD	10' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 12 4B DM19RAD DDBXD	12' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 14 4B DM19RAD DDBXD	14' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 16 4B DM19RAD DDBXD	16' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 18 4B DM19RAD DDBXD	18' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 20 4B DM19RAD DDBXD	20' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 25 4B DM19RAD DDBXD	25' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
SSS 10 4C DM19RAD DDBXD	10' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 12 4C DM19RAD DDBXD	12' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 14 4C DM19RAD DDBXD	14' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 16 4C DM19RAD DDBXD	16' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 18 4C DM19RAD DDBXD	18' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 20 4C DM19RAD DDBXD	20' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 25 4C DM19RAD DDBXD	25' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RAD1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD	Single unit	**DM29RAD**	2 at 90° [1,2]
DM28RAD	2 at 180°	**DM39RAD**	3 at 90° *
DM49RAD	4 at 90° [1]	**DM32RAD**	3 at 120°

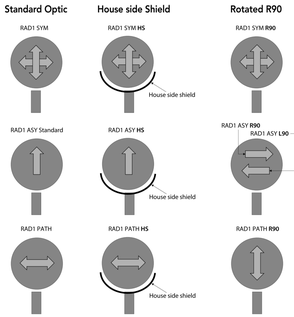
Example: SSA 20 4C **DM19RAD** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

1. Round pole top must be 4.25" O.D. minimum.
2. Square pole top must be 3.125" O.D. minimum.

Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketed with a single-piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

BUY AMERICAN
This product is assembled in the USA and meets the Buy American(s) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.03

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are texturized powder coat paint for dark bronze, white, black and non-texturized for natural aluminum. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with L70 of 55,000 hours. Delivers 635 lumens in Normal-On and Emergency operation. Optional field configurable for wide and forward throw distribution (**US Patent Pending**). Outdoor wide throw distribution: 70' (3' path of egress) at a 7.5' mounting height with 1 FC Average.

4,000K correlated color temperature (CCT).

70 CRI.

ELECTRICAL — UVOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present. Photocell option (PEL) for normally on products allow the user to force lamp illumination by user control (external switch). When power is not connected to switched line, illumination will respond to internal daylight sensor. For switched line applications, no other types of products shall be contected on the switched leg.

Remote units (OELR) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. (For cold weather and cold temperature applications, the light may diminish though the discharge cycle). Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/UVD re-set allows battery connected before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory).

Manual testing: Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. 90 minute manual testing can be enabled by pressing the test switch again while in test mode.

INSTALLATION — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon j-box (wall mount) and accepts rigid or flex conduit.

LISTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CW battery(cold weather) listed for -22°F to 122°F (-30° to 50°C). Remote listed for -40°F to 122°F (-40° to 50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (W)(4), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago Code.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

Catalog Number	
Notes	EMX
Type	

AFFINITY®

Premium Die-Cast Architectural Emergency Light

AFF



without photocell (white)



without photocell (natural aluminum)



with photocell (white)

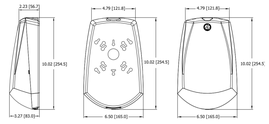


with photocell (dark bronze)

MOUNTING

All dimensions are inches (centimeters).
Shipping weight: 3.5 lbs. (1.59 kgs.)

Length: 6 1/2 (16.51)
Depth: 3 27/100 (8.30)
Height: 10 (25.45)
Weight: : 3.5 lbs (1.59kg)



c UL us LISTED · LE · BC · RoHS COMPLIANT · TITLE 20 † · FC · Buy American

AFF Affinity® Premium Die-Cast Architectural Emergency Light

SELF-POWERED MODELS

ORDERING INFORMATION For the shortest lead times, configure product using **bolded options.** **Example**: AFF PEL DWHGXD UVOLT LTP SDRT WT

Series	Unit Type[1]	Housing Color	Voltage	Battery Type	Automatic Testing	Optics	Options
AFF AFFINITY Premium	**PEL** Photocell: Normally-ON with internal battery	**DWHGXD** White textured **DBLBXD** Black textured **DNAXD** Natural aluminum **DDBTXD** Dark bronze textured	**UVOLT** 120-347VAC, 50/60Hz	**LTP** Lithium Iron Phosphate	**SDRT** Self-diagnostics remote test	**WT** Wide Throw **FCT** Field configurable throw[2]	**CW** Cold Weather (-30 - 50C) **BAA** Buy America(n) Act Compliant
	OEL Normally-OFF with internal battery						

Notes
1 AFF with internal battery is not remote capable.

REMOTE MODELS listed for -40°F to 122°F (-40° to 50°C)

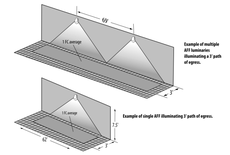
ORDERING INFORMATION For the shortest lead times, configure product using **bolded options.** **Example**: AFF OELR DWHGXD WT

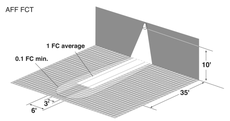
Series	Unit Type	Housing Color	Voltage	Optics	Options
AFF AFFINITY Premium	**OELR** Remote fixture, Normally OFF (requires external battery source)	**DWHGXD** White textured **DBLBXD** Black textured **DNAXD** Natural aluminum **DDBTXD** Dark bronze textured	**(blank)** Universal DC voltage (8-30VDC)	**WT** Wide Throw **FCT** Field configurable throw[1]	BAA Buy America(n) Act Compliant

Notes
1 FCT optics ships standard in the WT (wide throw) mode. Upon installation, configuration can be changed to the FCT mode.

Accessories: *Order as separate catalog number.*	
RTKIT	Remote test kit, up to 40' away (includes goggles, laser and battery)

AFF SPACING GUIDELINES





Maximum Spacing Guidelines - AFF (WT)

Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes *
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg	62'	46'	69'	53'	200' Open Space 80/50/20 reflectances
10'		48'	34'	55'	46'	
12'		28'	22'	46'	41'	
14'		6'	N/A	38'	36'	

* Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

Maximum Spacing Guidelines - AFF (FCT)

Mounting Height	Illumination Level	Single Luminaire		Application Notes *
		3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg	24'	23'	200' Open Space 80/50/20 reflectances
10'		35'	35'	
12'		37'	31'	
14'		31'	N/A	

* Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-emergency@acuitybrands.com www.lithonia.com © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/02/22

AFF Affinity® Premium Die-Cast Architectural Emergency Light

SPECIFICATIONS

Electrical: Primary Circuit

Unit Type	Battery Type	Input Voltage(V)	Input Current(A)	Watts(W)
PEL WT	LTP	120-347	0.053-0.086	11.28
	LTP CW	120-347	0.089-0.167	20.39
PEL FCT	LTP	120-347	0.053-0.086	11.28
	LTP CW	120-347	0.089-0.167	20.39
OEL WT	LTP	120-347	0.025-0.032	2.50
	LTP CW	120-347	0.075-0.097	11.60
OEL FCT	LTP	120-347	0.025-0.032	2.50
	LTP CW	120-347	0.075-0.097	11.60
OELR WT	N/A	8-30	0.248 - 1.225	8.57*
OELR FCT	N/A	8-30	0.254 - 1.168	8.22*

*OELR watts data is in addition to the lamp heads on the product

BATTERY

Lithium Iron Phosphate					
Type	**Voltage**	**Typical Shelf Life[3]**	**Typical Life[3]**	**Maintenance[3]**	**Temperature range[3,4]**
STD	12.8V	1 year	6-8 years	none	32 - 122°F (0 - 50°C)
CW	12.8V	1 year	6-8 years	none	-22 - 122°F (-30 - 50°C)

Notes
1 At 77°F (25°C).
2 Battery life is negatively impacted by many variables including temperature, charging rates, number of cycles and deep discharges due to long periods of time without AC power.
3 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.
4 Temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges.

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Cert No. 6091 - LB No. 7055

REVISIONS		
NO.	DATE	DESCRIPTION
0	2022-06-24	INITIAL SUBMITTAL
1	2022-12-07	PERMIT COMMENT RESPONSE

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.04



RADEAN Bollard

LED Site Luminaire

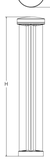
NIGHTTIME FRIENDLY · IDA APPROVED · Buy American · STATE 20

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.







Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options
RADB LED	P1	27K 2700 K	ASY Asymmetric [4]	MVOLT [1]	**Shipped installed**
	P2	30K 3000 K	SYM Symmetric	120	PE Photoelectric cell, button type [5]
	P3	35K 3500 K		208 [1]	DMG 0-10V dimming driver (no controls)
	P4	40K 4000 K		240 [1]	E7WH Emergency battery backup,Certified in CA Title 20 MAIDS) [2,7]
	P5 [3]	50K 5000 K		277	FAO Field adjustable output [6]
				347	PIR Motion sensor Bi-level [3,8,9]
				480	

Bollard top (required)			
Slim Top		**Tall Top**	
BTS	Slim top, painted to match shaft [7]	BTT	Tall top painted to match shaft [7]
BTSDWHXD	Slim top, white [7,8]	BTTDBLBXD	Tall top, black textured [8]
BTSDBLBXD	Slim top, black texture [7,8]	BTTDBLXD	Tall top, black [8]
BTSDBLXD	Slim top, black [7,8]	BTTDDBTXD	Tall top, dark bronze textured [8]
BTSDDBTXD	Slim top, dark bronze textured [7,8]	BTTDDBXD	Tall top, dark bronze [8]
BTSDDBXD	Slim top, dark bronze [7,8]	BTTDNATXD	Tall top, natural aluminum textured [8]
BTSDNATXD	Slim top, natural aluminum textured [7,8]	BTTDNAXD	Tall top, natural aluminum [8]
BTSDNAXD	Slim top, natural aluminum [7,8]	BTTDWHGXD	Tall top, white textured [8]
BTSDWHGXD	Slim top, white textured [8]	BTTDWHXD	Tall top, white [8]

Bollard crown (required)			
Deep Crown		**Flat Crown**	
BCC	Deep crown, painted to match shaft [9]	BCF	Flat crown, painted to match shaft [9]
BCCDWHXD	Deep crown, white [9]	BCFDBLBXD	Flat crown, black textured [4]
BCCDBLXD	Deep crown, black [9]	BCFDBLXD	Flat crown, black [9]
BCCDDBLBXD	Deep crown, black textured [4]	BCFDDBTXD	Flat crown, dark bronze textured [4]
BCCDDBTXD	Deep crown, dark bronze textured [4]	BCFDDBXD	Flat crown, dark bronze [9]
BCCDDBXD	Deep crown, dark bronze [9]	BCFDNATXD	Flat crown, natural aluminum textured [4]
BCCDNATXD	Deep crown, natural aluminum textured [4]	BCFDNAXD	Flat crown, natural aluminum [9]
BCCDNAXD	Deep crown, natural aluminum [9]	BCFDWHGXD	Flat crown, white textured [4]
BCCDWHGXD	Deep crown, white textured [4]	BCFDWHXD	Flat crown, white [9]

Other options	
H24 [6,9]	24" overall height
H30 [6,9]	30" overall height
H36 [6,9]	36" overall height
L/AB	Without anchor bolts

Finish (required)	
DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

1. PS only available in SYM distribution.
2. ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3. PIR not available with 208V or 240V.
4. PE only available with ASY.
5. PE, PIR and FAO not available with BTS.
6. E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7. PIR not available with E7WH.
8. Architectural and custom colors available (additional leadtimes and cost may apply).
9. 42" Height is standard. H24, H30 and H36 have longer leadtimes.

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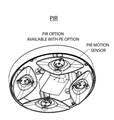
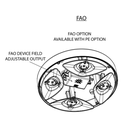
Options

PIR



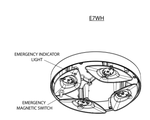
Only available with BTT tops

FAO



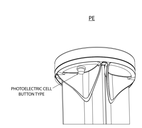
Only available with BTT tops

E7WH



Only available with ASY

PE



Only available with ASY

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD Finish*

Light Engines	Performance Package	System Watts	2700K Lumens	B	U	G	LPW	3000K Lumens	B	U	G	LPW	3500K Lumens	B	U	G	LPW	4000K Lumens	B	U	G	LPW	5000K Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

Electrical Load

	Current (Amp)						Current (Amp)	
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	@277V) (A)	Watts (@347V)	Watts (@480V)	(@347V) (A)	(@480V)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0753	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

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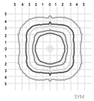
Photometric Diagrams

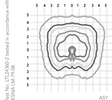
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADEAN Bollard homepage.

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').

LEGEND
0.1 fc
0.5 fc
1.0 fc
3.0 fc
4.0 fc



Test No. LL14362-2 tested in accordance with IESNA LM-79-08.



Test No. LT-23369 tested in accordance with IESNA LM-79-08.

FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. U.S. Patent No. D912,850S

BUY AMERICAN
This product is assembled in the USA and meets the Buy American government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.05

August 9, 2022

Tim Voelker
Utilities & Engineering Director
Public Works / Utilities & Engineering
Stuart, FL 34994

(772) 288-5332

Re: Traffic Analysis for Land Use Plan Amendment – Worst Case Scenario Supplement Analysis
151 NW Flagler Avenue, Stuart, FL

Dear Mr. Voelker,

WGI, Inc. has been retained by Gulf Building, LLC to prepare a Traffic Impact Analysis (TIA) for the proposed boat maintenance and sales building located at 151 NW Flagler Avenue in the City of Stuart, Martin County, Florida. The development plans to include an 18.72 KSF boat maintenance/sales building. The proposed site is located on the east side of NW Flagler Ave and west of NW Federal Highway in the City of Stuart. The buildout for the project is expected in 2024. **Figure 1** shows the study site map.

LAND USE PLAN AMENDMENT

The City of Stuart has requested that a supplemental traffic analysis be prepared that addresses the potential max development for the site. The current land use is Industrial, and the proposed land use is Marine Industrial. The maximum allowable square footage is 234,440 with an FAR of 3.0 and a lot size of 1.794 acres. The land use high cube warehouse was applied as a worst-case trip generation for the current future land use. The highest allowable use for the proposed future land use of Marine Industrial is commercial retail space. Residential use is also allowed under Marine Industrial, but this would support the development of only 27 residential units which would generate substantially less traffic compared to 234,440 SF of commercial space.

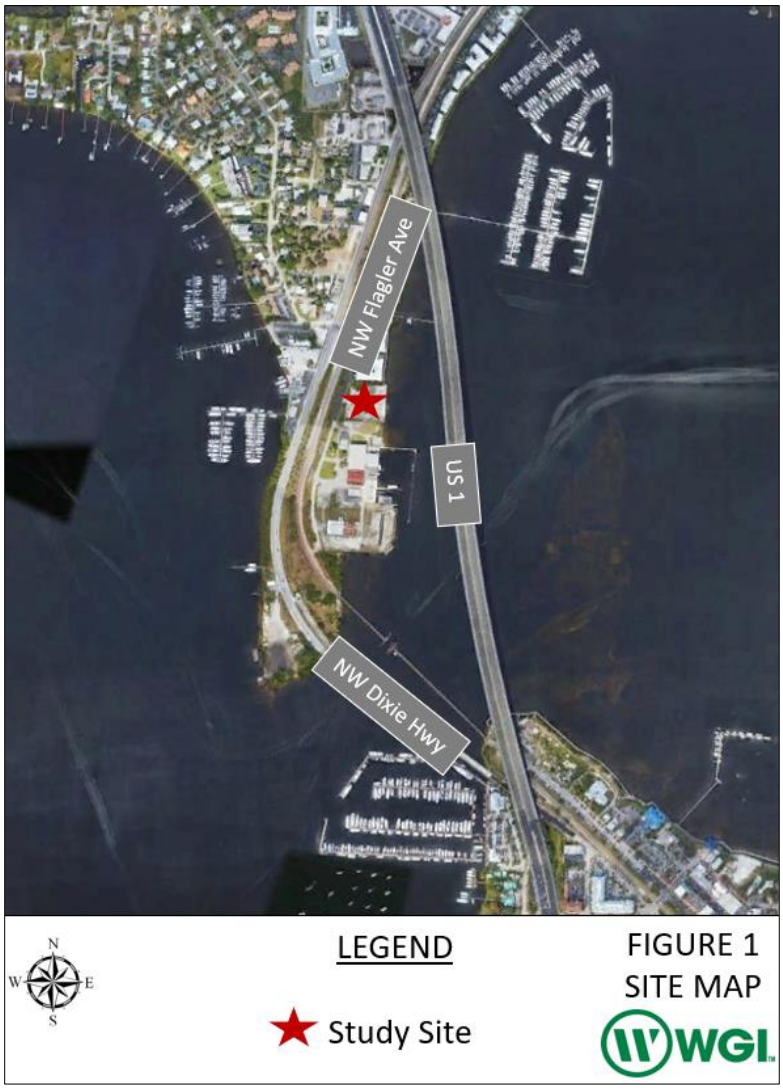


Figure 1: Site Map – 151 NW Flagler Project

TRIP GENERATION METHODOLOGY

The vehicular trip generation estimate aims to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, etc.) during peak periods. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *11th Edition* was applied for the trip generation analysis because of its widely accepted methodology. Since the project is not a mixed-use development no internal capture was assumed. The land uses High-Cube Fulfillment Center Warehouse (ITE land use code 155) and Shopping Center (ITE land use code 820) were applied for the analysis of the current and proposed future land uses, respectively.

Table 1 provides the comparison of the projected trip generation for the existing and proposed future land uses for a typical weekday and the AM and PM peak hours.

Table 1: Trip Generation Rates

Daily

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=6.44(X)	50%	50%	755	755	1,510
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=37.01(X)	50%	50%	4,338	4,338	8,677
	TOTALS (Proposed - Existing)							3,583	3,583	7,167

AM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=0.87(X)	81%	19%	165	39	204
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=0.84(X)	62%	38%	122	75	197
	TOTALS (Proposed - Existing)							(43)	36	(7)

PM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=1.20(X)	39%	61%	110	172	281
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=3.40(X)	48%	52%	383	414	797
	TOTALS (Proposed - Existing)							273	243	516

Source: WGI, 2022.

ROADWAY LINK ANALYSIS

The land use plan analysis requires a five-year and long-range roadway capacity analysis. **Tables 2a and 2b** summarize the five-year impacts for the AM and PM peak hour at 50% project build-out (e.g., 50% of the project traffic) for the year 2027. **Table 3** summarizes the 2040/2045 long range traffic conditions for the PM peak hour at full-build out. The long-range roadway capacity analysis evaluates only the incremental change between the existing and proposed future land use scenarios.

If this intense land use was able to be constructed, the impact would exceed 5% or more of the roadway capacity for almost all roadway segments in the study area except portions of Flagler Avenue for both the 5-year and long-range analysis. However, the total projected peak hour traffic is not projected to exceed any roadway segments LOS D directional distribution roadway capacity for either the 5-year or long-range analysis. This shows that the roadway segments in the study area should be able to effectively support future roadway peak hour volumes.

Table 2a: Five-Year Roadway Link Analysis (AM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	Committed Trips	2027 Volume Peak Hour Peak Direction [2]	LOS D Directional Peak Hour [1]	Directional Peak Project Volume [4]	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	no	0.332	147	1.016	12	176	880	27	45%	3.12%	204	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	no	0.668	296	1.016	14	345	880	17	45%	1.91%	362	Yes
	Fern St	Wright	NB	OUT	2L	no	0.332	147	1.016	12	176	880	17	45%	1.91%	193	Yes
	Fern St	Wright	SB	IN	2L	no	0.668	296	1.016	10	341	880	27	45%	3.12%	368	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	0.681	49	1.016	0	54	675	37	100%	5.54%	91	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	0.319	23	1.016	0	25	675	61	100%	9.04%	86	Yes
	Fern St	Alice	NB	OUT	2L	no	0.681	49	1.016	21	75	675	4	10%	0.55%	79	Yes
	Fern St	Alice	SB	IN	2L	no	0.319	23	1.016	22	47	675	6	10%	0.90%	53	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	0.681	49	1.016	21	75	750	55	90%	7.33%	130	Yes
	Dixie	Flagler	WB	OUT	2L	no	0.319	23	1.016	22	47	750	34	90%	4.49%	81	Yes

[1] 2020 FDOT Quality Level of Services Handbook Tables

[2] Turning movement peak hour counts on 8/11/2021, except Dixie which are from JIuly 2020, grown 7 years

[3] Martin County 2019 Level of Service Inventory Report

[4] Estimated 50% of max development would occur by 2027

Source: WGI, 2022.

Table 2b: Five-Year Roadway Link Analysis (PM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	Committed Trips	2027 Volume Peak Hour Peak Direction [2]	LOS D Directional Peak Hour [1]	Directional Peak Project Volume [4]	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	yes	0.332	416	1.016	12	477	880	86	45%	9.78%	563	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	yes	0.668	180	1.016	14	215	880	93	45%	10.60%	308	Yes
	Fern St	Wright	NB	OUT	2L	yes	0.332	416	1.016	12	477	880	93	45%	10.60%	570	Yes
	Fern St	Wright	SB	IN	2L	yes	0.668	180	1.016	10	211	880	86	45%	9.78%	297	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	0.681	28	1.016	0	31	675	207	100%	30.70%	238	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	0.319	52	1.016	0	57	675	191	100%	28.34%	248	Yes
	Fern St	Alice	NB	OUT	2L	no	0.681	28	1.016	21	52	675	21	10%	3.07%	73	Yes
	Fern St	Alice	SB	IN	2L	no	0.319	52	1.016	22	79	675	19	10%	2.83%	98	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	0.681	28	1.016	21	52	750	172	90%	22.96%	224	Yes
	Dixie	Flagler	WB	OUT	2L	yes	0.319	52	1.016	22	79	750	187	90%	24.87%	266	Yes

[1] 2020 FDOT Quality Level of Services Handbook Tables

[2] Turning movement peak hour counts on 8/11/2021, except Dixie which are from JIuly 2020, grown 7 years

[3] Martin County 2019 Level of Service Inventory Report

[4] Estimated 50% of max development would occur by 2027

Source: WGI, 2022.

Table 3: Long-Range Roadway Link Analysis (PM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	2040/2045 AADT	K Factor	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	2045 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	2045 Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	yes	10,234	0.09	0.698	416	1.016	619	880	123	45%	13.95%	741	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	yes	10,234	0.09	0.302	180	1.016	183	880	109	45%	12.42%	292	Yes
	Fern St	Wright	NB	OUT	2L	yes	10,234	0.09	0.698	416	1.016	423	880	109	45%	12.42%	532	Yes
	Fern St	Wright	SB	IN	2L	yes	10,234	0.09	0.302	180	1.016	183	880	123	45%	13.95%	306	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	na	na	0.350	28	1.016	28	675	243	100%	35.98%	271	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	na	na	0.650	52	1.016	53	675	273	100%	40.43%	326	Yes
	Fern St	Alice	NB	OUT	2L	yes	na	na	0.350	28	1.016	28	675	24	10%	3.60%	53	Yes
	Fern St	Alice	SB	IN	2L	yes	na	na	0.650	52	1.016	53	675	27	10%	4.04%	80	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	na	na	0.350	28	1.016	28	750	246	90%	32.75%	274	Yes
	Dixie	Flagler	WB	OUT	2L	yes	na	na	0.650	52	1.016	53	750	219	90%	29.15%	271	Yes

In accordance with the state and local laws the applicant could mitigate their impacts at the time of site plan development through mitigations or a developer agreement such as a "proportionate share agreement". Therefore, the proposed land use could be accommodated even in the worst-case scenario. The Worst-Case Scenario Supplemental Traffic Analysis for the proposed Land Use Plan amendment for 151 NW Flagler followed the procedures and outline defined in the City of Stuart Land Development Code. Please let us know if there are any comments/questions. Please contact me via email at David.taxman@wginc.com or via telephone at (954) 556-7894 if you have any questions.

Respectfully submitted,

WGI, Inc.





David Taxman, P.E.
Mobility Market Leader

Attachments: ITE Land Use Code 155 and 820 worksheets

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

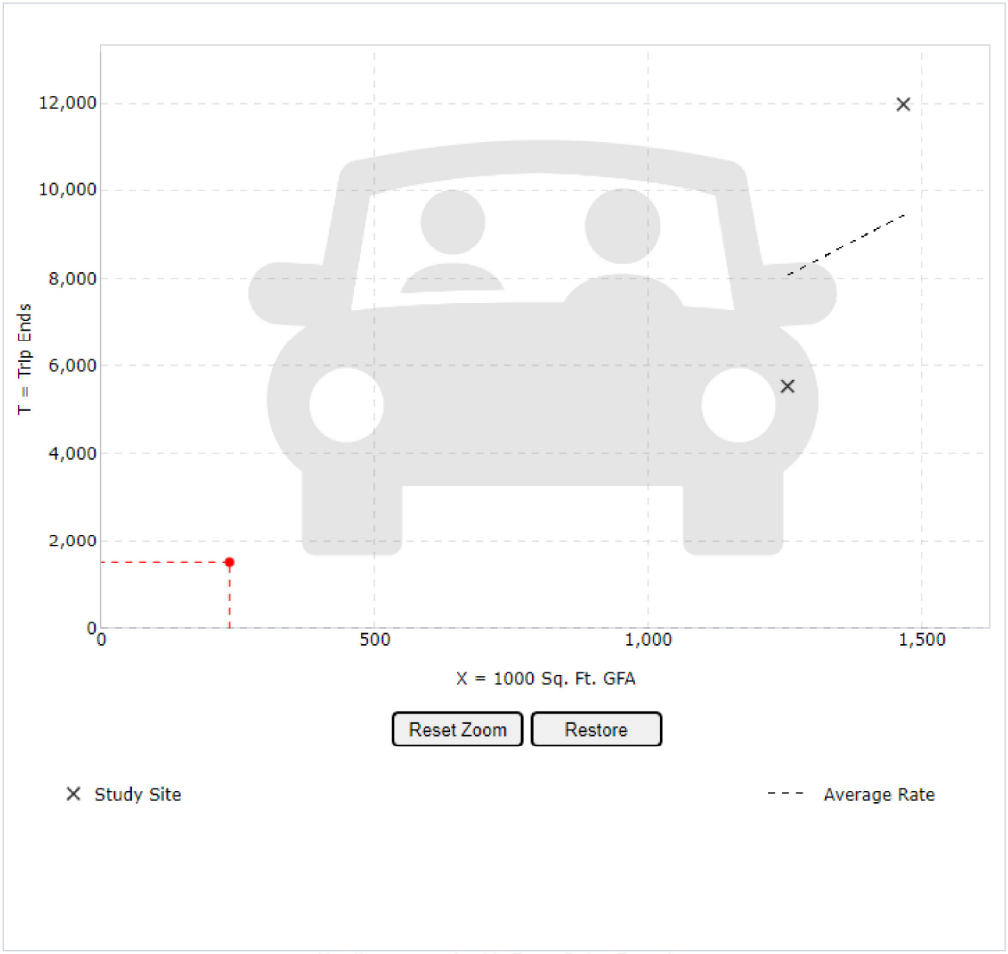
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
1360

Average Rate:
6.44

Range of Rates:
4.41 - 8.18

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1510 (Total), 755 (Entry), 755 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehouse

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

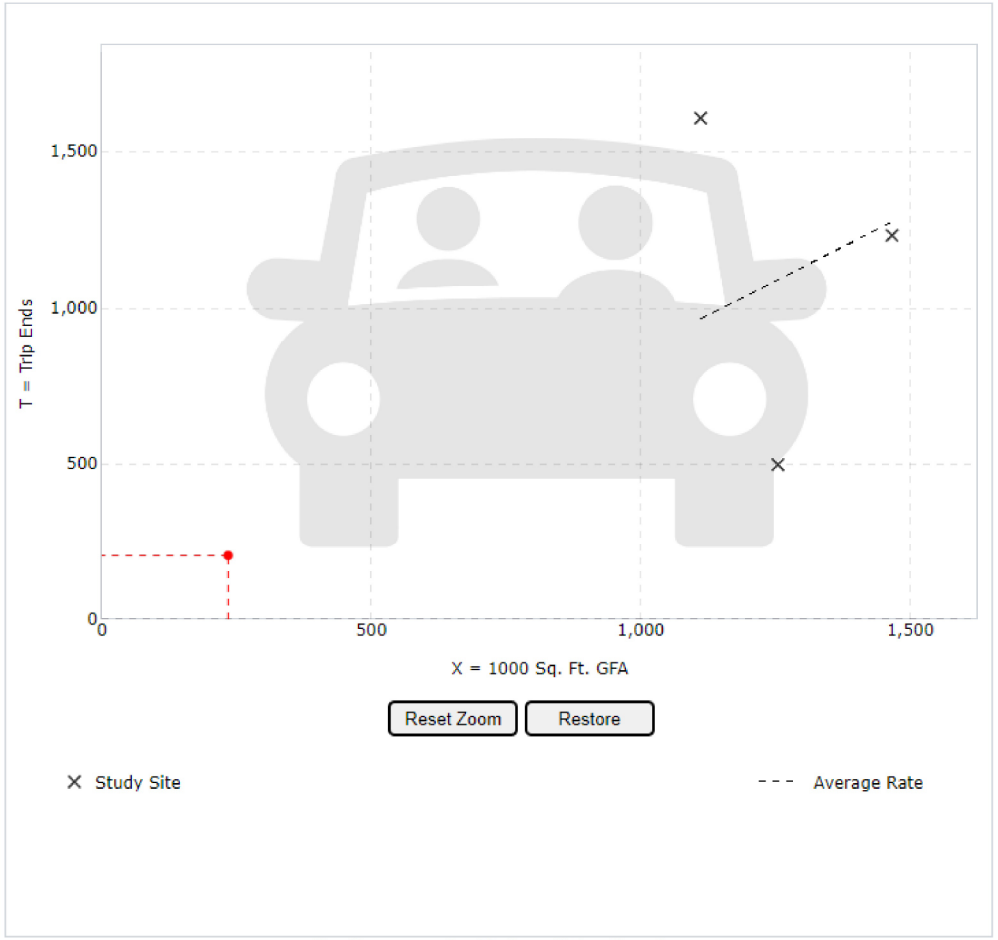
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
3

Avg. 1000 Sq. Ft. GFA:
1277

Average Rate:
0.87

Range of Rates:
0.40 - 1.45

Standard Deviation:
0.51

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
81% entering, 19% exiting

Calculated Trip Ends:
Average Rate: 204 (Total), 165 (Entry), 39 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

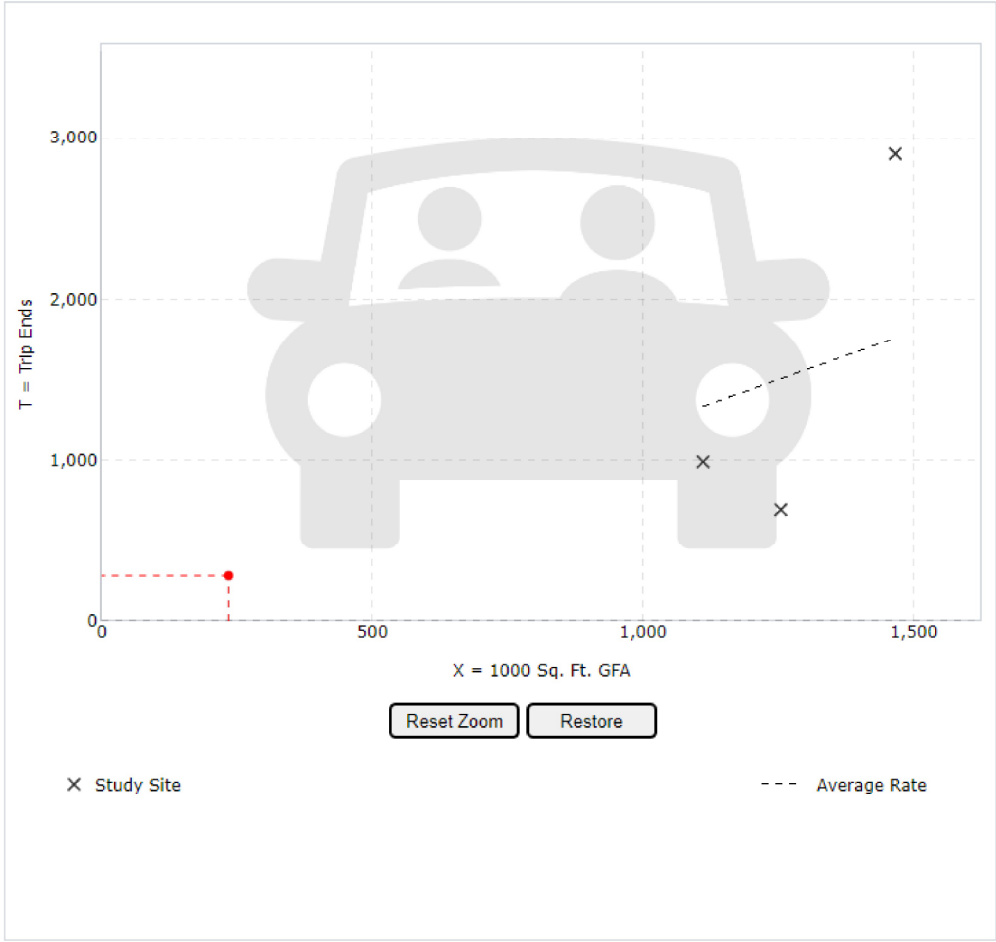
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
3

Avg. 1000 Sq. Ft. GFA:
1277

Average Rate:
1.20

Range of Rates:
0.55 - 1.98

Standard Deviation:
0.77

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
39% entering, 61% exiting

Calculated Trip Ends:
Average Rate: 281 (Total), 109 (Entry), 172 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
820

LAND USE GROUP:
(800-899) Retail

LAND USE :
820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

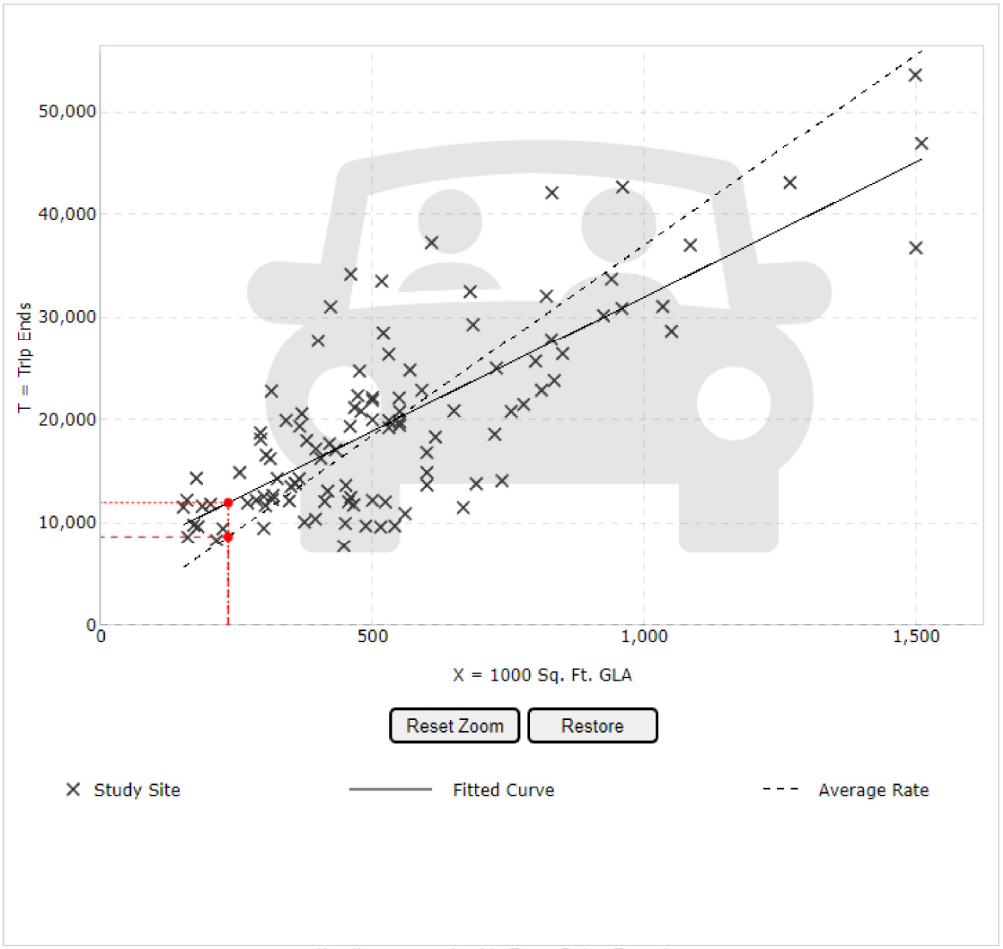
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Shopping Center (>150k) (820) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
108

Avg. 1000 Sq. Ft. GLA:
538

Average Rate:
37.01

Range of Rates:
17.27 - 81.53

Standard Deviation:
12.79

Fitted Curve Equation:
T = 26.11(X) + 5863.73

R^2:
0.60

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 8677 (Total), 4338 (Entry), 4339 (Exit)
Fitted Curve: 11985 (Total), 5992 (Entry), 5993 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

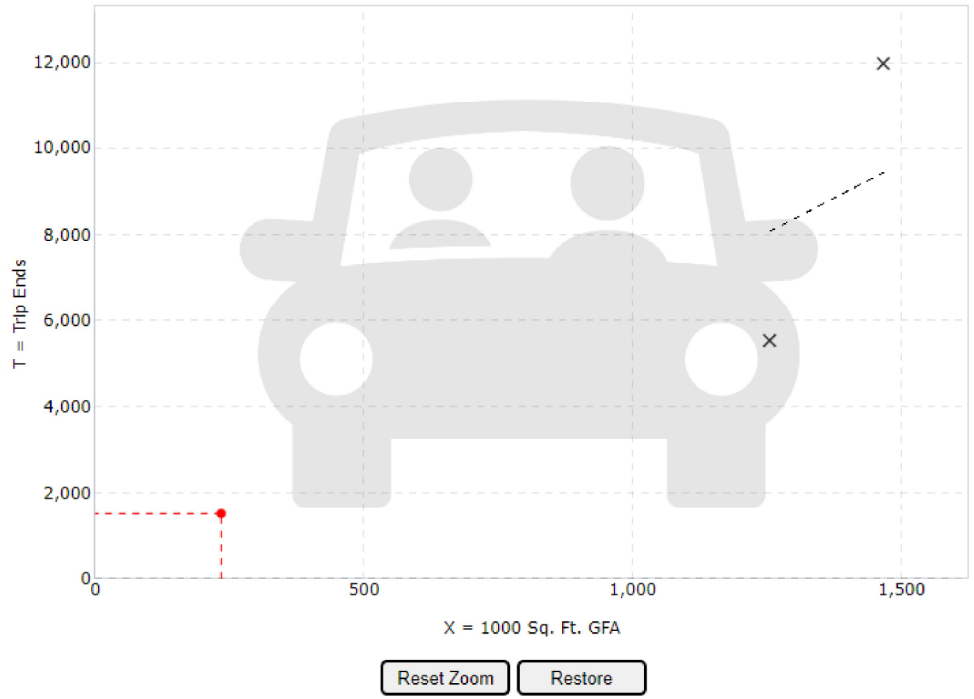
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
1360

Average Rate:
6.44

Range of Rates:
4.41 - 8.18

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1510 (Total), 755 (Entry), 755 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
820

LAND USE GROUP:
(800-899) Retail

LAND USE :
820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

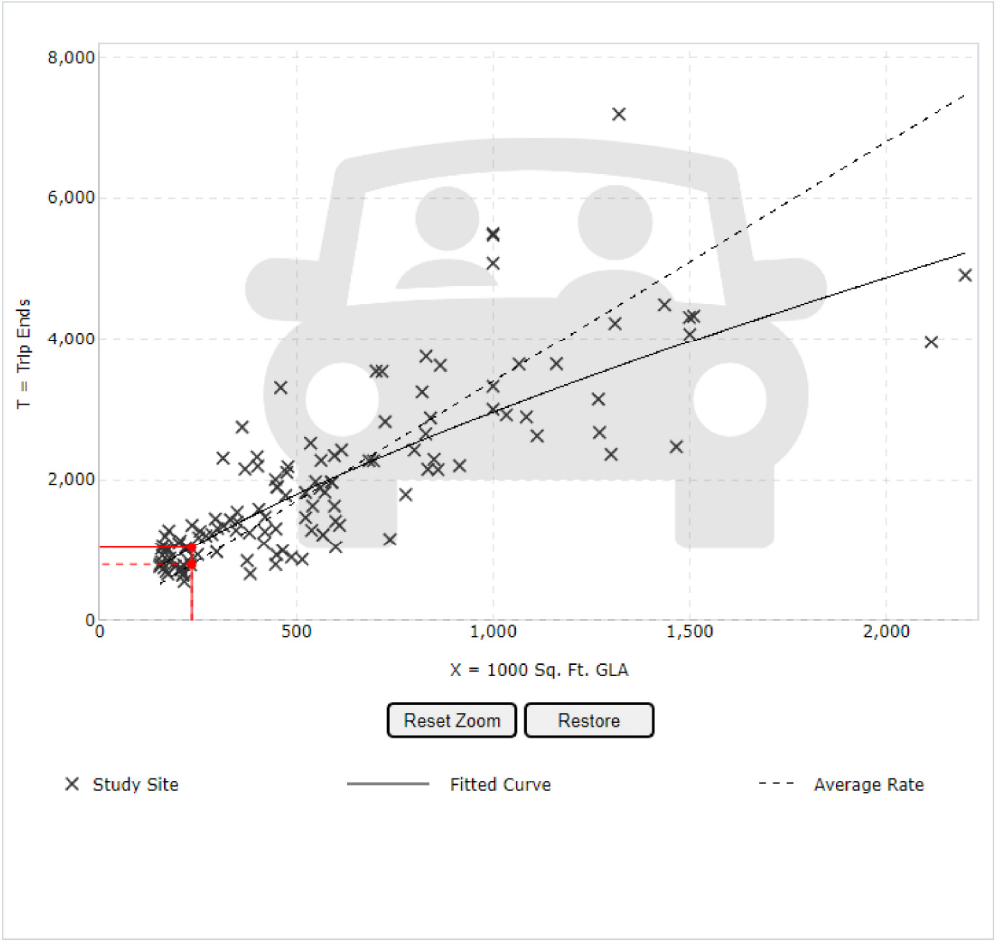
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Shopping Center (>150k) (820) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
126

Avg. 1000 Sq. Ft. GLA:
581

Average Rate:
3.40

Range of Rates:
1.57 - 7.58

Standard Deviation:
1.26

Fitted Curve Equation:
Ln(T) = 0.72 Ln(X) + 3.02

R^2:
0.70

Directional Distribution:
48% entering, 52% exiting

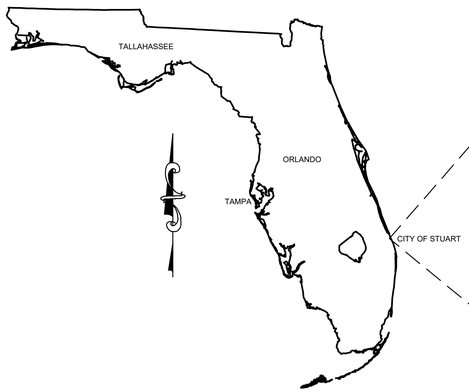
Calculated Trip Ends:
Average Rate: 797 (Total), 383 (Entry), 414 (Exit)
Fitted Curve: 1042 (Total), 500 (Entry), 542 (Exit)

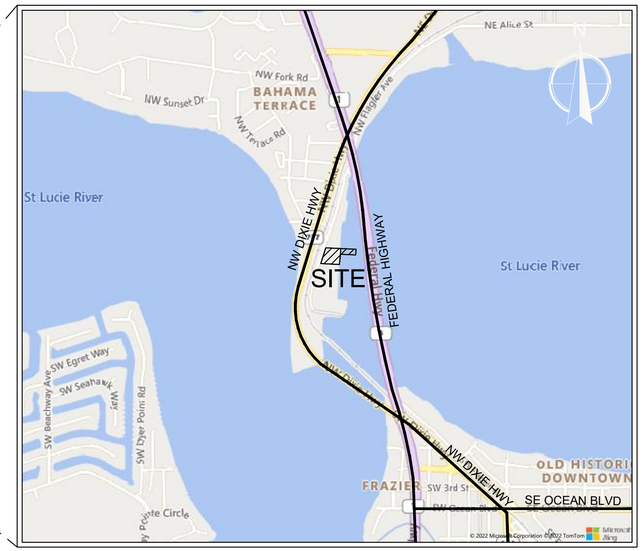
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
PRELIMINARY ENGINERING PLANS

PREPARED FOR:

WILLIS CUSTOM YACHTS

LOCATION MAP





PROJECT LOCATED IN
SECTION 32 / TOWNSHIP 37 SOUTH / RANGE 41 EAST
MARTIN COUNTY, FL

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-01	COVER
C-02	PRELIMINARY ENGINEERING PLANS
C-03	PRELIMINARY WATER & SEWER PLANS
C-04	CONSTRUCTION DETAILS
C-05	CONSTRUCTION DETAILS
C-06	CONSTRUCTION DETAILS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589
June 24, 2022

NO:	DATE:	DESCRIPTION:
0	2022-06-28	INITIAL SUBMITTAL
1	2023-01-11	1ST RESUBMITTAL

DRAWN DATE:	01/11/2023
DRAWN BY:	GAT/DL
CHECKED BY:	TD
PROJECT #:	7399.01

PRELIMINARY
ENGINERING PLANS

SHEET #:	TOTAL SHEETS
C-01	06

LANDUSE:

	ACREAGE	Percent:
Buildings	0.35	25.8%
Pavements/Walks	0.67	48.9%
Dry Detention Bottom (V)	0.06	4.5%
Dry Detention Bank (H)	0.06	4.5%
Open Space	0.22	16.3%
TOTAL AREA:	1.36	100.0%
Total Impervious:	1.02	74.78%
Total Pervious:	0.34	25.22%

FLOODZONE:

FLOOD ZONE: AE (EL 5' NAVD)
FIRM PANEL 12085C0134H

GENERAL NOTES:
1. ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). NGVD29 = NAVD88 + 1.48'
2. THE UTILITY AND DRAINAGE IMPROVEMENTS PROPOSED ARE PRELIMINARY AND SUBJECT TO CHANGE.
3. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTION INFORMATION WITH THE PROPOSED BUILDING.
4. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.

UTILITY NOTES:
1. WATER, SEWER, AND FIRE PROTECTION SERVICE WILL BE PROVIDED BY THE CITY OF STUART UTILITIES DEPARTMENT VIA CONNECTIONS TO EXISTING MAINS LOCATED ON THE WESTERN PROPERTY BOUNDARY.
2. ALL UTILITY DESIGN AND CONSTRUCTION WILL BE IN CONFORMANCE WITH THE LATEST STANDARDS OF THE CITY OF STUART AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA).
3. THE ON-SITE UTILITY SYSTEM FOR WATER, SEWER, AND FIRE PROTECTION WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER OR A DESIGNATED PROPERTY OWNERS ASSOCIATION UPON PROPER LEGAL ESTABLISHMENT.
4. ALL POINTS OF SERVICE FOR WATER AND SEWER SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY.
5. THE PROPOSED GRAVITY SEWER WILL COLLECT WASTEWATER FROM THE BUILDING AND CONVEY IT TO THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY.
6. THE DEVELOPER SHALL FILE ALL REQUIRED PERMITS AND AGREEMENTS PRIOR TO CONSTRUCTING OR MODIFYING ANY PORTION OF UTILITY INFRASTRUCTURE ASSOCIATED WITH THE APPROVED SITE PLAN.
7. THE DEVELOPMENT WILL RECEIVE ELECTRICAL AND COMMUNICATION SERVICE FROM LOCAL PROVIDER SYSTEMS. PRIOR TO CONSTRUCTION COMPLETION THE DEVELOPER SHALL PROVIDE EASEMENTS FOR ON-SITE PRIVATE ELECTRICAL AND COMMUNICATION UTILITIES WHERE REQUIRED.

DRAINAGE NOTES:
1. THE PROPOSED PROJECT WILL IMPLEMENT A STORM WATER MANAGEMENT SYSTEM WHICH INCLUDES INLETS, EXFILTRATION TRENCH, AND DRY DETENTION AREAS. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CITY OF STUART, MARTIN COUNT, AND FLORIDA DEPARTMENT OF TRANSPORTATION.
2. THE PROJECT WILL PROVIDE THE REQUIRED PRETREATMENT AND NURTIENT REMOVAL WITHIN THE DRY DETENTION AND EXFILTRATION PRIOR TO DISCHARGE TO THE ST. LUCIE RIVER.
3. THE PROJECT WILL REQUIRE A NEW INDIVIDUAL PERMIT APPLICATION WITH SFWMD.

LEGEND

- ASPHALT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- DRY DETENTION BASIN

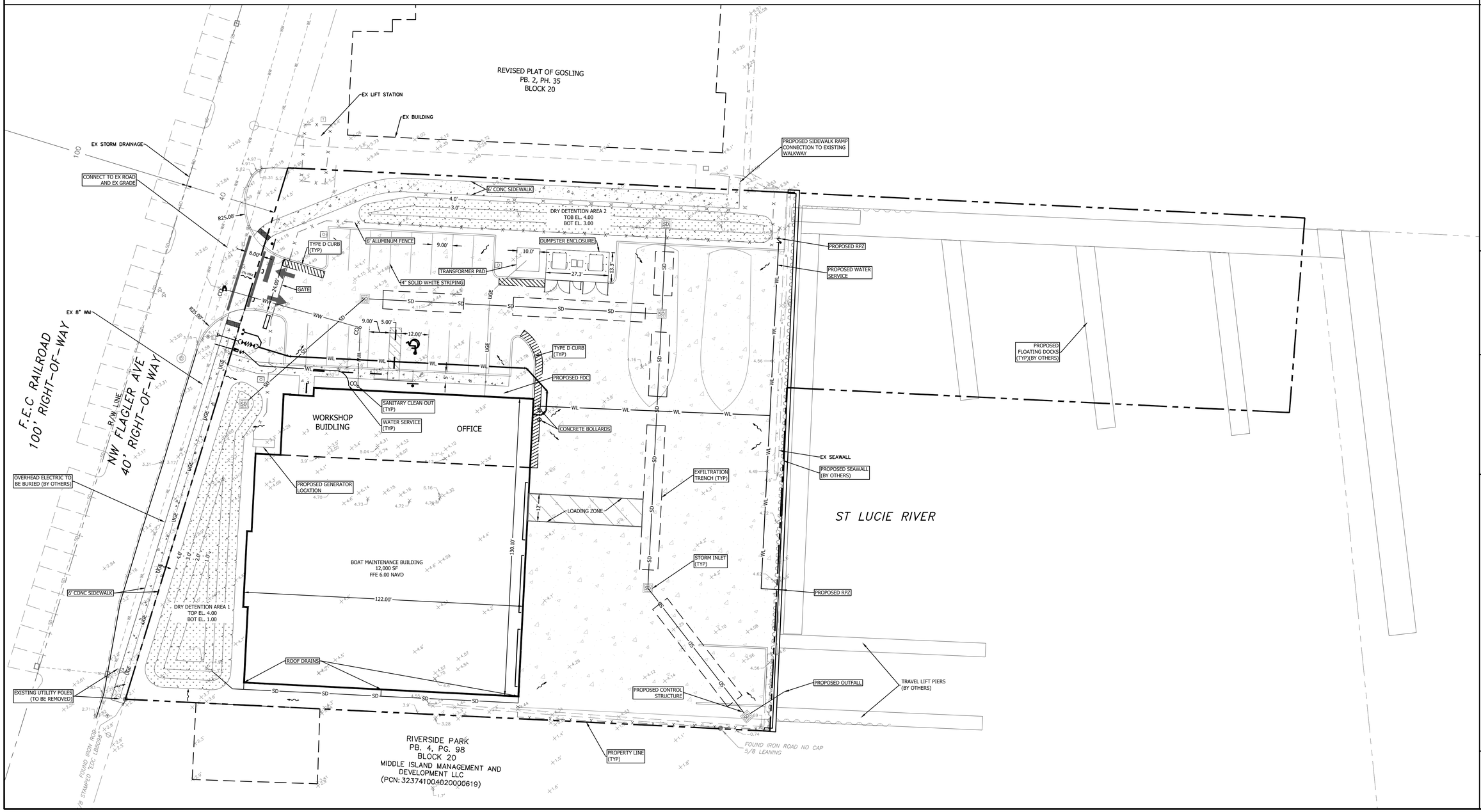
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK
- ACCESSIBLE ROUTE (ADA)
- WL — WATER LINE
- WL — EX WATER LINE
- WW — WASTEWATER LINE
- WW — EX WASTEWATER LINE
- SD — STORM DRAIN LINE
- SD — EX STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- X — X — X — FENCE

N

0 10 20 40

SCALE: 1" = 20'



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

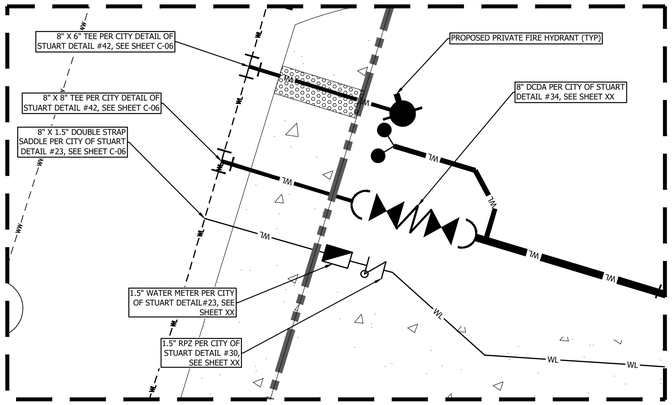
CAD 7399.02\PRELIMINARY ENG\DWG
JOB NO. 7399.01
DRAWN BY GAT/DL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
PRELIMINARY ENGINEERING PLANS

SHEET:
C-02

Gannet Xrefs# P:\7300\7399.02 151 NW Flagler Ave Eval\Civil\10-Site\7399.02e-Preliminary Eng.dwg — Plotted: 11/11/2023 11:10:52 AM Saved: 6/27/2022 3:33:43 PM



INSET A
SCALE: 1" = 10'

UTILITY NOTES:
1. WATER, SEWER, AND FIRE PROTECTION SERVICE WILL BE PROVIDED BY THE CITY OF STUART UTILITIES DEPARTMENT VIA CONNECTIONS TO EXISTING MAINS LOCATED ON THE WESTERN PROPERTY BOUNDARY.
2. ALL UTILITY DESIGN AND CONSTRUCTION WILL BE IN CONFORMANCE WITH THE LATEST STANDARDS OF THE CITY OF STUART AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA).
3. THE ON-SITE UTILITY SYSTEM FOR WATER, SEWER, AND FIRE PROTECTION WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER OR A DESIGNATED PROPERTY OWNERS ASSOCIATION UPON PROPER LEGAL ESTABLISHMENT.
4. ALL POINTS OF SERVICE FOR WATER AND SEWER SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY.
5. THE PROPOSED GRAVITY SEWER WILL COLLECT WASTEWATER FROM THE BUILDING AND CONVEY IT TO THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY.
6. THE DEVELOPER SHALL FILE ALL REQUIRED PERMITS AND AGREEMENTS PRIOR TO CONSTRUCTING OR MODIFYING ANY PORTION OF UTILITY INFRASTRUCTURE ASSOCIATED WITH THE APPROVED SITE PLAN.
7. THE DEVELOPMENT WILL RECEIVE ELECTRICAL AND COMMUNICATION SERVICE FROM LOCAL PROVIDER SYSTEMS. PRIOR TO CONSTRUCTION COMPLETION THE DEVELOPER SHALL PROVIDE EASEMENTS FOR ON-SITE PRIVATE ELECTRICAL AND COMMUNICATION UTILITIES WHERE REQUIRED.

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ### EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

N

0 10 20 40
SCALE: 1" = 20'

CONNECT TO EX SANITARY STUB
11 LF 8" PVC
10 LF 8" PVC
EX SANITARY SEWER MH
CAP EXISTING WATER SERVICE TO BE ABANDONED
INSET A
113 LF 8" PVC
8" 45° BEND
18 LF 8" PVC
8" 45° BEND
16 LF 8" PVC
8" 45° BEND
103 LF 1.5" PVC
74 LF 1.5" PVC
76 LF 1.5" PVC
11 LF 1.5" PVC
9 LF 1.5" PVC
9 LF 1.5" PE
43 LF 1.5" PE
SANITARY CLEAN OUT (TYP)
WATER SERVICE (TYP)
F.E.C RAILROAD
100' RIGHT-OF-WAY
P.O.B. LINE
NW FLAGLER AVE
40' RIGHT-OF-WAY
ST LUCIE RIVER
RIVERSIDE PARK
PB. 4, PG. 98
BLOCK 20
MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT LLC
(PCN: 32374100402000619)

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

REVISIONS

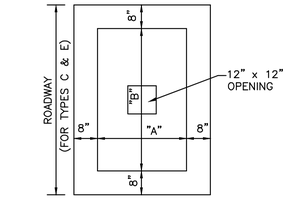
CAD 7399\02\WS\DWG	
JOB NO.	7399.01
DRAWN BY	GAT/DL
CHECK BY	TD
DATE	2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
PRELIMINARY WATER & SEWER PLANS

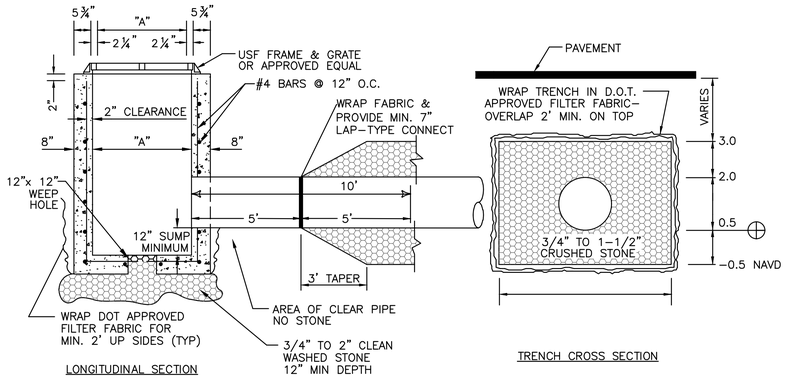
SHEET:
C-03

Gamez Vassel P:\7300\7399.02 151 NW Flagler Ave\Engr\Civil\10x30\sht\7399.02 WS.dwg — Plotted: 1/11/2023 3:01:28 PM Sheet: 1/11/2023 3:01:09 PM



PLAN

TYPE INLET	DIMENSIONS		MAX. DIAM. PIPE	
	"A"	"B"	SHORT SIDE	LONG SIDE
"C"	2'–0"	3'–1"	18"	24"
"E"	3'–0"	4'–6"	24"	42"



LONGITUDINAL SECTION

TRENCH CROSS SECTION

NOTES:
COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D–1557.

PROVIDE EYEBOLT PER F.D.O.T. INDEX 201

INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

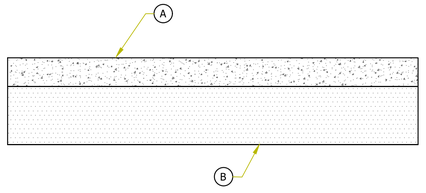
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS. GRATES FOR TYPE "C" TO BE USF 6212 OR EQUAL. TYPE "E" TO BE USF 6290 OR EQUAL.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST–IN–PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

EXFILTRATION TRENCH DETAIL

SCALE: NONE



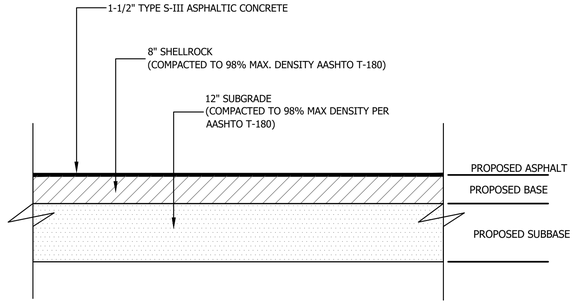
MATERIALS AND SPECIFICATIONS:
(CONCRETE PAVEMENT)

(A) 6" 4,000 PSI 28 DAY COMPRESSIVE STRENGTH CONCRETE

(B) 12" STABILIZED SUBGRADE COMPACTED TO MIN. 98% OF MODIFIED PROCTOR (ASTM D 1557), MIN. LBR OF 40

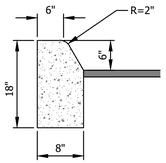
TYPICAL CONCRETE SECTION

SCALE: NONE



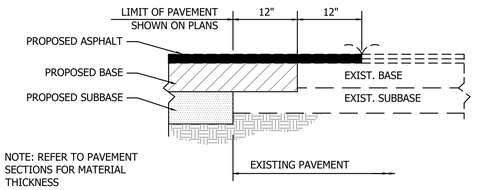
TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE



TYPE "D" CURB

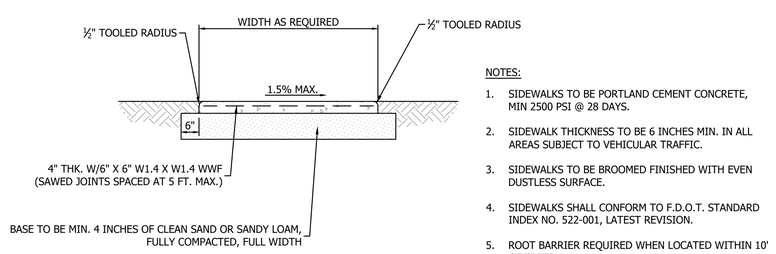
SCALE: NONE



NOTE: REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE

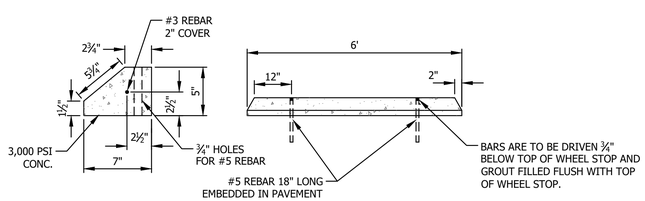


NOTES:

1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 2500 PSI @ 28 DAYS.
2. SIDEWALK THICKNESS TO BE 6 INCHES MIN. IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.
3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
4. SIDEWALKS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 522-001, LATEST REVISION.
5. ROOT BARRIER REQUIRED WHEN LOCATED WITHIN 10' OF TREES.

STANDARD SIDEWALK SECTION

SCALE: NONE



CONCRETE WHEEL STOP

SCALE: NONE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

REVISIONS

CAD 7399\02\PDD\DETAILS.DWG
JOB NO. 7399.01
DRAWN BY GAT/DL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

SHEET:
C-04

Gomez Vassi P:\7300\7399.02 151 NW Flagler Ave Stuart\Civil\10-Drs\7399.02 PDD Details.dwg — Plotted: 11/12/2023 11:14:03 AM Saved: 11/12/2023 11:05:17 AM

CITY OF STUART
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150 OR 235, DR (18).
3. MIN. CLASS 50 WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C-150/A-21.50 OR ANSI/AWWA C-151/A-21.51 AND SHALL BE PRESSURE CLASS 350 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR. ALL PIPE REQUIRES THHN TRACER WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE RESILIENT WEDGE SEAT. VALVES SHALL CONFORM TO AWWA C-509, AS WELL AS THE CITY OF STUART'S APPROVED PRODUCTS LIST.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART'S DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY, THE COUNTY AND FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND CITY/COUNTY/FDOT.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF STUART AND COUNTY/FDOT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, THE CITY, COUNTY/FDOT AND ANY OTHER APPLICABLE AGENCIES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36" FOR MAINS 8" IN DIAMETER OR LESS AND 48" FOR MAINS 10" IN DIAMETER OR MORE, EXCEPT AS APPROVED BY THE ENGINEER AND CITY/COUNTY/FDOT.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-601 FOR DISINFECTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
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CITY OF STUART
WATER DISTRIBUTION NOTES
(CONTINUED)

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE CITY OF STUART ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING SLEEVE AND VALVE. REVERSE TAPS ARE STRICTLY PROHIBITED (TAPS ON MAIN ARE TO BE ON THE SAME SIDE AS THE PROPSED METER LOCATION).
19. SAMPLE POINT TAPS SHALL BE PLACED APPROXIMATELY 3 FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINES, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS, AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
20. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND CITY OF STUART REQUIREMENTS, MORE STRINGENT SHALL APPLY.
21. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600.

$$L = \frac{SD(P)^{1/2}}{133,200}$$ OR CURRENT AWWA STANDARD

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

22. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
23. 10 FEET MINIMUM HORIZONTAL AND 12 INCHES MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
24. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
25. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 2

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) SDR-26, GREEN IN COLOR.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY, AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY. IN CASES WHERE AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, CITY OF STUART UTILITIES & ENGINEERING DEPT., COUNTY/FDOT AND ANY OTHER NECESSARY AGENCY SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER, CITY, OR COUNTY/FDOT.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF STUART 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18 (12" AND SMALLER), OR DR-21, AWWA C-905 (14" AND LARGER).
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR. WASTEWATER FORCE MAIN SHALL HAVE THHN WIRE & LOCATOR TAPE WITH "SEWER" MARKED ON TAPE.
15. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS COPPER WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 3

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES
(CONTINUED)

17. MINIMUM COVER SHALL BE 48 INCHES, PIPES WITH LESS COVER REQUIRE PRIOR APPROVAL OF THE ENGINEER AND CITY OF STUART AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED.
19. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.
20. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 4

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN LESS THAN 12 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARENCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

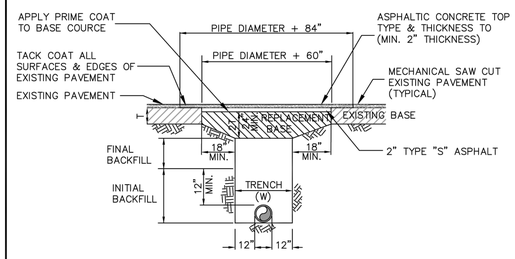
   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 350, MINIMUM. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER & SEWER CONFLICT NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 5



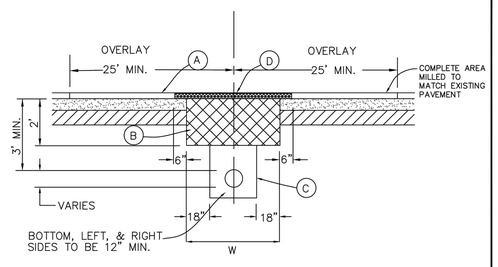
LIMEROCK, SAND-CLAY, SHELL, ETC.
6" LAYERS, COMPACTED THICKNESS.

DENSITY REQUIREMENTS:
98% UNDER ROADWAY / WITHIN 3' OF E.O.P.
95% SHOULDER PAVEMENT.
(METHOD: AASHTO T-180)

NOTES:

PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ARTERIAL STREETS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	UTILITY ROAD CUT PAVEMENT RESTORATION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 6



(A) OVERLAY SHALL EXTEND 25' BEYOND TRENCH WALL ON BOTH SIDES OF ROAD CUT. MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP x WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.

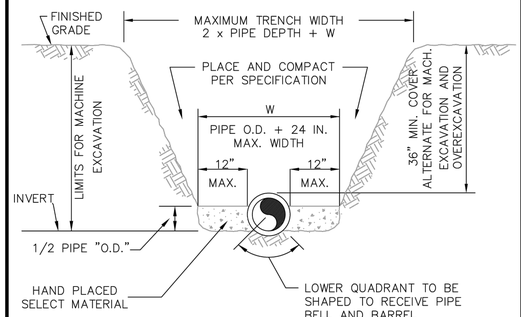
(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 98% DENSITY AS DETERMINED BY AASHTO T-180.

(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF D. ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180.
3. FINAL ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MILLED TO MATCH EXISTING ASPHALT.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED 90°.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO (2) DENSITY TESTS SHALL BE TAKEN FOR EACH 6" LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN 6-1/2" THE BASE SHALL BE CONSTRUCTED IN TWO (2) OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE UTILITIES & ENGINEERING DEPT. AND/OR THE ENGINEER OF RECORD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	PAVEMENT RESTORATION (ASPHALT)	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 8



NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2. INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-180.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	TYPICAL TRENCH CONSTRUCTION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 10

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

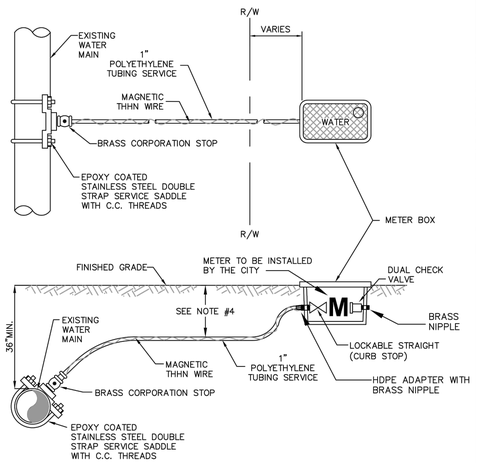
CAD 7399.02\PDD DETAILS.DWG
JOB NO. 7399.01
DRAWN BY GA/TDL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

SHEET:
C-05

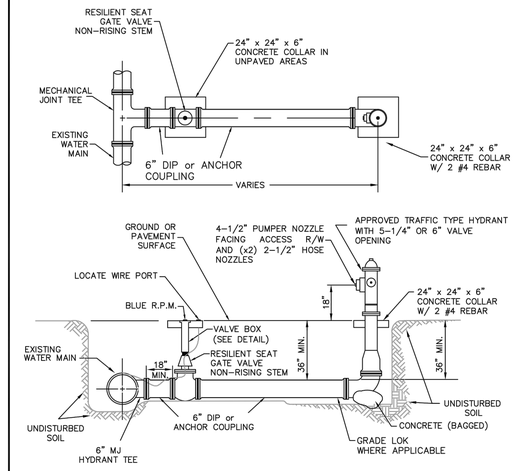
Gianet Vasquez P:\7300\7399.02 151 NW Flagler Ave Eval\Civil\10-Dsn\7399.02-PDD Details.dwg — Plotted: 1/11/2023 11:14:23 AM Saved: 1/11/2023 11:06:17 AM



NOTES:

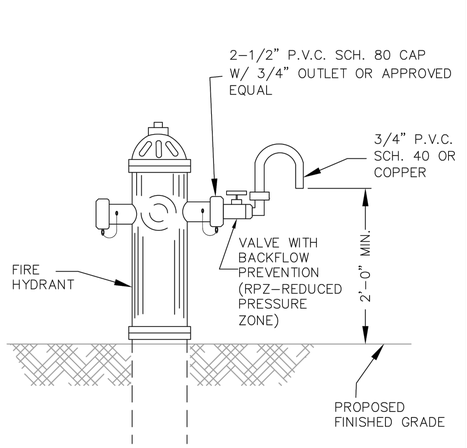
1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
4. MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. REVERSE TAPS ARE STRICTLY PROHIBITED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	SINGLE WATER SERVICE CONNECTION	
	DATE: OCTOBER 2021	SHEET NUMBER 23
	FILE NAME: 2021 COS Std Details.dwg	



1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED FROM FACTORY.
3. FOOT TO REST IN UNDISTURBED SOIL.
4. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
5. ALL FITTINGS TO BE MECHANICAL JOINT.
6. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
7. ALL HYDRANTS ARE TO UTILIZE ANCHOR COUPLINGS, WHEN APPLICABLE.

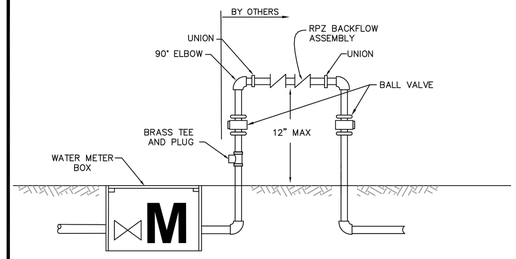
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	FIRE HYDRANT ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 26
	FILE NAME: 2021 COS Std Details.dwg	



NOTE:

ADD LAMINATED SIGN NOTING THAT "TESTING IS IN PROGRESS" WHILE SAMPLEPOINT IS IN SERVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACTERIOLOGICAL SAMPLE POINT @ FIRE HYDRANT	
	DATE: OCTOBER 2021	SHEET NUMBER 27
	FILE NAME: 2021 COS Std Details.dwg	

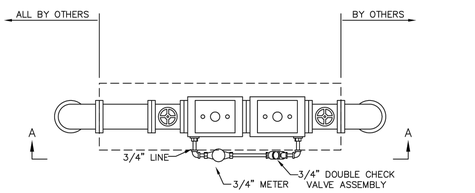


TYPICAL POTABLE / RECLAIMED WATER METER WITH BACKFLOW PREVENTION ASSEMBLY 5/8" - 3/4" (COMMERCIAL / IRRIGATON)

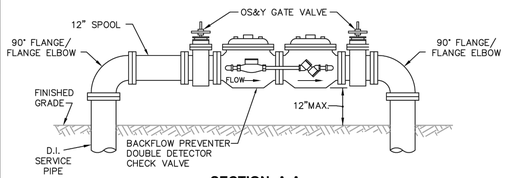
NOTES:

1. RECLAIMED WATER BACKFLOW PREVENTION ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART.
3. BACKFLOW PREVENTION ASSEMBLY MUST BE COVERED BY LANDSCAPE.
4. NO TAPS OR CONNECTION ALLOWED BETWEEN THE METER AND BACKFLOW PREVENTION DEVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFLOW PREVENTION ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 30
	FILE NAME: 2021 COS Std Details.dwg	



PLAN VIEW



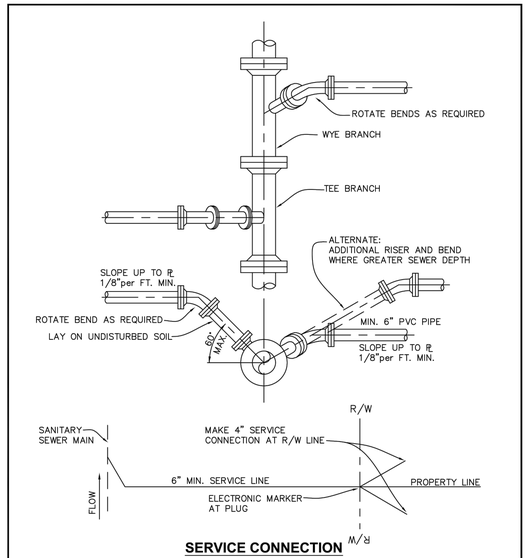
SECTION A-A

DOUBLE CHECK VALVE w/ DETECTOR CHECK ASSEMBLY / FIRE SERVICE

NOTE:

LANDSCAPING IS REQUIRED PER CITY OR COUNTY ORDINANCE. PLANTINGS MUST SCREEN AT PLANT HEIGHT,NO GROW IN PERIOD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFLOW PREVENTION ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 34
	FILE NAME: 2021 COS Std Details.dwg	



SERVICE CONNECTION
(LATERAL)

NOTE:

SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3', PLUGGED WATERTIGHT AND MARKED WITH 2"x2" TREATED STAKE AND ELECTRONIC MARKER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	SERVICE CONNECTION	
	DATE: OCTOBER 2021	SHEET NUMBER 42
	FILE NAME: 2021 COS Std Details.dwg	

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

CAD 7399.02\PDD DETAILS.DWG
JOB NO. 7399.01
DRAWN BY GAT/DL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

SHEET:
C-06

Gannet Kissel P:\7300\7399.02 151 NW Flagler Ave Eval\Civil\10-Dsn\7399.02-PDD Details.dwg — Plotted: 1/11/2023 11:14:49 AM Saved: 1/11/2023 11:06:17 AM

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

NOTICE OF PUBLIC HEARING
CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

DeSantis

Continued from Page 12A

victory and subsequent bending of the Florida Legislature to his will.

DeSantis posted a landslide victory over a vastly under-resourced challenger and a Democratic Party that had spent a generation self-destructing, said Newsom.

"You really have to ask was his reelection truly a mandate of Florida voters," said Newsom, who is also the director of the College's Center for Civic Learning and Community Engagement.

"The reach of his political posturing hadn't been revealed in that campaign. He hadn't yet waged a scorched earth campaign against Disney. He hadn't stripped schools of diversity, equity, and inclusion. The NAACP and ACLU hadn't issued travel advisories for people of color. And most Floridians didn't understand how he's reduced transparency and we now do government business in the shadows and not the sunshine," said Newsom.

The talk of Tallahassee

Whether DeSantis' policies will earn him his party's nomination for president next year or land him back in Tallahassee as a lame duck is the talk of Tallahassee.

A recent Friday morning WFLA radio, where Tallahassee conservatives tend to gather, took calls for nearly an hour on whether DeSantis should remain in Tallahassee or move on and up to Washington.

Listeners waited on hold for nearly 20 minutes to join the discussion, according to the show's producer.

"Surprising to me were the numbers who believe it serves them, and the State of Florida, for Gov. DeSantis to serve out his second term. I would say the consensus was for him to serve until 2026, then run for the White House in 2028. The overwhelming majority think he is an exceptional executive for Florida and think he would be a great president," said host Preston Scott.

The discussion is ongoing in social media and can be heard in coffee shops and restaurants.

Barbara DeVane, a former high school teacher and longtime lobbyist for the National Organization for Women, vehemently disagrees with DeSantis on healthcare and education policies.

Like the WFLA listeners, she wishes he wasn't a candidate in 2024.

"However, since Gov. DeSantis has fantasies of being president, it's great that people are getting a firsthand account of why, I believe, voters will see to it that Ron DeSantis will never get near the White House," said DeVane.

James Call is a member of the USA TODAY Network - Florida Capital Bureau. He can be reached at jcall@tallahassee.com. Follow on him Twitter: @Call-Tallahasse

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; 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.

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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

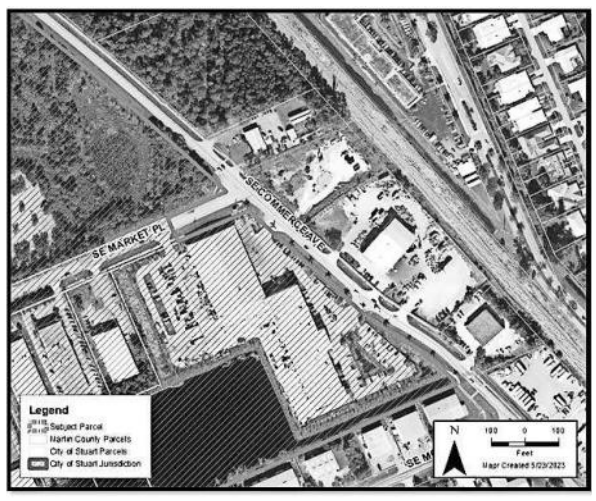
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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.



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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

TR-GCI1072370-01

KOHLER. Walk-In Bath Sale

OFFER EXPIRES 7/03/23



LIMITED TIME OFFER

$1,500 OFF*

on your KOHLER Walk-In Bath purchase



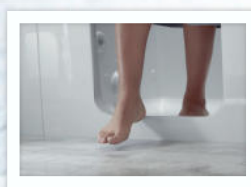
-plus-

SPECIAL FINANCING OPTIONS AVAILABLE

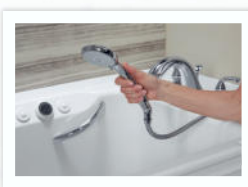
Ask your design consultant about our current financing options!

A SAFE SPA-LIKE EXPERIENCE FROM THE COMFORT OF YOUR OWN HOME

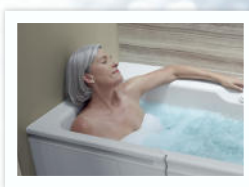
4.8/5 facebook (as of 5/22/2023)



Ultra-Low 3" Step-In



Multifunction Handshower



Bask® Heated Surfaces

HYDROTHERAPY AT HOME

The KOHLER® Walk-In Bath is designed with an ultra-low step-in, extra-wide door and easy-to-grip handrails to help keep you safe and secure as you ease in and out of your bath. Plus, the hydrotherapy and BubbleMassage™ jets create a spa-like experience, massaging your entire body as you soak relieving sore muscles and joints.

CALL TODAY OFFER ENDS SOON

772-206-2809

*New orders only. $1,500 off offer not valid on previous sales or estimates and cannot be combined with other offers. Financing available with approved credit. Other restrictions may apply. See sales rep for details. Offer expires 7/03/23. FL: CBC1265182, CFC1431287

WEST SHORE HOME

TR-GCI1069035-01

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Matthew Barnes, being first duly sworn, depose(s) and say(s):

That I am the petitioner of the following described property which constitutes the location for which notification is required:

151 N.W. Flagler Avenue, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on June 9, 2023 to the property owners within 300 feet of the subject property; and

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

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

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

SIGNED (AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF PALM BEACH
Sworn and subscribed before me by means of x physical presence this 9th day of June, 2023 By Matthew Barnes.

Personally Known OR Produced Identification

Traci Richards Scheppske
Type of Identification Produced:

Notary Public, State of Florida
(Notary Seal)

My Commission expires:

TRACI RICHARDS SCHEPPSKE
Notary Public - State of Florida
Commission # HH 376488
My Comm. Expires Apr 1, 2027
Bonded through National Notary Assn.

Photographs of sign posted on the subject property




NOTICE OF PUBLIC HEARING
SMALL-SCALE COMPREHENSIVE PLAN
AMENDMENT REQUEST
for Parcel 32-37-41-004-020-00061-9
To request a Small-Scale Comprehensive Plan Amendment from industrial to Marine/Industrial Future Land Use and Urban Development District design variances to construct a (2) two-story boat maintenance, one (1) office building, and associated marina uses for Willis Custom Yachts.
STUART LPA - May 11, 2023 at 5:30PM
STUART CRB - June 6, 2023 at 4:00PM
STUART CITY COMMISSION - June 26, 2023 at 5:30PM
04/26/2023
SIDE B

Notice to Surrounding Property Owners

Subject:	**Public Hearing Before:** **City Commission**
Petitioner:	**151 NW Flagler, LLC**
Parcel ID #:	**32-37-41-004-020-00061-9**
Address of Property:	**151 N.W. Flagler Avenue, Stuart, Florida**
Proposed Request:	The applicant is requesting a Small-Scale Comprehensive Plan Amendment Future Land Use Map Amendment from Industrial to the Marine/Industrial Future Land Use Designation and Major Urban Code Conditional Use petition(s).

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Commission on **Monday, June 26, 2023, at 5:30PM** to consider the above request.

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

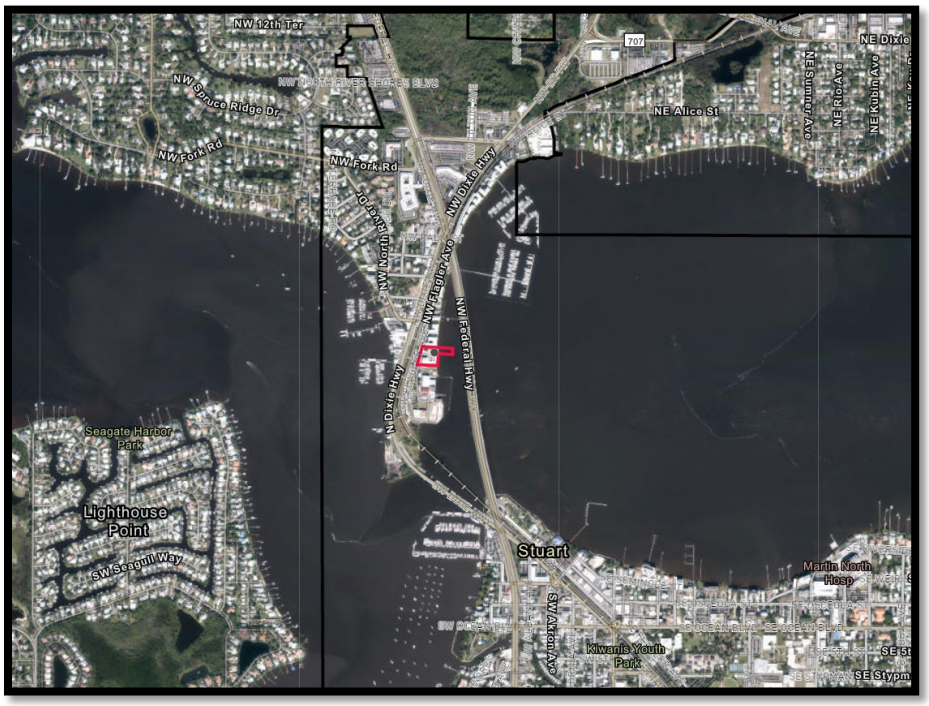
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Principal Planner, Kris McCrain at (772) 600-1268 or email at Kmccrain@ci.stuart.fl.us.

Sincerely,

Kris McCrain

Kris McCrain
Principal Planner

Location Map





CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Kristopher McCrain

Title of Item:
APPLICATION REQUESTING A MAJOR URBAN CODE CONDITIONAL USE AMENDMENT FOR WILLIS CUSTOM YACHTS (QUASI-JUDICIAL) (RC):

RESOLUTION No. 42-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The applicant is requesting relief in the form of a Major Urban Code Conditional use to allow for boat sales and service uses within the Harborage Development. The Conditional Use would amend Resolution 50-2018 and modify the approval of "Building 10" to allow for a boat sales and service facility which will be known as Willis Custom Yachts. Willis Custom Yachts is an established boat manufacturer located within Unincorporated Martin County and intends to utilize the subject site to serve customers testing newly purchased boats which have been manufactured or repaired at the offsite location. The specific conditions are set forth in the Staff report and Resolution. The request is not contrary to the established uses in the area and a previous use allowed for dry boat storage and showroom.

On May 11, 2023, the Local Planning Agency (LPA) held a meeting to discuss the proposed Major Urban Code Conditional Use and voted to forward a recommendation of approval to the City Commission.

On June 6, 2023, the Community Redevelopment Board (CRB) held a meeting to discuss the proposed Major Urban Code Conditional Use and voted to forward a recommendation of approval to the City Commission.

Funding Source:
N/A

Recommended Action:
Staff has reviewed the petition for a Major Urban Code Conditional Use and recommends the City Commission grant approval for the Major Urban Code Conditional Use for Willis Custom Yachts.

ATTACHMENTS:
1. Resolution No.: 42-2023
2. Staff Report
3. Application Packet
4. Site Plan
5. Proposed Crane Specifications

6. Landscape Plan
7. Boundary Survey
8. Architectural Plan
9. Preliminary Civil Plan
10. Photometric Plan
11. Traffic Impact Analysis
12. Public Notice Packet

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on October 14, 2002, the City Commission ap) and Ordinance 1872-02, adopting the Urban Code Overlay Zone (Urban District), and redesignated the underlying zoning for the Harborage Development (FKA Northside Marina) to the Urban Waterfront Subdistrict.

WHEREAS, on October 25, 2004, the City Commission granted a Major Site Plan approval and Urban Code exceptions for the Harborage Development (FKA Northside Marina), via Resolution 196-04, to increase the permitted density from 15 dwelling units per acre to 22.07 dwelling units per acre, permit parking within a building envelope, reduce the front setback of building #6 from ten (10) feet to zero feet, permit the construction of a dry boat storage building,

increase building height of the project's dry boat storage building, mixed-use condominium/yacht sales building and mixed-use cafe/yacht sales/condominium building from thirty-five (35) feet to forty-five (45) feet.

WHEREAS, on October 25, 2004, the City Commission granted a Major Urban Code Conditional Use, authorizing several changes to the Harborage Development (FKA Northside Marina) Development Order (Resolution 196-04) including, removal of the emergency gate at the property' s north boundary; a new parking allocation plan; revisions to the site's traffic patterns, including the reorientation of certain parking spaces from 60° to 90°; the designation of boat slips for intensive "live-aboard" use; the creation of new parking spaces; voiding a requirement to build a new parking structure in the event an existing parking lease with the Florida East Coast Railroad is dissolved; and to include conditions of approval including, but not limited to "Condition #4", which states: *"A Unity of Title for density has been executed by the developer. Notwithstanding the preceding, any owner of the "Portside" parcel or "Building 10" parcel may amend the development approvals for the respective parcel, without joinder of other property owners within the Harborage development"*.

WHEREAS, on May 11, 2023, the Local Planning Agency (LPA) held a properly noticed hearing to consider the Major Urban Code Conditional Use Amendment application representing 151 NW Flagler Avenue, LLC (owner), for a 1.794-acre parcel of land to be known as Willis Custom Yachts, and voted to forward a recommendation of approval to the City Commission;

WHEREAS, on June 6, 2023, the Community Redevelopment Board (CRB) held a properly noticed hearing to consider the Major Urban Code Conditional Use Amendment application representing 151 NW Flagler Avenue, LLC (owner), for a 1.794-acre parcel of land to be known as Willis Custom Yachts, and voted to forward a recommendation of approval to the City Commission;

WHEREAS, on June 26, 2023, the City Commission held a properly noticed hearing at a regularly scheduled meeting to consider the Major Urban Code Conditional Use Amendment application representing 151 NW Flagler Avenue, LLC (owner), for a 1.794-acre parcel of land to be known as Willis Custom Yachts;

WHEREAS, the Owner and Applicant have committed to the City that its development will comply with all development codes, plans, standards, and conditions

approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this Resolution; 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 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 Major Urban Code Conditional Use amendment; and

WHEREAS, the Major Urban Code Conditional Use approval shall run with the land;

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

SECTION 1: the legal description of the property, reflecting the 1.794-acre parcel, is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The Conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference.

SECTION 2: The following documents on file as public records of the City of Stuart, at the City Clerk's office in City Hall, shall be deemed a part of the development conditions applicable to the Property, and shall replace any earlier approvals:

1. **Site Plan** prepared by WGI, inc., dated June 28, 2022. Last revised through December 9, 2022.
2. **Landscape Plan** prepared by WGI, inc., dated June 28, 2023. Last revised on January 11, 2023.
3. **Boundary Survey** prepared by WGI, inc., Eric R. Matthews, PSM (LS#6717), dated January 10, 2022.
4. **Architectural Plans and Elevations** prepared by WGI, inc., dated June 28, 2022. Last Revised on January 11, 2023.
5. **Photometric Plan** prepared by WGI, inc., dated June 24, 2022. Last Revised on January 10, 2023.

6. **Traffic Impact Analysis** prepared by WGI, inc., dated August 9, 2022.
7. **Environmental Impact Analysis** prepared by WGI, inc., John Abbott, PG, CEP, dated August 9, 2022.
8. **Preliminary Engineering Plans** prepared by WGI, inc., dated June 24, 2023. Last Revised on January 11, 2023.
9. **Preliminary Drainage Report** prepared by WGI, inc., Travis Douglas, PE, dated June 24, 2022.

SECTION 3: The Applicant, 151 NW Flagler Avenue LLC, is requesting a Major Urban Code Conditional Use Amendment to allow boat sales and service uses within an 18,247 square foot maintenance and sales building within the Harborage Development, and provide relief from certain provisions of the Land Development Code (LDC), including:

- To allow the proposed building wall material of a concrete tilt wall with a finish that will be similar in appearance to stucco, as per LDC Section 3.01.04(A)(1).
- To provide relief from requiring a second vista within the building façade, as per LDC Section 3.01.03(E)(1)(f).
- To allow a maximum building height of forty-five (45) feet within the Urban Waterfront zoning district, as per LDC Section 3.01.03(E)(2)(a).
- To provide relief from requiring balconies and balcony rails on the waterfront side of a building, as per LDC Section 3.01.03(E)(4)(b).
- To allow a six (6) foot tall fence within a front yard along for security purposes, as per LDC Section 3.01.04(H)(6).
- To allow a six (6) foot tall fence within the minimum required front yard setback for security purposes, per LDC Section 3.01.04(P).
- To allow a parapet wall over twenty-four (24) feet to enhance the architectural character of the 2-story boat maintenance building, as per LDC Section 3.01.04(R).
- To allow relief from the shoreline protection zone to allow stabilized paved concrete to be installed for the proposed boat crane, as per LDC Section 5.06.02.

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 Resolutions, or parts of Resolutions, in conflict with this Resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision outlined within this Resolution conflicts with any contractual provision between the City and the applicant, developer, or successor, this Resolution shall prevail.

SECTION 6: If any provision of this Resolution 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 Resolution are declared severable.

SECTION 7: Following the adoption and acceptance of this Resolution by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, 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 Resolution(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 Resolution 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 Major Code Conditional Use Resolution 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 Resolution shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

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

SECTION 10: Upon complete execution of this Resolution including the Acceptance and Agreement by the Owners, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on the _____ day of _____, 2023.

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

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

ATTEST:

_____ _____

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

PAUL J. NICOLETTI
INTERIM 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 AN URBAN CODE CONDITIONAL USE APPROVAL 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 RESOLUTION. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS RESOLUTION, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS RESOLUTION MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

_____

Print Name: _____

_____

Print Name: _____

151 NW Flagler Avenue, LLC

By: _____

David Tobin (151 NW Flagler Avenue, LLC)

Personally Known _____ OR Produced Identification _____Type of ID_____

OWNERS ACKNOWLEDGMENT

The above Resolution, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by David Tobin, Agent for 151 NW Flagler Avenue, 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 Resolution, Acceptance and Agreement was acknowledged before The above Resolution, 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

Parcel 12:

Lot 9 and 10, Block 20, RIVERSIDE PARK, according to plat thereof filed 26 March 1925, and recorded in Plat Book 4, Page 98, St Lucie (now Martin) County, Florida

Parcel 13:

Lot 6, Less the North 15 feet thereof, and Lots 7 and 8, Block 20, REVISED PLAT OF GOSLING, according to the plat thereof filed 27 June 1917, recorded in Plat Book 2, Page 35, St Lucie (now Martin) County, Florida, Public Records; said lots also shown on Plat of RIVERSIDE PARK, filed 26 March 1925, recorded in Plat Book 4, Page 98, St. Lucie (now Martin) County, Florida.

Parcel 14 (Land Deed):

A Parcel of submerged land in the St. Lucie River in Section 32, Township 37 South, Range 41 East, Martin County Florida, being more particularly described as follows:

From the Southwest corner of Lot 7, Block 20, RIVERSIDE PARK SUBDIVISION, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie County, Florida, now Martin County, Florida; thence run South 87°01' East along the southerly line of lot 7, a distance of 235.88 feet to the mean high water line of St. Lucie River for a Point Beginning; thence continue 87°01' East, a distance of 227.71 feet to the Bulkhead Line as established by the City of Stuart, Florida; thence run North 04°40'27" East, along the said Bulkhead Line, a distance of 85.21 feet, thence run North 87°07' West, a distance of 233.51 feet to the aforesaid mean high water line of the St. Lucie River; thence run South 0°46'17" West, along the said mane high water line, a distance of 85.24 feet to the point of beginning.

Parcel dentification Number: 32-37-41-004-020-00061-9

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Exhibit "B" Map:



Exhibit "C" Conditions of Approval

1. ***Local Planning Agency Recommended Condition of Approval:*** The Architectural plans and elevations approved under this Major Urban Code Conditional Use shall be utilized with the design of the proposed development. A deviation of more than 5% of the approved architectural plans shall require a Minor amendment to the Major Urban Code Conditional Use and review and approval from the Local Planning Agency *(LPA)* & City Commission.

2. All Construction activities and/or boat servicing uses, shall be limited between the hours of 7:00AM to 7:00PM, Monday through Saturday, and between 12:00PM and 7:00PM on Sundays.

3. All on- site crane, forklift equipment, and other heavy equipment shall be equipped with a White Noise Back- Up Alarm, as approved by the Occupational Safety & Health Administration (OSHA).

4. 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 to reduce dust generated on-site.

5. Except as otherwise set forth in the Willis Custom Yachts Major Urban Code Conditional Use Approval, all development shall comply with the City Land Development Code. Any modifications to the Master Site Plan or Architectural Plan which exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, architecture, or location of landscaping, may be approved under an Administrative Variance approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via public hearing.

6. All applicable State or Federal permits must be obtained before the commencement of any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law.

7. Any existing mangroves shall be maintained and protected during construction and thereafter. Any trimming shall only be permitted by the Florida Department of Environmental Protection.

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

9. Except as provided herein, all development shall comply with City Land Development Code.

10. The site permit and dumpster permit, both require a separate building permit with the City of Stuart Building Department.

11. The applicant, developer, or successor shall provide a digital boundary survey and final civil/engineering plans to the City of Stuart Building Department upon the submittal of a site permit. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

12. Final development plans and construction drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any site permit or building permit(s).

13. Required regulatory agency permits, pertaining to upland site improvement works, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any upland site improvements and/or development activities.

14. Regulatory agency permits pertaining to improvements within the submerged lands and below the high-water line, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any development activities taking place within said submerged lands and below the high-water line.

15. Any permit for docks/piers shall be required to comply with the Land Development Code provisions of 5.06.02 *(Shoreline Protection Zone Delineation)* and shall be accompanied with valid permits from the South Florida Water Management District and/or the Florida Department of Environmental Protection.

16. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the property owner, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the owner. There shall be no liveaboards permitted per the definition of the Department of Environmental Protection.

17. Any sidewalks or roads damaged during construction shall be repaired and/or replaced by the applicant, as per the City's specification.

18. On-site lighting shall not negatively impact or create a visual nuisance to adjacent properties.

19. All Landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

20. A Landscape Maintenance Agreement, executed in accordance with the City Land Development Regulations, shall be submitted for review and approval prior to the issuance of the Certificate of Completion.

21. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited on the property.

22. All on-site signage, including monument sign, are to be approved by a separate permit and shall comply with the City of Stuart Land Development Code Section 6.11.00.

23. Any right-of-way improvements and parking within the right-of-way shall be maintained and operated by the applicant, developer, or successor, in perpetuity or until alternative maintenance arrangements are signed off by the City's Public Works director.

24. All connections to the existing and future boardwalk shall remain open without fee to the public.

25. The applicant shall comply with all applicable Handicap Accessibility standards.

26. Prior to receiving a Certificate of Occupancy, the applicant, developer, or successor shall receive approval for the development's required public art, pursuant to Section 3.01.08.

27. Unless a longer timetable is granted by the Community Redevelopment Board (CRB) and City Commission, a building permit shall be obtained no later than twelve (12) months from the approval date of a Major Urban Code Conditional Use. A Certificate of Occupancy shall be obtained no later than thirty (30) months from the issuance of a building permit, pursuant to Section 3.01.06(A)(2)(a) of the City of Stuart Land Development Code.

28. No temporary or modular buildings are permitted on the property except for a permitted temporary construction trailer.

29. Billboards are prohibited on the property.

30. No Live aboard vessels are allowed in the submerged land lease area connected to this Major Urban Code Conditional Use approval. No residential activities shall be permitted on the subject property.

31. All Construction 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 afore mentioned manuals, the most restrictive shall apply.

32. All plans shall be routed through the Permit Technician in the City of Stuart Development Department. Approval of the Urban Code Conditional Use shall not be construed to be a license to proceed with work and 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 the City of Stuart from requiring a correction of errors in plans, construction, or violation of City Code.

33. No manufacturing uses shall be permitted on-site.

34. The following uses shall be permitted:

    a. Limited boat repair services, indoor

    b. Retail sales *(new boats only)*

To: City Commission

Through: Jodi Nentwick-Kugler, Development Director

From: Kristopher McCrain, Principal Planner

Date: June 26, 2023

Subject: Willis Custom Yachts
Major Urban Code Conditional Use (Project No.: Z22060008)

GENERAL INFORMATION:

Applicant & Owners:	151 NW Flagler, LLC David Tobin (*Manager*) 225 Mizner Boulevard, Suite 510 Boca Raton, FL 33432
Agent of Record:	Matthew Barnes, AICP WGI, Inc. 2035 Vista Parkway West Palm Beach, FL 33411
Location:	151 NW Flagler Avenue, Stuart FL 34994
Existing Zoning:	Urban Waterfront
Existing Land Use:	Industrial
Proposed Land Use:	Marine/Industrial
Parcel I.D.:	32-37-41-004-020-00061-9
Parcel Size:	1.794-acres
Existing Use:	Vacant
Proposed Use:	Marine Boat Sales & Service
Overlay District:	Community Redevelopment Area (*CRA*)

A. Project Description

The applicant is seeking relief from the following criteria, through an amendment to the Major Urban Code Conditional Use for the Harborage Development:

- To allow the proposed boat sales and service use within the Harborage Development.
- To allow the proposed building wall material of a concrete tilt wall with a finish that will be similar in

appearance to stucco, as per LDC Section 3.01.04(A)(1).

- To provide relief from requiring a second vista within the building façade, as per LDC Section 3.01.03(E)(1)(f).
- To allow a maximum building height of forty-five (45) feet within the Urban Waterfront zoning district, as per LDC Section 3.01.03(E)(2)(a).
- To provide relief from requiring balconies and balcony rails on the waterfront side of a building, as per LDC Section 3.01.03(E)(4)(b).
- To allow a six (6) foot tall fence within a front yard along for security purposes, as per LDC Section 3.01.04(H)(6).
- To allow a six (6) foot tall fence within the minimum required front yard setback for security purposes, per LDC Section 3.01.04(P).
- To allow a parapet wall over twenty-four (24) feet to enhance the architectural character of the 2-story boat maintenance building, as per LDC Section 3.01.04(R).
- To allow relief from the shoreline protection zone to allow stabilized paved concrete to be installed for the proposed boat crane, as per LDC Section 5.06.02.

In addition to the subject petition for a Major Urban Code Conditional Use, the applicant has concurrently submitted a petition for a Comprehensive Plan Future Land Use Map Amendment to redesignate the underlying land use from Industrial to Marine/Industrial.

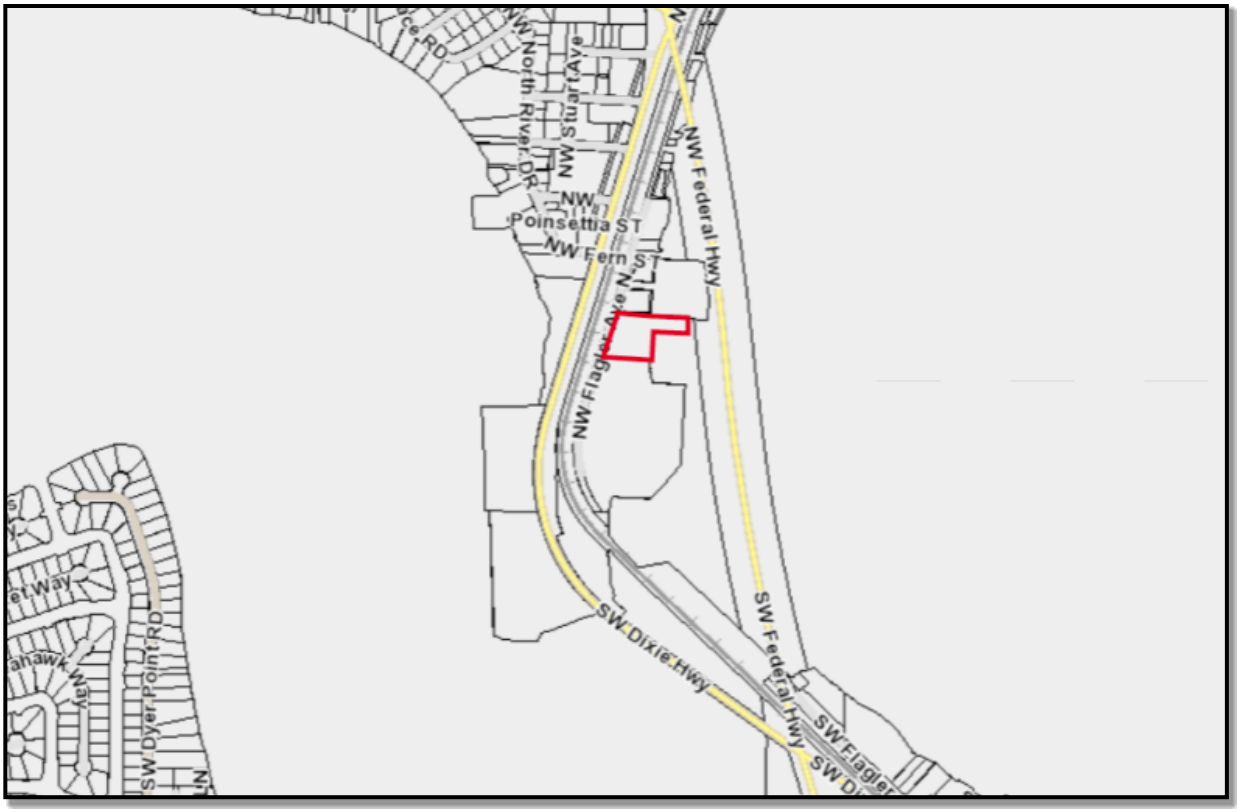


Exhibit 1.0: *Location Map (Source: City of Stuart GIS 2022 Location Map)*

Adjacent Land Use & Zoning:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		Urban Waterfront	Industrial	Vacant (*Former Marina*)
Adjacent Parcels	**North**	Urban Waterfront	Marine/Industrial	Harborage Yacht Residential & Mixed-Use Condominiums
	South	Industrial	Marine/Industrial	Atlantic Point Marina
	East	St. Lucie River	St. Lucie River Waterway	St. Lucie River Waterway
	West	NW Flagler Avenue, FEC Railroad N Dixie Highway	NW Flagler Avenue, FEC Railroad N Dixie Highway	Rights-of-Way

B. Project Background

The subject parcel is located at 151 NW Flagler Avenue, situated east of Flagler Avenue and west of the St. Lucie River, in Stuart, Florida. The 1.794-acre vacant property includes 0.43 acres of submerged lands and is identified as Parcel Control Number: 32-37-41-004-020-00061-9. Currently, the subject property has an Industrial Future Land Use designation, Urban Waterfront zoning designation, and is situated within the Boundary of the City of Stuart's Community Redevelopment Area *(CRA)*.

The property was platted in 1917 and has historically since been utilized for industrial uses but was later included within the City of Stuart Community Redevelopment Area *(CRA)* boundary. The property was developed in the 1970's for marina facilities with buildings serving Palm City Yachts, which was demolished in 2019. This use was not consistent with the Industrial Future Land Use designation at the time of its use.



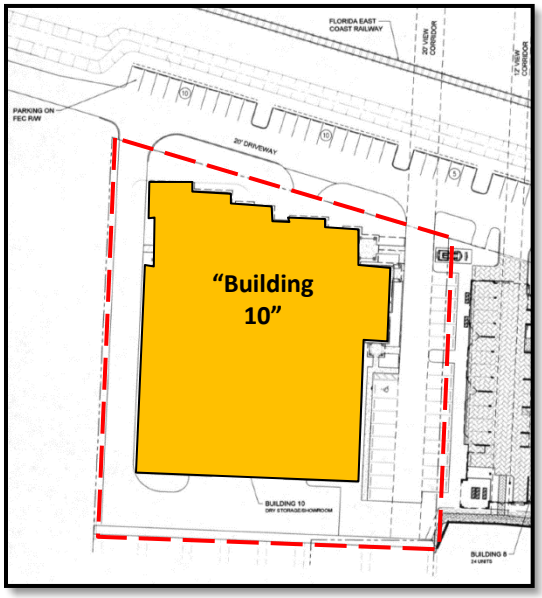
Exhibit 1.1: *Historic Site Conditions (Source: Google Earth Aerial)*



Exhibit 1.2: *Historic Site Conditions (Source: Martin County Property Appraiser 2018 Aerial)*

Previous Approvals:

- On October 25, 2004, the City Commission granted Resolution 196-04 for a Major Urban Code Conditional Use to increase the permitted density from 15 du/ac to 22.07 du/ac, for a total of 198 residential units consisting of approximately +/-10-acres of land. The approval also allowed for onsite parking within the building envelope, a reduction of the front setback for building #6 from 10-feet to zero feet, construction of a dry boat storage building, and for an increase of the building height for the project's dry boat storage building and a mixed-use condominium/yacht sales building and mixed-use cafe/yacht sales/condominium building from 35 feet to 45 feet, pursuant to Section 3.01.06 of the Land Development Code.



- On June 11, 2018, the City Commission granted Resolution 50-2018, amending the original approval for the Harborage Development. This Major Amendment to the Urban Code Conditional Use allowed for the removal of the emergency gate at the site's northern boundary, a new parking allocation plan, revisi0on to the site traffic patterns, including the reorientation of certain parking spaces from 60 to 90 degrees, designation of boat slips for intensive "live- aboard" use, the creation of new parking spaces, and voiding a requirement to build a new parking structure in the event an existing parking lease with the Florida East Coast Railroad is dissolved.

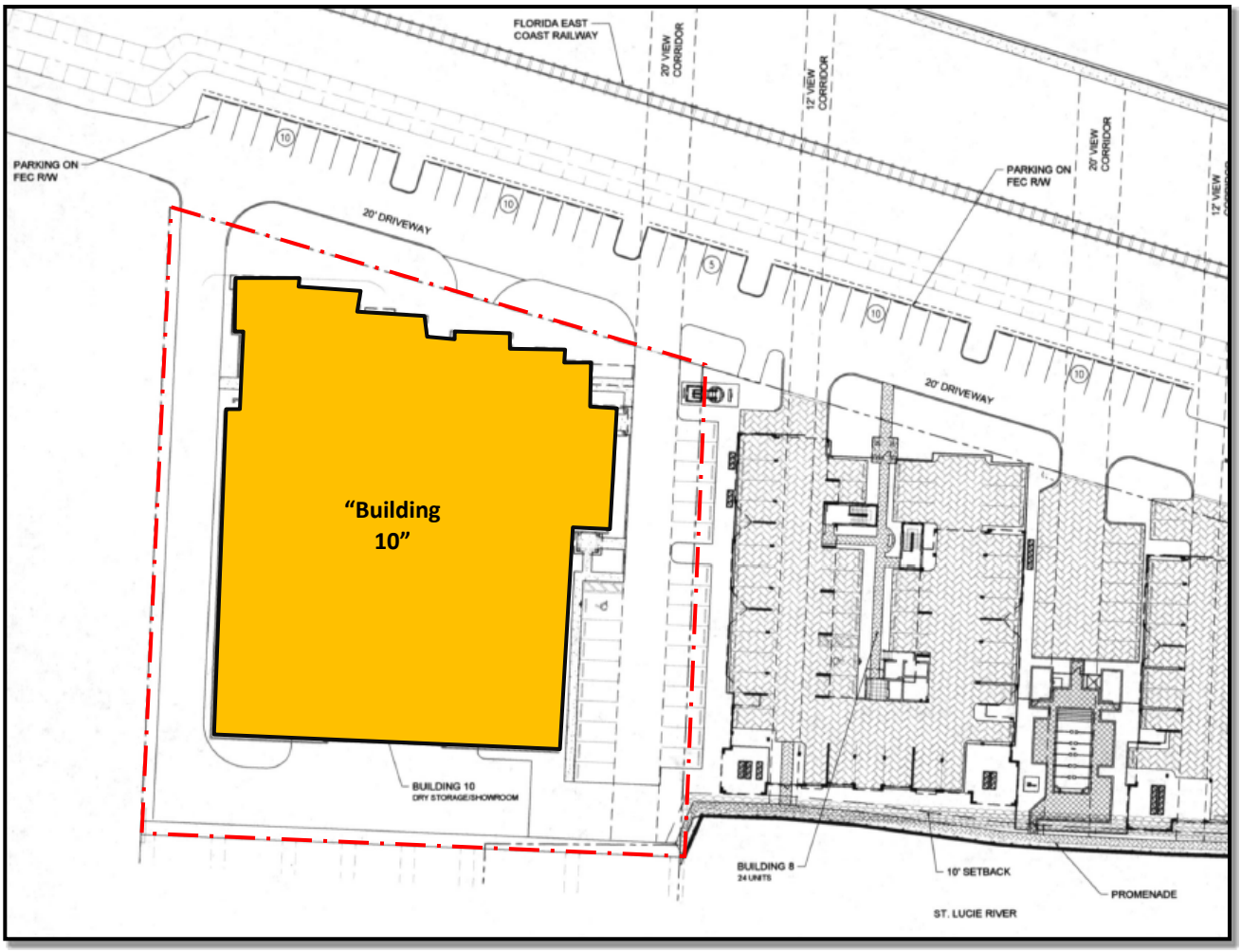


Exhibit 1.3: *Existing Site Approval Layout, per Resolution 50-2018*

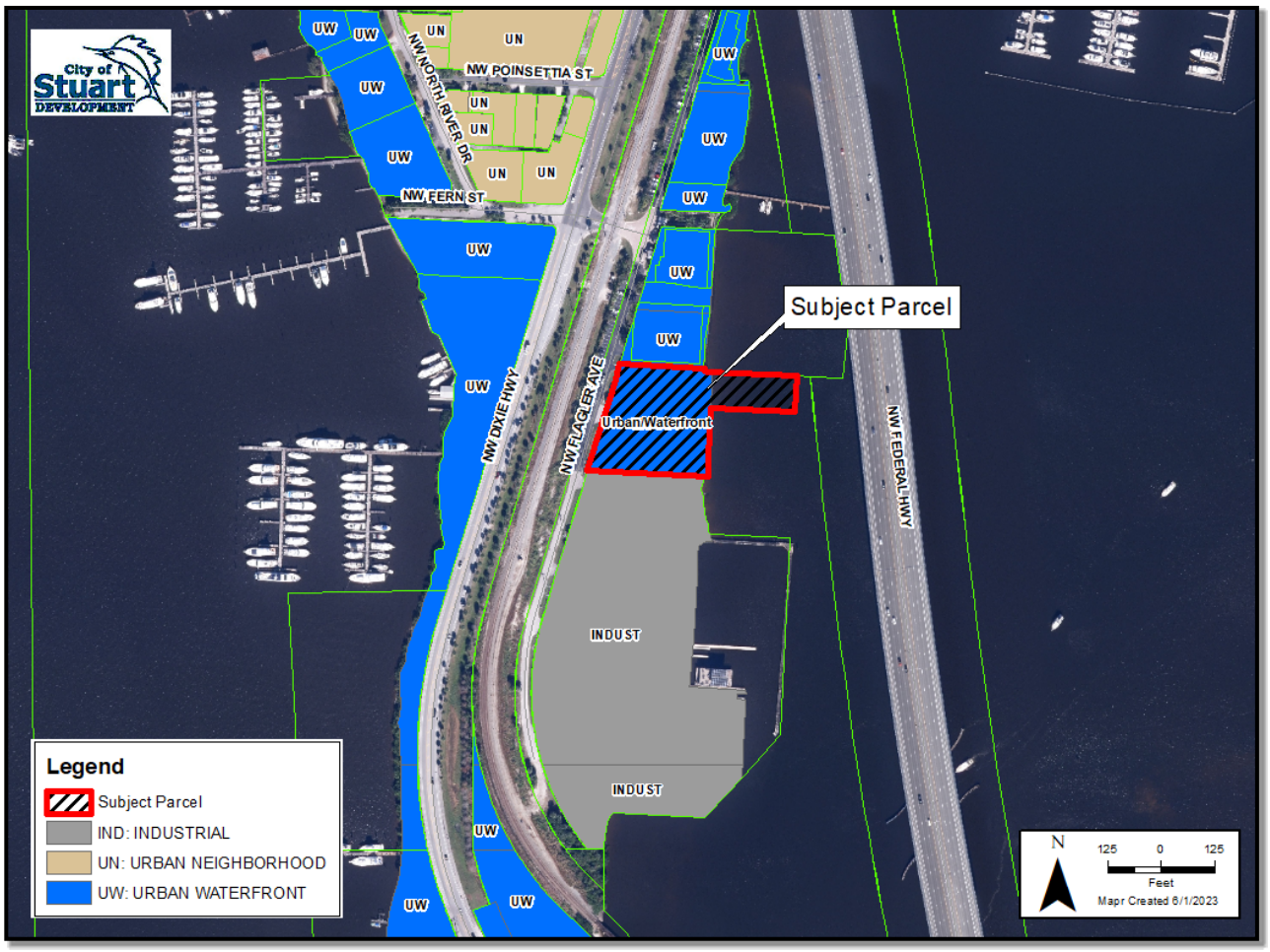
According to Condition #4 outlined within Resolution 50-2018, *any owner of the subject parcel (Building 10) may amend the development approvals for Harborage Development without joinder of other property owners within the development.*

The Major Urban Code Conditional Use seeks to modify the approval for *"Building 10"* to allow for a boat sales and service facility, to be known as Willis Custom Yachts. The proposed development plan identifies an 11,817 ft^2 boat maintenance building with attached first floor workshop (*3,094 ft^2*) and second floor sales office (*3,336 ft^2*). Additionally, the plan identifies eighteen (*18*) onsite parking stalls, onsite loading area, two (*2*) dry boat storage slips, four (*4*) wet boat slips, travel lift piers, and a temporary mooring area. Pedestrian connections are provided from the existing Harborage boardwalk to the north and through the subject property to the south where it will connect to the proposed Atlantic Point Marina project. Landscaped buffers are provided along the north, west, and south property boundaries. Water-based improvements include a proposed seawall, docks, and travel boat lift.

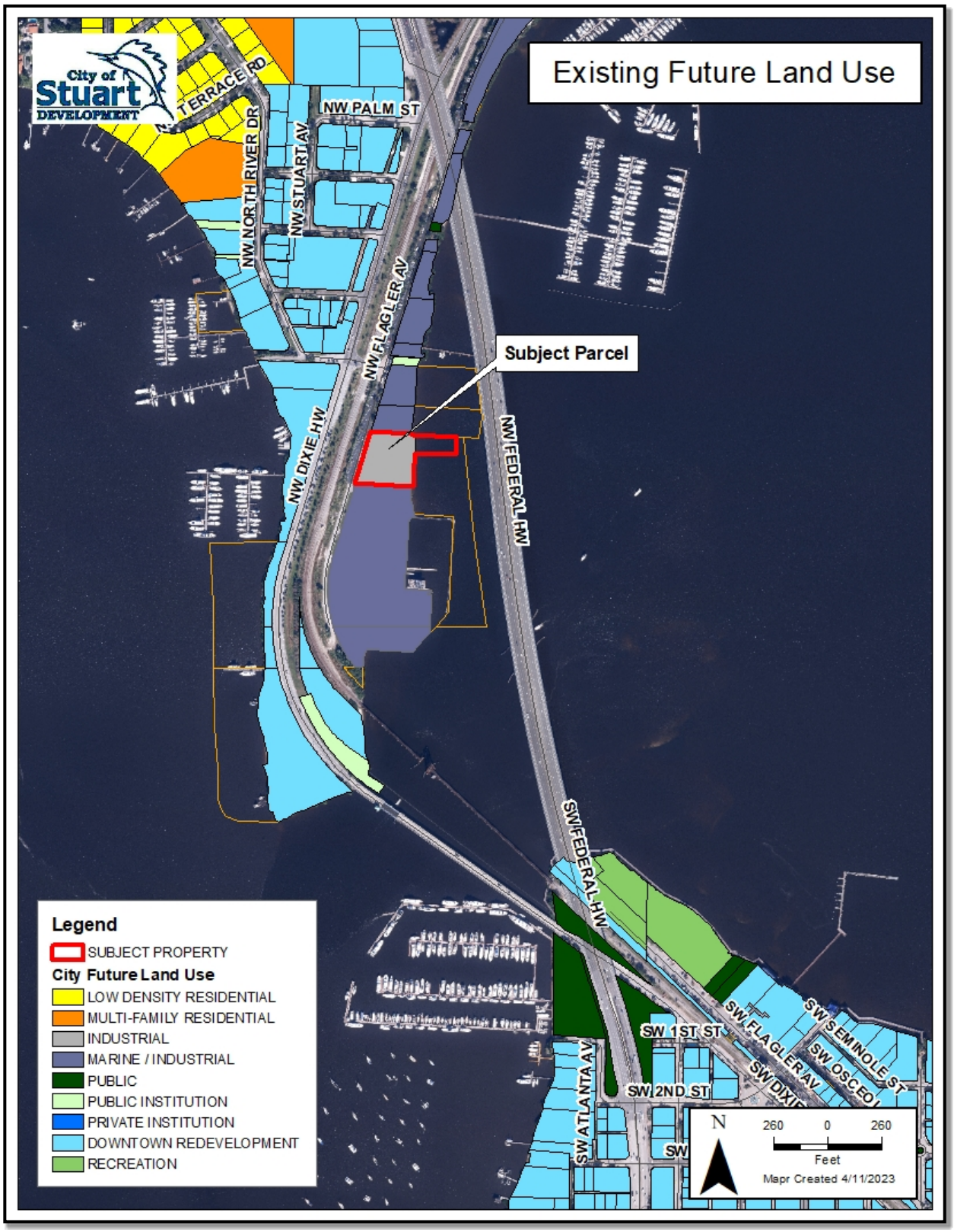
Willis Custom Yachts is an established boat manufacturer located within Unincorporated Martin County and intends to utilize the subject site to serve customers testing newly purchased boats which have been manufactured or repaired at the offsite location.

C. Existing/Proposed Zoning & Future Land Use Maps

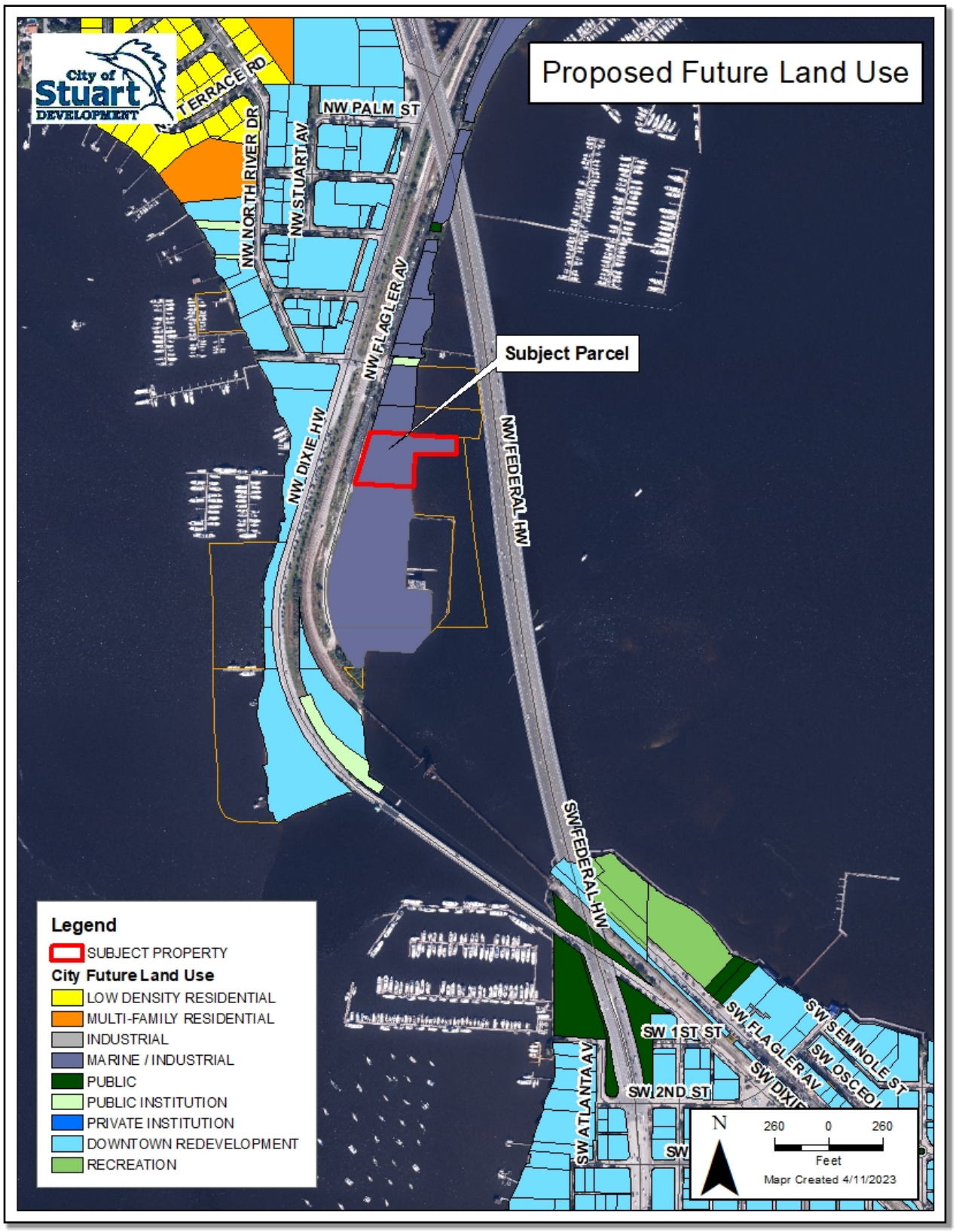
Existing Zoning:



Existing Future Land Use:



Proposed Future Land Use:



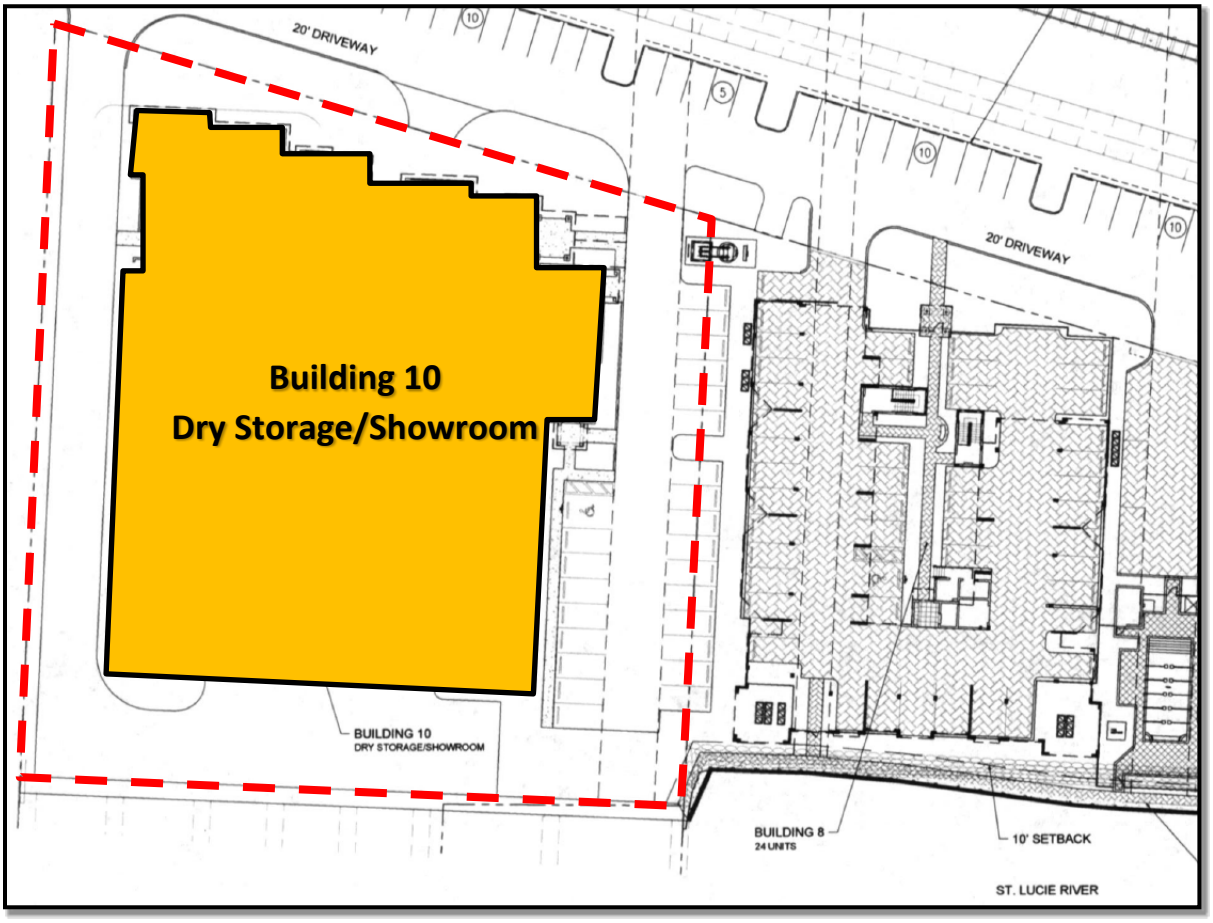
D. Land Development Code Review

Land Development Code Section 11.01.11(*G*) identifies specific policy provisions required to be considered when assessing a request for a Major Urban Code Conditional Use petition. Staff has prepared a review of the petition based on the criteria and provides a detailed analysis based on the specific and applicable criteria as follows.

In accordance with Land Development Code Section 11.01.11*(G)(5)* subsection a through j, the factors that the City Commission shall consider when making their determination are as follows:

a. The proposed use is not contrary to the established land uses in the immediate area.

Staff Findings: According to the previous approval granted through Resolution 50-2018, the subject site was approved for a dry boat storage and showroom use. *(See excerpt from Resolution 50-2018 below)*



According to Condition #4 outlined within Resolution 50-2018, *"a Unity of Title for density has been executed by the developer. Notwithstanding the preceding, any owner of the " Portside" parcel or " Building 10" parcel may amend the development approvals for the respective parcel, without joinder of other property owners within the Harborage development"*.

The Major Urban Code Conditional Use seeks to allow for the use of boat sales and service within the Harborage Development *("Building 10" Parcel)*. The proposed boat sales and service is not contrary to the established land uses in the immediate area, as the previous approval allowed for boat dry storage and showroom. The applicant intends to utilize the site to serve customers who are testing newly purchased boats,

which have been manufactured or repaired at the offsite location.

In 2022, the City Commission granted a Major Urban Code Conditional Use to allow for development of a boat barn/warehouse, boat slips, ship store, restaurant, and supporting parking, infrastructure, and recreational facilities on the 10.81-acre parcel located to the south of the subject parcel. *(See Exhibit 1.4 below)*

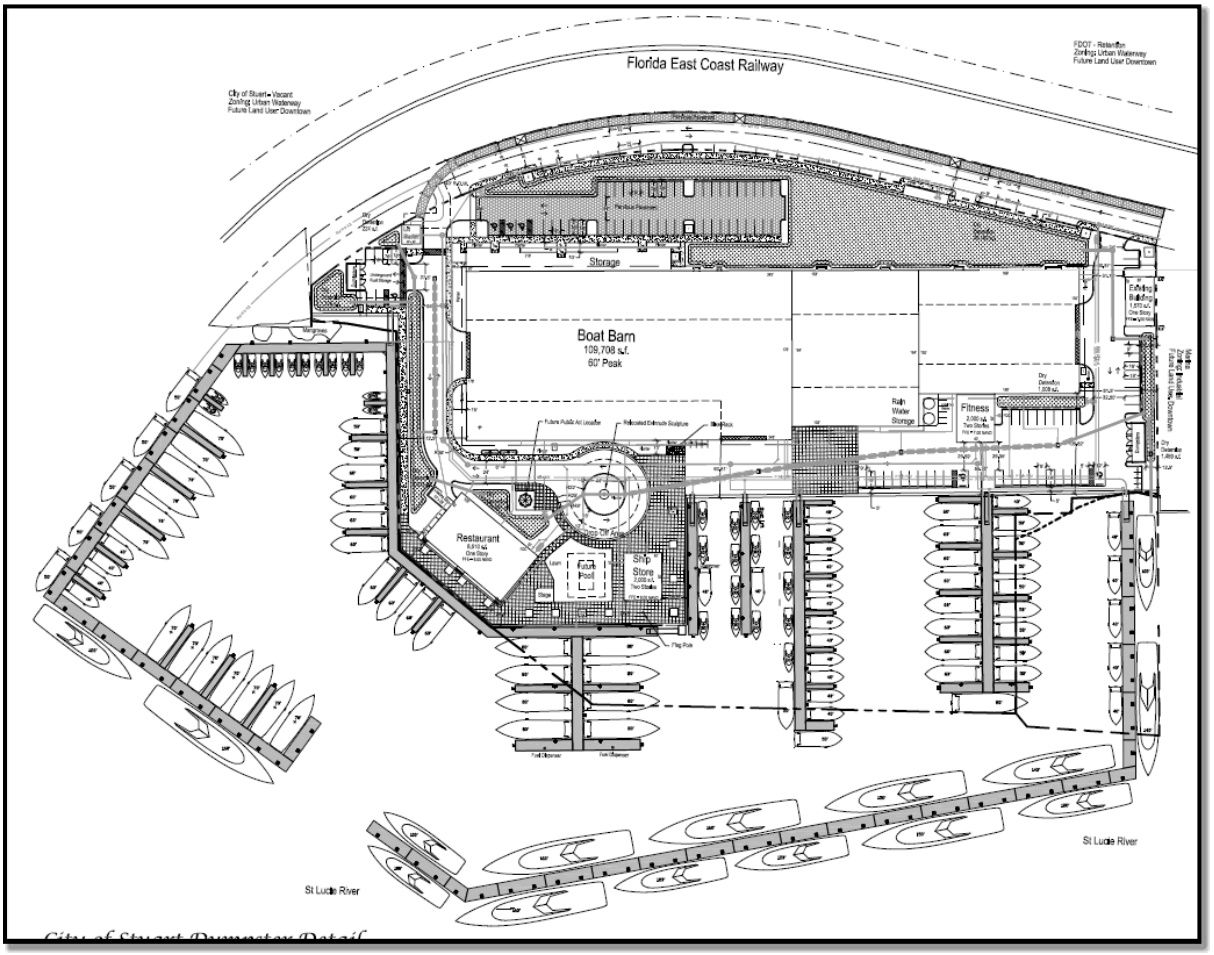


Exhibit 1.4: *Approved Site Plan – Atlantic Point Marina*

b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.

Staff Findings: The City of Stuart Utilities Department has confirmed there is sufficient water and wastewater capacity to serve the maximum buildout for the proposed Willis Custom Yachts development. The proposed development would not have any negative impact on schools, as this is a non-residential use.

According to the City's Comprehensive Plan Objective 2.A15, the site is located within the Transportation Concurrency Exception Area *(TCEA)*, which is intended to promote urban redevelopment and infill development within the boundaries of the Community Redevelopment Area *(CRA)* and Existing Urban Service Area *(EUSA)*. According to Policy 2.A15.1, transportation level of service standards shall not be applied *(for concurrency purposes)* to any development occurring within the TCEA as depicted on the TCEA Map to promote urban redevelopment and infill development.

Although the site is located within the TCEA, a Traffic Impact Analysis *(TIA)* has been submitted by the applicant for review with the City's traffic consultant. No adverse traffic impacts have been identified through the TIA.

c. The proposed use will not be contrary to the Future Land Use designation and will not have an adverse effect on the Goals, Policies, and Objectives of the Comprehensive Plan.

Staff Findings: The proposed Major Urban Code Conditional Use will not have an adverse effect on the Goals, Policies, and Objectives outlined within the City's Comprehensive Plan. Subsequent to approval of the concurrently submitted Comprehensive Plan Future Land Use Map Amendment, the underlying land use for the subject property will be the Marine/Industrial, which is compatible with the existing Urban Waterfront zoning designation.

The subject site is located within the City's Urban Code District, per LDC Section 3.01.01, which applies to all new development, new construction, and substantial renovation. The proposed use for retail sales and service *(intensive & non-intensive)* – within an enclosed building is identified as a permitted use, pursuant to LDC Section 3.01.03*(F)(2)(a)*; additionally, any revision or expansion of building footprints or uses permitted as a conditional use for existing marine uses must be applied for and approved through a Major Urban Code Conditional Use.

The allowed use for the subject site is for dry storage/showroom, which was approved through a Major Urban Code Conditional Use, Resolution 196-04. The applicant is requesting a Major Urban Code Conditional Use amendment approval to allow for the proposed boat sales and service use for Willis Custom Yachts to be applied to the site.

d. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff Findings: The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

e. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.

Staff Findings: According to the City's Comprehensive Plan Objective 2.A15, the site is located within the Transportation Concurrency Exception Area *(TCEA)*, which is intended to promote urban redevelopment and infill development within the boundaries of the Community Redevelopment Area *(CRA)* and Existing Urban Service Area *(EUSA)*. According to Policy 2.A15.1, transportation level of service standards shall not be applied *(for concurrency purposes)* to any development occurring within the TCEA as depicted on the TCEA Map to promote urban redevelopment and infill development.

Although the site is located within the TCEA, a Traffic Impact Analysis *(TIA)* has been submitted by the applicant for review with the City's traffic consultant. No adverse traffic impacts have been identified through review of the submitted TIA.

f. The proposed use will not create drainage or a storm water quality problem.

Staff Findings: The proposed project will implement a storm water management system which includes Inlets, exfiltration trench, and dry detention areas. The stormwater treatment *(water quality)* system will be designed with exfiltration trenches and dry detention/bio swale areas to provide nutrient removal and recharge the groundwater table by percolation of the stormwater. The project will provide 150% of the required water treatment since the outfall is to the St. Lucie River. In a 25-year, 3-day rain event, the project would collect

stormwater in these same exfiltration trenches and detention areas to the design stage of the storm and then discharge through a control structure at the SE corner of the property into to the St. Lucie River.

The system will be designed in accordance with the applicable standards of the South Florida Water Management District *(SFWMD)*, Florida Department of Environmental Protection *(FDEP)*, Florida Department of Transportation *(FDOT)*, and the City of Stuart. The project will provide required pretreatment and nutrient removal within the dry detention and exfiltration prior to discharge to the St. Lucie River. The project will also require a new individual permit application with SFWMD.

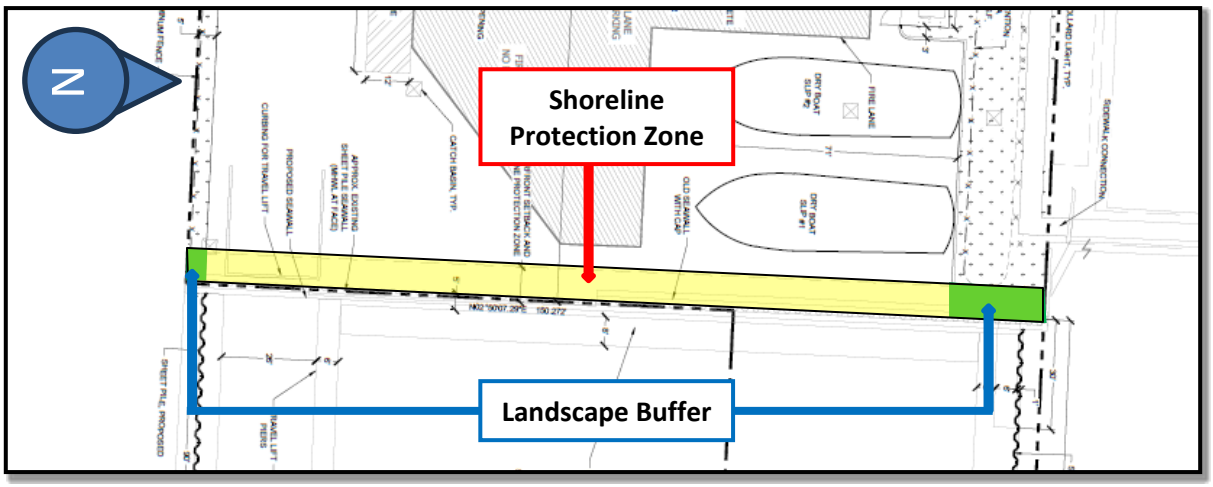
Shoreline Protection:

The subject parcel is situated adjacent to the St. Lucie River and therefore, all development requiring site plan approval shall be subject to the requirements for Mangrove & Shoreline Protection, pursuant to LDC Section 5.06.00. For properties located within the Community Redevelopment Area *(CRA)*, no development shall be permitted within ten *(10)* feet of the mean high-water line. Because the property is elevated and bound by a bulkhead, the ten *(10)* feet would be measured from the edge of the existing seawall.

Pursuant to LDC Section 5.06.02(B)(4), the following types of development shall be permitted within the Shoreline Protection Zone:

- Docks
- Marinas or interpretative walks permitted by the State of Florida
- Stormwater retention areas
- Landscaping
- Bulkheads and seawalls which function to protect existing development and are located landward of riverine wetlands and their ecotones.
- Riprap
- Unpaved, stabilized parking.

The applicant is requesting the City Commission to provide relief from certain in the Land Development Code provisions required under the Shoreline Protection Zone. The applicant is requesting a Major Urban Code Conditional Use to waive the paving requirements within the Shoreline Protection Zone between the northern and southern landscape buffer, adjacent to the St. Lucie River. Approximately thirty *(30)* feet of the two hundred & thirty-five *(235)* foot long shoreline is landscaped *(5' at the south end and 25' at the north end)*, which is approximately thirteen *(13)* percent of the Shoreline Protection Zone.



The applicant is requesting to pave up to the bulkhead to provide a stabilized paved surface to allow the proposed boat hoist to safely traverse the site.

g. The proposed use will not significantly reduce light or air to adjacent areas.

Staff Findings: All on-site lighting will be shielded by landscaping along the perimeter of the parcel. According to the submitted conceptual photometric plan, all on-site lighting fixtures have been positioned as to not expel any glare onto any adjacent properties or rights-of-way. On-site lighting will be required to be permitted through the City's Building Department following site plan approval. Upon submittal of a building permit for onsite lighting, the applicant, developer, or successors shall be required to submit a signed and sealed photometric plan for review.

h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

Staff Findings: The existing approval allows for the construction of a dry boat storage/showroom, which allows for a ground floor footprint of approximately 30,000 ft^2 and is approximately 50% of the total upland portion of the Property. The Proposed Project only has a footprint of approximately 18,200 square feet. The site will be primarily utilized for sales and minor service of boats being manufactured at the Willis Custom Yachts off-site location.

The proposed use will be less burdensome on the neighboring properties due to the reduction in size and scale of the proposed boat sales and service facility. In regard to the existing approval, the proposed structure is significantly smaller in square footage and scale, and also provide a greater setback from the adjacent residential building to the north.

i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.

Staff Findings: The existing Harborage development was approved via Resolution No. 196-04 in 2004, later amended via Resolution No. 50-2018. The subject site is included within Harborage Development and was approved to allow for an approximate 30,000 ft^2 Dry Storage/Showroom on the subject site. The Proposed development will provide a more desirable use than the vacant conditions, the approved use, and the previous use. The proposed development is also consistent with the recently approved Atlantic Point Marina development to the south, which includes boat barn, marina, and commercial uses. Overall, the Proposed Project is consistent with the purpose of the CRA and provides a more aesthetically pleasing use and design than what currently exists today, and the large showroom that was approved previously.

Structural architectural details are integrated into the building structure and design. The relief and form of the maintenance building and the attached 2-story building is compatible with the scale and character of the surrounding buildings to the north and the recently approved Atlantic Point Marina to the south. These elements include a raised parapet, overhangs, a recessed façade, display windows, and a public art mural. Landscaped buffers and a decorative aluminum fence enhance the compatibility between the proposed use and the surrounding uses. In addition, the equipment and refuse services will be screened and not visible to the public.

j. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.

Staff Findings: The Property is located adjacent to the St. Lucie Waterway and is therefore part of the Stuart waterfront. The proposed use of boat sales and service is consistent with uses adjacent to the St. Lucie Waterway and within the CRA. Marine/Industrial is a waterfront district and permits the continuation of

industrial/marine uses.

In accordance with Land Development Code Section 11.01.11*(G)(6)* subsection a through h, the factors that the City Commission or Community Redevelopment Board shall consider when making its determination are as follows:

a. Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.

Staff Findings: NW Flagler Avenue is identified as a local roadway and is currently constructed as an undivided two-lane roadway. The submitted site plan identifies single site access *(ingress/egress)* and will allow for full right-in/right-out and left-in/left-out turning movements. Additionally, the site plan identifies pedestrian and ADA sidewalk connections leading from the existing Harborage boardwalk through the site and connecting with the site to the south *(Atlantic Point Marina)*.

b. Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare created by the location of off-street parking and loading areas on adjacent and nearby properties.

Staff Findings: The proposed off-street parking and loading areas will be shielded by landscaping along the north, south, and west perimeter of the property. According to the submitted conceptual photometric plan, all onsite lighting fixtures have been positioned as to not expel any glare onto any adjacent properties or the Flagler Avenue right-of-way. On-site lighting will be required to be permitted through the City's Building Department following site plan approval.

c. Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.

Staff Findings: The proposed refuse area is situated along the north property boundary and will be enclosed by the standard dumpster enclosure, as per the City of Stuart requirements outlined under LDC Section 6.08.01*(E)*. In addition, the perimeter of the dumpster enclosure will be required to be landscaped according to the submitted landscape plan.

d. Utilities including consideration of hook-up locations and availability and compatibility of utilities for the proposed uses.

Staff Findings: Water and wastewater services are currently available along NW Flagler Avenue through the City of Stuart Utilities Department. Utility connections will be reviewed by the City of Stuart Utility Department at time of Site Permitting.

e. Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specially permitted and the uses and structures of adjacent and nearby properties.

Staff Findings: The site was previously home to Palm City Yachts and has been historically utilized for similar industrial activities and/or uses. The site is currently vacant and cleared of all vegetation. Upon site plan approval, the site will be landscaped with green/silver buttonwood, red maple, orange geiger tree, eagleston holly, alexander/cabbage palms, green island ficus, cocoplum, and yew pine. All plant material will consist of Florida native plant material and drought tolerant plant species.

f. Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.

Staff Findings: The submitted site plan identifies a proposed monument sign situated south of the entrance along NW Flagler Avenue. According to LDC Section 6.11.12*(A)(1)*, ground/monument signs must provide a minimum ten *(10)* foot setback from the right-of-way. The proposed monument sign location provides a ten *(10)* foot minimum setback from the property line and approximately twenty-five *(25)* feet from the right-of-way. The location of the monument sign does not appear to affect traffic safety for vehicles entering or exiting the site and allows ample space for vehicle line-of-sight. *(See Exhibit 1.5 below)*

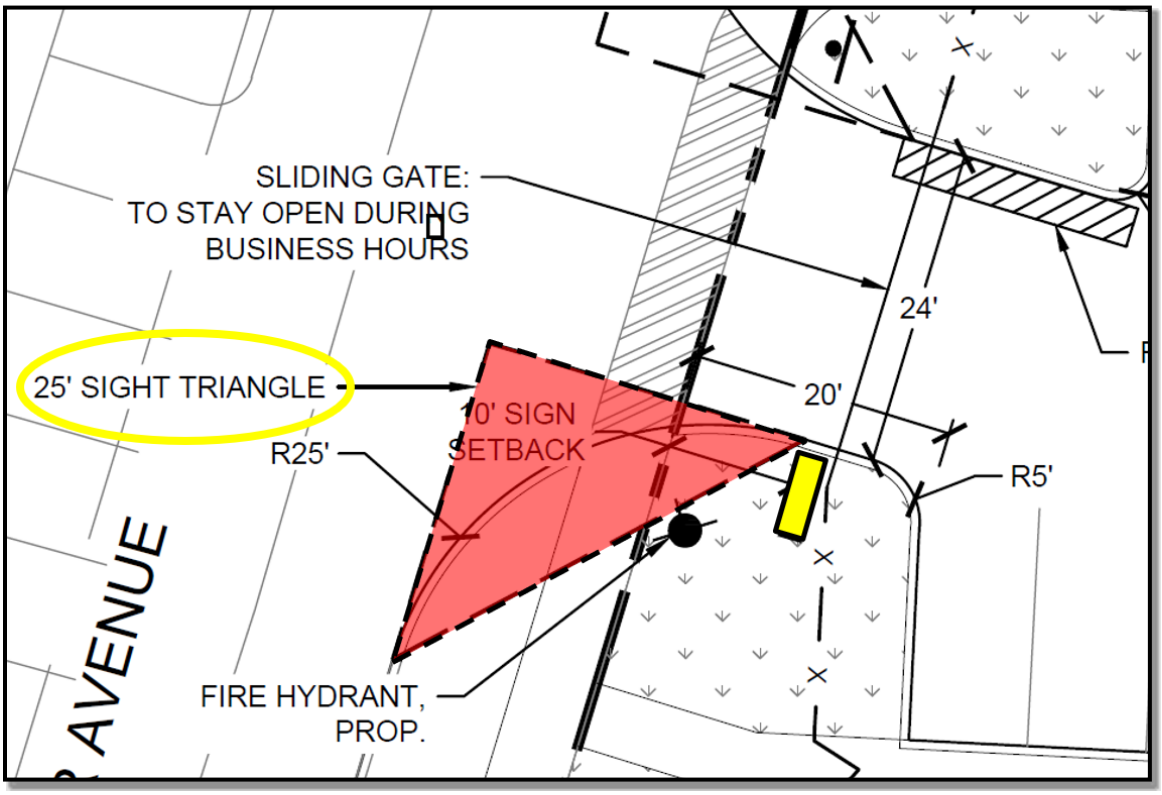


Exhibit 1.5: *Sign Line of Sight Diagram*

As a condition of the site plan approval, the applicant, developer, or their successor shall be required to submit a building permit to the City's Development Department for all proposed wall signs, monument sign, canopy signs, or window signs to be located on-site.

g. Required yards and open spaces.

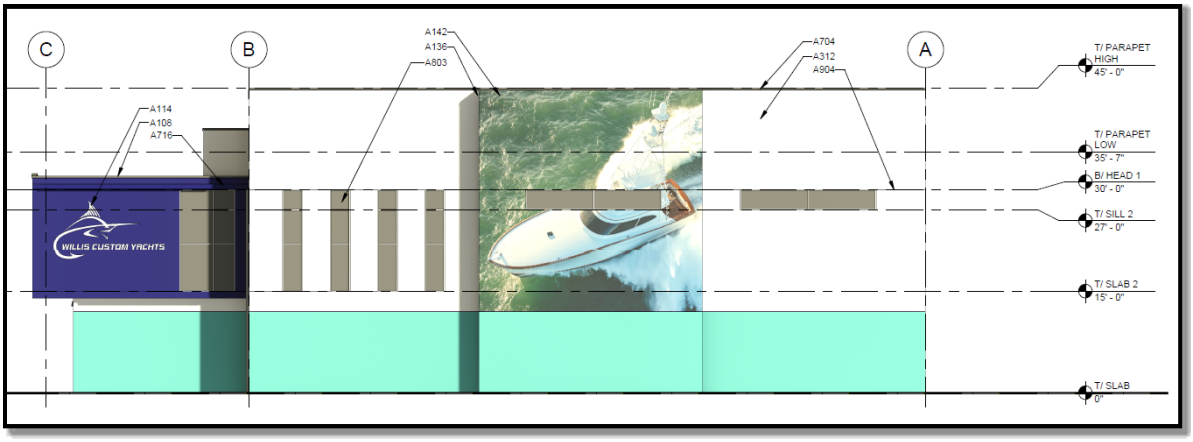
Staff Findings: According to the site plan, the proposed boat sales office and workshop will be setback ninety-six *(96)* feet from the north, twenty-three *(23)* to twenty-seven *(27)* feet from the west, twenty *(20)* feet from the south, and one hundred & ten *(110)* feet from the east property boundaries. As required with through a Major Urban Code Conditional Use approval, the applicant shall install required landscaping within the minimum required landscape buffer along the perimeter, as well as installing landscaping throughout the site and vehicular terminal islanding plantings.

According to landscaping requirements outlined under the City's Land Development Code, the proposed Major Urban Code Conditional Use and site plan approval does not require minimum open space standards.

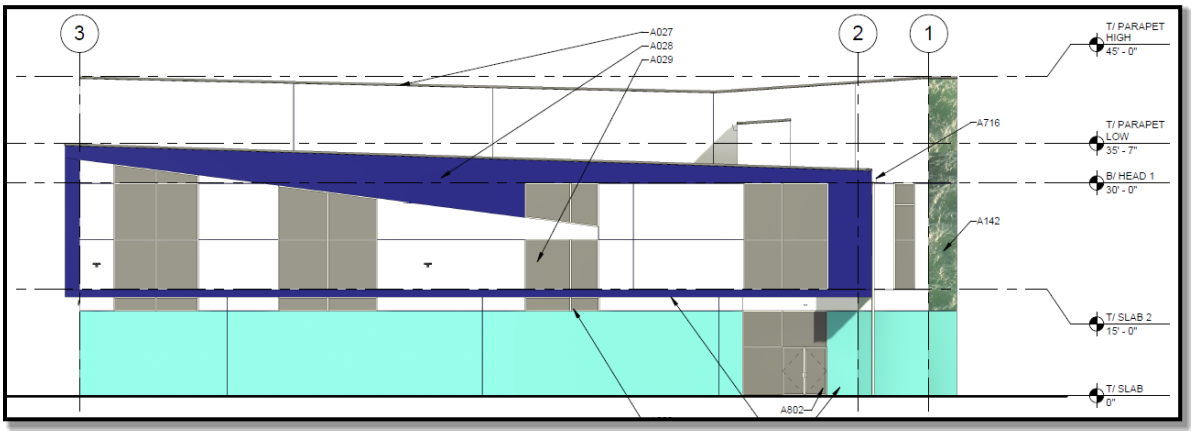
h. Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.

Staff Findings: According to the submitted architectural building elevations, the proposed service maintenance building will not be taller than forty-five *(45)* feet, while the boat sales office and workshop will be constructed no taller than thirty-seven *(37)* feet in height.

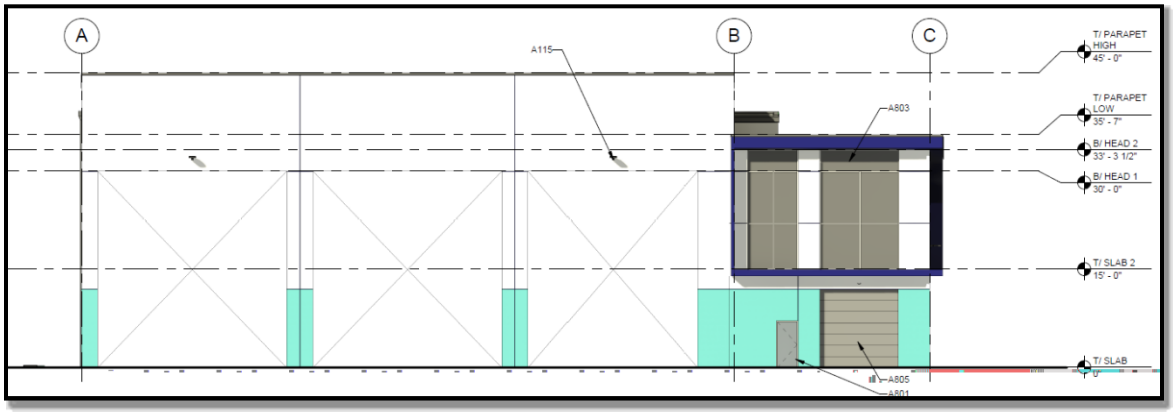
Architectural Elevations:



West Elevation



North Elevation



East Elevation

The proposed height of the maintenance building is forty-five *(45)* feet and is proportional and complimentary to surrounding buildings in the area. The proposed height of the Atlantic Point Marina project to the south is forty-five *(45)* feet with an additional fifteen *(15)* feet to the top of the roof. The Harborage residential buildings located to the north of the Property has a height of forty-two *(42)* feet.

Boat Hoist (Crane) Specifications:

The site will be equipped with a Mobile Boat Hoist and will be used to extract boats from the St. Lucie River which are manufactured at Willis Custom Yacht's off-site location located in Martin County. According to the crane specifications packet submitted by the applicant, the crane will have a total height of thirty-five feet, seven inches *(35'-7")*, an overall length of thirty-two feet, eight inches *(32'-8")*, and an overall length of thirty-six feet, five inches *(36'-5")*.



MAIN CHARACTERISTICS

	Metric System		U.S. System
Lifting capacity	110	ton	120
Dock span	7000	mm	(23")
Inner width	7300	mm	(23' – 11")
Track	8250	mm	(27' – 1")
Max width – approx.	9950	mm	(32' – 8")
Height under beam	9850	mm	(32' – 4")
Total height	10850	mm	(35' – 7")
Gauge	8500	mm	(27' – 11")
Overall length at the base	11100	mm	(36' – 5")
Shipping weight (approx.)	49	ton	54
Reference Drawing			**ST.2171.00.0.MBH**

All measurements will be adjusted in agreement with Client's requirements

Staff has included a recommended Condition of Approval in the Draft Resolution 42-2023, which requires all on-site forklift equipment, crane*(s)*, or other heavy equipment be equipped with a White Noise Back-Up Alarm, in order to reduce any effects of noise on the adjacent condominiums.

E. Comprehensive Plan Review

The proposed petition for a Major Urban Code Conditional Use complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Chapter 1, Objective 1.A7. Future Land Use Categories: *The Future Land Use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.*

Staff Findings: The request to amend the Future Land Use Map from Industrial to Marine/Industrial is based on Comprehensive Plan Policy 1.A7.1., as it pertains to the use category options available for consideration within the City of Stuart's jurisdiction. Applicable Future Land Use categories reviewed in accordance with Comprehensive Plan Policy 1.A7.1. include the current Industrial and proposed Marine/Industrial designations based on the findings below.

Policy 1.A7.1E. Industrial: *Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.*

Policy 1.A7.1M. Marine/Industrial: *Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.*

Staff Findings: The Industrial land use designation does not call out marina use in the list of land uses and activities predominantly connected with such a land use. The Marine/Industrial Future Land Use category clearly identifies industrial/marine uses in the land use category. A land use change from Industrial to Marine/Industrial is considered more consistent based on such factors as location within the CRA, previous uses related to marine industrial activities, proximity to the waterfront, and primarily based on the surrounding land use map designations as predominantly Marine/Industrial. The Industrial land use designation may be considered out of date and not applicable based on these factors.

Objective 1.B3. Desirable Pattern of Land Uses: *Promote and enhance a pattern of land uses that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources, and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.*

Staff Findings: The requested petition is consistent with Objective 1.B3., desirable pattern of land uses when assessing the request to change the land use from Industrial to Marine/Industrial in an area of the city whereby most properties surrounding the subject site have a Marine/Industrial designation.

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 to achieve a compact urban form.*

Staff Findings: The property is within a well-established urban area of the city. Re-use of the vacant industrial marina property on a site located within lands predominantly designed Marine/Industrial offers the opportunity to redevelop the site with uses consistent with established development patterns.

Objective 1.B3. Desirable Pattern of Land Uses: *Promote and enhance a pattern of land uses that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources, and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.*

Staff Findings: The proposed land use change from Industrial to Marine/Industrial offers the same land use designation as the majority of the well-established and developed properties within this part of the city. Reuse of a vacant industrial property to accommodate marine/industrial type use offers an effective use of land, resources, and facilities consistent with the character of the area.

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 Findings: Most of the properties within proximity to the site and within this part of the city have a Marine/Industrial Future Land Use designation. Such properties are established uses including water dependent marine-based uses, residential and mixed-use condos, offices, and commercial developments. A recently approved Atlantic Point Marina facility south of the subject property establishes a larger 7.94-acre Marine/Industrial land use designation with an approved site plan for a commercial/marina facility on the vacant parcel.

The request to amend the Future Land Use on the subject property from Industrial to Marine/Industrial is consistent with the recently approved Atlantic Point Comprehensive Plan Amendment and provides a similar land use pattern along this part of the city. Re-use of a property with a more effective site layout and mix of uses will add significant improvement in terms of design consistent with the Comprehensive Plan policies and objectives.

Goal Statement C – *The future land use goal for the Community Redevelopment Area (CRA) [is] to maintain and strengthen the beauty, economic viability, cultural resources, and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.*

Staff Findings: The property has been the subject of a demolition of existing marina-based uses on the now vacant lands. Effective reuse of a vacant property located within the heart of the CRA will strengthen opportunities for economic viability, offering enhancement of marine resources and promote urban development.

Policy 1.C3.3. *The City shall promote waterfront access through FLUE Objective 1.A2 and its associated policies in order to increase the attractiveness and desirability of the CRA for new development and redevelopment.*

Staff Findings: The proposal, when completed, will achieve waterfront access in pedestrian, boat, and access to waterfront within the heart of the CRA.

Policy 1.C3.5. *The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1.*

Staff Findings: The property is a brownfield, infill project, replacing old buildings and bringing the entire site up to date while introducing additional use and accessibility within an established urban area.

Policy 1.C3.12. *The City of Stuart shall promote land use patterns which complement multiple modes of transportation, including transit, pedestrian and bicycle amenities, and marine transit such as ferries, water taxis and upland support facilities (e.g., designated anchorages, marinas, dinghy accommodations, canoe/kayak launches and the City's "blueways" program).*

Staff Findings: The proposed Marine/Industrial land use is consistent with established land use patterns within this part of the city on lands abutting the St. Lucie River. The request to amend the land use from Industrial to Marine/Industrial is consistent with the objective, offering proposed water-based uses within proximity downtown Stuart.

Chapter 11, Economic Development Element Goal Statement – *The City will develop and maintain an economic environment that will encourage the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents.*

Objective 11.A1. - Retain existing businesses and attracting new businesses. *Provide supporting services for the retention of existing businesses and attracting new businesses.*

Staff Findings: Effective reuse of the site in the form of new water-based marina type facility and, fosters marine industry related business expansion and retention in a central location of the City of Stuart CRA.

Policy 11.A1.1. *The city will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the city.*

Staff Findings: A proposal to amend the land use from Industrial to Marine/Industrial provides an opportunity for additional uses, not limiting a waterfront property to only industrial uses. The concurrent request to consider a Major Urban Code Conditional Use request to accept marine use on the property is consistent with the land use change to Marine/Industrial. Retaining employment-based use opportunities on the existing property and providing opportunity for uses accessible for public enjoyment.

Policy 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.*

Staff Findings: The proposed mix of uses will be well-served and accommodated with access to St. Lucie River, easy access to Okeechobee Waterway, the Intracoastal Waterway, and the Atlantic Ocean. Flagler Avenue is parallel to the subject property and easy access exists to Dixie Highway.

Policy 11.A1.4. *The city will encourage the designation and preservation of industrial land for industrial uses.*

Staff Findings: The request to amend the land use from Industrial to Marine/Industrial is consistent with the property location and the pattern of land use designations to the north. Rather than removing the Industrial land use designation, the comprehensive plan amendment provides the opportunity for additional commercial uses conducive with water-based activities.

Maximum Buildout Analysis: ***Comprehensive Plan: Element 1, Table of Land Use Densities, and Intensities***

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 the Future Land Use Element of the Comprehensive Plan.*

FLU		**Residential**			**Non-Residential**			
			UPUD, RPUD, or Major UCE					
	In/Out CRA	General	Not ALF	ALF	% Residential	General	> 2.0 FAR	% Non-Residential

Industrial (Existing)	In	None			0%	< 3.0 FAR	< 10-acres	100%
	Out	None			0%	< 1.0 FAR		100%
Marine/Industrial (Proposed)		**<15du/ac**	**<15du/ac**	**N/A**	**0-25%**	**< 3.0 FAR**	**< 5 Acres**	**0-100%**

Policy 1.A7.4 *The City will establish and monitor land use tracking and monitoring procedures to ensure that the specified proportions and acreage limitations are not exceeded and that plan amendments will be adopted in a timely manner if development does not occur as expected and desired.*

Staff Findings: Analysis of the existing lands designated Marine/Industrial land use included the map review of existing developed properties including a mix of residential and mixed-use condominiums, marina and commercial/office uses along the waterfront properties. Based on a map assessment property with a Marine/Industrial land use total approximately +/- 20 acres.

The table of land use densities and intensities identifies a 0-25% Non-Residential threshold for properties with a Marine/Industrial land use designation. Existing uses on lands with a Marine/Industrial land use identify approximately +/- 5 acres, or 25% of those acres being residential uses such as condominiums or part of a mixed-use development.

Based specifically on the small-scale comprehensive plan amendment to change the future land use designation from Industrial to Marine/Industrial, staff finds no identified issues regarding maximum and minimum buildout thresholds for non-residential and residential use on the subject property. A more detailed assessment of the site-specific use at the site plan review stage will provide a detailed assessment based on actual proposed residential or non-residential uses.

F. Development Review

BUILDING:
N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

FIRE:
N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

PUBLIC WORKS:
The Public Works Department provided the following comments: The City of Stuart has sufficient water and wastewater plan capacity to serve the maximum buildout for the proposed Willis Custom Yachts located at 151 NW Flagler Avenue, Stuart, Florida. 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.

POLICE:
N/A comments provided pertained to the separate application review of the request for Major Urban Code Conditional Approval.

ENGINEERING:
Captec provided the following review comments:

CAPTEC Engineering (*CAPTEC*) has reviewed the submittal materials received via email on August 29, 2022. The Applicant is requesting a Small-Scale Comprehensive Plan Amendment to change the subject land use from existing Industrial to proposed Marine/Industrial.

The following items were reviewed by CAPTEC with comments as noted:

1. Justification Statement CAPTEC does not have any comments on the Justification Statement.
2. Environmental Plan and Statement CAPTEC has reviewed the Environmental Plan and Statement and has determined that it is sufficient.

The following items are not Civil Engineering review items, and were therefore not reviewed:

1. Traffic Statement CAPTEC Engineering, Inc. performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin Count/FDOT criteria.

ENVIRONMENTAL:
The following review Comments were received from EW Consultants:

Land Development Code Chapter 5- Resource Protection Standards
Section 5.01.00 – Avoidance or Minimization of Wetland and other Environmental Impacts

In accordance with the requirements of Section 5.01.01, the applicant should provide a demonstration that the specified means of "environmental impact avoidance and minimization techniques have been employed to the greatest extent practicable in preparation of the proposed site plan". For the purposes of the Small-Scale Comprehensive Plan Amendment review, a site plan is not required, thus no assessment of avoidance and minimization is required at this time.

Section 5.02.00 – Environmental Assessment Report for Sites with Wetlands or Greater Than One Acre

An "Environmental Plan and Statement" has been provided by the applicant for the subject property as requested in the completeness review. This document does not follow the specific Code outline for an Environmental Assessment Report; however, a full Environmental Assessment Report would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. At such time as a site plan is under review, an Environmental Assessment Report prepared in accordance with Section 5.02.00 will be required. Section 5.03.00 – Wetlands No agency-verified wetland determination was provided, however, provision of an agency verified wetland determination would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. At such time as a site plan is under review, an agency verified wetland determination will be required.

Section 5.04.00 - Environmentally Sensitive Lands

The "Environmental Plan and Statement" does not clearly indicate whether native vegetative areas exist on site, however, provision of native vegetation inventory would be premature in relation to the Small-Scale Comprehensive Plan Amendment review. In the event that native vegetative areas exist on site, preservation requirements will need to be addressed during site plan review. Section 5.05.00 – Trees A tree survey was previously submitted however, City staff indicated that a "Tree Survey, Disposition Chart, and Tree Replacement Calculation - not required to be submitted

as part of the Small-Scale Comprehensive Plan Amendment" in the Completeness Letter dated July 10, 2022.

Land Development Code Chapter 11- Processing of Plan Applications Section 11.01.07:

Pursuant to Section 11.01.07.G, natural or environmentally sensitive resources are not one of the criteria to be considered by the local planning agency as part of their review of the "Small scale" comprehensive plan amendment application review and recommendation.

Comprehensive Plan Element V. Conservation:

The Objectives of Element 5 (Conservation Element) were not specifically addressed in the Justification Statement provided by the applicant. The Completeness Letter provided by the city did not specify which elements of the Comprehensive Plan, and specifically Element 5, were to be addressed, thus there are no further environmental comments in relation to this Small-Scale Comprehensive Plan Amendment review.

TRAFFIC:

O'Rourke Engineering, Inc. provided the following review comments:

Policy 2. 15.1. The TCEA is a specific geographic area established in the Comprehensive Plan for urban redevelopment and infill development. The TCEA exists entirely within the designated CRA and EUSA. Transportation level of service standards shall not be applied (for concurrency purposes) to any development occurring within the TCEA as depicted on the TCEA Map to promote urban redevelopment and infill development. The property is located within the City's TCEA Boundary.

The City of Stuart has requested that a supplemental traffic analysis be prepared that addresses the potential max development for the site. The current land use is Industrial, and the proposed land use is Marine/Industrial. The maximum allowable square footage is 234,440 with an FAR of 3.0 and a lot size of 1.794-acres. The land use high cube warehouse was applied as a worst-case trip generation for the current Future Land Use. The highest allowable use for the proposed Future Land Use of Marine/Industrial is commercial retail space. Residential use is also allowed under Marine/Industrial, but this would support the development of only twenty-seven *(27)* residential units which would generate substantially less traffic compared to 234,440 ft^2 of commercial space.

The vehicular trip generation estimate aims to approximate the number of new vehicle trips entering and exiting the site for various purposes *(e.g., visitor trips, etc.)* during peak periods. The Institute of Transportation Engineers *(ITE)* Trip Generation Manual, 11th Edition was applied for the trip generation analysis because of its widely accepted methodology. Since the project is not a mixed-use development, no internal capture was assumed. The land uses High-Cube Fulfillment Center Warehouse *(ITE land use code 155)*, and Shopping Center *(ITE land use code 820)* were applied for the analysis of the current and proposed Future Land Uses, respectively.

The land use plan analysis requires a five-year and long-range roadway capacity analysis. Tables 2a and 2b identified within the Traffic Impact Analysis prepared by WGI, Inc. summarizes the five-year impacts for the AM and PM peak hour at 50% project build-out *(e.g., 50% of the project traffic)* for the year 2027. Table 3 summarizes the 2040/2045 long range traffic conditions for the PM peak hour at full-build out. The long-range roadway capacity analysis evaluates only the incremental change between the existing and proposed Future Land Use scenarios. If this intense land use was able to be constructed, the impact would exceed 5% or more of the roadway capacity for almost all roadway segments in the study area except portions of NW Flagler Avenue for both the 5-year and long-range analysis. However, the total projected peak hour traffic is not projected to exceed any roadway segments LOS D directional distribution roadway capacity for either the 5-year or long-range analysis. This shows that the roadway segments in the study area should be able to effectively support future roadway peak hour volumes.

In accordance with the state and local laws the applicant could mitigate their impacts at the time of site plan development

through mitigations or a developer agreement such as a "proportionate share agreement". Therefore, the proposed land use could be accommodated even in the worst-case scenario. The Worst-Case Scenario Supplemental Traffic Analysis for the proposed Land Use Plan amendment for 151 NW Flagler followed the procedures and outline defined in the City of Stuart Land Development Code.

SCHOOL BOARD:

The request is specifically for a small-scale comprehensive plan amendment to change the land use from Industrial to Marine/Industrial. The School Board will be consulted at the site plan stage in the process should any residential units be proposed to be accommodate on the subject property. The School Board requires the completion of a School Capacity form as part of a site plan submission and review process. This form requires such details as the number of residential units, square footage, and unit type. Such a review is not applicable as part of a small-scale comprehensive plan amendment.

In summary of the request for a Small-Scale Comprehensive Plan Amendment to change the future land use from Industrial to Marine/Industrial, and Urban Code Conditional Use petition complies with objectives and policies within the City's Comprehensive Plan and Land Development Code.

G. Staff Recommendation

On May 11, 2023, the Local Planning Agency (LPA) held a meeting to discuss the proposed Major Urban Code Conditional Use and voted to forward a recommendation of approval to the City Commission.

On June 6, 2023, the Community Redevelopment Board (CRB) held a meeting to discuss the proposed Major Urban Code Conditional Use and voted to forward a recommendation of approval to the City Commission.

Staff has reviewed the petition for a Major Urban Code Conditional Use and recommends the City Commission grant approval for the Major Urban Code Conditional Use for Willis Custom Yachts.

The following Conditions of Approval have been identified by staff and included in draft Resolution 42-2023:

1. ***Local Planning Agency Recommended Condition of Approval:*** The Architectural plans and elevations approved under this Major Urban Code Conditional Use shall be utilized with the design of the proposed development. A deviation of more than 5% of the approved architectural plans shall require a Minor amendment to the Major Urban Code Conditional Use and review and approval from the Local Planning Agency *(LPA)* & City Commission.
2. All Construction activities and/or boat servicing uses, shall be limited between the hours of 7:00AM to 7:00PM, Monday through Saturday, and between 12:00PM and 7:00PM on Sundays.
3. All on- site crane, forklift equipment, and other heavy equipment shall be equipped with a White Noise Back- Up Alarm, as approved by the Occupational Safety & Health Administration (OSHA).
4. 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 to reduce dust generated on-site.
5. Except as otherwise set forth in the Willis Custom Yachts Major Urban Code Conditional Use Approval, all development shall comply with the City Land Development Code. Any modifications to the Master Site Plan or Architectural Plan which exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, architecture, or location of landscaping, may be approved under an Administrative Variance approved

by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via public hearing.

6. All applicable State or Federal permits must be obtained before the commencement of any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law.
7. Any existing mangroves shall be maintained and protected during construction and thereafter. Any trimming shall only be permitted by the Florida Department of Environmental Protection.
8. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
9. Except as provided herein, all development shall comply with City Land Development Code.
10. The site permit and dumpster permit, both require a separate building permit with the City of Stuart Building Department.
11. The applicant, developer, or successor shall provide a digital boundary survey and final civil/engineering plans to the City of Stuart Building Department upon the submittal of a site permit. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
12. Final development plans and construction drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any site permit or building permit(s).
13. Required regulatory agency permits, pertaining to upland site improvement works, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any upland site improvements and/or development activities.
14. Regulatory agency permits pertaining to improvements within the submerged lands and below the high-water line, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any development activities taking place within said submerged lands and below the high-water line.
15. Any permit for docks/piers shall be required to comply with the Land Development Code provisions of 5.06.02 *(Shoreline Protection Zone Delineation)* and shall be accompanied with valid permits from the South Florida Water Management District and/or the Florida Department of Environmental Protection.
16. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the property owner, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the owner. There shall be no liveaboards permitted per the definition of the Department of Environmental Protection.
17. Any sidewalks or roads damaged during construction shall be repaired and/or replaced by the applicant, as per the City's specification.

18. On-site lighting shall not negatively impact or create a visual nuisance to adjacent properties.
19. All Landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
20. A Landscape Maintenance Agreement, executed in accordance with the City Land Development Regulations, shall be submitted for review and approval prior to the issuance of the Certificate of Completion.
21. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited on the property.
22. All on-site signage, including monument sign, are to be approved by a separate permit and shall comply with the City of Stuart Land Development Code Section 6.11.00.
23. Any right-of-way improvements and parking within the right-of-way shall be maintained and operated by the applicant, developer, or successor, in perpetuity or until alternative maintenance arrangements are signed off by the City's Public Works director.
24. All connections to the existing and future boardwalk shall remain open without fee to the public.
25. The applicant shall comply with all applicable Handicap Accessibility standards.
26. Prior to receiving a Certificate of Occupancy, the applicant, developer, or successor shall receive approval for the development's required public art, pursuant to Section 3.01.08.
27. Unless a longer timetable is granted by the Community Redevelopment Board (CRB) and City Commission, a building permit shall be obtained no later than twelve (12) months from the approval date of a Major Urban Code Conditional Use. A Certificate of Occupancy shall be obtained no later than thirty (30) months from the issuance of a building permit, pursuant to Section 3.01.06(A)(2)(a) of the City of Stuart Land Development Code.
28. No temporary or modular buildings are permitted on the property except for a permitted temporary construction trailer.
29. Billboards are prohibited on the property.
30. No Live aboard vessels are allowed in the submerged land lease area connected to this Major Urban Code Conditional Use approval. No residential activities shall be permitted on the subject property.
31. All Construction 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 afore mentioned manuals, the most restrictive shall apply.
32. All plans shall be routed through the Permit Technician in the City of Stuart Development Department. Approval of the Urban Code Conditional Use shall not be construed to be a license to proceed with work and 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 the City of Stuart from requiring a correction of errors in plans, construction, or violation of City Code.
33. No manufacturing uses shall be permitted on-site.

34. The following uses shall be permitted:
    a. Limited boat repair services, indoor
    b. Retail sales *(new boats only)*

RECEIVED
JUN 29 2022
DEVELOPMENT
Received By:

Stuart

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

Received by:
Reviewed by:

Urban Code Conditional Use Application

Project ID# 22206008
(Staff Entry)

Pre-App Conference Date:	Application Date:
1/14/2022	

SITE INFORMATION

Project Name: Willis Custom Yachts	Parcel ID#: 32-37-41-004-020-00061-9
Site Address: 151 NW Flagler Avenue, Stuart FL 34994	
Subdivision: Riverside Park	Lot(s):
Site Acreage: 1.79 acres (1.09 upland acres)	Flood Zone/Base Flood Elevation: Zone AE/Elev 5
Current Zoning District / CRA Subdistrict (if applicable): Industrial	
Current Comprehensive Plan Future Land Use Designation: Industrial	
Existing Land Use: Vacant	Proposed Land Use: Boat sales and service use
Proposed Square Footage (if applicable): 16,720 SF	Proposed Density (if applicable): N/A

PETITIONER INFORMATION

Property Owner: 151 NW Flagler LLC	Phone Number / Email Address: Contact Agent
Property Owner's Mailing Address: 151 NW Flagler Ave, Stuart FL 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Matthew Barnes, AICP	Phone Number / Email Address: 561-713-1687 / matthew.barnes@wginc.com
Agent's Mailing Address: 2035 Vista Parkway, West Palm Beach, FL 33411	
Architect: Eric Luttmann, AIA	Engineer: Adam Schildmeier, PE
Planner: Matthew Barnes, AICP	Landscape Architect: Bryan Jackman

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared David Tobin, as Manager

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 Urban Code Conditional Use in the City of Stuart, FL.
3. That he/she has appointed Matthew Barnes to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: 151 NW Flagler, LLC

Signature of Owner: David Tobin, Manager
By: Name/Title

225 NE Mizner Blvd, Suite 510 Boca Raton, Fl. 33432
Street Address City, State, Zip Code

P.O. Box City, State, Zip Code

(561) 620-0456 (561) 620-0457
Telephone Number Fax Number

dst@tobinreyes.com
Email Address:

STATE OF FLORIDA, COUNTY OF Palm Beach

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

19th day of April, 2022 By David Tobin.

Personally Known OR Produced Identification
Type of Identification Produced:

Nichole Pavez
Notary Public

My Commission expires:
08-25-23

Nichole Pavez
Comm.#GG907343
Expires: August 25, 2023
Bonded Thru Aaron Notary

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: David Tobin	City/State/Zip Code: Stuart FL 34994
Title: Manager	Telephone Number:
Company: 151 NW Flagler, LLC	Facsimile Number:
Company Address: 151 NW Flagler	Email Address (optional):

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

1. Signed this 19th day of May, 2022.

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

Application Requirements

Fee:

- $1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- $532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

See attached Justification Statement.

(over)

JUSTIFICATION STATEMENT

URBAN CODE MAJOR CONDITIONAL USE

FOR

WILLIS CUSTOM YACHTS

151 NW Flagler Ave, Stuart FL

Prepared by:

WGI, INC.

2350 Vista Parkway
West Palm Beach, FL 33411
(561) 687-2220
www.wginc.com

Initial Submittal: June 28th, 2022
Insufficiency Submittal: August 15th, 2022
First Resubmittal: January 11th, 2023
Second Resubmittal: June 5th, 2023

CITY OF STUART - Planning & Zoning Department
121 SW Flagler Avenue, Stuart, FL 34994

Introduction

The subject property is located at 151 NW Flagler Avenue, to the east of Flagler Avenue and to the west of the St. Lucie River (the "Property"), in the City of Stuart, Florida (the "City"). The Property is identified by the following Parcel Control Number (PCN): 32-37-41-004-020-00061-9 and has a total of 1.794-acres which includes a total of approximately 1.36-upland acres and 0.43 acres of submerged lands. The Property has a Future Land Use (FLU) designation of Industrial and a Zoning District classification of Urban Waterfront (UW). The Property is located within the City's Community Redevelopment Agency ("CRA") boundary. According to historic aerial photographs and Google streetview images, the Property was previously developed as an industrial/marine use and has since been demolished, see **Figure 4** and **Figure 5.** The Property is currently vacant with remaining impervious surfaces on the site from the previous development. An aerial of the subject site (outlined in red) and surrounding areas is provided below in **Figure 1**.

Figure 1: Site Location Map



Request

On behalf of the property owner, 151 NW Flagler, LLC (the "Applicant"), WGI, Inc. requests an **Urban Code Major Conditional Use** to allow a boat sales and service use in the UW zoning district, see the Zoning Map provided in **Exhibit A**. A concurrent Small-Scale Comprehensive Plan Amendment Application to re-designate the FLU on the Property from Industrial to the Marine/Industrial FLU designation has been submitted to the City, see the Future Land Use Map provided in **Exhibit B**. The proposed boat sales and service development will accommodate a boat maintenance building, with an attached workshop and sales office (the "Proposed Project"). The Proposed Project also includes site improvements such as new docks and a new seawall. The Property is a part of the Harborage PUD development to the north and is listed as

Building 10 on the site plan, therefore a PUD amendment is required. Condition #4 of Exhibit B of Resolution No. 50-2018 (the last approved PUD for the Harborage) allows the owner of the Building 10 parcel to amend the Harborage development approval without the joinder of other property owners within Harborage. The condition states "*A Unity of Title for density has been executed by the developer. Notwithstanding the preceding, any owner of the "Portside" parcel of "Building 10" parcel may amend the development approvals for the respective parcel, without joinder of other property owners within the Harborage development*."

Surrounding Uses

Table 1: Surrounding Land Uses			
Adjacent Land	**Use**	**Future Land Use**	**Zoning**
North	**Harborage PUD** Multifamily Residential and Marina	Marine/Industrial	Urban Waterfront (UW)
South	**Atlantic Point Marina** (Approved by the City Commission on May 23rd) Marine Based Mixed-Use Development	Marine/Industrial	Industrial (I)
East	**St. Lucie Waterway**	Not Applicable	Not Applicable
West	**Apex Marine Stuart** Boat Repair Shop	Downtown	Urban Waterfront (UW)

Table 1 demonstrates that the request for a Major Urban Code Conditional Use to allow a boat sales and service use on the site is consistent with the parcel to the north, west, and south, which all have marine related uses. The parcel to the south, Atlantic Point Marina, was approved on May 23rd, 2022 for a small-scale comprehensive plan amendment to change the designation of the FLU from Industrial to Marine/Industrial and a Major Urban Code Conditional Use to allow a mixed-use marina development in the Industrial zoning district. The proximity of the Property to the St. Lucie River further demonstrates the compatibility of Conditional Use to allow a more marine based use to be compatible with the surrounding uses and contextual to the parcel's proximity to the St. Lucie Waterway.

Appropriate Conditional Use Request

Marine/Industrial is a more appropriate FLU designation for the subject site since it is a "waterfront district" and it permits the "continuation of industrial/marine uses". Therefore, to make the Proposed Project possible in the proposed FLU category, a Major Urban Code Conditional Use request is appropriate. Since the Property is located within the Urban Code area, the Applicant can request a Major Urban Code Conditional Use for relief from permitted uses. The following information explains why the Proposed Project is appropriate and justifies the Conditional Use request.

The Property is located adjacent to the St. Lucie Waterway and is therefore part of the Stuart waterfront. The proposed use of boat sales and service is consistent with the uses that are adjacent to the St. Lucie Waterway and in the CRA, as demonstrated in **Table 1**. According to historic Google streetview images from 2019, the most recent use on the site was an industrial/marine use, see **Figures 4 and 5.** The previous use, known as Palm City Yachts, was a marine/industrial use. Historic aerials from 1994, see **Figure 2**, show the industrial/marine development that existed until its demolition in 2021.

Figure 2: 1994 Aerial of the Subject Site



Source: Google Earth

A boat sales and service use is consistent with the surrounding uses and it is consistent with the previous industrial/marine uses that were once located on the subject site, which in this case was Palm City Yachts. The Proposed Project is a desirable infill redevelopment project, that will improve the vacant site that exists today and is more desirable than the approved site plan for the site as shown in **Figure 3** (next page)**.**

The Property is part of the Harborage development and in the last PUD approval a Dry Storage/Showroom building was approved for the Property. The intense building, known as Building 10 on the site plan, had a ground floor footprint of approximately 30,000 square feet, which was approximately 50% of the total upland portion of the Property. The Proposed Project only has a footprint of just under 15,000 square feet – half the size of Building 10.

The previously approved project did not maintain much pervious surface on the parcel, which would have hindered stormwater management. The previously approved project required 44 parking spaces (compared to 14 required parking spaces for the Proposed Project) and only 25 spaces were located on the Property, the other 19 parking spaces were located in the Flagler Avenue right-of-way. Sixteen of the 25 parking spaces on the Property actually encroached past the northern property line by eight feet, which would have left no room for a landscape buffer between Building 10 and its parking and the neighboring condominium building to the north.

The Proposed Project will preserve most of the existing Areca Palms on the common northern property line, which will provide a thick landscape screen, and there is approximately 25’ of buffer area along the common northern property line where a sidewalk will connect to the Harborage sidewalk (and it will connect to the Atlantic Point project to the south) and there is approximately 17’ of space for a dry retention area that will be planted with new trees to further screen and buffer the Proposed Project from the Harborage.

Finally, Building 10 was only setback 37’ from the north property line whereas the building in the Proposed Project is setback 96’ from the north property line – almost three times further.

Figure 3: Approved Site Plan

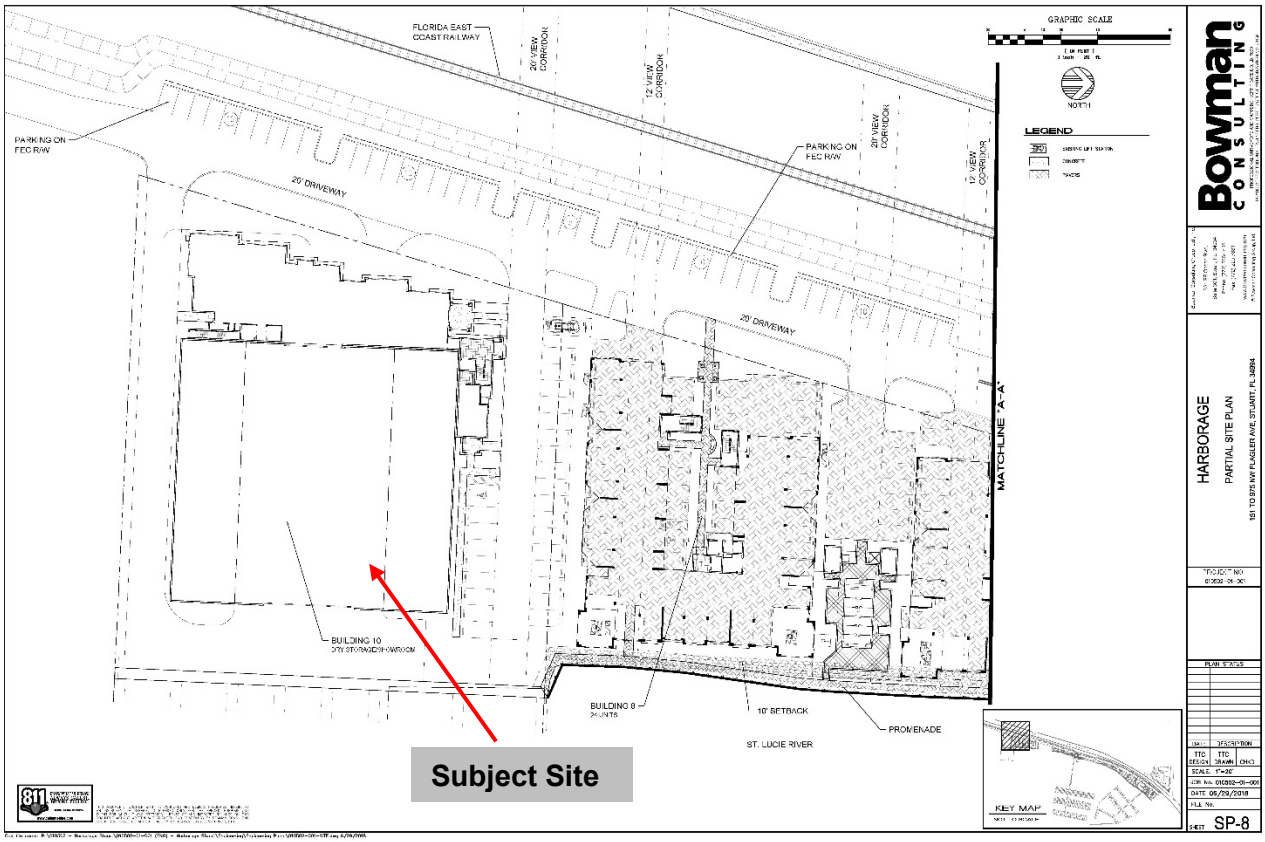


Figure 4: Previous Use on the Subject Site



Source: Google Streetview., May 2019

Figure 5: Previous Use on the Subject Site



Source: Google Earth

Overall, the Proposed Project will enhance the Property, which is located in the CRA. The mission of the CRA as stated in the *Community Redevelopment Agency 2021 Annual Report,* is "*To plan for a sustainable economic future while protecting and enhancing the unique character of the City*." In its current state the Property is not consistent with the CRA's mission as the vacant site does not generate revenue "for a sustainable economic future" and it does not enhance "the unique character of the City." The Proposed Project is consistent with the CRA's mission, as the boat sales and service use promotes infill redevelopment on a vacant site and the proposed use is consistent with the City of Stuart's marine character. The Proposed Project will also bring jobs to the City in the marine industry. The Proposed Project is explained in further detail in the following section.

Proposed Project

The Applicant proposes to construct a boat maintenance building that is approximately 11,817 SF and an attached two-story workshop building and office/customer lounge. The workshop portion is approximately 3,094 SF and is proposed on the first floor and an approximately 3,336 SF boat sales office is proposed on the second floor. The total floor area of the proposed building is 18,247 square feet. In addition to the main structure, two dry dock boat slips are proposed on site. A dock and travel lift piers are proposed to extend from the eastern property line into the submerged lands and St. Lucie River.

The Applicant intends to use the Property in complement to their main manufacturing and repair site in unincorporated Martin County further up-river at 6800 SW Jack James Drive. The Proposed Project will serve customers who are testing their new boat purchase, which was manufactured or repaired at the offsite location. The maintenance building and workshop building will be used to make the final tweaks and improvements to the boat per the customer's requests. The Property provides ideal access to the water for the boat delivery (by water) and client interaction with their new boat because it has access to the St. Lucie River — in addition to easy access to the Okeechobee waterway, the Intracoastal Waterway, and the Atlantic Ocean. Flagler Avenue is parallel to the subject property and provides easy access from Dixie Highway.

The established development pattern as a historic industrial/marine use provides an opportunity for infill development that is consistent with the scale and character of the existing multifamily and marina to the north, and the proposed mixed-use development and marina to the south. The Proposed Project is located approximately half a mile from downtown Stuart and is in the City of Stuart's CRA boundary.

The Proposed Project also includes 18 parking spaces, one loading zone, dry detention, a 6' wide sidewalk that will connect the sidewalk along the east side of the Harborage through the Property to the south where it will connect to the Atlantic Point project, and landscaped buffers along the north, west, and south property lines. Water-based improvements include a proposed seawall, docks, and a travel lift to lift boats out of the water. The Proposed Project will create a viable project on the vacant parcel, that also meets the City's code requirements and contributes to the public experience through a sidewalk connection and public art installation. Stormwater management will also be improved with the development of the vacant parcel, as the existing site has an extensive amount of impervious surface which will be reduced with the dry detention and landscape buffers proposed on the north and west boundary. The site plan included in this submittal identifies the pervious surface that is proposed on the site to manage the stormwater onsite.

To compliment the scale and design of adjacent properties, the boat maintenance building and the attached workshop/customer space has a marine contemporary design. The attached space is setback from the maintenance building which breaks up the façade, along with recessed façade elements. The building design has created an intricate façade that is broken up with recessed façade elements, large windows, and the attached building is setback from the maintenance building. The proposed height of the maintenance building is 45 feet, and it is proportional and complimentary to surrounding buildings in the area. The proposed height of the Atlantic Point Marina project to the south is 45 feet with an additional 15 feet to the top of the roof. The Harborage residential buildings located to the north of the Property has a height of 42 and a half feet.

Public art onsite is strongly encouraged by the City of Stuart and the CRA. The Proposed Project proposed to incorporate a nautical mural to compliment the marine-based use and the historic character of the City of Stuart. This art intends to benefit customers of the proposed building as well as the Stuart community, as it enhances the public view and intends to employ a local artist. The proposed public art will be a mural on the west facing façade of the proposed building. A conceptual depiction of the mural is provided in the architectural drawings. A final mural design will be applied for through the minor urban code conditional use process when an artist and final design are chosen by the Applicant.

Major Urban Code Conditional Use & Industrial Zoning District Analysis

The development patterns, setbacks, and open space, pervious/impervious, and architectural design standards applied to the site are governed by the Urban Code UW standards. The Proposed Project has been designed to demonstrate appropriate stormwater management provisions with the dry detention areas included on the north and west property line to protect the St. Lucie River from unwanted runoff. The boat maintenance building has been setback 110' from the shoreline, far exceeding the required 10' shoreline protection zone. The previously existing building was only setback 15'-8" from the north property line and it was only setback a few feet from the east property line, which is depicted in **Figure 5**. The Proposed Project respects the shoreline protection zone and is more compatible with the neighboring property to the north.

The previous industrial/marine use would have been grandfathered as a nonconforming use on the Property and therefore, redeveloping the Property with a similar use will require a Major Urban Code Conditional Use. A Major Urban Code Conditional Use approval includes provisions to allow uses not allowed in the underlying zoning district, which in this case is to allow a boat sales and service use in the UW district.

Section 11.01.11.-Major and minor conditional use approval application.

A. Generally. A major conditional use approval is specific authorization granted by the city commission to permit certain uses of property, which are unique due to the nature of the use, size, location, or various characteristics particular to the zoning district. The issuance of a major conditional use

approval is required for the use or occupancy of a structure specifically designated as a conditional use in the "zone district" chapter of this Code and is subject to the limitations and conditions specified therein.

Specific Regulations Requiring Consideration as a Major Urban Code Conditional Use:

The following regulations from the City's Land Development Code require a Major Urban Code Conditional Use in the Industrial Zoning District:

a) ***To allow boat sales and service within the Harborage Development (an amendment to the previously approved Major Urban Code Conditional Use granted under Resolution 50-2018).***
b) ***Section 3.01.04.A.1.*** To allow the proposed building wall material of a concrete tilt wall with a finish that will be similar in appearance to stucco.
c) ***Section 3.01.03.E.1.f.*** To provide relief from requiring a second vista within the building façade.
d) ***Section 3.01.03.E.2.a.*** To allow a building height of 45 feet within the Urban Waterfront zoning district.
e) ***Section 3.01.03.E.4.b.*** To provide relief from requiring balconies and balcony rails on the waterfront side of a building.
f) ***Section 3.01.04.H.6*** To allow six-foot-tall fence in the front yard along Flagler Avenue for security purposes.
g) ***Section 3.01.04.P.*** To allow a six-foot-tall fence in the front yard along Flagler Avenue for security purposes.
h) ***Section 3.01.04.R.*** To allow a parapet wall over 24 feet to enhance the architectural character of the 2-story boat maintenance building.
i) ***Section 6.04.03.5.*** To allow relief from the 50% of the shoreline protection zone as native vegetation. The shoreline protection zone is also the waterfront setback, and since the proposed development is a working waterfront, the area cannot be landscaped due to activity in the shoreline protection zone related to everyday activities that are crucial to the proposed business use.

Policy Section 11.01.11.G.5
The factors that the city commission or community redevelopment board shall consider when making its determination are as follows:

a) ***The proposed use is not contrary to the established land uses in the immediate area.***

The Marine/Industrial FLU exists to the north and to the south of the Property. A mixed-use development with water-based uses such as a marina, exist to the north in the Harborage development. The Atlantic Point Marina use to the south was approved for a development with a marina, boat barn, and other water-based uses. More water-based uses exist to the west of Flagler Avenue. Therefore, the proposed use is consistent with the land uses in the immediate area.

b) ***The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.***

The proposed use has been designed to meet all code requirements and to provide a more suitable land use to the currently vacant property. The preliminary engineering plans do not indicate that the existing utilities and public infrastructure in place will be overtaxed. The Proposed Project will not have traffic counts higher than 20 peak hour trips and it will not overtax the load on public streets. A traffic statement that defers a traffic analysis has been provided with this application. No residential development is proposed and therefore, the project does not apply to school concurrency.

c) ***The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies, and objectives of the Comprehensive Plan.***

The concurrent small scale comprehensive plan amendment from Industrial to Marine/Industrial provides consistency with the adjacent uses to the north and the proposed development to the south of the Property and the proposed boat sales and service use is consistent with the intentions of the proposed FLU designation as established in the comprehensive plan.

d) The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Not applicable.

e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.

The Proposed Project will not have traffic counts higher than 20 peak hour trips and it will not overtax the load on public streets. A traffic statement that defers a traffic analysis has been provided with this application.

f) The proposed use will not create drainage or a storm water quality problem.

The preliminary engineering plans and stormwater calculations all provide sufficient information to demonstrate compliance with City policies. Due to this compliance, no stormwater quality problem is anticipated.

g) The proposed use will not significantly reduce light or air to adjacent areas.

Photometric plans are included in this application which demonstrate there is no impact of the Proposed Project to the adjacent areas. The proposed development has also followed the required distance and separation between established property boundaries as depicted in the site plan included in this application.

h) The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

The proposed boat sales and service use is less burdensome on neighboring properties and on public infrastructure than other uses allowed in the UW zoning district. According to the City of Stuart's Land Development Code, the following uses are allowed in the UW zoning district:

- Multifamily residential.
- Hotel/motel.
- Child care center.
- Automobile, repair services.
- Dry cleaning.
- Retail intensive/non intensive sales and services.
- Banks.
- Bars.
- Office, including medical.
- Pharmacy.
- Restaurant.

The Proposed Project will provide the finishing touches and minor repairs and service to boats for customers at the Property. This use anticipates minimal noise, air, and light pollution to the adjacent developments as opposed to the uses listed above.

i) The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.

The existing Harborage development was approved by Resolution No. 196-04 in 2004 and later amended by Resolution No. 50-2018. The Property is a part of the Harborage site plan, as it was approved to have a Dry Storage/Showroom on the Property. The Proposed Project will be a more desirable use than the vacant condition, the approved use, and the previous use. The subject site is consistent with the recently approved Atlantic Point Marina development to the south, as it plans to develop a boat barn, marina use and more commercial uses. Overall, the Proposed Project is consistent with the purpose of the CRA and it provides a more aesthetically pleasing use and design than what exists there today and the large showroom that was approved previously. Initial architectural renderings are included in **Exhibit C.**

Structural architectural details are integrated into the building structure and design. The relief and form of the maintenance building and the attached 2-story building is compatible with the scale and character of the surrounding buildings to the north and the recently approved Atlantic Point Marina to the south. These elements include a raised parapet, overhangs, a recessed façade, display windows, and a public art mural. Landscaped buffers and a decorative aluminum fence enhance the compatibility between the proposed use and the surrounding uses. In addition, the equipment and refuse services will be screened and not visible to the public.

j) There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.

The Property is an appropriate site for the proposed boat sales and service use in the City of Stuart. Other vacant sites are either not located on the waterfront or a boat sales and service use would not be compatible with the surrounding uses. The Marine/Industrial FLU is concentrated on the east side of Flagler Avenue. The other concentration of vacant waterfront parcels are surrounded by the Downtown FLU designations, which would not be as compatible for the proposed use. New development on the Property is an effective infill development project for a site where an industrial/marine based use once existed.

Policy Section 11.01.11. G.G.6. in applying the above standards, the decision-maker will consider each of the following factors:

a. Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.

Ingress, egress, pedestrian, and vehicular flow throughout the property has been designed effectively and efficiently. Customers will enter and leave through the gated driveway and sidewalk that will remain open during business hours. A 6’ sidewalk is proposed to connect to the sidewalk on the property to the north and the sidewalk on the property to the south to create a continuous pedestrian pathway. The driveway widths exceed minimum standards required to accommodate emergency vehicles.

b. Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare created by the location of off-street parking and loading areas on adjacent and nearby properties.

Off-street parking is located on the northwest portion of the site and the parking spaces face both north and south. A 24.9’ landscape buffer screens the parking that faces the adjacent use to the north and the proposed building screens the parking from the uses to the south. The loading zone is located to the east of the building and faces the St. Lucie River, minimizing the impact on adjacent properties. In addition to the off-street parking and loading zone placement,

there is a gate that will close after business hours, which will limit the need for cars and trucks to use their headlights during ingress, egress, or circulation around the site.

c. ***Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.***

The refuse and service area is proposed on the north side of the property. FRP-1 demonstrates the garbage truck pick up detail and the site dumpster detail. A gated dumpster enclosure is proposed to screen the area to meet the City of Stuart's standards, to minimize the impact of the refuse area on adjacent properties.

d. ***Utilities including consideration of hook-up locations and availability and compatibility of utilities for the proposed uses.***

The following utilities are available: City water and sewer, Centurylink fiber, FPL electric, MCI fiber and communication lines, Comcast, Resurgance Infrastructure Group fiber, AT&T, Sprint, and MCI. All utility companies will be consulted as part of the permit process. The Applicant intends to bury all overhead utilities and connect to the existing utilities.

e. ***Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specifically permitted and the uses and structures of adjacent and nearby properties.***

The proposed landscape and architectural design for the Proposed Project is a considerable improvement on the previously existing structures and currently vacant Property. The architectural details and features of the proposed building intends to be a contemporary design with nautical features to enhance the compatibility with the surrounding Harborage and Atlantic Point Marina uses and represent the character of the City. Appropriate landscape screening is provided for the project. A 24.9-foot landscape buffer is provided to the north, a landscape buffer that varies in width from 23' to 45' is provided to the west and a 10' landscape buffer is provided to the south.

f. ***Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.***

The photometric plans that are provided in this submittal package demonstrate that the exterior lighting will not create an impact to the glare, traffic safety, and economic effects of adjacent and nearby properties as it meets the City code. Signage is proposed to be a wall sign attached to the building and will meet the City of Stuart's maximum sign area of 100 square feet.

g. ***Required yards and open spaces.***

The required landscape area is 20 percent and 22 percent of the Property is proposed to be landscaped in the Proposed Project. There are no required yards in the Industrial zoning district.

h. ***Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.***

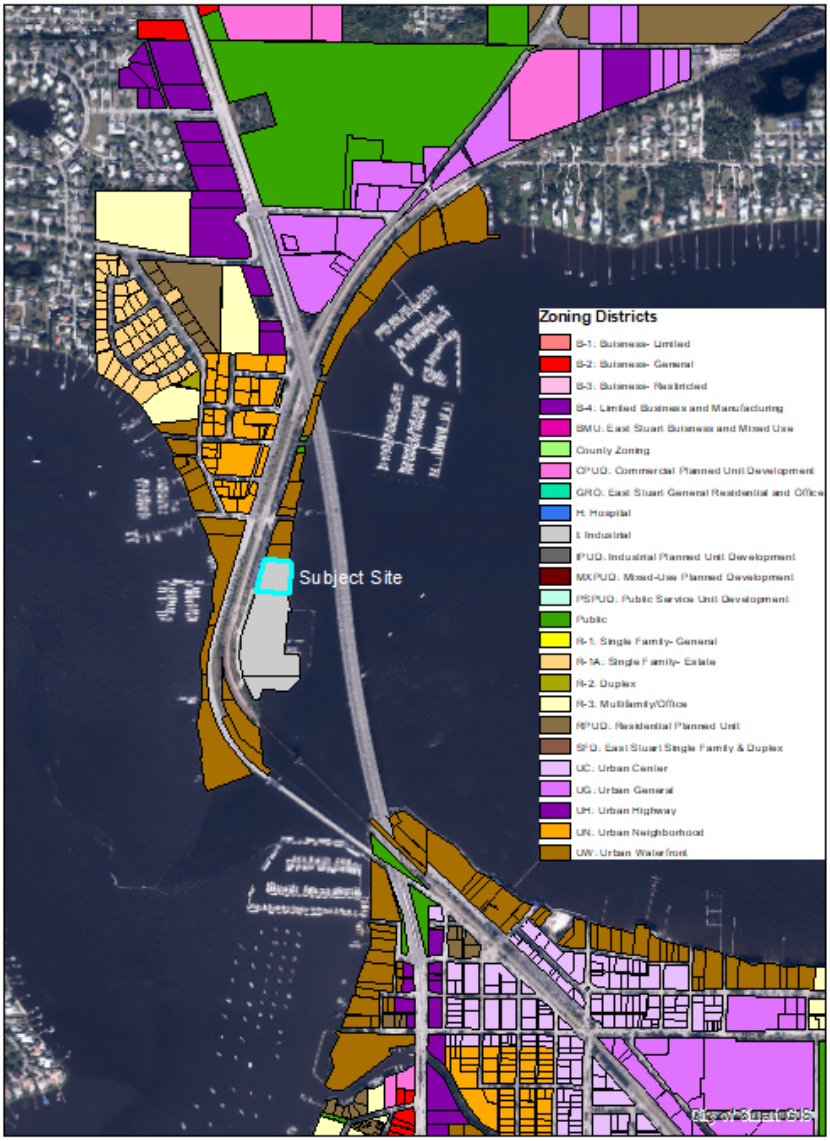
The proposed height of the maintenance building is 45 feet and is proportional and complimentary to surrounding buildings in the area. For instance, the proposed height of the Atlantic Point Marina project to the south is also 45 feet with an additional 15 feet to the top of the roof. The Harborage residential buildings located to the north have a height of 42 and a half feet. This meets Section 3.01.06.A.2.b.1 which states that projects that are undergoing a Major Urban Code Conditional Use must meet the following design objective, “The proposed building is proportional and complimentary to surrounding buildings in the area.” The proposed height of 45 feet is consistent with the surrounding heights of 45 feet (plus an additional 15 to the top of the roof) and 42 and a half feet.

Conclusion

On behalf of the Applicant, we respectfully request and present the aforementioned justification for an Urban Code Major Conditional Use to allow a boat sales and service use on the Property.

Exhibit A: City of Stuart Zoning Map

Note the Zoning Map available through the City is not correct and shows the Property with a zoning designation of Industrial.

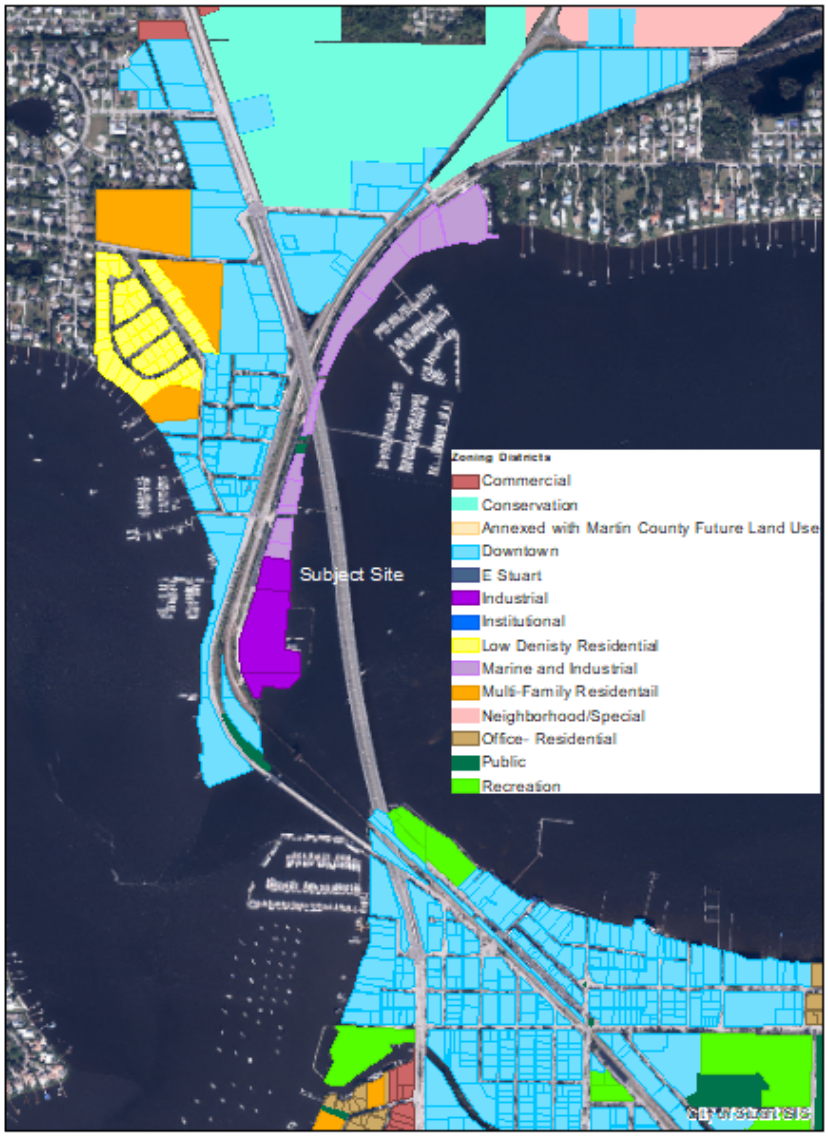


Zoning Map
Willis Custom Yachts

N

320 160 0 320 Meters

Exhibit B: Future Land Use Map



Future Land Use Map
Willis Custom Yachts

N

320 160 0 320 Meters

Exhibit C: Architectural Renderings







APPLICATION REQUIREMENTS

Major Urban Code Conditional Use

Item	Response
Pre-Application Meeting	A Pre-Application meeting took place with staff in January 2022.
Signed and Notarized Application	Provided with initial submittal.
Required Fees	Provided with initial submittal.
Digital Copy (all submitted documents and plans)	Required documents have been provided for the Major Urban Code Conditional Use only.
Project Narrative (include Small-scale Comprehensive Plan Analysis)	Required narrative has been provided for the Major Urban Code Conditional Use only.
School Concurrency Application	Not required for this project.
Location Plan (zoning, FLU of site and surrounding property)	Provided in Exhibit A and B of this justification statement.
ALTA Survey and Legal Description (include site acreage)	Included in initial submittal.
Site Plan	Included in initial submittal and revised per staff comments.
Landscape Plan	Included in initial submittal and revised per staff comments.
Streetscape Plan and Buffer Cross Sections	The buffer cross section is included in the landscape plans. The Proposed Project does not propose any streetscape improvements.
Tree Survey, Disposition Chart, and Tree Replacement Calculation	Included in initial submittal.
Stormwater Plan (conceptual) (prepared, signed and sealed by a licensed engineer)	Included in initial submittal and revised per staff comments.
Architectural Elevations	Included in initial submittal and revised per staff comments.
Utility Plan (Water and Sewer)	Included in initial submittal and revised per staff comments.
Dumpster – Waste Management details.	Included in initial submittal.
Traffic Statement (prepared, signed and sealed by a licensed engineer).	Included in initial submittal.
Environmental Plan & Statement (Soils, hydrology, flood plain elevation)	Included previously.
Photometric Plan	Included in initial submittal and revised per staff comments.

Item	Response
Auto Turn (Fire and Public Works access)	Included in initial submittal and revised per staff comments.
Sign Plan	A sign plan has been included.

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
MAJOR URBAN CODE CONDITIONAL USE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

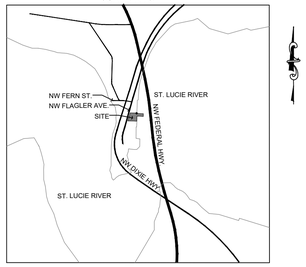
SUBMITTAL - 01-11-2022

PREPARED FOR 151 NW FLAGLER LLC

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
FSP-1	FINAL SITE PLAN
FSP-2	DETAILS
FSP-3	SIGNAGE

LOCATION MAP
SCALE: NTS.



PROJECT TEAM

CLIENT
151 NW FLAGLER LLC
6800 JACK JAMES DRIVE
STUART, FL 34997

SITE PLANNER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: STEVE PICKET, PLA, ASLA

CIVIL ENGINEER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: TRAVIS DOUGLAS

SURVEYOR
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: ERIC MATTHEWS

TRAFFIC ENGINEERING
WGI, INC.
3230 W. COMMERCIAL BLVD., SUITE 300
FORT LAUDERDALE, FL 33309
PHONE: (954) 660-1660
CONTACT: DAVID TAXMAN, P.E.

LANDSCAPE ARCHITECT
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: BRYAN JACKMAN

PHOTOMETRIC ENGINEER
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TX 78702
PHONE: (512) 669-5560
CONTACT: CASEY SVIEVEN

ARCHITECT
WGI, INC.
3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 375
TAMPA, FL 33607
PHONE: (813) 574-3190
CONTACT: ERIC LUTTMANN

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

NOTES:
1. BLACK OR FLORESCENT COLORS WILL NOT BE UTILIZED AS A PREDOMINANT BUILDING COLOR.
2. ANY ROOFTOP UTILITIES OR FACILITIES SUCH AS AIR CONDITIONING UNITS AS WELL AS ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

PHASE I SITE DATA

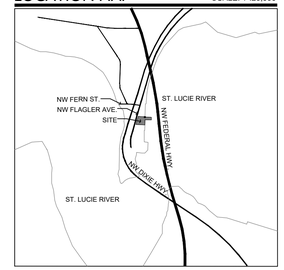
PARCEL SIZE	78,147 S.F	1.79 AC.
PARCEL CONTROL NUMBER	32-37-41-004-020-00061-9	
SITE ADDRESS	151 NW FLAGLER AVE, STUART	
DRY LAND AREAS	59,329 S.F	1.36 AC.
SITE	59,329 S.F	1.36 AC.
SUBMERGED LAND AREAS	18,818 S.F	0.43 AC.
MAXIMUM BUILDING HEIGHT		
INDUSTRIAL	35' 3 STORIES	
EXISTING USE	VACANT	
PROPOSED USE	BOAT SALES AND SERVICES	
EXISTING ZONING	URBAN WATERFRONT	
PROPOSED ZONING	URBAN WATERFRONT	
EXISTING FUTURE LAND USE	INDUSTRIAL	
PROPOSED FUTURE LAND USE	MARINE/INDUSTRIAL	
TOTAL FLOOR AREA	18,247 S.F	0.42 AC
FLOOR AREA RATIO		0.232
IMPERVIOUS		
PROJECT SITE	44,244 S.F	1.02 AC.
BUILDINGS(PLAN VIEW OUTLINE)	15,246 S.F	0.35 AC.
IMPERVIOUS PAVEMENT	28,998 S.F.	0.67 AC.
PERVIOUS (OPEN SPACE)		
PROJECT SITE		
LANDSCAPE AREA	15,085 S.F	0.34 AC.
DRY DETENTION AREA	9,780 S.F.	0.22 AC.
	5,305 S.F.	0.12 AC.

	REQUIRED	PROVIDED
LANDSCAPED AREA	20%	22%

	REQUIRED	PROVIDED
OFF-STREET PARKING		
BOAT BUILDING, INDOORS (1SP./1,000 S.F.) FOR FIRST 10,000 SF. THEN (1SP./2,000 S.F.)	14 SP.	18 SP.
ADA (INCL. IN TOTAL)	1 SP.	1 SP.
12'x50' LOADING SPACES	1 SP.	1 SP.

LOCATION MAP

SCALE: 1"=20,000'



N

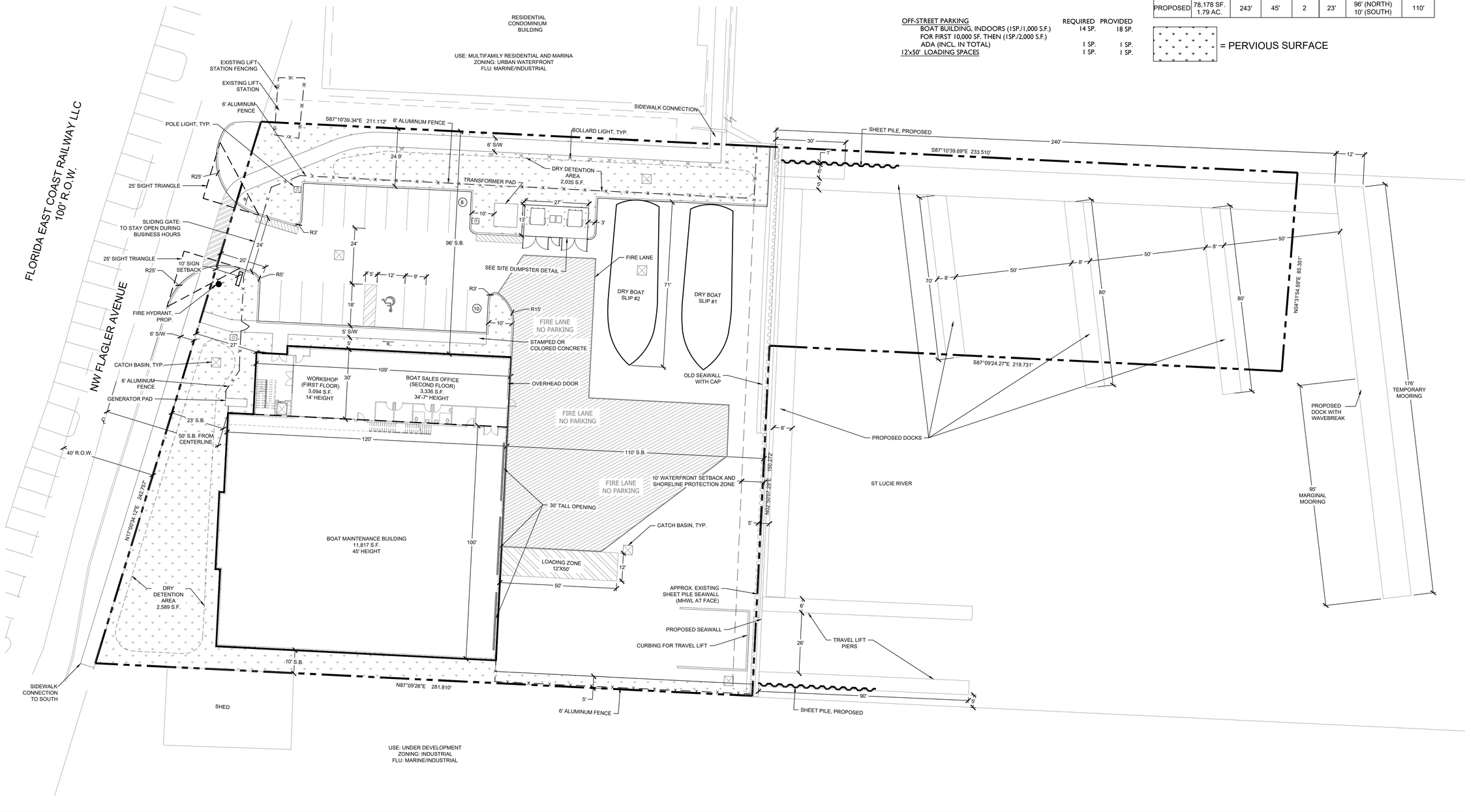
0 10 20 40

SCALE: 1" = 20'

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT (IND.)	LOT DIMENSIONS		MAX BLDG. HEIGHT	MAX BLDG. FLOORS	YARD REQUIREMENTS		
	SIZE	WIDTH			FRONT	SIDE	REAR/ WATER
REQUIRED	N/A	100'	35'	3	10'	10'	10'
PROPOSED	78,178 SF. 1.79 AC.	243'	45'	2	23'	96' (NORTH) 10' (SOUTH)	110'

= PERVIOUS SURFACE



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6061 - LB No. 7035

REVISIONS

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0	2022-06-28	INITIAL SUBMITTAL	BPV
1	2022-08-15	RESUBMITTAL	BPV
2	2022-12-09	RESUBMITTAL	

CAD 7390O2-PLANSITE.DWG
JOB NO. 7399.02
DRAWN BY RR
CHECK BY SP
DATE 2022-06-28

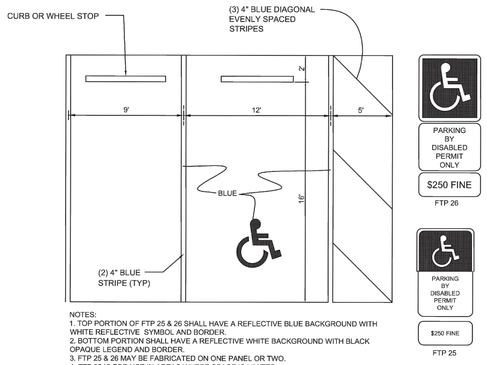
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
MAJOR URBAN CODE
CONDITIONAL USE SITE PLAN

SHEET:
FSP-1

Kim Russell P:\2021\7399.02 151 NW Flagler Ave Evrett\PLANS\ACAD\7399O2-PLAN-SITE.dwg — Plotted: 6/6/2023 9:14:19 AM Saved: 3/30/2023 9:35:01 AM

STANDARD & HANDICAP PARKING SPACE DETAIL

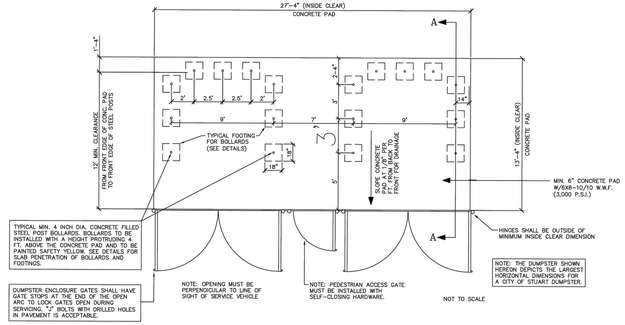
NTS



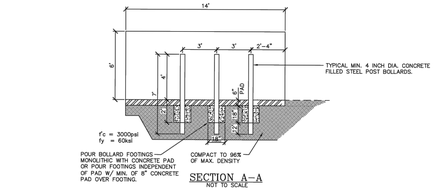
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

SITE DUMPSTER DETAIL

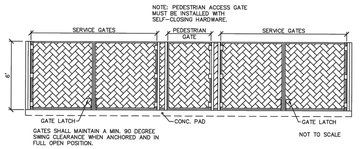
NTS



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING
& GREASE DISPOSAL CONTAINER



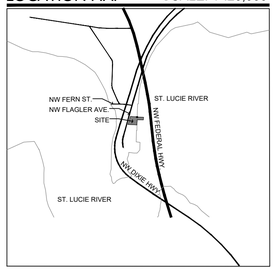
SECTION A–A
NOT TO SCALE

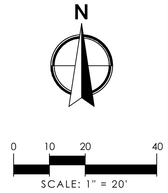


FRONT ELEVATION WITH GATES

LOCATION MAP

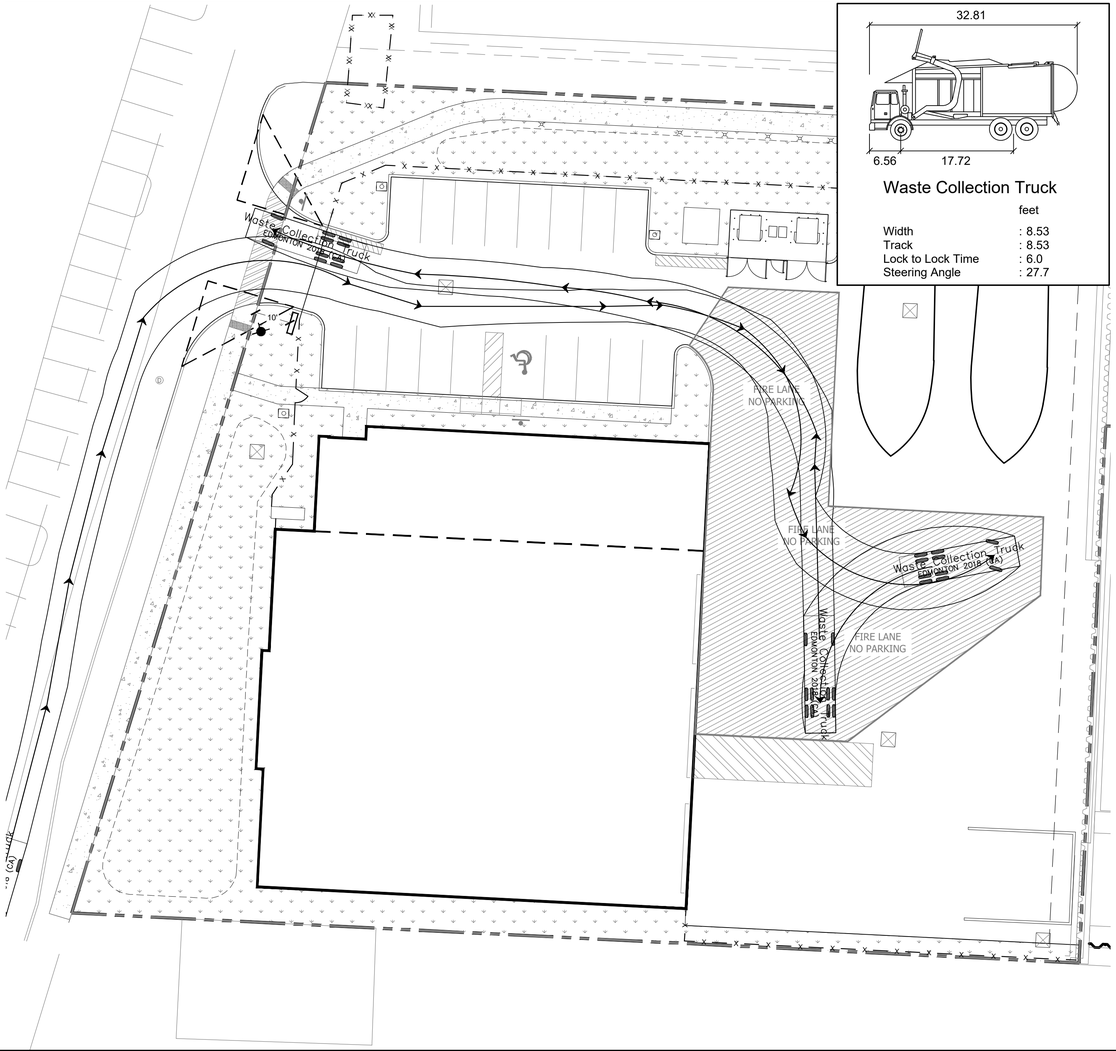
SCALE: 1":20,000'





GARBAGE TRUCK PICKUP DETAIL

SCALE 1" : 20'

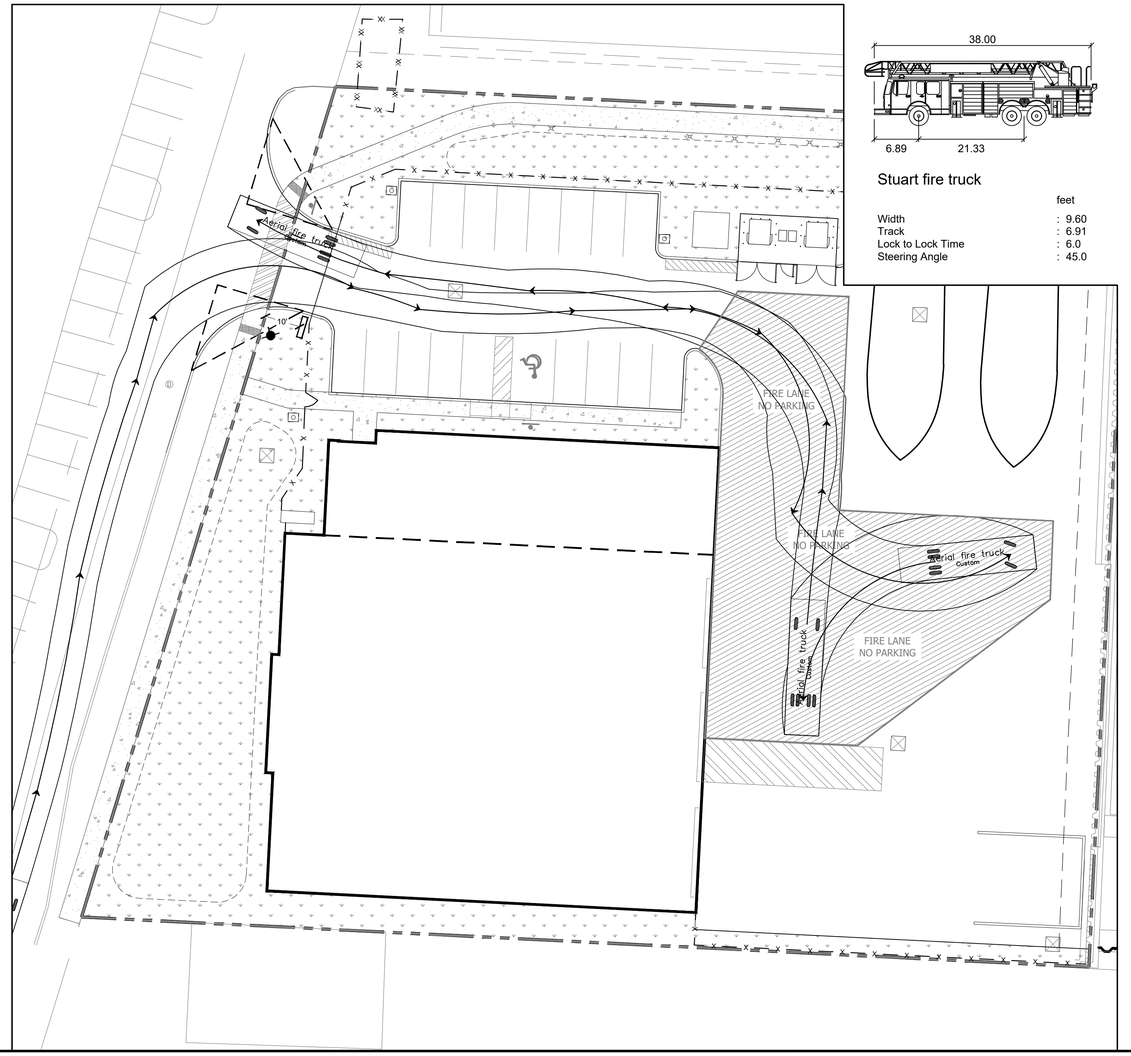


Waste Collection Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

FIRE TRUCK DETAIL (PER CITY OF STUART)

SCALE 1" : 20'



Stuart fire truck

	feet
Width	: 9.60
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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2	2022-12-09	RESUBMITTAL	

CAD 7399\02-PLAN-SITE.DWG			
JOB NO.	7399.02	DRAWN BY	RR
		CHECK BY	SP
		DATE	2022-06-28

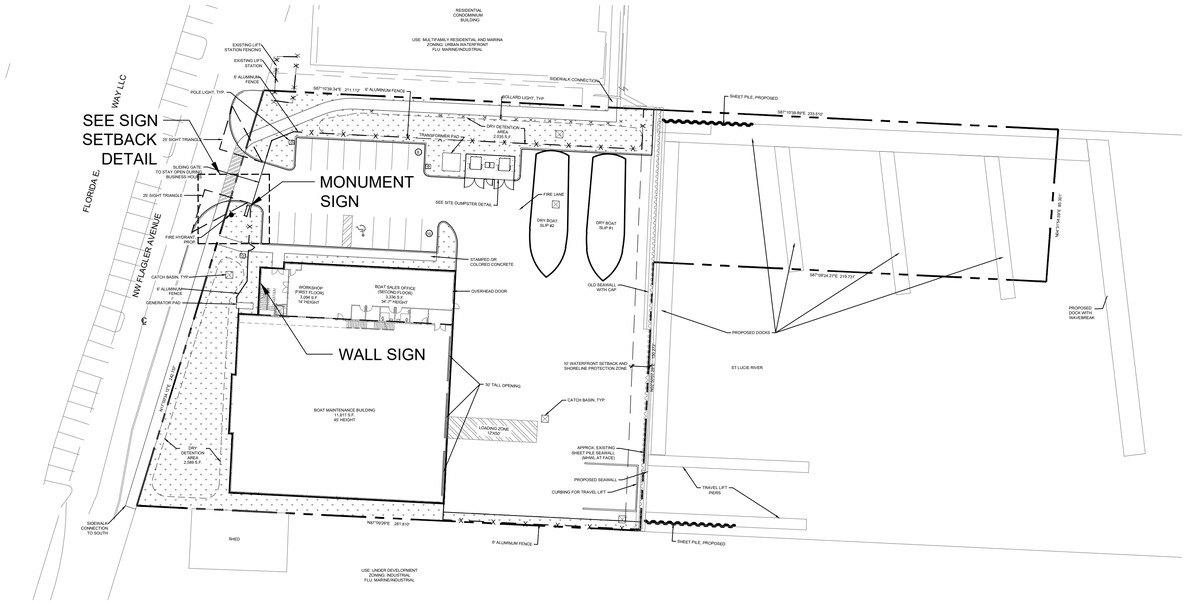
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
MAJOR URBAN CODE
CONDITIONAL USE SITE PLAN

SHEET:
FSP-2

Mario Russell P:\7300\7399.02 151 NW Flagler Ave Corbin,JAY\CAD\7399\02-PLAN-SITE.dwg — Plotted: 5/25/2023 2:24:12 PM Saved: 5/25/2023 2:24:51 PM

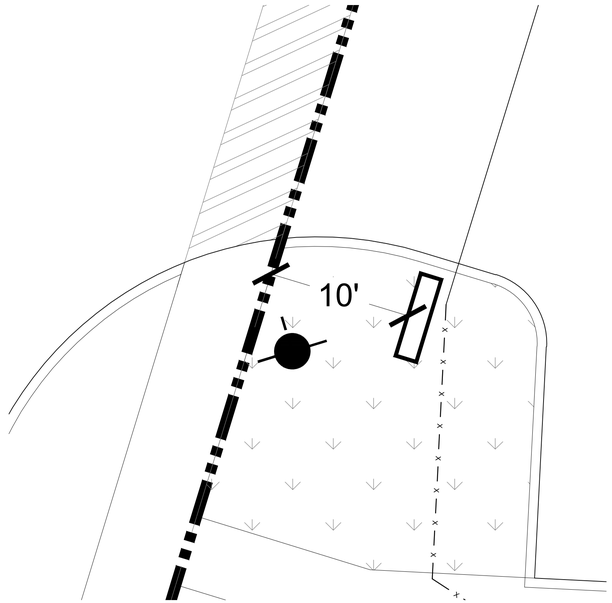
SIGNAGE KEY MAP

SCALE 1" : 20'



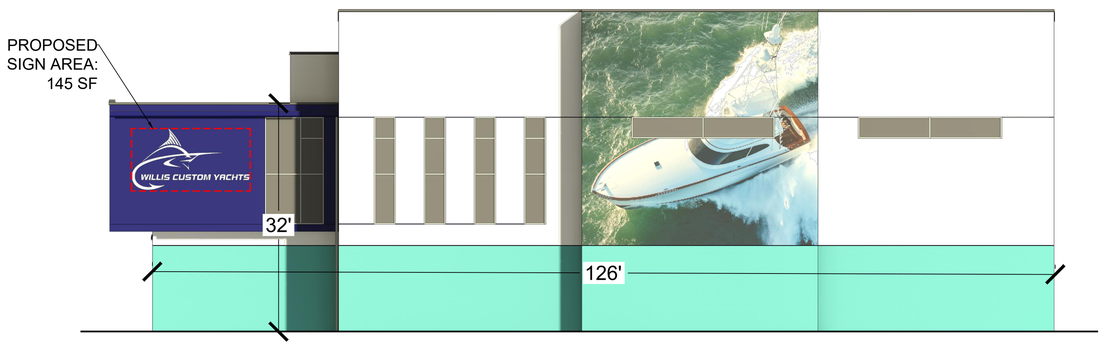
SIGN SETBACK DETAIL

SCALE 1" : 5'



WALL SIGN

SCALE 1" : 20'



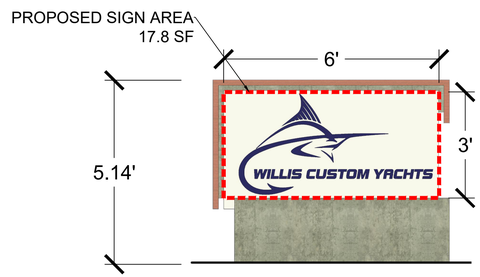
CALCULATED PER TABLE 6.11.09

126' x 25' = 3,150 SF
3,150 SF x 4.75% = 149.6 SF ALLOWABLE SIGN AREA

WEST FACADE

MONUMENT SIGN

SCALE 1" : 2'



CALCULATED PER TABLE 6.11.17

242' x 0.75' = 181.5 SF
(NOT TO EXCEED 100 SF PER FACE)

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REVISIONS

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2	2022-12-09	RESUBMITTAL	

CAD 7399\02-PLAN-SITE.DWG	
JOB NO.	7399.02
DRAWN BY	RR
CHECK BY	SP
DATE	2022-06-28

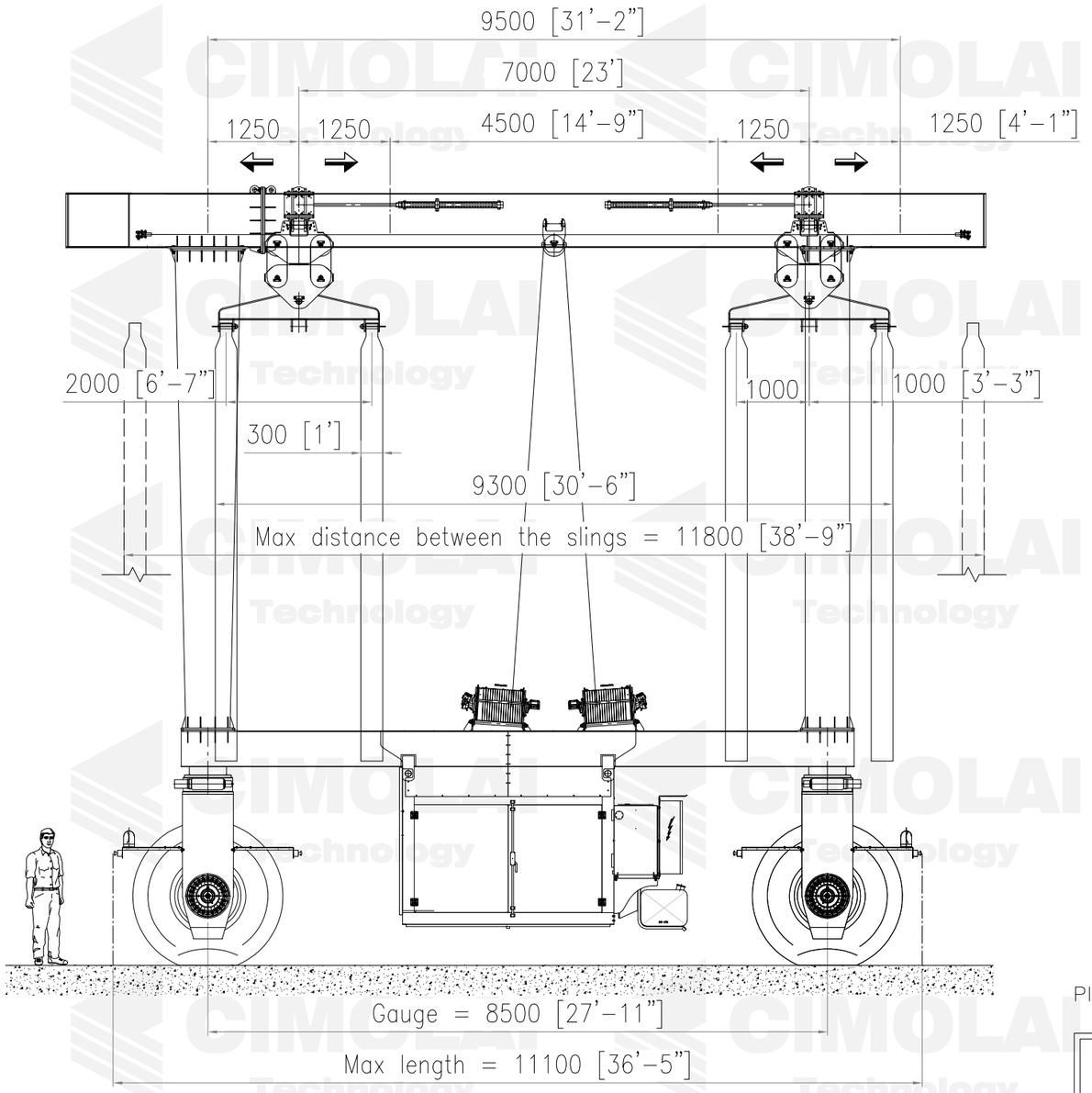
151 NW FLAGLER AVENUE

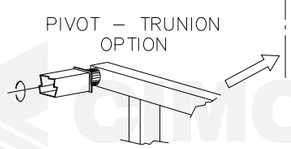
MAJOR URBAN CODE CONDITIONAL USE SITE PLAN

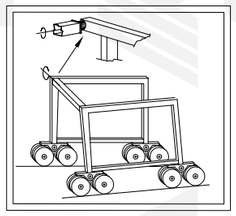
SHEET:

FSP-3

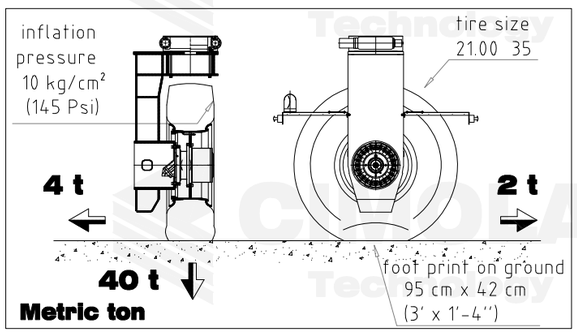
Akira Rustad P:\7300\7399.02 151 NW Flagler Ave Exist\PLAN\CAD\7399\02-PLAN-SITE.dwg — Plotted: 6/29/2023 2:15:18 PM, Saved: 6/29/2023 2:04:51 PM



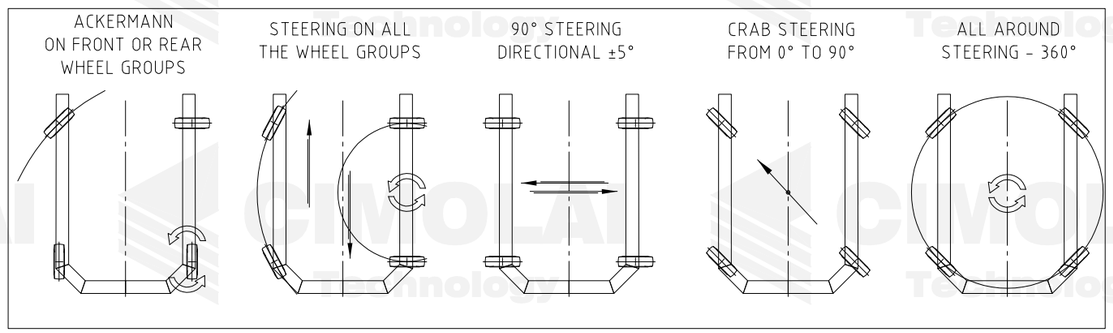




REACTIONS ON GROUND



ADVANCED ELECTRONIC STEERING SYSTEM



DRAWN BY	DATE	SCALE
CT	18/11/2022	–

IN CASE OF ANY DOUBTS ASK FOR CONFIRMATION. –

CIMOLAI Technology
CARMIGNANO DI BRENTA (PD) ITALY Tel: 049 9404539 Fax: 049 5973960
Via dell'industria e dell'artigianato 17 Email: info@cimolaitechnology.com

DESCRIPTION
Mobile Boat Hoist 120 US Ton,
Preliminary General Drawing

DRAWING N° ST.2171.00.0.MBH

MODIFICATION INDEX				
1	2	3	4	5

Rev 1

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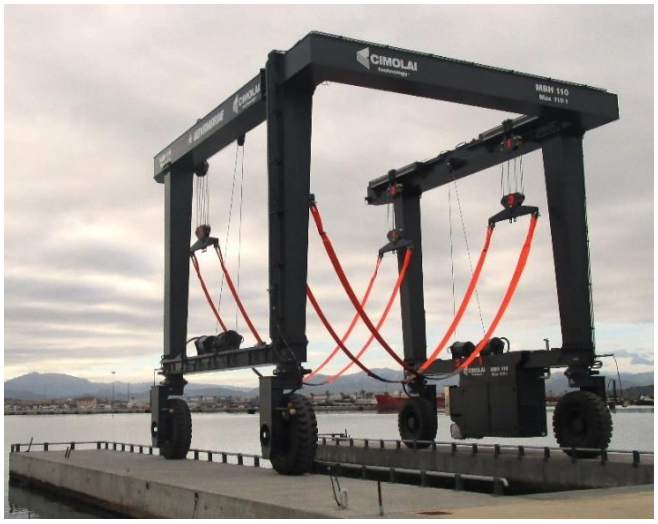

MAIN CHARACTERISTICS

	Metric System		U.S. System
Lifting capacity	110	*ton*	*120*
Dock span	7000	*mm*	*(23")*
Inner width	7300	*mm*	*(23' – 11")*
Track	8250	*mm*	*(27' – 1")*
Max width – approx.	9950	*mm*	*(32' – 8")*
Height under beam	9850	*mm*	*(32' – 4")*
Total height	10850	*mm*	*(35' – 7")*
Gauge	8500	*mm*	*(27' – 11")*
Overall length at the base	11100	*mm*	*(36' – 5")*
Shipping weight (approx.)	49	*ton*	*54*
Reference Drawing			**ST.2171.00.0.MBH**

All measurements will be adjusted in agreement with Client's requirements

HOISTING SYSTEM

Winches synchronized and independent	2+2
Lifting slings (safety factor 7:1)	N. 4 included
Hoisting points (blocks)	N. 2+2
Powered blocks for slings adjustment	N. 2+2
Max sling distance	11800 mm *(38' -9")*
Trolley travel	±1250 mm *(4'–1")*
Min / max trolley spacing	4500 / 9500 mm *(14'-9"/ 31'-2")*
Total lifting travel	9750 mm *(32')*
Hoisting speeds laden	0 ÷ 2,5 mt/min *(0 ÷ 8'-2"/min)*
Hoisting speeds unladen	0 ÷ 5,0 mt/min *(0 ÷ 16'-5"/min)*
Winch drive	Hydraulic powered planetary gearboxes with negative brake integrated in the winches
Service Brake	Negative multi-disk brake

TRAVELLING SYSTEM

Total number of wheels	4
Powered wheels	N. 2 out of 4
Drive type	Closed loop hydrostatic drive
Advanced electronic steering system on all the wheel groups via powered slew drives and controlled by PLC	
Tires (OTR brand new)	n. 4 size 21.00x35
Tires pressure	10 Kg/cm² (145 Psi)
Affordable slope	3% at full load
Travelling speed laden	0÷40 mt/min *(0÷131'-3"/min)*
Travelling speed unladen	0÷80 mt/min *(0÷262'-6"/min)*
Wheel drive	Hydraulic powered planetary gearboxes with negative brake integrated in the wheels
Service brake	Hydrostatic brake
Parking brake	Negative multi-disk brake

POWER UNIT AND COMMANDS

Sound proofed power unit with large inspection doors on the front and rear part	Included
Diesel engine, Iveco FPT, Volvo, Caterpillar or similar, Turbo Intercooler - water cooling - complies with norms TIER4 Final / STAGE IV	110 kW (148 HP)
Variable cubic capacity hydraulic pump	with pistons
Capacity of the fuel tank	180 l
Capacity of oil tank	300 l
Remote control+ emergency wired remote control + emergency	included
'DANFOSS' hydraulic proportional distributors	
Flash-light + mushroom button	Included on each wheel
Number 4 LED lights for night shift work	Included



Remote Control



Emergency Wired Remote Control



Emergency Hydraulic proportional distributor

Contact us:
Via dell'Industria e dell'Artigianato, 17 - 35010 Carmignano di Brenta (PD) - ITALY
Tel. +39 049 9404539 – Fax +39 049 5973960
E-mail: info@cimolaitechnology.com
Website: www.cimolaitechnology.com

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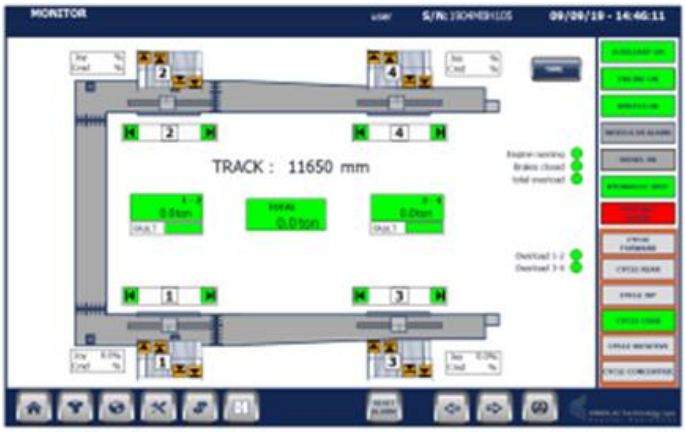
HIGH PRECISION WEIGHING SYSTEM

The load reading is made by a weighing system with digital display positioned on the main power unit. In the display, it is possible to read not only the total weight, but also the load lifted on the rear and on the front lifting line. The system includes load cells for each lifting point that enables a very precise weighing reading and the possibility to visualize the load lifted by each lifting line.





The load being lifted is also visualized on the remote-control display:

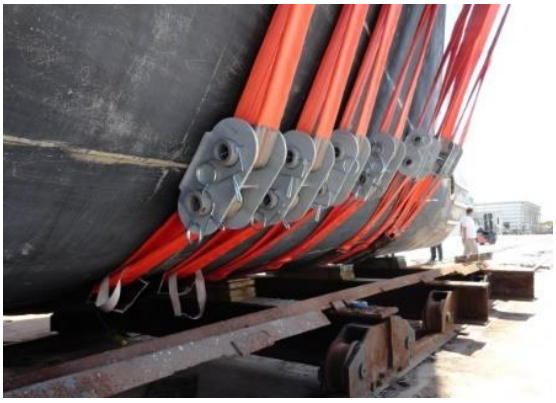




SLINGS

The machine is fitted with 4 slings, fabricated 100% in Polyester, sewn in 2 layers with high resistance to UVA rays and abrasions / scraping. They are compliant with the standards PR-EN 1492, will have a capacity of no less than 27,5 metric tons (30 US ton) when in “U” shape – safety factor > 7:1. Width of the strop: 300 mm [1’] - width reducing to a half at the ends. Each sling is also supplied with 1,5 m [4’-11’’] textile anti cut protection. Moreover, the slings are subdivided into two parts. These two elements are joined via hot zinc-plated metallic joining / coupling devices that ensure a high resistance. The length of the slings will be defined at the final stage.





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LED LIGHTS

The machine will be fitted with a lighting installation to allow night-shift work. The installation will include n.4 LED lights, power 110 W/each (corresponding to 800 W halogen) – brand TYRI or NORDENLIGHT

PROTECTION COATING

The protection cycle we will adopt is the following:

- Sand-blasting: as per degree SA 2.5 of the Swedish standards
- Epoxy zinc paint – total thickness of the dry film: 80 microns
- Epoxy intermediate paint – total thickness of the dry film: 120 microns
- Finishing enamel – total thickness of the dry film: 60 microns

The total thickness of the dry film will be 260 µm. The cycle complies with the standards ISO 12944-5 – average class of atmospheric corrosion C5H. Final color(s): to be agreed with the Customer.

GENERAL DESCRIPTION OF THE HYDRAULIC PLANT

Every pipe that feeds the hydraulic engines and the hydraulic component come from the thermo-hydraulic group. The pipes, whose diameter and thickness change based on the pipe's specific use, are made of galvanized steel. The pipes are connected to the structure by fasteners provided with rubber rings that are also used to insulate the pipes. The power groups are connected to the winches and wheel groups with flexible pipes made of metallic bands covered by rubber. The rigid connections (fittings) are special components manufactured by Voss. They are provided with a special Zink Nickel treatment that guarantees high protection against Salt Spray Chambers (typical corruption in marine environment). After the preassembly on workshop on the boat lift's structure (see picture 1), all hydraulic hoses (rigid pipes + fittings) are removed from the structure (see picture 2), undergo an internal cleansing, are carefully tapped and then painted in compliance with the marine paint cycle and then properly stripped and packed for delivery (see picture 3).



Picture 1



Picture 2



Picture 3



Hydraulic installation data

-	Rigid hoses	:	MARCEGAGLIA (Italy) or similar
-	Rubber hoses	:	ALFA GOMMA (Italy) or similar
-	Zink – nickel fittings	:	VOSS (Germany), STAUFF (Germany)

DESIGN STANDARDS

Structural elements Group	A3 - FEM 1.001- ed.1987 and 1998
Lifting mechanisms Group	M4 - FEM 1.001- ed.1987 and 1998
Travelling mechanisms Group	M4 - FEM 1.001- ed.1987 and 1998
Electrical supply:	as per standards CEI EN 60204.1 – Machinery safety – part 1 – ed. 09/2009

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Tel. +39 049 9404539 – Fax +39 049 5973960
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Website: www.cimolaitechnology.com

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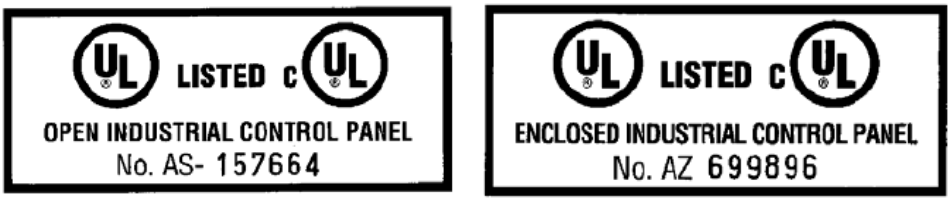
The electrical installation will be certified, in Italy, to conform to the Standards C-UL-US by an authorized certification board. All electrical boards will be labeled for North America, based on the type of enclosure (open type o enclosed), by a suitable label listed released by UL International, i.e. "cUL" (for Canada).



Samples of plates for certification of the electrical installation

Safety: The machine we are proposing complies with the terms and provisions of the EEC Directive 2006/95/CE and subsequent updates and will be marked "CE"

BRANDS OF THE MAIN ELEMENTS

Structure – Steel frameworks	ARMANDO CIMOLAI CENTRO SERVIZI (Italy)
Tyres	OTR brand new, MRF
Powered Slew drives	IMO (Germany)
Hydraulic components	REXROTH (Germany), SAUER (USA), DANFOSS (Denmark)
Wheel drives	BOSCH-REXROTH (Germany)
Winch drives	BOSCH-REXROTH (Germany)
Hydraulic cylinders	CIMOLAI TECHNOLOGY (Italy), SERMEC (Italy)
Hydraulic winches	CIMOLAI TECHNOLOGY (Italy)
Electrical components	TELEMECANIQUE (France) – SIEMENS (Germany) SCHNEIDER (France) – STROMAG (Germany) – TER (Italy) – OMRON (Japan)
Diesel motor	IVECO FPT (Italy) – VOLVO (Sweden) – CATERPILLAR (USA) - VOLVO (Sweden) or similar
Remote control	AUTEC (Italy)
Slings / Straps	SPANSET (Germany), STROPS (Italy)
Led Lights	NORDIC LIGHT (Finland) - TYRI (Sweden)

TESTS WITH STATIC OVERLOAD (AT JOBSITE)

The factor for the static load test corresponds to 1.25 of the rated load (110 * 1,25 =137.5 Metric ton – 152 US ton). The tests aim at ascertaining the machine's stability and the brake's efficiency. The test load will be applied in the most unfavourable position for a period of 15 minutes.

TESTS WITH DYNAMIC OVERLOAD (AT JOBSITE)

The factor for the dynamic load test corresponds to 1.1 of the rated load (110 * 1,1 = 121 Metric ton – 134 US ton). The tests aim at ascertaining the machine's overall operation and the efficiency of the various devices, particularly of the brakes and the limit switches.

SERVICE AND ASSISTANCE



Operators training:

Users will be provided with all the knowledge they need to operate the machine safely and efficiently. Beside the standard "Start-Up" and "Shut-Down" procedures, the training aims to walk operators through a step by step familiarization process, so that they become comfortable with the provided equipment.

Maintenance training:

A thorough learning program will cover every maintenance activity that can be done by the end user. Operators will be instructed to perform routine checks (hydraulic and electrical), fault diagnosis, replacement of parts and components. Training will be done by technicians who will be fluent in English.

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DOCUMENTS FOR MAINTENANCE AND SPARE PARTS

The machine will be supplied along with n. 1 copy of the Maintenance and Operation Manual in English – in compliance with the Machine Directive – as well as a complete set of documents including:

- Certificates of warranty from the manufacturers of the bought-in elements
- Certificates of the ropes
- N. 1 copy of the wiring diagram
- N. 1 copy of the assembly drawing
- Chart of lubricants and lubrication time-table
- N. 1 copy of the list of spare parts

Upon completion of the assembly, a functional test will be made as detailed in the Maintenance and Operation Manual. Upon positive result of this test, n. 1 copy of the Declaration of Conformity with the Machine Directive prescriptions will be supplied.

SUPERVISION, DIAGNOSIS AND REMOTE ASSISTANCE

The Mobile Boat Hoist is also provided with an additional tele-control and remote supervision system. It consists of a GSM line (or Wi-Fi) that makes it possible to supervise the machines status from a work-station installed in our offices.In turn, it will be possible for us to verify the equipment operational status in real time and immediately assist your operators if the machines should fail. Connecting to our machine's management system does not require any specific app nor any periodical subscription. Connection – which can be made via a GSM line or a wi-fi network (available in the boat hoist work area) or via Bluetooth – is possible from either mobile phone, PC or tablet.
The figures hereafter show some screenshots of what the operator will see.

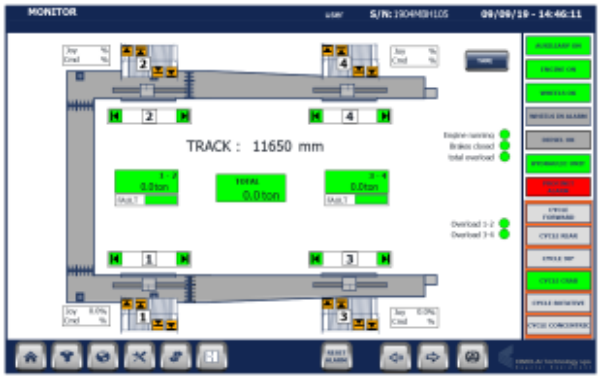






Besides, thanks to an HMI panel mounted on the door of the electric board installed on the power unit the operator will have a real-time interfacing with the machine, which will give him the complete supervision of its operation and its status (control of the lifting system, lifted weight and motor's parameters, etc. …). It is also possible to archive the data and keep a record of the machine's activities, as well as to have a back-up of the data log and of the installed software. Hereafter are a couple of screenshots showing the dialog interface:





Contact us:
Via dell'Industria e dell'Artigianato, 17 - 35010 Carmignano di Brenta (PD) - ITALY
Tel. +39 049 9404539 – Fax +39 049 5973960
E-mail: info@cimolaitechnology.com
Website: www.cimolaitechnology.com

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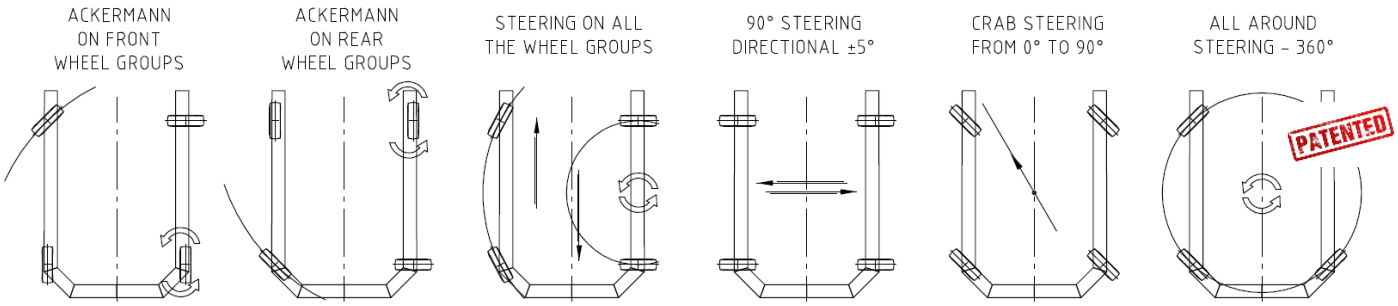
ELECTRONIC STEERING SYSTEM

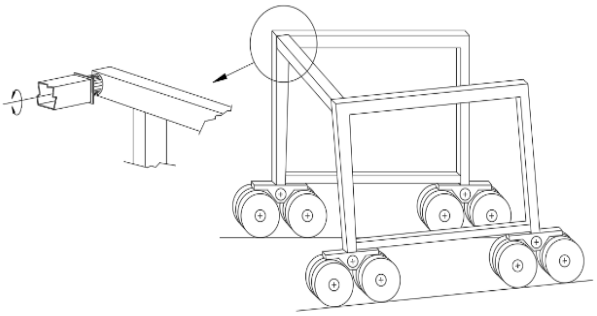
The machine will be provided with 4 steering wheel groups. The rotation and the steering are achieved via special powered slew drives that are hydraulically controlled and dimensioned to support the various stresses along both the longitudinal and the horizontal direction.
The steering is controlled by a position sensor connected to a PLC microprocessor which automatically commands the various steering degrees, always guaranteeing the most suitable working conditions and avoiding every possible sideslip. The possible steering options are:

- On the front wheel groups
- On the rear wheel groups
- On all groups
- At 90° directional ±5°
- Crab steering from 0° to 90°
- 360° all around steering



PIVOT JOINT – TRUNNION (OPTION)

The boat hoist can be equipped with a pivot joint that enables the machine to adapt itself to the ground: the wheels perfectly sit on the ground also when there are antithetic slopes or uneven surfaces. As a consequence, the machine always works in isostatic conditions, thus reducing the stresses on the machine.





Port De Cannes - Cannes, France

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Tel. +39 049 9404539 – Fax +39 049 5973960
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OUR COMPANY AND CAPABILITIES

Cimolai Technology is a worldwide, leading company that provides special and innovative solutions for handling and lifting purposes. Our lengthy experience and valuable expertise enable us to be at the forefront of the special equipment field. We aim at studying and designing the best tailor-made solutions so as to be a key partner in our customers' challenges and projects.

We design and manufacture special equipment to be used:

- In the construction of huge facilities and civil works in precast yards
- In shipyards (boat construction or refit), marinas and ports
- In industries, steel factories and renewable energy fields
- In special and innovative fields when tailor-made solutions are required

Our team of engineers and experienced technicians constantly work to provide customized equipment designed to meet the client's specific needs. From the very standard to the most complex model, up to what is yet to be invented, we are ready to design and supply it.



Premises in Carmignano di Brenta / PD





Premises in San Quirino / PN

We are located in Carmignano di Brenta, 50 km west from Venice, on a total area of 53.000 m2, 22.000 of which are completely covered and used as manufacture premises and offices.

Furthermore, we can count on an efficient synergy with Armando Cimolai Centro Servizi Srl, which specializes in steel structure realization. Armando Cimolai Centro Servizi is based in San Quirino (PN), on a total area of 180.000 m² - 60.000 m² completely covered.

All the production phases are performed in our premises, by means of computerized processes, automatic machine tools and advanced machining technologies that enable both to comply with the required high-quality standards and to optimize the working stages. High professionalism, constant controls on raw materials quality and tests performed during all the production sequences guarantee the reliability of Cimolai Technology's equipment.

We pay particular attention to the training of our staff, investing several resources in the development and the professional growth of each member of the company. We constantly encourage technical competences and problem-solving skills so as to offer a high-quality service that fulfil the customer's request, always complying with our company's ethic and value.

To enable the best coexistence of the group synergies, Cimolai Technology daily commits itself to maintaining a close collaboration within the various departments, with the specific goal of valorizing the company's brand and giving life to a partnership that improves the whole production process quality.

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Tel. +39 049 9404539 – Fax +39 049 5973960
E-mail: info@cimolaitechnology.com
Website: www.cimolaitechnology.com

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SOME REFERENCES



Nautica Portisco – Olbia, Italy



Port Whangarei Marine Centre - Port of Whangarei, New Zealand



Arie De Boom – Telescopic Version - Mandelieu La Napoule, France



B-Shiver – Olbia, Italy



Marlow – Palmetto, USA

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
MAJOR URBAN CODE CONDITIONAL USE

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

SUBMITTAL - 1-11-2023

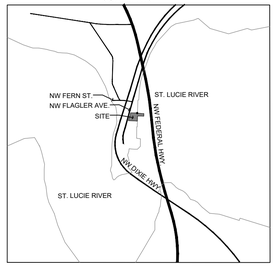
PREPARED FOR 151 NW FLAGLER LLC

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
TD-101	TREE DISPOSITION PLAN
LP-101	LANDSCAPE PLAN
LP-500	LANDSCAPE DETAILS
LP-600	LANDSCAPE SPECIFICATIONS

LOCATION MAP

SCALE: NTS.



PROJECT TEAM

CLIENT
151 NW FLAGLER LLC
6800 JACK JAMES DRIVE
STUART, FL 34997

SITE PLANNER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: STEVE PICKET, PLA, ASLA

CIVIL ENGINEER
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: TRAVIS DOUGLAS

SURVEYOR
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: ERIC MATTHEWS

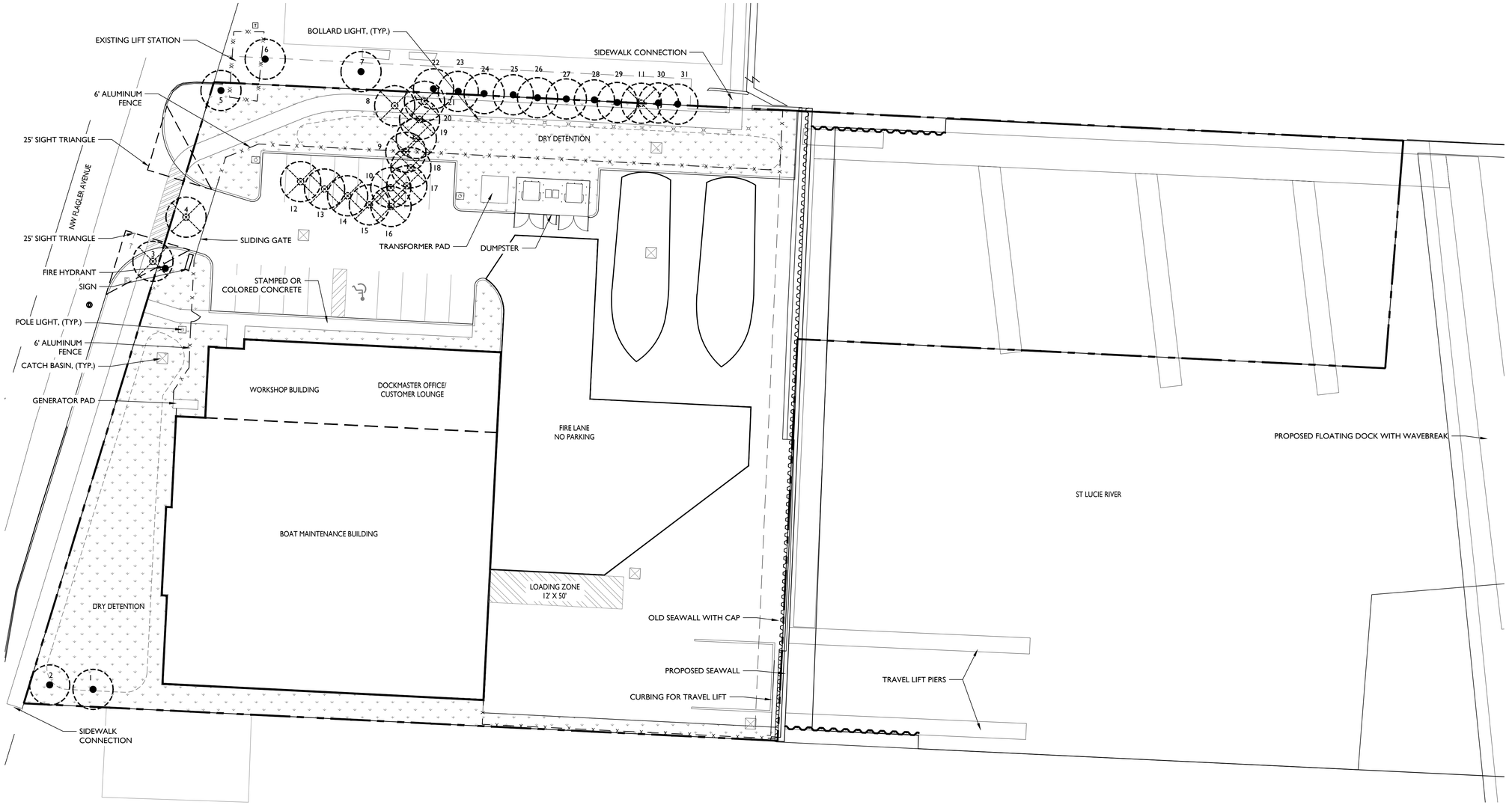
TRAFFIC ENGINEERING
WGI, INC.
3230 W. COMMERCIAL BLVD., SUITE 300
FORT LAUDERDALE, FL 33309
PHONE: (954) 660-1660
CONTACT: DAVID TAXMAN, P.E.

LANDSCAPE ARCHITECT
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: BRYAN JACKMAN

PHOTOMETRIC ENGINEER
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TX 78702
PHONE: (512) 669-5560
CONTACT: CASEY SVIEVEN

ARCHITECT
WGI, INC.
3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 375
TAMPA, FL 33607
PHONE: (813) 574-3190
CONTACT: ERIC LUTTMANN

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging



Tag #	Common Name	Scientific Name	DBH (inches)*	Mitigation	Disposition	Notes
1	Sabal Palm	*Sabal palmetto*	5'		Preserve	
2	Sabal Palm	*Sabal palmetto*	6'		Preserve	
3	Sabal Palm	*Sabal palmetto*	5'	N/A	Remove	
4	Senegal Date Palm	*Phoenix reclinata*	4'	N/A	Remove	
5	Sabal Palm	*Sabal palmetto*	4'		Preserve	
6	Schefflera	*Brassaia actinophylla*	15	N/A		Offsite, Codominant, FLEPPC Cat 1. Invasive Species
7	Christmas Palm	*Adonidia merrillii*	6'	N/A	N/A	Offsite
8	Coconut Palm	*Cocos nucifera*	25'	N/A	Remove	
9	Sabal Palm	*Sabal palmetto*	20'	N/A	Remove	
10	Queen Palm	*Syagrus romanzoffianum*	25'	N/A	Remove	Very poor health
11	Queen Palm	*Syagrus romanzoffianum*	20'	N/A	Remove	Poor health
12	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
13	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
14	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
15	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
16	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
17	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
18	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
19	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
20	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
21	Areca Palm	*Chrysalidocarpus lutescens*	15'	N/A	Remove	Cluster
22	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
23	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
24	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
25	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
26	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
27	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
28	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
29	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
30	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster
31	Areca Palm	*Chrysalidocarpus lutescens*	15'		Preserve	Cluster

Required Hardwood Mitigation:	0	
Required Palm Mitigation:	16	(10 Areca, 2 Sabal, 2 Queen, 1 Senegal Date, 1 Coconut)
Hardwoods Relocated:	0	
Palms Relocated:	0	
Hardwoods Preserved:	0	
Palms Preserved:	13	(10 Areca, 3 Sabal)

*All palms are measured in feet to clear trunk except for Areca which are measured in overall height

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Call 811 two business days before digging

N

0 10 20 40
SCALE: 1" = 20'

WGI
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Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BJ
1	2022-08-15	RESUBMITTAL	CB
2	2023-01-11	RESUBMITTAL	BJ

REVISIONS

CAD 7399O2-TD.DWG
JOB NO. 7399.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

TREE DISPOSITION PLAN

SHEET:
TD-101

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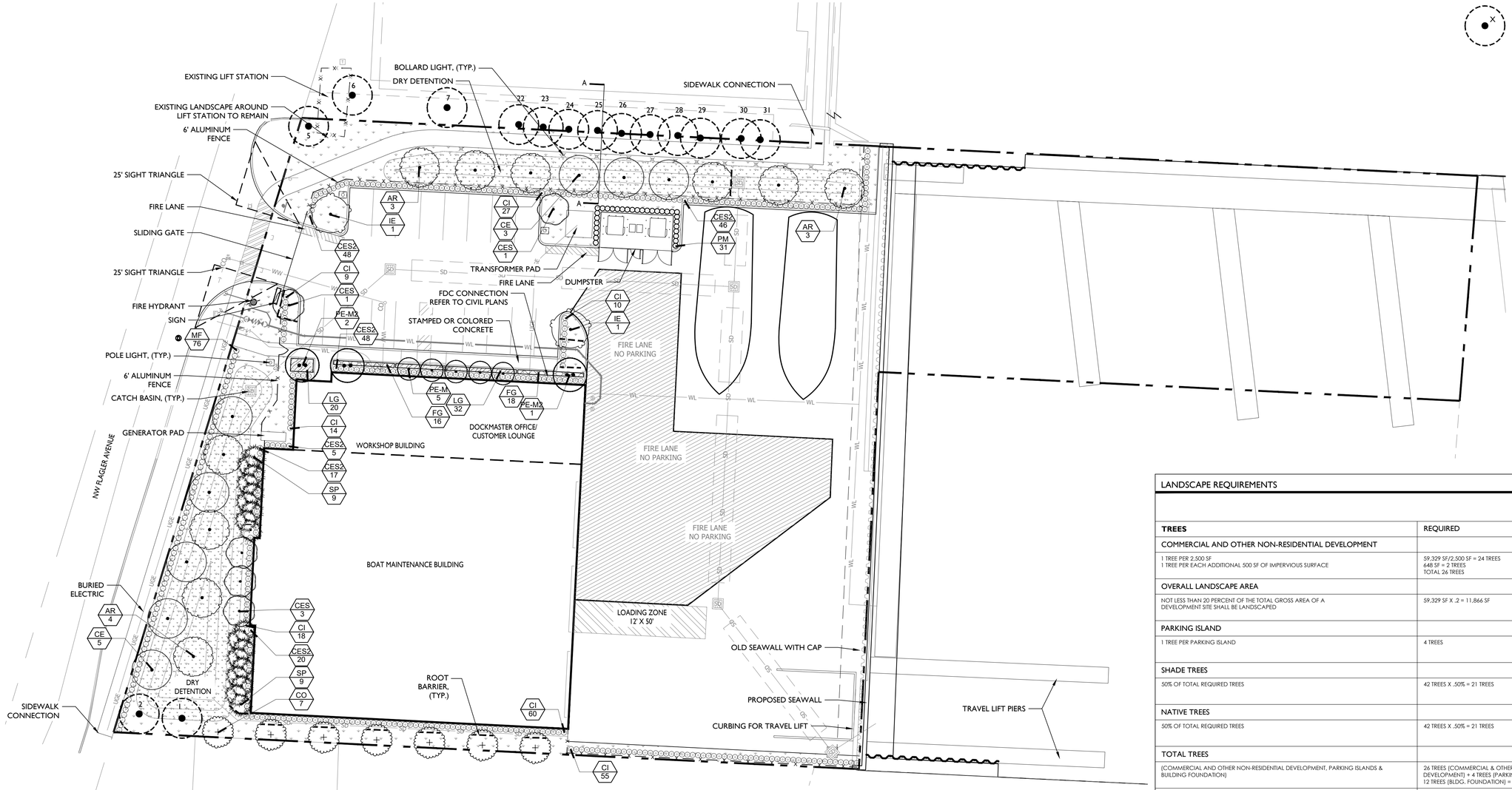

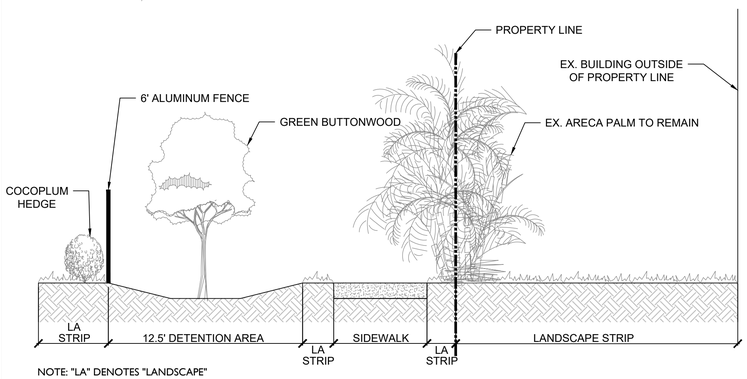

NOTE: "LA" DENOTES "LANDSCAPE"

A NORTH BUFFER SECTION NTS.

LANDSCAPE REQUIREMENTS

CITY OF STUART, FLORIDA

TREES	REQUIRED	PROVIDED
COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT		
1 TREE PER 2,500 SF 1 TREE PER EACH ADDITIONAL 500 SF OF IMPERVIOUS SURFACE	59,329 SF/2,500 SF = 24 TREES 648 SF = 2 TREES TOTAL 26 TREES	32 TREES + (18 PALMS & 3 EX. PALMS @ 2:1 = 10 TREES) TOTAL 42 TREES
OVERALL LANDSCAPE AREA		
NOT LESS THAN 20 PERCENT OF THE TOTAL GROSS AREA OF A DEVELOPMENT SITE SHALL BE LANDSCAPED	59,329 SF X .2 = 11,866 SF	13,086 SF (22%)
PARKING ISLAND		
1 TREE PER PARKING ISLAND	4 TREES	4 TREES
SHADE TREES		
50% OF TOTAL REQUIRED TREES	42 TREES X .50% = 21 TREES	32 TREES
NATIVE TREES		
50% OF TOTAL REQUIRED TREES	42 TREES X .50% = 21 TREES	32 TREES & 18 PALMS (100%)
TOTAL TREES		
(COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT, PARKING ISLANDS & BUILDING FOUNDATION)	26 TREES (COMMERCIAL & OTHER NON-RES. DEVELOPMENT) + 4 TREES (PARKING ISLAND) + 12 TREES (BLDG. FOUNDATION) = 42 TREES	32 TREES + (18 PALMS & 3 EX. PALMS @ 2:1 = 10 TREES) TOTAL 42 TREES
LANDSCAPE AREAS		
NORTH 10' LANDSCAPE STRIP ADJACENT TO PARKING	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	222 LF/25 = 9 TREES 222 LF/2 = 111 SHRUBS	9 TREES + (1 EX. PALM @ 2:1 = 0 TREES) TOTAL 9 TREES 121 SHRUBS
SOUTH 10' LANDSCAPE STRIP ADJACENT TO PRIVATE PROPERTY	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	172 LF/25 = 7 TREES 172 LF/2 = 86 SHRUBS	6 TREES + (2 EX. PALMS @ 2:1 = 1 TREE) TOTAL 7 TREES 55 SHRUBS ADDED TO SOUTHEAST
WEST 10' LANDSCAPE STRIP ADJACENT TO RIGHT-OF-WAY	*NOT REQUIRED	
1 CANOPY TREE PER 25 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	215 LF/25 = 9 TREES 215 LF/2 = 108 SHRUBS	9 TREES 76 SHRUBS
BUILDING FOUNDATION		
1 CANOPY TREE PER 30 LINEAR FEET 1 SHRUB PER 2 LINEAR FEET (MIN 24" HT INSTALLED)	360 LF/30 = 12 TREES 360 LF/2 = 180 SHRUBS	3 TREES + (18 PALMS @ 2:1 = 9 TREES) TOTAL 12 TREES 182 SHRUBS
MITIGATION		
16 PALMS REMOVED	16 PALMS	11 PALMS (3 DOUBLE PALMS COUNT AS 6) 5 PALMS TO BE BOUGHT OUT

*ALL BUFFERS ARE NOT REQUIRED. ALL 3 BUFFER TREE REQUIREMENTS ARE BEING MET

XERISCAPE LANDSCAPING

	OPTION	POSSIBLE	AWARDED
1.	UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	TBD
2.	PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN	5	5
3.	GRASS		
	25-50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	10	10
4.	SHRUBS		
	25-50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
5.	TREES		
	25-50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	-
	51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
6.	EXTRA SHADE TREES IN VEHICULAR USE AREAS		
	25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	5	-
	50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	10	10
7.	SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10	-
8.	UTILIZATION OF COMPACTED MULCHED (USE OF CYPRESS MULCH NOT RECOMMENDED IN ORDER TO PROTECT NATURAL CYPRESS WETLANDS) PLANTING BEDS AT LEAST 3" IN DEPTH IN ALL PLANTED AREAS EXCEPT GROUND COVER	10	10
	TOTAL	50 REQUIRED	55

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CAD 7399002-LP.DWG
JOB NO. 7399.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
LANDSCAPE PLAN

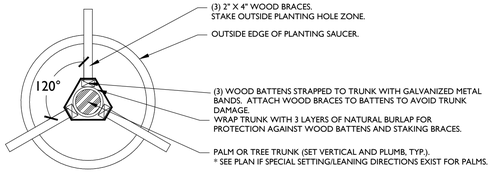
SHEET:
LP-101

Bryan Jackman \\wgi.com\data\Projects\7300\7399.02 151 NW Flagler Ave Entit\LA\Drawings\Landscape\7399002-LP.dwg — Plotted: 5/31/2023 5:37:17 PM Saved: 5/31/2023 5:51:23 PM

SMALL PALM STAKING PLAN

NTS.

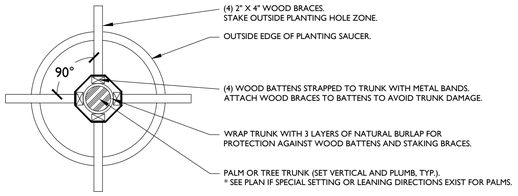
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

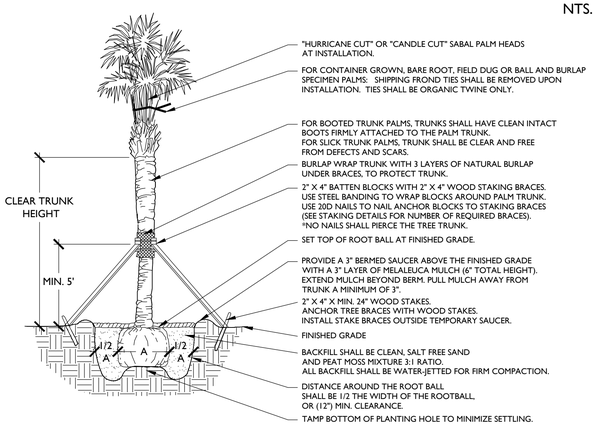
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

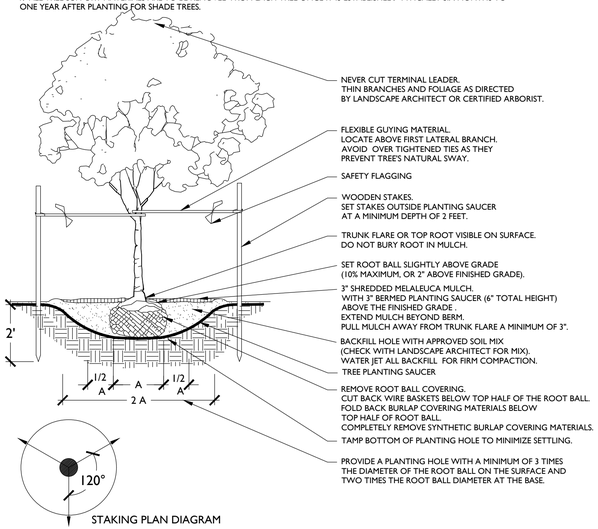
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

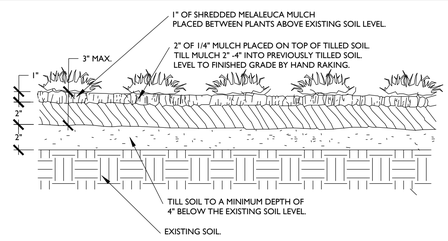
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

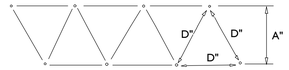


PLANT SPACING DETAIL

NTS.

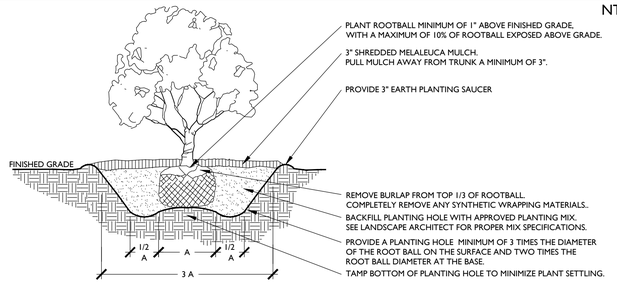
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.



ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

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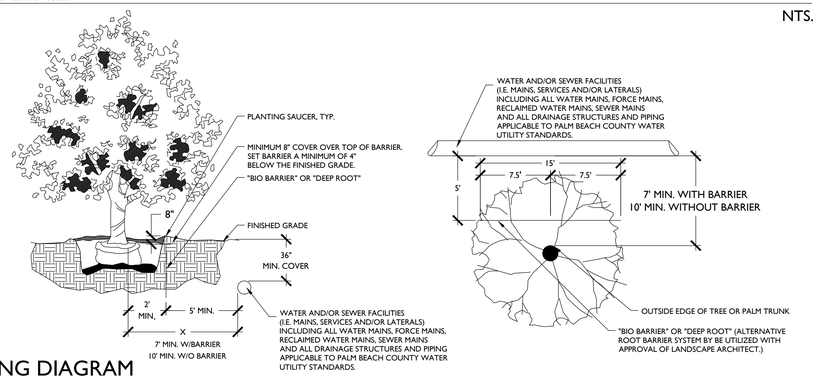

TYPICAL PLANTING DIAGRAM

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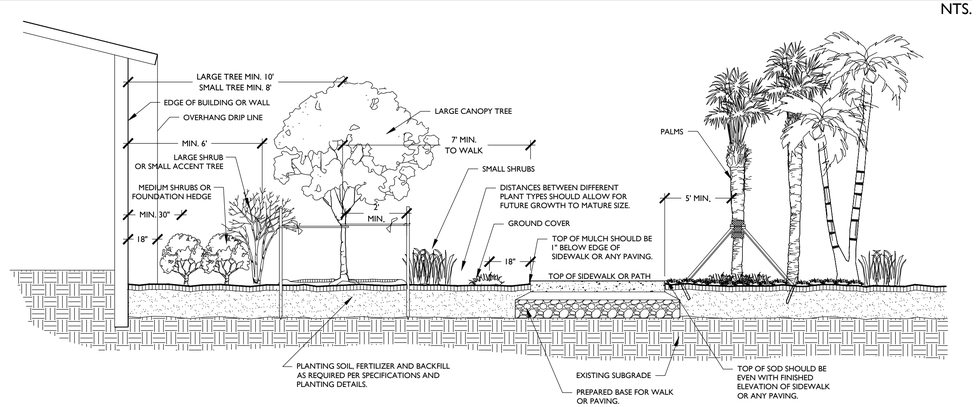

TREE PROTECTION DETAIL

NOTE 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

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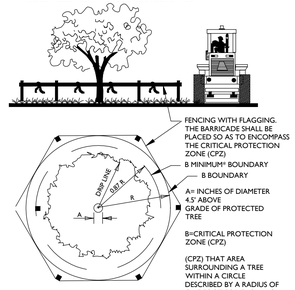

SHRUB AND GROUNDCOVER PLANTING DETAIL

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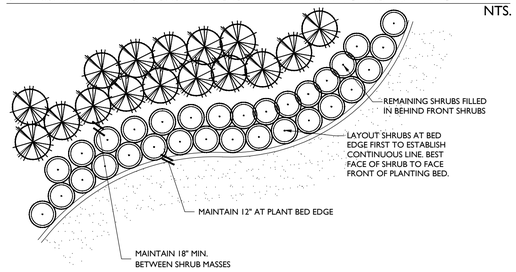


PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	WATER USAGE	NATIVE	REMARKS
AR	10	Red Maple	Acer rubrum	MEDIUM	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CE	8	Green Buttonwood	Conocarpus erectus	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CES	5	Silver Buttonwood	Conocarpus erectus var. sericeus	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
CO	7	Orange Geiger Tree	Cordia sebestena	LOW	YES	12' HT. X 6' SPRD., MIN. 2.5" CAL.
IE	2	Eagleston Holly	Ilex x attenuata 'Eagleston'	MEDIUM	YES	12' HT. X 6' SPRD., 2.5" CAL.
PALM TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
PE-M	5	Alexander Palm	Ptychosperma elegans	MEDIUM	NO	MITIGATION-16' GW, SINGLE TRUNK
PE-M2	3	Alexander Palm	Ptychosperma elegans	MEDIUM	NO	MITIGATION-18' GW, DOUBLE TRUNK
SP	18	Cabbage Palmetto	Sabal palmetto	LOW	YES	14' CT., BOOTED
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
CI	193	Cocoplum	Chrysobalanus icaco	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
CES2	184	Silver Buttonwood	Conocarpus erectus var. sericeus	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
MF	76	Simpson's Stopper	Myrcianthes fragrans	LOW	YES	24" HT. X 24" SPRD. @ 24" O.C.
PM	31	Yew Pine	Podocarpus macrophyllus	MEDIUM	NO	48" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**WATER USAGE**	**NATIVE**	**REMARKS**
FG	34	Green Island Ficus	Ficus microcarpa 'Green Island'	LOW	NO	12" HT. X 12" SPRD. @ 18" O.C.
LG	52	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	LOW	NO	12" HT X 12" SPRD. @ 18" O.C.

ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER
SOD: ST. AUGUSTINE 'FLORATAM', BAHIA SOD IN DRY DETENTION - QUANTITY TO BE DETERMINED IN FIELD

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BJ
1	2022-08-15	RESUBMITTAL	BB
2	2023-01-11	RESUBMITTAL	BJ

CAD 7399024-P.DWG
JOB NO. 7399.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

LANDSCAPE DETAILS

SHEET:
LP-500

Bryan Jackman P:\7300\7399.02 151 NW Flagler Ave Entit\LA\Drawings\Landscape\7399024-P.dwg — Plotted: 1/10/2023 3:29:55 PM Saved: 1/10/2023 3:25:59 PM

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered to in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance

At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	BJ
1	2023-08-15	RESUBMITTAL	BB
2	2023-01-11	RESUBMITTAL	BJ

REVISIONS

CAD 7390QLP.DWG
JOB NO. 7390.02
DRAWN BY BJ
CHECK BY JM
DATE 2022-06-28

LANDSCAPE ARCHITECT OF RECORD
JASON L. MIHALOVITS, PLA
FL#6667128

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
LANDSCAPE SPECIFICATIONS

SHEET:
LP-600

Bryan Jackson P:\7390\7390.02 151 NW Flagler Ave Exhibit\A\Drawings\Landscape\7390QLP.dwg — Plotted: 1/10/2023 3:25:55 PM Saved: 1/10/2023 3:25:09 PM

ALTA/NSPS LAND TITLE SURVEY

WILLIS CUSTOM YACHTS

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

TITLE OPINION

SCHEDULE B EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER 8732667, @ 01:35 P.M. EFFECTIVE DATE 12/31/2019

This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin. The policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in schedule a, and will include the following exceptions unless cleared to the satisfaction of the company:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years. **(Not a survey matter)**
2. Rights or claims of parties in possession not recorded in the Public Records. (**Not a survey matter)**
3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **(This Survey)**
4. Easements or claims of easements not recorded in the Public Records. (**Not a survey matter)**
5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (**Not a survey matter)**
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **(Not a survey matter**)
7. All matters contained on the Plat of Riverside Park, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie (now Martin) County, Florida. **(Affects Property -Shown on survey)**
8. All matters contained on the Plat of REVISED PLAT OF GOSLING, as recorded in Plat Book 2, Page 35, Public Records of St. Lucie (now Martin) County, Florida. **(Affects Property -Shown on survey)**
9. Reservations contained in Deed No. 21248 by Trustees of the Internal Improvement Fund of the State of Florida recorded under Deed Book 87, Page 470, Public Records of Martin County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F. S. **(Not A Survey Matter)**
10. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded December 2, 1965, under O.R. Book 167, Page 151, Public Records of Martin County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270. I I, F.S. - Copy available upon request (**Not A Survey Matter)**
11. Resolution Number 196-04 recorded in O.R. Book 1951, Page 2533, as affected by Administrative Variance No. Z11070001 recorded in O.R. Book 2531, Page 1155 and as affected by Administrative Variance No. Z12040002 recorded in O.R. Book 2575, Page 1156, Public Records of Martin County, Florida. **(Affects Property - Not Plottable)**
12. Resolution Number 216-04 recorded in O.R. Book 1962, Page 1118, Public Records of Martin County, Florida. **(Affects Property -Blanket in nature)**
13. Unity of Title for Density recorded in O.R. Book 1984, Page 896, Public Records of Martin County, Florida. **(Affects Property - Blanket in nature)**
14. Grant of Easement regarding an exclusive perpetual easement over, across, upon and through Parking Easement property for vehicular parking purposes only, recorded in O.R. Book 2081, Page 1820, Public Records of Martin County, Florida. **(Does Not Affect Property-Shown on survey)**
15. Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 2682, Page 1312, Public Records of Martin County, Florida. **(Not A Survey Matter)**
16. Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 2688, Page 512, Public Records of Martin County, Florida. **(Not a survey matter)**
17. Easement for Ingress and Egress recorded in O.R. Book 478, Page 1707, as modified by Modification of Easement Agreement recorded in O.R. Book 2520, Page 902, Public Records of Martin County, Florida. **(Does Not Affect Property - Not shown on survey)**
18. Sovereignty Submerged Land Lease recorded in O.R. Book 1133, Page 1147, as affected by instruments recorded in O.R. Book 1365, Page 1129; o.R. Book 1837, Page 201; o.R. Book 1869, Page 557; o.R. Book 2146, Page 2023; O.R. Book 2368, Page 763 and o.R. Book 2744, Page 1, Public Records of Martin County, Florida. **(Affects Property - Shown on Survey)**
19. Terms and conditions as shown in the Stipulation for Dismissal with Prejudice between Harborage Yacht Master Association, Inc. and Harborage Cottages-Stuart, LLLP and Northside Marina Venture, LLC as recorded in O.R. Book 3022, Page 2462, Public Records of Martin County, Florida. **(Not a survey matter)**
20. Resolution Number 50-2018, Development Approval for the Harborage Project recorded in O.R. Book 3009, Page 2038, Public Records of Martin County, Florida. **(Not a survey matter)**
21. Rights of the lessees under unrecorded leases. **(Not a survey matter)**
22. Riparian and littoral rights are not insured. **(Not a survey matter)**
23. This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Intracoastal Waterway. **(Duly Noted)**
24. his policy excludes from coverage the inalienable right of the public to use the navigable waters covering the lands. **(Duly Noted)**
25. his policy excludes from coverage the rights of the State of Florida and the United States to regulate the use of the navigable waters. **(Duly Noted)**
26. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Regina C. Karner, P.S.M., LS 4363, Karner Surveying, Inc. LB7357, dated January 23, 2018, bearing Job # 1106-1401: a) Concrete Vault Sewer Lift Station extends over North property line; b) Concrete and covered Concrete extend across East property line; c) Concrete extends across West property line; d) fence line extends North property line into parking easement; and e) Water meters and Dry Hydrant inside and outside and along West property line. **(Not a survey matter)**
27. The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to The Company as set forth in Title Notes. **(Duly Noted)**

Note: all recording references in this form shall refer to the public records of Martin county, Florida, unless otherwise noted.

AREA TABULATION

Parcel 12 = ± 0.619 Acres
Parcel 13 = ± 0.743 Acres
Parcel 14 = ± 0.432 Acres (Submerged Land)
Total = 1.794 Acres

LEGEND:

----------	= Flood Zone Line
—— x —— x ——	= Chainlink Fence
Conc.	= Concrete
○⚬	= Concrete Light Pole
▢	= Concrete Power Pole/CPP
▮	= Delineator Post
Ⓓ	= Drainage Manhole
E	= Electrical Junction Box
ELEV. x 0.00	= Elevation = Existing Elevation (Ground shots to tenths only)
Fnd.	= Fire Hydrant = Found
⋈	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
←	= Guy Wire Anchor
L	= Length of Arc
LB	= Licensed Surveying Business
☼	= Light Pole
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
ORB	= Official Records Book
—— OHU ——	= Overhead Utility Wires
P	= Plat
Pg.	= Page
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
Ⓢ	= Sanitary Sewer Manhole
▽ & ▽	= Information Signs
T	= Telephone Riser
———	= Top of Bank
	= Wood Power Pole/WPP

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL 12:
Lot 9 and 10, Block 20, Riverside Park, According to plat thereof filed 26 March 1925, and recorded in Plat Book 4, Page 98, St Lucie (now Martin) County, Florida
PARCEL 13:
Lot 6, Less North 15 feet thereof, and Lots 7 and 8, Block 20, Revised Plat Of Gosling, according to the plat thereof filed 27 June 1917, recorded in Plat Book 2, Page 35, St Lucie (now Martin) County, Florida, Public Records; said lots also shown on Plat of Riverside park, filed 26 March 1925, recorded in Plat Book 4, Page 98, St. Lucie (now Martin) County, Florida.
PARCEL 14:
A Parcel of submerged land in the St. Lucie River in Section 32, Township 37 South, Range 41 East, Martin County Florida, being more particularly described as follows:
From the Southwest corner of Lot 7, Block 20, Riverside Park Subdivision, as recorded in Plat Book 4, Page 98, Public Records of St. Lucie County, Florida, now Martin County, Florida; Thence run South 87°01' East along the south line of lot 7, a distance of 235.88 feet to the mean high water line of the St. Lucie River for a Point of Beginning; thence continue South 87°01' East, a distance of 227.71 feet to the Bulkhead Line established by the city of Stuart, Florida; Thence run North 04°40'27" East, along the said Bulkhead line, a distance of 85.21 feet, thence run North 87°09'26" West, a distance of 233.51 feet to the aforesaid mean high water line of the St. Lucie River; thence run S 04°32'01" West, along the old mean high water line, a distance of 85.24 feet to the Point of Beginning.
(Boundary Containing ± 1.794 Acres)

SURVEYOR NOTES:

1. The last date of field survey was May, 5th 2022.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983(2011). The basis of bearing for this survey is the East right-of-way line of Flagler Ave.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by NGS Tidal benchmark AF3189, having a published elevation of 10.94 feet.
7. All distances shown hereon are in U.S. Survey Feet.
8. This survey has the benefit of a Commitment by Old Republic National Title Insurance Company with an effective date of 12/31/19 at 1:35 PM. The title exceptions listed on this survey are from Schedule B – Section 2 of the Title Commitment above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
9. The description of the land contained in this boundary survey is from portions of the title search report.
10. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Symbols shown hereon are not to scale.
13. The survey was prepared for the purpose of planning and engineering design.
14. The features shown hereon were acquired using RTK GPS & Trigonometric methods; and were verified through a redundancy of measurements for accuracy.
15. The parcel of land shown hereon is located in Flood Zone(s) "AE and VE", base flood elevation of 5 feet, based on the FEMA Flood Insurance Rate Map for Martin County, Florida, Community-Panel Map Number 134, with an effective date of October, 2020 There may be additional information (letter of map revisions, letter of map amendments, or letter of map changes) not provided to, nor researched by the undersigned Surveyor, that could affect the subject property.
16. Copyright ©2022 by WGI, Inc.

CERTIFICATION:

To 151 NW Flagler, LLC, a Florida limited liability company; Old Republic National Title Insurance Company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 13, 14, 16, 17, of Table A thereof. The fieldwork was completed on May 5th, 2022.

For the Firm:
Wantman Group, Inc.

Date of Plat or Map: 5/6/22

Eric Matthews
Digitally signed by Eric Matthews
Date: 2022.06.15 11:38:34 -04'00'

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

PREPARED BY:

WGI™

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

ALTA/NSPS SURVEY
WILLIS CUSTOM YACHTS
SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
LS#6717

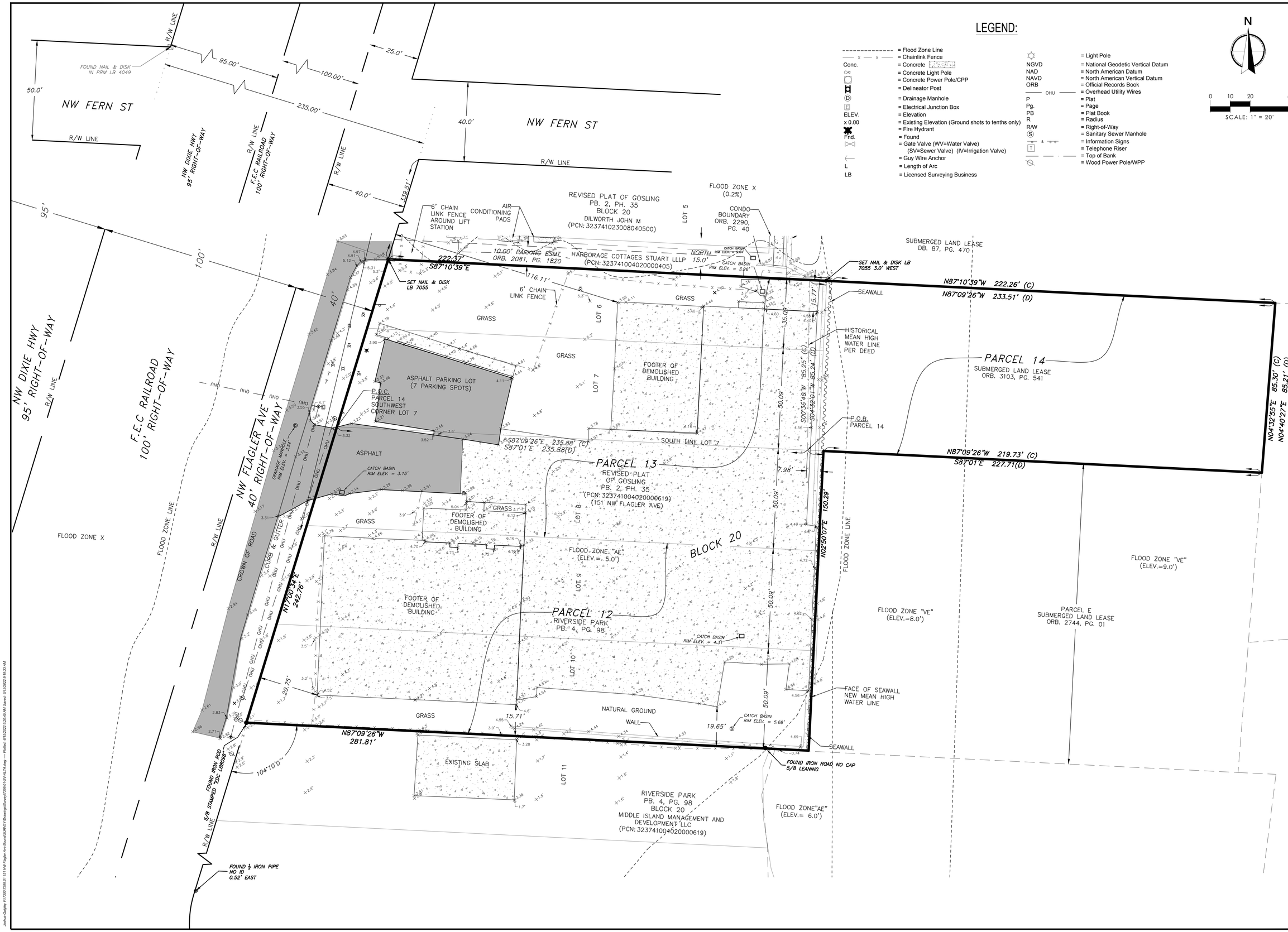
ERIC R. MATTHEWS LICENSE NUMBER LS6717 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	2022-05-06
DRAWN BY:	JJQ
CHECKED BY:	EM
FIELD	KD
FB/PG	756/48
PROJECT #:	7399.01

ALTA/NSPS SURVEY

SHEET #:	TOTAL SHEETS
1	2



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY

REVISIONS

CAD 7399.01-SV-ALTA.DWG
JOB NO. 7399.01
DRAWN BY JJQ
CHECK BY EM
DATE 01-10-22

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
LS#6717

ALTA/NSPS SURVEY
WILLIS CUSTOM YACHTS

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SHEET:
2

INDEX OF ARCHITECTURAL DRAWINGS

GENERAL	AG000	COVER SHEET
ARCHITECTURAL	AA101	FIRST FLOOR PLAN
ARCHITECTURAL	AA102	SECOND FLOOR PLAN
ARCHITECTURAL	AA103	ROOF PLAN
ARCHITECTURAL	AA201-a	EXTERIOR ELEVATIONS - MONOCHROMATIC
ARCHITECTURAL	AA201-b	EXTERIOR ELEVATIONS - COLOR
ARCHITECTURAL	AA901	PERSPECTIVES
TOTAL SHEETS: 7		

PROJECT LOCATION:
151 NORTHWEST FLAGLER AVE.
STUART, FL 34994





WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

ARCHITECTURAL PLANS

PROJECT NUMBER:	7399.02
JOB NO.	
DRAWN BY	CP
CHECK BY	EL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

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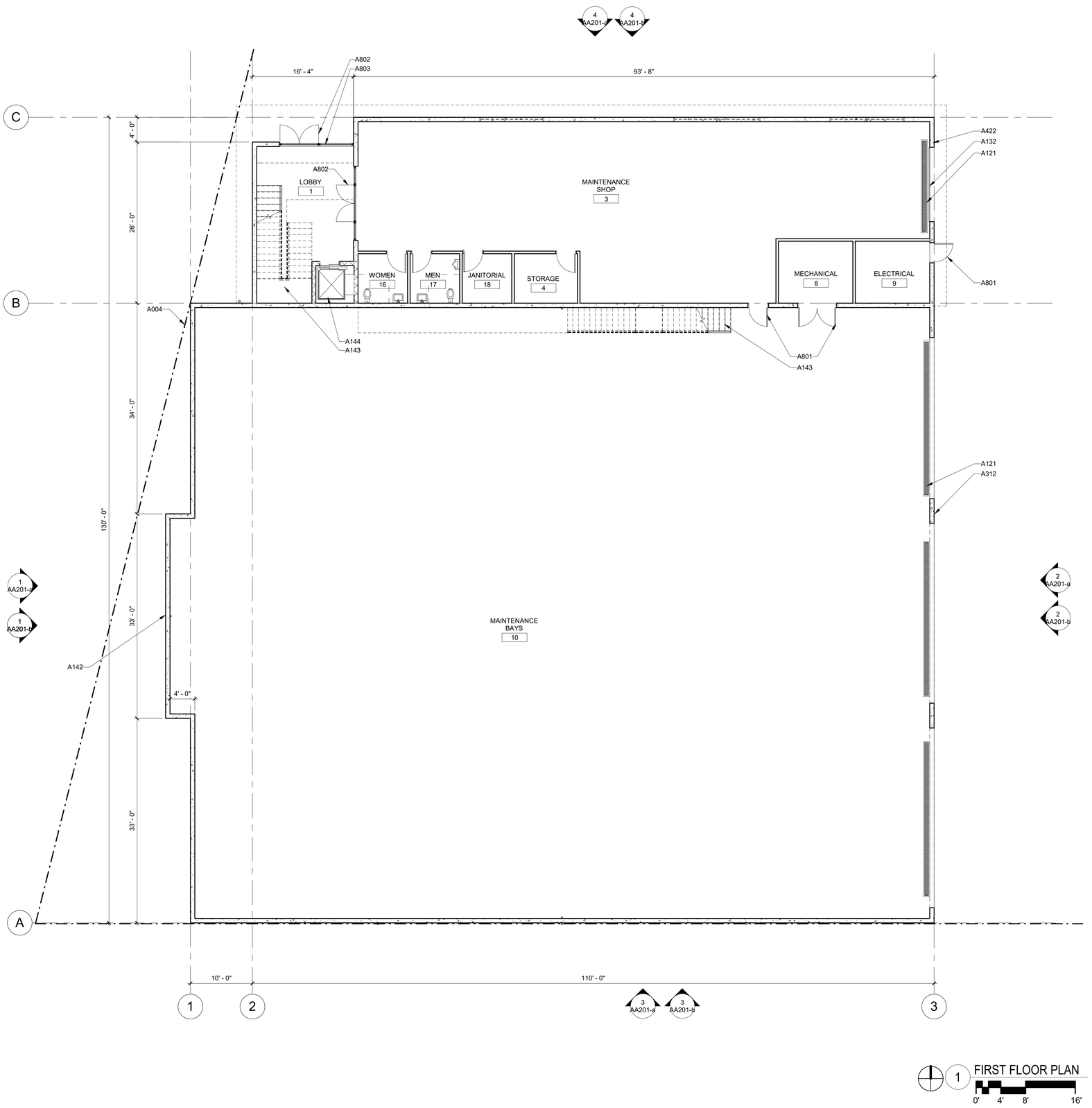

1 FIRST FLOOR PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A004	REQUIRED SETBACK & LANDSCAPE BUFFER, SEE OTHER DISCIPLINES
A121	TRENCH DRAIN AT OPENING LOCATIONS, TYP.
A132	ROLL-UP DOOR
A142	MURAL BY LOCAL ARTIST
A143	STAIR AND GUARDRAIL SYSTEM
A144	ELEVATOR
A312	TILT-UP CONCRETE WALL PANELS, TYP.
A422	SMOOTH FACE CMU, 8" COURSE CONT.
A801	HOLLOW METAL DOOR & FRAME WITH COATING SYSTEM, TYP.
A802	ALUMINUM STOREFRONT ENTRY DOOR
A803	ALUMINUM STOREFRONT SYSTEM

BUILDING AREA TABLE:

LOCATION	AREA (SF)
FIRST FLOOR	14,911 SF
SECOND FLOOR	3,336 SF
TOTAL:	18,247 SF

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REVISIONS

NO.	DATE	DESCRIPTION	BY
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2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

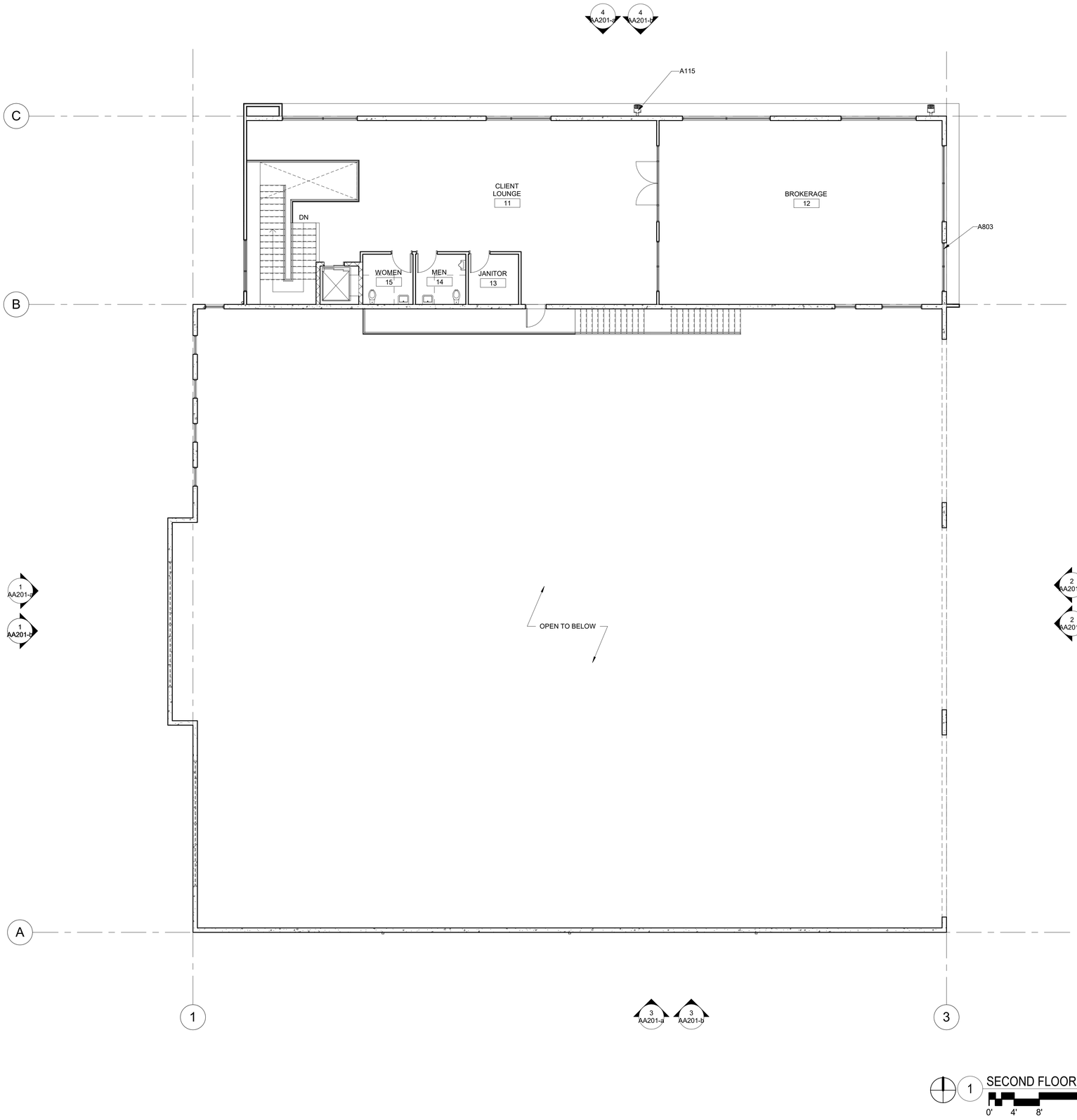
WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

FIRST FLOOR PLAN

SHEET:
AA101



1 SECOND FLOOR PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A803	ALUMINUM STOREFRONT SYSTEM

BUILDING AREA TABLE:

LOCATION	AREA (SF)
FIRST FLOOR	14,911 SF
SECOND FLOOR	3,336 SF
TOTAL:	18,247 SF

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

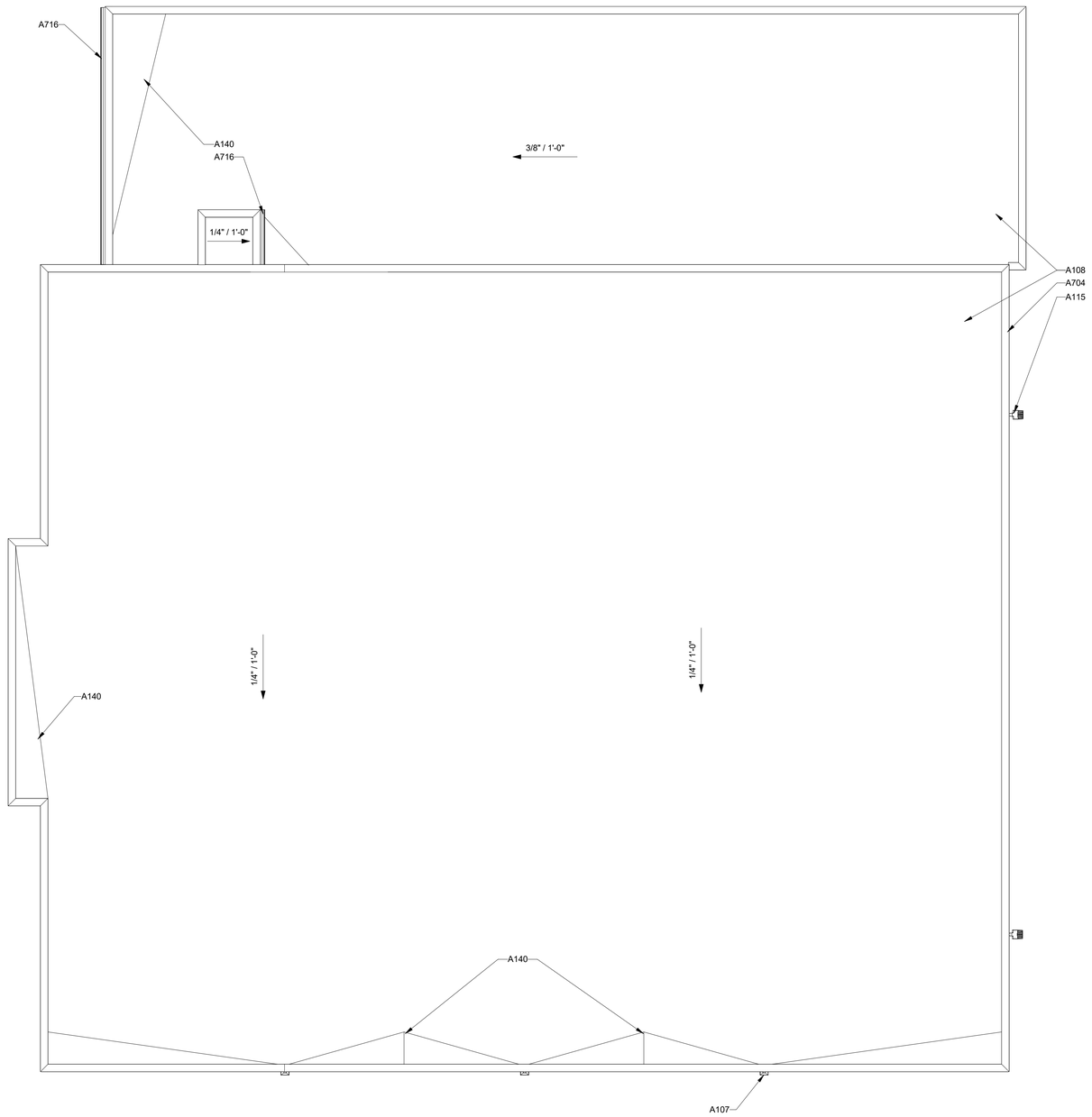
WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

SECOND FLOOR PLAN

SHEET: AA102



1 ROOF PLAN

0' 4' 8' 16'

KEYNOTE LEGEND

NO.	DESCRIPTION
A107	ROUND METAL CONDUCTOR HEAD AND DOWNSPOUT, TYP.
A108	LOW SLOPE ROOF MEMBRANE SYSTEM BEHIND PARAPET WALLS
A115	ARCHITECTURAL WALL MOUNTED LIGHT FIXTURE, TYP.
A140	PRE-FABRICATED ROOF CRICKET
A704	FABRICATED METAL WALL COPING SYSTEM
A716	FABRICATED ROUND METAL GUTTER AND DOWNSPOUT SYSTEM

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

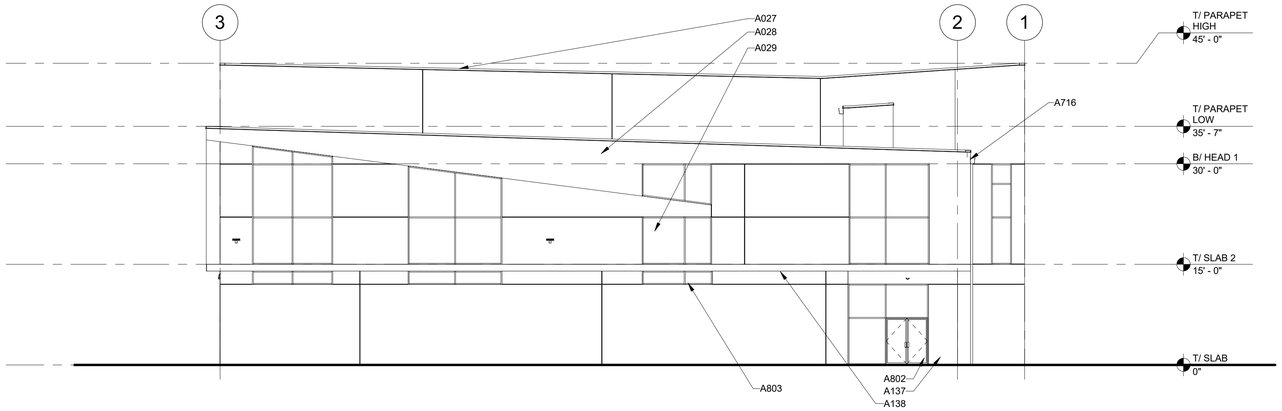
WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

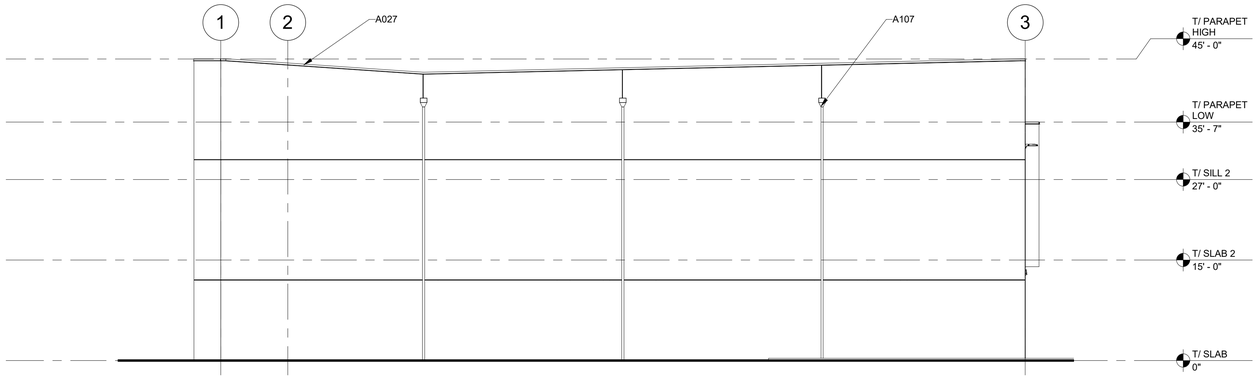
ROOF PLAN

SHEET:
AA103



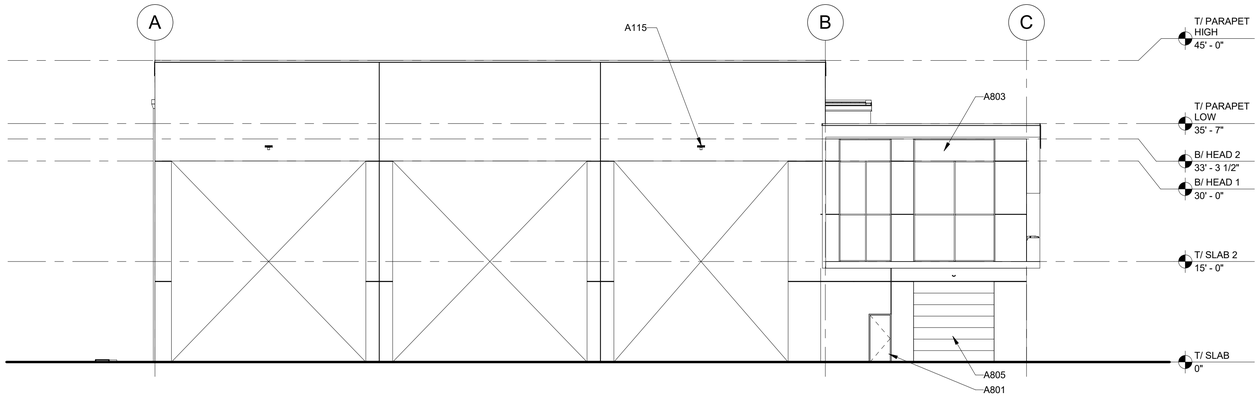
4 NORTH ELEVATION

0' 5' 10' 20'



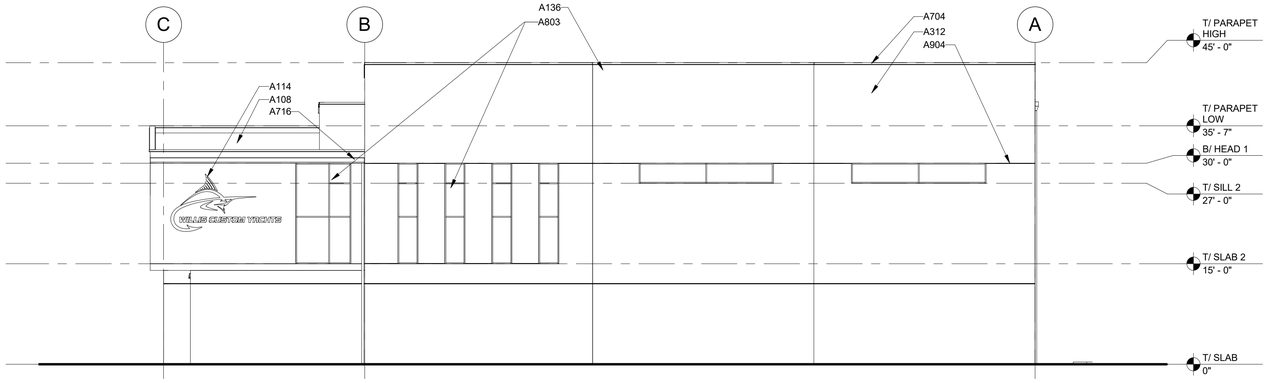
3 SOUTH ELEVATION

0' 5' 10' 20'



2 EAST ELEVATION

0' 5' 10' 20'



1 WEST ELEVATION

0' 5' 10' 20'

ALL NOTES ON ELEVATION 1 ARE TYPICAL AND APPLY TO ALL OTHER ELEVATIONS, THIS SHEET.

KEYNOTE LEGEND

NO.	DESCRIPTION
A027	VARYING PEAKED ROOF FORMS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A028	INTEGRATED ARCHITECTURAL FORM DETAILED COMPONENT, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A029	DISPLAY STOREFRONTS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
A107	ROUND METAL CONDUCTOR HEAD AND DOWNSPOUT, TYP.
A108	LOW SLOPE ROOF MEMBRANE SYSTEM BEHIND PARAPET WALLS
A114	WILLIS CUSTOM YACHTS WALL MOUNTED SIGNAGE
A115	ARCHITECTURAL WALL MOUNTED LIGHT FIXTURE, TYP.
A136	2' MIN. ELEVATION PLANE VARIATION AS REQUIRED BY STUART, FL URBAN CODE.
A137	RECESSED WALL DEFINING BUILDING ENTRANCE
A138	METAL STRUCTURE DIFFERENTIATING MIXED USE PROGRAM
A312	TILT-UP CONCRETE WALL PANELS, TYP.
A704	FABRICATED METAL WALL COPING SYSTEM
A716	FABRICATED ROUND METAL GUTTER AND DOWNSPOUT SYSTEM
A801	HOLLOW METAL DOOR & FRAME WITH COATING SYSTEM, TYP.
A802	ALUMINUM STOREFRONT ENTRY DOOR
A803	ALUMINUM STOREFRONT SYSTEM
A805	OVERHEAD ROLL-UP DOOR, TYP.
A904	STUCCO REVEAL JOINT

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY CP
CHECK BY EL

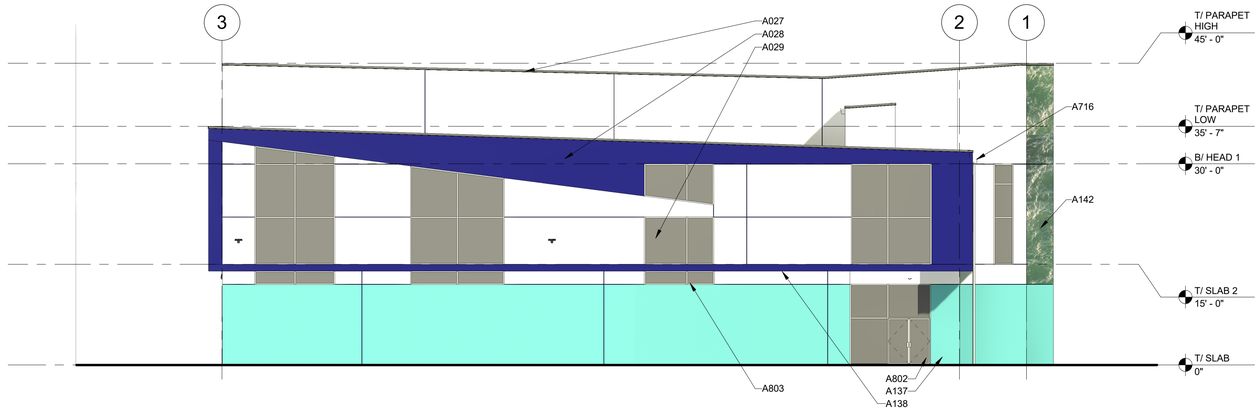
WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

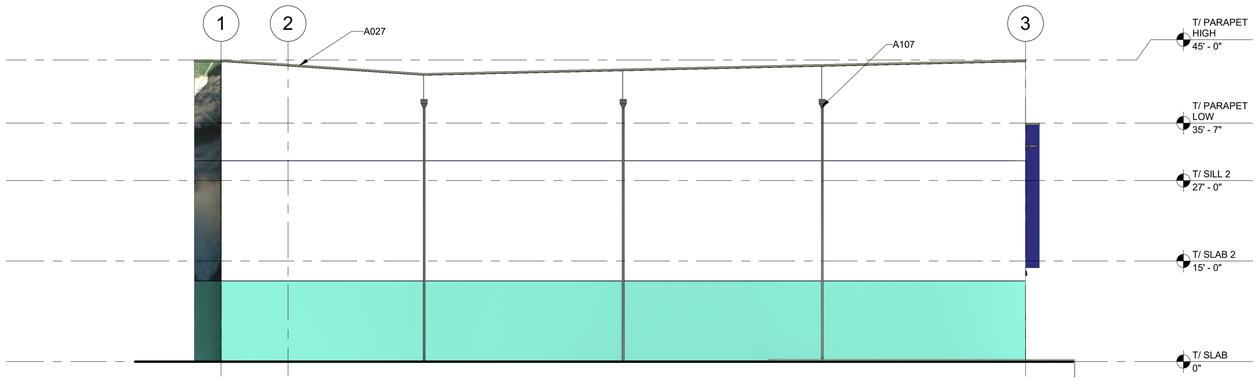
EXTERIOR ELEVATIONS - MONOCHROMATIC

SHEET:
AA201-a



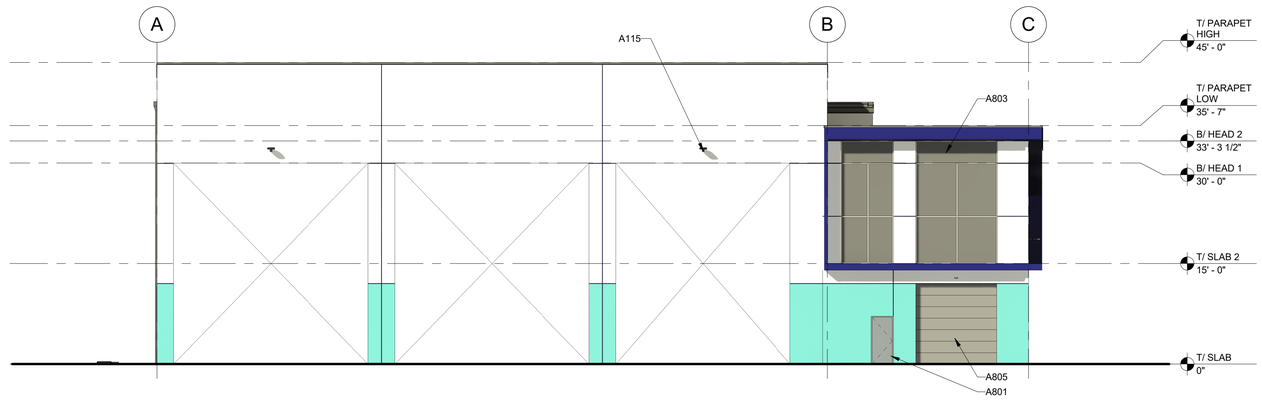
4 NORTH ELEVATION

0' 5' 10' 20'



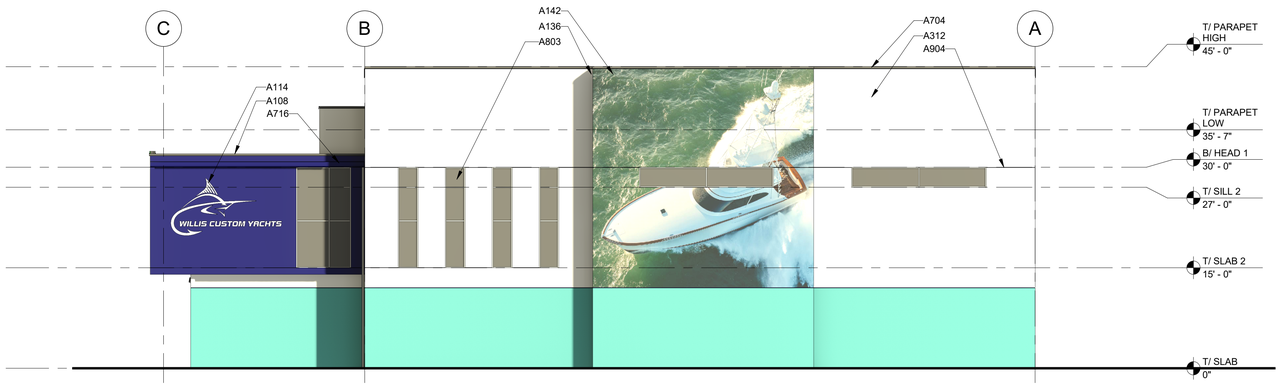
3 SOUTH ELEVATION

0' 5' 10' 20'



2 EAST ELEVATION

0' 5' 10' 20'



1 WEST ELEVATION

0' 5' 10' 20'

KEYNOTE LEGEND

NO.	DESCRIPTION
A027	VARYING PEAKED ROOF FORMS, PER CITY OF STUART, SPECIAL ZONING CODE REQUIREMENTS
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A803	ALUMINUM STOREFRONT SYSTEM
A805	OVERHEAD ROLL-UP DOOR, TYP.
A904	STUCCO REVEAL JOINT

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY: Author
CHECK BY: Checker

WILLIS CUSTOM YACHTS
151 NW Flagler Ave., Stuart, FL 34994
CITY OF STUART
EXTERIOR ELEVATIONS - COLOR

SHEET:
AA201-b







NOTE:
ALL 3-DIMENSIONAL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO BE USED FOR THE CONSTRUCTION AND DETAILING OF THE PROJECT.

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Phone No. 813.574.3190 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2022-06-28	INITIAL SUBMITTAL	CP
2	2023-01-11	FIRST RESUBMITTAL	WK

PROJECT NUMBER: 7095.02
JOB NO.
DRAWN BY Author
CHECK BY Checker

WILLIS CUSTOM YACHTS

151 NW Flagler Ave., Stuart, FL 34994

CITY OF STUART

PERSPECTIVES

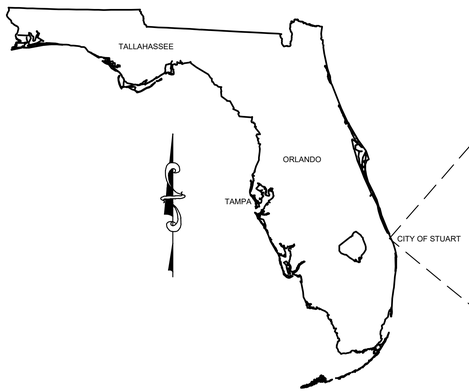
SHEET:
AA901

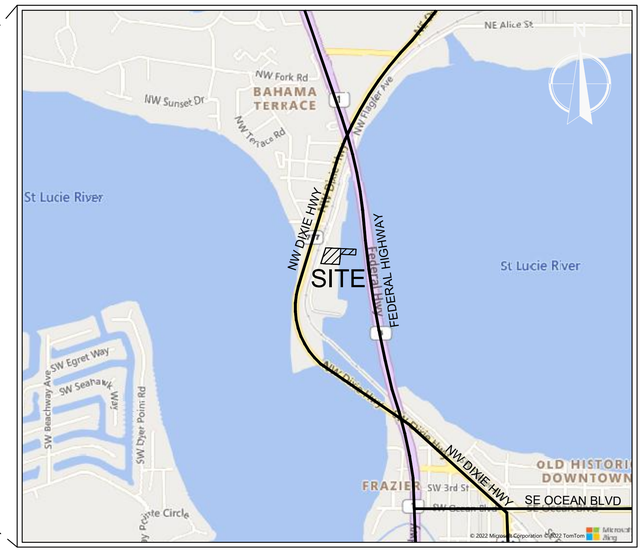
WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
PRELIMINARY ENGINERING PLANS

PREPARED FOR:

WILLIS CUSTOM YACHTS

LOCATION MAP





PROJECT LOCATED IN
SECTION 32 / TOWNSHIP 37 SOUTH / RANGE 41 EAST
MARTIN COUNTY, FL

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-01	COVER
C-02	PRELIMINARY ENGINEERING PLANS
C-03	PRELIMINARY WATER & SEWER PLANS
C-04	CONSTRUCTION DETAILS
C-05	CONSTRUCTION DETAILS
C-06	CONSTRUCTION DETAILS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589
June 24, 2022

NO:	DATE:	DESCRIPTION:
0	2022-06-28	INITIAL SUBMITTAL
1	2023-01-11	1ST RESUBMITTAL

DRAWN DATE:	01/11/2023
DRAWN BY:	GAT/DL
CHECKED BY:	TD
PROJECT #:	7399.01

PRELIMINARY
ENGINERING PLANS

SHEET #:	TOTAL SHEETS
C-01	06

LANDUSE:

	ACREAGE	Percent:
Buildings	0.35	25.8%
Pavements/Walks	0.67	48.9%
Dry Detention Bottom (V)	0.06	4.5%
Dry Detention Bank (H)	0.06	4.5%
Open Space	0.22	16.3%
TOTAL AREA:	1.36	100.0%
Total Impervious:	1.02	**74.78%**
Total Pervious:	0.34	**25.22%**

FLOODZONE:

FLOOD ZONE: AE (EL 5' NAVD)
FIRM PANEL 12085C0134H

GENERAL NOTES:
1. ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). NGVD29 = NAVD88 + 1.48'
2. THE UTILITY AND DRAINAGE IMPROVEMENTS PROPOSED ARE PRELIMINARY AND SUBJECT TO CHANGE.
3. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTION INFORMATION WITH THE PROPOSED BUILDING.
4. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.

UTILITY NOTES:
1. WATER, SEWER, AND FIRE PROTECTION SERVICE WILL BE PROVIDED BY THE CITY OF STUART UTILITIES DEPARTMENT VIA CONNECTIONS TO EXISTING MAINS LOCATED ON THE WESTERN PROPERTY BOUNDARY.
2. ALL UTILITY DESIGN AND CONSTRUCTION WILL BE IN CONFORMANCE WITH THE LATEST STANDARDS OF THE CITY OF STUART AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA).
3. THE ON-SITE UTILITY SYSTEM FOR WATER, SEWER, AND FIRE PROTECTION WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER OR A DESIGNATED PROPERTY OWNERS ASSOCIATION UPON PROPER LEGAL ESTABLISHMENT.
4. ALL POINTS OF SERVICE FOR WATER AND SEWER SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY.
5. THE PROPOSED GRAVITY SEWER WILL COLLECT WASTEWATER FROM THE BUILDING AND CONVEY IT TO THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY.
6. THE DEVELOPER SHALL FILE ALL REQUIRED PERMITS AND AGREEMENTS PRIOR TO CONSTRUCTING OR MODIFYING ANY PORTION OF UTILITY INFRASTRUCTURE ASSOCIATED WITH THE APPROVED SITE PLAN.
7. THE DEVELOPMENT WILL RECEIVE ELECTRICAL AND COMMUNICATION SERVICE FROM LOCAL PROVIDER SYSTEMS. PRIOR TO CONSTRUCTION COMPLETION THE DEVELOPER SHALL PROVIDE EASEMENTS FOR ON-SITE PRIVATE ELECTRICAL AND COMMUNICATION UTILITIES WHERE REQUIRED.

DRAINAGE NOTES:
1. THE PROPOSED PROJECT WILL IMPLEMENT A STORM WATER MANAGEMENT SYSTEM WHICH INCLUDES INLETS, EXFILTRATION TRENCH, AND DRY DETENTION AREAS. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CITY OF STUART, MARTIN COUNT, AND FLORIDA DEPARTMENT OF TRANSPORTATION.
2. THE PROJECT WILL PROVIDE THE REQUIRED PRETREATMENT AND NURTIENT REMOVAL WITHIN THE DRY DETENTION AND EXFILTRATION PRIOR TO DISCHARGE TO THE ST. LUCIE RIVER.
3. THE PROJECT WILL REQUIRE A NEW INDIVIDUAL PERMIT APPLICATION WITH SFWMD.

LEGEND

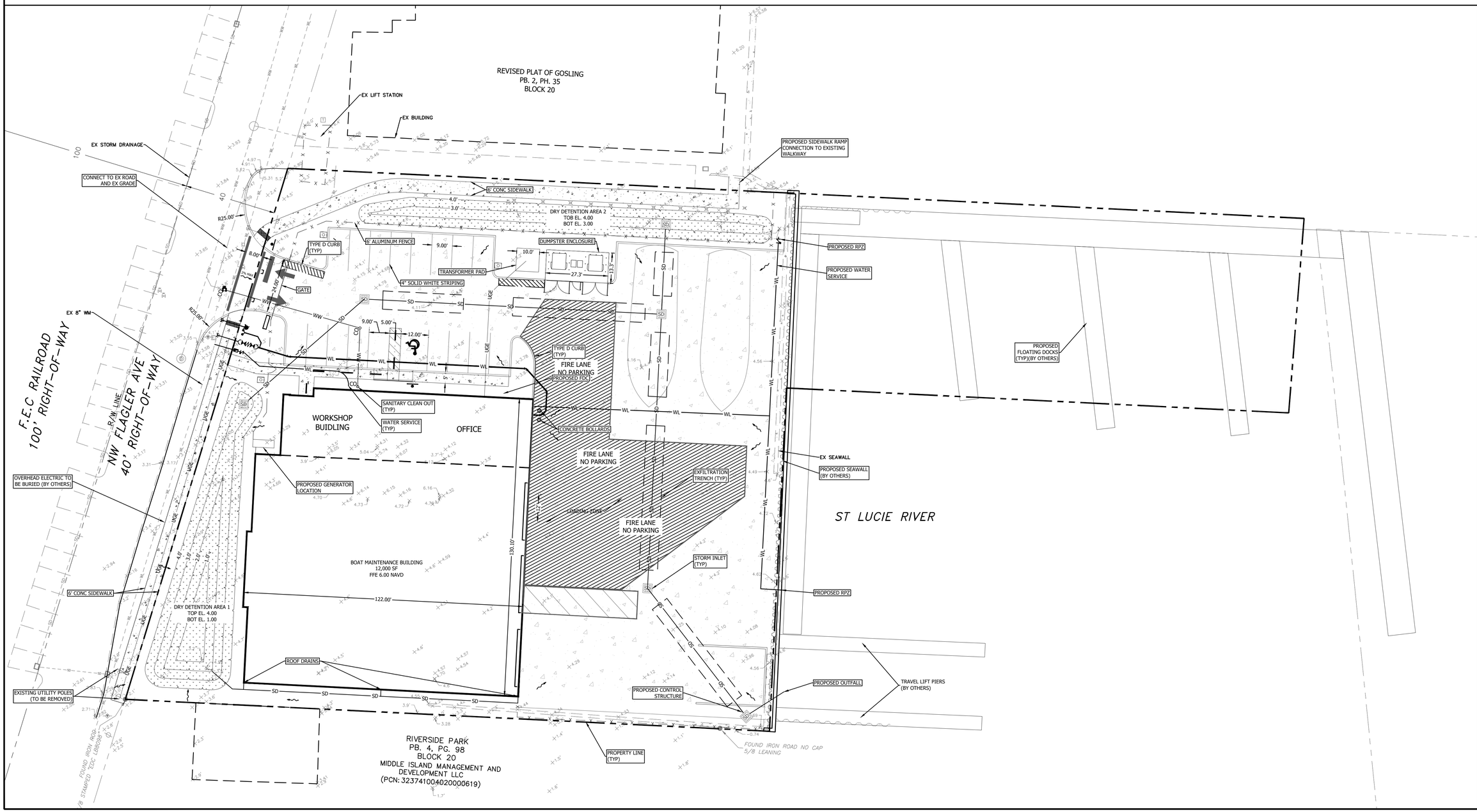
- ASPHALT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- DRY DETENTION BASIN

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK
- ACCESSIBLE ROUTE (ADA)
- WL — WATER LINE
- WL — EX WATER LINE
- WW — WASTEWATER LINE
- WW — EX WASTEWATER LINE
- SD — STORM DRAIN LINE
- SD — EX STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- X — X — X — FENCE

N

0 10 20 40
SCALE: 1" = 20'



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Cert No. 6091 - LB No. 7055

REVISIONS	NO.	DATE	DESCRIPTION	BY
	0	2022-06-28	INITIAL SUBMITTAL	

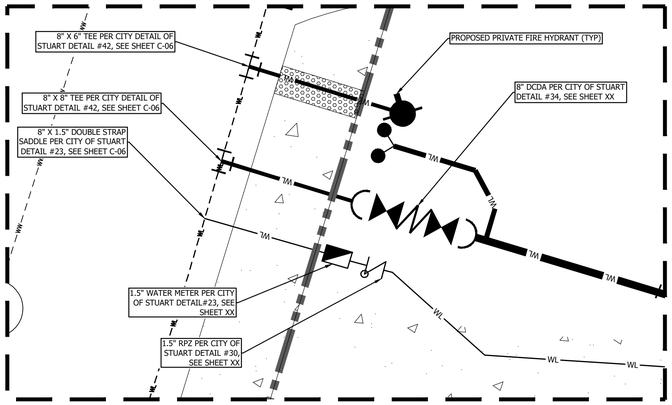
CAD 7399.02\PRELIMINARY ENGDWG
JOB NO. 7399.01
DRAWN BY GAT/DL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
PRELIMINARY ENGINEERING PLANS

SHEET:
C-02

Kyle McMahen P:\7300\7399\02 151 NW Flagler Ave Entit\Civil\110-Site\7399.02-Preliminary Eng.dwg — Plotted: 5/26/2023 1:31:27 PM Saved: 11/1/2023 3:15:58 PM



UTILITY NOTES:

1. WATER, SEWER, AND FIRE PROTECTION SERVICE WILL BE PROVIDED BY THE CITY OF STUART UTILITIES DEPARTMENT VIA CONNECTIONS TO EXISTING MAINS LOCATED ON THE WESTERN PROPERTY BOUNDARY.
2. ALL UTILITY DESIGN AND CONSTRUCTION WILL BE IN CONFORMANCE WITH THE LATEST STANDARDS OF THE CITY OF STUART AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA).
3. THE ON-SITE UTILITY SYSTEM FOR WATER, SEWER, AND FIRE PROTECTION WILL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER OR A DESIGNATED PROPERTY OWNERS ASSOCIATION UPON PROPER LEGAL ESTABLISHMENT.
4. ALL POINTS OF SERVICE FOR WATER AND SEWER SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY.
5. THE PROPOSED GRAVITY SEWER WILL COLLECT WASTEWATER FROM THE BUILDING AND CONVEY IT TO THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY.
6. THE DEVELOPER SHALL FILE ALL REQUIRED PERMITS AND AGREEMENTS PRIOR TO CONSTRUCTING OR MODIFYING ANY PORTION OF UTILITY INFRASTRUCTURE ASSOCIATED WITH THE APPROVED SITE PLAN.
7. THE DEVELOPMENT WILL RECEIVE ELECTRICAL AND COMMUNICATION SERVICE FROM LOCAL PROVIDER SYSTEMS. PRIOR TO CONSTRUCTION COMPLETION THE DEVELOPER SHALL PROVIDE EASEMENTS FOR ON-SITE PRIVATE ELECTRICAL AND COMMUNICATION UTILITIES WHERE REQUIRED.

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

N

0 10 20 40

SCALE: 1" = 20'

CONNECT TO EX SANITARY STUB
11 LF 8" PVC
10 LF 8" PVC
EX SANITARY SEWER MH
CAP EXISTING WATER SERVICE TO BE ABANDONED
INSET A
113 LF 8" PVC
9 LF 1.5" PVC
9 LF 1.5" PE
43 LF 1.5" PE
SANITARY CLEAN OUT (TYP)
WATER SERVICE (TYP)
8" 45° BEND
18 LF 8" PVC
FIRE HYDRANT (TYP)
NO PARKING
16 LF 8" PVC
8" 45° BEND
103 LF 1.5" PVC
FIRE LANE
NO PARKING
74 LF 1.5" PVC
76 LF 1.5" PVC
11 LF 1.5" PVC
F.E.C RAILROAD
100' RIGHT-OF-WAY
P.C. LINE
NW FLAGLER AVE
40' RIGHT-OF-WAY
ST LUCIE RIVER
RIVERSIDE PARK
PB. 4, PG. 98
BLOCK 20
MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT LLC
(PCN: 32374100402000619)

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

REVISIONS

CAD 7389102-WS.DWG	
JOB NO.	1859.00
DRAWN BY	GAT/DL
CHECK BY	TD
DATE	2022-06-24

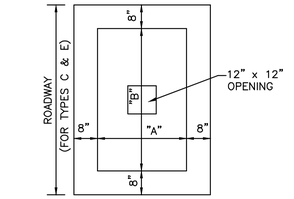
ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

PRELIMINARY ENGINEERING PLANS
QUAIL RIDGE - SOUTH ENTRANCE
CITY OF STUART

PRELIMINARY WATER & SEWER PLANS

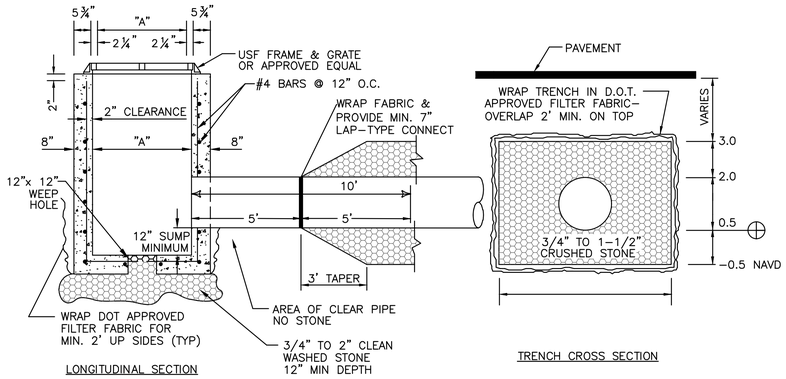
SHEET:
C-03

Kyle McMullen P:\7300\7389102 151 NW Flagler Ave Exhibit\CIVIL\10-Site\7389102SITE.dwg — Plotted: 9/29/2023 1:24:34 PM Saved: 1/13/2023 8:31:06 AM



TYPE INLET	DIMENSIONS		MAX. DIAM. PIPE	
	"A"	"B"	SHORT SIDE	LONG SIDE
"C"	2'–0"	3'–1"	18"	24"
"E"	3'–0"	4'–6"	24"	42"

PLAN



LONGITUDINAL SECTION

TRENCH CROSS SECTION

NOTES:
COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D–1557.

PROVIDE EYEBOLT PER F.D.O.T. INDEX 201

INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

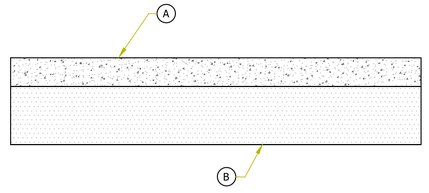
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS. GRATES FOR TYPE "C" TO BE USF 6212 OR EQUAL. TYPE "E" TO BE USF 6290 OR EQUAL.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST–IN–PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

EXFILTRATION TRENCH DETAIL

SCALE: NONE



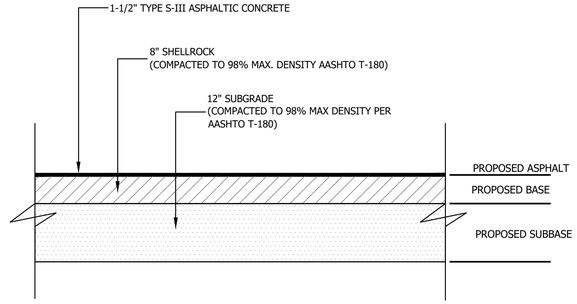
MATERIALS AND SPECIFICATIONS:
(CONCRETE PAVEMENT)

(A) 6" 4,000 PSI 28 DAY COMPRESSIVE STRENGTH CONCRETE

(B) 12" STABILIZED SUBGRADE COMPACTED TO MIN. 98% OF MODIFIED PROCTOR (ASTM D 1557), MIN. LBR OF 40

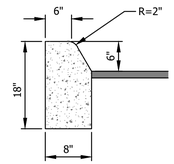
TYPICAL CONCRETE SECTION

SCALE: NONE



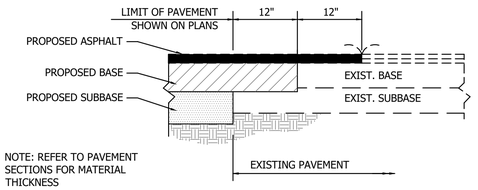
TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE



TYPE "D" CURB

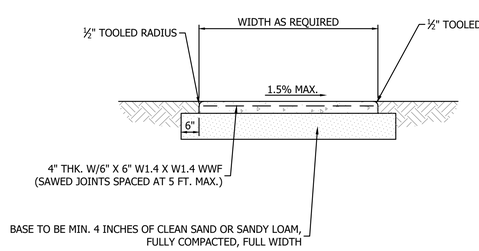
SCALE: NONE



NOTE: REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE

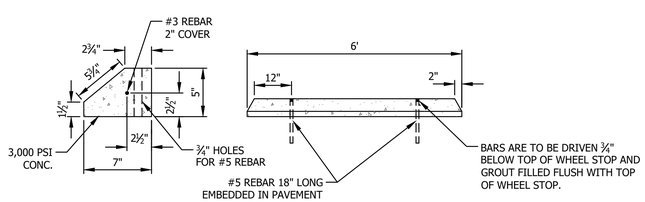


NOTES:

1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 2500 PSI @ 28 DAYS.
2. SIDEWALK THICKNESS TO BE 6 INCHES MIN. IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.
3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
4. SIDEWALKS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 522-001, LATEST REVISION.
5. ROOT BARRIER REQUIRED WHEN LOCATED WITHIN 10' OF TREES.

STANDARD SIDEWALK SECTION

SCALE: NONE



CONCRETE WHEEL STOP

SCALE: NONE

WGI
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Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-28	INITIAL SUBMITTAL	

REVISIONS

CAD 7399\02\PDD\DETAILS.DWG
JOB NO. 7399.01
DRAWN BY GAT/DL
CHECK BY TD
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

SHEET:
C-04

Gomez Vassi P:\7300\7399\02 151 NW Flagler Ave Stuart\Civil\10-Drs\7399\02\PDD Details.dwg — Plotted: 11/12/2023 11:14:03 AM Saved: 11/12/2023 11:05:17 AM

CITY OF STUART
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150 OR 235, DR (18).
3. MIN. CLASS 50 WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C-150/A-21.50 OR ANSI/AWWA C-151/A-21.51 AND SHALL BE PRESSURE CLASS 350 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR. ALL PIPE REQUIRES THHN TRACER WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE RESILIENT WEDGE SEAT. VALVES SHALL CONFORM TO AWWA C-509, AS WELL AS THE CITY OF STUART'S APPROVED PRODUCTS LIST.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART'S DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY, THE COUNTY AND FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND CITY/COUNTY/FDOT.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF STUART AND COUNTY/FDOT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, THE CITY, COUNTY/FDOT AND ANY OTHER APPLICABLE AGENCIES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36" FOR MAINS 8" IN DIAMETER OR LESS AND 48" FOR MAINS 10" IN DIAMETER OR MORE, EXCEPT AS APPROVED BY THE ENGINEER AND CITY/COUNTY/FDOT.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-601 FOR DISINFECTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 1

CITY OF STUART
WATER DISTRIBUTION NOTES
(CONTINUED)

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE CITY OF STUART ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING SLEEVE AND VALVE. REVERSE TAPS ARE STRICTLY PROHIBITED (TAPS ON MAIN ARE TO BE ON THE SAME SIDE AS THE PROPSED METER LOCATION).
19. SAMPLE POINT TAPS SHALL BE PLACED APPROXIMATELY 3 FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINES, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS, AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
20. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND CITY OF STUART REQUIREMENTS, MORE STRINGENT SHALL APPLY.
21. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600.

$$L = \frac{SD(P)^{1/2}}{133,200}$$ **OR CURRENT AWWA STANDARD**

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

22. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
23. 10 FEET MINIMUM HORIZONTAL AND 12 INCHES MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
24. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
25. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 2

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) SDR-26, GREEN IN COLOR.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY, AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY. IN CASES WHERE AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, CITY OF STUART UTILITIES & ENGINEERING DEPT., COUNTY/FDOT AND ANY OTHER NECESSARY AGENCY SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER, CITY, OR COUNTY/FDOT.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF STUART 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18 (12" AND SMALLER), OR DR-21, AWWA C-905 (14" AND LARGER).
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR. WASTEWATER FORCE MAIN SHALL HAVE THHN WIRE & LOCATOR TAPE WITH "SEWER" MARKED ON TAPE.
15. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS COPPER WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 3

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES
(CONTINUED)

17. MINIMUM COVER SHALL BE 48 INCHES, PIPES WITH LESS COVER REQUIRE PRIOR APPROVAL OF THE ENGINEER AND CITY OF STUART AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED.
19. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.
20. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 4

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN LESS THAN 12 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARENCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

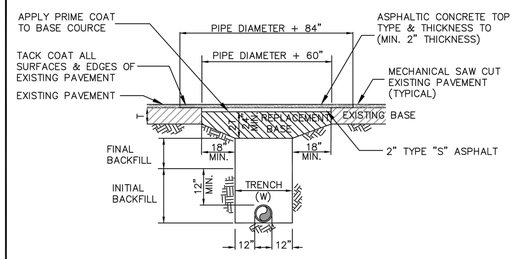
   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 350, MINIMUM. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER & SEWER CONFLICT NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 5



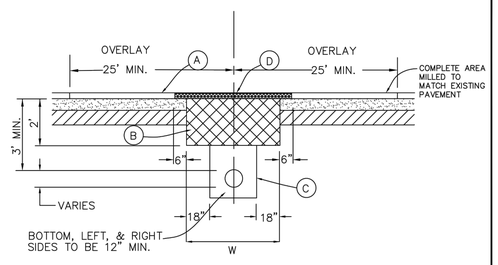
LIMEROCK, SAND-CLAY, SHELL, ETC.
6" LAYERS, COMPACTED THICKNESS.

DENSITY REQUIREMENTS:
98% UNDER ROADWAY / WITHIN 3' OF E.O.P.
95% SHOULDER PAVEMENT.
(METHOD: AASHTO T-180)

NOTES:

PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ARTERIAL STREETS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	UTILITY ROAD CUT PAVEMENT RESTORATION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 6



(A) OVERLAY SHALL EXTEND 25' BEYOND TRENCH WALL ON BOTH SIDES OF ROAD CUT. MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP x WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.

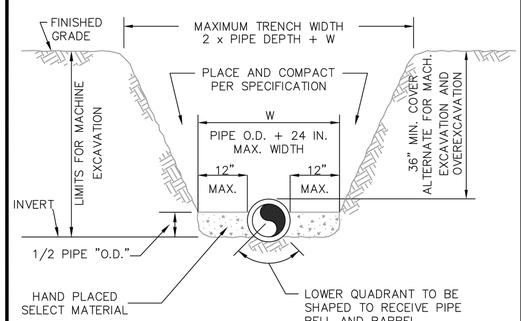
(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 98% DENSITY AS DETERMINED BY AASHTO T-180.

(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF D. ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180.
3. FINAL ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MILLED TO MATCH EXISTING ASPHALT.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED 90°.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO (2) DENSITY TESTS SHALL BE TAKEN FOR EACH 6" LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN 6-1/2" THE BASE SHALL BE CONSTRUCTED IN TWO (2) OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE UTILITIES & ENGINEERING DEPT. AND/OR THE ENGINEER OF RECORD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	PAVEMENT RESTORATION (ASPHALT)	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 8



NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2. INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-180.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	TYPICAL TRENCH CONSTRUCTION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 10

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CAD 7399.02\PDD DETAILS.DWG
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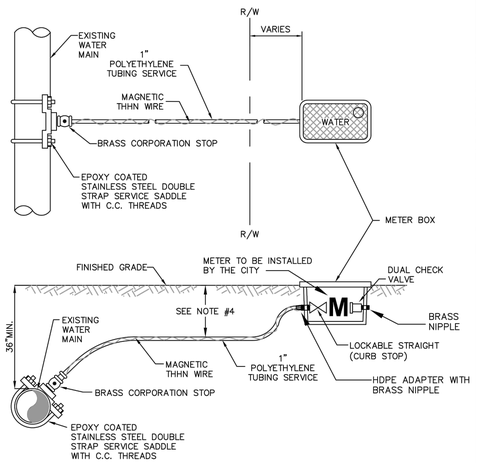
DATE 2022-06-24

ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

WILLIS CUSTOM YACHTS
151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

SHEET:
C-05

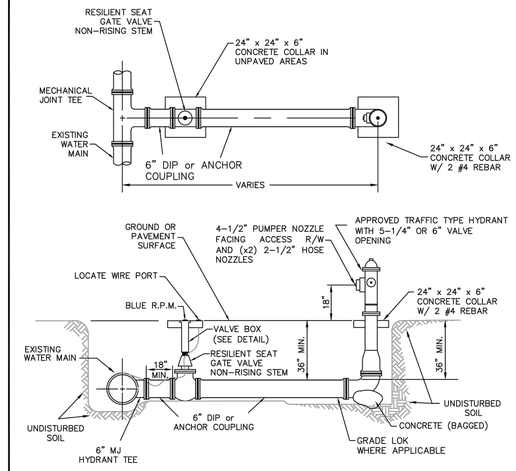
Gianet Vasquez P:\7300\7399.02 151 NW Flagler Ave Eval\Civil\10-Dsn\7399.02-PDD Details.dwg — Plotted: 1/11/2023 11:14:23 AM Saved: 1/11/2023 11:06:17 AM



NOTES:

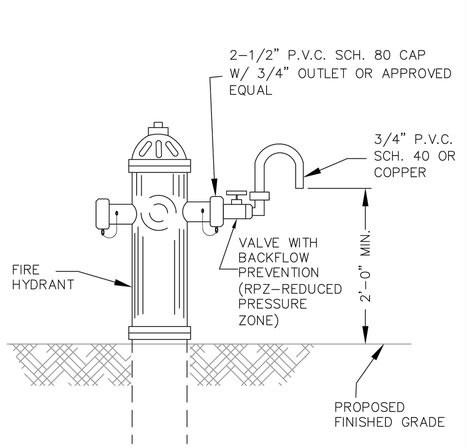
1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
4. MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. REVERSE TAPS ARE STRICTLY PROHIBITED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	SINGLE WATER SERVICE CONNECTION	
	DATE: OCTOBER 2021	SHEET NUMBER 23
	FILE NAME: 2021 COS Std Details.dwg	



1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED FROM FACTORY.
3. FOOT TO REST IN UNDISTURBED SOIL.
4. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
5. ALL FITTINGS TO BE MECHANICAL JOINT.
6. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
7. ALL HYDRANTS ARE TO UTILIZE ANCHOR COUPLINGS, WHEN APPLICABLE.

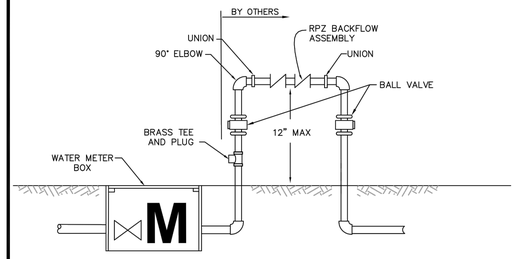
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	FIRE HYDRANT ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 26
	FILE NAME: 2021 COS Std Details.dwg	



NOTE:

ADD LAMINATED SIGN NOTING THAT "TESTING IS IN PROGRESS" WHILE SAMPLEPOINT IS IN SERVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACTERIOLOGICAL SAMPLE POINT @ FIRE HYDRANT	
	DATE: OCTOBER 2021	SHEET NUMBER 27
	FILE NAME: 2021 COS Std Details.dwg	

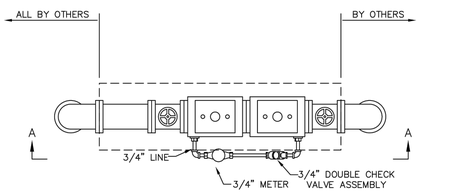


TYPICAL POTABLE / RECLAIMED WATER METER WITH BACKFLOW PREVENTION ASSEMBLY 5/8" - 3/4" (COMMERCIAL / IRRIGATON)

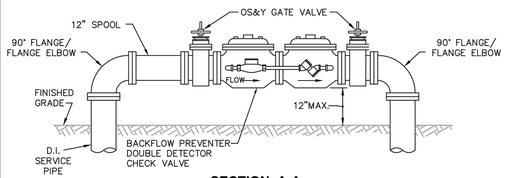
NOTES:

1. RECLAIMED WATER BACKFLOW PREVENTION ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART.
3. BACKFLOW PREVENTION ASSEMBLY MUST BE COVERED BY LANDSCAPE.
4. NO TAPS OR CONNECTION ALLOWED BETWEEN THE METER AND BACKFLOW PREVENTION DEVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFLOW PREVENTION ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 30
	FILE NAME: 2021 COS Std Details.dwg	



PLAN VIEW



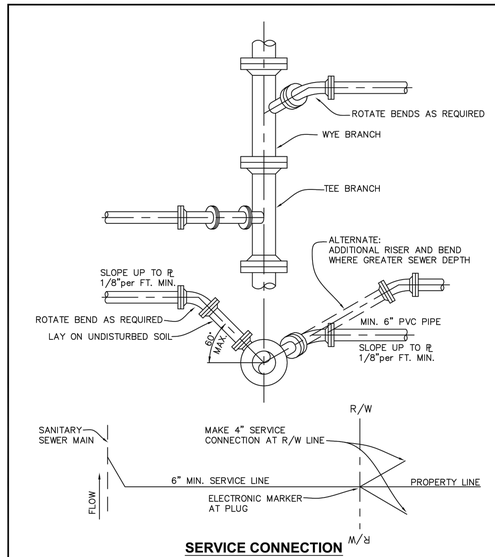
SECTION A-A

DOUBLE CHECK VALVE w/ DETECTOR CHECK ASSEMBLY / FIRE SERVICE

NOTE:

LANDSCAPING IS REQUIRED PER CITY OR COUNTY ORDINANCE. PLANTINGS MUST SCREEN AT PLANT HEIGHT,NO GROW IN PERIOD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFLOW PREVENTION ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 34
	FILE NAME: 2021 COS Std Details.dwg	



SERVICE CONNECTION (LATERAL)

NOTE:

SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3', PLUGGED WATERTIGHT AND MARKED WITH 2"x2" TREATED STAKE AND ELECTRONIC MARKER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	SERVICE CONNECTION	
	DATE: OCTOBER 2021	SHEET NUMBER 42
	FILE NAME: 2021 COS Std Details.dwg	

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ENGINEER OF RECORD
TRAVIS D. DOUGLAS
PE# 88589

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151 NW FLAGLER AVENUE
CITY OF STUART
CONSTRUCTION DETAILS

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LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F.
2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.

SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	POST TOP SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
HG-1	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2

ELECTRICAL ABBREVIATIONS

A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AF	AMP FUSED
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ARCH	ARCHITECT
ASB	ABOVE SPLASH BLOCK
ASC	ABOVE SUSPENDED CEILING
ASD	ADJUSTABLE SPEED DRIVE
AUTO	AUTOMATIC
AUX	AUXILIARY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BFG	BELOW FINISHED GRADE
C	CONDUIT
C/B	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CCT	CIRCUIT
CLG	CEILING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
DFC	DOWN FROM CEILING
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC / ELECTRICAL
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR/FLOORING
FXTR	FIXTURE
G	GROUND
GC	GENERAL CONTRACTOR
GD	GENERAL DUTY
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPT
HD	HEAVY DUTY
HP	HORSEPOWER
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMT	INTERMEDIATE METAL
J	JUNCTION BOX
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
KCMIL	THOUSAND CIRCULAR MILS
LTG	LIGHTING
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEUT	NEUTRAL
NF	NON FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
NO.	NUMBER
NTS	NOT TO SCALE
OC	OVER COUNTERTOP
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PC	PLUMBING CONTRACTOR
PF	POWER FACTOR
PH	PHASE
PL	PROPERTY LINE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
RECPT	RECEPTACLE
RE:	REFERENCE/REFER TO
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
SCH	SCHEDULE
SPEC	SPECIFICATIONS
SVC	SERVICE
TEL	TELEPHONE
TR	TAMPER RESISTANT
TS	TRANSFER SWITCH
TYP	TYPICAL
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT - AMPERES
VSD	VARIABLE SPEED DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WEIGHT
WTR	WATER
WW	WASTE WATER
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2017 NATIONAL ELECTRICAL CODE, 2020 FLORIDA BUILDING CODE, AND ALL LOCAL AMENDMENTS.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH CIVIL DRAWINGS AND REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
3. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND ALL OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.

SITE UTILITY SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

SYMBOL	DESCRIPTION	REMARKS
UP	UNDERGROUND PRIMARY DUCTBANK.	
US	UNDERGROUND SECONDARY DUCTBANK.	
UC	UNDERGROUND COMMUNICATIONS DUCTBANK.	
EUP	EXISTING UNDERGROUND PRIMARY DUCTBANK.	
EUS	EXISTING UNDERGROUND SECONDARY DUCTBANK.	
EUC	EXISTING UNDERGROUND COMMUNICATIONS DUCTBANK.	
DUP	REMOVE UNDERGROUND PRIMARY DUCTBANK.	
DUS	REMOVE UNDERGROUND SECONDARY DUCTBANK.	
DUC	REMOVE UNDERGROUND COMMUNICATIONS DUCTBANK.	
	EXISTING UTILITY COMPANY PAD MOUNT TRANSFORMER	
	UTILITY COMPANY PAD MOUNT TRANSFORMER	
	EXISTING UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	EXISTING UTILITY COMPANY OVERHEAD LINE POLE	
	UTILITY COMPANY OVERHEAD LINE POLE	
	EXISTING UNDERGROUND UTILITY MANHOLE	
	UNDERGROUND UTILITY MANHOLE	

ELECTRICAL SHEET INDEX

E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E1.01	SITE LIGHTING PHOTOMETRIC
E6.00	LIGHTING DIAGRAMS
E6.01	LIGHTING DIAGRAMS
E6.02	LIGHTING DIAGRAMS
E6.03	LIGHTING DIAGRAMS
E6.04	LIGHTING DIAGRAMS
E6.05	LIGHTING DIAGRAMS

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1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD
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DATE 1/10/23

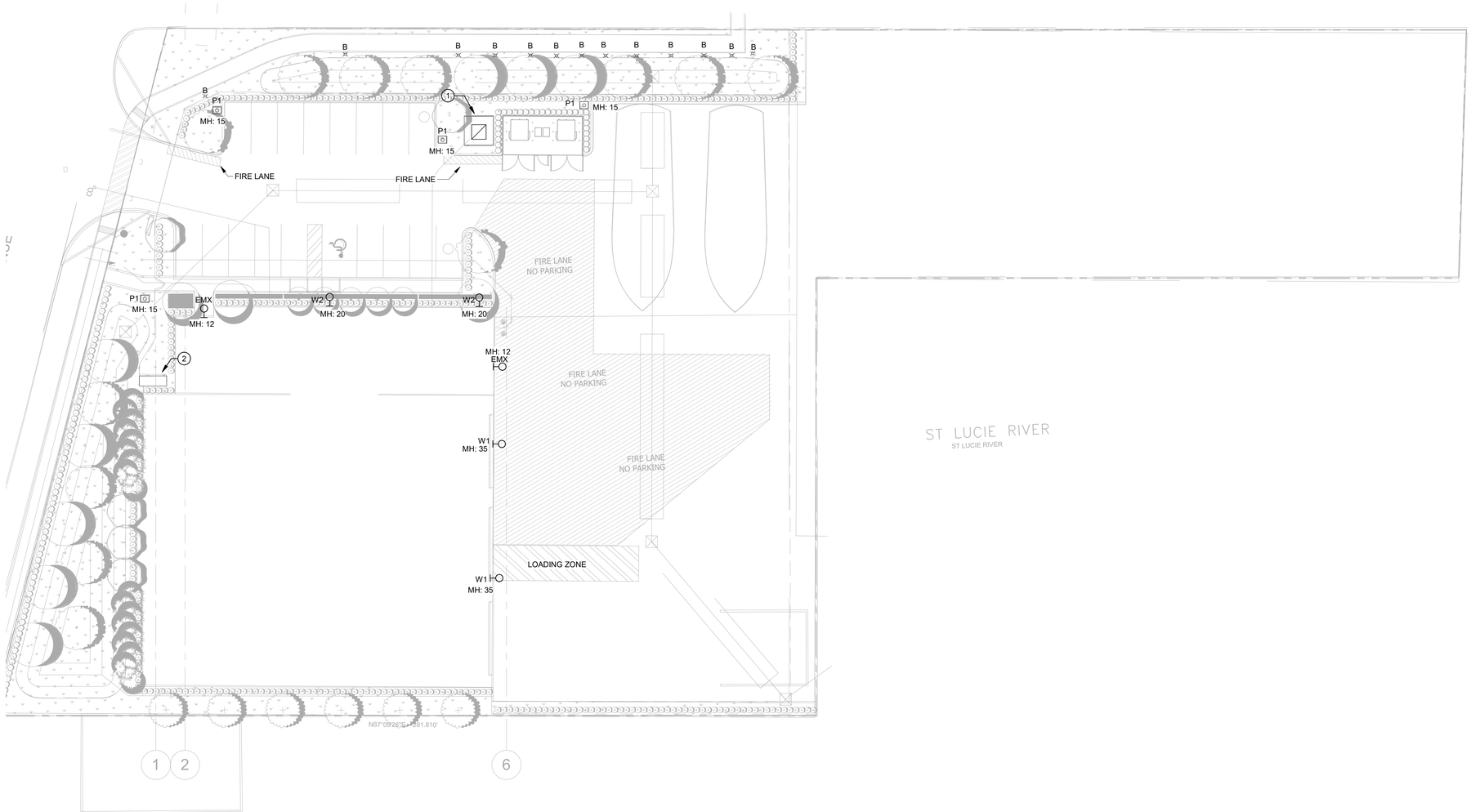
WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
ELECTRICAL SYMBOLS

SHEET:
E0.01

KEYNOTES - E1.00

1 PROPOSED TRANSFORMER LOCATION FOR NEW BUILDING. EQUIPMENT PROVIDED UNDER A SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. COORDINATE EXACT LOCATION WITH FPL.

2 PROPOSED NEW BUILDING GENERATOR PAD LOCATION. EQUIPMENT PROVIDED UNDER A SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.



1 OVERALL SITE PLAN
1" = 20'-0"

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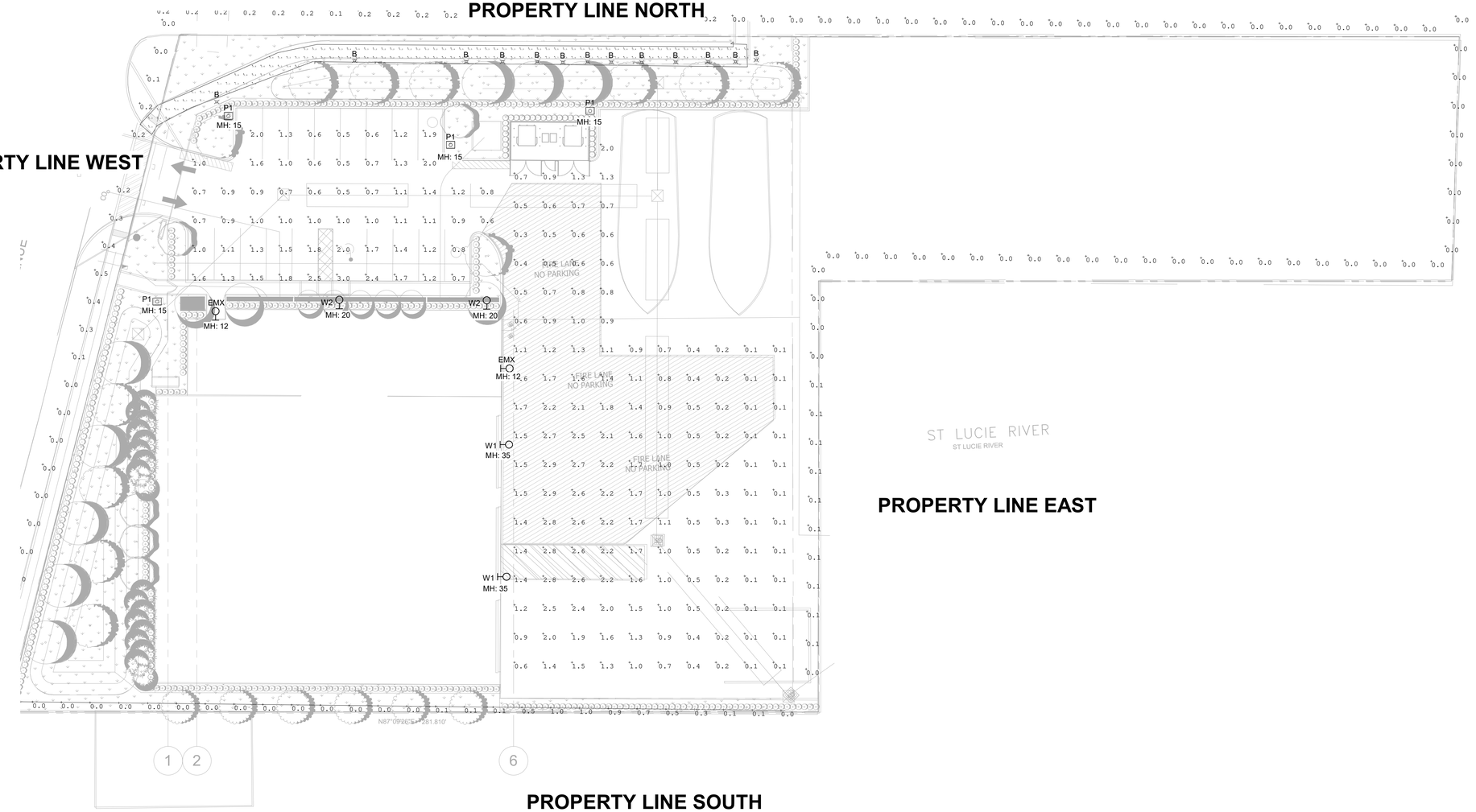
WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
ELECTRICAL SITE PLAN

SHEET:
E1.00



1 SITE PHOTOMETRIC
1" = 20'-0"

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WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
SITE LIGHTING PHOTOMETRIC

SHEET:
E1.01

LIGHTING CONTROL NOTES
COMPLIANCE - LIGHTING IS DESIGNED IN COMPLIANCE WITH THE 2020 FLORIDA ENERGY CONSERVATION CODE. **PARKING LOT:** - ALL PARKING LOT LIGHTING SHALL BE SHALL BE 'ON' BY PHOTOCELL AND 'OFF' BY ASTRONOMIC TIME CLOCK. VERIFY SCHEDULE WITH OWNER'S REPRESENTATIVE. **GENERAL:** - PROVIDE FUNCTIONAL TESTING AND COMMISSIONING OF AUTOMATIC LIGHTING SYSTEMS BY A REGISTERED DESIGN PROFESSIONAL. PROVIDE TWO HOURS OF TRAINING FOR THE OWNER AT TIME OF COMMISSIONING.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS		FIXTURE WATTS	VOLTAGE	MOUNTING	REMARKS
			LAMP #	LAMP TYPE				
B	LITHONIA	RADB-LED-P1-27K-SYM-MVOLT-DBL XD	1	LED, 2700K	5 W	120 V	LANDSCAPE	LED BOLLARD FIXTURE.
EMX	LITHONIA	AFF-PEL-UVOLT-LTP-WT	1	LED	3 W	120 V	WALL	EXTERIOR WALL FIXTURE. WET LISTED. PROVIDE EM BATTERY PACK AS INDICATED ON PLANS.
P1	LITHONIA	RAD1 LED-P1-40K-SYM-MVOLT	1	LED, 4000K, 3000 LUMENS	25 W	120 V	POLE	POLE MOUNT LIGHTING FIXTURE. MH: 15'
W1	LITHONIA	RSX1 LED-P3-40K-R4-MVOLT-HS	1	LED, 4000K, 12930 LUMENS	109 W	120 V	WALL	EXTERIOR WALL SCONCE WITH TYPE IV DISTRIBUTION.
W2	LITHONIA	RSX1 LED-P4-40K-R4-MVOLT-HS	1	LED, 4000K, 15085 LUMENS	133 W	120 V	WALL	EXTERIOR WALL SCONCE WITH TYPE IV DISTRIBUTION.

LIGHTING FIXTURE SCHEDULE NOTES
1. ALL LIGHT FIXTURE FINISHES SHALL BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION. 2. TYPE 'P1' FIXTURES SHALL BE PROVIDED WITH 15'-0" HEIGHT, ROUND TAPERED STEEL POLE.

OUTDOOR LIGHTING

Quantity of Illumination [IES Recommended Light Levels] RP-8-18

Parking Lots and Walkways/Bikeways	Ave. FC	Min. FC	Uniformity *
Parking lots active: normal pre-curfew *Asphalt/Concrete*		**0.5 / 1.0**	**15:1**
Parking lots active: enhanced security *(IES G1-2016)*	**3.0**		**4:1**
Walkways/Bikeways High Activity *(vehicle and pedestrian)*	1.9	**0.9**	**4:1**
Walkways/Bikeways High Activity *(pedestrians only)*	**0.9**	**0.5**	**4:1**
Walkways/Bikeways Medium Activity *(pedestrians only)*	**0.5**	**0.2**	**4:1**
Walkways/Bikeways Low Activity *(med. density residential)*	**0.4**	**0.1**	**4:1**
Walkways/Bikeways Low Activity *(low density residential)*	**0.3**	**0.1**	**6:1**
Walkways/Bikeways Low Activity *(rural and semi-rural)*	**0.2**	**0.1**	**10:1**

* Uniformity: max/min for normal parking lots and avg/min for all others shown, including enhanced security parking lots

Application and Task	Maintained Horizontal		Maintained Vertical		Comments
	Average (fc)[1]	Range (fc)[2]	Average (fc)[1]	Range (fc)[2]	
EXTERIOR					
Parking (Covered)	5	-	-	-	1 Min; 10:1 Max-Min Uniformity
Parking (Uncovered) Zone 3 (Urban)	1.5	0.75 - 3	0.8	0.4 - 1.6	
Parking (Uncovered) Zone 2 (Suburban)	1	0.5 - 2	0.6	0.3 - 1.2	
Gas Station Canopy	12.5	10 - 15	-	-	
Safety (Building Exterior)	1	0.5 - 2	-	-	For security issues, raise Avg to 3

IES LIGHT LEVEL STANDARDS

6.07.00. - LIGHTING

A. *Purpose and intent.* All commercial development shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community.

B. *Shielding.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties.

C. *Fixture height.* Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see illustration 8).

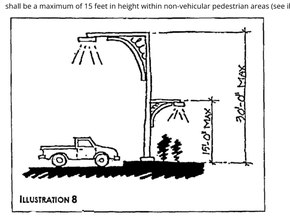


ILLUSTRATION 8

D. *Design.* Lighting shall be used to accent key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.

E. Lighting details shall be exhibited on all landscape plans and reviewed for public safety concerns in accordance with site plan review procedures.

F. Lighting on a proposed non-residential or multi-family residential use shall be designed and installed so the light source does not shine directly onto adjacent residential uses or a residential zoning district. Light emanating from a proposed non-residential or multi-family residential use

shall not exceed 0.2 footcandles as measured at the common boundary. Light fixtures located in parking areas adjacent to residential uses or residential zoning districts shall not exceed 15 feet in height.

CITY OF STUART ORDINANCES

Calculation Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.19	3.0	0.5	2.38	6.00
Pathway	Illuminance	Fc	0.72	2.0	0.1	7.20	20.00
Property Line East	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.19	1.0	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.
Security	Illuminance	Fc	1.04	2.9	0.1	10.40	29.00

Sec. 11.6.4. - Lighting Standards.

Adequate and quality lighting of the sidewalk and street area is essential to creating a safe and inviting streetscape.

11.6.4.A. *General Lighting Standards.*

1. Lighting fixtures shall be appropriately chosen for the PMUV There shall be consistency in creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of evening activity.
2. Lamp styles should not be mixed along any one particular block of a street.
3. Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.
4. In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.

11.6.4.B. *Light Levels.*

1. Lighting standards protect against glare, preserve the night sky, and reduce unnecessary energy use from over lighting. Rural zones tend to be darker, while higher levels of outdoor lighting may be more suitable in mixed use urban zones.
2. It is the intent of this Article to follow Dark Sky provisions as established by the International Dark-Sky Association (IDA). All outdoor lighting within the Public Realm should be IDA-Approved fixtures.
3. The standards in Table 6-4 maintain the desired general ambient light levels across the Transect. Light levels in the Civic Transect Zone shall be consistent with the intent of this Article and not contribute to excessive light pollution, as determined by the Settlement Architect.

11.6.4.C. *Street Lighting.*

See Part 6. Thoroughfare Standards

11.6.4.D. *Parking Lot Lighting.*

1. All fixtures shall be full cutoff, downward facing.
2. Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 15 feet.

11.6.4.E. *Pedestrian Walkway Lighting.*

1. Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 15 feet in height.
2. Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

EXPAND

TABLE 6-4: LIGHT LEVELS	T1: Natural	T2: Rural	T3: Edge	T4-R: General T4-O: General	T5: Mixed Use Center	SD-W: Workplace
Ambient Light Levels	none	very low	very low	low	medium	medium
Standards						
Maximum Lighting Standards	Minimal electric lighting; should be turned off most of the time	Minimal lighting, all Full Cutoff	Minimal lighting, all Full Cutoff	Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting
No lighting level measured at the building Frontage Line shall exceed:	0.5 fc	1.0 fc	1.0 fc	1.0 fc	2.0 fc	2.0 fc
Required Shielding	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Shielded Luminaire or better	Partially shielded Luminaire or better	Partially shielded Luminaire or better

11.6.4.F. *Building and Security Lighting.*

1. All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
2. Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or Public Realm to match others used on site.
3. Building mounted architectural "accent lights" are encouraged to emphasize architectural character and signage.
4. Business owners are encouraged to assist with lighting the sidewalk and to accent their business location by leaving display window and interior lighting on at night. Lighting shall be designed in such a way as to prevent the direct view of the light source to neighboring residential areas.
5. Edges of Civic Open Spaces, especially Plazas and Squares, should be lit along the Right-of-Ways to define and identify the space.
6. Focal points such as sculptures, fountains, and towers, especially those visible to pedestrians and vehicles, may be illuminated to call attention to the element and to provide a form of wayfinding.

MARTIN COUNTY, FL ORDINANCES

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

REVISIONS

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.00



RSX1 LED
Area Luminaire

Cable Guide: W1

Accy.

Tab

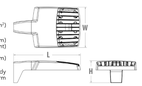
Go to the key chart for the page for all referenced fixtures.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications



EPA (ft²/M²): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED											
Series	Performance Package	Color temperature	Distribution		Voltage		Mounting	
RSX1 LED	P1	30K 3000K	R2	Type 2 Wide	MVOLT*	(120V-277V)*	SPA	Square pole mounting (3.2" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3	Type 3 Wide	HVOLT	(347V-480V)*	RPA	Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R4S	Type 4 Short	1OCP	(277V-480V)*		
	P4		R4	Type 4 Wide (see specific voltage for options as noted)	DS	Mast arm adapter (fits 2-3/8" OD horizontal tenon)	MA	Mast arm adapter (fits 2-3/8" OD horizontal tenon)
			R5	Type 5 Wide*	120*	277*	IS	Adjustable slipfitter (fits 2-3/8" OD tenon) *
			R5S	Type 5 Short *	208*	347*	WBA	Wall bracket *
			AFR	Automotive Front Row	240*	480*	WBASC	Wall bracket with surface conduit box
			AFRR90	Automotive Front Row Right Rotated			AASP	Adjustable tilt arm square pole mounting *
			AFRL90	Automotive Front Row Left Rotated			AARP	Adjustable tilt arm round pole mounting *
							AAWB	Adjustable tilt arm with wall bracket *
							AAWSC	Adjustable tilt arm with wall bracket and surface conduit box *

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
RS	House-side shield	DBLXD	Black
PE	Photocontrol, button type *,**	DNAXD	Natural Aluminum
PEX	Photocontrol external threaded, adjustable *,**	DWHXD	White
PIRH	Sensor/dimmer high mounting (for use with NLTAIR2) *,**,***	DSTXD	Textured Dark Bronze
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) *,**,***	DBLBD	Textured Black
BAA	Buy American Act Compliant	DNATXD	Textured Natural Aluminum
Shipped Installed		DWHGXD	Textured White
*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.			
Shipped Separately (requires some field assembly)			
EGS	External glare shield		
EGFV	External glare full visor (360° around light aperture)		
BS	Bird spikes **		

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Ordering Information

Accessories

Ordered and shipped separately.

RSXHS	RSX1 House-side shield (includes 1 shield)
RSX1WARM12	RSX1 House-side shield for WH-coated optics (includes 1 shield)
RSX1EGS (FINISH) *	External glare field (specify finish)
RSX1EGFV (FINISH) *	External glare full visor (specify finish)
RSXRPA (FINISH) *	RSX External round pole adapter plate (specify finish)
RSXRAB (FINISH) *	RSX RAB wall bracket (specify finish)
RSXSCB (FINISH) *	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell- DL twist-lock (120-277V) *
DLL347F 1.5 CUL JU	Photocell- DL twist-lock (347V) *
DLL480F 1.5 CUL JU	Photocell- DL twist-lock (480V) *
SHIMSTRAP 3	Shimming kit *

NOTES
1. Any Type 5 distribution, is not available with WBA's.
2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. XVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Not available with P1 or P2.
9. Not available in combination with other light sources control options. Following options cannot be combined: PE, PEX, PERT, FAO, DMG, PIRHN.
10. Requires 120V, 208V, 240V or 277V.
11. Toolless photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included. Shorting leads capped for future use.
12. For units with option PERT, the mounting must be restricted to +/- 5° from plumb. Requires minimum 3.5" dia. SQ pole.
13. Two or more of the following options cannot be combined including PE, PEX, PERT, FAO, DMG, PIRHN.
14. Must be ordered with PIRHN.
15. Requires MVOLT or HVOLT.
16. Must be ordered with NLTAIR2. For additional information on PIRHN see Controls.
17. Must be ordered as separate for factory pre-drilling.
18. Shipped installed in the specified unit. PERT option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield



External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Mounting Type	Single	2 at 180°	2 at 90°	3 at 120°	4 at 90°	4 at 90°
2-3/8"	RPA_AARP	AS3-3190	AS3-3280	AS3-3290	AS3-3128	AS3-3390	AS3-4490
2-7/8"	RPA_AARP	AS2S-190	AS2S-280	AS2S-290	AS2S-320	AS2S-390	AS2S-490
4"	RPA_AARP	AS2T3-190	AS2T3-280	AS2T3-290	AS2T3-320	AS2T3-390	AS2T3-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 at 180°	2 at 90°	Round Pole Only	3 at 120°	4 at 90°
	Head Location	Side B	Side A & D	Side B & C	Side A, C & D	Side A, B, C & D	
#8	Drill Nomenclature	DM19AS	DM29AS	DM29AS	DM33AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes Luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Mounting & Quantity Configuration		Single	2 at 180°	2 at 90°	Round Pole Only	3 at 120°	4 at 90°	Square Pole Only by Side	Square Pole Only by Side
Mounting Type	Tilt								
SPA - Square Pole Adaptor		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0°	0.62	1.08	1.10	1.62	1.46	2.15	1.36	1.8	2.36
WA - Wall Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
IS - Integral Slipfitter	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
AASP/AARP - Adjustable Arm Square/Round Pole	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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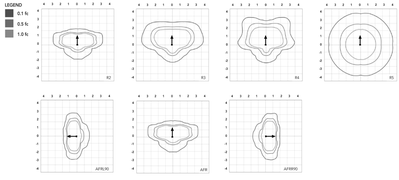
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Lumen Multiplier
0°C	1.03
5°C	1.02
10°C	1.02
15°C	1.01
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97
45°C	0.96
50°C	0.95

Electrical Load

		Current (A)				
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA LM-79-08 and LM-80-08 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K 3000K, 70 CRI					40K 4000K, 70 CRI					50K 5000K, 70 CRI				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R4S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,561	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	1	0	2	130	7,286	1	0	2	143	7,286	1	0	2	143
		R5S	6,807	1	0	1	133	7,479	1	0	1	147	7,479	1	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	1	127	7,179	2	0	1	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	125	9,878	2	0	1	137	9,878	2	0	1	137
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	128	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	2	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	2	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	2	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,932	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	1	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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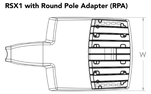
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
WA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	29 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

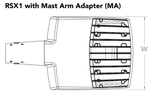


Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

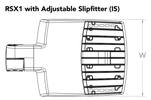
RSX1 with Mast Arm Adapter (MA)



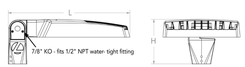
Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm



RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



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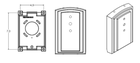
Dimensions

RSX1 with Wall Bracket (WBA)

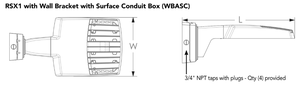


Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



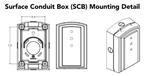
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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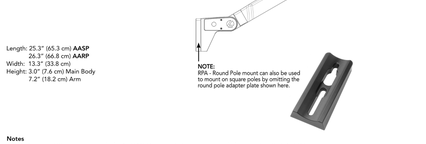
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

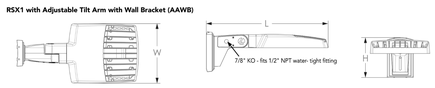


Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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Dimensions

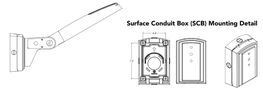
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



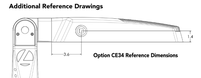
3/4" NPT taps with plugs - Qty (4) provided

Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

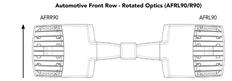


Additional Reference Dimensions



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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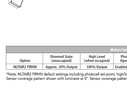
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

Option	Dimmed State	High Level	Photocell	Dwell Time	Ramp-up Time	Ramp-down Time
	Nightlight Level	Daylight Dimming	Ambient Sensor	(how long light is on after last detected motion)	(how long it takes light to reach high level)	(how long it takes light to reach dimmed state)
NLTAIR2 PIRHN	1 fc	5 fc	50 fc	5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set point, highdim dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0° Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy efficient solution for the area and site lighting applications typically found in parking lots and roadways. Designed to replace 70W to 400W HID luminaires and is ideal for replacing 70W to 400W HID pole mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both maximizes LED performance and ensures long operational life. The RSX1 is designed with tool-less entries the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. Luminaire is finished with a zinc-infused Super Durable TGIC thermoset powder coat finish that meets minimum 1.5 G vibration load per ANSI C136.31. All Mountings include SPA, RPA, WA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a finish durability finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing light where it is needed for maximum spacing, pole reduction and uniformity while minimizing wasted light. Type 2, Type 3, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR (rotated AFRR90 and AFRL90).

ELECTRICAL
Light engine(s) configurations consist of high efficacy LEDs mounted on metal core circuit boards to minimize heat build-up and maximize LED performance. Power factor is >90% at full load. Expected maintenance is >L97/50,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 0-10V dimming driver. 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control and energy savings. This platform provides out-of-the-box lower-than-code energy with professional-level functionality, and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone occupancy/vacancy control. Users can adjust settings such as dimming level and time delay above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use nLight AIR App. Groups of luminaires can be controlled by motion sensors, daylight sensors and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the nLight Eclypse. Additional information on nLight AIR can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Mounts to 2-3/8" OD horizontal tenon (see Mounting Options). For round pole mounting, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "WBA" option to attach the luminaire directly to a wall. The "WBASC" and "AAWSC" options slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct to pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please refer to the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products in the range utilizing 3000K color temperature only (i.e. Fixture Code CRI80, 740).

BUY AMERICAN
Buy American Act (BAA) option is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS and DOT.
Visit www.lithonia.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Lithonia RSX1 Area LED
Rev. 03/01/22
Page



RSX1 LED
Area Luminaire

Catalog Number: W2
Notes:
Type:

All dim fall into a feature item that page to see all interactive elements.

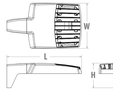
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/400°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R5S Type 5 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [3] **(use specific voltage for options as noted)** 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [4] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [4] AARP Adjustable tilt arm round pole mounting [4] AAWB Adjustable tilt arm with wall bracket [4] AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
PIR	Passive-side (SMO)	DBLBD	Black
PE	Photocontrol, button type [5]	DNAXD	Natural Aluminum
PEX	Photocontrol-external threaded, adjustable [5,6]	DWHXD	White
PERT	Seven-wire twist-lock receptacle only (no controls) [5,7,8,9]	DDBTXD	Textured Dark Bronze
CE34	Conduit entry 3/4" NPT (Qty 2)	DBLBXD	Textured Black
SF	Single fuse (120, 277, 347) [1]	DNATXD	Textured Natural Aluminum
DF	Double fuse (208, 240, 480) [1]	DWHGXD	Textured White
SPD20KV	20kV Surge pack (10kV standard)		
FAO	Field adjustable output [10]		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [11]		

Shipped Installed
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**
NLTAIR2 nLight AIR generation 2 [12,13,14]
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [12,13,14]
BAA Buy American Act Compliant

***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)
EGS External glare shield [1]
EGFV External glare full visor (360° around light aperture) [1]
BS Bird spikes [15]

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Ordering Information

Accessories

Ordered and shipped separately.

RSX9S Blank
RSX1SHSFRB U Shroud (Standard Finish Bronze)
RSX1SGS (FINISH) U External glare hood (specify finish)
RSX1SGSFV (FINISH) U External glare full visor (specify finish)
RSXRFA (FINISH) U Rfid (Universal round pole adapter (specify finish)
RSXWBA (FINISH) U Rfid WBA wall bracket (specify finish)
RSX1CB (FINISH) U Rfid Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) *
DSHORT SBK U Shorting cap *

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 Not available with Automotive Front Row (AFR, AFRR90, AFRL90) or any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PER.
5 Not available with HVOLT, XVOLT or 347V Double Fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 For use with NEMA twist-lock receptacle only.
8 Requires MVOLT or 347V.
9 Not available in combination with other light sensing control options. Following options cannot be combined: PE, PEX, PERT, FAO, DMG, BAA.
10 Requires 120V, 208V, 240V or 277V.
11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12 Not available with SPD20KV. Luminaire must be restricted to +/- 60° from horizontal per per ANSI C136.TS-2010.
13 Two or more of the following options cannot be combined including PIR, PIRHN, NLTAIR2, BAA.
14 Must be ordered with PIRHN.
15 Requires MVOLT or HVOLT.
16 Must be ordered with NLTAIR2. For additional information on PIRHN see [16].
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PERT socket. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields


House Side Shield


External Glare Shield


External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



RSX POLE DRILLING

Template #8
Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	#@ Mounting	1 mph	2 @ 180°	2 @ 90°	3 @ 120°	4 @ 90°	6 @ 90°
2 - 3/8"	RPA, AARP	AS3-5190	AS3-5280	AS3-5290	AS3-5300	AS3-5390	AS3-5490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-300	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-300	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	4 @ 90	6 @ 90
#8	**Head Location**	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration									
Mounting Type	**Tilt**	**Single**	**2 @ 90**	**2 @ 180**	**3 @ 90**	**3 @ 120**	**4 @ 90**	**2 Side by Side**	**3 Side by Side**	**4 Side by Side**
SPA - Square Pole Adapter		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adapter	0 °	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adapter		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
IS - Integral Slipfitter AASP-AARP - Adjustable Arm Square/Round Pole	45°	2.51	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.51	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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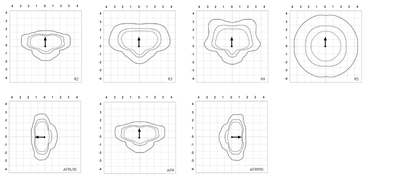
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

bullseyecandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	40K 4000K, 70CRI				50K 5000K, 70CRI			
			Lumens	B	U	LPW	Lumens	B	U	LPW
P1	51W	R2	6,482	1	0	127	7,121	1	0	139
		R3	6,459	1	0	127	7,096	1	0	139
		R5	6,631	1	0	130	7,286	1	0	143
		R4	6,543	1	0	128	7,189	1	0	141
		R4S	6,213	1	0	122	6,956	1	0	136
		R5S	6,631	3	0	130	7,286	3	0	143
		R5S	6,807	3	0	133	7,479	3	0	147
		AFR	6,473	1	0	127	7,112	1	0	139
		AFRR90	6,535	2	0	127	7,179	2	0	140
		AFRL90	6,562	2	0	128	7,210	2	0	140
P2	72W	R2	8,991	2	0	125	9,879	2	0	137
		R3	8,959	2	0	124	9,843	2	0	137
		R5	9,198	2	0	128	10,106	2	0	140
		R4	9,077	2	0	126	9,972	2	0	139
		R4S	8,757	1	0	122	9,622	2	0	134
		R5	9,198	4	0	128	10,106	4	0	140
		R5S	9,482	3	0	131	10,374	3	0	144
		AFR	8,979	2	0	125	9,865	2	0	137
		AFRR90	9,064	3	0	126	9,959	3	0	138
		AFRL90	9,102	3	0	126	10,001	3	0	139
P3	109W	R2	12,808	2	0	117	14,072	2	0	129
		R3	12,763	2	0	117	14,023	2	0	129
		R5S	13,104	2	0	120	14,397	2	0	132
		R4	12,930	2	0	119	14,206	2	0	130
		R4S	12,475	2	0	114	13,707	2	0	126
		R5	13,104	4	0	120	14,397	4	0	132
		R5S	13,452	3	0	123	14,779	3	0	136
		AFR	12,791	2	0	117	14,053	2	0	129
		AFRR90	12,913	3	0	118	14,187	3	0	130
		AFRL90	12,967	3	0	118	14,247	3	0	130
P4	133W	R2	14,943	2	0	112	16,417	2	0	123
		R3	14,890	2	0	112	16,360	2	0	123
		R5S	15,287	2	0	115	16,796	2	0	126
		R4	15,085	2	0	113	16,574	2	0	125
		R4S	14,554	2	0	109	15,991	2	0	120
		R5	15,287	4	0	115	16,796	4	0	126
		R5S	15,693	4	0	118	17,242	4	0	130
		AFR	14,923	2	0	112	16,395	2	0	123
		AFRR90	15,065	3	0	113	16,551	3	0	124
		AFRL90	15,128	3	0	114	16,621	3	0	125

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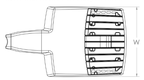
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Type	Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	23 lbs
WBA	23 lbs
WBASC	26 lbs
IS	23 lbs
AASP	25 lbs
AARP	27 lbs
AAWS	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

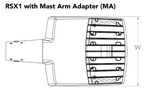


Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Mast Arm Adapter (MA)

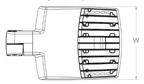


Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

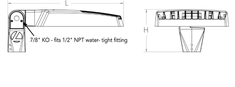


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water- tight fitting

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Dimensions

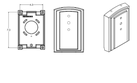
RSX1 with Wall Bracket (WBA)





Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



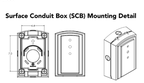
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)





3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

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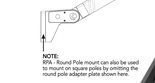
Dimensions

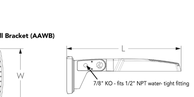
RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)





7/8" KO - fits 1/2" NPT water- tight fitting

Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm



NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



7/8" KO - fits 1/2" NPT water- tight fitting

Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





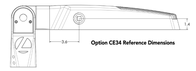
7/8" KO - fits 1/2" NPT water- tight fitting

3/4" NPT taps with plugs - Qty (4) provided

Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

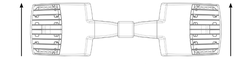
Surface Conduit Box (SCB) Mounting Detail

Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN


Top



Wattage Sensor Default Settings - Option PIRHN					
Option	Dimmed State (sensor/wall)	High-Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.
Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-to-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens allowing for a direct replacement of existing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and promotes long component life. The RSX1 is designed to allow access to the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, WBA, BL, AASP, AARP, AAWS, AAWSC, MA vibration: 1.5G Mountings: Include WBASC, AAWSB and AAWSC rated for 1.5G vibration

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including: R2, R3, R4, R4S, R5, R5S, AFR, AFRR90, AFRL90, Type IS, Type R, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated (AFRR90 and AFRL90).

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is 50,000 hours at 25°C (77°F) per IESNA TM-21-11 and L70 is >100,000 hours available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell operation with no commissioning required. Optional nLight AIR 2 or nLight AIR Pro commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart below for available settings. For more advanced lighting control and energy management, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLARITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
The included EGSR universal mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option for mast arm mounting. Select the "IS" option or the "WBA" or "BL" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct mount pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm current listing details.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D862, 1465

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy American(a) requirements of the Buy American Act (see FAR 25.1 and DFARS 225.1). Please refer to www.acuitybrands.com/buyamerica for additional information.

WARRANTY
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/warranty

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No: 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD
JOB NO. 7399.02
DRAWN BY ML
CHECK BY CS
DATE 11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.02



Radean Arm Mount
LED Area Luminaire

Buy American

Catalog Number	P1
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

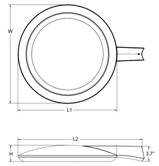
EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED					
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [1] 277 [1] 120 [2] 347 208 [2] 480 240 [2]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options		Finish (required)	
Shipped installed	SF Single Fuse [3]	**Shipped separately**	DDBXD Dark bronze	DDBTXD Textured dark bronze
NLTAIR2 nLight AIR 2.0 enabled [4]	DF Double Fuse [3]	HS Houseside shield [5]	DBLXD Black	DBLBXD Textured black
PIR Bi-level motion sensor (100% to 30%) [4,6,7]	L90 Left rotated optics		DNAXD Natural aluminum	DNATXD Textured natural aluminum
PE Button photocell [8,9]	R90 Right rotated optics		DWHXD White	DWHGXD Textured white
FAO Field adjustable output [3,8,9]				

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.93	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

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Ordering Information

Accessories

Ordered and shipped separately.

RADHS	Houseside shield (shield is white)
RADCS	Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC	Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

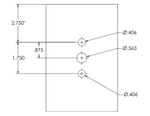
NOTES
1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
4. PIR will work with FAO, if adjustable dimming level is required.
5. PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
6. PE and PIR are available together.
7. PIR for use only on luminaires mounted under 15'.
8. Field adjustable high-end trim.
9. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

Mounting

Recommended Poles for use with RADEAN RAD1 LED Luminaires.			
Acuity Part Number	**Description**	**For luminaires:**	**Used with Mounting**
RSS 10 4B DM19RAD DDBXD	10' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 12 4B DM19RAD DDBXD	12' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 14 4B DM19RAD DDBXD	14' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 16 4B DM19RAD DDBXD	16' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 18 4B DM19RAD DDBXD	18' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 20 4B DM19RAD DDBXD	20' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 25 4B DM19RAD DDBXD	25' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
SSS 10 4C DM19RAD DDBXD	10' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 12 4C DM19RAD DDBXD	12' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 14 4C DM19RAD DDBXD	14' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 16 4C DM19RAD DDBXD	16' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 18 4C DM19RAD DDBXD	18' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 20 4C DM19RAD DDBXD	20' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 25 4C DM19RAD DDBXD	25' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RAD1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD	Single unit	**DM29RAD**	2 at 90° [1,2]
DM28RAD	2 at 180°	**DM39RAD**	3 at 90° *
DM49RAD	4 at 90° [1]	**DM32RAD**	3 at 120°

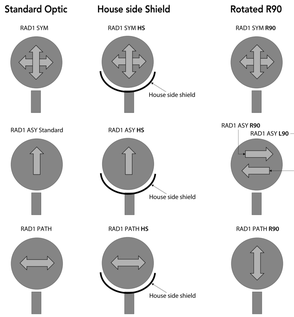
Example: SSA 20 4C **DM19RAD** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

1. Round pole top must be 4.25" O.D. minimum.
2. Square pole top must be 3.125" O.D. minimum.

Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketed with a single-piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

BUY AMERICAN
This product is assembled in the USA and meets the Buy American(s) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.809.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	1/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.03

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are texturized powder coat paint for dark bronze, white, black and non-texturized for natural aluminum. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with L70 of 55,000 hours. Delivers 635 lumens in Normal-On and Emergency operation. Optional field configurable for wide and forward throw distribution (**US Patent Pending**). Outdoor wide throw distribution: 70' (3' path of egress) at a 7.5' mounting height with 1 FC Average.

4,000K correlated color temperature (CCT).

70 CRI.

ELECTRICAL — UVOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present. Photocell option (PEL) for normally on products allow the user to force lamp illumination by user control (external switch). When power is not connected to switched line, illumination will respond to internal daylight sensor. For switched line applications, no other types of products shall be contected on the switched leg.

Remote units (OELR) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. (For cold weather and cold temperature applications, the light may diminish though the discharge cycle). Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/UVD re-set allows battery connected before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory).

Manual testing: Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. 90 minute manual testing can be enabled by pressing the test switch again while in test mode.

INSTALLATION — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon j-box (wall mount) and accepts rigid or flex conduit.

LISTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CW battery(cold weather) listed for -22°F to 122°F (-30° to 50°C). Remote listed for -40°F to 122°F (-40° to 50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (W)(4), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago Code.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American(a) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

Catalog Number	
Notes	EMX
Type	

AFFINITY®

Premium Die-Cast Architectural Emergency Light

AFF



without photocell (white)



without photocell (natural aluminum)



with photocell (white)

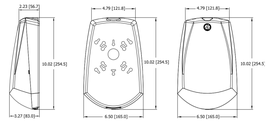


with photocell (dark bronze)

MOUNTING

All dimensions are inches (centimeters).
Shipping weight: 3.5 lbs. (1.59 kgs.)

Length: 6 1/2 (16.51)
Depth: 3 27/100 (8.30)
Height: 10 (25.45)
Weight: : 3.5 lbs (1.59kg)



c UL us LISTED · LE · BC · RoHS COMPLIANT · TITLE 20 † · FC · Buy American

AFF Affinity® Premium Die-Cast Architectural Emergency Light

SELF-POWERED MODELS

ORDERING INFORMATION For the shortest lead times, configure product using **bolded options.** **Example**: AFF PEL DWHGXD UVOLT LTP SDRT WT

Series	Unit Type[1]	Housing Color	Voltage	Battery Type	Automatic Testing	Optics	Options
AFF AFFINITY Premium	**PEL** Photocell: Normally-ON with internal battery	**DWHGXD** White textured **DBLBXD** Black textured **DNAXD** Natural aluminum **DDBTXD** Dark bronze textured	**UVOLT** 120-347VAC, 50/60Hz	**LTP** Lithium Iron Phosphate	**SDRT** Self-diagnostics remote test	**WT** Wide Throw **FCT** Field configurable throw[2]	**CW** Cold Weather (-30 - 50C) **BAA** Buy America(n) Act Compliant
	OEL Normally-OFF with internal battery						

Notes
1 AFF with internal battery is not remote capable.

REMOTE MODELS listed for -40°F to 122°F (-40° to 50°C)

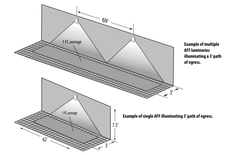
ORDERING INFORMATION For the shortest lead times, configure product using **bolded options.** **Example**: AFF OELR DWHGXD WT

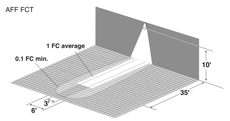
Series	Unit Type	Housing Color	Voltage	Optics	Options
AFF AFFINITY Premium	**OELR** Remote fixture, Normally OFF (requires external battery source)	**DWHGXD** White textured **DBLBXD** Black textured **DNAXD** Natural aluminum **DDBTXD** Dark bronze textured	**(blank)** Universal DC voltage (8-30VDC)	**WT** Wide Throw **FCT** Field configurable throw[1]	BAA Buy America(n) Act Compliant

Notes
1 FCT optics ships standard in the WT (wide throw) mode. Upon installation, configuration can be changed to the FCT mode.

Accessories: *Order as separate catalog number.*	
RTKIT	Remote test kit, up to 40' away (includes goggles, laser and battery)

AFF SPACING GUIDELINES





Maximum Spacing Guidelines - AFF (WT)

Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes *
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg	62'	46'	69'	53'	200' Open Space 80/50/20 reflectances
10'		48'	34'	55'	46'	
12'		28'	22'	46'	41'	
14'		6'	N/A	38'	36'	

* Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

Maximum Spacing Guidelines - AFF (FCT)

Mounting Height	Illumination Level	Single Luminaire		Application Notes *
		3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg	24'	23'	200' Open Space 80/50/20 reflectances
10'		35'	35'	
12'		37'	31'	
14'		31'	N/A	

* Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-emergency@acuitybrands.com www.lithonia.com © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/02/22

AFF Affinity® Premium Die-Cast Architectural Emergency Light

SPECIFICATIONS

Electrical: Primary Circuit

Unit Type	Battery Type	Input Voltage(V)	Input Current(A)	Watts(W)
PEL WT	LTP	120-347	0.053-0.086	11.28
	LTP CW	120-347	0.089-0.167	20.39
PEL FCT	LTP	120-347	0.053-0.086	11.28
	LTP CW	120-347	0.089-0.167	20.39
OEL WT	LTP	120-347	0.025-0.032	2.50
	LTP CW	120-347	0.075-0.097	11.60
OEL FCT	LTP	120-347	0.025-0.032	2.50
	LTP CW	120-347	0.075-0.097	11.60
OELR WT	N/A	8-30	0.248 - 1.225	8.57*
OELR FCT	N/A	8-30	0.254 - 1.168	8.22*

*OELR watts data is in addition to the lamp heads on the product

BATTERY

Lithium Iron Phosphate					
Type	**Voltage**	**Typical Shelf Life[3]**	**Typical Life[3]**	**Maintenance[3]**	**Temperature range[3,4]**
STD	12.8V	1 year	6-8 years	none	32 - 122°F (0 - 50°C)
CW	12.8V	1 year	6-8 years	none	-22 - 122°F (-30 - 50°C)

Notes
1 At 77°F (25°C).
2 Battery life is negatively impacted by many variables including temperature, charging rates, number of cycles and deep discharges due to long periods of time without AC power.
3 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.
4 Temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges.

EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-emergency@acuitybrands.com www.lithonia.com © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/02/22

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgiinc.com
Cert No. 6091 - LB No. 7055

REVISIONS		
NO.	DATE	DESCRIPTION
0	2022-06-24	INITIAL SUBMITTAL
1	2022-12-07	PERMIT COMMENT RESPONSE

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.04



RADEAN Bollard

LED Site Luminaire

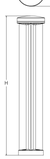
NIGHTTIME FRIENDLY · IDA APPROVED · Buy American · STATE 20

Catalog Number

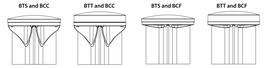
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.







Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options
RADB LED	P1	27K 2700 K	ASY Asymmetric [4]	MVOLT [1]	**Shipped installed**
	P2	30K 3000 K	SYM Symmetric	120	PE Photoelectric cell, button type [5]
	P3	35K 3500 K		208 [1]	DMG 0-10V dimming driver (no controls)
	P4	40K 4000 K		240 [1]	E7WH Emergency battery backup,Certified in CA Title 20 MAIDS) [2,7]
	P5 [3]	50K 5000 K		277	FAO Field adjustable output [6]
				347	PIR Motion sensor Bi-level [3,8,9]
				480	

Bollard top (required)			
Slim Top		**Tall Top**	
BTS	Slim top, painted to match shaft [7]	BTT	Tall top painted to match shaft [7]
BTSDWHXD	Slim top, white [7,8]	BTTDBLBXD	Tall top, black textured [8]
BTSDBLBXD	Slim top, black texture [7,8]	BTTDBLXD	Tall top, black [8]
BTSDBLXD	Slim top, black [7,8]	BTTDDBTXD	Tall top, dark bronze textured [8]
BTSDDBTXD	Slim top, dark bronze textured [7,8]	BTTDDBXD	Tall top, dark bronze [8]
BTSDDBXD	Slim top, dark bronze [7,8]	BTTDNATXD	Tall top, natural aluminum textured [8]
BTSDNATXD	Slim top, natural aluminum textured [7,8]	BTTDNAXD	Tall top, natural aluminum [8]
BTSDNAXD	Slim top, natural aluminum [7,8]	BTTDWHGXD	Tall top, white textured [8]
BTSDWHGXD	Slim top, white textured [8]	BTTDWHXD	Tall top, white [8]

Bollard crown (required)			
Deep Crown		**Flat Crown**	
BCC	Deep crown, painted to match shaft [9]	BCF	Flat crown, painted to match shaft [9]
BCCDWHXD	Deep crown, white [9]	BCFDBLBXD	Flat crown, black textured [4]
BCCDBLXD	Deep crown, black [9]	BCFDBLXD	Flat crown, black [9]
BCCDDBLBXD	Deep crown, black textured [4]	BCFDDBTXD	Flat crown, dark bronze textured [4]
BCCDDBTXD	Deep crown, dark bronze textured [4]	BCFDDBXD	Flat crown, dark bronze [9]
BCCDDBXD	Deep crown, dark bronze [9]	BCFDNATXD	Flat crown, natural aluminum textured [4]
BCCDNATXD	Deep crown, natural aluminum textured [4]	BCFDNAXD	Flat crown, natural aluminum [9]
BCCDNAXD	Deep crown, natural aluminum [9]	BCFDWHGXD	Flat crown, white textured [4]
BCCDWHGXD	Deep crown, white textured [4]	BCFDWHXD	Flat crown, white [9]

Other options	
H24 [6,9]	24" overall height
H30 [6,9]	30" overall height
H36 [6,9]	36" overall height
L/AB	Without anchor bolts

Finish (required)	
DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

1. PS only available in SYM distribution.
2. ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3. PIR not available with 208V or 240V.
4. PE only available with ASY.
5. PE, PIR and FAO not available with BTS.
6. E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7. PIR not available with E7WH.
8. Architectural and custom colors available (additional leadtimes and cost may apply).
9. 42" Height is standard. H24, H30 and H36 have longer leadtimes.

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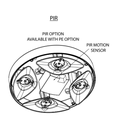
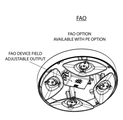
Options

PIR



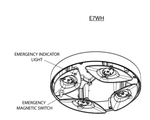
Only available with BTT tops

FAO



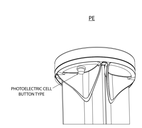
Only available with BTT tops

E7WH



Only available with ASY

PE



Only available with ASY

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD Finish*

Light Engines	Performance Package	System Watts	2700K Lumens	B	U	G	LPW	3000K Lumens	B	U	G	LPW	3500K Lumens	B	U	G	LPW	4000K Lumens	B	U	G	LPW	5000K Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

Electrical Load

	Current (Amp)						Current (Amp)	
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	@277V) (A)	Watts (@347V)	Watts (@480V)	(@347V) (A)	(@480V)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0753	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

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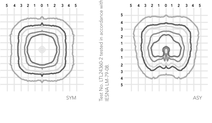
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADEAN Bollard homepage.

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. U.S. Patent No. D912,850S

BUY AMERICAN
This product is assembled in the USA and meets the Buy American government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgiinc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	2022-06-24	INITIAL SUBMITTAL	
1	2022-12-07	PERMIT COMMENT RESPONSE	

CAD	
JOB NO.	7399.02
DRAWN BY	ML
CHECK BY	CS
DATE	11/10/23

WILLIS CUSTOM YACHTS
151 NW Flagler Ave
City of Stuart
LIGHTING DIAGRAMS

SHEET:
E6.05

August 9, 2022

Tim Voelker
Utilities & Engineering Director
Public Works / Utilities & Engineering
Stuart, FL 34994

(772) 288-5332

Re: Traffic Analysis for Land Use Plan Amendment – Worst Case Scenario Supplement Analysis
151 NW Flagler Avenue, Stuart, FL

Dear Mr. Voelker,

WGI, Inc. has been retained by Gulf Building, LLC to prepare a Traffic Impact Analysis (TIA) for the proposed boat maintenance and sales building located at 151 NW Flagler Avenue in the City of Stuart, Martin County, Florida. The development plans to include an 18.72 KSF boat maintenance/sales building. The proposed site is located on the east side of NW Flagler Ave and west of NW Federal Highway in the City of Stuart. The buildout for the project is expected in 2024. **Figure 1** shows the study site map.

LAND USE PLAN AMENDMENT

The City of Stuart has requested that a supplemental traffic analysis be prepared that addresses the potential max development for the site. The current land use is Industrial, and the proposed land use is Marine Industrial. The maximum allowable square footage is 234,440 with an FAR of 3.0 and a lot size of 1.794 acres. The land use high cube warehouse was applied as a worst-case trip generation for the current future land use. The highest allowable use for the proposed future land use of Marine Industrial is commercial retail space. Residential use is also allowed under Marine Industrial, but this would support the development of only 27 residential units which would generate substantially less traffic compared to 234,440 SF of commercial space.

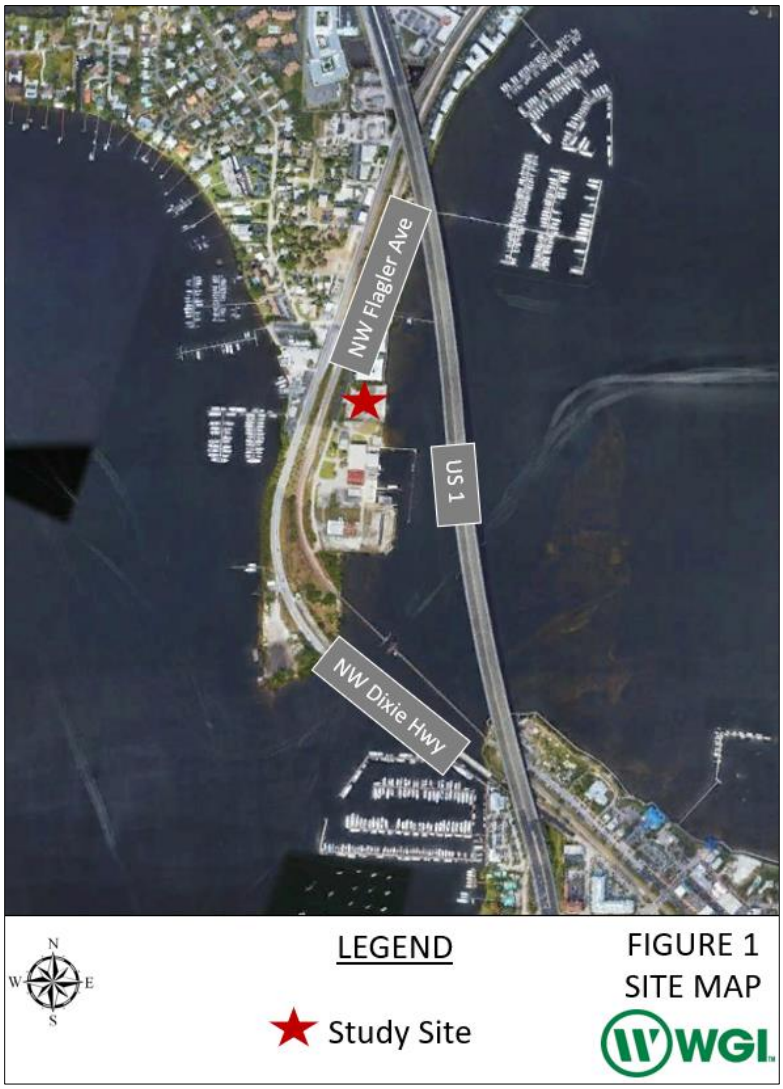


Figure 1: Site Map – 151 NW Flagler Project

TRIP GENERATION METHODOLOGY

The vehicular trip generation estimate aims to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, etc.) during peak periods. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *11th Edition* was applied for the trip generation analysis because of its widely accepted methodology. Since the project is not a mixed-use development no internal capture was assumed. The land uses High-Cube Fulfillment Center Warehouse (ITE land use code 155) and Shopping Center (ITE land use code 820) were applied for the analysis of the current and proposed future land uses, respectively.

Table 1 provides the comparison of the projected trip generation for the existing and proposed future land uses for a typical weekday and the AM and PM peak hours.

Table 1: Trip Generation Rates

Daily

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=6.44(X)	50%	50%	755	755	1,510
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=37.01(X)	50%	50%	4,338	4,338	8,677
	TOTALS (Proposed - Existing)							3,583	3,583	7,167

AM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=0.87(X)	81%	19%	165	39	204
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=0.84(X)	62%	38%	122	75	197
	TOTALS (Proposed - Existing)							(43)	36	(7)

PM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing Future Land Use	High-Cube Fulfillment Center Warehouse - Sort	155	234440	Sft	T=1.20(X)	39%	61%	110	172	281
Proposed Future Land Use	Shopping Center	820	234440	Sft	T=3.40(X)	48%	52%	383	414	797
	TOTALS (Proposed - Existing)							273	243	516

Source: WGI, 2022.

ROADWAY LINK ANALYSIS

The land use plan analysis requires a five-year and long-range roadway capacity analysis. **Tables 2a and 2b** summarize the five-year impacts for the AM and PM peak hour at 50% project build-out (e.g., 50% of the project traffic) for the year 2027. **Table 3** summarizes the 2040/2045 long range traffic conditions for the PM peak hour at full-build out. The long-range roadway capacity analysis evaluates only the incremental change between the existing and proposed future land use scenarios.

If this intense land use was able to be constructed, the impact would exceed 5% or more of the roadway capacity for almost all roadway segments in the study area except portions of Flagler Avenue for both the 5-year and long-range analysis. However, the total projected peak hour traffic is not projected to exceed any roadway segments LOS D directional distribution roadway capacity for either the 5-year or long-range analysis. This shows that the roadway segments in the study area should be able to effectively support future roadway peak hour volumes.

Table 2a: Five-Year Roadway Link Analysis (AM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	Committed Trips	2027 Volume Peak Hour Peak Direction [2]	LOS D Directional Peak Hour [1]	Directional Peak Project Volume [4]	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	no	0.332	147	1.016	12	176	880	27	45%	3.12%	204	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	no	0.668	296	1.016	14	345	880	17	45%	1.91%	362	Yes
	Fern St	Wright	NB	OUT	2L	no	0.332	147	1.016	12	176	880	17	45%	1.91%	193	Yes
	Fern St	Wright	SB	IN	2L	no	0.668	296	1.016	10	341	880	27	45%	3.12%	368	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	0.681	49	1.016	0	54	675	37	100%	5.54%	91	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	0.319	23	1.016	0	25	675	61	100%	9.04%	86	Yes
	Fern St	Alice	NB	OUT	2L	no	0.681	49	1.016	21	75	675	4	10%	0.55%	79	Yes
	Fern St	Alice	SB	IN	2L	no	0.319	23	1.016	22	47	675	6	10%	0.90%	53	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	0.681	49	1.016	21	75	750	55	90%	7.33%	130	Yes
	Dixie	Flagler	WB	OUT	2L	no	0.319	23	1.016	22	47	750	34	90%	4.49%	81	Yes

[1] 2020 FDOT Quality Level of Services Handbook Tables

[2] Turning movement peak hour counts on 8/11/2021, except Dixie which are from JIuly 2020, grown 7 years

[3] Martin County 2019 Level of Service Inventory Report

[4] Estimated 50% of max development would occur by 2027

Source: WGI, 2022.

Table 2b: Five-Year Roadway Link Analysis (PM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	Committed Trips	2027 Volume Peak Hour Peak Direction [2]	LOS D Directional Peak Hour [1]	Directional Peak Project Volume [4]	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	yes	0.332	416	1.016	12	477	880	86	45%	9.78%	563	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	yes	0.668	180	1.016	14	215	880	93	45%	10.60%	308	Yes
	Fern St	Wright	NB	OUT	2L	yes	0.332	416	1.016	12	477	880	93	45%	10.60%	570	Yes
	Fern St	Wright	SB	IN	2L	yes	0.668	180	1.016	10	211	880	86	45%	9.78%	297	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	0.681	28	1.016	0	31	675	207	100%	30.70%	238	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	0.319	52	1.016	0	57	675	191	100%	28.34%	248	Yes
	Fern St	Alice	NB	OUT	2L	no	0.681	28	1.016	21	52	675	21	10%	3.07%	73	Yes
	Fern St	Alice	SB	IN	2L	no	0.319	52	1.016	22	79	675	19	10%	2.83%	98	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	0.681	28	1.016	21	52	750	172	90%	22.96%	224	Yes
	Dixie	Flagler	WB	OUT	2L	yes	0.319	52	1.016	22	79	750	187	90%	24.87%	266	Yes

[1] 2020 FDOT Quality Level of Services Handbook Tables

[2] Turning movement peak hour counts on 8/11/2021, except Dixie which are from JIuly 2020, grown 7 years

[3] Martin County 2019 Level of Service Inventory Report

[4] Estimated 50% of max development would occur by 2027

Source: WGI, 2022.

Table 3: Long-Range Roadway Link Analysis (PM Peak Hour)

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	2040/2045 AADT	K Factor	D Factor	2021 Volume Peak Hour Peak Direction	Growth Rate	2045 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	2045 Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Can Project Meet Concurrency
Dixie Hwy	Joan Jefferson Way	Fern St	NB	IN	2L	yes	10,234	0.09	0.698	416	1.016	619	880	123	45%	13.95%	741	Yes
	Joan Jefferson Way	Fern St	SB	OUT	2L	yes	10,234	0.09	0.302	180	1.016	183	880	109	45%	12.42%	292	Yes
	Fern St	Wright	NB	OUT	2L	yes	10,234	0.09	0.698	416	1.016	423	880	109	45%	12.42%	532	Yes
	Fern St	Wright	SB	IN	2L	yes	10,234	0.09	0.302	180	1.016	183	880	123	45%	13.95%	306	Yes
Flagler Ave	Fern St	Project Driveway	NB	OUT	2L	yes	na	na	0.350	28	1.016	28	675	243	100%	35.98%	271	Yes
	Fern St	Project Driveway	SB	IN	2L	yes	na	na	0.650	52	1.016	53	675	273	100%	40.43%	326	Yes
	Fern St	Alice	NB	OUT	2L	yes	na	na	0.350	28	1.016	28	675	24	10%	3.60%	53	Yes
	Fern St	Alice	SB	IN	2L	yes	na	na	0.650	52	1.016	53	675	27	10%	4.04%	80	Yes
Fern St	Dixie	Flagler	EB	IN	2L	yes	na	na	0.350	28	1.016	28	750	246	90%	32.75%	274	Yes
	Dixie	Flagler	WB	OUT	2L	yes	na	na	0.650	52	1.016	53	750	219	90%	29.15%	271	Yes

In accordance with the state and local laws the applicant could mitigate their impacts at the time of site plan development through mitigations or a developer agreement such as a "proportionate share agreement". Therefore, the proposed land use could be accommodated even in the worst-case scenario. The Worst-Case Scenario Supplemental Traffic Analysis for the proposed Land Use Plan amendment for 151 NW Flagler followed the procedures and outline defined in the City of Stuart Land Development Code. Please let us know if there are any comments/questions. Please contact me via email at David.taxman@wginc.com or via telephone at (954) 556-7894 if you have any questions.

Respectfully submitted,

WGI, Inc.



David Taxman, P.E.
Mobility Market Leader

Attachments: ITE Land Use Code 155 and 820 worksheets

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

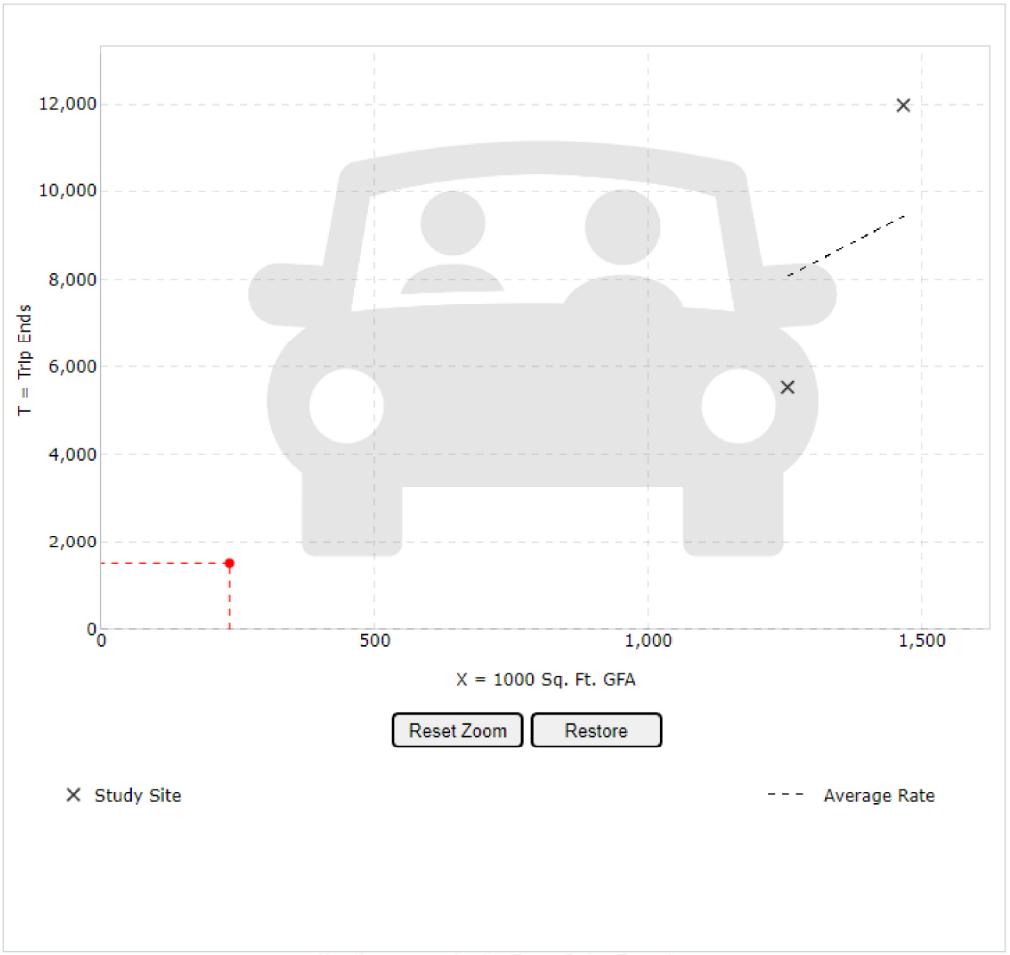
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
1360

Average Rate:
6.44

Range of Rates:
4.41 - 8.18

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1510 (Total), 755 (Entry), 755 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehouse

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

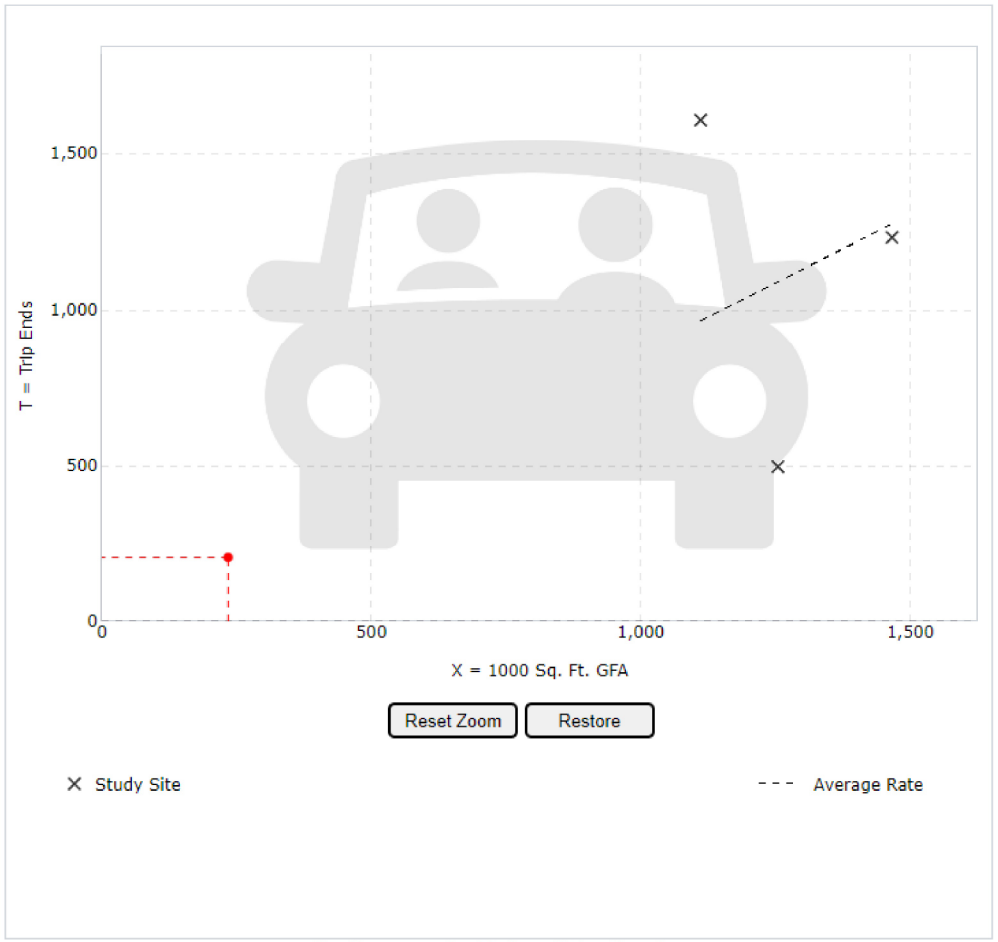
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
3

Avg. 1000 Sq. Ft. GFA:
1277

Average Rate:
0.87

Range of Rates:
0.40 - 1.45

Standard Deviation:
0.51

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
81% entering, 19% exiting

Calculated Trip Ends:
Average Rate: 204 (Total), 165 (Entry), 39 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

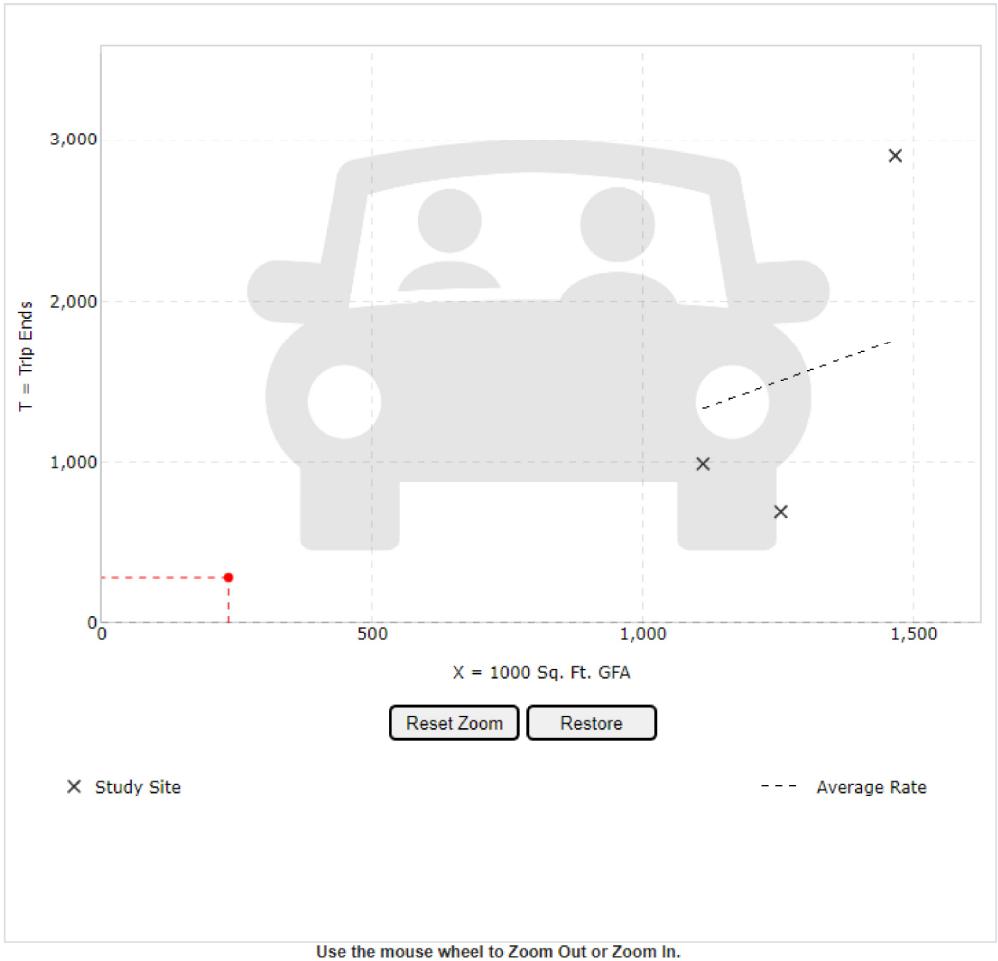
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
3

Avg. 1000 Sq. Ft. GFA:
1277

Average Rate:
1.20

Range of Rates:
0.55 - 1.98

Standard Deviation:
0.77

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
39% entering, 61% exiting

Calculated Trip Ends:
Average Rate: 281 (Total), 109 (Entry), 172 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
820

LAND USE GROUP:
(800-899) Retail

LAND USE :
820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

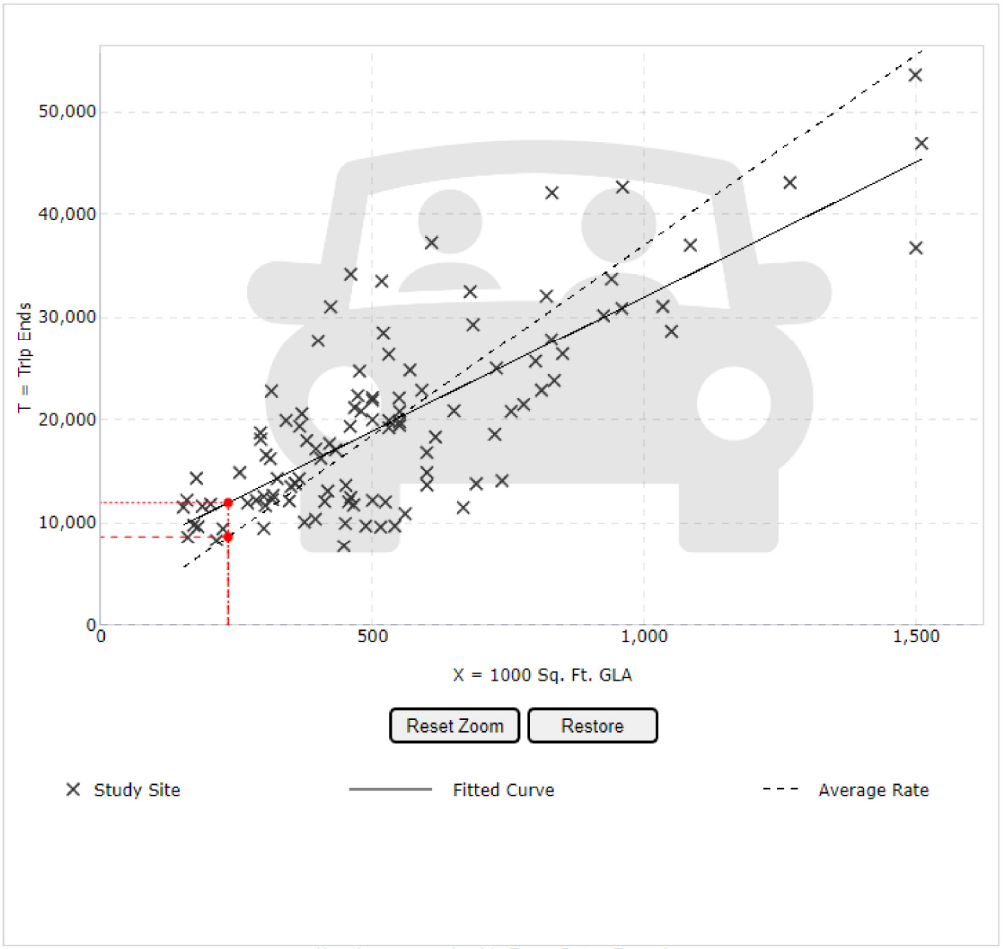
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Shopping Center (>150k) (820) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
108

Avg. 1000 Sq. Ft. GLA:
538

Average Rate:
37.01

Range of Rates:
17.27 - 81.53

Standard Deviation:
12.79

Fitted Curve Equation:
T = 26.11(X) + 5863.73

R^2:
0.60

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 8677 (Total), 4338 (Entry), 4339 (Exit)
Fitted Curve: 11985 (Total), 5992 (Entry), 5993 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
155

LAND USE GROUP:
(100-199) Industrial

LAND USE :
155 - High-Cube Fulfillment Center Warehous

LAND USE SUBCATEGORY:
Sort

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

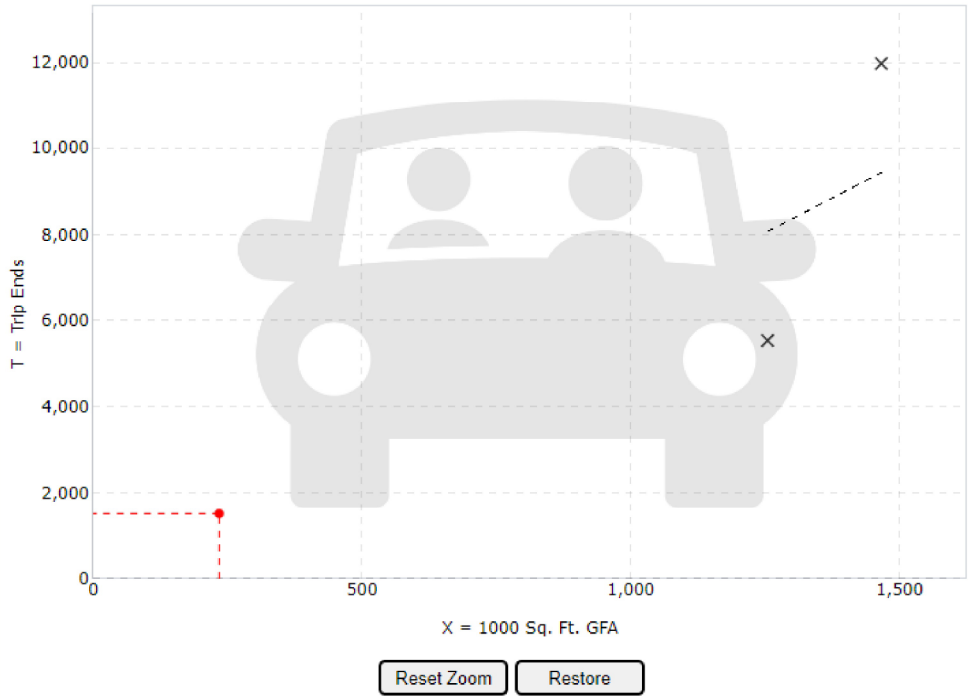
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
High-Cube Fulfillment Center Warehouse - Sort (155) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
1360

Average Rate:
6.44

Range of Rates:
4.41 - 8.18

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1510 (Total), 755 (Entry), 755 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
820

LAND USE GROUP:
(800-899) Retail

LAND USE :
820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

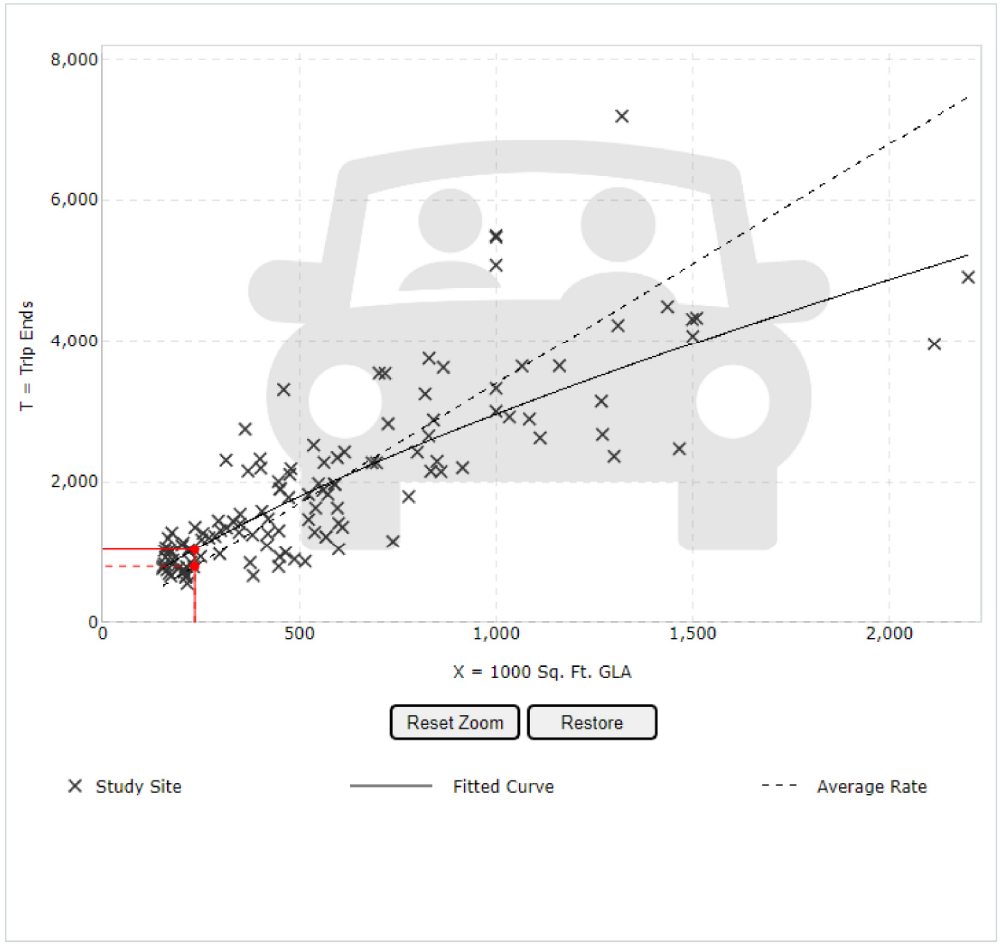
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
234.44 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Shopping Center (>150k) (820) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
126

Avg. 1000 Sq. Ft. GLA:
581

Average Rate:
3.40

Range of Rates:
1.57 - 7.58

Standard Deviation:
1.26

Fitted Curve Equation:
Ln(T) = 0.72 Ln(X) + 3.02

R^2:
0.70

Directional Distribution:
48% entering, 52% exiting

Calculated Trip Ends:
Average Rate: 797 (Total), 383 (Entry), 414 (Exit)
Fitted Curve: 1042 (Total), 500 (Entry), 542 (Exit)

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

NOTICE OF PUBLIC HEARING
CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

DeSantis

Continued from Page 12A

victory and subsequent bending of the Florida Legislature to his will.

DeSantis posted a landslide victory over a vastly under-resourced challenger and a Democratic Party that had spent a generation self-destructing, said Newsom.

"You really have to ask was his reelection truly a mandate of Florida voters," said Newsom, who is also the director of the College's Center for Civic Learning and Community Engagement.

"The reach of his political posturing hadn't been revealed in that campaign. He hadn't yet waged a scorched earth campaign against Disney. He hadn't stripped schools of diversity, equity, and inclusion. The NAACP and ACLU hadn't issued travel advisories for people of color. And most Floridians didn't understand how he's reduced transparency and we now do government business in the shadows and not the sunshine," said Newsom.

The talk of Tallahassee

Whether DeSantis' policies will earn him his party's nomination for president next year or land him back in Tallahassee as a lame duck is the talk of Tallahassee.

A recent Friday morning WFLA radio, where Tallahassee conservatives tend to gather, took calls for nearly an hour on whether DeSantis should remain in Tallahassee or move on and up to Washington.

Listeners waited on hold for nearly 20 minutes to join the discussion, according to the show's producer.

"Surprising to me were the numbers who believe it serves them, and the State of Florida, for Gov. DeSantis to serve out his second term. I would say the consensus was for him to serve until 2026, then run for the White House in 2028. The overwhelming majority think he is an exceptional executive for Florida and think he would be a great president," said host Preston Scott.

The discussion is ongoing in social media and can be heard in coffee shops and restaurants.

Barbara DeVane, a former high school teacher and longtime lobbyist for the National Organization for Women, vehemently disagrees with DeSantis on healthcare and education policies.

Like the WFLA listeners, she wishes he wasn't a candidate in 2024.

"However, since Gov. DeSantis has fantasies of being president, it's great that people are getting a firsthand account of why, I believe, voters will see to it that Ron DeSantis will never get near the White House," said DeVane.

James Call is a member of the USA TODAY Network - Florida Capital Bureau. He can be reached at jcall@tallahassee.com. Follow on him Twitter: @Call-Tallahasse

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

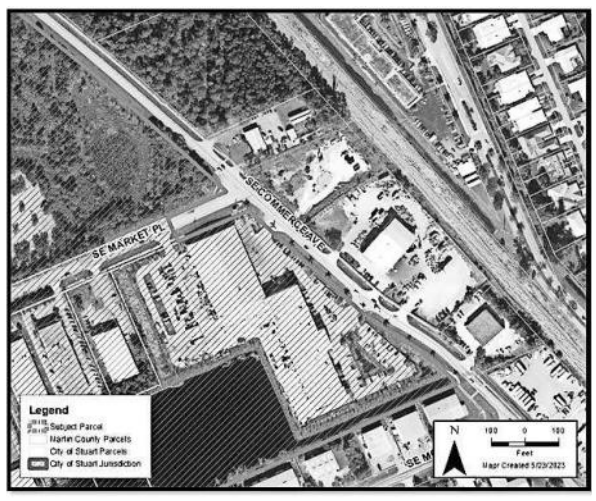
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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.



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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

TR-GCI1072370-01

KOHLER. Walk-In Bath Sale

OFFER EXPIRES 7/03/23



LIMITED TIME OFFER

$1,500 OFF*

on your KOHLER Walk-In Bath purchase



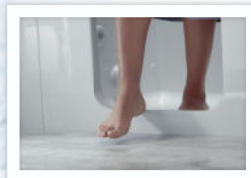
-plus-

SPECIAL FINANCING OPTIONS AVAILABLE

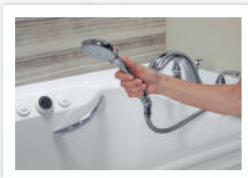
Ask your design consultant about our current financing options!

A SAFE SPA-LIKE EXPERIENCE FROM THE COMFORT OF YOUR OWN HOME

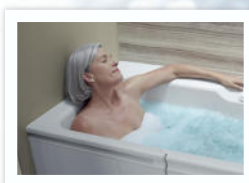
4.8/5 facebook (as of 5/22/2023)



Ultra-Low 3" Step-In



Multifunction Handshower



Bask® Heated Surfaces

HYDROTHERAPY AT HOME

The KOHLER® Walk-In Bath is designed with an ultra-low step-in, extra-wide door and easy-to-grip handrails to help keep you safe and secure as you ease in and out of your bath. Plus, the hydrotherapy and BubbleMassage™ jets create a spa-like experience, massaging your entire body as you soak relieving sore muscles and joints.

CALL TODAY OFFER ENDS SOON

772-206-2809

*New orders only. $1,500 off offer not valid on previous sales or estimates and cannot be combined with other offers. Financing available with approved credit. Other restrictions may apply. See sales rep for details. Offer expires 7/03/23. FL: CBC1265182, CFC1431287

WEST SHORE HOME

TR-GCI1069035-01

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Matthew Barnes, being first duly sworn, depose(s) and say(s):

That I am the petitioner of the following described property which constitutes the location for which notification is required:

151 N.W. Flagler Avenue, Stuart, FL, 34994

That a copy of the notice was sent by regular U.S. Mail on June 9, 2023 to the property owners within 300 feet of the subject property; and

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

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

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

SIGNED (AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF PALM BEACH
Sworn and subscribed before me by means of x physical presence this 9th day of June, 2023 By Matthew Barnes.

Personally Known OR Produced Identification

Traci Richards Scheppske
Type of Identification Produced:

Notary Public, State of Florida
(Notary Seal)

My Commission expires:

TRACI RICHARDS SCHEPPSKE
Notary Public - State of Florida
Commission # HH 376488
My Comm. Expires Apr 1, 2027
Bonded through National Notary Assn.

Photographs of sign posted on the subject property




NOTICE OF PUBLIC HEARING
SMALL-SCALE COMPREHENSIVE PLAN
AMENDMENT REQUEST
for Parcel 32-37-41-004-020-00061-9
To request a Small-Scale Comprehensive Plan Amendment from industrial to Marine/Industrial Future Land Use and Urban Development District design variances to construct a (2) two-story boat maintenance, one (1) office building, and associated marina uses for Willis Custom Yachts.
STUART LPA - May 11, 2023 at 5:30PM
STUART CRB - June 6, 2023 at 4:00PM
STUART CITY COMMISSION - June 26, 2023 at 5:30PM
04/26/2023
SIDE B

Notice to Surrounding Property Owners

Subject:	**Public Hearing Before:** **City Commission**
Petitioner:	**151 NW Flagler, LLC**
Parcel ID #:	**32-37-41-004-020-00061-9**
Address of Property:	**151 N.W. Flagler Avenue, Stuart, Florida**
Proposed Request:	The applicant is requesting a Small-Scale Comprehensive Plan Amendment Future Land Use Map Amendment from Industrial to the Marine/Industrial Future Land Use Designation and Major Urban Code Conditional Use petition(s).

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Commission on **Monday, June 26, 2023, at 5:30PM** to consider the above request.

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

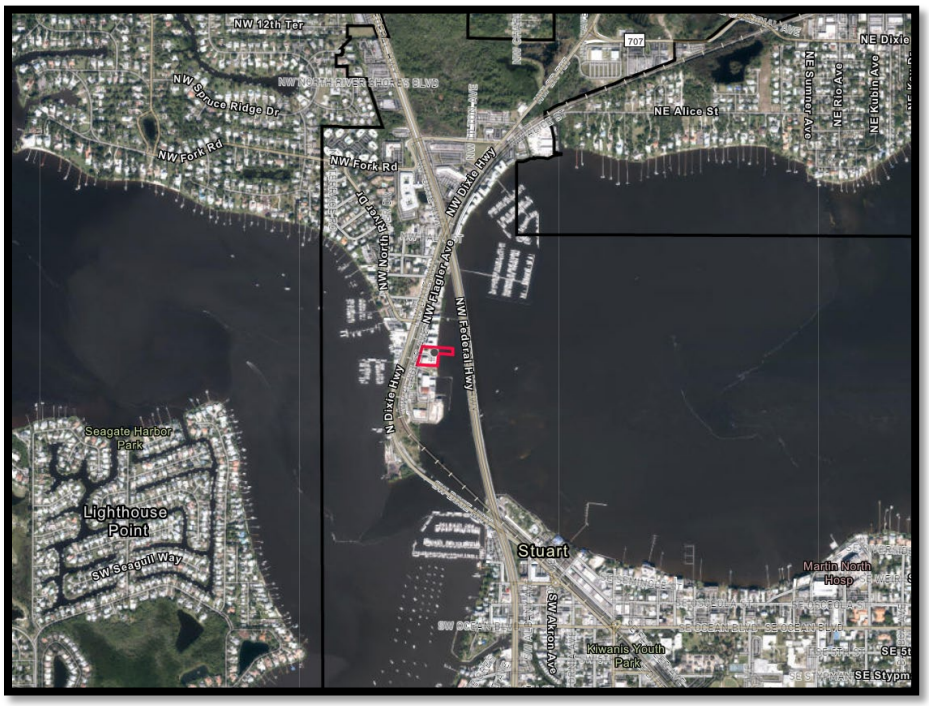
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Principal Planner, Kris McCrain at (772) 600-1268 or email at Kmccrain@ci.stuart.fl.us.

Sincerely,

Kris McCrain

Kris McCrain
Principal Planner

Location Map





CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Kristopher McCrain

Title of Item:
A REQUEST FROM COMMERCE AVENUE, LLC TO CONSIDER A PETITION FOR A VOLUNTARY ANNEXATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2517-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-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:
McCarty & Associates Land Planning & Design, LLC submitted a petition, on behalf of Commerce Avenue, LLC, for a Voluntary Annexation to incorporate the +/-1.45-acre parcel from unincorporated Martin County into the City of Stuart's jurisdiction. The subject parcel is located on the east side of SE Commerce Avenue, adjacent to the intersection of SE Market Place and SE Commerce Avenue.

The Local Planning Agency (LPA) held a meeting on June 8, 2023, and unanimously voted to forward a recommendation of approval to the City Commission for the Voluntary Annexation petition.

Funding Source:
N/A

Recommended Action:
Staff recommends the City Commission vote to approve the petition for Voluntary Annexation of the 1.45-acre parcel, via Ordinance No. 2517-2023.

ATTACHMENTS:
1. Ordinance No.: 2517-2023
2. Staff Report
3. Annexation Application Packet
4. Boundary Survey
5. Traffic Impact Analysis
6. Martin County Correspondence
7. No Objection Letter Packet
8. Public Notice Packet

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2517-2023

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING on SE COMMERCE AVENUE, CONSISTING OF 1.45-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 applicant Commerce Avenue, LLC, constituting the fee simple title holder to the land fronting SE Commerce Avenue, consisting of 1.45-acres, more particularly described in **Exhibits "A1"and "A2"**, 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, on August 29, 2022, an application was submitted to the City of Stuart for a petition for Voluntary Annexation; and

WHEREAS, the Local Planning Agency (LPA) held a properly noticed hearing at a regularly scheduled meeting on June 8, 2023, to consider the applicant's request and recommended City Commission approve the Voluntary Annexation petition; and

DRAFT

WHEREAS, the City Commission held a properly noticed hearing for the First Reading at a regularly scheduled public hearing on June 26, 2023, to consider the applicant's request and voted to **Approve/Deny** the subject petition; and

WHEREAS, the City Commission held a properly noticed hearing for a Second Reading at a regularly scheduled public hearing on _____, 2023, to consider the applicant's request and voted to **Approve/Deny** the subject petition; and

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

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 the City can effectively provide police, fire, and sanitary services to said land, all in compliance with the terms and requirements of Section 171.44, Florida Statutes, and the City of Stuart Code.

SECTION 2. Annexation: The parcel of land more particularly described in **Exhibits "A",** is 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, pursuant to Florida Statute 171.044(6), within ten (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

DRAFT

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.

DRAFT

PASSED on first reading the _____ day of _____, 2023.

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

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

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

ATTEST:

_____ _____

MARY R. KINDEL, CITY CLERK

TROY MCDONALD, MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

PAUL J. NICOLETTI, CITY ATTORNEY

DRAFT

EXHIBIT "A1" – LEGAL DESCRIPTION

THE SOUTHERLY 50 FEET OF TRACT 204 LYING EAST OF S.E. COMMERCE AVENUE AND WEST OF THE FLORIDA EAST COAST RAILWAY; AND A PORTION OF TRACTS 208 AND 209, OF REVISED PLAT OF PORT SEWALL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH ABANDONED 50 FOOT ROAD KNOWN AS S.E. MARKET PLACE, ABUTTING TRACT 204 ON THE SOUTH AND TRACTS 208 AND 209 ON THE NORTH AS DESCRIBED IN RESIOLUTION 82-9.22 RECORDED IN OOFFICIAL RECORDS BOOK 554, PAGE 1527.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF TRACT 209 AND THE EASTERLY RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N48°14'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 109.94 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHERLY 50 FEET OF TRACT 204; THENCE N66°18'56"E ALONG SAID NORTH LINE, A DISTANCE OF 345.71 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE S42°00'25"E A DISTANCE OF 171.33 FEET ALONG SAID WEST RIGHT-OF-WAY; THENCE S57°01'32"W, A DISTANCE OF 165.74 FEET; THENCE S52°36'43"W, A DISTANCE OF 138.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF S.E. COMMERCE AVENUE; THENCE N48°14'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 134.34 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. No.: 38-38-41-002-204-00002-8

DRAFT

EXHIBIT "A2" – LOCATION MAP



DRAFT

City of Stuart

TO: City Commission

FROM: Kris McCrain, Principal Planner

MEETING DATE: Monday, June 26, 2023

SUBJECT: Benchmark III
Voluntary Annexation (*Project #: Z22080003*)

AGENDA REQUEST:

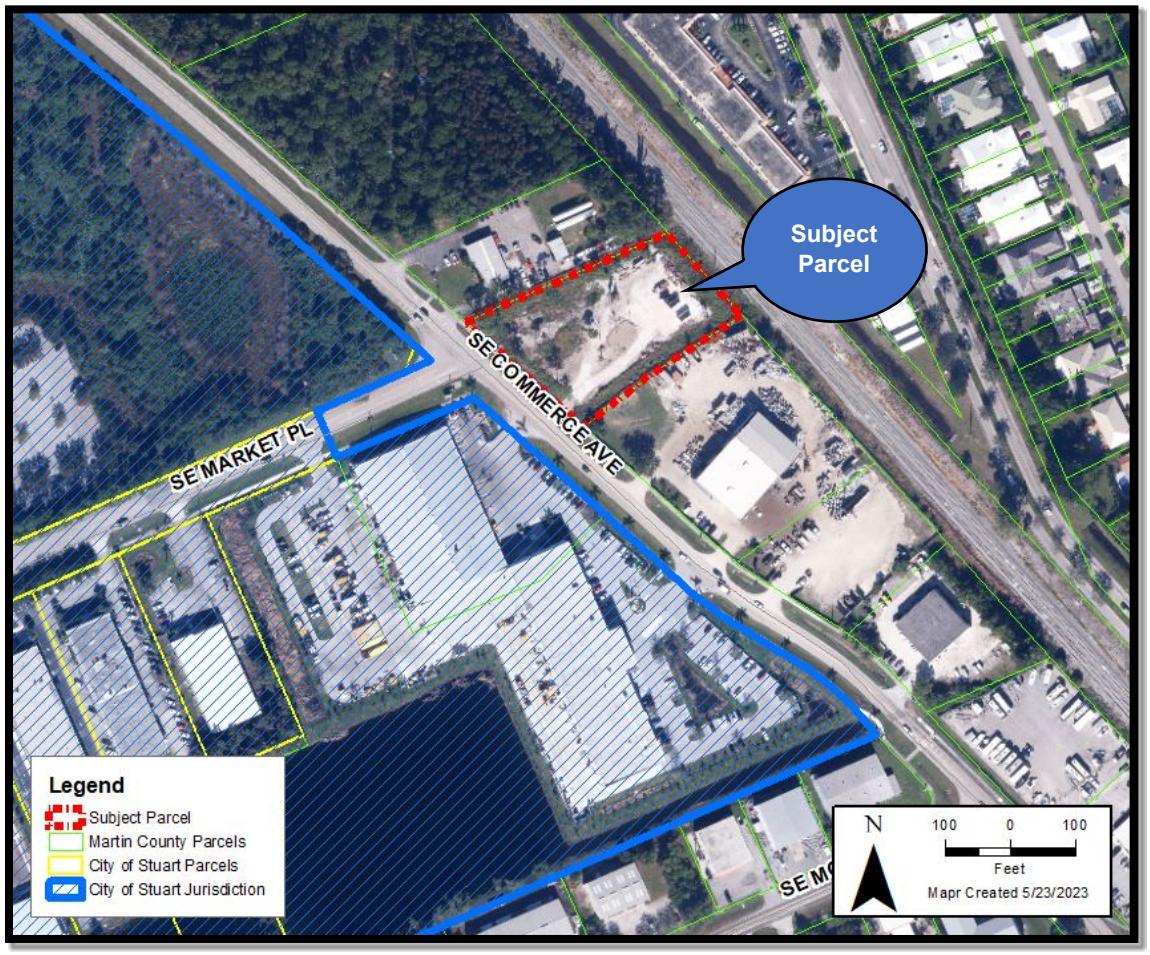
This is a request from the property owner, Commerce Avenue, LLC, to consider a Voluntary Annexation petition for a +/-1.45-acre vacant parcel of land located within unincorporated jurisdiction of Martin County, Florida.

GENERAL INFORMATION:

Property Owner/Applicant:	Gregory A. Hale Commerce Avenue, LLC 3322 SE Gran Park Way Stuart, FL 34997
Agent/Agent of Record:	Michael McCarty McCarty & Associates Land Planning & Design, LLC 309 SE Osceola Street Stuart, FL 34994
Location:	TBD - SE Commerce Avenue, Stuart, FL 34997
Parcel ID#:	38-38-41-002-204-00002-8
Parcel Size:	+/-1.45-acres
Existing Future Land Use:	Industrial (*County*)
Proposed Future Land Use:	Industrial (*City*)
Existing Zoning:	M-2: Industrial (*County*)
Proposed Zoning:	IPUD: Industrial Planned Unit Development (*City*)
Existing Use:	Vacant
Proposed Use:	Industrial Planned Unit Development

BACKGROUND

McCarty & Associates Land Planning & Design, LLC submitted petitions, on behalf of Commerce Avenue, LLC, for a Voluntary Annexation to incorporate the +/-1.45-acre parcel from unincorporated Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to amend the Future Land Use category from the Industrial (*County*) to Industrial (*City*), and to Rezone the subject property from M-2: Industrial (*County*) to the IPUD: Industrial Planned Unit Development (*City*) Zoning Designation, for a project to be known as Benchmark III.



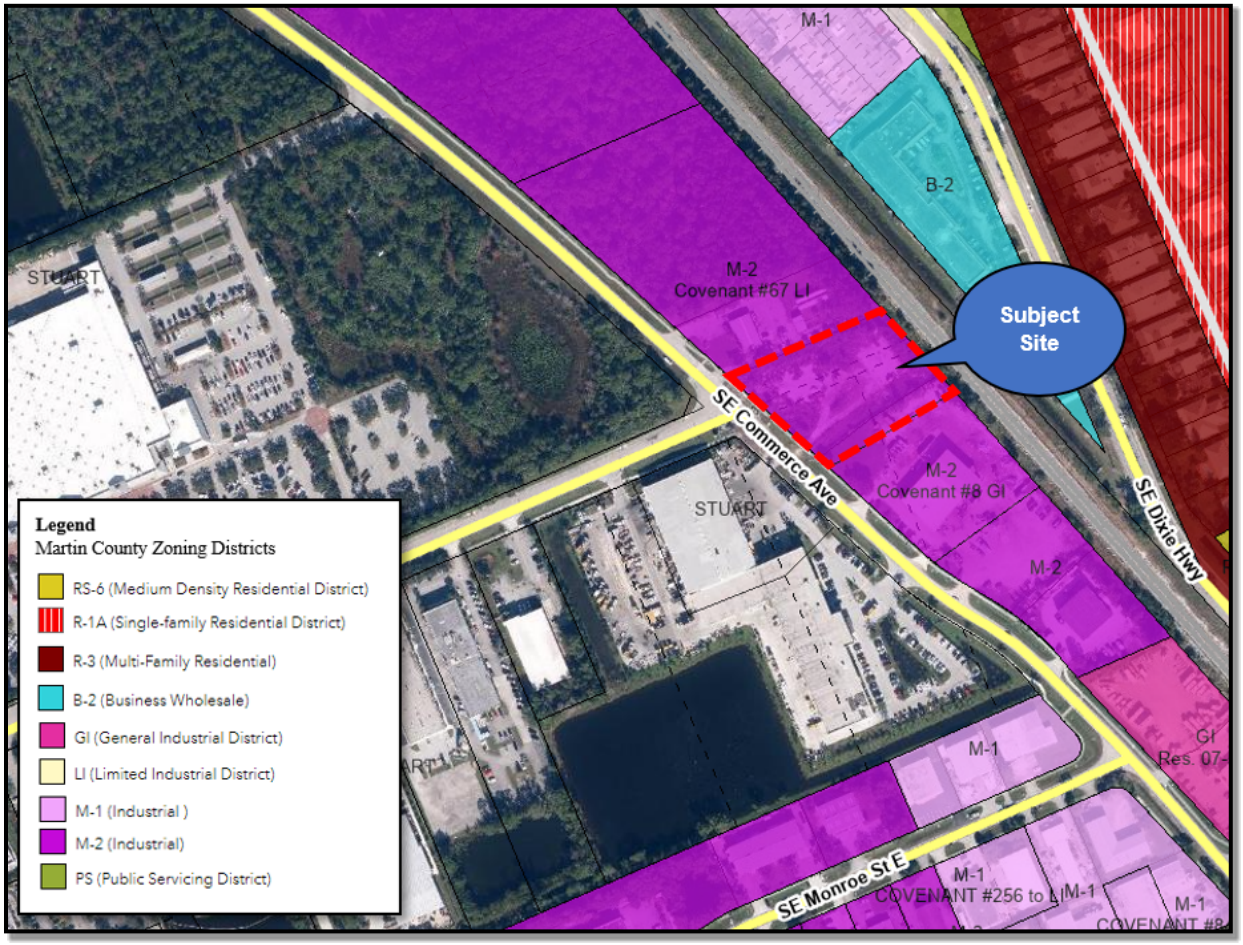
LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of Industrial *(IND)*, and a County Zoning Designation of Industrial *(M-2)*. The subject property is currently vacant and located on the east side of SE Commerce Avenue. The site is bounded by City of Stuart to the west. The existing uses, Zoning Districts, and Future Land Use designations of the adjacent properties are summarized in Table 1 below.

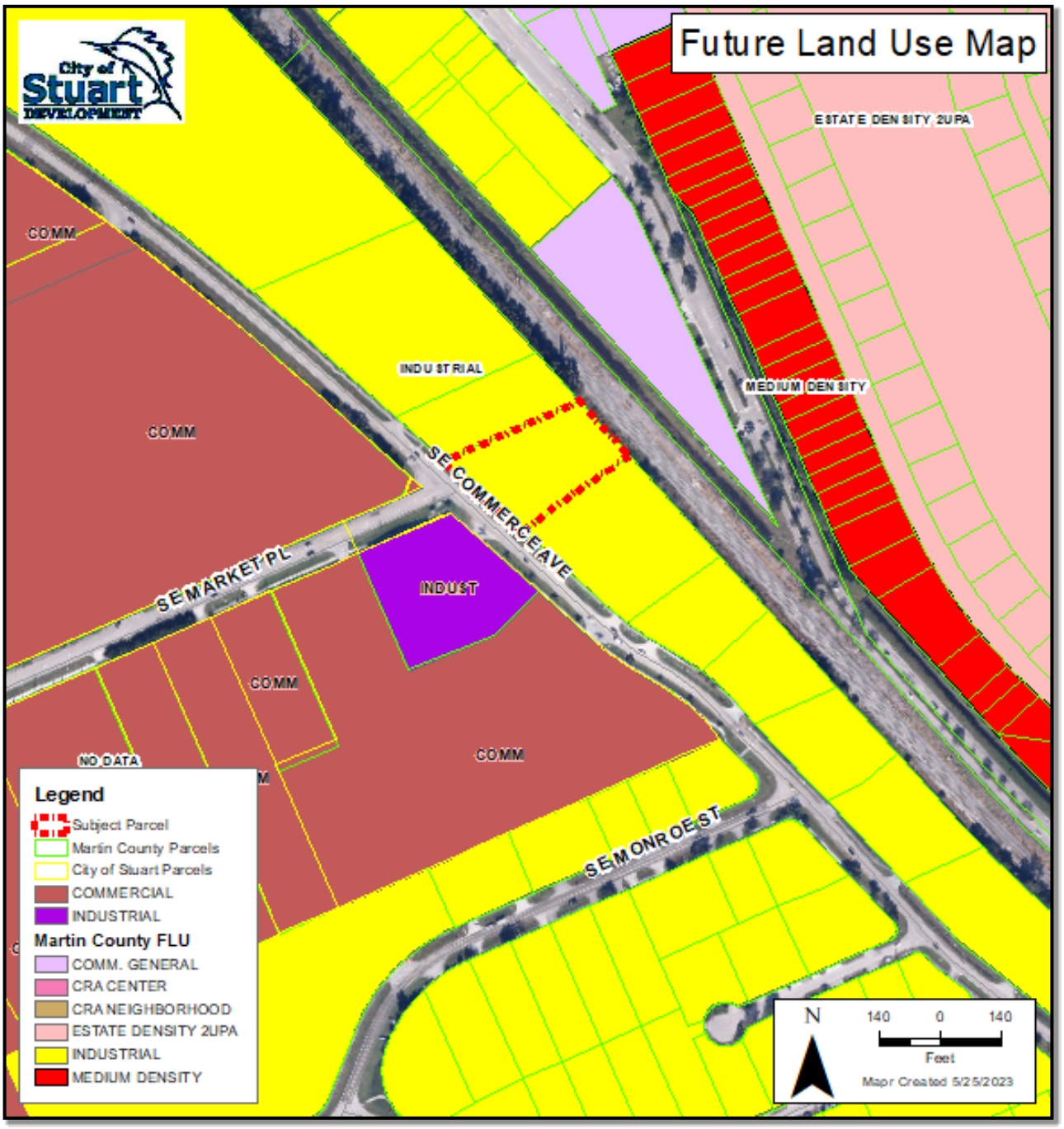
Table 1. Existing Use, Zoning and Land-Use Designations

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		M-2: Industrial *(County)*	Industrial *(County)*	Vacant
Adjacent Parcels	**North**	M-2: Industrial *(County)*	Industrial *(County)*	Kauff's Towing & Recovery
	South	M-2: Industrial *(County)*	Industrial *(County)*	Salvage Yard
	East	Right-of-Way *(County)*	Right-of-Way *(County)*	Florida East Coast Railroad Right-of-Way
	West	CPUD: Commercial Planned Unit Development *(City)* & IPUD: Industrial Planned Unit Development *(City)*	Commercial (City) & Industrial *(City)*	Wal Mart, Waterblasting, LLC, S.E. Commerce Avenue & S.E. Market Place Rights-of-Way

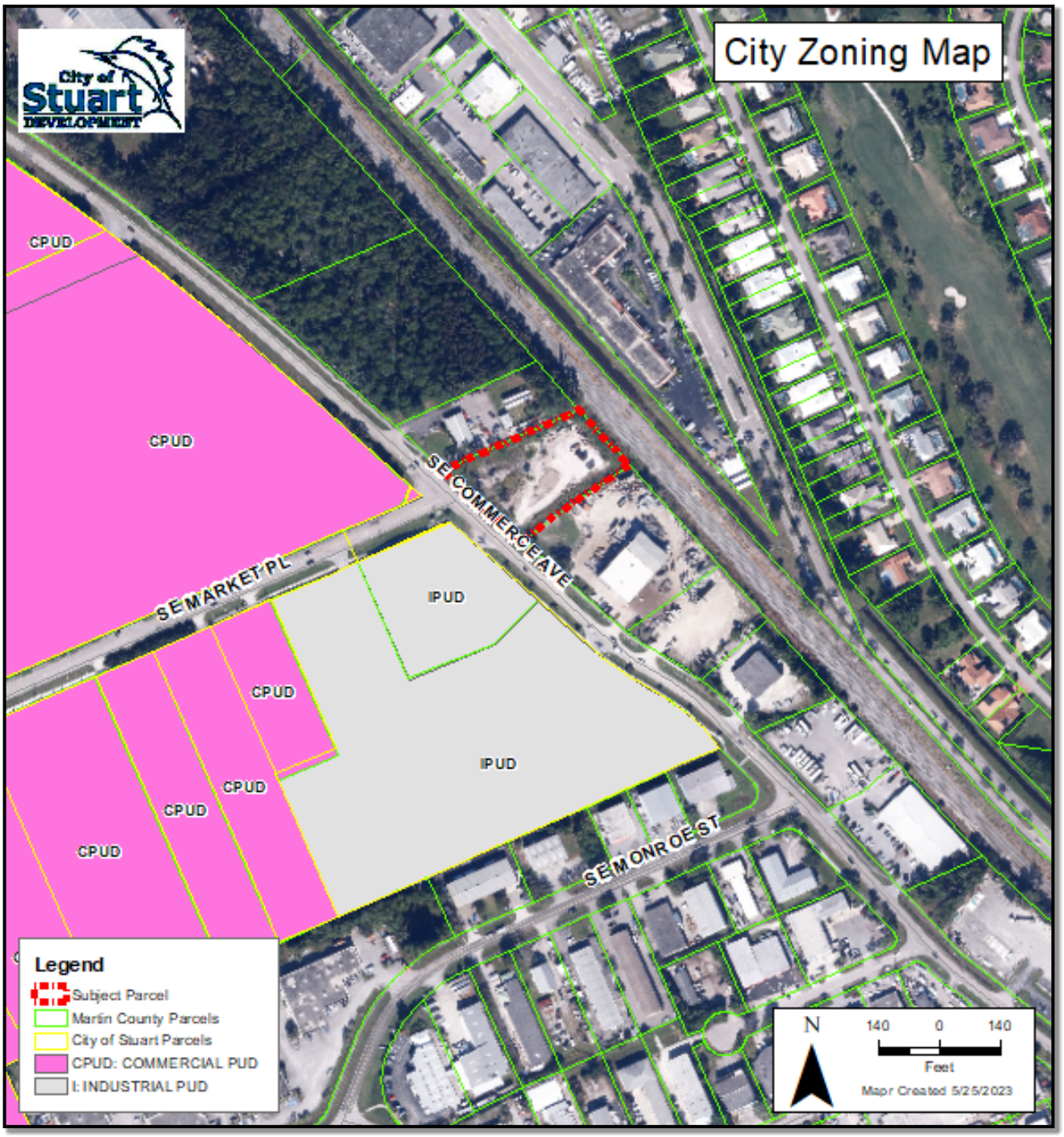
Martin County Zoning Map



City of Stuart & Martin County Existing Future Land Use Map



City of Stuart Existing Zoning Map



VOLUNTARY ANNEXATION

Standards of Review as Set Forth in
Land Development Code Section 11.01.12

In accordance with Land Development Code *(LDC)* Section 11.01.12(G), the City Commission shall hear from all interested parties regarding whether the application complies with the requirements of the City of Stuart Land Development Code and Comprehensive Plan. The City Commission shall consider the application, written comments of each responding department, consultant, and agency, and analysis provided by the Development Department.

CONSISTENCY WITH FLORIDA STATUES

Section 171.044, *Florida Statutes*, includes criteria that an area being considered for a 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 the east with the City's municipal boundaries, and is reasonably compact; therefore, the proposed annexation is consistent with 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 single ownership, and the City has received the signature of the property owner for the area of land to be annexed into the City of Stuart. Prior to the adoption of the Ordinance by City Commission for Voluntary Annexation notice *(legal advertisement)* was published

at least five *(5)* days prior to the Local Planning Agency *(LPA)* and City Commission *(First Reading)* public hearing and will be advertising for two *(2)* consecutive weeks prior to the Second Reading before the City Commission 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 Voluntary 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.

(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 Martin County Utilities Department provides water and wastewater service to the subject property through existing utilities within SE Market Place. A newly constructed 8" HDPE water main and a new 8" HDPE sewer force main have been installed in a 19" utility easement bordering the south property line.

Solid Waste:

The proposed annexation will not negatively impact the existing capacity. The site will be served solid waste disposal and recycling services through the City of Stuart.

Drainage:

Onsite Runoff: The onsite runoff will be stored by use of a combination of exfiltration trenches, grass, retention areas, and pervious concrete.

Offsite Discharge: According to the Stuart Business Park's Master Stormwater Plan Report, prepared by AJ Hydro Engineering, Inc., the 1.45-acre site is allowed to discharge 0.37 cfs into the Commerce Avenue system for Basin #1. The system discharge will be designed for the 25-year/3-day storm and building elevations will be above both the 100-year/3-day storm flood stage, as per South Florida Water Management District *(SFWMD)* permit. The development will be required to obtain site permitting with the City of Stuart, as well as a permit with the SFWMD.

Public Safety:

The site will be served by the City of Stuart Police Department and Fire District for emergency services.

Traffic:

The peak hour traffic generation for the site is available from the Institute of Transportation Engineers *(ITE)* Trip Generation Manual 11th Edition Web-Based App for General Light Industrial *(ITE Code 110)*. Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in Table 1.

According to the Traffic Impact Analysis *(TIA)* dated March 2023, and prepared by Giangrande Engineering & Planning, the proposed industrial development is expected to generate 131 total peak hour daily trips *(65 in, 66 out)*, with eighteen *(18)* AM peak hour *(16 in, 2 out)* and thirteen *(13)* PM peak hour *(2 in, 11 out)* trips.

Proposed Trip Generation

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL											
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Fitted Curve											
Code	Land Use	Ind. Variable	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
110	Light Industrial	21.5 SF	16	2	18	2	11	13	65	66	131

As determined in the calculation table provided above, the greatest peak hour peak direction impact is the AM Entering trips with a total of 16 trips. The equations and plot charts utilized were derived from the trip generation web-based app are provided in the appendix of this report for reference.

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. In conjunction with the Voluntary Annexation petition, the applicant has concurrently submitted applications for a Comprehensive Plan Future Land Use Map Amendment from the Industrial (*County*) to Industrial (*City*) and a Rezone to the Official Zoning Atlas from M-2: Industrial *(County)* to IPUD: Industrial Planned Unit Development *(City)*, pursuant to Comprehensive Plan Policy 1.A.7.5.

Objective 1.A.7: *The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land uses shall be more limited than the maximum allowable under the discretion to decide that development is consistent with the City's plan.*

- ***Policy 1.A7.1(E) – Industrial:*** *Land uses, and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount*

of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

Policy 1.A7.5. *Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.*

Policy 11.A1.1. *The city will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the city.*

Policy 11.A1.4. *The city will encourage the designation and preservation of industrial land for industrial uses.*

Policy 11.A1.5. *The city will encourage new commercial and industrial development.*

LOCAL PLANNING AGENCY RECOMMENDATION

The Local Planning Agency *(LPA)* held a meeting on June 8, 2023, and unanimously voted to forward a recommendation of approval to the City Commission for the Voluntary Annexation petition.

PUBLIC NOTIFICATION:

On May 25, 2023, the applicant provided notification letters to eight *(8)* owners of property located within 300 feet of the proposed petitions. One *(1)* public notification sign detailing the Local Planning Agency *(LPA)* and City Commission Public Hearings was posted on the premises, and an advertisement was displayed in TC Palm Newspaper on Tuesday, May 30, 2023.

STAFF RECOMMENDATION

The staff has reviewed the petition for Voluntary Annexation and determined it conforms to the Standards of Review as outlined in Land Development Code Section 11.01.09 and is consistent with the Comprehensive Plan Goals, Objectives, and Policies. Staff recommends the City Commission vote to approve the petition for Voluntary Annexation of the 1.45-acre parcel, via Ordinance No. 2517-2023, 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.

Stuart

PAID
AUG 3 9 2022
CK# 734464



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

Received by: _____
Reviewed by: _____

RECEIVED
AUG 2 9 2022



Annexation Application

Project ID# Z22080003
(Staff Entry)

Pre-App Conference Date: 5/26/2022	Application Date:

SITE INFORMATION

Project Name: Benchmark III	Parcel ID#: 38-38-41-002-204-00002-8
Site Address: SE Commerce Ave	
Subdivision: Plat of Port Sewall Land Company	Lot(s):
Site Acreage: 1.44 acres	Flood Zone/Base Flood Elevation:
Current Zoning District / CRA Subdistrict (if applicable): M-2	
Proposed Zoning District: IPUD (Industrial PUD)	
Current Comprehensive Plan Future Land Use Designation: Industrial	
Existing Land Use: Vacant Industrial	Proposed Land Use: n/a
Proposed Square Footage (if applicable): 21,983 square feet	Proposed Density (if applicable): n/a

PETITIONER INFORMATION

Property Owner: Commerce Avenue LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2696 SE Market Place, Stuart, FL 34997	
Applicant (if not Owner): Mike McCarty - McCarty & Associates Land Planning & Design LLC	Phone Number / Email Address: (772) 341-9322 / mike@mccartylandplanning.com
Applicant's Mailing Address: 309 SE Osceola Ave, Suite 104, Stuart, FL 34994	
Agent/Contact Person: Same as applicant	Phone Number / Email Address: same as applicant
Agent's Mailing Address: same as applicant	
Architect: Ahern & Associates, Architects, P.A.	Engineer: Mathers Engineering Corporation
Planner: same as applicant	Landscape Architect: same as applicant

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Gregory A Hale

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 Annexation in the City of Stuart, FL.
3. That he/she has appointed McCarty & Associates to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Gregory A Hale

Signature of Owner: Member

By: Name/Title

2196 SE MARKET PLACE

Street Address

STUART, FL 34997

City, State, Zip Code

P.O. Box

City, State, Zip Code

772-320-0206

Telephone Number

772-320-0209

Fax Number

GHale@Benchmark3.com

Email Address:

STATE OF FLORIDA, COUNTY OF Martin

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

2 day of August, 2022 By Gregory A Hale.

Personally Known OR Produced Identification

Type of Identification Produced:

Kimberly Jo Holmes

Notary Public

My Commission expires:

Notary Public State of Florida
Kimberly Jo Holmes
My Commission
HH 169614
Exp. 8/25/2025

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: Gregory A Hale	City/State/Zip Code: Stuart, FL 34997
Title: Member	Telephone Number: 772-320-0206
Company: Commerce Ave LLC	Facsimile Number: 772-320-0209
Company Address: 2696 SE Market Place	Email Address (optional): Ghale@benchmark3.com

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

1. Signed this 2 day of August, 2022

Greg A Hale

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

Application Requirements

Fee:

- (●) $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).*

See attached exhibit of Justification

(over)

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/100 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

Copy Copy Cov

Copy

SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A. Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

By: Lisa C. Hale
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____
OR
☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/26/2021

Copy Copy Co

COPY

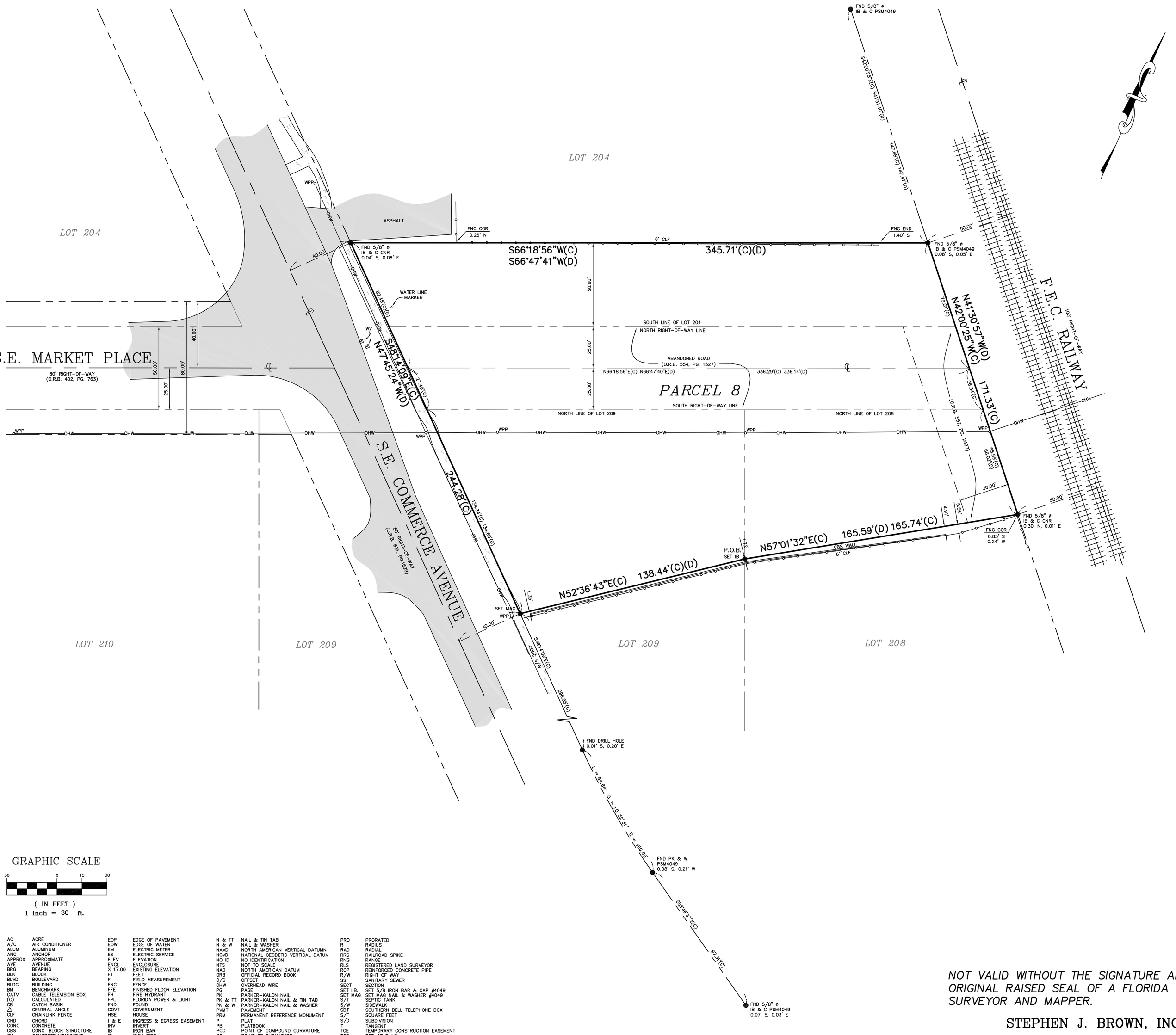
EXHIBIT "A"

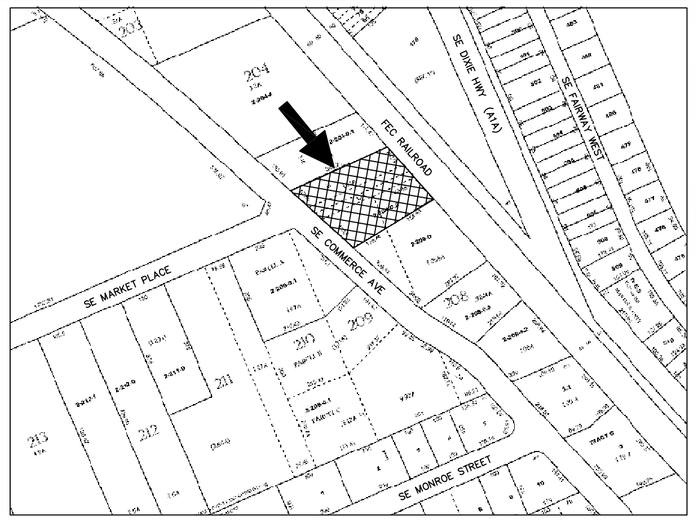
Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.





LOCATION MAP

LEGAL DESCRIPTION

PARCEL 8:

The Southerly 75 feet of Tract 204 lying East of SE Commerce Avenue and West of the Florida East Coast Railway; and that part of Tracts 208 and 209, Sewall's Point Land Company Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida described as follows:

Start at the Southwest corner of Tract 208, thence Northwesterly 659 feet to the point of beginning, thence Northeasterly 165.59 feet, thence Northwesterly 66.02 feet, thence Southwesterly to the East right of way line of SE Commerce Avenue, thence Southeasterly along the East right of way line of SE Commerce Avenue 134.6 feet, thence Northeasterly 138.44 feet to the point of beginning.

Together with abandoned 50 foot road known as S.E. Market Place abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, Page 1527.

COMMONWEALTH LAND TITLE COMMITMENT
SCHEDULE B SECTION II EXCEPTIONS
(AFFECTS PROPERTY, NOT PLOTTABLE)
(OTHER ITEMS PLOTTED AS SHOWN ON SURVEY)

ITEM #72 (O.R.B. 450, PG. 945) (O.R.B. 624, PG. 1191) (O.R.B. 665, PG. 397) (O.R.B. 1106, PG. 1383)
ITEM #73 (O.R.B. 550, PG. 2332)
ITEM #76 (O.R.B. 631, PG. 1635)
ITEM #77 (O.R.B. 823, PG. 2310)
ITEM #78 (O.R.B. 2625, PG. 199) (O.R.B. 2657, PG. 13) (O.R.B. 2682, PG. 1312) (O.R.B. 2688, PG. 512)

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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

1. PROPERTY ADDRESS: SE COMMERCE AVE
2. CERTIFIED TO:
- TED GLASRUD ASSOCIATES FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- INDUSTRIAL DEVELOPEMENT CORP., A FLORIDA CORPORATION, ITS ASSOCIATES &/OR ASSIGNS
- COMMONWEALTH LAND TITLE INSURANCE COMPANY
- RICHARD G. COKER, Jr., P.A.

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

STEPHEN J. BROWN, INC

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

Date of field survey:
01/23/2017

NOTES:
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the Florida State Plane Coordinate System NAD1983/1990 adjusted, Florida East zone.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A .
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0162G , dated 03/16/2015 , locates the parcel in Zone X , base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.

REVISIONS	BY

PREPARED FOR: TED GLASRUD ASSOCIATES FL, LLC

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

BOUNDARY SURVEY

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	03/10/2017
SCALE	1" = 30'
JOB NO.	6986-08-01
SHEET	ONE

OF ONE SHEETS

A Traffic Impact Analysis for:

Benchmark III

Located in:

Martin County, Florida

Prepared for:
McCarty & Associates
Landscape and Design, LLC

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
2081 SE Ocean Blvd., Suite 1A
Stuart FL, 349946
772.888.9076

Revised March 2023

Dylan O'Berry, P.E
PE Reg #88512
Date: 3/24/2023

ARTHUR DYLAN O'BERRY LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Dylan O'Berry, P.E.
DN: C=US, E=dylan@gep-llc.com, O=Giangrande Engineering and Planning, OU=Project Manager, CN="Dylan O'Berry, P.E."
Location: Port St Lucie, FL
Reason: I am the author of this document
Contact Info: (772) 203-0664
Date: 2023.03.24 14:46:44-04'00'

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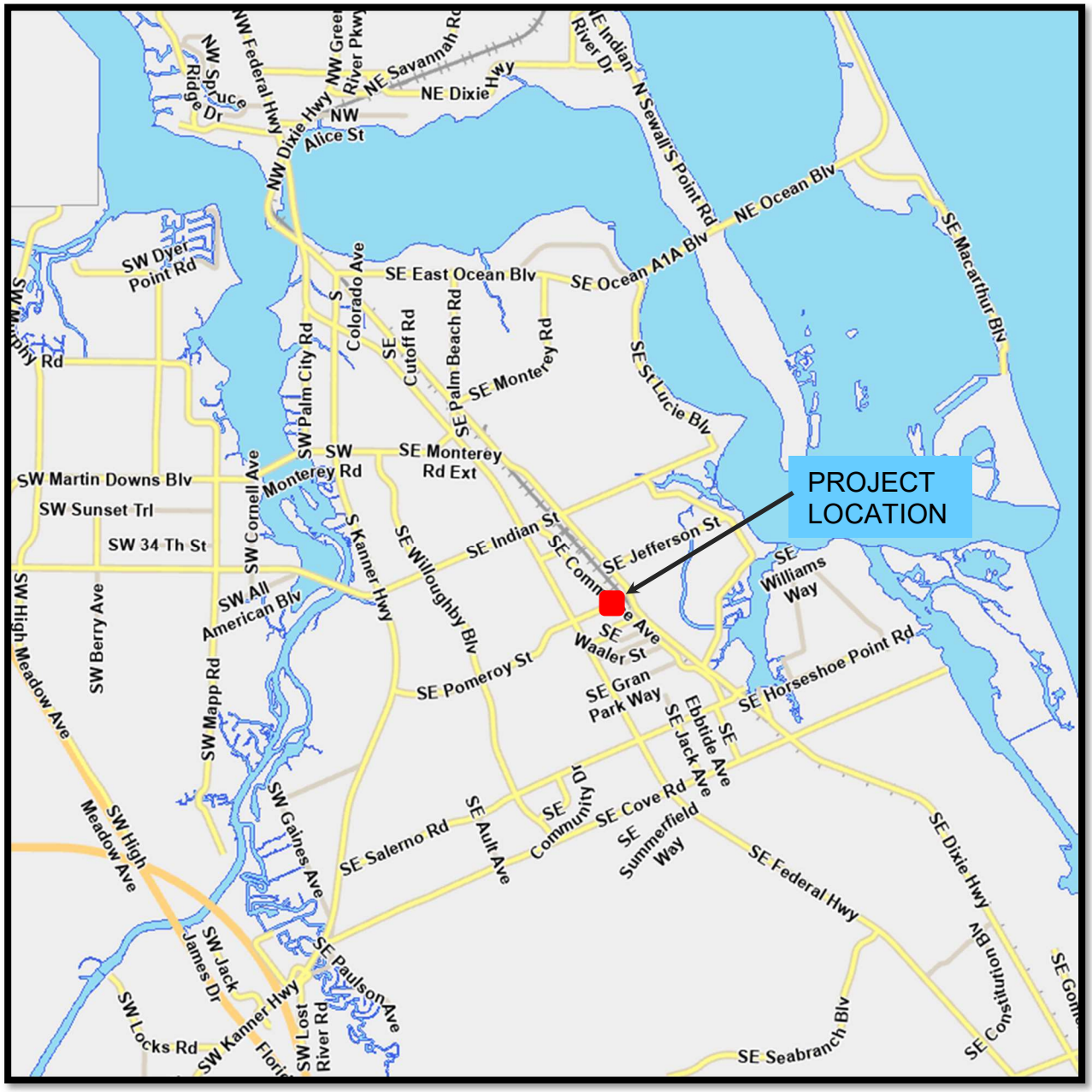
APPENDICES

ITE Trip Generation Reference Sheets
Martin County 2021 Roadway Level of Service Inventory Report
HCS7 Two-Way Stop Controlled Intersection Analysis Reports
Traffic Count Data Table
Revised Site Plan

INTRODUCTION

Giangrande Engineering and Planning (GEP) has prepared this traffic report as part of the administrative amendment application for the Benchmark III project. The 1.45-acre site is located at the southeast corner of SE Commerce Avenue and SE Market Place in Martin County, Florida. The Parcel Identification Number is 08-38-38-41-002-204-00002-8. **Figure 1** below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location



TRIP GENERATION

The peak hour traffic generation for the site is available from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition Web-Based App for General Light Industrial (ITE Code 110). Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Trip Generation

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL											
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Fitted Curve											
Code	Land Use	Ind. Variable	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
110	Light Industrial	21.5 SF	16	2	18	2	11	13	65	66	131

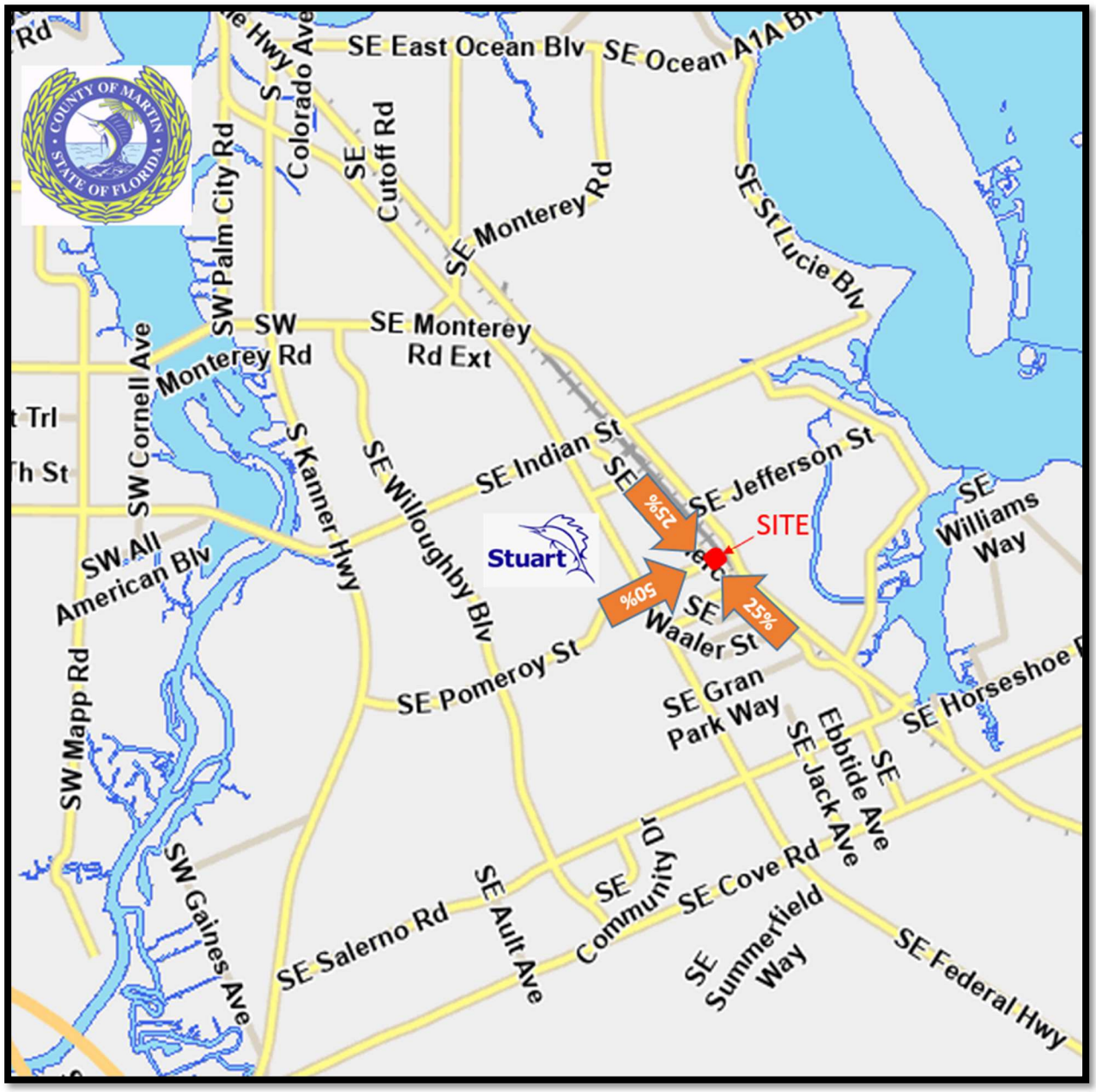
As determined in the calculation table provided above, the greatest peak hour peak direction impact is the AM Entering trips with a total of 16 trips. The equations and plot charts utilized were derived from the trip generation web-based app are provided in the appendix of this report for reference.

TRIP DISTRIBUTION

The distribution of trips generally assumes that 50% of the traffic generated will enter from the west via SE Market Place Drive. The remaining 50% will enter north / south via SE Commerce Avenue.

The development of the trip distributions from the site to the were based on the close proximity to major roadways such as Indian Street and Salerno Road. ***Figure 2*** (next page) is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the study area.

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2026, have been calculated using the annual growth percentages given in the Martin County Roadway Level of Service Inventory Report (2021) and shown in ***Table 2*** (next page). The applicable pages of the LOS Report can be found in the appendix.

Table 2 – Build-out Calculation

Segment Number	Road Name	From	To	Type	2021 AADT	2021 PH (dir) Existing	Annual Growth
1	Commerce Ave (SB)	Market Place	Site	2-ln	5,946	390	0.50%
2	Commerce Ave (SB)	Indian Street	Market Place	2-ln	5,946	390	0.50%
3	Commerce Ave (NB)	Monroe Street	Site	2-ln	5,946	390	0.70%
4	Market Place (EB)	SR-5	Commerce Ave	2-ln	5,192	266	3.80%

2026 PH (dir) Growth	Project Assign.	Project Trips	2026 PH (dir) Build-out	Service Volume	Project % of Service	2% Test	Concurrency Test
404	75%	12	416	750	1.6%	15	OK
404	25%	4	408	750	0.5%	15	OK
404	25%	4	408	750	0.5%	15	OK
321	50%	8	329	750	1.1%	15	OK

CONCURRENCY REQUIREMENTS

Martin County traffic criteria set forth in Section 5.64.C.5 provides the basis for distribution up to a 2% impact which occurs for the site on the first directly accessed road SE Commerce Avenue. Included in the ordinance are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2021 growth trips to determine build-out trips. ***Table 2*** (above) is provided to show that concurrency has been satisfied as the road segments will be below capacity in the 2026 build-out year.

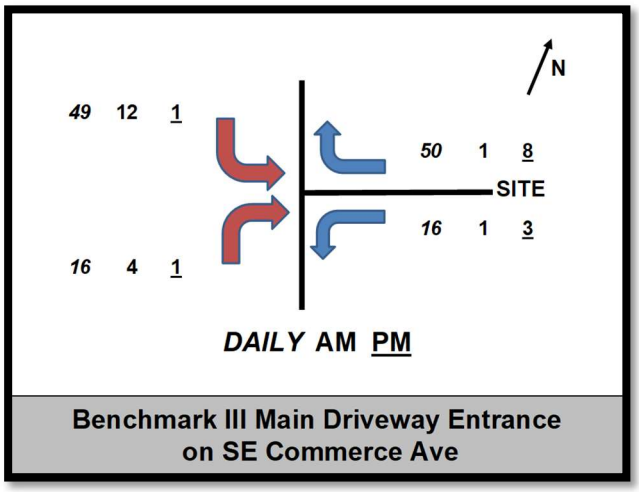
PROJECT ACCESS

The site is located 100-feet south of the intersection of SE Market Place. The site proposes to have one driveway directly across from an existing driveway. It will provide full access to Commerce Avenue. Since the value of distributed trips are found to be insignificant, they are not expected to impact any traffic operations. Sufficient driveway queue length (80 feet/4 cars) will be provided on site, see the attached revised ***Site Plan***. Turning movements from the site driveway provided in the ***Figure 3*** (next page) represent peak hour traffic volumes at the site driveway.

TURN LANE EVALUATION

An evaluation to determine the need for a dedicated left/right turn lanes for the main entrance was performed. Referencing the latest 2019 FDOT Access Management Guidebook the site matches a category that will generate less than 200 daily trips and less than 20 trips per hour, which based on the surrounding context of SE Commerce Avenue, dedicated turn lanes at the site entrance are not found to be necessary for this project. The current level of service is not anticipated to be impacted and the adjacent road will not benefit from the inclusion of auxiliary lanes.

Figure 3 – Driveway Turning Movements



INTERSECTION ANALYSIS

The intersection of SE Market Place and SE Commerce Avenue was analyzed utilizing present-day peak hour turning movement traffic counts and the project trips to determine the impact upon the intersection level of service. The following ***Table 3*** (below) provides the results for the computation which are found to be a negligible 0.4 sec/veh difference in Control Delay and a continued acceptable Level of Service. The complete HCS7 output reports are provided in the appendix for reference.

Table 3 – Intersection Analysis

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL				
Intersection Level of Service and Delay Analysis				
	Existing Traffic		Post Development	
	Market Place	Commerce Ave	Market Place	Commerce Ave
95% Queue Length (veh)	1.2	0.5	1.2	0.5
Control Delay (sec/veh)	24.7	8.6	25.1	8.7
Level of Service (LOS)	C	A	D	A
Approach Delay (sec/veh)	15.7	3.2	15.8	3.2
Approach LOS	C	A	C	A

CONCLUSION

Based on this traffic analysis, concurrency is requested since the proposed development is not expected to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no need for mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is predicted to generate.

APPENDIX

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

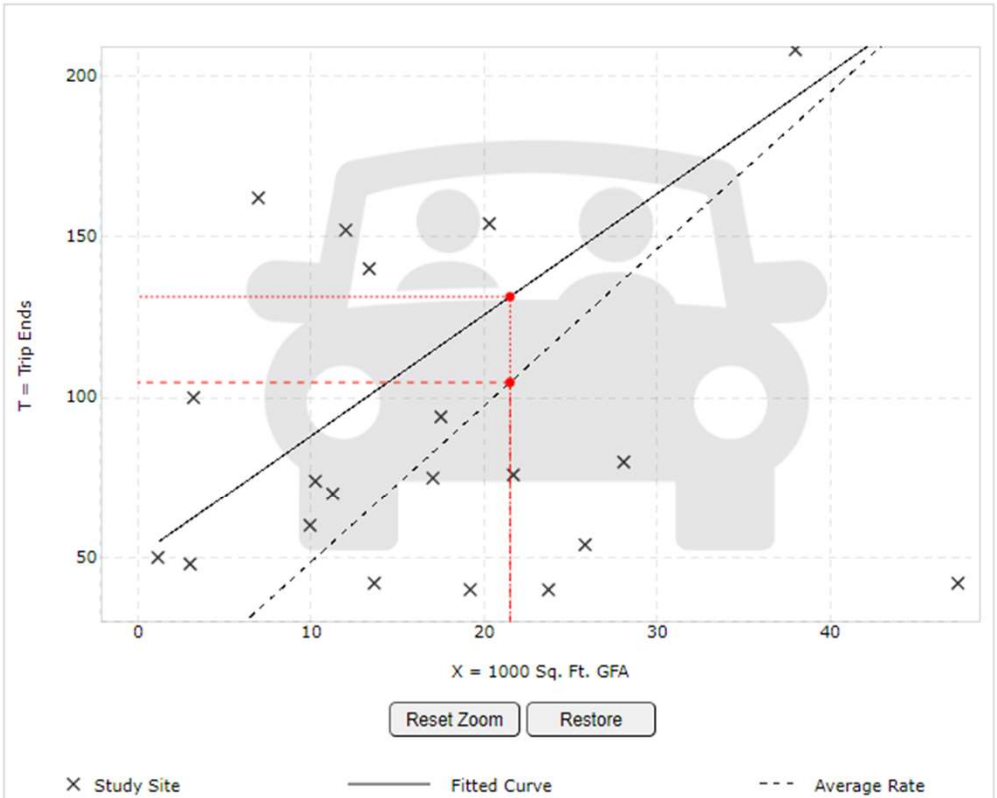
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
37

Avg. 1000 Sq. Ft. GFA:
45

Average Rate:
4.87

Range of Rates:
0.34 - 43.86

Standard Deviation:
4.08

Fitted Curve Equation:
T = 3.76(X) + 50.47

R^2:
0.61

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 105 (Total), 52 (Entry), 53 (Exit)
Fitted Curve: 131 (Total), 66 (Entry), 65 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

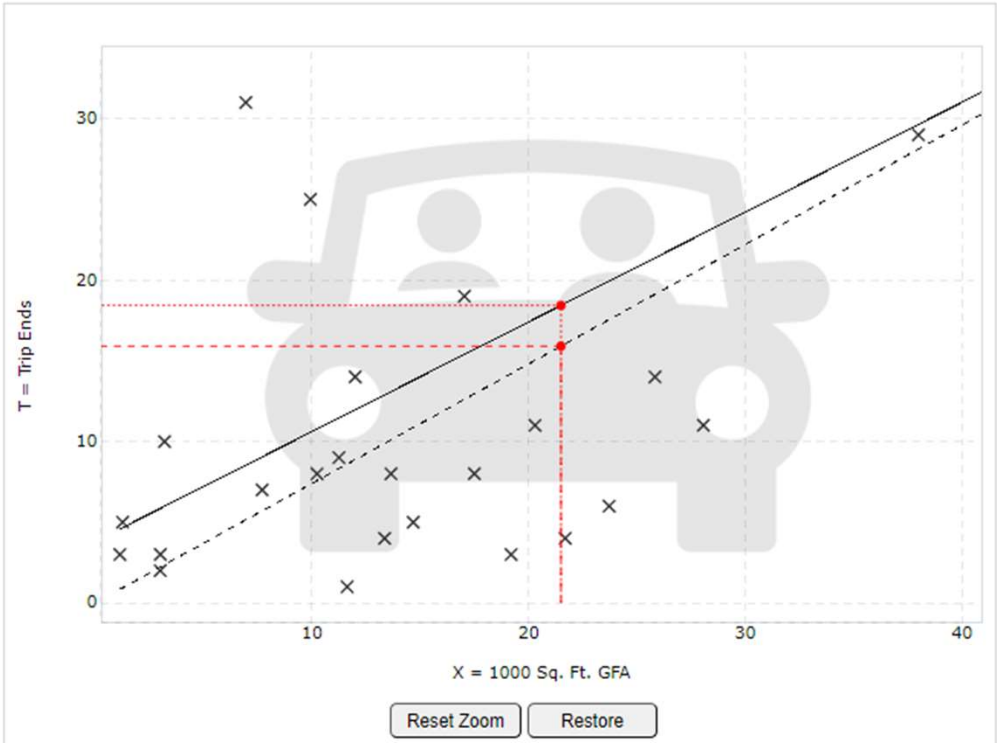
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
41

Avg. 1000 Sq. Ft. GFA:
65

Average Rate:
0.74

Range of Rates:
0.02 - 4.46

Standard Deviation:
0.61

Fitted Curve Equation:
T = 0.68(X) + 3.81

R^2:
0.66

Directional Distribution:
88% entering, 12% exiting

Calculated Trip Ends:
Average Rate: 16 (Total), 14 (Entry), 2 (Exit)
Fitted Curve: 18 (Total), 16 (Entry), 2 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

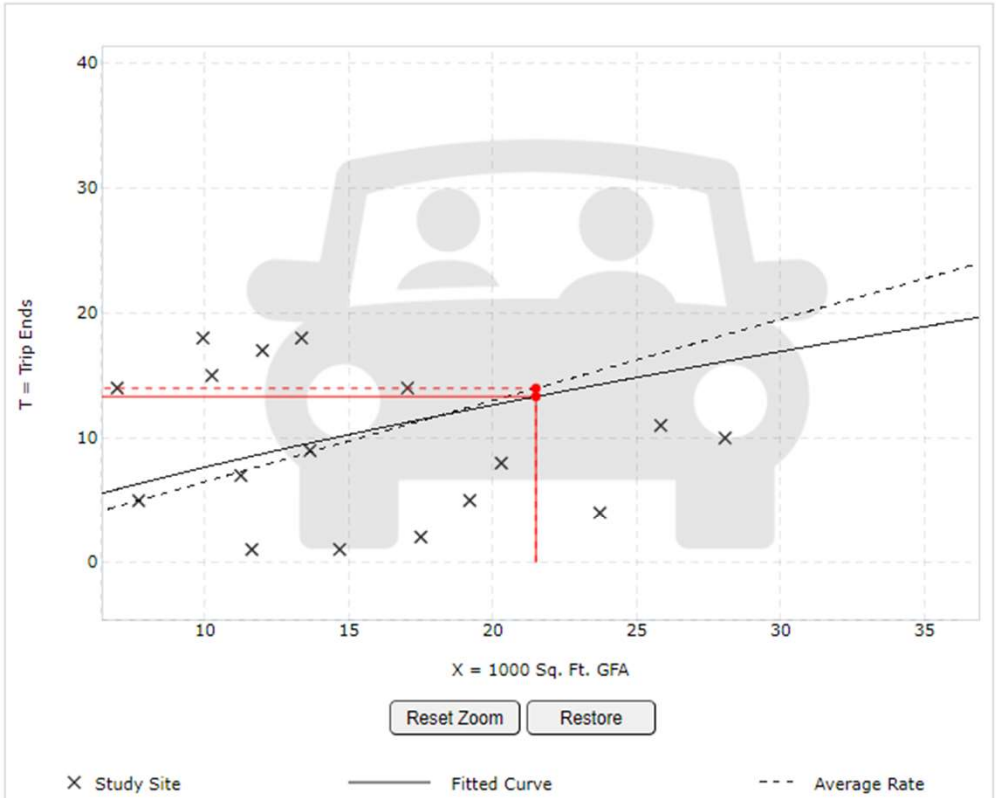
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
40

Avg. 1000 Sq. Ft. GFA:
58

Average Rate:
0.65

Range of Rates:
0.07 - 7.02

Standard Deviation:
0.56

Fitted Curve Equation:
Ln(T) = 0.72 Ln(X) + 0.38

R^2:
0.55

Directional Distribution:
14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 14 (Total), 2 (Entry), 12 (Exit)
Fitted Curve: 13 (Total), 2 (Entry), 11 (Exit)

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	4,838	233	C	0.9%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,506	182	C	0.6%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,832	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,356	210	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	6,214	510	A/B	6.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	7,672	643	D	5.0%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	5,946	390	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,986	135	C	1.4%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,772	177	C	2.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,750	127	C	1.4%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,725	883	F	0.7%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,299	694	C	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,259	239	C	0.8%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,970	105	A/B	2.7%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,868	114	A/B	1.4%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,801	123	C	2.6%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,965	666	D	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	5,987	272	C	5.3%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	21,151	909	D	1.9%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,355	849	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,923	375	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	30,495	1,644	C	2.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	28,241	1,400	C	1.3%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	24,880	1,258	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	23,644	1,070	C	0.5%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,526	414	D	0.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1160	4,756	267	A/B	3.1%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	5,389	252	C	8.0%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	4,095	245	C	3.7%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	2,598	147	C	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,397	109	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,706	155	C	1.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,635	313	C	5.3%
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,051	231	C	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	4,531	231	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,412	344	C	0.5%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	5,192	266	C	3.8%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	6,177	337	C	0.6%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	2,338	128	C	6.8%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	5,103	304	C	2.3%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	8,442	797	E	1.7%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	9,014	514	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

HCS7 Two-Way Stop-Control Report

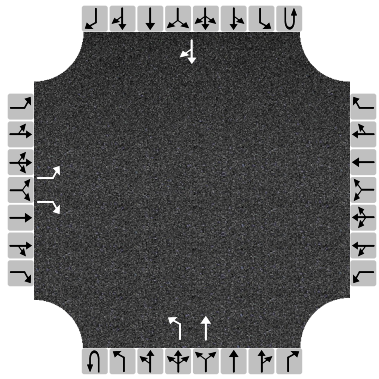
General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour (PRE)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

Intersection	Market Place/Commerce Ave
Jurisdiction	Martin County
East/West Street	SE Market Place
North/South Street	SE Commerce Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		155						147	244				267	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		168						160						
Capacity, c (veh/h)		254		694						1151						
v/c Ratio		0.28		0.24						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		24.7		11.8						8.6						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)		15.7								3.2						
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
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Time Analyzed	AM Peak Hour (POST)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

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Jurisdiction	Martin County
East/West Street	SE Market Place
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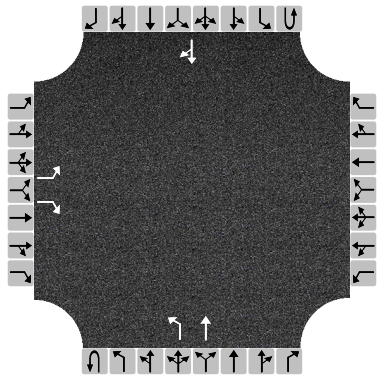
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		163						147	248				271	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		177						160						
Capacity, c (veh/h)		251		691						1146						
v/c Ratio		0.29		0.26						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		25.1		12.0						8.7						
Level of Service, LOS		D		B						A						
Approach Delay (s/veh)		15.8								3.2						
Approach LOS		C														

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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SUMMARY OF VEHICLE MOVEMENTS

FORM 750-020-02
TRAFFIC ENGINEERING
07/99

LOCATION: SE MARKET PLACE AND SE COMMERCE AVENUE

COUNTY: MARTIN

CITY: STUART

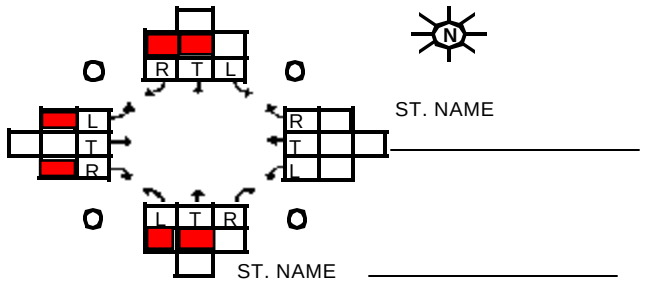
OBSERVER: DANIEL

DATE: 3/21/2023 AM PEAK HOUR

WEATHER: SUNNY

ROAD CONDITION:

REMARKS:



VEHICLE MOVEMENTS

TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
8:00	43	61	0	0	70	22	16	0	41	0	0	0
8:15	39	67	0	0	60	27	13	0	41	0	0	0
8:30	34	71	0	0	77	24	24	0	42	0	0	0
8:45	31	45	0	0	60	29	13	0	31	0	0	0
TOTAL	147	244	0	0	267	102	66	0	155	0	0	0
TOTAL												
TOTAL												
TOTAL												

RECYCLED PAPER

Location Map



Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	38-38-41-002-204-00002-8		
ZONING	M-2		
FUTURE LAND USE	INDUSTRIAL		
EXISTING LAND USE	VACANT INDUSTRIAL		
PROPOSED USE	INDUSTRIAL		
	SF	**AC**	**%**
TOTAL SITE AREA	63,368	1.45	100.00%
IMPERVIOUS AREA	**41,868**	**0.961**	**66.07%**
BUILDING	21,446	0.49	33.8%
VEHICULAR USE AREA	17,133	0.39	27.0%
CONCRETE, WALKS, RAMPS, ETC…	3,289	0.08	5.2%
PERVIOUS AREA	**21,500**	**0.494**	**33.93%**
LANDSCAPE BUFFERS / OPEN SPACE	21,500	0.494	33.9%
PARKING	**REQ.**	**PROVIDED**	
(1/ 1000 SF FLOOR AREA)	21	23	
ADA ACCESSIBLE SPACES	1	2	

General Notes

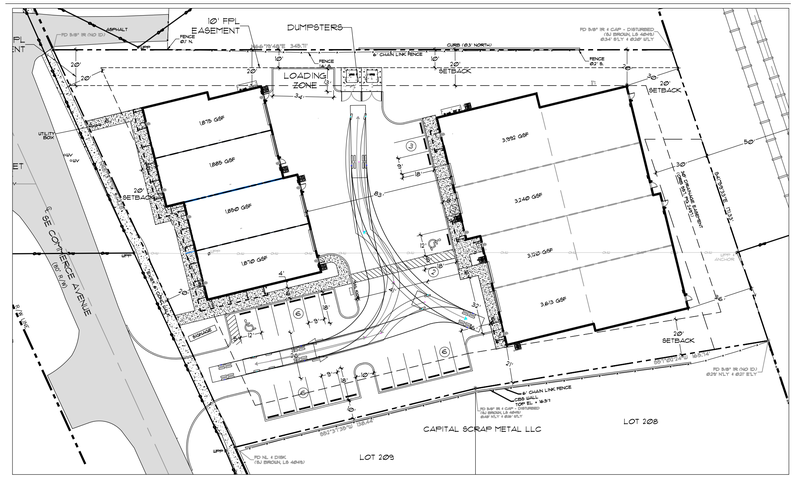
1. All signs shall meet City of Stuart Land Developement Regulations.
2. All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the City.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.
19. Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with Martin County ordinances."
20. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
21. Refer to the architectural drawings for all building dimensions.
22. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
23. New earthwork shall blend smoothly into existing grade.
24. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
25. Contractor shall provide irrigation to, and drainage from all planters.
26. Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.

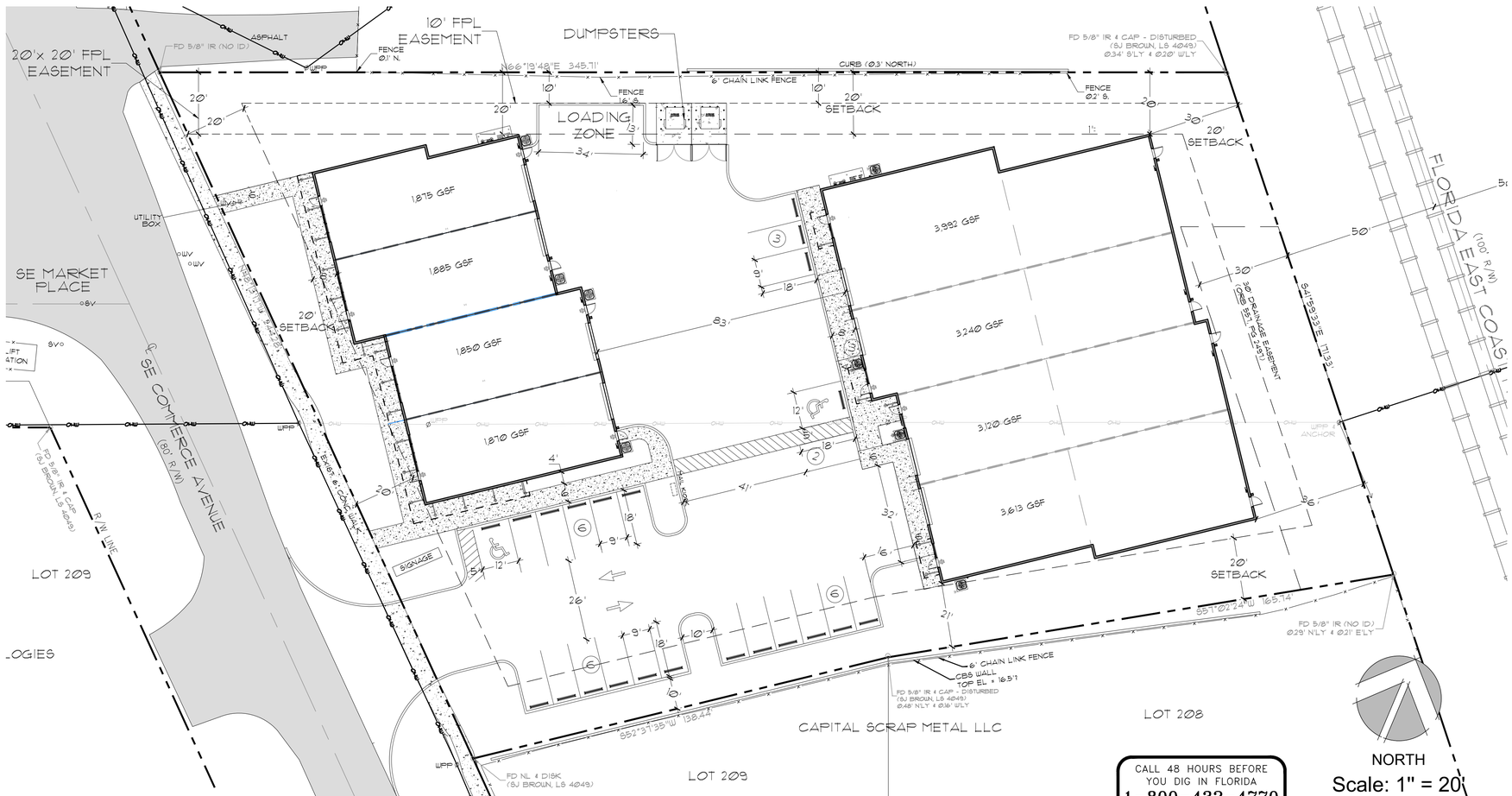
Drainage Notes

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.

Auto Turn Exhibit - 42' Garbage Truck

Scale: 1"=40'





McCarty & Associates

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE-SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	7/16/2021
7/20/2021 8/24/2021 12/7/2021	
3/23/2022 revised buildings & sp	
4/25/2022 revised buildings & sp	
6/17/2022 revised sp	
8/1/2022 revised sp, new arch	

S-1

City of Stuart

Development Department
121 SW Flagler Ave. Stuart Fl. 34994
Phone: 772.288.53

VIA MAIL AND EMAIL

December 7, 2022

Don Donaldson
County Administrator
Martin County Administer Center
2401 SE Monterey Road
Stuart, FL 34996

RE: Proposed Voluntary Annexation – City of Stuart
Benchmark III – City of Stuart Project No. Z22080003

Dear Mr. Donaldson,

In accordance with the City of Stuart Comprehensive Plan Intergovernmental Coordination Element Policy A8.13, please find enclosed proposal for the City to annex +/- 1.44-acres of vacant land within the City of Stuart.

As part of the application, the city proposes to assign a Future Land Use of Industrial and a Zoning of (IPUD) Industrial Planned Unit Development.

At this time, no public hearings have been scheduled. If possible, please review and submit any comments by Wednesday, December 21, 2022.

If you have any questions or comments, please call me at (772) 288-5328 or email: jnetwick@ci.stuart.fl.us.

Sincerely,

Jodi Nentwick-Kugler
Development Director

cc: Paul Schilling, Growth Management Director
Sarah Woods, County Attorney

City of Stuart

Development Department
121 SW Flagler Ave. Stuart FL 34994
Phone: (772) 600-1255

Monday, June 12, 2023

Re: Petition for Voluntary Annexation
PCN: 38-38-41-002-204-00002-8

Martin County Board of County Commissioners:

This notice is regarding a posted publication in the local newspaper for a petition for Voluntary Annexation of the above referenced parcel of land, from the jurisdiction of Unincorporated Martin County into the jurisdiction of the City of Stuart.

Please find the attached ad scheduled to be published in the local newspaper at least once a week for two (2) consecutive weeks prior to the final adoption hearing scheduled before the City of Stuart City Commission on Monday, July 24, 2023, beginning at 5:30PM, or soon thereafter. The first public hearing before the City Commission is scheduled for Monday, June 26, 2023, beginning at 5:30PM, for a first reading.

If you have any questions or concerns, please feel free to contact me at (772) 600-1268 or by email: KMccrain@ci.stuart.fl.us.

Respectfully,

Kristopher McCrain

Kristopher McCrain, Principal Planner
City of Stuart, Development Department

Attachment: Voluntary Annexation Ad Publication

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18-point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

NOTICE OF PUBLIC HEARING
CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

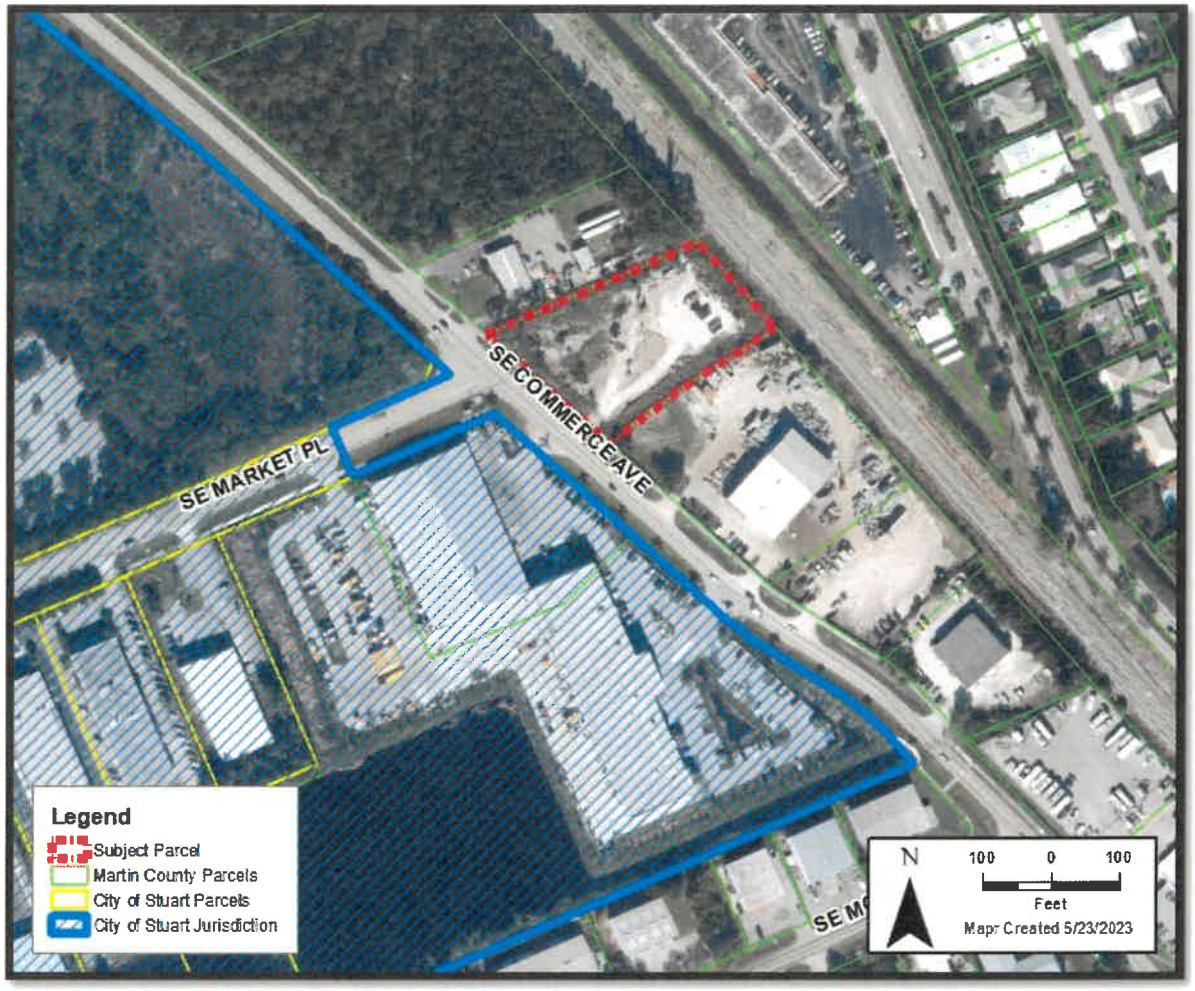
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

City of Stuart
Developement Dept.
C/o Kristopher Mccrain
121 SW Flagler Ave.
Stuart, FL. 34994

CERTIFIED MAIL®

7015 3010 0000 0345 9781

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

7015 3010 0000 0345 9781

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
Martin Canty Board of Canty Commissioners
Street and Apt. No., or PO Box No.
2401 SE Monterey Road
City, State, ZIP+4®
Stuart FL 34996

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

May 26, 2023

City of Stuart Development Department
121 SW Flagler Ave
Stuart, FL 34994

Re: Property located on the east side of SE Commerce Avenue, north of SE Market Place (Parcel ID #: 38-38-41-002-204-00002-8)

Mr. Mc Crain,

This letter serves to state the City of Stuart Fire Rescue Department has no objection to the Benchmark III Annexation. This letter should not be construed as a commitment on behalf of the City to provide such additional services to the property until such time final design plans have been reviewed and approved.

Should you have any questions or require any additional information, please contact me.

Respectfully,

Vince Felicione
Fire Chief

City of Stuart

Peter Kunen P.E. | Utilities & Engineering Director
121 SW Flagler Ave. Stuart Fl. 34994
Phone: 772.288-5332

May 30, 2023

Kristopher McCrain
Principal Planner
City of Stuart Development Dept.
121 SW Flagler Ave., Stuart, Florida 34994

Re: PCN #38-38-41-002-204-00002-8 (3951 SE Commerce Ave. IPUD #Z22080004)

Dear Mr. McCrain,

The proposed rezoning has been considered. The City of Stuart will be providing sanitation service to Parcel #38-38-41-002-204-00002-8 in Stuart, Florida

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

Peter Kunen, P.E.
Utilities & Engineering Dept. Director

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

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18-point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

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AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

DeSantis

Continued from Page 12A

victory and subsequent bending of the Florida Legislature to his will.

DeSantis posted a landslide victory over a vastly under-resourced challenger and a Democratic Party that had spent a generation self-destructing, said Newsom.

"You really have to ask was his reelection truly a mandate of Florida voters," said Newsom, who is also the director of the College's Center for Civic Learning and Community Engagement.

"The reach of his political posturing hadn't been revealed in that campaign. He hadn't yet waged a scorched earth campaign against Disney. He hadn't stripped schools of diversity, equity, and inclusion. The NAACP and ACLU hadn't issued travel advisories for people of color. And most Floridians didn't understand how he's reduced transparency and we now do government business in the shadows and not the sunshine," said Newsom.

The talk of Tallahassee

Whether DeSantis' policies will earn him his party's nomination for president next year or land him back in Tallahassee as a lame duck is the talk of Tallahassee.

A recent Friday morning WFLA radio, where Tallahassee conservatives tend to gather, took calls for nearly an hour on whether DeSantis should remain in Tallahassee or move on and up to Washington.

Listeners waited on hold for nearly 20 minutes to join the discussion, according to the show's producer.

"Surprising to me were the numbers who believe it serves them, and the State of Florida, for Gov. DeSantis to serve out his second term. I would say the consensus was for him to serve until 2026, then run for the White House in 2028. The overwhelming majority think he is an exceptional executive for Florida and think he would be a great president," said host Preston Scott.

The discussion is ongoing in social media and can be heard in coffee shops and restaurants.

Barbara DeVane, a former high school teacher and longtime lobbyist for the National Organization for Women, vehemently disagrees with DeSantis on healthcare and education policies.

Like the WFLA listeners, she wishes he wasn't a candidate in 2024.

"However, since Gov. DeSantis has fantasies of being president, it's great that people are getting a firsthand account of why, I believe, voters will see to it that Ron DeSantis will never get near the White House," said DeVane.

James Call is a member of the USA TODAY Network - Florida Capital Bureau. He can be reached at jcall@tallahassee.com. Follow on him Twitter: @Call-Tallahasse

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone 772-288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

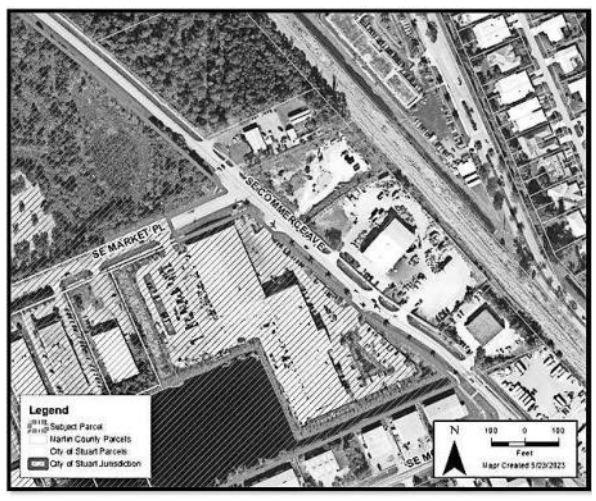
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NO. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

TR-GCI1072370-01

KOHLER. Walk-In Bath Sale

OFFER EXPIRES 7/03/23

LIMITED TIME OFFER

$1,500 OFF*

on your KOHLER Walk-In Bath purchase



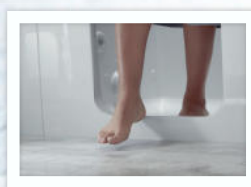
-plus-

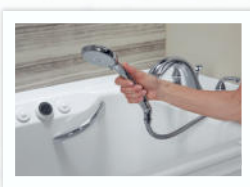
SPECIAL FINANCING OPTIONS AVAILABLE

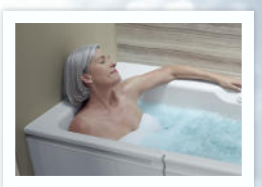
Ask your design consultant about our current financing options!

A SAFE SPA-LIKE EXPERIENCE FROM THE COMFORT OF YOUR OWN HOME

4.8/5 facebook (as of 5/22/2023)


Ultra-Low 3" Step-In


Multifunction Handshower


Bask® Heated Surfaces

HYDROTHERAPY AT HOME

The KOHLER® Walk-In Bath is designed with an ultra-low step-in, extra-wide door and easy-to-grip handrails to help keep you safe and secure as you ease in and out of your bath. Plus, the hydrotherapy and BubbleMassage™ jets create a spa-like experience, massaging your entire body as you soak relieving sore muscles and joints.

CALL TODAY OFFER ENDS SOON

772-206-2809

*New orders only. $1,500 off offer not valid on previous sales or estimates and cannot be combined with other offers. Financing available with approved credit. Other restrictions may apply. See sales rep for details. Offer expires 7/03/23. FL: CBC1265182, CFC1431287

WEST SHORE HOME

TR-GCI1069035-01

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Michael McCarty, 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:

Owner: Commerce Avenue LLC
Project Name: Benchmark III IPUD
Parcel ID Number: 38-38-41-002-204-00001-9

That a copy of the notice was sent by regular U.S. Mail on (6-12-23) 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.

Michael McCarty

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 12th day of JUNE, 2023 By Mike McCarty.

Personally Known OR Produced Identification

Grace A. Warner

Type of Identification Produced:

Notary Public, State of

(Notary Seal)

GRACE A. WARNER
MY COMMISSION # GG 337659
EXPIRES: September 22, 2023
Bonded Thru Notary Public Underwriters

My Commission expires:

Sept. 22, 2023

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 23, 2023

Ownership Search

Prepared For: McCARTHY & ASSOCIATES

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P23-11851IC

THE ATTACHED REPORT IS ISSUED TO McCARTHY & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*
Iris M. Crews

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

Copy Certified

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/l00 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

EXHIBIT "A"

SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Courtesy Copy

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

By:
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____

OR

☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/28/2021

EXHIBIT "A"

Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.

Official Copy

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
38-38-41-002-204-00002-8	35183	SE COMMERCE AVE STUART FL	5/23/23

General Information

Property Owners
COMMERCE AVENUE LLC

Mailing Address
3322 SE GRAN PARK WAY
STUART FL 34997

Tax District
DISTRICT TWO MSTU

Parcel ID
38-38-41-002-204-00002-8

Account Number
35183

Property Address
SE COMMERCE AVE STUART FL

Legal Description
A PORTION OF TRACTS 204, 208 & 209 PLAT ...

Use Code/Property Class
4000 - 4000 Vacant Industrial

Neighborhood
50600 Dixie_Commerce S of Airport

Legal Acres
1.44

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	$ 274,425	$ 0	$ 274,425	$ 32,931	$ 241,494	$ 0	$ 241,494

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
6/28/19

Sale Price
$ 100

Grantor (Seller)
ASBURY 716 LLC

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2763110

Book & Page
3068 2976

Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

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"

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency *(LPA)***
Petitioner:	Commerce Avenue, LLC
Parcel ID Number:	38-38-41-002-204-00001-9 *(+/-1.45-acres)*
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Future Land Use Map Amendment from Industrial *(County)* to Industrial *(City)* and Rezoning from M-2 Industrial *(County)* to IPUD Industrial Planned Unit Development *(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, June 8, 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,

Kristopher McCrain

Kristopher McCrain
Principal Planner
kmccrain@ci.stuart.fl.us

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from Industrial (County) to Industrial (City), and Rezoning from M-2/Industrial (County) to Industrial PUD (City), to develop +/- 21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive
lan Amendment from Industrial (County) to Industrial (City), and Rezoning
from M-2/Industrial (County) to Industrial PUD (City), to develop +/-
21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING
ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
PUD REZONING REQUEST
Project Name: Benchmark II PUD

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Kristopher McCrain

Title of Item:
A REQUEST BY COMMERCE AVENUE, LLC, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS AN INFORMATIONAL ITEM ONLY - NO ACTION IS REQUIRED)

ORDINANCE No. 2518-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.45-ACRE PARCEL FROM THE FUTURE LAND USE OF INDUSTRIAL (COUNTY) TO THE FUTURE LAND USE OF INDUSTRIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Commerce Avenue, LLC, is seeking a future land use designation for property that was designated as Industrial by Martin County. Based upon an evaluation of the criteria set forth in the Florida Statutes, the land use being sought is Industrial (*City*), for +/-1.45-acres of vacant land. The City of Stuart Industrial Land Use is compatible with the adjacent properties. The City must designate a City land use for all property located within its boundaries and can not use County Land Uses because they are not included in the City Comprehensive Plan.

On June 8, 2023, the Local Planning Agency *(LPA)* held a public hearing and voted to forward a recommendation to the City Commissio9n for the approval of the Comprehensive Plan Future Land Use Map Amendment, to assign the Industrial Future Land Use designation within the City of Stuart's jurisdiction.

Funding Source:
N/A

Recommended Action:
Staff has reviewed the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment and has determined that it conforms to the Standards of Review as set forth in Section 11.01.07 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

This item is informational only. There is no action by the City Commission until the Adoption of the Voluntary Annexation which is scheduled for the July 24th City Commission meeting.

ATTACHMENTS:
1. Ordinance No.: 2518-20023
2. Staff Report
3. Application Packet
4. Development Plan Packet

5. Traffic Impact Analysis
6. Boundary Survey
7. Public Notice Packet

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2518-2023

* * * * *

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR A 1.45-ACRE PARCEL FROM THE FUTURE LAND USE OF INDUSTRIAL (COUNTY) TO THE FUTURE LAND USE OF INDUSTRIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management Plan as mandated by the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated the Future Land Use of this property as Industrial; and

WHEREAS, on May 26, 2023, an application was submitted to the City of Stuart for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to reassign the Industrial (County) Future Land Use to the Industrial (City) Future Land Use designation; and

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WHEREAS, the Local Planning Agency (LPA) board held a properly noticed hearing at a regularly scheduled meeting on June 8, 2023, to consider the applicant's request and voted to 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 Commerce Avenue, LLC (applicant) representing for a 1.45-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to reassign the Future Land Use designation for said land; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use designation assignment, 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;

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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 "Industrial".

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

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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 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 sixty (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.

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PASSED on first reading the ___ day of _____ 2023.

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

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

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

ATTEST:

_____ _____

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

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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 MAP 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: _____

Commerce Avenue, LLC

By: _____

Gregory A. Hale, Manager

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OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by Gregory A. Hale, Manager of Commerce Avenue, 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 _____, 2023 by Troy McDonald, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____as identification.

(Notary Seal)

_____

Signature of Notary Public

Printed Name: _____

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EXHIBIT A – LEGAL DESCRIPTION

THE SOUTHERLY 50 FEET OF TRACT 204 LYING EAST OF S.E. COMMERCE AVENUE AND WEST OF THE FLORIDA EAST COAST RAILWAY; AND A PORTION OF TRACTS 208 AND 209, OF REVISED PLAT OF PORT SEWALL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH ABANDONED 50 FOOT ROAD KNOWN AS S.E. MARKET PLACE, ABUTTING TRACT 204 ON THE SOUTH AND TRACTS 208 AND 209 ON THE NORTH AS DESCRIBED IN RESIOLUTION 82-9.22 RECORDED IN OOFFICIAL RECORDS BOOK 554, PAGE 1527.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF TRACT 209 AND THE EASTERLY RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N48°14’09”W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 109.94 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHERLY 50 FEET OF TRACT 204; THENCE N66°18’56”E ALONG SAID NORTH LINE, A DISTANCE OF 345.71 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE S42°00’25”E A DISTANCE OF 171.33 FEET ALONG SAID WEST RIGHT-OF-WAY; THENCE S57°01’32”W, A DISTANCE OF 165.74 FEET; THENCE S52°36’43”W, A DISTANCE OF 138.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF S.E. COMMERCE AVENUE; THENCE N48°14’09”W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 134.34 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. No.: 38-38-41-002-204-00002-8

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EXHIBIT "B" – LOCATION MAP



City of Stuart

TO: City Commission

FROM: Kris McCrain, Principal Planner

MEETING DATE: Monday, June 26, 2023

SUBJECT: Benchmark III
Small-Scale Future Land Use Map Amendment *(Project #: Z23050008)*

AGENDA REQUEST:

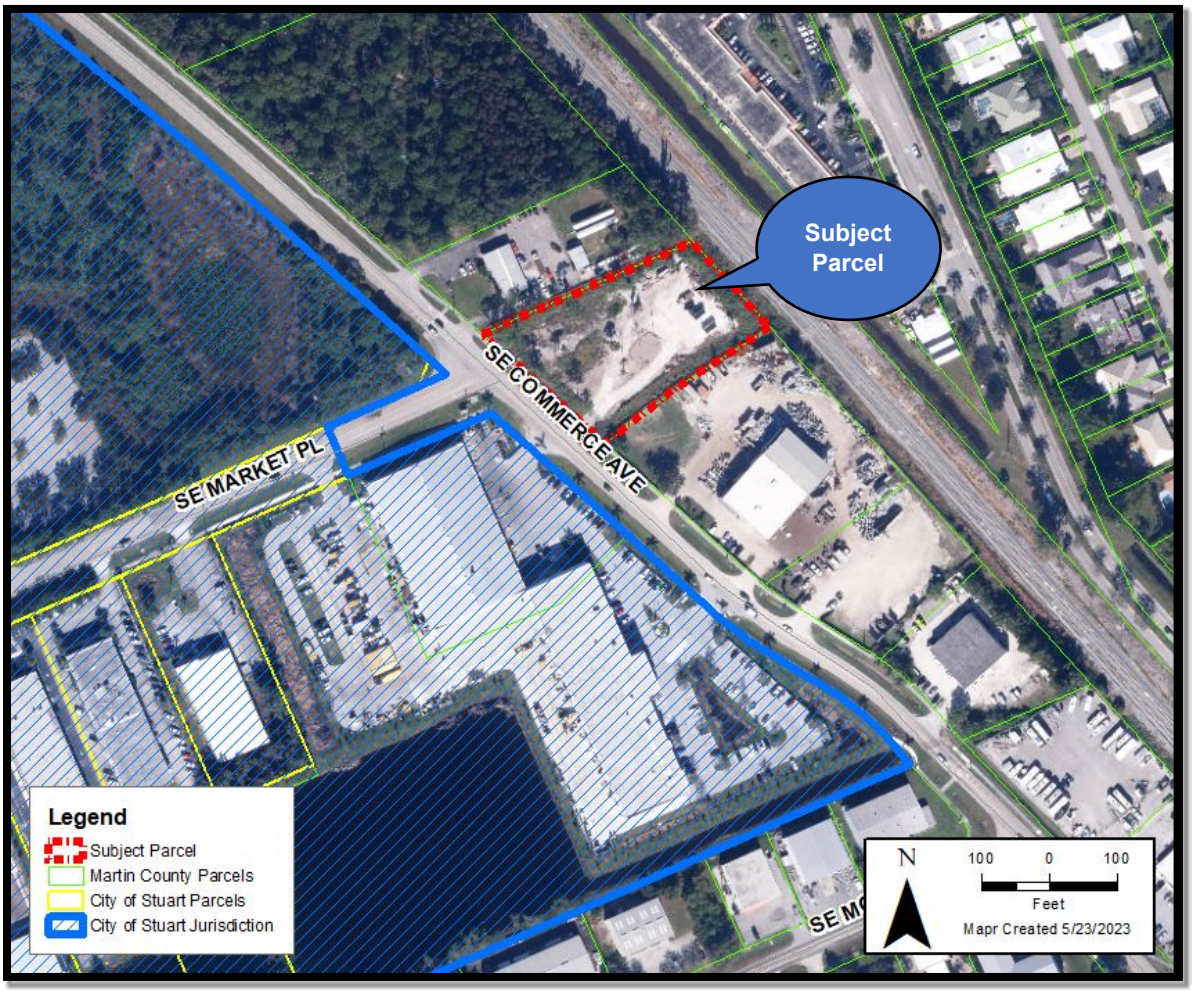
This is a request from the property owner, Commerce Avenue, LLC, to consider a petition for Small-Scale Future Land Use Amendment from the Industrial (*County*) to Industrial (*City*), for +/-1.45-acres of vacant land located within the jurisdiction of unincorporated Martin County.

GENERAL INFORMATION:

Property Owner/Applicant:	Gregory A. Hale Commerce Avenue, LLC 3322 SE Gran Park Way Stuart, FL 34997
Agent/Agent of Record:	Michael McCarty McCarty & Associates Land Planning & Design, LLC 309 SE Osceola Street Stuart, FL 34994
Location:	TBD - SE Commerce Avenue, Stuart, FL 34997
Parcel ID#:	38-38-41-002-204-00002-8
Parcel Size:	+/-1.45-acres
Existing Future Land Use:	Industrial (*County*)
Proposed Future Land Use:	Industrial (*City*)
Existing Zoning:	M-2: Industrial (*County*)
Proposed Zoning:	IPUD: Industrial Planned Unit Development (*City*)
Existing Use:	Vacant
Proposed Use:	Industrial Planned Unit Development

BACKGROUND

McCarty & Associates Land Planning & Design, LLC, submitted petitions on behalf of Commerce Avenue, LLC, for a Voluntary Annexation to incorporate the +/-1.45-acre parcel from unincorporated Martin County to City of Stuart jurisdiction, a Small-Scale Comprehensive Plan Amendment to amend the Future Land Use category from the Industrial (*County*) to Industrial (*City*), and a IPUD Rezone petition to redesignate the subject property from (*M-2*) Industrial (*County*) to the (*IPUD*) Industrial Planned Unit Development (*City*) Zoning Designation and approval for a final Industrial Planned Unit Development Site Plan, for a project to be known as Benchmark III IPUD.



LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of Industrial *(IND)*, and a County Zoning Designation of Industrial *(M-2)*. The subject property is currently vacant and located on the east side of SE Commerce Avenue. The site is bounded by City of Stuart to the west. The existing uses, Zoning Districts, and Future Land Use designations of the adjacent properties are summarized in Table 1 below.

Table 1. Existing Use, Zoning and Land-Use Designations

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		M-2: Industrial *(County)*	Industrial *(County)*	Vacant
Adjacent Parcels	**North**	M-2: Industrial *(County)*	Industrial *(County)*	Kauff's Towing & Recovery
	South	M-2: Industrial *(County)*	Industrial *(County)*	Salvage Yard
	East	Right-of-Way *(County)*	Right-of-Way *(County)*	Florida East Coast Railroad Right-of-Way
	West	CPUD: Commercial Planned Unit Development *(City)* & IPUD: Industrial Planned Unit Development *(City)*	Commercial (City) & Industrial *(City)*	Wal Mart, Waterblasting, LLC, S.E. Commerce Avenue & S.E. Market Place Rights-of-Way

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW AS SET FORTH IN THE LAND DEVELOPMENT CODE SECTION 11.01.07

Staff has completed a review of the Small-Scale Comprehensive Plan Future Land Use Map Amendment application based on the criteria included in Land Development Code *(LDC)* Section 11.01.07(*G*) and provided a detailed analysis based on the specific and applicable criteria as follows. The applicant is advised of requirements to follow the necessary public noticing requirements ahead of any scheduling of public hearings before the City Commission.

Specifically, the City Commission shall consider the following criteria:

a. The existing land use pattern

Staff Findings: The subject parcel is located within unincorporated Martin County and is designated by the Industrial Future Land Use. The Small-Scale Comprehensive Plan Map Amendment petition seeks to assign the Industrial Future Land Use designation for the subject parcel under the City of Stuart's jurisdiction in order to provide a consistent land use pattern with the surrounding area.

b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications.

Staff Findings: The subject property is currently situated within the jurisdiction of Martin County. The land use designations within the surrounding area are predominantly designated by the Industrial and Commercial land use. This land use assignment will provide a harmonious land use with the surrounding area.

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

Staff Findings: The proposed Industrial land use assignment with the City of Stuart is consistent with the existing Industrial land use governed by Martin County and would not provide for an increase in residential density, as the Industrial land use does not provide for any possible residential density credits. The subject property is located within an established urban area, with access to utilities and roadway infrastructure. Review comments received from the City/County Utilities & Engineering Departments, Police and Fire Rescue did not identify any concerns with servicing the property and future development.

d. The possible overloading of the city's sewage collection, treatment, and disposal facilities.

Staff Findings: The site is currently provided water and wastewater services by the Martin County Utilities Department. The Martin County Utilities Department has reviewed the concurrently submitted Voluntary Annexation and Rezone, and subject Comprehensive Plan applications and confirmed they are able to continue serving the subject site following annexation into City of Stuart. Sufficient water & wastewater capacity is available to accommodate the maximum build out for the proposed land use amendment and future development.

e. The possible overloading of the city's drainage system.

Staff Findings: The Utilities and Engineering Department has reviewed the proposed development and no issues have been identified regarding the potential overloading of the City's drainage system, as it pertains to the voluntary annexation, land use assignment, or rezone petitions. Analysis will be completed during site development and permitting, including civil and site plan review for on-site and off-site drainage. Final engineering review will be completed during site permitting with the City of Stuart Building Department.

f. The existing classification boundaries in relation to existing conditions on the subject property.

Staff Findings: Existing conditions on the subject property are that of a previous industrial operation. The proposed annexation and subsequent land use and zoning assignments will allow for an effective reuse of the subject parcel with uses afforded to lands designated Industrial within the boundary of the City of Stuart. The

future development of the property will provide improvements to the vacant/cleared industrial land where industrial-based uses are already established.

g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate.

Staff Findings: The previous use on the property is unknown at this time but appeared to be industrial in nature, according to past Google areal map searches. The site is currently located within the jurisdiction of unincorporated Martin County and as part of the parent petition for Voluntary Annexation, the execution of a Small-Scale Comprehensive Plan Future Land Use Map Amendment is necessary to assign a compatible land use with the City of Stuart. Accommodating a Small-Scale Future Land Use Map Amendment from Industrial (County) to Industrial (City) is consistent with the existing conditions and Future Land Use map patterns of established use categories within the area.

h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: The property is currently designated by the Industrial Future Land Use within the jurisdiction of unincorporated Martin County. The proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment will provide a similar Industrial land use designation with the City of Stuart and provide for a consistent land use pattern with the surrounding area.

i. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: Not applicable as per the distance and separation between established property boundaries. A photometric lighting plan has been submitted by the applicant and was reviewed by staff as part of the proposed site development plan.

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: The proposed amendment does not deviate from the existing Industrial land use designation. A land use amendment to accommodate Industrial uses is consistent with the existing Industrial land use for unincorporated Martin County.

k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations; and

Staff Findings: The proposed amendment is consistent with the surrounding industrial properties to the north, south, and west. The use is also consistent with the Goals, Objectives, and Policies of the Comprehensive Plan pertaining to the retention and expansion of industrial based uses and encourages additional employment generating uses.

l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

Staff Findings: Although the site is currently located within the jurisdiction of the unincorporated Martin County, the properties to the west are situated within the City of Stuart's municipal boundaries. These adjacent properties to the west are designated by the Industrial and Commercial Future Land Use designations. Other properties to the north and south located within Martin County's jurisdiction are also designated by industrial and commercial land uses.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed Small-Scale Comprehensive Future Land Use Map Amendment is consistent with the overall Goals, Objectives, and Policies of the City of Stuart Comprehensive Plan.

Goal Statement 1.A: *Maintain and enhance Stuart's quality of life, natural beauty, and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County.*

Objective 1.A.7: *The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land uses shall be more limited than the maximum allowable under the discretion to decide that development is consistent with the City's plan.*

- ***Policy 1.A7.1(E) – Industrial:*** *Land uses, and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*
- ***Policy 1.A7.5****. Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.*

Existing Future Land Use (County):

Policy 4.11B.1. Development review process for industrial development. *The development review process shall ensure that, at a minimum:*

1) *Industrial activities are compatible with surrounding land uses, established or planned development, and natural systems and resources.*
2) *Sites for industrial development are accessible to essential public and private facilities and services at the levels of service adopted in this Plan for transportation, potable water, solid waste, drainage, and sanitary sewer.*
3) *Sites for industrial development are located with convenient access to major road transportation corridors and are encouraged to locate with convenient access to air, water, and rail transportation facilities.*
4) *Sites for industrial development are located with convenient access to the labor supply, raw material sources, energy resources and market areas.*
5) *A need for industrial land use is demonstrated in a County-wide assessment when industrial proposals are considered by the Board of County Commissioners.*

Policy 4.13A.10. Industrial development. *The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly, and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.*

Proposed Future Land Use (City):

Objective 1.A7. - Future Land Use Categories.

E. Industrial: *Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.*

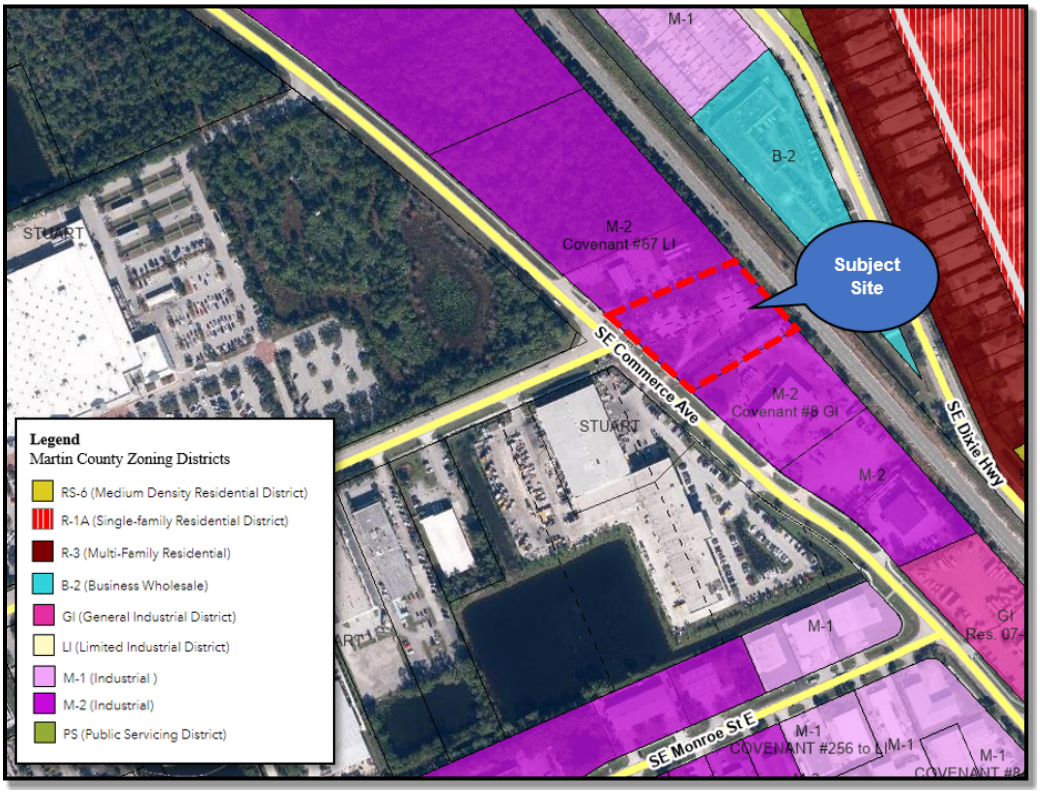
Policy 1.A7.2. *Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element. In order to promote the efficient use of land and to provide an affordable housing stock (Policy 3.A2.6. Housing opportunities), the City's Land Development code shall provide adjustment, through the urban planned unit*

development process, to accommodate smaller residential units and allow smaller housing units to be calculated at 0.5 density per unit for units less than 900 sq. ft and 0.75 density per units for units less than 1,100 sq. ft.

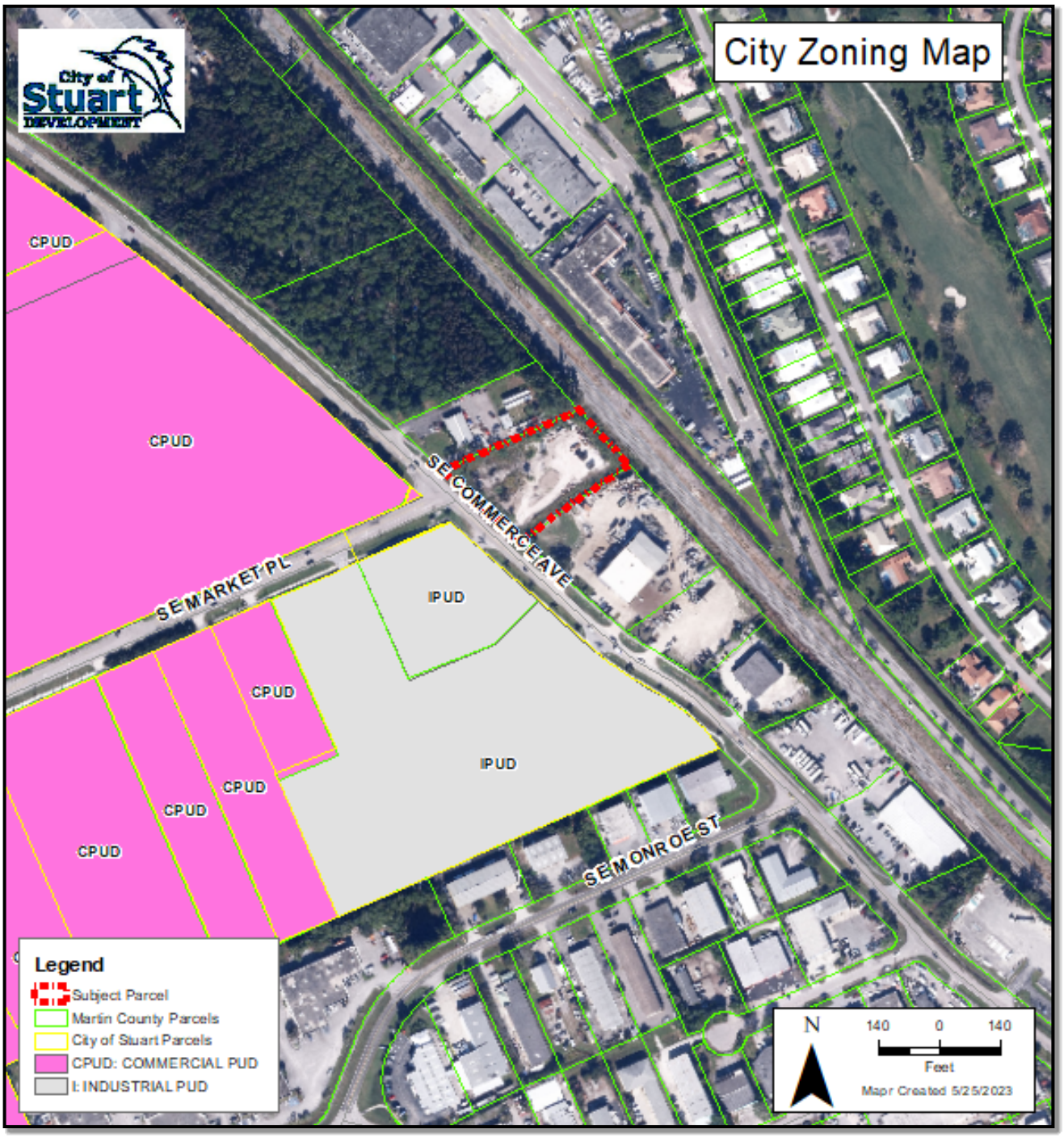
Table of Land Use Densities and Intensities
(City of Stuart Comprehensive Plan – Future Land Use Element)

FLU		Residential			Non-Residential			
			UPUD, RPUD, or Major UCE					
	In/Out CRA	General	Not ALF	ALF	% Residential	General	> 2.0 FAR	% Non-Residential
Industrial	In	None	N/A	N/A	0%	< 3.0 FAR	< 10-acres	100%
	Out	None	N/A	N/A	0%	< 1.0 FAR	N/A	100%

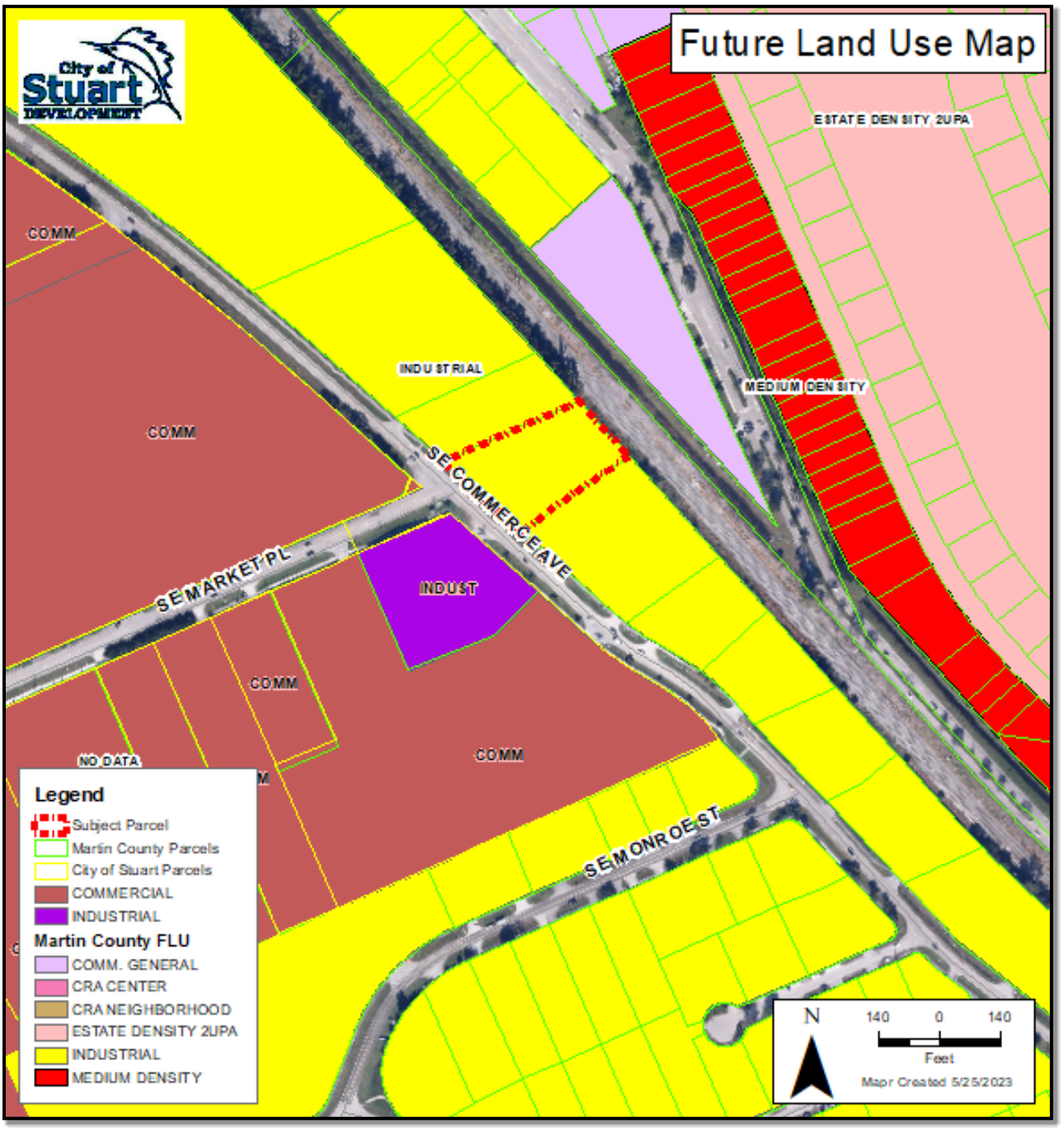
Martin County Zoning Map



City of Stuart Existing Zoning Map



City of Stuart & Martin County Existing Future Land Use Map



LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

On June 8, 2023, the Local Planning Agency *(LPA)* held a public hearing and voted to forward a recommendation to the City Commissio9n for the approval of the Comprehensive Plan Future Land Use Map Amendment, to assign the Industrial Future Land Use designation within the City of Stuart's jurisdiction.

PUBLIC NOTIFICATION

On June 12, 2023, the applicant provided notification letters to eight *(8)* owners of property located within 300 feet of the proposed petitions, an advertisement was displayed in TC Palm Newspaper, and one *(1)* public notification sign detailing the City Commission Public Hearings was posted on the subject parcel.

STAFF RECOMMENDATION

Staff has reviewed the Small-Scale Comprehensive Plan Future Land Use Map Amendment and has determined that it conforms to the Standards of Review as set forth in Section 11.01.07 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends the City Commission grant approval for the Small-Scale Comprehensive Plan Future Land Use Map Amendment, via Ordinance No. 2518-2023.

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# Z23050008
(Staff Entry)

Pre-App Conference Date: 5/26/2022	Application Date:

SITE INFORMATION

Project Name: Benchmark III	Parcel ID#: 38-38-41-002-204-00002-8
Site Address: SE Commerce Ave	
Subdivision: Plat of Port Sewall Land Compay	Lot(s):
Site Acreage: 1.44 acres	Flood Zone/Base Flood Elevation:
Existing Zoning District / CRA Subdistrict (if applicable): M-2	
Proposed Zoning District / CRA Subdistrict (if applicable): IPUD (Industrial PUD)	
Current Comprehensive Plan Future Land Use Designation: Industrial	
Proposed Comprehensive Plan Future Land Use Designation: Industrial	
Existing Land Use: Vacant Industrial	Proposed Land Use: N/A
Proposed Square Footage (if applicable): 21,983 square feet	Proposed Density (if applicable): N/A

PETITIONER INFORMATION

Property Owner: Commerce Avenue, LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2696 SE Market Place	
Applicant (if not Owner): Agent, Michael McCarty - McCarty & Associates Land Planning & Design LLC	Phone Number / Email Address: 772-341-9322 / mike@mccartylandplanning.com
Applicant's Mailing Address: 309 SE Osceola Ave, Suite 104, Stuart FL 34994	
Agent/Contact Person: Same as applicant	Phone Number / Email Address: same as applicant
Agent's Mailing Address: same as applicant	
Architect: Ahern & Associates, Architects, P.A.	Engineer: Mathers Engineering Corporation
Planner: same as applicant	Landscape Architect: same as applicant

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Gregory A Hale

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 Building in the City of Stuart, FL.
3. That he/she has appointed Dawn V Gilmore to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Gregory A. Hale

Signature of Owner

By: Name/Title Owner

Street Address 8454 SE Banyan Tree St

City, State, Zip Code Hobe Sound, FL 33455

P.O. Box

City, State, Zip Code

Telephone Number 561-722-5095

Fax Number 772-320-0209

Email Address: ghale@benchmark3.com

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this

23 day of May, 2023 By Gregory A Hale.

Personally Known OR Produced Identification

Type of Identification Produced:

Kimberly Jo Holmes
Notary Public

My Commission expires:

Notary Public State of Florida
Kimberly Jo Holmes
My Commission
HH 169614
Exp. 8/25/2025

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: Gregory A Hale	City/State/Zip Code: Hobe Sound, FL 33455
Title: Owner	Telephone Number: 561-722-5095
Company: Commerce Ave, LLC	Facsimile Number: 772-320-0209
Company Address: 8454 SE Banyan Tree St	Email Address (optional): ghale@benchmark3.com

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

1. Signed this 23 day of May, 2023.

Greg A Hale

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).*

See narrative & full submittal package

(over)

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/100 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

Copy Copy Cov

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SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A. Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

By: Lisa C. Hale
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____
OR
☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/26/2021

Copy Copy Co

COPY

EXHIBIT "A"

Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.

Location Map



Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	38-38-41-002-204-00002-8
ZONING	M-2
FUTURE LAND USE	INDUSTRIAL
EXISTING LAND USE	VACANT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
PROVIDED FRONT LINE FAÇADE %	58%
PROVIDED FRONT SETBACK	20'

	SF	AC	%
TOTAL SITE AREA	63,368	1.4547	100.00%
IMPERVIOUS AREA	**41,031**	**0.942**	**64.75%**
TOTAL BUILDINGS	21,445	0.49	33.8%
BUILDING 1	7,480	0.17	11.8%
BUILDING 2	13,965	0.32	22.0%
VEHICULAR USE AREA	16,226	0.37	25.6%
CONCRETE, WALKS, RAMPS, ETC...	3,360	0.08	5.3%
PERVIOUS AREA	**22,337**	**0.513**	**35.25%**
LANDSCAPE BUFFERS / OPEN SPACE	22,337	0.513	35.2%

PARKING	**REQ.**	**PROVIDED**
(1/ 1000 SF FLOOR AREA)	21	21
ADA ACCESSIBLE SPACES	1	2
BIKE PARKING	**REQ.**	**PROVIDED**
	4	4

FAR	**PROVIDED**
FAR = (21,455 / 63,368 = .33)	0.33

Landscape Data

NORTH PROPERTY LINE		345 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	12	12 PLANTED TREES
SOUTH PROPERTY LINE		302 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	10	10 PLANTED TREES
WEST PROPERTY LINE		220 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	7	7 PLANTED TREES

LANDSCAPING	REQ.	PROV.
LANDSCAPE AREA	20%	33.9%
TREES (1 TREE / 2,500 SF OF DEVELOPMENT SITE)	25	36
PLANT MATERIAL DATA	REQ.	PROV.
NATIVE TREES	50%	100%
NATIVE SHRUBS	50%	99%

Xeriscape Table

(A total of 50 pts. are required)

1. UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH.	5 pts.
2. PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5 pts.
3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
4. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
5. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
8. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.

Landscape Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.

3. ALL EXOTIC VEGETATION TO BE REMOVED FROM DEVELOPMENT AREA.

4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THAT IS CAPABLE OF PROVIDING 100% COVERAGE TO ALL LANDSCAPE AND PLANTING AREAS AND HAVE AN AUTOMATIC MOISTURE SENSOR.

5. IRRIGATION SOURCE TO BE POTABLE WATER. IRRIGATION PLANS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. EXISTING TREES THAT ARE TO REMAIN SHALL BE BARRICADED ACCORDING TO CITY OF STUART ORDINANCES.

7. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."

8. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.

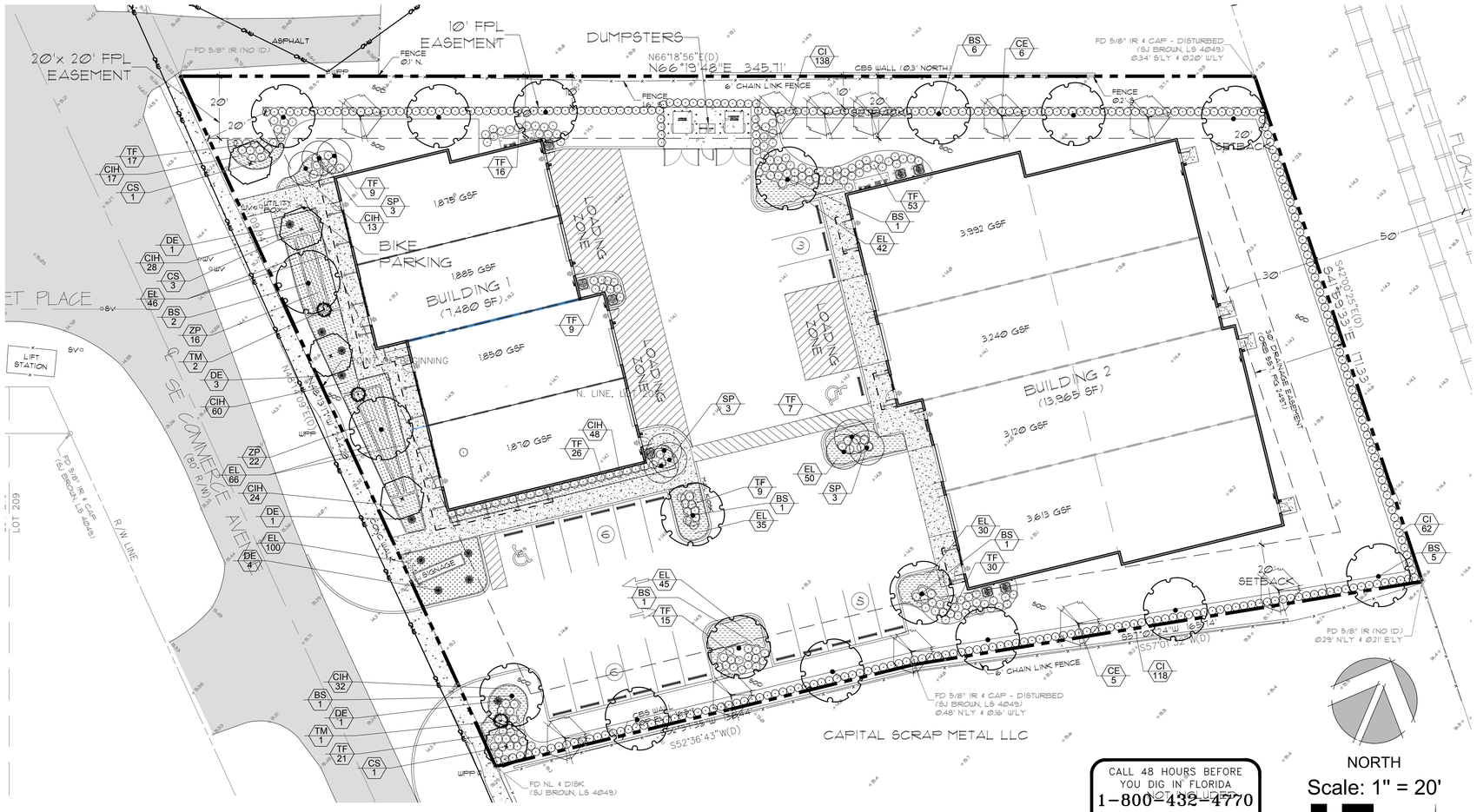
9. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES & PALMS					
BS*^	18	Bursera simaruba	Gumbo Limbo	12'x 6', 2.5" DBH min.	AS
CE*^	11	Conocarpus erectus	Green Buttonwood	12'x 6', 2.5" DBH min.	AS
CS*^	5	Cordia sebestena	Orange Geiger Tree	12'x 6', 2.5" DBH min.	AS
DE^	10	Dioon edule	Mexican Fern Palm	3' OA	AS
SP*^	9	Sabal palmetto	Sabal Palm	10', 12', 16' CT, staggered heights	AS
TM*^	3	Thrinax morrisii	Key Thatch Palm	4' OA, multi trunk, full	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	318	Chrysobalanus icaco	Native Green Cocoplum	24"x 18", full	24" OC
CIH*^	222	Chrysobalanus icaco 'Horizontal'	Native Horizontal Cocoplum	3g, 16"x 16"	24" OC
EL*^	414	Ernodea littoralis	Golden Beach Creeper	3g, 12"x 18"	24" OC
TF*^	208	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP*^	38	Zamia pumila	Coontie	7g min. 24" min.	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight



McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SIGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	4/25/2022
	8/1/2022
	11/29/2022 revised lp per comments
	4/10/2023 revised lp per comments

L-1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from building.

- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

-Quantities shown on plant list are for convenience only. If a discrepancy occurs between the plan and plant list the plan shall prevail.

Plant List

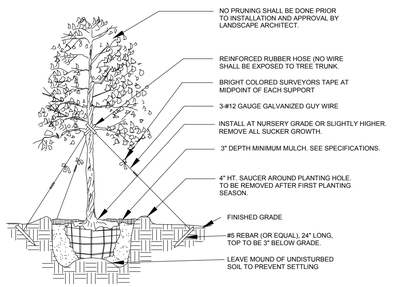
Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES & PALMS					
BS*^	18	Bursera simaruba	Gumbo Limbo	12'x 6', 2.5" DBH min.	AS
CE*^	11	Conocarpus erectus	Green Buttonwood	12'x 6', 2.5" DBH min.	AS
CS*^	5	Cordia sebestena	Orange Geiger Tree	12'x 6', 2.5" DBH min.	AS
DE^	10	Dioon edule	Mexican Fern Palm	3' OA	AS
SP*^	9	Sabal palmetto	Sabal Palm	10', 12', 16' CT, staggered heights	AS
TM*^	3	Thrinax morrisii	Key Thatch Palm	4' OA, multi trunk, full	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	318	Chrysobalanus icaco	Native Green Cocoplum	24"x 18", full	24" OC
CIH*^	222	Chrysobalanus icaco 'Horizontal'	Native Horizontal Cocoplum	3g, 16"x 16"	24" OC
EL*^	414	Emodea littoralis	Golden Beach Creeper	3g, 12"x 18"	24" OC
TF*^	208	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP*^	38	Zamia pumila	Coontie	7g min. 24" min.	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

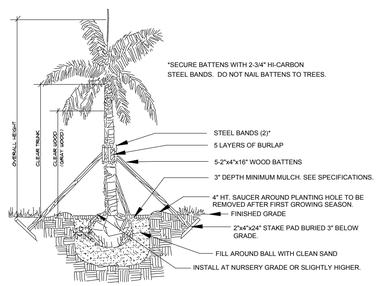
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight

Planting Details



Tree Planting

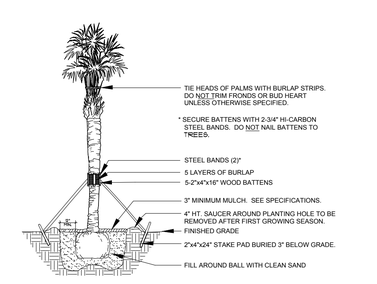
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

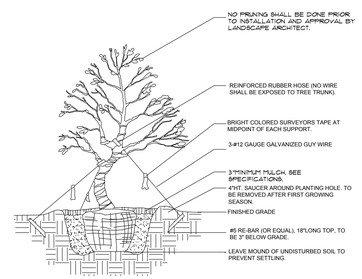
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

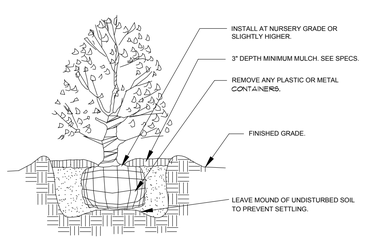
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



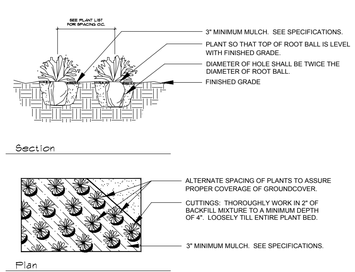
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING:SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
1-800-432-4770
IT'S THE LAW!
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

Plant List, Planting Details, & Specifications

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	4/25/2022
Drawing Date	8/1/2022
11/29/2022 revised lp per comments	
4/10/2023 revised lp per comments	

L-2 of 2

Location Map

SCALE: 1"= 2,000'



Legal Description

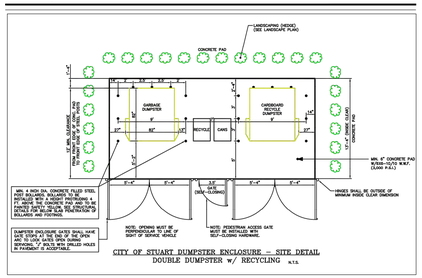
A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

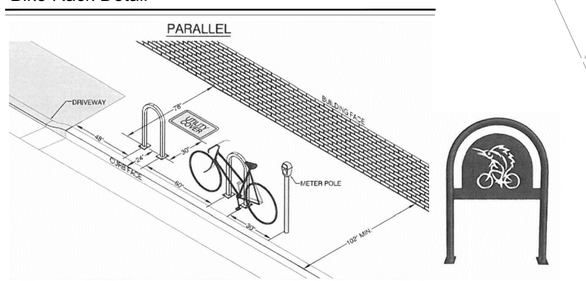
Site Data

PCN			38-38-41-002-204-00002-8
ZONING			M-2
FUTURE LAND USE			INDUSTRIAL
EXISTING LAND USE			VACANT INDUSTRIAL
PROPOSED USE			INDUSTRIAL
PROVIDED FRONT LINE FAÇADE %			58%
PROVIDED FRONT SETBACK			20'
	SF	**AC**	**%**
TOTAL SITE AREA	63,368	1.4547	100.00%
IMPERVIOUS AREA	**41,031**	**0.942**	**64.75%**
TOTAL BUILDINGS	21,445	0.49	33.8%
BUILDING 1	7,480	0.17	11.8%
BUILDING 2	13,965	0.32	22.0%
VEHICULAR USE AREA	16,226	0.37	25.6%
CONCRETE, WALKS, RAMPS, ETC...	3,360	0.08	5.3%
PERVIOUS AREA	**22,337**	**0.513**	**35.25%**
LANDSCAPE BUFFERS / OPEN SPACE	22,337	0.513	35.2%
PARKING	**REQ.**	**PROVIDED**	
(1/ 1000 SF FLOOR AREA)	21	21	
ADA ACCESSIBLE SPACES	1	2	
BIKE PARKING	**REQ.**	**PROVIDED**	
	4	4	
FAR		**PROVIDED**	
FAR = (21,455 / 63,368 = .33)		0.33	

Dumpster Detail



Bike Rack Detail



General Notes

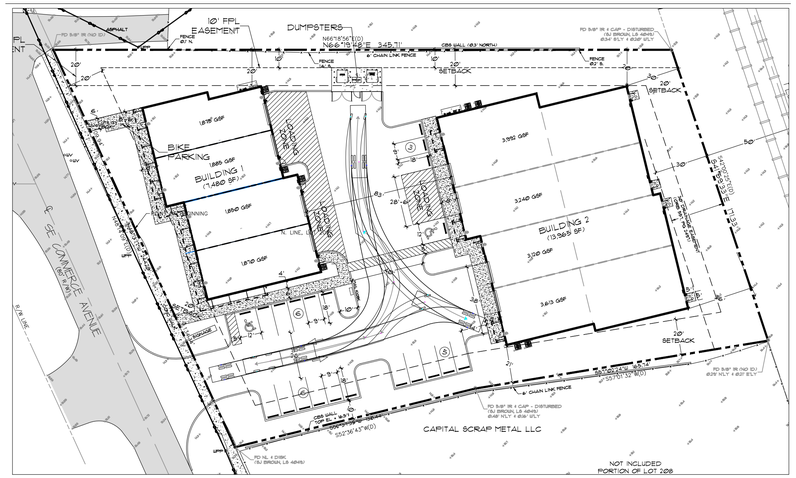
1. All signs shall meet City of Stuart Land Developement Regulations.
2. All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the City.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.
19. Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with Martin County ordinances."
20. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
21. Refer to the architectural drawings for all building dimensions.
22. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
23. New earthwork shall blend smoothly into existing grade.
24. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
25. Contractor shall provide irrigation to, and drainage from all planters.
26. Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.
27. Construction shall be completed in one phase.

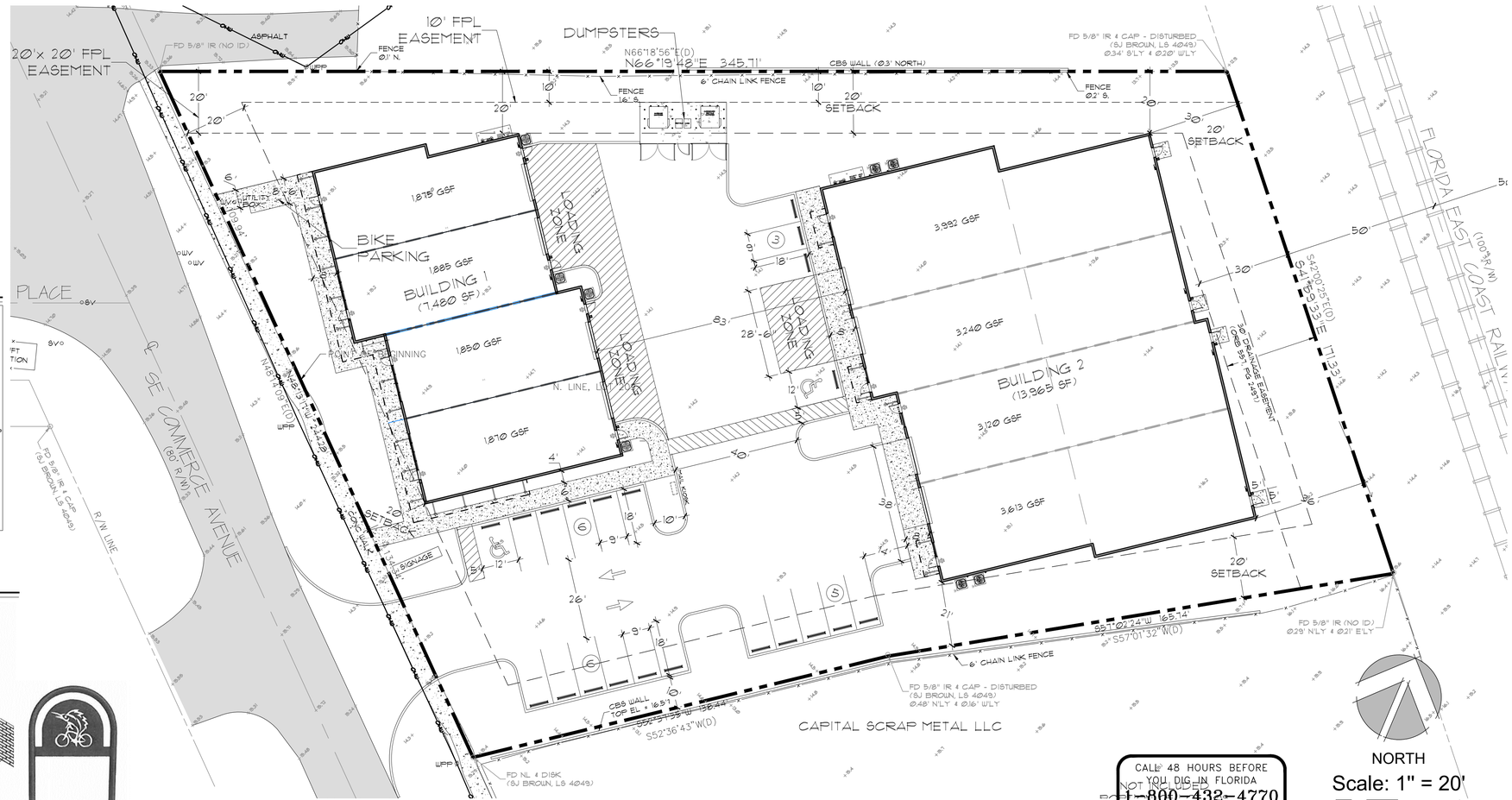
Drainage Notes

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.

Auto Turn Exhibit - 42' Garbage Truck

Scale: 1"=40'





McCarty & Associates

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

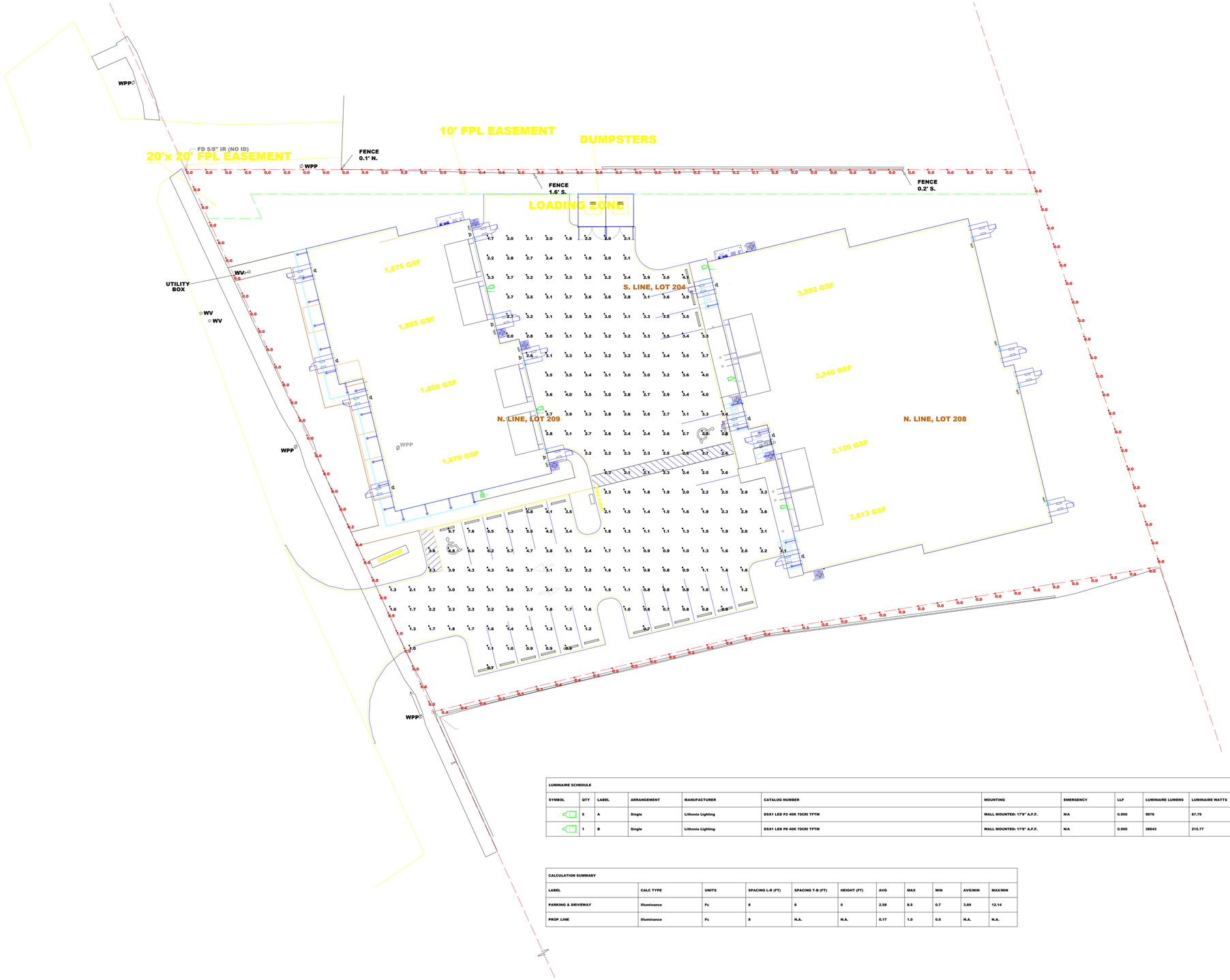
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SIGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	7/16/2021
7/20/2021	8/24/2021 12/7/2021
3/23/2022 revised buildings & sp	
4/25/2022 revised buildings & sp	
6/17/2022 revised sp	
8/1/2022 revised sp, new arch	
11/29/2022 revised sp per comments	
4/10/2023 revised sp per comments	

S-1

PHOTOMETRIC REPORT



LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	A	Single	Lithonia Lighting	DSX1 LED P2 40K 70CRI TFTM	WALL MOUNTED: 17'8" A.F.F.	N/A	0.900	9976	67.79
	1	B	Single	Lithonia Lighting	DSX1 LED P8 40K 70CRI TFTM	WALL MOUNTED: 17'8" A.F.F.	N/A	0.900	28643	215.77

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVEWAY	Illuminance	Fc	8	8	0	2.58	8.5	0.7	3.69	12.14
PROP_LINE	Illuminance	Fc	8	N.A.	N.A.	0.17	1.0	0.0	N.A.	N.A.

Scale: 1 inch= 20 Ft.

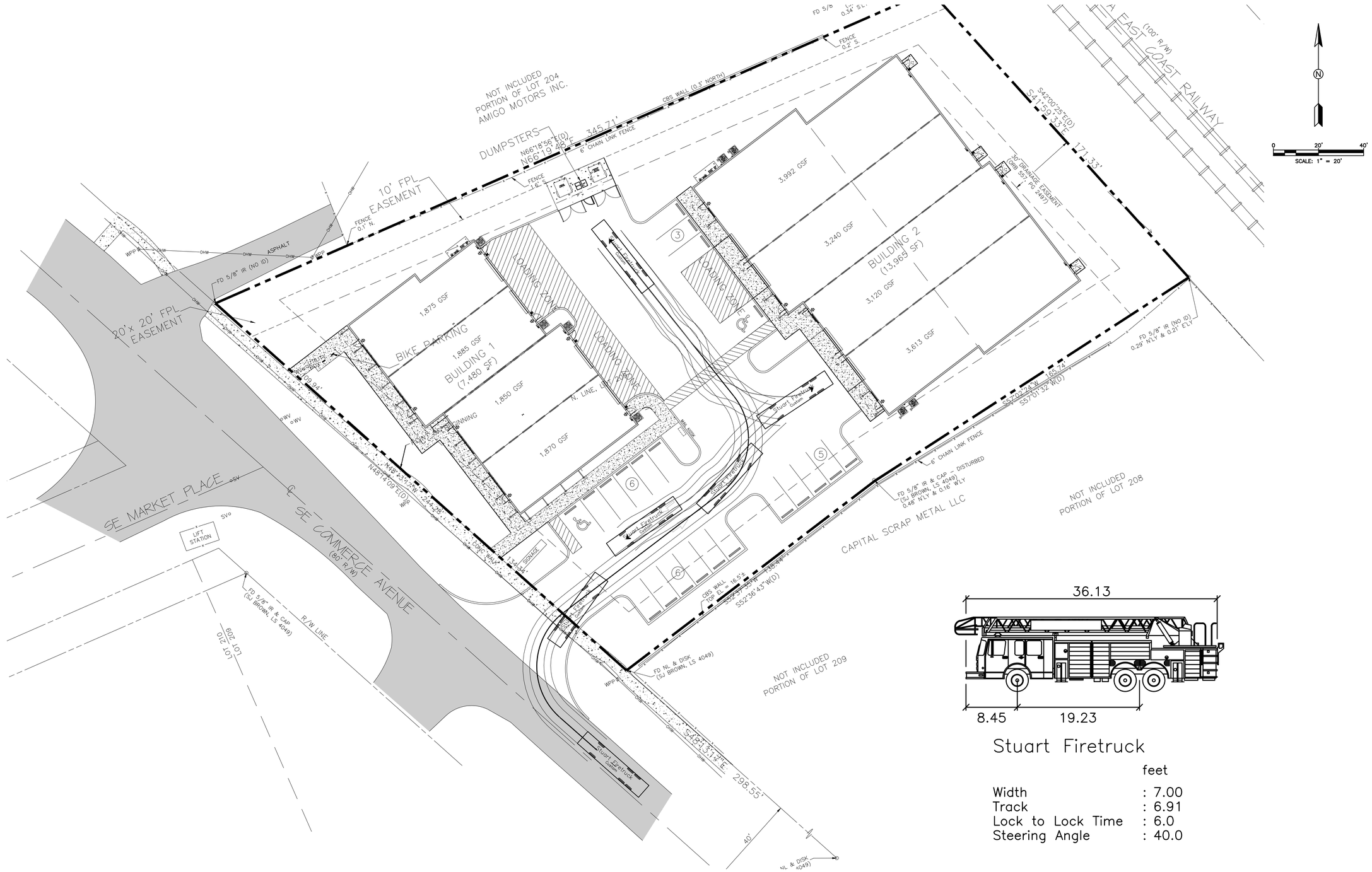
DESCRIPTION:
PARKING & DRIVEWAY
NORMAL POWER

DATE:
3/7/2023

REV# 02

PROJECT:
BENCHMARK III - SITE

Power & Lighting Systems, Inc.
HONESTY · INTEGRITY · SERVICE · SINCE 1958



Stuart Firetruck

	feet
Width	: 7.00
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

DATE	BY	REVISIONS

Date: 4-11-2023
Scale: 1=20'
Design By: ####
Drawn By: ####
Check By: ####

####
####
####

AUTOTURN EXHIBIT

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

####
License No: ####

PROJECT #: 22-034

AT-1

Drawing Name: S:\Shared Folders\GEP projects\2022\22-034 commerce Lot 8 traffic\Design\22-034 Autoturn Exhibit.dwg Layout Name: GEP — Plotted by: GEP-6 — Date: 4/12/2023 — 10:12 AM — GEP

A Traffic Impact Analysis for:

Benchmark III

Located in:

Martin County, Florida

Prepared for:
McCarty & Associates
Landscape and Design, LLC

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
2081 SE Ocean Blvd., Suite 1A
Stuart FL, 349946
772.888.9076

Revised March 2023

Dylan O'Berry, P.E
PE Reg #88512
Date: 3/24/2023

ARTHUR DYLAN O'BERRY
LICENSE
No. 88512
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Dylan O'Berry, P.E.
DN: C=US, E=dylan@gep-llc.com, O=Giangrande Engineering and Planning, OU=Project Manager, CN="Dylan O'Berry, P.E."
Location: Port St Lucie, FL
Reason: I am the author of this document
Contact Info: (772) 203-0664
Date: 2023.03.24 14:46:44-04'00'

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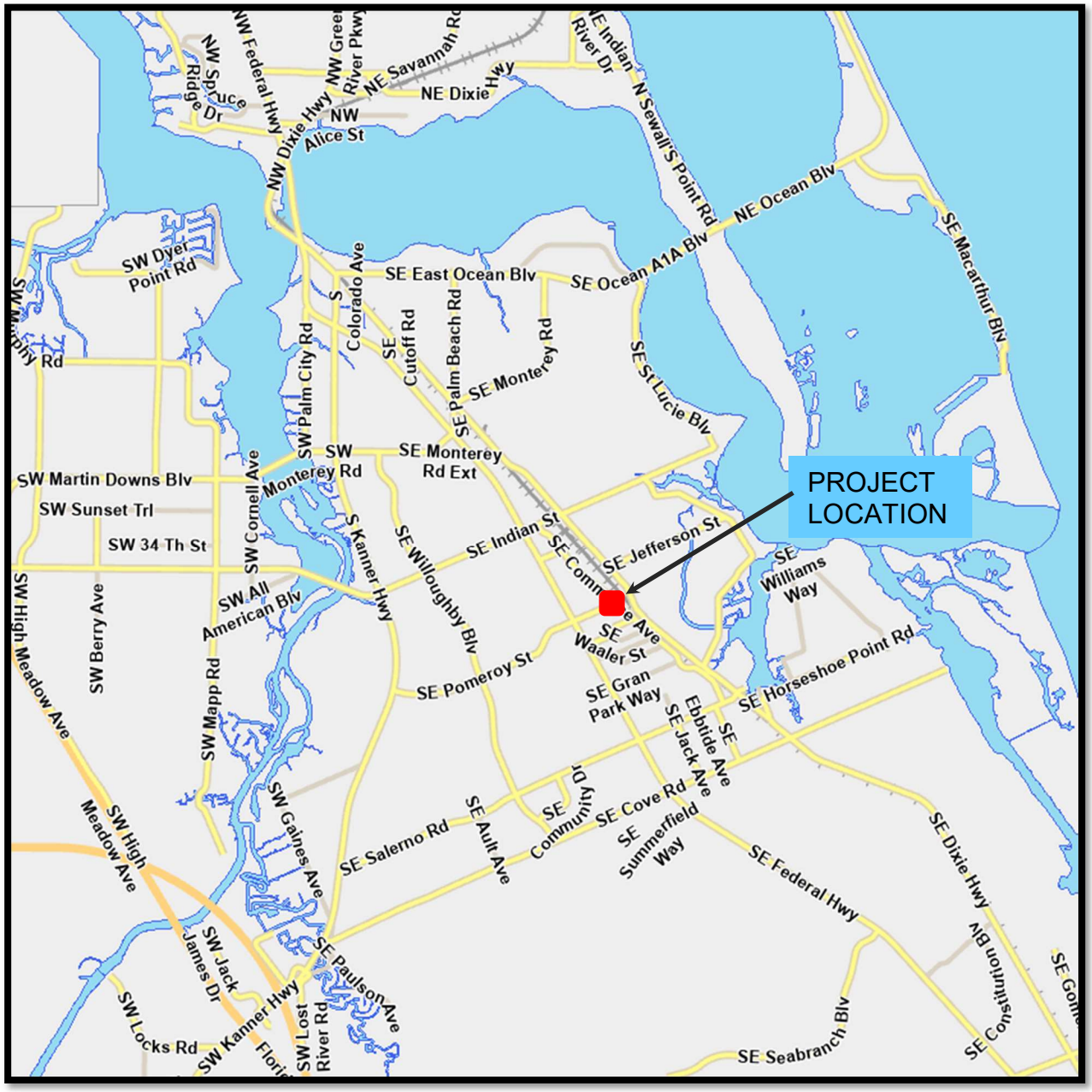
APPENDICES

ITE Trip Generation Reference Sheets
Martin County 2021 Roadway Level of Service Inventory Report
HCS7 Two-Way Stop Controlled Intersection Analysis Reports
Traffic Count Data Table
Revised Site Plan

INTRODUCTION

Giangrande Engineering and Planning (GEP) has prepared this traffic report as part of the administrative amendment application for the Benchmark III project. The 1.45-acre site is located at the southeast corner of SE Commerce Avenue and SE Market Place in Martin County, Florida. The Parcel Identification Number is 08-38-38-41-002-204-00002-8. **Figure 1** below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location



TRIP GENERATION

The peak hour traffic generation for the site is available from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition Web-Based App for General Light Industrial (ITE Code 110). Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Trip Generation

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL											
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Fitted Curve											
Code	Land Use	Ind. Variable	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
110	Light Industrial	21.5 SF	16	2	18	2	11	13	65	66	131

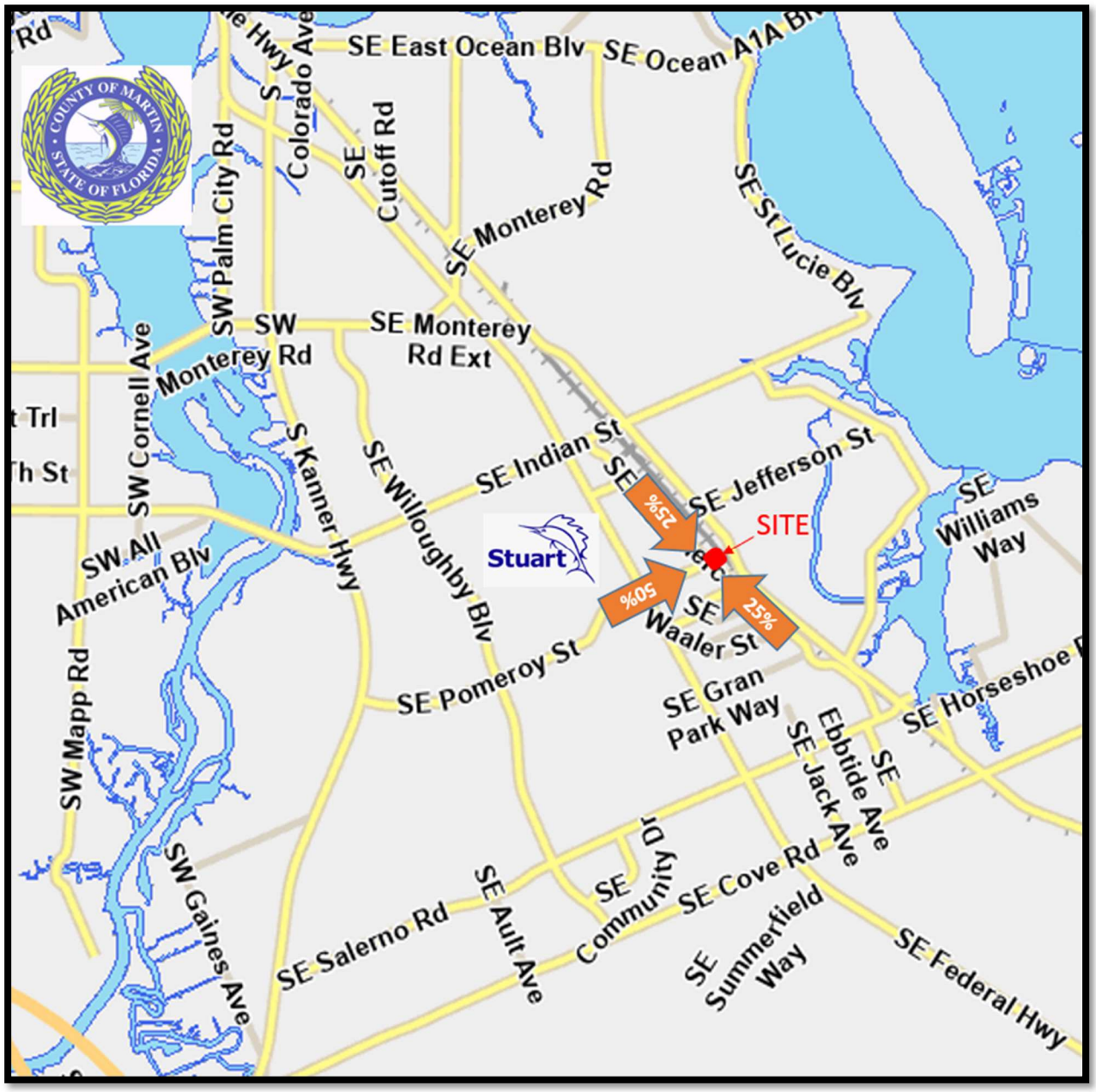
As determined in the calculation table provided above, the greatest peak hour peak direction impact is the AM Entering trips with a total of 16 trips. The equations and plot charts utilized were derived from the trip generation web-based app are provided in the appendix of this report for reference.

TRIP DISTRIBUTION

The distribution of trips generally assumes that 50% of the traffic generated will enter from the west via SE Market Place Drive. The remaining 50% will enter north / south via SE Commerce Avenue.

The development of the trip distributions from the site to the were based on the close proximity to major roadways such as Indian Street and Salerno Road. ***Figure 2*** (next page) is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the study area.

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2026, have been calculated using the annual growth percentages given in the Martin County Roadway Level of Service Inventory Report (2021) and shown in ***Table 2*** (next page). The applicable pages of the LOS Report can be found in the appendix.

Table 2 – Build-out Calculation

Segment Number	Road Name	From	To	Type	2021 AADT	2021 PH (dir) Existing	Annual Growth
1	Commerce Ave (SB)	Market Place	Site	2-ln	5,946	390	0.50%
2	Commerce Ave (SB)	Indian Street	Market Place	2-ln	5,946	390	0.50%
3	Commerce Ave (NB)	Monroe Street	Site	2-ln	5,946	390	0.70%
4	Market Place (EB)	SR-5	Commerce Ave	2-ln	5,192	266	3.80%

2026 PH (dir) Growth	Project Assign.	Project Trips	2026 PH (dir) Build-out	Service Volume	Project % of Service	2% Test	Concurrency Test
404	75%	12	416	750	1.6%	15	OK
404	25%	4	408	750	0.5%	15	OK
404	25%	4	408	750	0.5%	15	OK
321	50%	8	329	750	1.1%	15	OK

CONCURRENCY REQUIREMENTS

Martin County traffic criteria set forth in Section 5.64.C.5 provides the basis for distribution up to a 2% impact which occurs for the site on the first directly accessed road SE Commerce Avenue. Included in the ordinance are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2021 growth trips to determine build-out trips. ***Table 2*** (above) is provided to show that concurrency has been satisfied as the road segments will be below capacity in the 2026 build-out year.

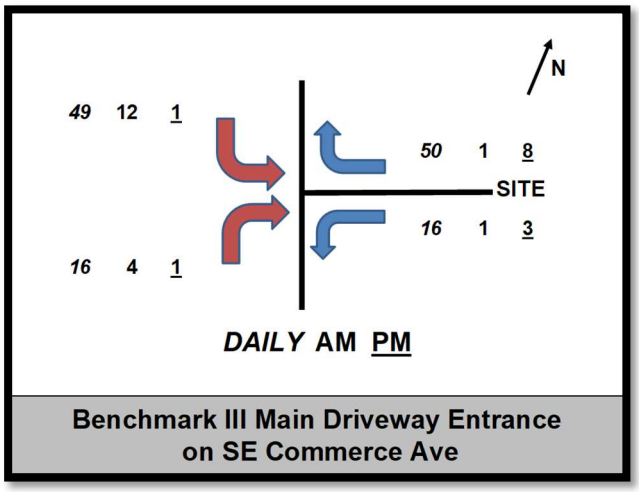
PROJECT ACCESS

The site is located 100-feet south of the intersection of SE Market Place. The site proposes to have one driveway directly across from an existing driveway. It will provide full access to Commerce Avenue. Since the value of distributed trips are found to be insignificant, they are not expected to impact any traffic operations. Sufficient driveway queue length (80 feet/4 cars) will be provided on site, see the attached revised ***Site Plan***. Turning movements from the site driveway provided in the ***Figure 3*** (next page) represent peak hour traffic volumes at the site driveway.

TURN LANE EVALUATION

An evaluation to determine the need for a dedicated left/right turn lanes for the main entrance was performed. Referencing the latest 2019 FDOT Access Management Guidebook the site matches a category that will generate less than 200 daily trips and less than 20 trips per hour, which based on the surrounding context of SE Commerce Avenue, dedicated turn lanes at the site entrance are not found to be necessary for this project. The current level of service is not anticipated to be impacted and the adjacent road will not benefit from the inclusion of auxiliary lanes.

Figure 3 – Driveway Turning Movements



INTERSECTION ANALYSIS

The intersection of SE Market Place and SE Commerce Avenue was analyzed utilizing present-day peak hour turning movement traffic counts and the project trips to determine the impact upon the intersection level of service. The following ***Table 3*** (below) provides the results for the computation which are found to be a negligible 0.4 sec/veh difference in Control Delay and a continued acceptable Level of Service. The complete HCS7 output reports are provided in the appendix for reference.

Table 3 – Intersection Analysis

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL				
Intersection Level of Service and Delay Analysis				
	Existing Traffic		Post Development	
	Market Place	Commerce Ave	Market Place	Commerce Ave
95% Queue Length (veh)	1.2	0.5	1.2	0.5
Control Delay (sec/veh)	24.7	8.6	25.1	8.7
Level of Service (LOS)	C	A	D	A
Approach Delay (sec/veh)	15.7	3.2	15.8	3.2
Approach LOS	C	A	C	A

CONCLUSION

Based on this traffic analysis, concurrency is requested since the proposed development is not expected to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no need for mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is predicted to generate.

APPENDIX

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

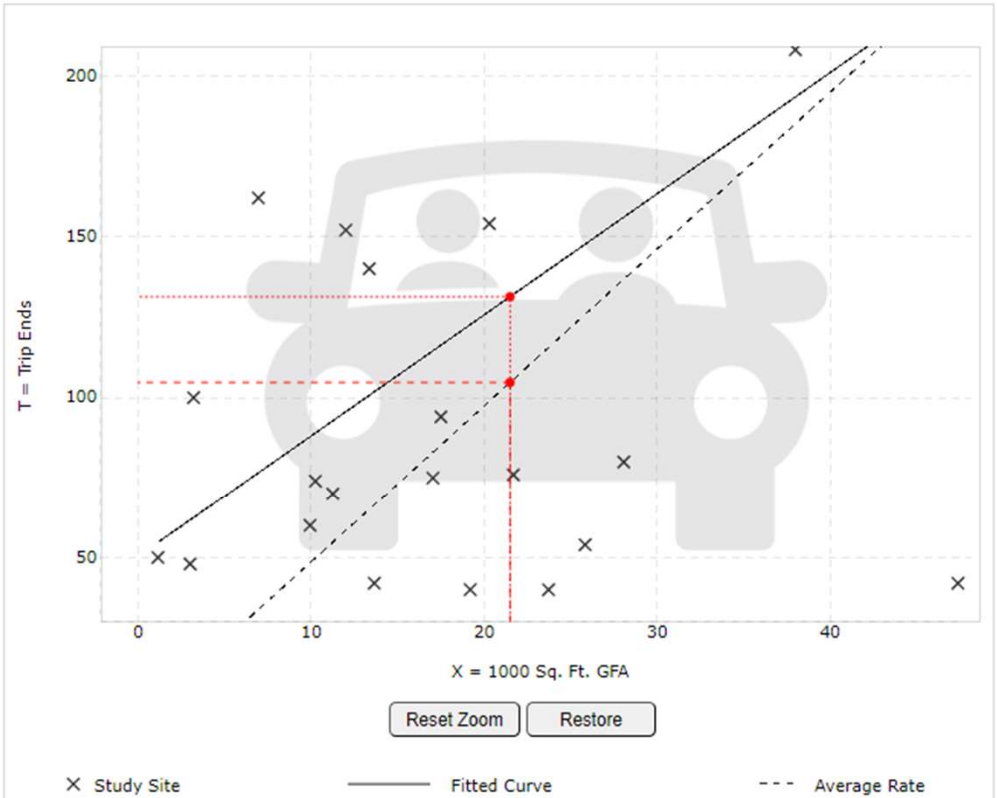
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
37

Avg. 1000 Sq. Ft. GFA:
45

Average Rate:
4.87

Range of Rates:
0.34 - 43.86

Standard Deviation:
4.08

Fitted Curve Equation:
T = 3.76(X) + 50.47

R^2:
0.61

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 105 (Total), 52 (Entry), 53 (Exit)
Fitted Curve: 131 (Total), 66 (Entry), 65 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

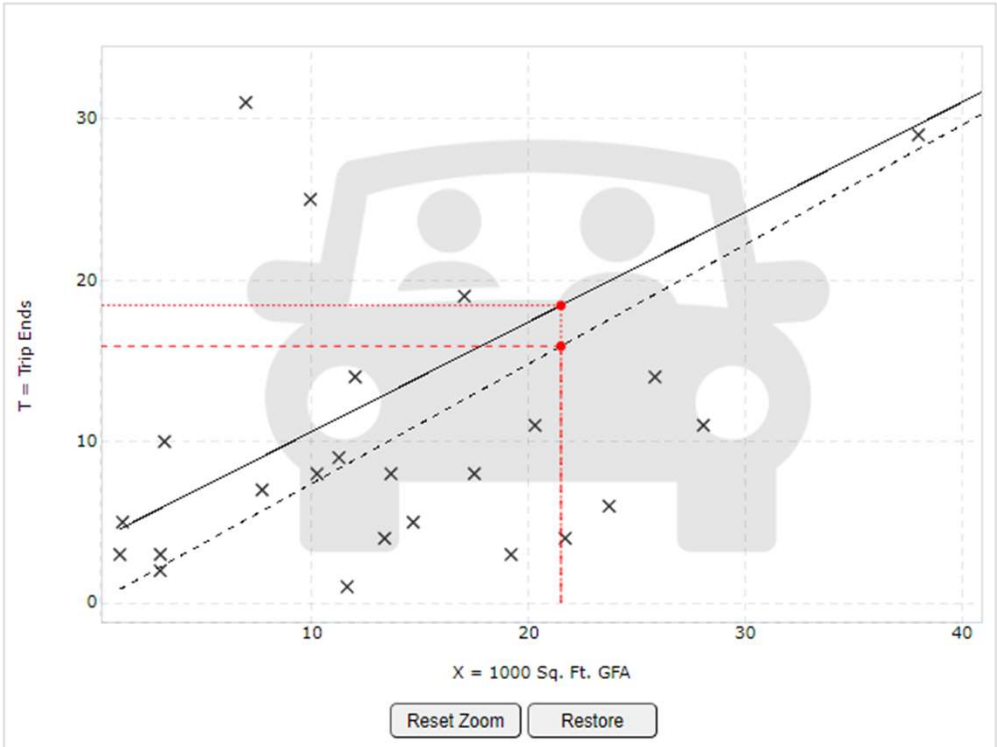
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
41

Avg. 1000 Sq. Ft. GFA:
65

Average Rate:
0.74

Range of Rates:
0.02 - 4.46

Standard Deviation:
0.61

Fitted Curve Equation:
T = 0.68(X) + 3.81

R^2:
0.66

Directional Distribution:
88% entering, 12% exiting

Calculated Trip Ends:
Average Rate: 16 (Total), 14 (Entry), 2 (Exit)
Fitted Curve: 18 (Total), 16 (Entry), 2 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

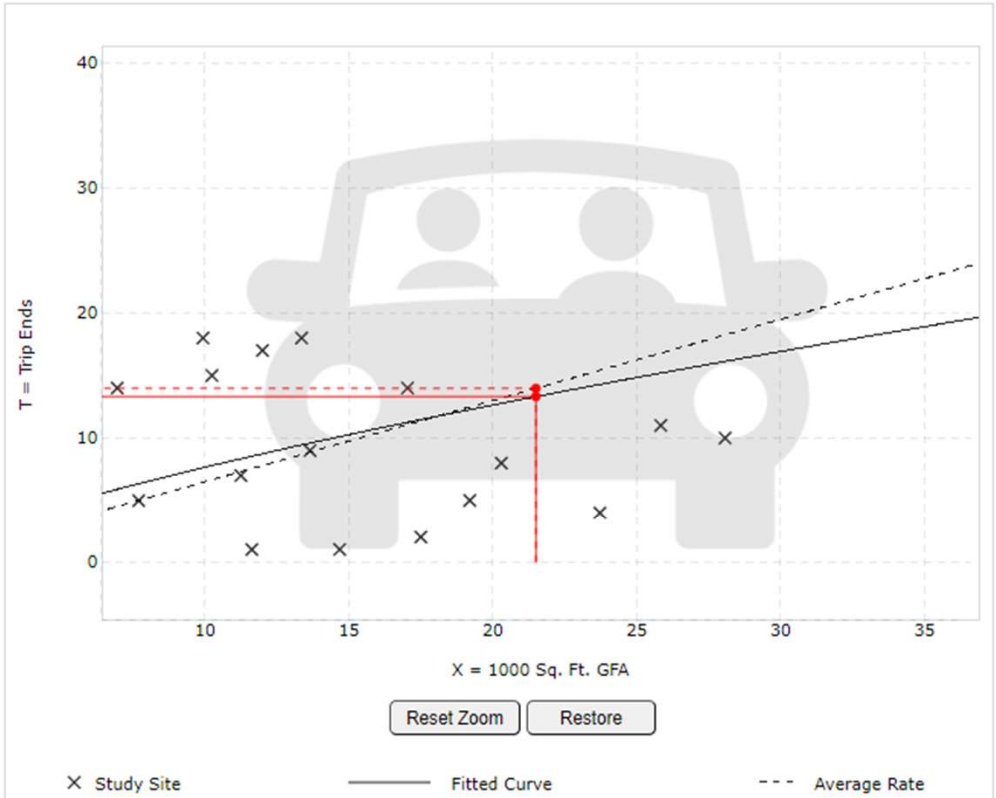
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
40

Avg. 1000 Sq. Ft. GFA:
58

Average Rate:
0.65

Range of Rates:
0.07 - 7.02

Standard Deviation:
0.56

Fitted Curve Equation:
Ln(T) = 0.72 Ln(X) + 0.38

R^2:
0.55

Directional Distribution:
14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 14 (Total), 2 (Entry), 12 (Exit)
Fitted Curve: 13 (Total), 2 (Entry), 11 (Exit)

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	4,838	233	C	0.9%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,506	182	C	0.6%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,832	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,356	210	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	6,214	510	A/B	6.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	7,672	643	D	5.0%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	5,946	390	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,986	135	C	1.4%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,772	177	C	2.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,750	127	C	1.4%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,725	883	F	0.7%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,299	694	C	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,259	239	C	0.8%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,970	105	A/B	2.7%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,868	114	A/B	1.4%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,801	123	C	2.6%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,965	666	D	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	5,987	272	C	5.3%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	21,151	909	D	1.9%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,355	849	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,923	375	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	30,495	1,644	C	2.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	28,241	1,400	C	1.3%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	24,880	1,258	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	23,644	1,070	C	0.5%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,526	414	D	0.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1160	4,756	267	A/B	3.1%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	5,389	252	C	8.0%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	4,095	245	C	3.7%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	2,598	147	C	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,397	109	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,706	155	C	1.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,635	313	C	5.3%
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,051	231	C	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	4,531	231	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,412	344	C	0.5%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	5,192	266	C	3.8%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	6,177	337	C	0.6%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	2,338	128	C	6.8%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	5,103	304	C	2.3%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	8,442	797	E	1.7%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	9,014	514	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

HCS7 Two-Way Stop-Control Report

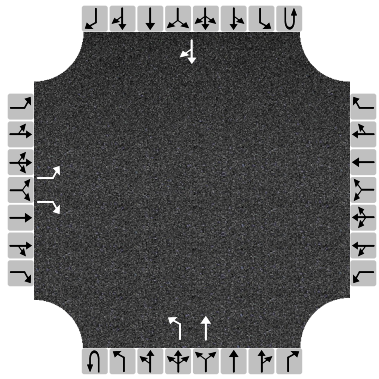
General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour (PRE)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

Intersection	Market Place/Commerce Ave
Jurisdiction	Martin County
East/West Street	SE Market Place
North/South Street	SE Commerce Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		155						147	244				267	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		168						160						
Capacity, c (veh/h)		254		694						1151						
v/c Ratio		0.28		0.24						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		24.7		11.8						8.6						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)		15.7								3.2						
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

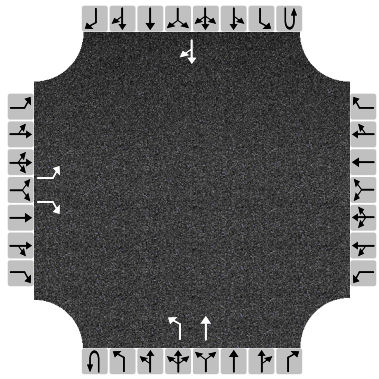
General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour (POST)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

Intersection	Market Place/Commerce Ave
Jurisdiction	Martin County
East/West Street	SE Market Place
North/South Street	SE Commerce Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		163						147	248				271	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		177						160						
Capacity, c (veh/h)		251		691						1146						
v/c Ratio		0.29		0.26						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		25.1		12.0						8.7						
Level of Service, LOS		D		B						A						
Approach Delay (s/veh)		15.8								3.2						
Approach LOS		C														

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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SUMMARY OF VEHICLE MOVEMENTS

FORM 750-020-02
TRAFFIC ENGINEERING
07/99

LOCATION: SE MARKET PLACE AND SE COMMERCE AVENUE

COUNTY: MARTIN

CITY: STUART

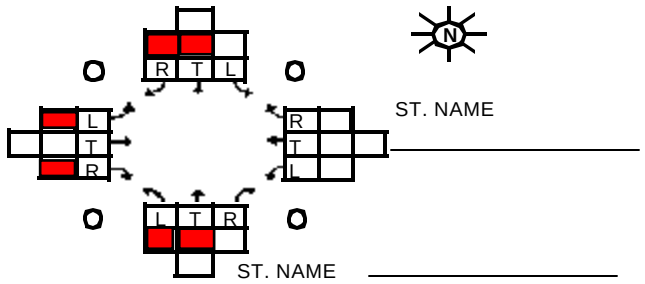
OBSERVER: DANIEL

DATE: 3/21/2023 AM PEAK HOUR

WEATHER: SUNNY

ROAD CONDITION:

REMARKS:



VEHICLE MOVEMENTS

TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
8:00	43	61	0	0	70	22	16	0	41	0	0	0
8:15	39	67	0	0	60	27	13	0	41	0	0	0
8:30	34	71	0	0	77	24	24	0	42	0	0	0
8:45	31	45	0	0	60	29	13	0	31	0	0	0
TOTAL	147	244	0	0	267	102	66	0	155	0	0	0
TOTAL												
TOTAL												
TOTAL												

RECYCLED PAPER

Location Map



Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	38-38-41-002-204-00002-8		
ZONING	M-2		
FUTURE LAND USE	INDUSTRIAL		
EXISTING LAND USE	VACANT INDUSTRIAL		
PROPOSED USE	INDUSTRIAL		
	SF	**AC**	**%**
TOTAL SITE AREA	63,368	1.45	100.00%
IMPERVIOUS AREA	**41,868**	**0.961**	**66.07%**
BUILDING	21,446	0.49	33.8%
VEHICULAR USE AREA	17,133	0.39	27.0%
CONCRETE, WALKS, RAMPS, ETC…	3,289	0.08	5.2%
PERVIOUS AREA	**21,500**	**0.494**	**33.93%**
LANDSCAPE BUFFERS / OPEN SPACE	21,500	0.494	33.9%
PARKING	**REQ.**	**PROVIDED**	
(1/ 1000 SF FLOOR AREA)	21	23	
ADA ACCESSIBLE SPACES	1	2	

General Notes

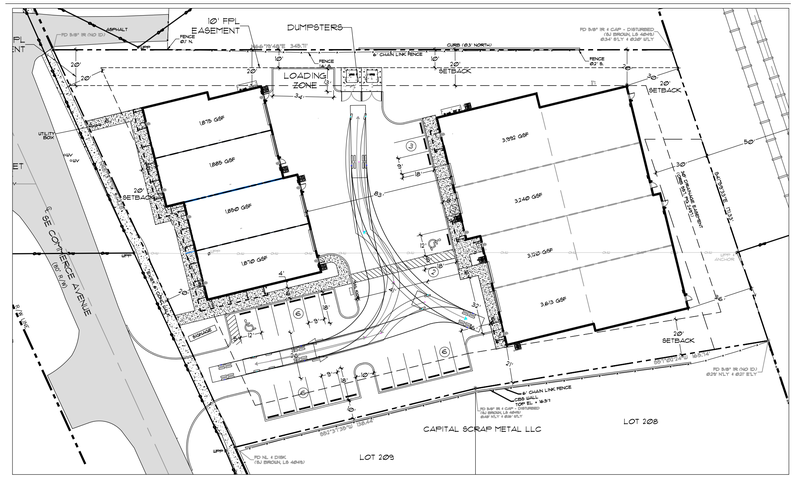
1. All signs shall meet City of Stuart Land Developement Regulations.
2. All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the City.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.
19. Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with Martin County ordinances."
20. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
21. Refer to the architectural drawings for all building dimensions.
22. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
23. New earthwork shall blend smoothly into existing grade.
24. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
25. Contractor shall provide irrigation to, and drainage from all planters.
26. Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.

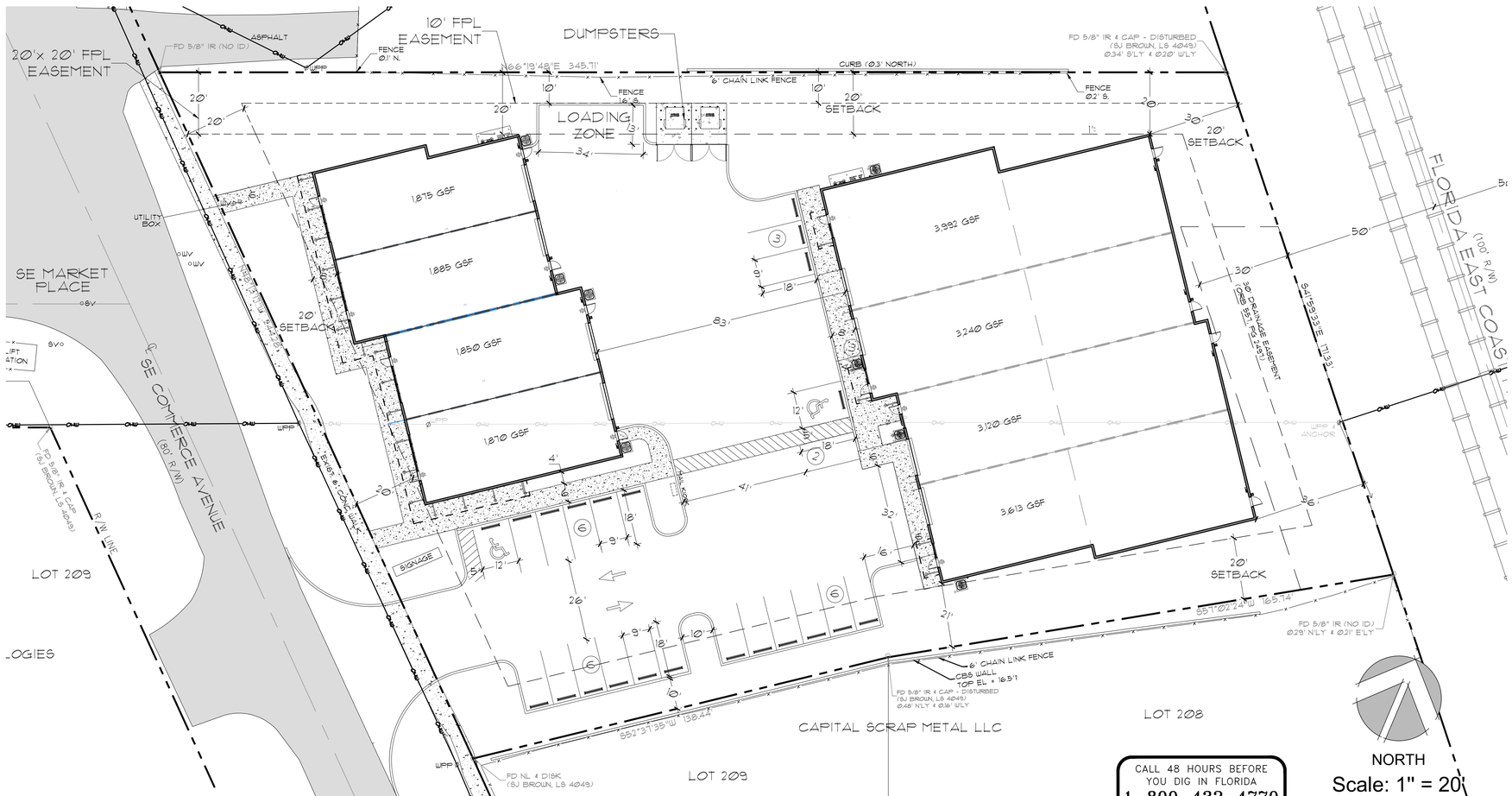
Drainage Notes

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.

Auto Turn Exhibit - 42' Garbage Truck

Scale: 1"=40'





McCarty & Associates

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

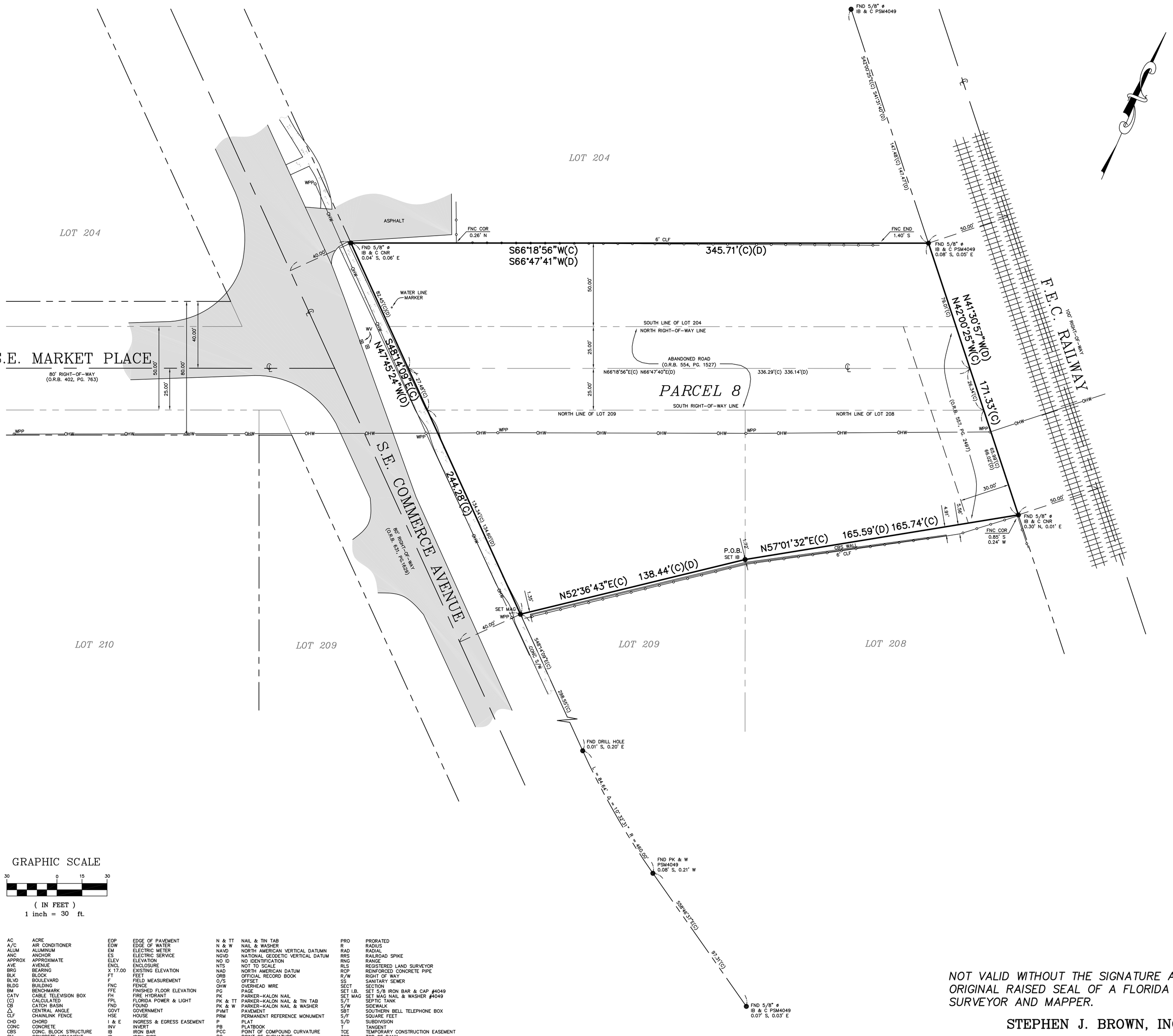
SE Commerce Avenue
Martin County, Florida

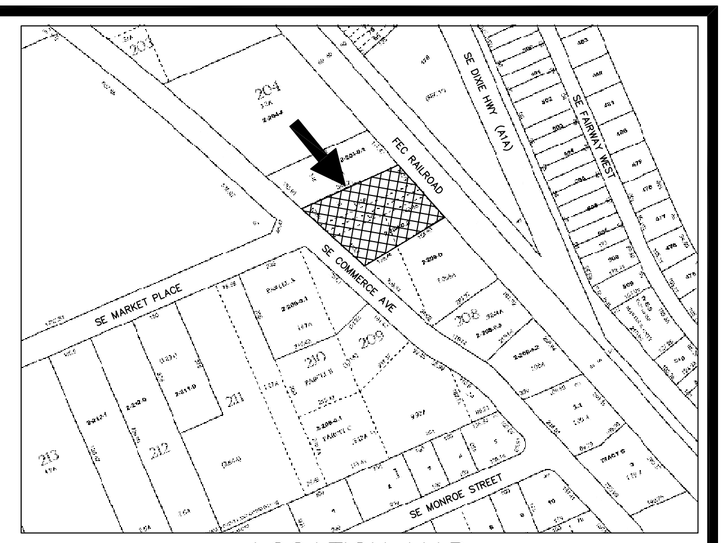
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE-SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	7/16/2021
7/20/2021 8/24/2021 12/7/2021	
3/23/2022 revised buildings & sp	
4/25/2022 revised buildings & sp	
6/17/2022 revised sp	
8/1/2022 revised sp, new arch	

S-1





LOCATION MAP

LEGAL DESCRIPTION

PARCEL 8:

The Southerly 75 feet of Tract 204 lying East of SE Commerce Avenue and West of the Florida East Coast Railway; and that part of Tracts 208 and 209, Sewall's Point Land Company Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida described as follows:

Start at the Southwest corner of Tract 208, thence Northwesterly 659 feet to the point of beginning, thence Northeasterly 165.59 feet, thence Northwesterly 66.02 feet, thence Southwesterly to the East right of way line of SE Commerce Avenue, thence Southeasterly along the East right of way line of SE Commerce Avenue 134.6 feet, thence Northeasterly 138.44 feet to the point of beginning.

Together with abandoned 50 foot road known as S.E. Market Place abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, Page 1527.

COMMONWEALTH LAND TITLE COMMITMENT
SCHEDULE B SECTION II EXCEPTIONS
(AFFECTS PROPERTY, NOT PLOTTABLE)
(OTHER ITEMS PLOTTED AS SHOWN ON SURVEY)

ITEM #72 (O.R.B. 450, PG. 945) (O.R.B. 624, PG. 1191) (O.R.B. 665, PG. 397) (O.R.B. 1106, PG. 1383)
ITEM #73 (O.R.B. 550, PG. 2332)
ITEM #76 (O.R.B. 631, PG. 1635)
ITEM #77 (O.R.B. 823, PG. 2310)
ITEM #78 (O.R.B. 2625, PG. 199) (O.R.B. 2657, PG. 13) (O.R.B. 2682, PG. 1312) (O.R.B. 2688, PG. 512)

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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

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

STEPHEN J. BROWN, INC

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

1. *PROPERTY ADDRESS: SE COMMERCE AVE*
2. *CERTIFIED TO:*
   - *TED GLASRUD ASSOCIATES FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY*
   - *INDUSTRIAL DEVELOPEMENT CORP., A FLORIDA CORPORATION, ITS ASSOCIATES &/OR ASSIGNS*
   - *COMMONWEALTH LAND TITLE INSURANCE COMPANY*
   - *RICHARD G. COKER, Jr., P.A.*

Date of field survey:
01/23/2017

NOTES:
1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the Florida State Plane Coordinate System NAD1983/1990 adjusted, Florida East zone.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A .*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0162G , dated 03/16/2015 , locates the parcel in Zone X , base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

REVISIONS	BY

PREPARED FOR: TED GLASRUD ASSOCIATES FL, LLC

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

BOUNDARY SURVEY

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	03/10/2017
SCALE	1" = 30'
JOB NO.	6986-08-01
SHEET	ONE

OF ONE SHEETS

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18-point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

NOTICE OF PUBLIC HEARING
CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-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. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

DeSantis

Continued from Page 12A

victory and subsequent bending of the Florida Legislature to his will.

DeSantis posted a landslide victory over a vastly under-resourced challenger and a Democratic Party that had spent a generation self-destructing, said Newsom.

"You really have to ask was his reelection truly a mandate of Florida voters," said Newsom, who is also the director of the College's Center for Civic Learning and Community Engagement.

"The reach of his political posturing hadn't been revealed in that campaign. He hadn't yet waged a scorched earth campaign against Disney. He hadn't stripped schools of diversity, equity, and inclusion. The NAACP and ACLU hadn't issued travel advisories for people of color. And most Floridians didn't understand how he's reduced transparency and we now do government business in the shadows and not the sunshine," said Newsom.

The talk of Tallahassee

Whether DeSantis' policies will earn him his party's nomination for president next year or land him back in Tallahassee as a lame duck is the talk of Tallahassee.

A recent Friday morning WFLA radio, where Tallahassee conservatives tend to gather, took calls for nearly an hour on whether DeSantis should remain in Tallahassee or move on and up to Washington.

Listeners waited on hold for nearly 20 minutes to join the discussion, according to the show's producer.

"Surprising to me were the numbers who believe it serves them, and the State of Florida, for Gov. DeSantis to serve out his second term. I would say the consensus was for him to serve until 2026, then run for the White House in 2028. The overwhelming majority think he is an exceptional executive for Florida and think he would be a great president," said host Preston Scott.

The discussion is ongoing in social media and can be heard in coffee shops and restaurants.

Barbara DeVane, a former high school teacher and longtime lobbyist for the National Organization for Women, vehemently disagrees with DeSantis on healthcare and education policies.

Like the WFLA listeners, she wishes he wasn't a candidate in 2024.

"However, since Gov. DeSantis has fantasies of being president, it's great that people are getting a firsthand account of why, I believe, voters will see to it that Ron DeSantis will never get near the White House," said DeVane.

James Call is a member of the USA TODAY Network - Florida Capital Bureau. He can be reached at jcall@tallahassee.com. Follow on him Twitter: @Call-Tallahasse

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; 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.

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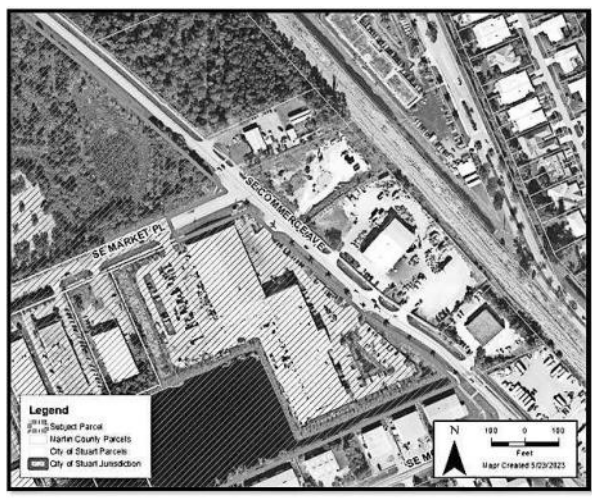

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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

TR-GCI1072370-01

KOHLER. Walk-In Bath Sale

OFFER EXPIRES 7/03/23

LIMITED TIME OFFER

$1,500 OFF*

on your KOHLER Walk-In Bath purchase



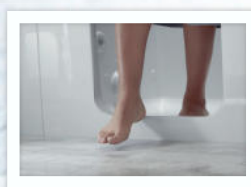
-plus-

SPECIAL FINANCING OPTIONS AVAILABLE

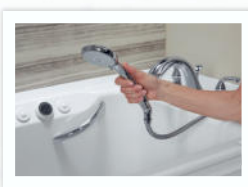
Ask your design consultant about our current financing options!

A SAFE SPA-LIKE EXPERIENCE FROM THE COMFORT OF YOUR OWN HOME

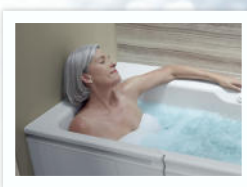
4.8/5 facebook (as of 5/22/2023)



Ultra-Low 3" Step-In



Multifunction Handshower



Bask® Heated Surfaces

HYDROTHERAPY AT HOME

The KOHLER® Walk-In Bath is designed with an ultra-low step-in, extra-wide door and easy-to-grip handrails to help keep you safe and secure as you ease in and out of your bath. Plus, the hydrotherapy and BubbleMassage™ jets create a spa-like experience, massaging your entire body as you soak relieving sore muscles and joints.

CALL TODAY OFFER ENDS SOON

772-206-2809

*New orders only. $1,500 off offer not valid on previous sales or estimates and cannot be combined with other offers. Financing available with approved credit. Other restrictions may apply. See sales rep for details. Offer expires 7/03/23. FL: CBC1265182, CFC1431287

WEST SHORE HOME

TR-GCI1069035-01

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Michael McCarty, 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:

Owner: Commerce Avenue LLC
Project Name: Benchmark III IPUD
Parcel ID Number: 38-38-41-002-204-00001-9

That a copy of the notice was sent by regular U.S. Mail on (6-12-23) 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.

Michael McCarty

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 12th day of JUNE, 2023 By Mike McCarty.

Personally Known OR Produced Identification

Grace A. Warner

Type of Identification Produced:

Notary Public, State of

(Notary Seal)

GRACE A. WARNER
MY COMMISSION # GG 337659
EXPIRES: September 22, 2023
Bonded Thru Notary Public Underwriters

My Commission expires:

Sept. 22, 2023

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 23, 2023

Ownership Search

Prepared For: McCARTHY & ASSOCIATES

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P23-11851IC

THE ATTACHED REPORT IS ISSUED TO McCARTHY & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*
Iris M. Crews

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

Copy Not Official

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/l00 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

EXHIBIT "A"

SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Courtesy Copy

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

By:
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____

OR

☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/28/2021

EXHIBIT "A"

Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.

Official Copy

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
38-38-41-002-204-00002-8	35183	SE COMMERCE AVE STUART FL	5/23/23

General Information

Property Owners
COMMERCE AVENUE LLC

Mailing Address
3322 SE GRAN PARK WAY
STUART FL 34997

Tax District
DISTRICT TWO MSTU

Parcel ID
38-38-41-002-204-00002-8

Account Number
35183

Property Address
SE COMMERCE AVE STUART FL

Legal Description
A PORTION OF TRACTS 204, 208 & 209 PLAT ...

Use Code/Property Class
4000 - 4000 Vacant Industrial

Neighborhood
50600 Dixie_Commerce S of Airport

Legal Acres
1.44

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	$ 274,425	$ 0	$ 274,425	$ 32,931	$ 241,494	$ 0	$ 241,494

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
6/28/19

Sale Price
$ 100

Grantor (Seller)
ASBURY 716 LLC

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2763110

Book & Page
3068 2976

Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

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"

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency *(LPA)***
Petitioner:	Commerce Avenue, LLC
Parcel ID Number:	38-38-41-002-204-00001-9 *(+/-1.45-acres)*
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Future Land Use Map Amendment from Industrial *(County)* to Industrial *(City)* and Rezoning from M-2 Industrial *(County)* to IPUD Industrial Planned Unit Development *(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, June 8, 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,

Kristopher McCrain

Kristopher McCrain
Principal Planner
kmccrain@ci.stuart.fl.us

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from Industrial (County) to Industrial (City), and Rezoning from M-2/Industrial (County) to Industrial PUD (City), to develop +/- 21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
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21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 6/26/2023 **Prepared by:** Kristopher McCrain

Title of Item:
A REQUEST FROM COMMERCE AVENUE, LLC TO CONSIDER A REZONE PETITION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2519-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.45-ACRE PARCEL; LOCATED ON THE SOUTH EAST SIDE OF SE COMMENRCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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:
McCarty & Associates Land Planning & Design, LLC is requesting on behalf of Commerce Avenue, LLC, the City Commission to grant a Rezone petition for a +/-1.45-acre parcel from M-2: Industrial *(County)* to IPUD: Industrial Planned Unit Development *(City)*.

On June 8, 2023, the Local Planning Agency (LPA) held a public hearing and voted to recommend that the City Commission grant approval of the IPUD zoning assignment, but did not feel comfortable approving the development plan and/or proposed uses.

Following the direction of the LPA, and after discussion with City staff, the applicant decided to change their request from the Industrial Planned Unit Development to a straight Industrial Zoning designation.

Funding Source:
N/A

Recommended Action:
Staff has reviewed the proposed IPUD Rezone petition and determined it conforms to the Standards of Review as outlined in Land Development Code Section 11.01.09 and is consistent with the Comprehensive Plan Goals, Objectives, and Policies. Additionally, staff also reviewed the alternative Industrial Zoning designation following the meeting with the LPA and their recommendation, and determined the IPUD and Industrial Zoning designations conform to the Standards of Review as outlined in Land Development Code Section 11.01.09 and are consistent with the Comprehensive Plan Goals, Objectives, and Policies.

Staff recommends the City Commission grant approval for a Rezone to the Industrial Zoning District.

ATTACHMENTS:
1. Ordinance No.: 2519-2023
2. Staff Report
3. Application Packet

4. Site Plan
5. Proposed Uses
6. Landscape Plan
7. Vehicle Turn-Around Plan
8. Boundary Survey
9. Photometric Plan
10. Drainage & Utility Statement
11. Environmental Assessment
12. Traffic Impact Report
13. Architectural Elevations DD1
14. Architectural Elevations DD2
15. Architectural Elevations DD3
16. Public Notice Packet

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2519-2023

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO ASSIGN REZONE A 1.45-ACRE PARCEL; LOCATED ON THE SOUTH EAST SIDE OF SE COMMENRCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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 Industrial Planned Unit Development; and

WHEREAS, on August 29, 2022, an application was submitted to the city for Rezoning from M-2 Industrial (County) to IPUD Industrial Planned Unit Development (City); and

WHEREAS, the Local Planning Agency board held a property noticed hearing at a regularly scheduled meeting on June 8, 2023, to consider the applicant's request and recommended that the City Commission approve the Rezone petition from M-2 Industrial (County) to IPUD Industrial Planned Unit Development (City); and

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WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled public hearing on June 26, 2023, to consider the applicant's petition and **Granted/Denied** approval of the Rezone petition submitted by Commerce Avenue, LLC (property owner) for a 1.45-acre parcel of land; and

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

WHEREAS, the City Commission, has considered the property owner's voluntary request for zoning designation assignment, and has also considered the recommendation of City staff; and

WHEREAS, the property owner has committed to the City that all development will comply with all Development Codes, plans, standards, and conditions approved by the City Commission; and shall bind its successors in title to any such commitments made upon approval of the Rezone petition; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the City of Stuart Comprehensive Plan, Land Development Code, and 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 documents are on file as public records of the City of Stuart, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "C"**, hereinafter the "Location Map", shall be deemed a part of the development conditions, and shall replace any earlier approvals:

1. **Site Plan** prepared by McCarty & Associates Land Planning & Design, dated July 16, 2021, revised through April 10, 2023.
2. **Landscape Plan** prepared by McCarty & Associates Land Planning & Design, dated April 25, 2022, revised through April 10, 2023.

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3. **Boundary Survey** prepared by Stephen J. Brown, PSM, dated March 10, 2017.
4. **Architectural Plans and Elevations** prepared by John M. Ahern, with Ahern & Associates, Architects, P.A., dated August 11, 2022.
5. **Photometric Plan** prepared by Power & Lighting Systems, Inc., dated March 7, 2023.
6. **Traffic Impact Analysis** prepared by Dylan O'Berry, P.E, with Giangrande Engineering & Planning, dated March 24, 2023.
7. **Environmental Impact Analysis** prepared by Daniel M. Saskowsky, with Saskowsky & Associates, Inc., dated January 25, 2017.
8. **Preliminary Drainage Report** prepared by William J. Mathers, P.E., dated May 5, 2022.

SECTION 2: The Land Development Zoning District designation on the City of Stuart Official Zoning Map shall be established as "**Industrial Planned Unit Development**".

SECTION 3: This Ordinance shall become effective upon adoption by the City Commission.

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 contest the allegation of

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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 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 sixty (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.

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PASSED on First Reading this ____ day of _____, 2023.

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

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

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

ATTEST:

_____ _____

MARY R. KINDEL TROY MCDONALD

CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

PAUL J. NICOLETTI

INTERIM CITY ATTORNEY

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ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) 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 INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) 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: _____

Commerce Avenue, LLC

By: _____

Gregory A. Hale, Manager

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OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2023, by Gregory A. Hale, Manager, Commerce Avenue, 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: _____

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EXHIBIT "A" - LEGAL DESCRIPTION

THE SOUTHERLY 50 FEET OF TRACT 204 LYING EAST OF S.E. COMMERCE AVENUE AND WEST OF THE FLORIDA EAST COAST RAILWAY; AND A PORTION OF TRACTS 208 AND 209, OF REVISED PLAT OF PORT SEWALL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH ABANDONED 50 FOOT ROAD KNOWN AS S.E. MARKET PLACE, ABUTTING TRACT 204 ON THE SOUTH AND TRACTS 208 AND 209 ON THE NORTH AS DESCRIBED IN RESIOLUTION 82-9.22 RECORDED IN OOFFICIAL RECORDS BOOK 554, PAGE 1527.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF TRACT 209 AND THE EASTERLY RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N48°14'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 109.94 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHERLY 50 FEET OF TRACT 204; THENCE N66°18'56"E ALONG SAID NORTH LINE, A DISTANCE OF 345.71 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE S42°00'25"E A DISTANCE OF 171.33 FEET ALONG SAID WEST RIGHT-OF-WAY; THENCE S57°01'32"W, A DISTANCE OF 165.74 FEET; THENCE S52°36'43"W, A DISTANCE OF 138.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF S.E. COMMERCE AVENUE; THENCE N48°14'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 134.34 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. No.: 38-38-41-002-204-00002-8

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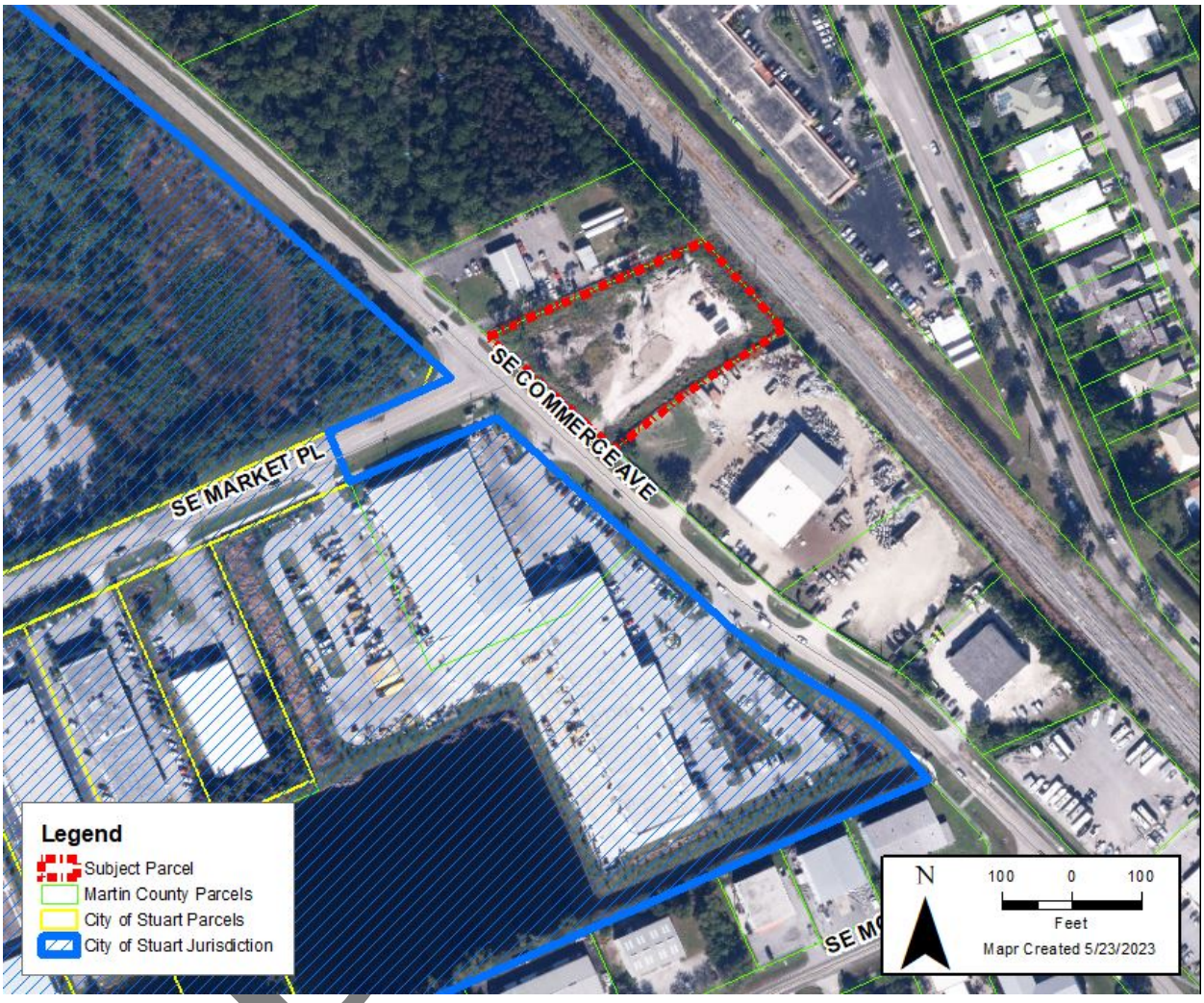
EXHIBIT "B" – LOCATION MAP



City of Stuart

TO: City Commission

FROM: Jodi Nentwick-Kugler, Development Director

MEETING DATE: Monday, June 26, 2023

SUBJECT: Benchmark III
IPUD Rezone Petition *(Project #: Z22080004)*

AGENDA REQUEST:

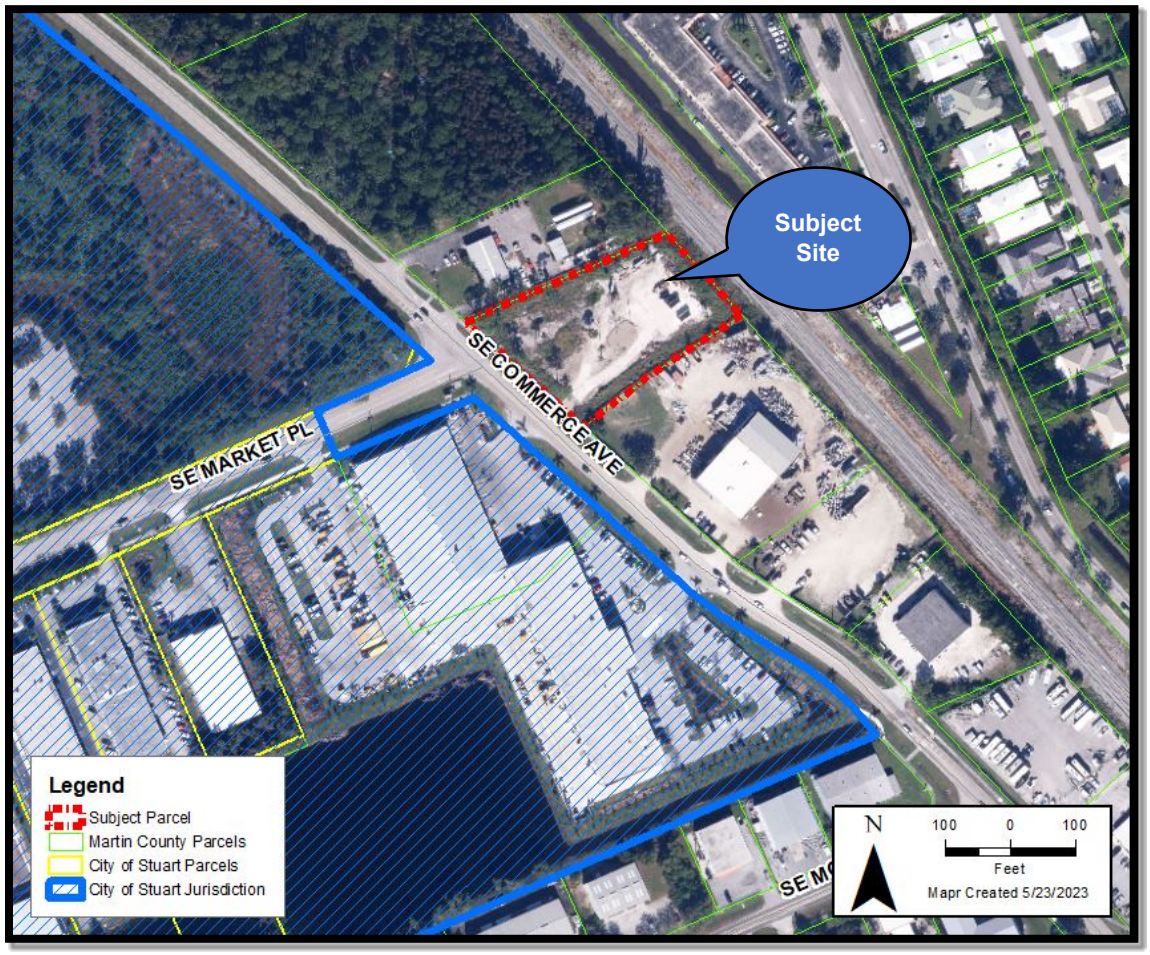
McCarty & Associates Land Planning & Design, LLC is requesting on behalf of Commerce Avenue, LLC, the City Commission to grant a Rezone petition for a +/-1.45-acre parcel from M-2: Industrial *(County)* to IPUD: Industrial Planned Unit Development *(City)*.

GENERAL INFORMATION:

Property Owner/Applicant:	Gregory A. Hale Commerce Avenue, LLC 3322 SE Gran Park Way Stuart, FL 34997
Agent/Agent of Record:	Michael McCarty McCarty & Associates Land Planning & Design, LLC 309 SE Osceola Street Stuart, FL 34994
Location:	TBD - SE Commerce Avenue, Stuart, FL 34997
Parcel ID#:	38-38-41-002-204-00002-8
Parcel Size:	+/-1.45-acres
Existing Future Land Use:	Industrial (*County*)
Proposed Future Land Use:	Industrial (*City*)
Existing Zoning:	M-2: Industrial (*County*)
Proposed Zoning:	IPUD: Industrial Planned Unit Development (*City*)
Existing Use:	Vacant
Proposed Use:	Industrial Planned Unit Development

BACKGROUND

McCarty & Associates Land Planning & Design, LLC has concurrently submitted three *(3)* petitions, on behalf of Commerce Ave, LLC, *(1)* for a Voluntary Annexation to incorporate the +/-1.45-acres parcel from the jurisdiction of unincorporated Martin County to the City of Stuart, *(2)* a Small-Scale Comprehensive Plan Amendment to assign the Future Land Use category from Industrial *(County)* to Industrial *(City)*, and subsequent Rezone petition from the M-2: Industrial *(County)* to IPUD: Industrial Planned Unit Development *(City)* zoning designation, for a 1.45-acre parcel of land situated on the east side of SE Commerce Avenue.



LAND USE AND ZONING

The subject site currently has a Martin County Future Land Use Designation of Industrial *(IND)*, and a County Zoning Designation of Industrial *(M-2)*. The subject property is currently vacant and located on the east side of SE Commerce Avenue. The site is bounded by City of Stuart to the west. The existing uses, Zoning Districts, and Future Land Use designations of the adjacent properties are summarized in Table 1 below.

Table 1. Existing Use, Zoning and Land-Use Designations

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		M-2: Industrial *(County)*	Industrial *(County)*	Vacant
Adjacent Parcels	**North**	M-2: Industrial *(County)*	Industrial *(County)*	Kauff's Towing & Recovery
	South	M-2: Industrial *(County)*	Industrial *(County)*	Salvage Yard
	East	Right-of-Way *(County)*	Right-of-Way *(County)*	Florida East Coast Railroad Right-of-Way
	West	CPUD: Commercial Planned Unit Development *(City)* & IPUD: Industrial Planned Unit Development *(City)*	Commercial (City) & Industrial *(City)*	Wal Mart, Waterblasting, LLC, S.E. Commerce Avenue & S.E. Market Place Rights-of-Way

REZONE TO THE OFFICIAL ZONING ATLAS

Standards of Review as Outlined in
Land Development Code Section 11.01.09

In accordance with LDC 11.01.09*(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, written comments of each responding department, consultant, and agency, as well as the compliance recommendation of the Development Department.

Specifically, the LPA and City Commission shall consider the following criteria:

a. The existing land use pattern

Staff Findings: *The subject parcel currently situated within the jurisdiction of unincorporated Martin County and is designated by the M-2: Industrial Zoning District. The proposed Rezone petition seeks to redesignate the underlying zoning designation with the IPUD: Industrial Planned Unit Development zoning designation with the City of Stuart to allow for future industrial development, as well as provide for a consistent land use pattern with the surrounding area.*

b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications.

Staff Findings: *The subject property is currently situated within the jurisdiction of unincorporated Martin County. The zoning designations within the surrounding area are predominantly designated by the Industrial and Commercial zoning designations.*

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

Staff Findings: *The proposed Industrial PUD zoning designation is consistent with adjacent industrial and commercial zoning and will not provide for an increase in residential density, as the Industrial Future Land Use designation does not allow for residential development.*

The subject property is located within an urban area, with access to utilities, roadway infrastructure. Review comments received from the Utilities/Engineering Department, Police Department and Fire Rescue do not identify any issues at this stage regarding the levels of service.

d. The possible overloading of the city's sewage collection, treatment, and disposal facilities.

Staff Findings: *The site is currently served water and wastewater services by the Martin County Utilities Department. The Martin County Utilities Department has reviewed the concurrently submitted annexation and Small-Scale Comprehensive Plan Amendment and agrees to continue serving the subject site to be located within the jurisdiction of the City of Stuart. Sufficient water & wastewater capacity is available to accommodate the maximum build out for the proposed industrial development.*

e. The possible overloading of the city's drainage system.

Staff Findings: *The Utilities and Engineering Department has reviewed the proposed industrial development and did not identify issues regarding potential overload of the City's drainage system pertaining to a request for annexation, land use amendment, or rezoning of the subject property. Final engineering review will be completed during site permitting with the City of Stuart Building Department.*

f. The existing classification boundaries in relation to existing conditions on the subject property.

Staff Findings: *Existing conditions on the subject property are that of a previous industrial operation. Effective reuse of the property with uses afforded to lands designated Industrial within the boundary of the City of Stuart will introduce improvements to the vacant/cleared industrial lands in an area where industrial-based uses are well-established.*

g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate.

Staff Findings: *The previous use on the property is unknown at this time but appeared to be industrial in nature according to past Google areal map searches. The site is currently located within the jurisdiction of unincorporated Martin County and as part of the parent petitions for Voluntary Annexation and Small-Scale Comprehensive Plan Future Land Use Map Amendment, the execution of a subsequent Rezone petition is necessary to redesignate the parcel under the Industrial Planned Unit Development (IPUD) zoning designation with the City of Stuart. The proposed rezone from M-2: Industrial (County) to IPUD (City) is consistent with the current zoning, as well as the patterns of current uses and development within the surrounding area.*

h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: *Following annexation of the subject parcel into the City of Stuart and subsequent approval of a concurrently submitted Comprehensive Plan Future Land Use Map Amendment, the proposed Rezone petition from M-2: Industrial (County) to IPUD: Industrial Planned Unit Development (City) will allow for future development of the site to conform with the industrial and commercial nature of the surrounding properties. Residential development is not permitted within the Industrial Future Land Use, and therefore no living conditions will be impacted by any proposed future development of the site. The proposed rezone of the property under the Industrial PUD Zoning District would provide for a uniform development pattern and consistency with the surrounding area.*

i. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: *Not applicable as per the distance and separation between established property boundaries. A photometric lighting plan has been submitted and reviewed as part of the proposed IPUD Rezone and Site Plan petition.*

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: *The proposed amendment does not deviate from the existing Industrial (County) Zoning designation. The proposed IPUD zoning designation will allow the applicant to propose development of the subject property which include industrial uses permitted under the City of Stuart's Land Development Cide and Comprehensive Plan.*

k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations; and

Staff Findings: *The proposed rezone petition is consistent with the surrounding industrial properties to the north, south, and west. Additionally, the proposed rezone is consistent with the Goals, Objectives, and Policies*

of the Comprehensive Plan pertaining to the retention and expansion of industrial based uses and encourages additional employment generating uses.

l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

Staff Findings: *The subject parcel is currently under the jurisdiction of the unincorporated Martin County. Following annexation and subsequent Comprehensive Plan Future Land Use Amendment, the proposed Rezone petition will provide additional land to be development within the City of Stuart and allow for the continuation of industrial development within the city of Stuart.*

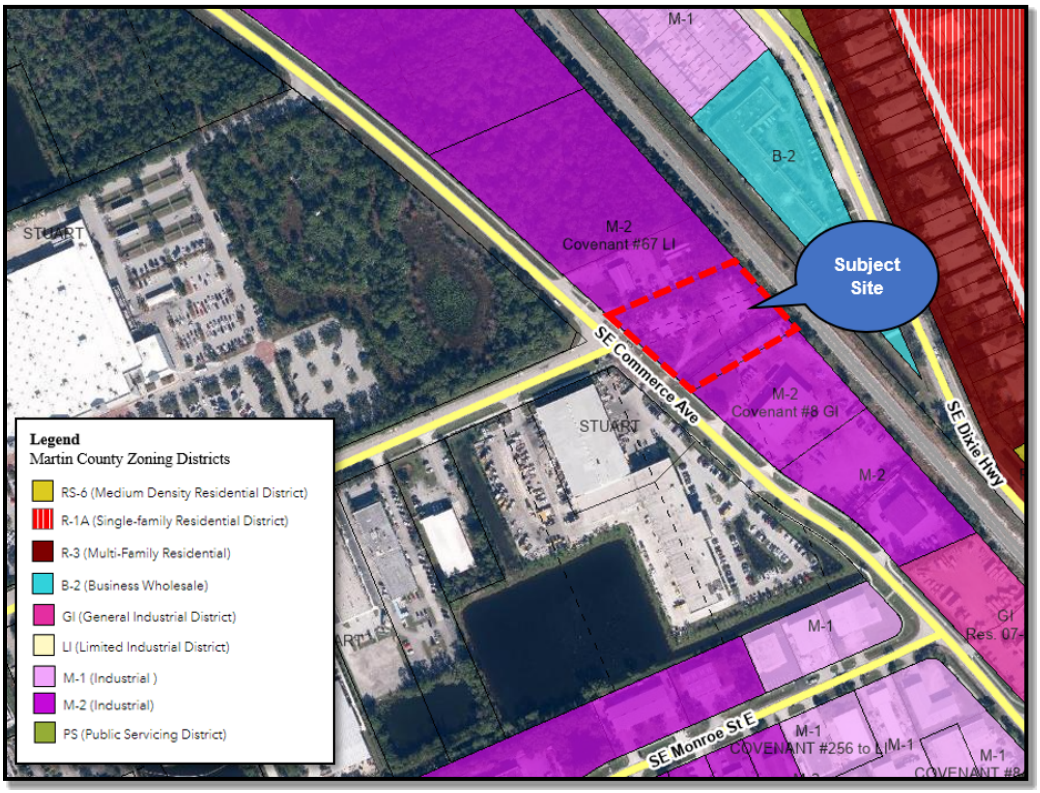
Current Zoning Designation *(Martin County)*:

The subject parcel is currently zoned M-2 Industrial, in accordance with Martin County Land Development Code Section 3.421 – *M-2 Industrial District.* Pursuant to Martin County Land Development Code Section 3.421, *in this district a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to Martin County Land Development Code Section 3.402:*

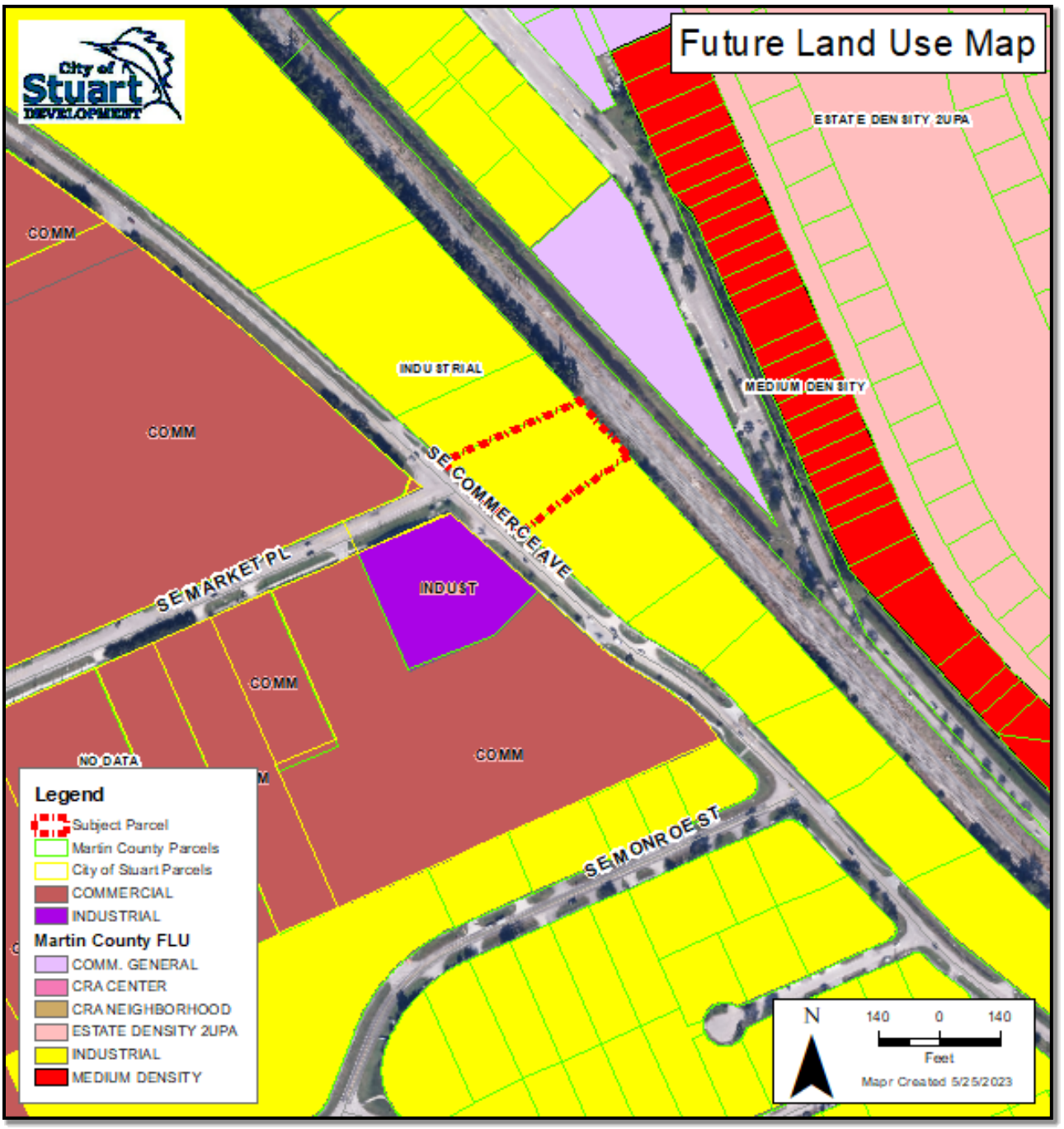
1. *Any use permitted in the M-1 Industrial District.*
2. *General manufacturing plants that meet the following standards:*
    a. *Manufacturing operations conducted in the open shall be screened from view outside the real property boundary. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as part of the area allowed for occupation by buildings and structures.*
    b. *No smoke with opacity exceeding 20 percent, shall be emitted, except smoke with opacity not exceeding 40 percent, shall be permitted for not more than six minutes of any one hour.*
    c. *No particle from any flue or smokestack exceeding 0.2 grains per cubic foot of the flue gas at stack temperature of 500 degrees Fahrenheit shall be permitted.*
    d. *No odor nuisance shall be permitted to extend beyond lot lines. Tanneries, abattoirs, glue factories, oil tank farms, soap factories, artificial gas manufacturers, rubber manufacturers, distilleries and similar industries shall present detailed plans for elimination of odors to the zoning director before a permit shall be granted.*
    e. *Dust and dirt shall be confined within the buildings of the plant.*
    f. *No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.*
    g. *Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.*
    h. *Buildings and fences shall be painted, unless the materials are naturally or artificially colored.*

3. *Manufacture of the following: Automobile accessories, except tires, Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid, Boxes, Carbon, Canvas, cloth, cork, excelsior or textiles, Disinfectants and insecticides, Batteries and other electrical apparatus, Mattresses, Rope, Sash and doors, Starch, glucose and dextrin.*
4. *Any of the following: Automatic screw machines, Automobile assembly plant, Animal refuge, Assaying, Airplane hangar, Airport, Blacksmith shop, Canning factory, Cider mill, Construction or contractor yard Cooperage, Cemetery, columbarium, mausoleum or crematory, Die casting, Livery stable, riding academy or dude ranch, Lumberyard with planing mill, Meat processing, no slaughtering, Metal buffing, plating and polishing, Machine shop, Millwork, lumber and planing mill, Motor freight terminal and depot, Mattress and bedding renovator, Painting and varnishing, Radio or television broadcasting towers or antennas, Welding shop*
5. *Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber machinery, propane, roofing, rope, sand, stone, tar, tarred, or creosoted products, terra-cotta, timer, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least six feet in height.*
6. *Residences for the use of watchmen or custodians only.*

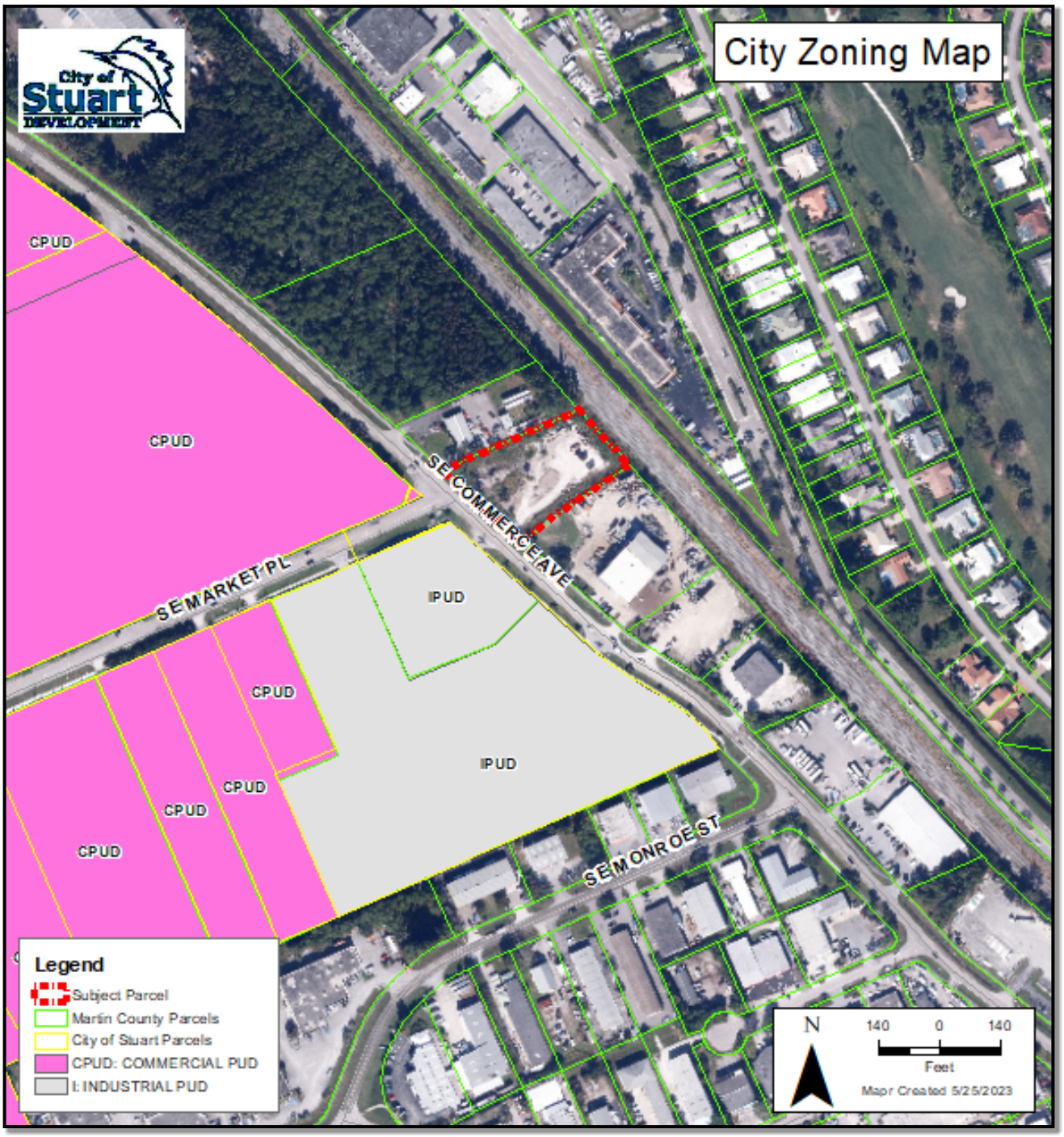
Martin County Zoning Map



City of Stuart & Martin County Existing Future Land Use Map



City of Stuart Existing Zoning Map



Proposed IPUD Zoning Designation *(City of Stuart):*

According to Land Development Code *(LDC)* Section 2.07.00*(G)*, the proposed IPUD *(Industrial Planned Unit Development)* Zoning District is consistent with the proposed Industrial 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-4 (Limited Business/Manufacturing)	I *(Industrial)*	CPUD, IPUD, MXPUD, UPUD
Industrial	**X**	**X**	**X**

Site Layout:

According to LDC Section 2.04.01 – Table 7, the Industrial Zoning Designation does not identify a minimum required front, rear, or side yard setback. *(See Table 7 Below)*

TABLE 7 - Public Service, Industrial and Hospital Area, Impervious Surface Coverage, Setback and Height Requirements:

Standard	Public Service	Industrial	Hospital
Minimum Lot Size			
Minimum Lot Area (ft²)	None	15,000 ft²	None
Minimum Lot Width	Not Provided	100 ft.	Not Provided
Maximum Impervious Surface Coverage	65%	65%	Not Provided
Minimum Building Setback			
Minimum Front Yard	25 ft.	Not Provided	25 ft.
Minimum Side Yard	15 ft.	Not Provided	15 ft.
Minimum Rear Yard	25 ft.	Not Provided	25 ft. [1]
Maximum Building Height	45 ft.	45 ft.	45 ft. [1]
Maximum Stories	4	4	4

Footnotes:

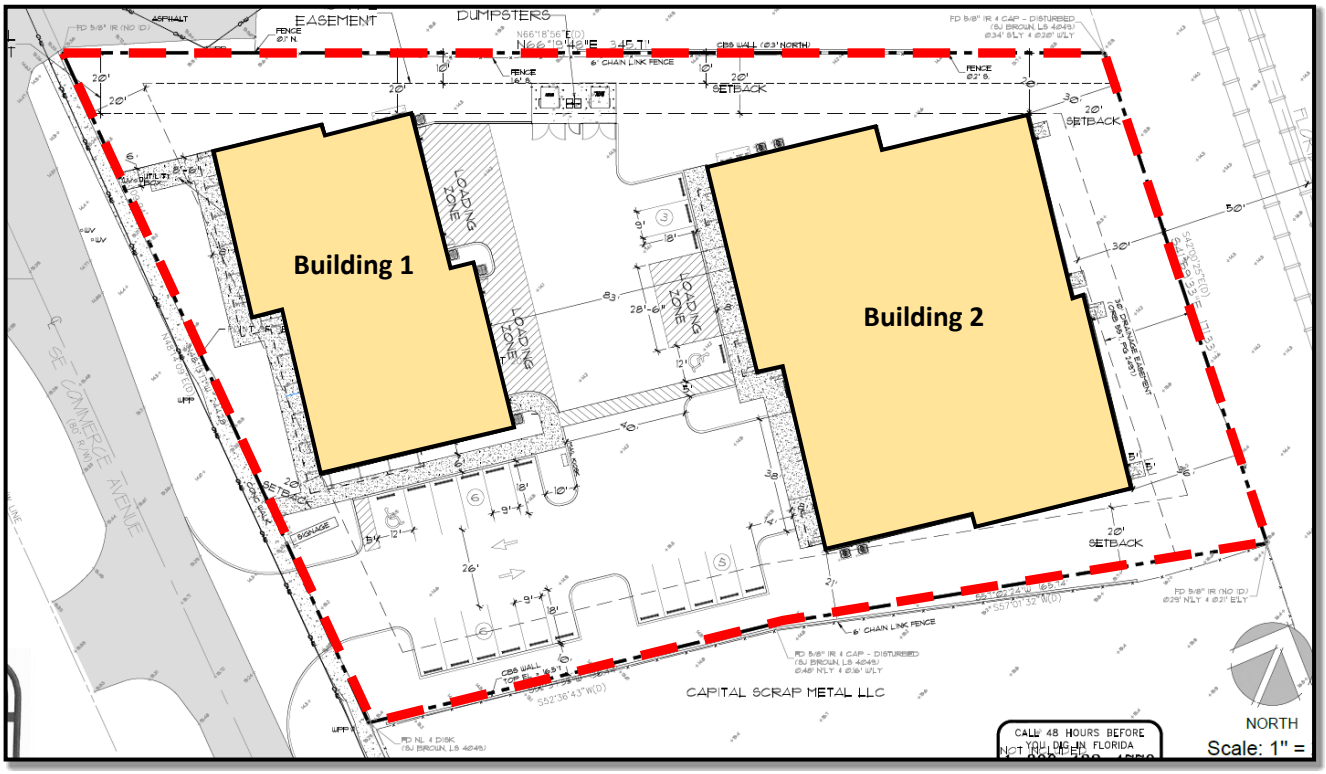
1. *This provision is subject to amendment at such time as a master facilities plan is adopted for the hospital district for hospital use and development, thereupon all portions of the land development regulations in conflict therewith shall be repealed and superseded by the said master facilities plan.*

The proposed development plan identifies two *(2)* industrial buildings, with a total of eight *(8)* flex units and an overall building area of +/-21,445 ft² *(Bldg. #1: 7,480 ft² & Bldg. #2: 13,965 ft²)*. According to the applicant, the units will be made available for lease to small local businesses.

The submitted site development plan identifies a minimum twenty *(20)* foot wide front yard setback, twenty-one *(21)* foot wide side yard setbacks, and thirty *(30)* foot wide rear yard setback for the proposed structures. As required with the proposed development, the applicant will be required to install landscape buffers within these front, side, and rear setbacks.

The two *(2)* proposed one-story industrial flex buildings will be constructed at twenty-four *(24)* feet for Building #1 and twenty-two *(22)* feet for Building #2, which is less than the maximum allowed building height of forty-five *(45)* feet within the Industrial Zoning District.

Additionally, the proposed industrial planned development identifies a maximum impervious surface coverage of 64.75%, which is consistent or less than the maximum impervious surface coverage of 65%, as required under the Industrial straight zoning designation.



The proposed development would provide a total floor area ratio *(FAR)* of 0.33, whereas the maximum FAR allowed outside of the Community Redevelopment Area *(CRA)* is <1.0 FAR, pursuant to LDC Section 2.03.10 – *Table 4 (Intensity of Development Lot Area and Floor Area Ratio)*. (See table Below)

LDC Section 2.03.10 – Table 4: Intensity of Development Lot Area and Floor Area Ratio:

Future Land Use Categories	% Low Area Residential	% Lot Area Non-Residential	Non-Residential (Max. FAR)	>2.0 FAR
Industrial	N/A	100	3.0 FAR[1] / 1.0 FAR[2]	<10 acres[1]

Footnotes:
1 = Inside community redevelopment agency (CRA) boundary
2 = Outside CRA boundary

Proposed Site Data Calculations:

	Square Footage	Acres	Percentage %
Total Site Area	63,368	1.45	100%
Impervious Area	**41,031**	**0.94**	**64.75%**
Total Buildings	21,445	0.49	33.8%
Building 1	7,480	0.17	11.8%
Building 2	13,965	0.32	22%
Vehicular Use Area	16,226	0.37	25.6%
Concrete, Walks, Ramps, etc.…	3,360	0.08	5.3%
Pervious Area	**22,337**	**0.513**	**35.25%**
Landscape Buffers/Open Space	22,337	0.513	35.25%

Proposed On-Site Parking Calculations:

Parking	Required Spaces	Provided Spaces
1 space per 1,000 ft^2 Floor Area	21	21
ADA Accessible Spaces	1	2
Bicycle Parking	4	4
Loading Spaces	1	3

Traffic

The peak hour traffic generation for the site is available from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition Web-Based App for General Light Industrial (ITE Code 110). Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in Table 1.

Proposed Trip Generation

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL											
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Fitted Curve											
Code	Land Use	Ind. Variable	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
110	Light Industrial	21.5 SF	16	2	18	2	11	13	65	66	131

According to the Traffic Impact Analysis *(TIA)* dated March 2023, and prepared by Giangrande Engineering & Planning, the proposed industrial development is expected to generate 131 total peak hour daily trips *(65 in, 66 out)*, with eighteen *(18)* AM peak hour *(16 in, 2 out)* and thirteen *(13)* PM peak hour *(2 in, 11 out)* trips.

As determined in the calculation table provided above, the greatest peak hour peak direction impact is the AM Entering trips with a total of 16 trips. The equations and plot charts utilized were derived from the trip generation web-based app are provided in the appendix of this report for reference.

Fire & Police

The site will be served by the City of Stuart Police Department and Fire District for emergency services.

Water Wastewater:

The Martin County Utilities Department provides water and wastewater service to the subject property through existing utilities within SE Market Place. A newly constructed 8" HDPE water main and a new 8" HDPE sewer force main have been installed in a 19" utility easement bordering the south property line.

Drainage:

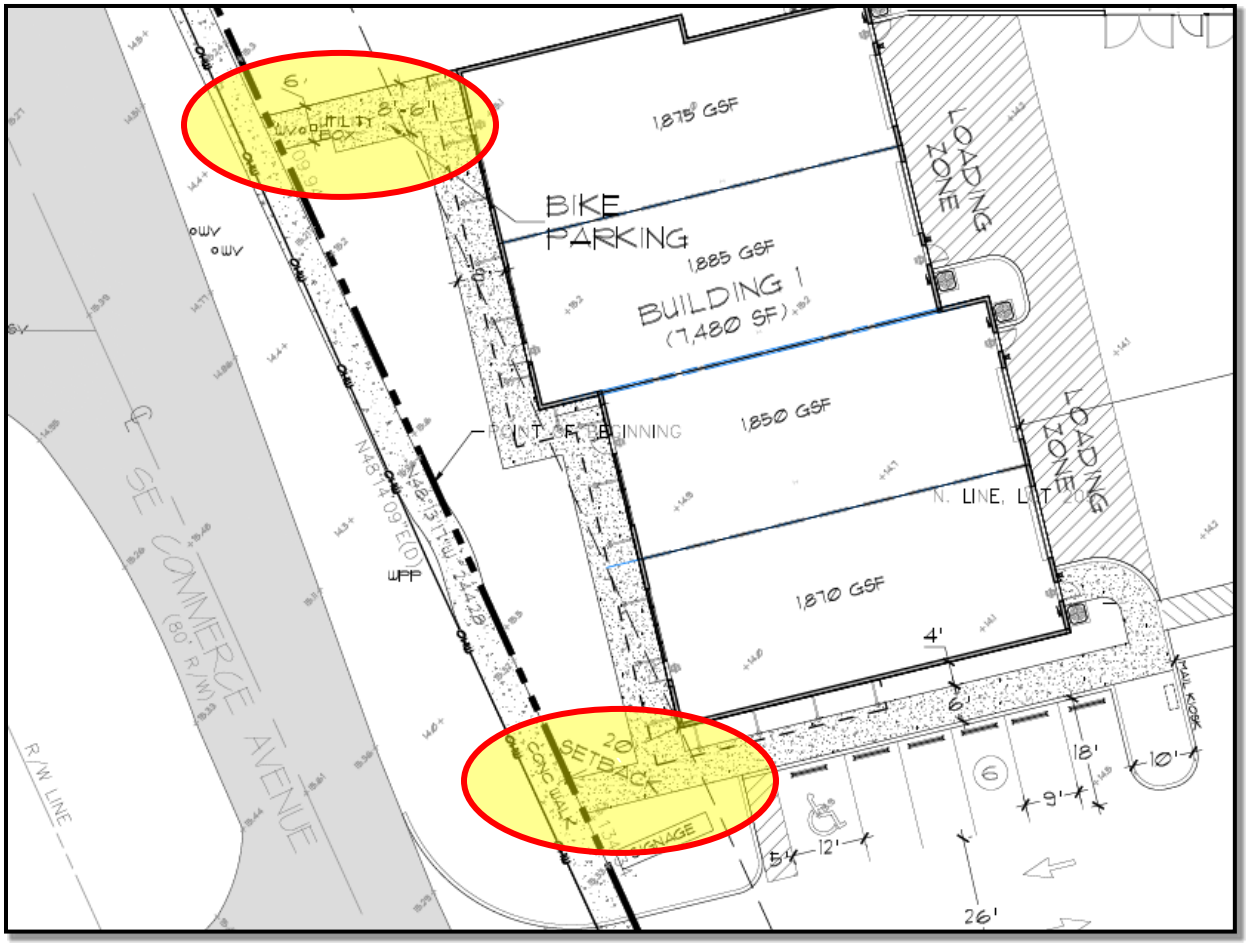
Onsite Runoff: The onsite runoff will be stored by use of a combination of exfiltration trenches, grass, retention areas, and pervious concrete.

Offsite Discharge: According to the Stuart Business Park's Master Stormwater Plan Report, prepared by AJ Hydro Engineering, Inc., the 1.45-acre site is allowed to discharge 0.37 cfs into the Commerce Avenue system for Basin #1. The system discharge will be designed for the 25-year/3-day storm and building elevations will be above both the 100-year/3-day storm flood stage, as per South Florida Water Management District *(SFWMD)* permit. The development will be required to obtain site permitting with the City of Stuart, as well as a permit with the SFWMD.

Vehicular & Pedestrian Access

The proposed project identifies single vehicular access to the site via on Commerce Avenue. Proposed access will allow for full right/left in and out of the site.

Pedestrian and ADA access is provided throughout the site via stabilized paved walkways and includes pedestrian and ADA access leading from the site to the adjacent sidewalk situated along east side of Commerce Avenue.



CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The proposed Industrial Planned Unit Development *(IPUD)* Rezone Petition is consistent with the following Goals, Objectives, and Policies of the City of Stuart Comprehensive Plan.

In conjunction with the parent Voluntary Annexation application, the applicant has concurrently submitted a Small-Scale Comprehensive Plan Future Land Use Map Amendment and Rezone petition. The proposed Rezone petition seeks to amend the City's Official Zoning Atlas from M-2: Industrial *(County)* to IPUD: Industrial Planned Unit Development *(City)*, pursuant to Comprehensive Plan Policy 1.A.7.5.

Objective 1.A.7: *The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land uses shall be more limited than the maximum allowable under the discretion to decide that development is consistent with the City's plan.*

- ***Policy 1.A7.1(E) – Industrial:*** *Land uses, and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

Policy 1.A7.5. *Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.*

Policy 11.A1.1. *The city will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the city.*

Policy 11.A1.4. *The city will encourage the designation and preservation of industrial land for industrial uses.*

Policy 11.A1.5. *The city will encourage new commercial and industrial development.*

Existing Future Land Use (Martin County):

Policy 4.11B.1. Development review process for industrial development. *The development review process shall ensure that, at a minimum:*

1) *Industrial activities are compatible with surrounding land uses, established or planned development, and natural systems and resources.*
2) *Sites for industrial development are accessible to essential public and private facilities and services at the levels of service adopted in this Plan for transportation, potable water, solid waste, drainage, and sanitary sewer.*
3) *Sites for industrial development are located with convenient access to major road transportation corridors and are encouraged to locate with convenient access to air, water, and rail transportation facilities.*

4) *Sites for industrial development are located with convenient access to the labor supply, raw material sources, energy resources and market areas.*
5) *A need for industrial land use is demonstrated in a County-wide assessment when industrial proposals are considered by the Board of County Commissioners.*

Policy 4.13A.10. Industrial development. *The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly, and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.*

Proposed Future Land Use (City):

Objective 1.A7. - Future Land Use Categories.

E. Industrial: *Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.*

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. In order to promote the efficient use of land and to provide an affordable housing stock (Policy 3.A2.6. Housing opportunities), the City's Land Development code shall provide adjustment, through the urban planned unit development process, to accommodate smaller residential units and allow smaller housing units to be calculated at 0.5 density per unit for units less than 900 sq. ft and 0.75 density per units for units less than 1,100 sq. ft.*

Table of Land Use Densities and Intensities
(City of Stuart Comprehensive Plan – Future Land Use Element)

FLU		Residential			Non-Residential			
			UPUD, RPUD, or Major UCE					
	In/Out CRA	General	Not ALF	ALF	% Residential	General	> 2.0 FAR	% Non-Residential

Industrial	In	None	N/A	N/A	0%	< 3.0 FAR	< 10-acres	100%
	Out	None	N/A	N/A	0%	< 1.0 FAR	N/A	100%

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

On June 8, 2023, the Local Planning Agency *(LPA)* held a public hearing and voted to forward a recommendation to the City Commissio9n for the approval of the Comprehensive Plan Future Land Use Map Amendment, to assign the Industrial Future Land Use designation within the City of Stuart's jurisdiction.

PUBLIC NOTIFICATION

On June 12, 2023, the applicant provided notification letters to eight *(8)* owners of property located within 300 feet of the subject parcel, an advertisement was displayed in TC Palm Newspaper, and one *(1)* public notification sign detailing the City Commission Public Hearings was posted on the subject parcel.

STAFF RECOMMENDATION

The staff has reviewed the proposed petition for Rezone to the Official Atlas and PUD Development Plan and determined they conform to the Standards of Review outlined in Land Development Code Section 11.01.09 and are consistent with the Comprehensive Plan Goals, Objectives, and Policies. Staff recommends the City Commission grant approval of the proposed IPUD Rezone with associated development plan and uses, via Ordinance No. 2519-2023.

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

Received by: _____
Reviewed by: _____

RECEIVED AUG 29 2022 DEVELOPMENT Received by:

PAID AUG 29 2022

Rezone Real Property Application

(including Planned Unit Developments)

Project ID# Z22080004
(Staff Entry)

Pre-App Conference Date: 5/26/2022	Application Date:

SITE INFORMATION

Project Name: Benchmark III	Parcel ID#: 38-38-41-002-204-000002-8
Site Address: SE Commerce Ave	
Subdivision: Plat of Port Sewall Land Company	Lot(s):
Site Area/Acreage: 1.44	Flood Zone/Base Flood Elevation:
Existing Zoning District / CRA Subdistrict: M-2	
Proposed Zoning District / CRA Subdistrict: IPUD (Industrial PUD)	
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: Industrial	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): n/a	
Existing Land Use: Vacant Industrial	Proposed Land Use: Industrial PUD
Proposed Square Footage (if applicable): 21,923 square feet	Proposed Density (if applicable): n/a

PETITIONER INFORMATION

Property Owner: Commerce Avenue LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2696 SE Market Place, Stuart, FL 34997	
Applicant (if not Owner): Mike McCarty - McCarty & Associates Land Planning & Design LLC	Phone Number / Email Address: (772) 341-9322 / mike2mccartylandplanning.com
Applicant's Mailing Address: 309 SE Osceola Ave, Suite 104, Stuart, FL 34994	
Agent/Contact Person: Same as applicant	Phone Number / Email Address: Same as applicant
Agent's Mailing Address: Same as applicant	
Architect: Ahern & Associates, Architects, P.A.	Engineer: Mathers Engineering Corporation
Planner: Same as applicant	Landscape Architect: Same as applicant

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Gregory A Hale

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 Rezone in the City of Stuart, FL.
3. That he/she has appointed McCarty & Associates to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Gregory A Hale

Signature of Owner: Member

By: Name/Title

2494 SE Market Place — Street Address

Stuart, FL 34997 — City, State, Zip Code

P.O. Box

City, State, Zip Code

772-320-0206 — Telephone Number

772-320-0209 — Fax Number

GHale@benchmark3.com

Email Address:

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this

2 day of August, 2022 By Gregory A Hale.

Personally Known OR Produced Identification

Type of Identification Produced:

Kimberly Jo Holmes

Notary Public

My Commission expires:

Notary Public State of Florida
Kimberly Jo Holmes
My Commission
HH 169614
Exp. 8/25/2025

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: Gregory A Hale	City/State/Zip Code: Stuart, FL 34997
Title: Member	Telephone Number: 772-320-0206
Company: Commerce Ave. LLC	Facsimile Number: 772-320-0209
Company Address: 2696 SE Market Place	Email Address (optional): Ghale@Benchmark3.com

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

1. Signed this 2 day of August, 2022.

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).*

Please see attached exhibit of Project Narrative/Justification

(over)

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/100 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

Copy Copy Cov

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SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A. Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: Conrad Dawson

By: Lisa C. Hale
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____
OR
☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/26/2021

Copy Copy Co

COPY

EXHIBIT "A"

Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.

Location Map

SCALE: 1"= 2,000'



Legal Description

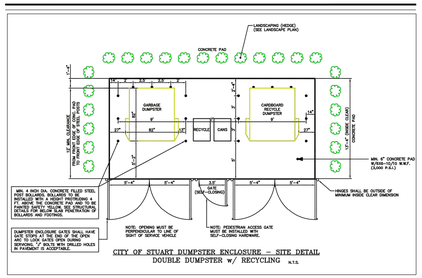
A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

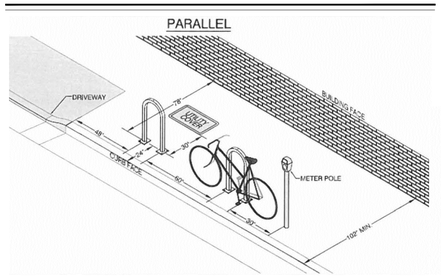
PCN			38-38-41-002-204-00002-8
ZONING			M-2
FUTURE LAND USE			INDUSTRIAL
EXISTING LAND USE			VACANT INDUSTRIAL
PROPOSED USE			INDUSTRIAL
PROVIDED FRONT LINE FAÇADE %			58%
PROVIDED FRONT SETBACK			20'
	SF	**AC**	**%**
TOTAL SITE AREA	63,368	1.4547	100.00%
IMPERVIOUS AREA	**41,031**	**0.942**	**64.75%**
TOTAL BUILDINGS	21,445	0.49	33.8%
BUILDING 1	7,480	0.17	11.8%
BUILDING 2	13,965	0.32	22.0%
VEHICULAR USE AREA	16,226	0.37	25.6%
CONCRETE, WALKS, RAMPS, ETC...	3,360	0.08	5.3%
PERVIOUS AREA	**22,337**	**0.513**	**35.25%**
LANDSCAPE BUFFERS / OPEN SPACE	22,337	0.513	35.2%
PARKING	**REQ.**	**PROVIDED**	
(1/ 1000 SF FLOOR AREA)	21	21	
ADA ACCESSIBLE SPACES	1	2	
BIKE PARKING	**REQ.**	**PROVIDED**	
	4	4	
FAR		**PROVIDED**	
FAR = (21,455 / 63,368 = .33)		0.33	

Dumpster Detail



CITY OF STUART DUMPSTER ENCLOSURE — SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING N.T.S.

Bike Rack Detail



General Notes

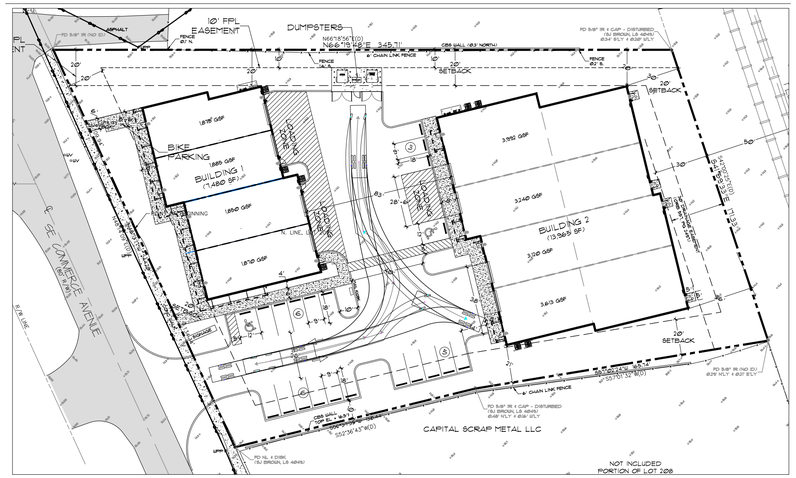
1. All signs shall meet City of Stuart Land Developement Regulations.
2. All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the City.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.
19. Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with Martin County ordinances."
20. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
21. Refer to the architectural drawings for all building dimensions.
22. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
23. New earthwork shall blend smoothly into existing grade.
24. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
25. Contractor shall provide irrigation to, and drainage from all planters.
26. Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.
27. Construction shall be completed in one phase.

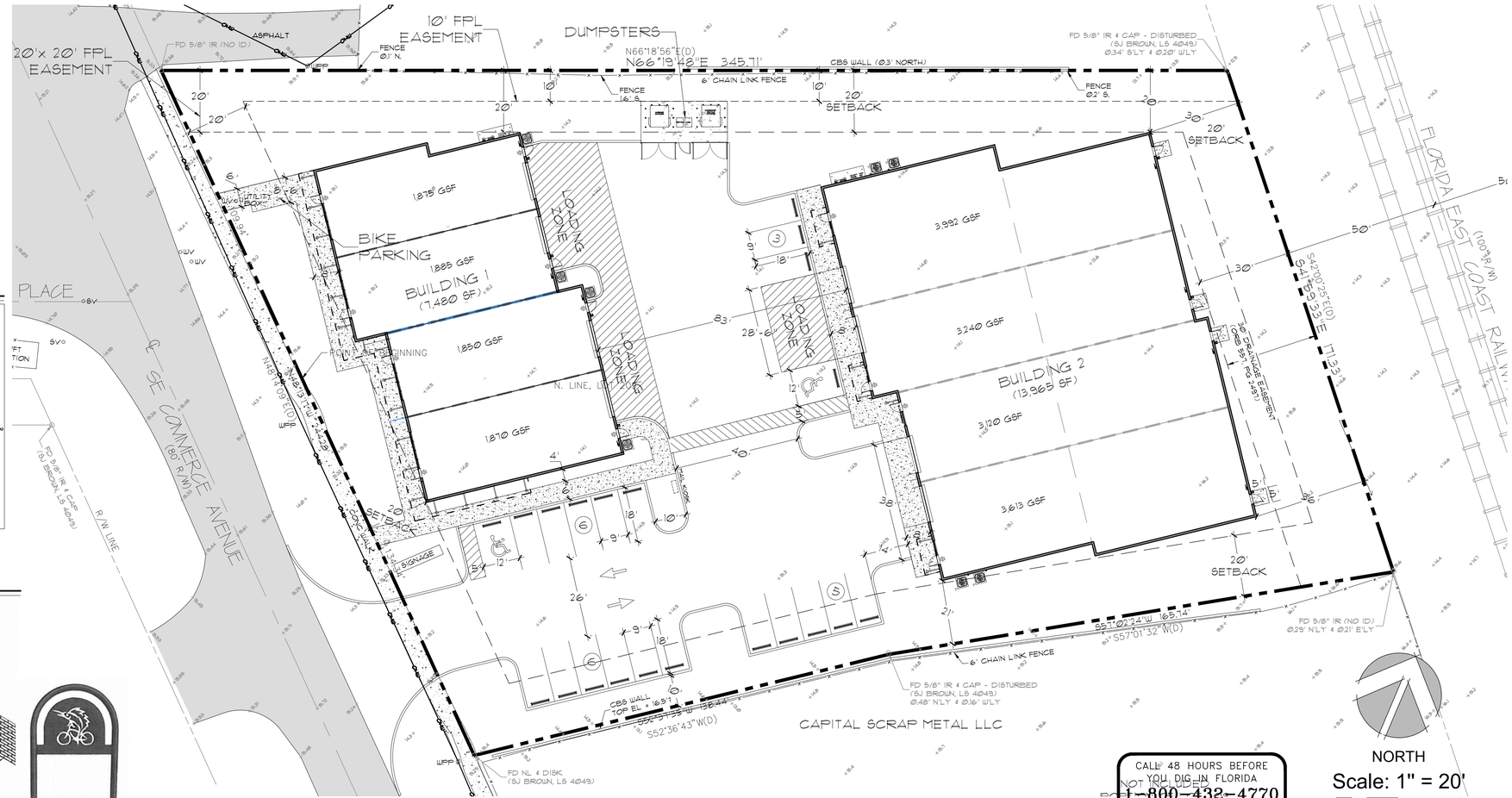
Drainage Notes

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.

Auto Turn Exhibit - 42' Garbage Truck

Scale: 1"=40'





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

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772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Daniel McRae Sugg, PLA

Digitally signed by Daniel McRae Sugg, PLA
Date: 2023.05.10 20:39:15 -04'00'

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	7/16/2021
7/20/2021 8/24/2021 12/7/2021	
3/23/2022 revised buildings & sp	
4/25/2022 revised buildings & sp	
6/17/2022 revised sp	
8/1/2022 revised sp, new arch	
11/29/2022 revised sp per comments	
4/10/2023 revised sp per comments	

S-1

	A
1	**MARTIN COUNTY - LI PERMITTED USES**
2	Aviation and aerospace manufacturing
3	Biomedical research
4	Bioscience research
5	Business and professional offices
6	Business-to-business sales and marketing
7	Computer and electronic components research andassembly
8	Computer and electronic products research and assembly
9	Computer programming/software research
10	Computer system design
11	Construction industry trades
12	Construction sales and services
13	Credit bureaus
14	Credit intermediation and related activities
15	Customer care centers
16	Customer support
17	Data processing services
18	Electrical equipment and appliance componentmanufacturing
19	Electromedical apparatus research and assembly
20	Electronic equipment research and assembly
21	Electronic flight simulator manufacturing
22	Fiber optic cable manufacturing
23	Film, video, audio and electronic media production andpostproduction
24	Financial institutions
25	Food and beverage products manufacturing
26	Funds, trusts and other financial vehicles
27	Furniture and related products manufacturing
28	General retail sales and services
29	Golf driving ranges
30	Health and beauty products manufacturing
31	Information services and data processing
32	Insurance carriers
33	Internet service providers, web search portals
34	Irradiation apparatus manufacturing
35	Laser research and assembly
36	Lens manufacturing
37	Lens research
38	Limited impact industries
39	Limited retail sales and services
40	Machinery manufacturing
41	Management services
42	Management, scientific and technical services
43	Marine and marine related manufacturing
44	Marine Research
45	Medical and dental labs
46	Medical equipment assembly

	A
1	**MARTIN COUNTY - LI PERMITTED USES**
47	Medical services
48	Metal manufacturing
49	National, international and regional headquarters
50	Nondepository credit institutions
51	Offices of bank holding companies
52	On-line information services
53	Optical equipment assembly
54	Optical instruments assembly
55	Optoelectronics assembly
56	Performing arts centers
57	Pharmaceutical products research
58	Plastics and rubber products manufacturing
59	Precision instrument assembly
60	Printing and related support activities
61	Professional, scientific and technical services
62	Protective and emergency services
63	Reproducing magnetic and optical media
64	Reproducing magnetic and optical media manufacturing
65	Research and development laboratories and facilities,including alternative energy
66	Residential storage facilities
67	Scientific and technical consulting services
68	Securities, commodity contracts
69	Semiconductor manufacturing
70	Shooting ranges, indoor
71	Simulation training
72	Simulation training
73	Spectator sports
74	Surgical and medical instrument manufacturing
75	Technical support
76	Technology centers
77	Telecommunications research
78	Telephonic and on-line business services
79	Testing laboratories
80	Textile mills and apparel manufacturing
81	Trades and skilled services
82	Transaction processing
83	Transportation air
84	Transportation equipment manufacturing
85	Transportation services
86	Trucking and warehousing
87	Utilities
88	Vehicular service and maintenance
89	Wholesale trades and services
90	Wood and paper product manufacturing

	B
1	**CITY OF STUART - I PERMITTED USES**
2	Boat storage, dry
3	Cold Storage
4	Dry cleaning plant
5	Industrial parks, planned
6	Industrial, high impact
7	Industrial, low impact *within enclosed facility
8	Microbrewery
9	Newspaper or publishing plant
10	Newspaper or publishing plant
11	Public facilities and services
12	Public utilities
13	Repair services
14	Shooting range, indoor
15	Sign painting and/or sign manufacturing shops providing all storage & work is conducted in enclosed facility
16	Stealth communication facilities
17	Storage yards
18	Warehouse, general storage
19	Warehouse, mini-storage
20	Warehouse, wholesale and distribution
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Location Map



Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	38-38-41-002-204-00002-8
ZONING	M-2
FUTURE LAND USE	INDUSTRIAL
EXISTING LAND USE	VACANT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
PROVIDED FRONT LINE FAÇADE %	58%
PROVIDED FRONT SETBACK	20'

	SF	AC	%
TOTAL SITE AREA	63,368	1.4547	100.00%
IMPERVIOUS AREA	**41,031**	**0.942**	**64.75%**
TOTAL BUILDINGS	21,445	0.49	33.8%
BUILDING 1	7,480	0.17	11.8%
BUILDING 2	13,965	0.32	22.0%
VEHICULAR USE AREA	16,226	0.37	25.6%
CONCRETE, WALKS, RAMPS, ETC...	3,360	0.08	5.3%
PERVIOUS AREA	**22,337**	**0.513**	**35.25%**
LANDSCAPE BUFFERS / OPEN SPACE	22,337	0.513	35.2%

PARKING	**REQ.**	**PROVIDED**
(1/ 1000 SF FLOOR AREA)	21	21
ADA ACCESSIBLE SPACES	1	2
BIKE PARKING	**REQ.**	**PROVIDED**
	4	4

FAR	**PROVIDED**
FAR = (21,455 / 63,368 = .33)	0.33

Landscape Data

NORTH PROPERTY LINE		345 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	12	12 PLANTED TREES
SOUTH PROPERTY LINE		302 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	10	10 PLANTED TREES
WEST PROPERTY LINE		220 LF
	REQ.	PROV.
1 TREE / 30 LF & HEDGE	7	7 PLANTED TREES

LANDSCAPING	REQ.	PROV.
LANDSCAPE AREA	20%	33.9%
TREES (1 TREE / 2,500 SF OF DEVELOPMENT SITE)	25	36
PLANT MATERIAL DATA	REQ.	PROV.
NATIVE TREES	50%	100%
NATIVE SHRUBS	50%	99%

Xeriscape Table

(A total of 50 pts. are required)

1. UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH.	5 pts.
2. PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5 pts.
3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
4. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
5. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
8. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.

Landscape Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.

3. ALL EXOTIC VEGETATION TO BE REMOVED FROM DEVELOPMENT AREA.

4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THAT IS CAPABLE OF PROVIDING 100% COVERAGE TO ALL LANDSCAPE AND PLANTING AREAS AND HAVE AN AUTOMATIC MOISTURE SENSOR.

5. IRRIGATION SOURCE TO BE POTABLE WATER. IRRIGATION PLANS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. EXISTING TREES THAT ARE TO REMAIN SHALL BE BARRICADED ACCORDING TO CITY OF STUART ORDINANCES.

7. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."

8. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.

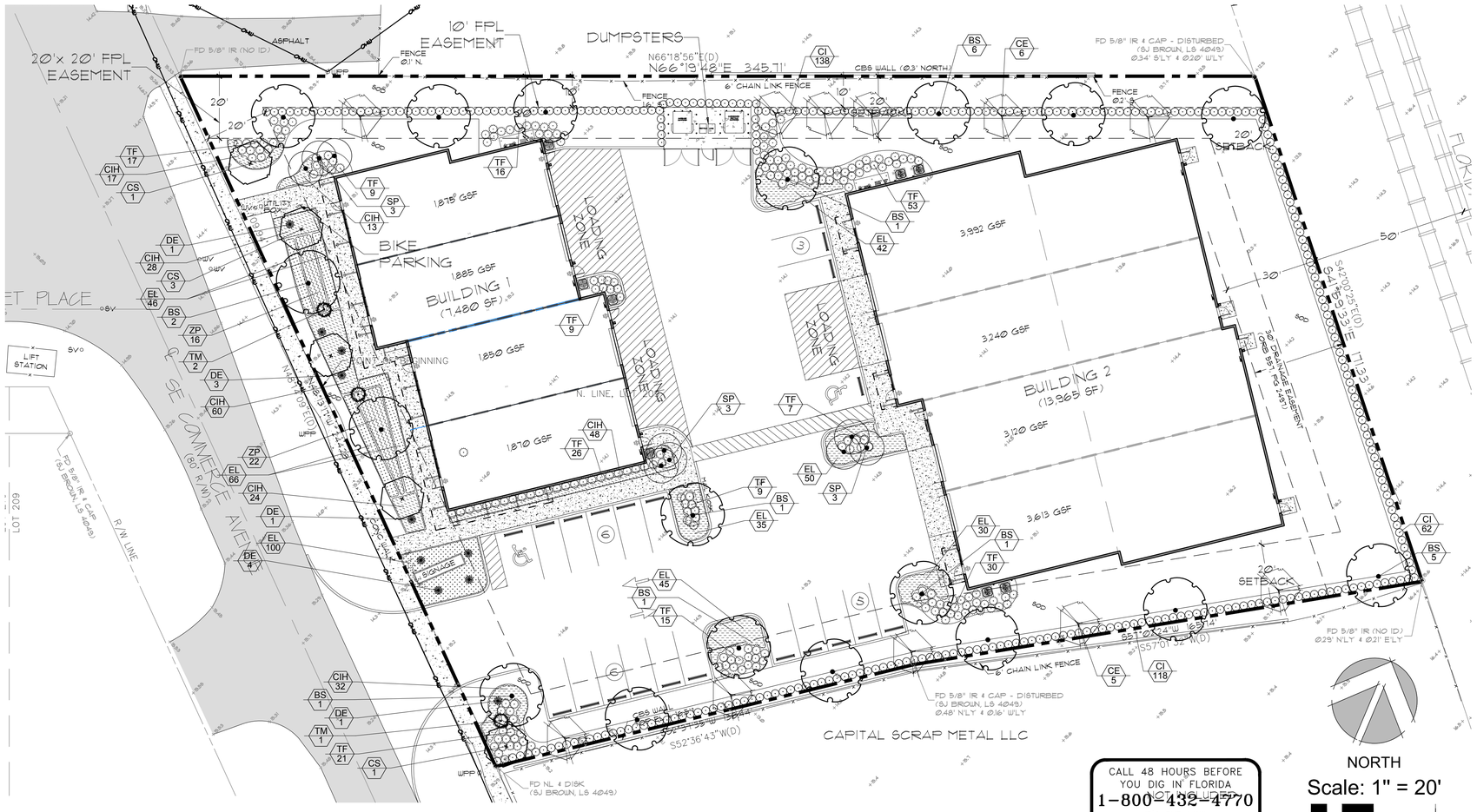
9. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES & PALMS					
BS*^	18	Bursera simaruba	Gumbo Limbo	12'x 6', 2.5" DBH min.	AS
CE*^	11	Conocarpus erectus	Green Buttonwood	12'x 6', 2.5" DBH min.	AS
CS*^	5	Cordia sebestena	Orange Geiger Tree	12'x 6', 2.5" DBH min.	AS
DE^	10	Dioon edule	Mexican Fern Palm	3' OA	AS
SP*^	9	Sabal palmetto	Sabal Palm	10', 12', 16' CT, staggered heights	AS
TM*^	3	Thrinax morrisii	Key Thatch Palm	4' OA, multi trunk, full	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	318	Chrysobalanus icaco	Native Green Cocoplum	24"x 18", full	24" OC
CIH*^	222	Chrysobalanus icaco 'Horizontal'	Native Horizontal Cocoplum	3g, 16"x 16"	24" OC
EL*^	414	Ernodea littoralis	Golden Beach Creeper	3g, 12"x 18"	24" OC
TF*^	208	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP*^	38	Zamia pumila	Coontie	7g min. 24" min.	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight



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Mike@McCartyLandPlanning.com

Benchmark III

SE Commerce Avenue
Martin County, Florida

Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	4/25/2022
	8/1/2022
	11/29/2022 revised lp per comments
	4/10/2023 revised lp per comments

L-1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from building.

- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

-Quantities shown on plant list are for convenience only. If a discrepancy occurs between the plan and plant list the plan shall prevail.

Plant List

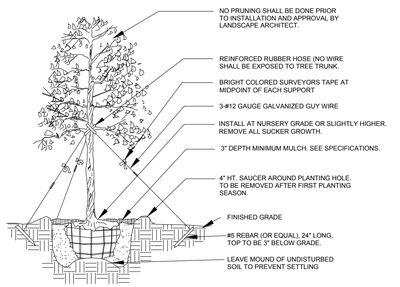
Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES & PALMS					
BS*^	18	Bursera simaruba	Gumbo Limbo	12'x 6', 2.5" DBH min.	AS
CE*^	11	Conocarpus erectus	Green Buttonwood	12'x 6', 2.5" DBH min.	AS
CS*^	5	Cordia sebestena	Orange Geiger Tree	12'x 6', 2.5" DBH min.	AS
DE^	10	Dioon edule	Mexican Fern Palm	3' OA	AS
SP*^	9	Sabal palmetto	Sabal Palm	10', 12', 16' CT, staggered heights	AS
TM*^	3	Thrinax morrisii	Key Thatch Palm	4' OA, multi trunk, full	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	318	Chrysobalanus icaco	Native Green Cocoplum	24"x 18", full	24" OC
CIH*^	222	Chrysobalanus icaco 'Horizontal'	Native Horizontal Cocoplum	3g, 16"x 16"	24" OC
EL*^	414	Emodea littoralis	Golden Beach Creeper	3g, 12"x 18"	24" OC
TF*^	208	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP*^	38	Zamia pumila	Coontie	7g min. 24" min.	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

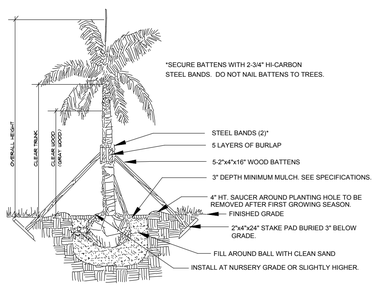
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight

Planting Details



Tree Planting

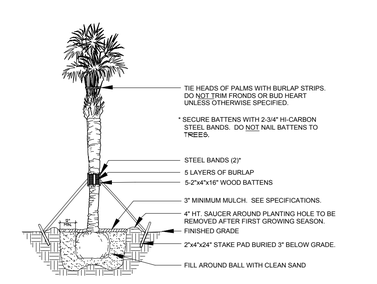
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

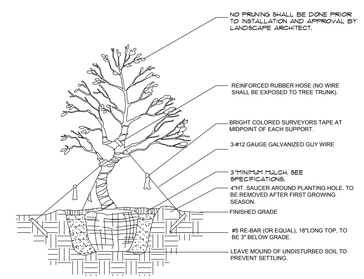
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

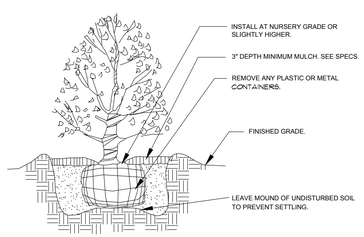
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



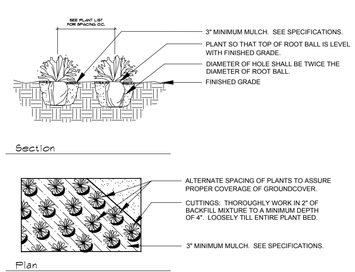
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING:SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

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Benchmark III

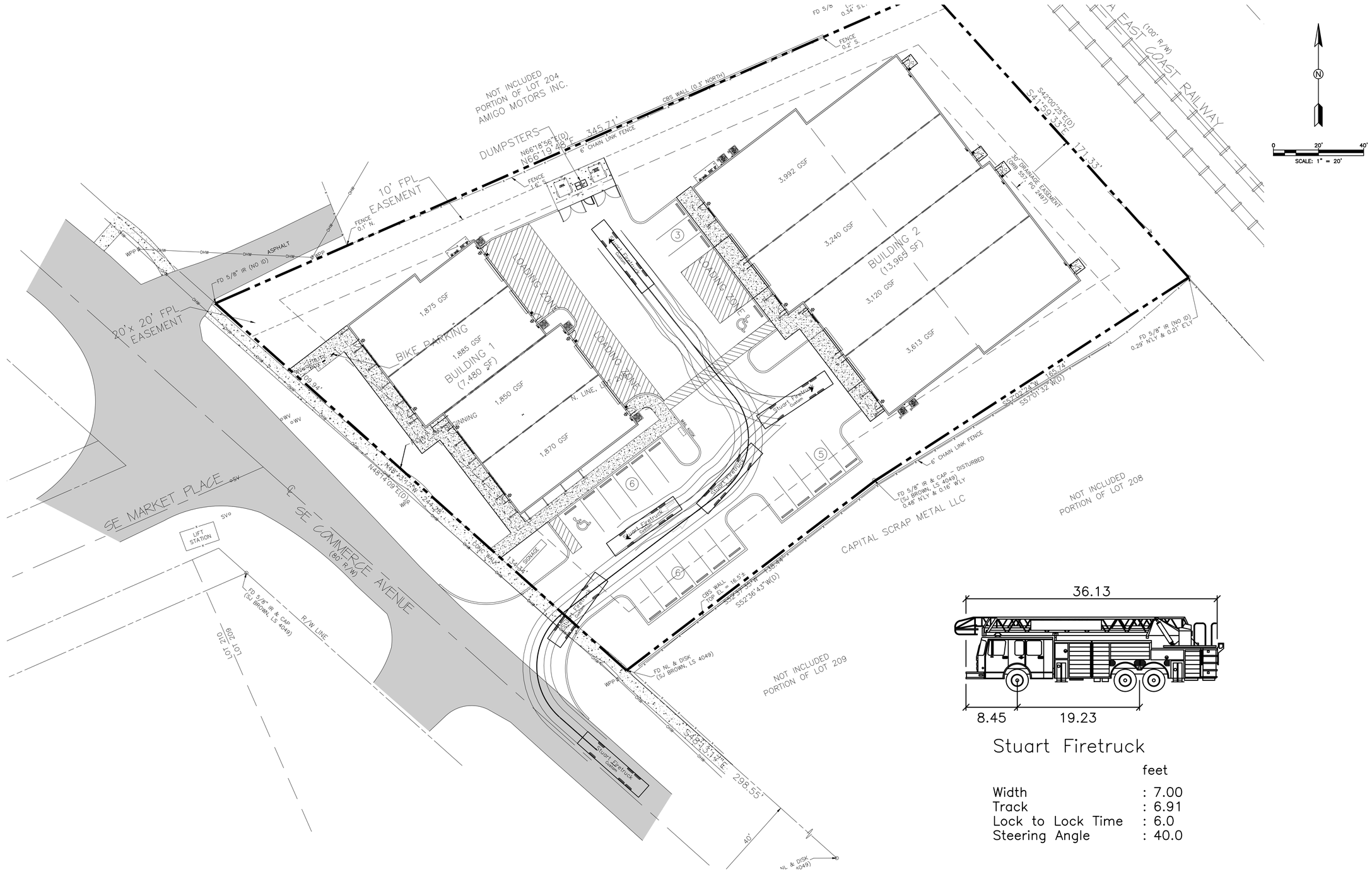
SE Commerce Avenue
Martin County, Florida

Plant List, Planting Details, & Specifications

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	4/25/2022
Drawing Date	8/1/2022
11/29/2022 revised lp per comments	
4/10/2023 revised lp per comments	

L-2 of 2



Stuart Firetruck

	feet
Width	: 7.00
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

DATE	BY	REVISIONS

Date: 4-11-2023
Scale: 1=20'
Design By: ####
Drawn By: ####
Check By: ####

####
####
####

AUTOTURN EXHIBIT

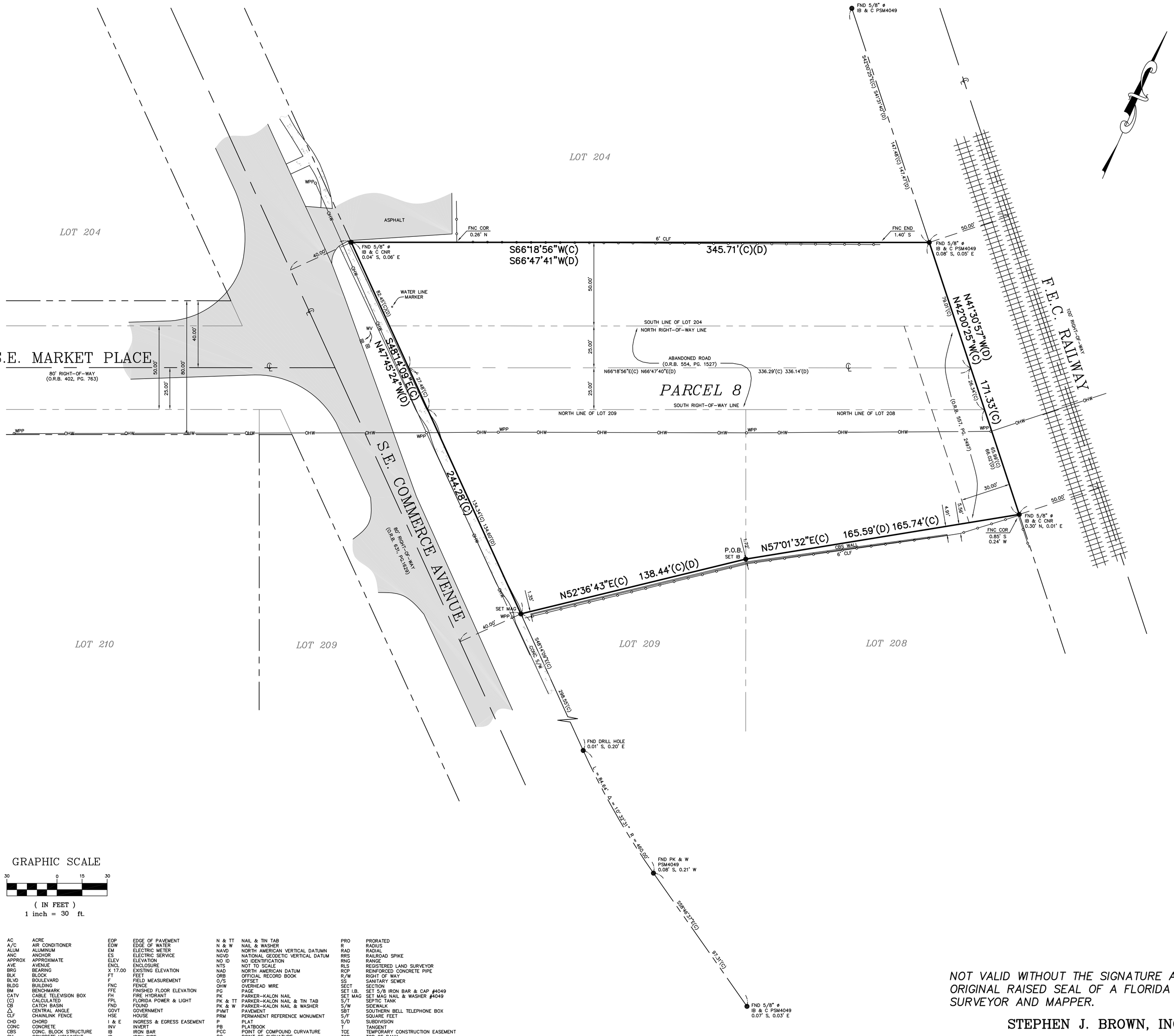
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

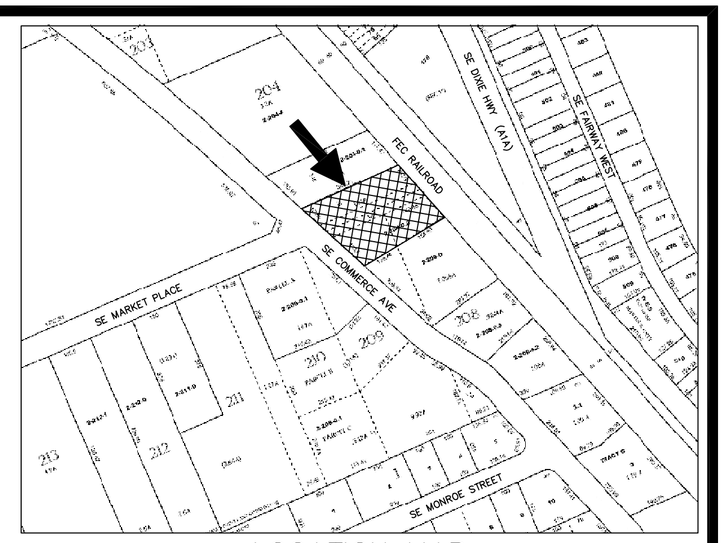
####
License No: ####

PROJECT #: 22-034

AT-1

Drawing Name: S:\Shared Folders\GEP projects\2022\22-034 commerce Lot 8 traffic\Design\22-034 Autoturn Exhibit.dwg Layout Name: GEP — Plotted by: GEP-6 — Date: 4/12/2023 — 10:12 AM — Giangrande Engineering & Planning





LOCATION MAP

LEGAL DESCRIPTION

PARCEL 8:

The Southerly 75 feet of Tract 204 lying East of SE Commerce Avenue and West of the Florida East Coast Railway; and that part of Tracts 208 and 209, Sewall's Point Land Company Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida described as follows:

Start at the Southwest corner of Tract 208, thence Northwesterly 659 feet to the point of beginning, thence Northeasterly 165.59 feet, thence Northwesterly 66.02 feet, thence Southwesterly to the East right of way line of SE Commerce Avenue, thence Southeasterly along the East right of way line of SE Commerce Avenue 134.6 feet, thence Northeasterly 138.44 feet to the point of beginning.

Together with abandoned 50 foot road known as S.E. Market Place abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, Page 1527.

COMMONWEALTH LAND TITLE COMMITMENT
SCHEDULE B SECTION II EXCEPTIONS
(AFFECTS PROPERTY, NOT PLOTTABLE)
(OTHER ITEMS PLOTTED AS SHOWN ON SURVEY)

ITEM #72 (O.R.B. 450, PG. 945) (O.R.B. 624, PG. 1191) (O.R.B. 665, PG. 397) (O.R.B. 1106, PG. 1383)
ITEM #73 (O.R.B. 550, PG. 2332)
ITEM #76 (O.R.B. 631, PG. 1635)
ITEM #77 (O.R.B. 823, PG. 2310)
ITEM #78 (O.R.B. 2625, PG. 199) (O.R.B. 2657, PG. 13) (O.R.B. 2682, PG. 1312) (O.R.B. 2688, PG. 512)

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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

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

STEPHEN J. BROWN, INC

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

1. *PROPERTY ADDRESS: SE COMMERCE AVE*
2. *CERTIFIED TO:*
   - *TED GLASRUD ASSOCIATES FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY*
   - *INDUSTRIAL DEVELOPEMENT CORP., A FLORIDA CORPORATION, ITS ASSOCIATES &/OR ASSIGNS*
   - *COMMONWEALTH LAND TITLE INSURANCE COMPANY*
   - *RICHARD G. COKER, Jr., P.A.*

Date of field survey: 01/23/2017

NOTES:
1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the Florida State Plane Coordinate System NAD1983/1990 adjusted, Florida East zone.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A .*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0162G , dated 03/16/2015 , locates the parcel in Zone X , base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

REVISIONS	BY

PREPARED FOR: TED GLASRUD ASSOCIATES FL, LLC

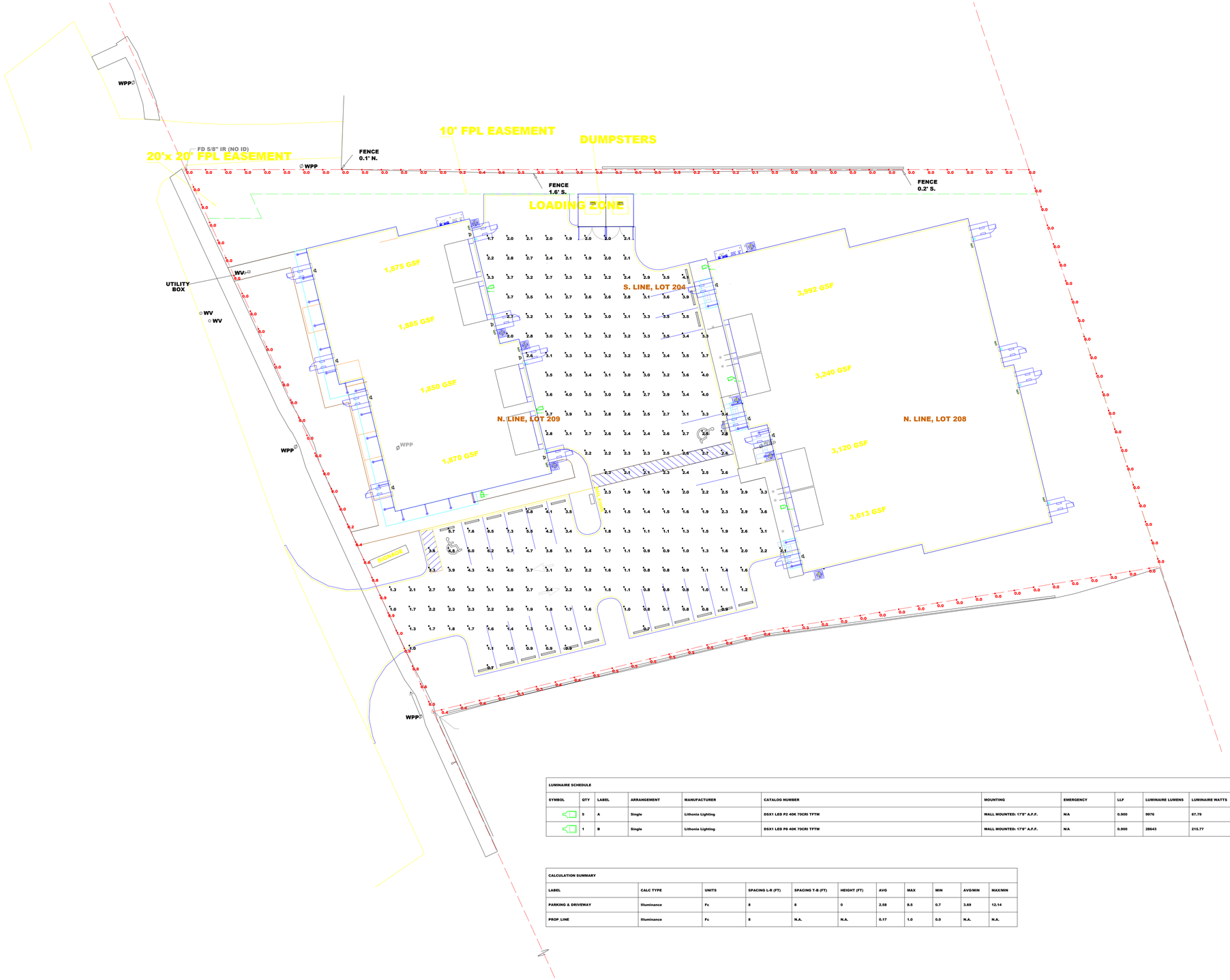
STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER:6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

BOUNDARY SURVEY

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	03/10/2017
SCALE	1" = 30'
JOB NO.	6986-08-01
SHEET	ONE

OF ONE SHEETS

PHOTOMETRIC REPORT



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	A	Single	Lithonia Lighting	DSX1 LED P2 40K 70CRI TFTM	WALL MOUNTED: 17'8" A.F.F.	N/A	0.900	9976	67.79
	1	B	Single	Lithonia Lighting	DSX1 LED P8 40K 70CRI TFTM	WALL MOUNTED: 17'8" A.F.F.	N/A	0.900	28643	215.77

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVEWAY	Illuminance	Fc	8	8	0	2.58	8.5	0.7	3.69	12.14
PROP_LINE	Illuminance	Fc	8	N.A.	N.A.	0.17	1.0	0.0	N.A.	N.A.

Scale: 1 inch= 20 Ft.

DESCRIPTION:
PARKING & DRIVEWAY
NORMAL POWER

DATE:
3/7/2023

REV# 02

PROJECT:
BENCHMARK III - SITE

Power & Lighting Systems, Inc.
HONESTY · INTEGRITY · SERVICE · SINCE 1958

MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525
EB#0004456

Drainage / Utility Statement

Date: May 5, 2022

To: City of Stuart Development Department
121 SW Flagler Avenue, Stuart, FL 34994

RE: Benchmark III Property located at Portions of Tract 204, 208 & 209 of SE Commerce, Stuart, FL

The proposed project consists of 2 buildings totaling 20,922 SF with required parking area. The total site is 1.45 acres. The project is summarized as follows:

Utilities:

- Water and wastewater service will be provided by existing utilities within Market Place that are owned and operated by Martin County Utilities.

Drainage:

Onsite Runoff:

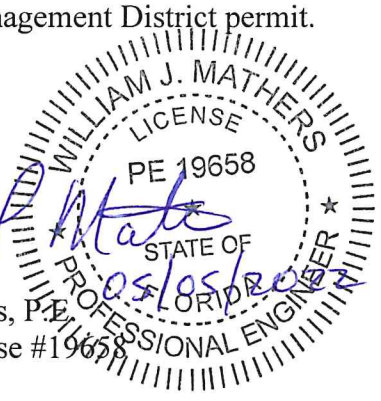
- The onsite runoff will be stored by use of a combination of exfiltration trenches, grass retention areas, and pervious concrete.

Offsite Discharge:

- On Page 7 of the Stuart Business Park's Master Stormwater Plan Report prepared by AJ Hydro Engineering, Inc., this Parcel (Industrial Dev #7) of 1.45 acres is allowed to discharge 0.37 cfs into Commerce Avenue's systems for Basin 1.

- The system discharge will be designed for the 25 year-3 day storm, and building elevations will be above both the 100 year-3 day storm flood stage as per the SFWMD permit. This project will obtain the required City permits, as well as the South Florida Water Management District permit.

Approved by:



William J. Mathers, P.E.
Florida P.E. License #19658

SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
Stuart, Florida

ECOLOGICAL ASSESSMENT:
INDUSTRIAL DEVELOPMENT CORP.
SITE #7
SE Commerce Avenue, Stuart
Parcel Control No.:
38-38-41-002-204-00002-8

This Ecological Assessment includes maps and text which depict the site's wetland and upland habitats, previous impacts, and any other significant ecological or environmental features present on the subject property:

Site Location- The 1.4585 acre property is located on SE Commerce Avenue, Stuart, Florida.

Habitats - The following habitats were found to be present on the site;

Wetlands Habitat-There are no jurisdictional wetlands on the subject property.

Uplands Habitat- There is no native upland habitat on the property. Most of the site consists of invasive exotic vegetation including Australian pine, Ear-leaf acacia, and Brazilian pepper.

Protected Species – A gopher tortoise/listed species survey was conducted in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Methodology employed was parallel belt transects walked at ten meter intervals or as otherwise adjusted based on specific site conditions. In addition, while conducting the pedestrian transects through the subject property, any listed species observed was noted.

There were no gopher tortoise burrows located on the subject property. No other listed species of flora or fauna was found to utilize the subject property, nor were any other indicators of listed species noted on the subject property (scat, burrows, nests, dens, etc.) on the day of the gopher tortoise survey.

Previous Impacts – The site appears to have been partially cleared with a regrowth of invasive exotic vegetation.

Florida Land Cover & Classification System (FLCCS)-The following classification numbers are assigned to the subject property:

Disturbed/altered upland;

(Ecological Assessment; FLCCS continued);

#7 Exotic Plants-Upland and/or wetland areas dominated by non-native trees that were planted or have escaped and invaded native plant communities. These exotics include melaleuca, Australian pine, Brazilian pepper, and eucalyptus.

Ditch;

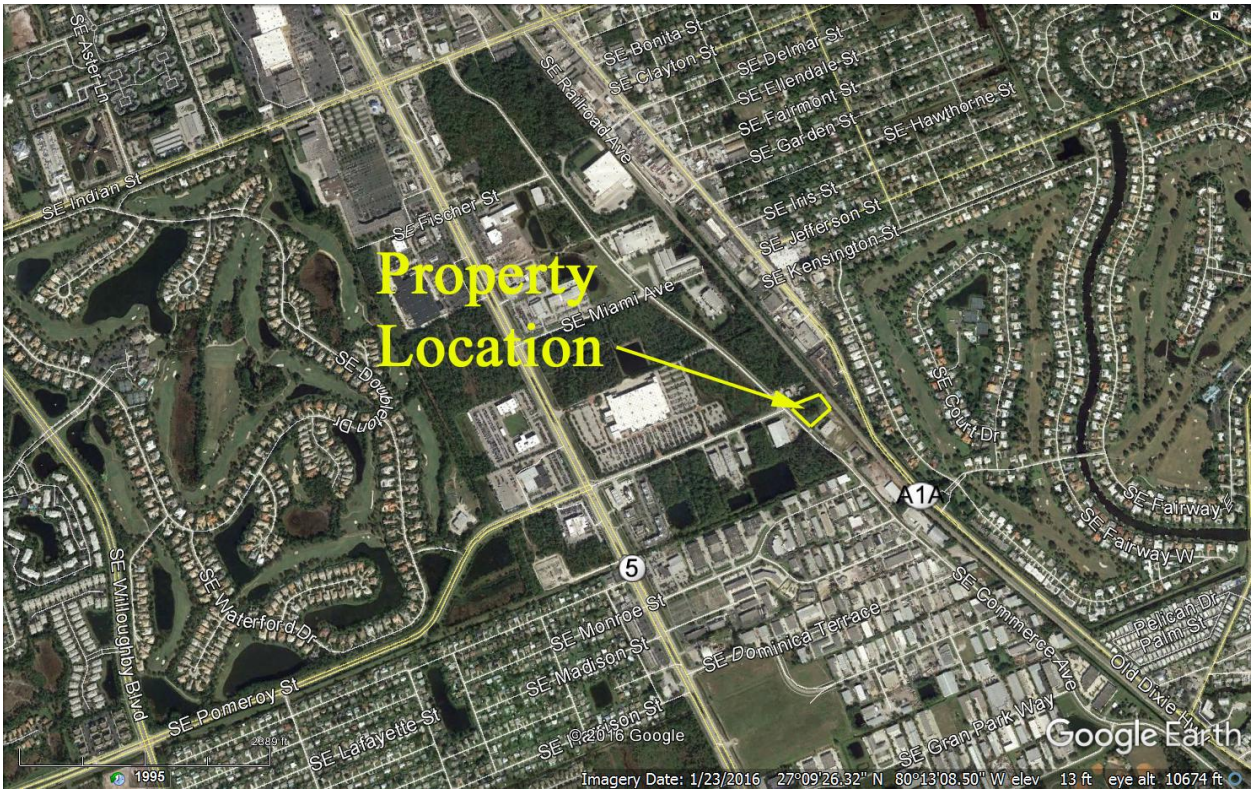
#422 Ditch/Artificial Intermittent stream-Aquatic community of an artificial waterway constructed for drainage of adjacent lands.

Signed:_____ **Date:** 1-25-2017

Daniel M. Saskowsky, Senior Ecologist
Saskowsky & Associates, Inc.

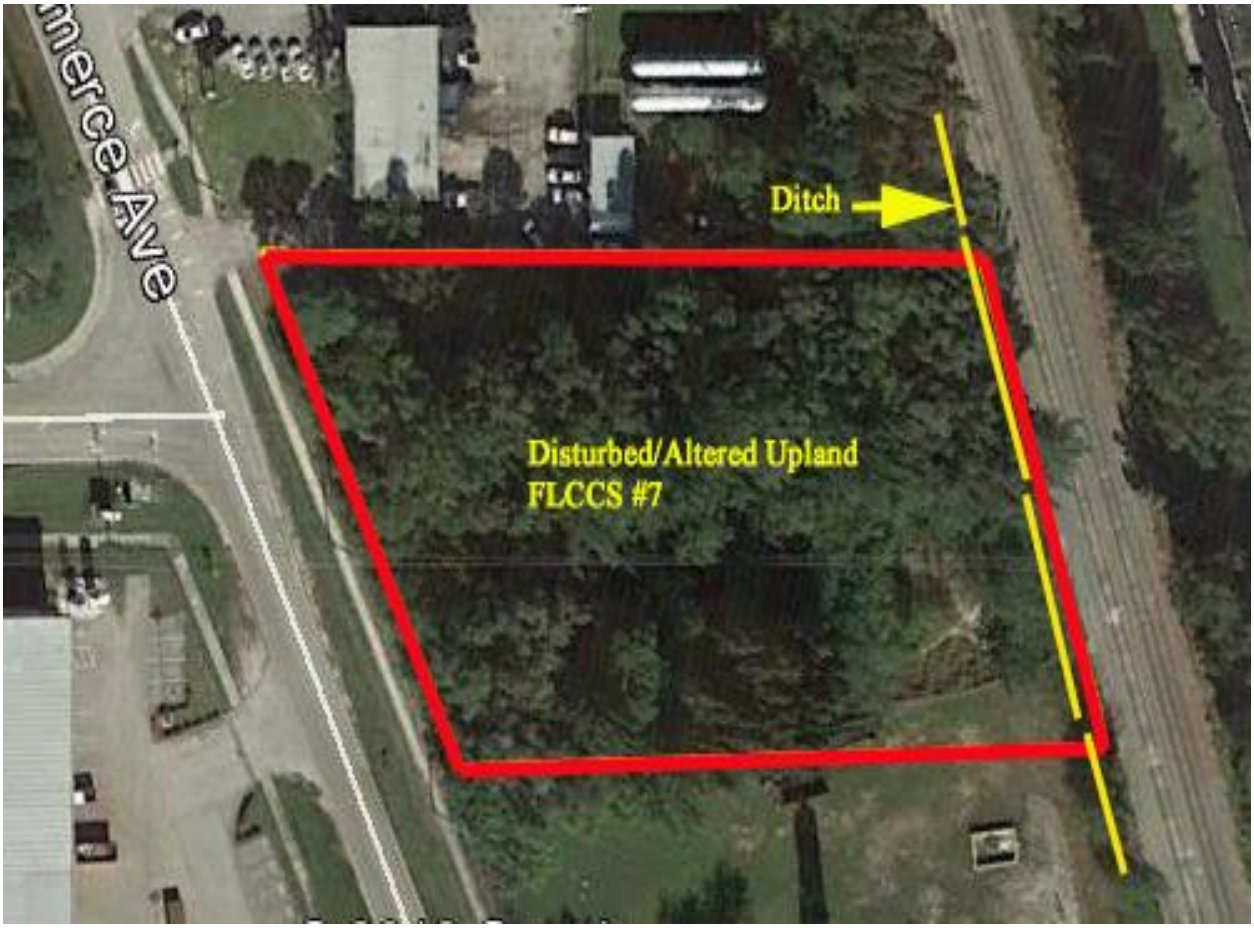
4639 SE Glenridge Trail **Phone: 772-283-3490 772-708-6641**
Stuart, Florida 34997 **email: dsaskowsky@bellsouth.net**

SITE #7
LOCATION AERIAL



SE Commerce Avenue, Stuart, Florida.

SITE #7 AERIAL



Total Lot Size: 1.4585 acres
Disturbed/Altered Upland: 1.4585 acres
FLCCS: #7 Exotic Plants (Australian pine, Brazilian pepper)
Native Upland Habitat: 0
Wetlands: 0

A Traffic Impact Analysis for:

Benchmark III

Located in:

Martin County, Florida

Prepared for:
McCarty & Associates
Landscape and Design, LLC

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
2081 SE Ocean Blvd., Suite 1A
Stuart FL, 349946
772.888.9076

Revised March 2023

Dylan O'Berry, P.E
PE Reg #88512
Date: 3/24/2023

ARTHUR DYLAN O'BERRY LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Dylan O'Berry, P.E.
DN: C=US, E=dylan@gep-llc.com, O=Giangrande Engineering and Planning, OU=Project Manager, CN="Dylan O'Berry, P.E."
Location: Port St Lucie, FL
Reason: I am the author of this document
Contact Info: (772) 203-0664
Date: 2023.03.24 14:46:44-04'00'

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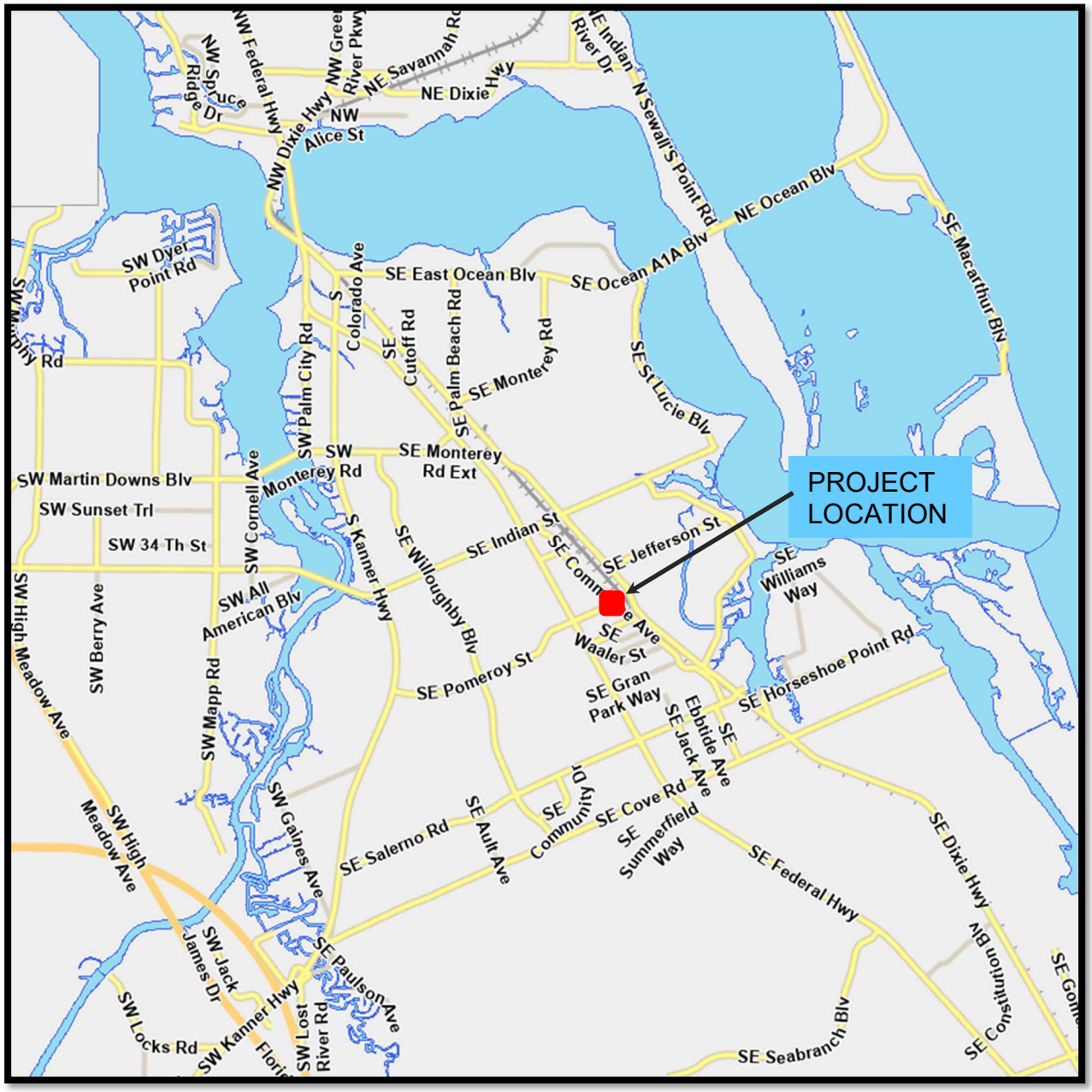
APPENDICES

ITE Trip Generation Reference Sheets
Martin County 2021 Roadway Level of Service Inventory Report
HCS7 Two-Way Stop Controlled Intersection Analysis Reports
Traffic Count Data Table
Revised Site Plan

INTRODUCTION

Giangrande Engineering and Planning (GEP) has prepared this traffic report as part of the administrative amendment application for the Benchmark III project. The 1.45-acre site is located at the southeast corner of SE Commerce Avenue and SE Market Place in Martin County, Florida. The Parcel Identification Number is 08-38-38-41-002-204-00002-8. **Figure 1** below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location



TRIP GENERATION

The peak hour traffic generation for the site is available from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition Web-Based App for General Light Industrial (ITE Code 110). Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Trip Generation

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL											
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Fitted Curve											
Code	Land Use	Ind. Variable	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
110	Light Industrial	21.5 SF	16	2	18	2	11	13	65	66	131

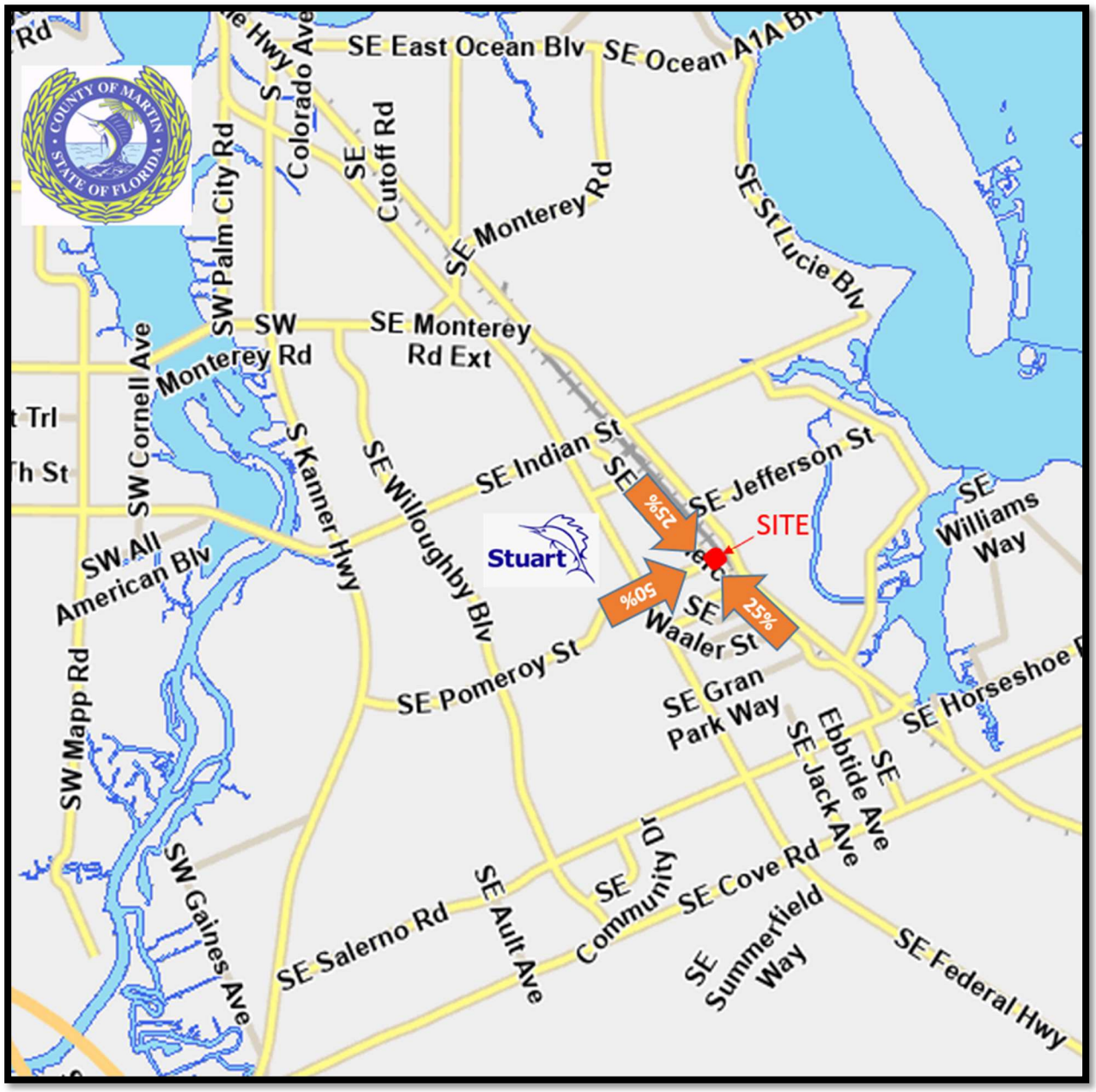
As determined in the calculation table provided above, the greatest peak hour peak direction impact is the AM Entering trips with a total of 16 trips. The equations and plot charts utilized were derived from the trip generation web-based app are provided in the appendix of this report for reference.

TRIP DISTRIBUTION

The distribution of trips generally assumes that 50% of the traffic generated will enter from the west via SE Market Place Drive. The remaining 50% will enter north / south via SE Commerce Avenue.

The development of the trip distributions from the site to the were based on the close proximity to major roadways such as Indian Street and Salerno Road. ***Figure 2*** (next page) is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the study area.

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2026, have been calculated using the annual growth percentages given in the Martin County Roadway Level of Service Inventory Report (2021) and shown in ***Table 2*** (next page). The applicable pages of the LOS Report can be found in the appendix.

Table 2 – Build-out Calculation

Segment Number	Road Name	From	To	Type	2021 AADT	2021 PH (dir) Existing	Annual Growth
1	Commerce Ave (SB)	Market Place	Site	2-ln	5,946	390	0.50%
2	Commerce Ave (SB)	Indian Street	Market Place	2-ln	5,946	390	0.50%
3	Commerce Ave (NB)	Monroe Street	Site	2-ln	5,946	390	0.70%
4	Market Place (EB)	SR-5	Commerce Ave	2-ln	5,192	266	3.80%

2026 PH (dir) Growth	Project Assign.	Project Trips	2026 PH (dir) Build-out	Service Volume	Project % of Service	2% Test	Concurrency Test
404	75%	12	416	750	1.6%	15	OK
404	25%	4	408	750	0.5%	15	OK
404	25%	4	408	750	0.5%	15	OK
321	50%	8	329	750	1.1%	15	OK

CONCURRENCY REQUIREMENTS

Martin County traffic criteria set forth in Section 5.64.C.5 provides the basis for distribution up to a 2% impact which occurs for the site on the first directly accessed road SE Commerce Avenue. Included in the ordinance are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2021 growth trips to determine build-out trips. ***Table 2*** (above) is provided to show that concurrency has been satisfied as the road segments will be below capacity in the 2026 build-out year.

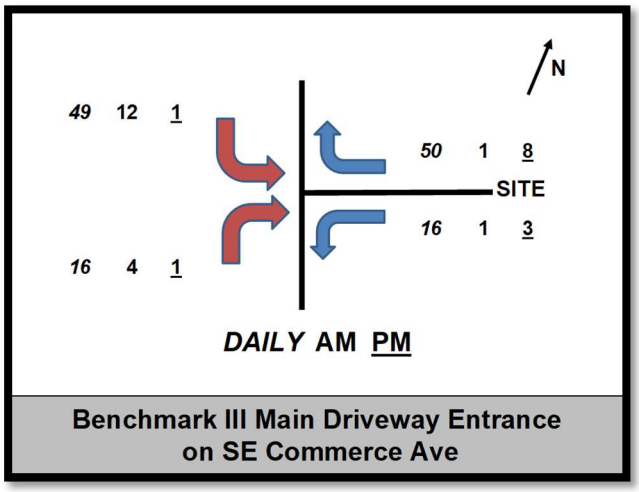
PROJECT ACCESS

The site is located 100-feet south of the intersection of SE Market Place. The site proposes to have one driveway directly across from an existing driveway. It will provide full access to Commerce Avenue. Since the value of distributed trips are found to be insignificant, they are not expected to impact any traffic operations. Sufficient driveway queue length (80 feet/4 cars) will be provided on site, see the attached revised ***Site Plan***. Turning movements from the site driveway provided in the ***Figure 3*** (next page) represent peak hour traffic volumes at the site driveway.

TURN LANE EVALUATION

An evaluation to determine the need for a dedicated left/right turn lanes for the main entrance was performed. Referencing the latest 2019 FDOT Access Management Guidebook the site matches a category that will generate less than 200 daily trips and less than 20 trips per hour, which based on the surrounding context of SE Commerce Avenue, dedicated turn lanes at the site entrance are not found to be necessary for this project. The current level of service is not anticipated to be impacted and the adjacent road will not benefit from the inclusion of auxiliary lanes.

Figure 3 – Driveway Turning Movements



INTERSECTION ANALYSIS

The intersection of SE Market Place and SE Commerce Avenue was analyzed utilizing present-day peak hour turning movement traffic counts and the project trips to determine the impact upon the intersection level of service. The following ***Table 3*** (below) provides the results for the computation which are found to be a negligible 0.4 sec/veh difference in Control Delay and a continued acceptable Level of Service. The complete HCS7 output reports are provided in the appendix for reference.

Table 3 – Intersection Analysis

Benchmark III - SE Commerce Avenue and SE Market Place Martin County, FL				
Intersection Level of Service and Delay Analysis				
	Existing Traffic		Post Development	
	Market Place	Commerce Ave	Market Place	Commerce Ave
95% Queue Length (veh)	1.2	0.5	1.2	0.5
Control Delay (sec/veh)	24.7	8.6	25.1	8.7
Level of Service (LOS)	C	A	D	A
Approach Delay (sec/veh)	15.7	3.2	15.8	3.2
Approach LOS	C	A	C	A

CONCLUSION

Based on this traffic analysis, concurrency is requested since the proposed development is not expected to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no need for mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is predicted to generate.

APPENDIX

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

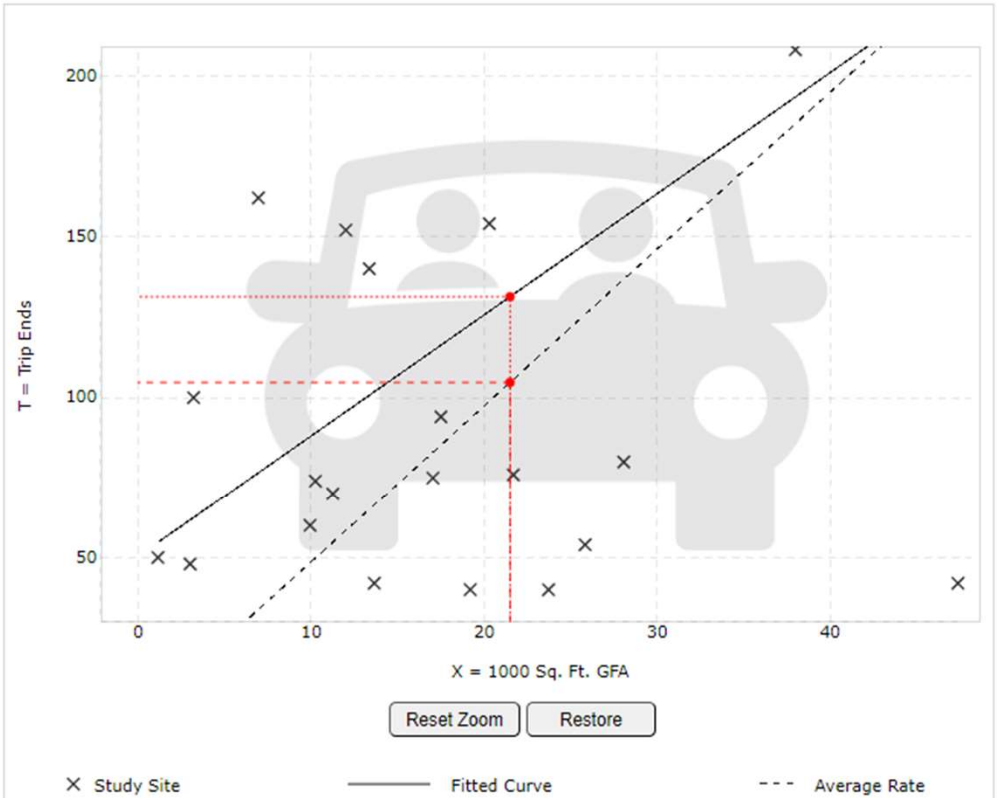
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
37

Avg. 1000 Sq. Ft. GFA:
45

Average Rate:
4.87

Range of Rates:
0.34 - 43.86

Standard Deviation:
4.08

Fitted Curve Equation:
T = 3.76(X) + 50.47

R^2:
0.61

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 105 (Total), 52 (Entry), 53 (Exit)
Fitted Curve: 131 (Total), 66 (Entry), 65 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

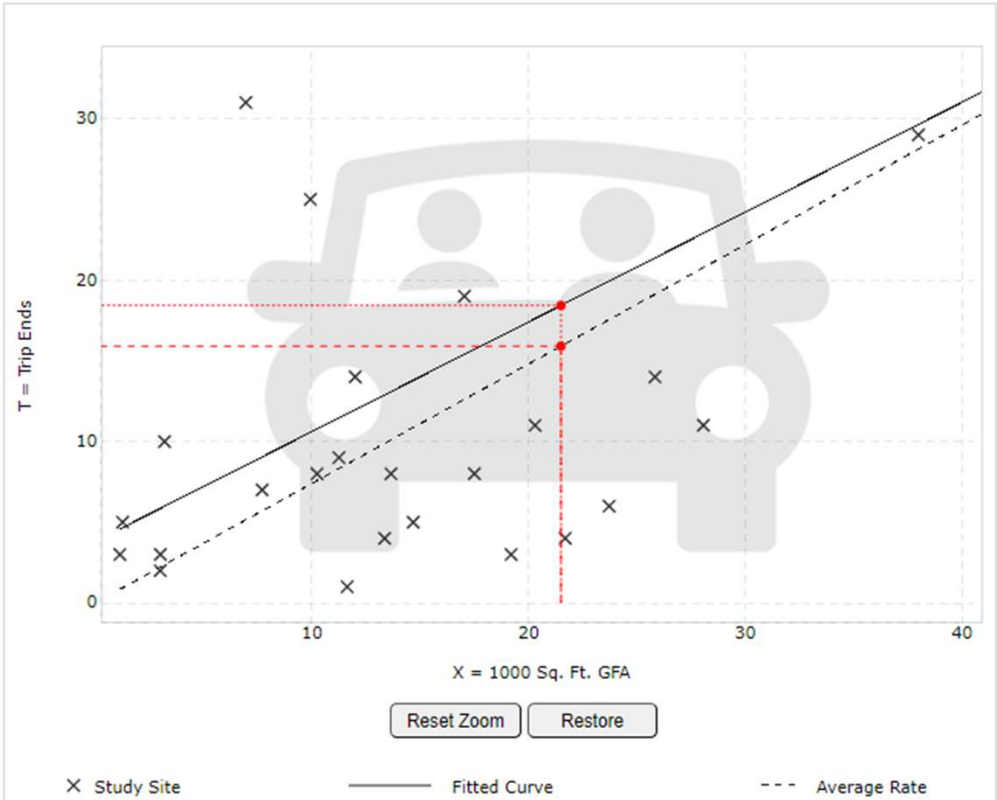
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
41

Avg. 1000 Sq. Ft. GFA:
65

Average Rate:
0.74

Range of Rates:
0.02 - 4.46

Standard Deviation:
0.61

Fitted Curve Equation:
T = 0.68(X) + 3.81

R^2:
0.66

Directional Distribution:
88% entering, 12% exiting

Calculated Trip Ends:
Average Rate: 16 (Total), 14 (Entry), 2 (Exit)
Fitted Curve: 18 (Total), 16 (Entry), 2 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
110

LAND USE GROUP:
(100-199) Industrial

LAND USE :
110 - General Light Industrial

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

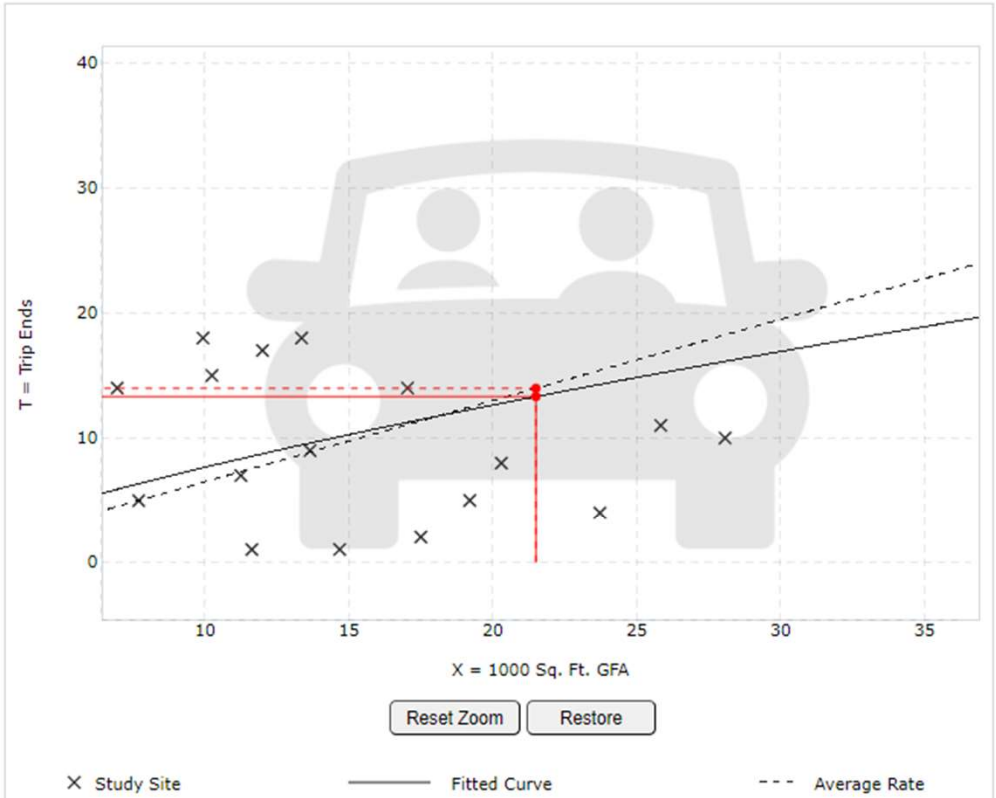
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
21.5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
General Light Industrial (110) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
40

Avg. 1000 Sq. Ft. GFA:
58

Average Rate:
0.65

Range of Rates:
0.07 - 7.02

Standard Deviation:
0.56

Fitted Curve Equation:
Ln(T) = 0.72 Ln(X) + 0.38

R^2:
0.55

Directional Distribution:
14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 14 (Total), 2 (Entry), 12 (Exit)
Fitted Curve: 13 (Total), 2 (Entry), 11 (Exit)

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	4,838	233	C	0.9%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,506	182	C	0.6%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,832	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,356	210	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	6,214	510	A/B	6.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	7,672	643	D	5.0%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	5,946	390	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,986	135	C	1.4%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,772	177	C	2.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,750	127	C	1.4%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,725	883	F	0.7%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,299	694	C	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,259	239	C	0.8%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,970	105	A/B	2.7%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,868	114	A/B	1.4%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,801	123	C	2.6%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,965	666	D	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	5,987	272	C	5.3%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	21,151	909	D	1.9%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,355	849	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,923	375	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	30,495	1,644	C	2.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	28,241	1,400	C	1.3%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	24,880	1,258	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	23,644	1,070	C	0.5%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,526	414	D	0.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1160	4,756	267	A/B	3.1%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	5,389	252	C	8.0%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	4,095	245	C	3.7%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	2,598	147	C	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,397	109	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,706	155	C	1.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,635	313	C	5.3%
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,051	231	C	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	4,531	231	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,412	344	C	0.5%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	5,192	266	C	3.8%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	6,177	337	C	0.6%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	2,338	128	C	6.8%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	5,103	304	C	2.3%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	8,442	797	E	1.7%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	9,014	514	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

HCS7 Two-Way Stop-Control Report

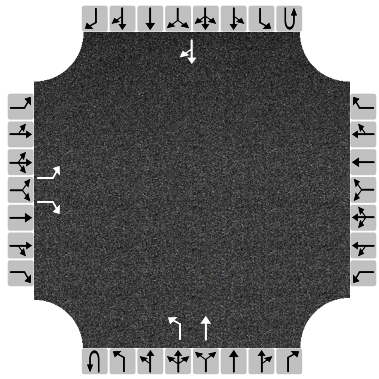
General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour (PRE)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

Intersection	Market Place/Commerce Ave
Jurisdiction	Martin County
East/West Street	SE Market Place
North/South Street	SE Commerce Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		155						147	244				267	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		168						160						
Capacity, c (veh/h)		254		694						1151						
v/c Ratio		0.28		0.24						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		24.7		11.8						8.6						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)		15.7								3.2						
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

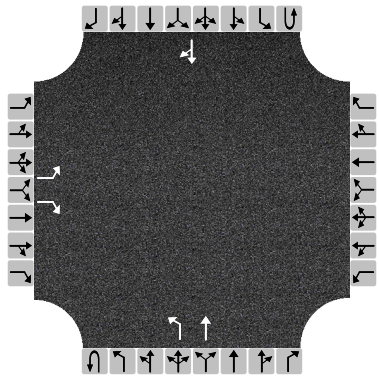
General Information

Analyst	Dylan O'Berry, P.E.
Agency/Co.	Giangrande Engineering
Date Performed	3/22/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour (POST)
Intersection Orientation	North-South
Project Description	Benchmark III Industrial Project

Site Information

Intersection	Market Place/Commerce Ave
Jurisdiction	Martin County
East/West Street	SE Market Place
North/South Street	SE Commerce Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume, V (veh/h)		66		163						147	248				271	102
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

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)		72		177						160						
Capacity, c (veh/h)		251		691						1146						
v/c Ratio		0.29		0.26						0.14						
95% Queue Length, Q_{95} (veh)		1.2		1.0						0.5						
Control Delay (s/veh)		25.1		12.0						8.7						
Level of Service, LOS		D		B						A						
Approach Delay (s/veh)		15.8								3.2						
Approach LOS		C														

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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SUMMARY OF VEHICLE MOVEMENTS

FORM 750-020-02
TRAFFIC ENGINEERING
07/99

LOCATION: SE MARKET PLACE AND SE COMMERCE AVENUE

COUNTY: MARTIN

CITY: STUART

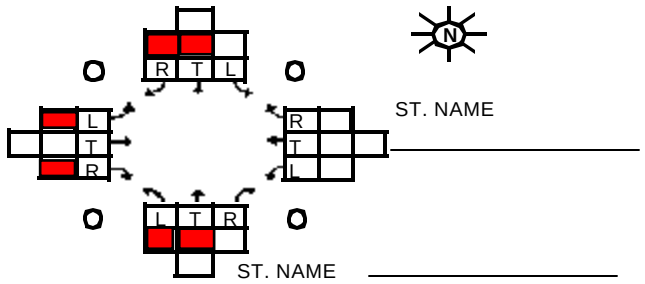
OBSERVER: DANIEL

DATE: 3/21/2023 AM PEAK HOUR

WEATHER: SUNNY

ROAD CONDITION:

REMARKS:



VEHICLE MOVEMENTS

TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
8:00	43	61	0	0	70	22	16	0	41	0	0	0
8:15	39	67	0	0	60	27	13	0	41	0	0	0
8:30	34	71	0	0	77	24	24	0	42	0	0	0
8:45	31	45	0	0	60	29	13	0	31	0	0	0
TOTAL	147	244	0	0	267	102	66	0	155	0	0	0
TOTAL												
TOTAL												
TOTAL												

RECYCLED PAPER

Location Map



Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	38-38-41-002-204-00002-8		
ZONING	M-2		
FUTURE LAND USE	INDUSTRIAL		
EXISTING LAND USE	VACANT INDUSTRIAL		
PROPOSED USE	INDUSTRIAL		
	SF	**AC**	**%**
TOTAL SITE AREA	63,368	1.45	100.00%
IMPERVIOUS AREA	**41,868**	**0.961**	**66.07%**
BUILDING	21,446	0.49	33.8%
VEHICULAR USE AREA	17,133	0.39	27.0%
CONCRETE, WALKS, RAMPS, ETC…	3,289	0.08	5.2%
PERVIOUS AREA	**21,500**	**0.494**	**33.93%**
LANDSCAPE BUFFERS / OPEN SPACE	21,500	0.494	33.9%
PARKING	**REQ.**	**PROVIDED**	
(1/ 1000 SF FLOOR AREA)	21	23	
ADA ACCESSIBLE SPACES	1	2	

General Notes

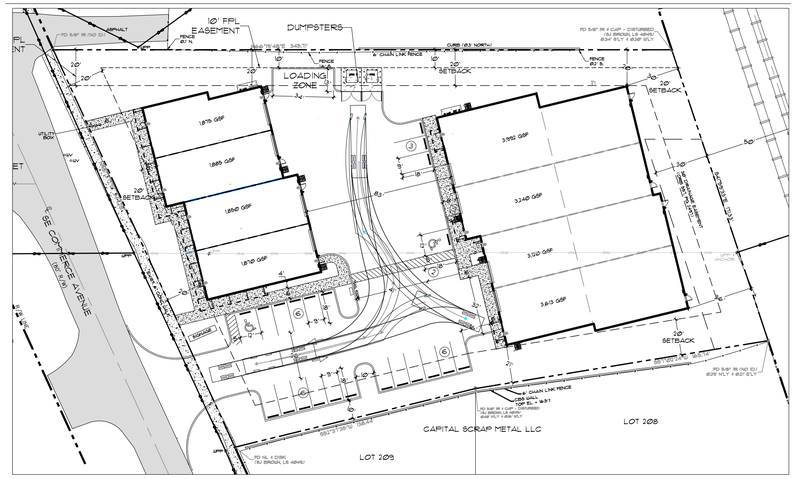
1. All signs shall meet City of Stuart Land Developement Regulations.
2. All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the City.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.
19. Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with Martin County ordinances."
20. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
21. Refer to the architectural drawings for all building dimensions.
22. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
23. New earthwork shall blend smoothly into existing grade.
24. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
25. Contractor shall provide irrigation to, and drainage from all planters.
26. Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.

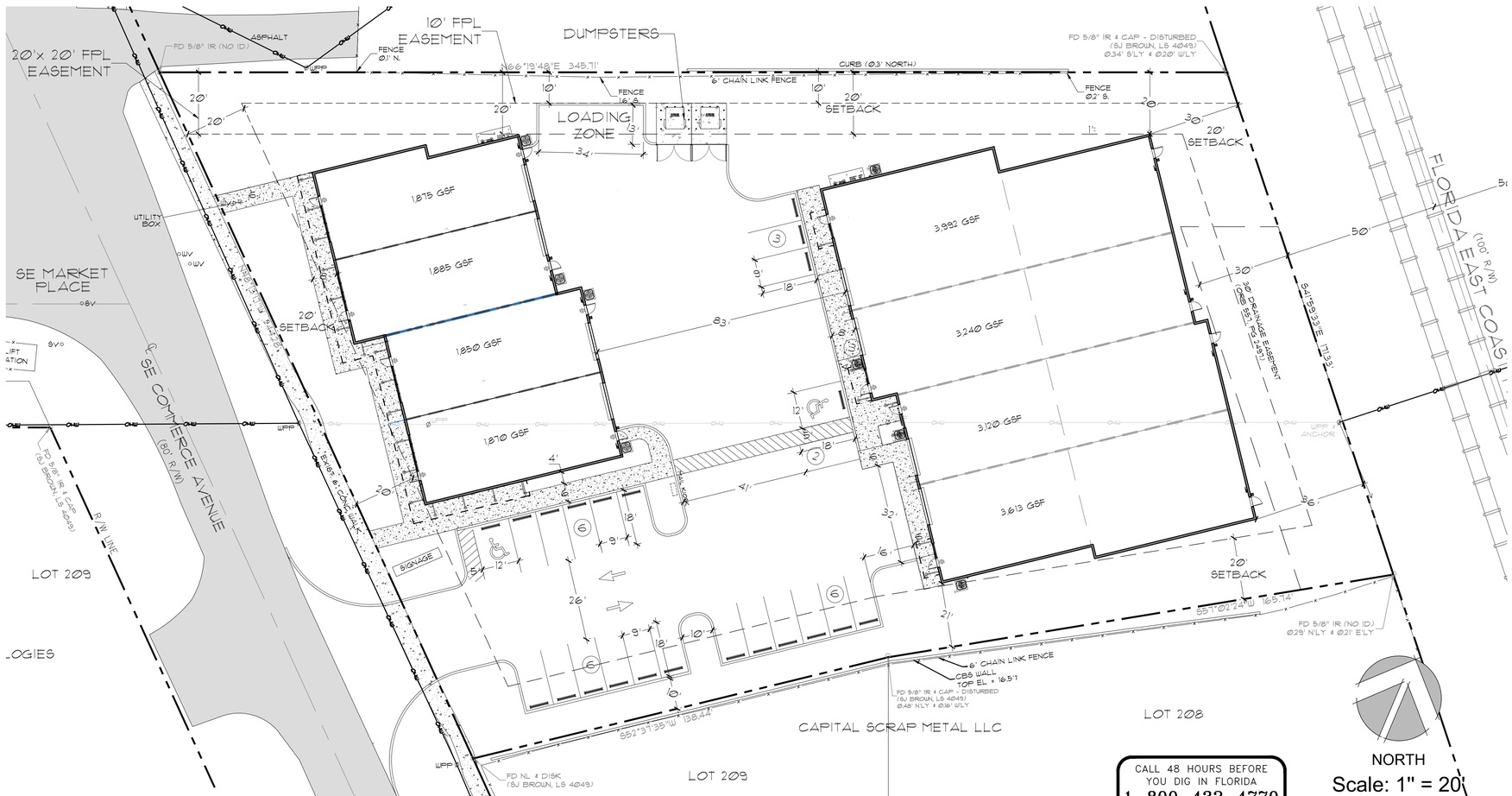
Drainage Notes

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.

Auto Turn Exhibit - 42' Garbage Truck

Scale: 1"=40'





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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Benchmark III
SE Commerce Avenue
Martin County, Florida

Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE-SUGG LA 6667190 STATE OF FLORIDA

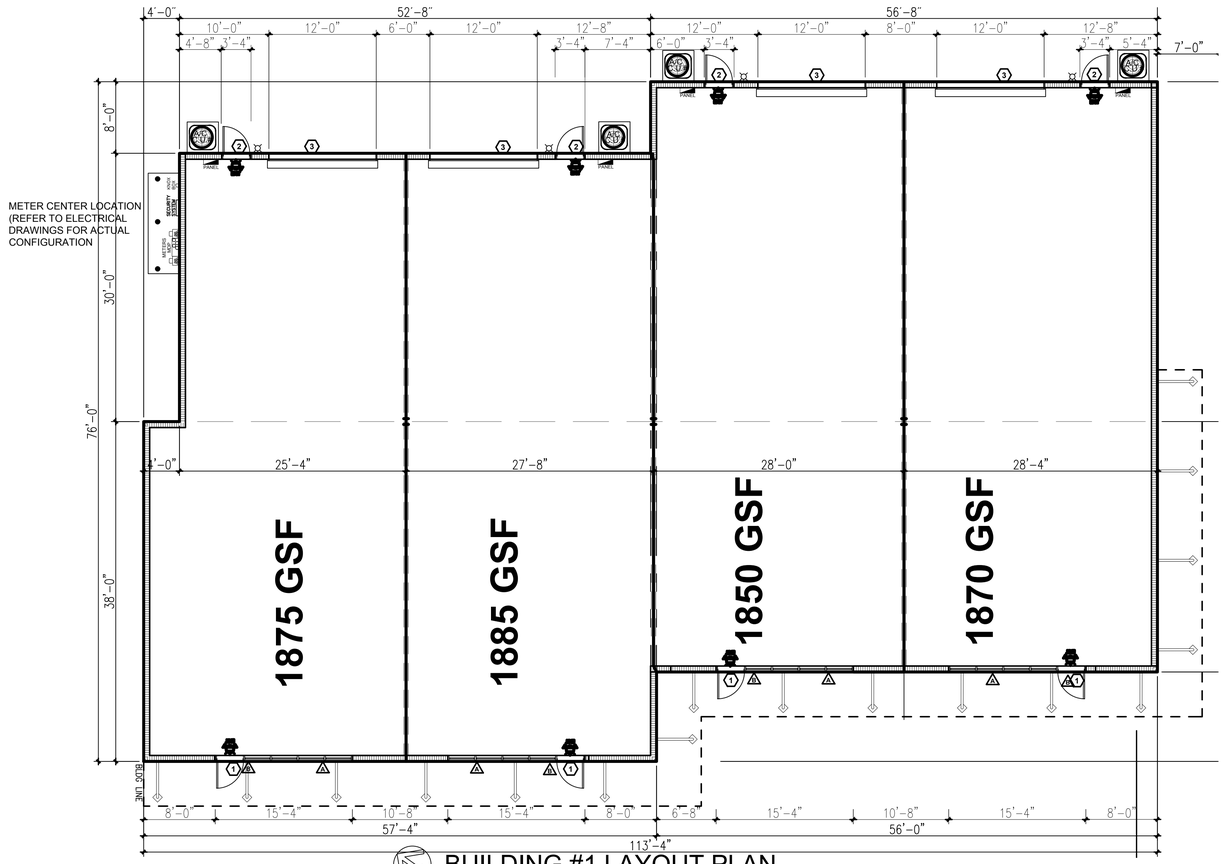
Drawn By	DMS
Checked By	MM
Scale	1"=20'
Drawing Date	7/16/2021
7/20/2021 8/24/2021 12/7/2021	
3/23/2022 revised buildings & sp	
4/25/2022 revised buildings & sp	
6/17/2022 revised sp	
8/1/2022 revised sp, new arch	

S-1

ARCHITECTURAL ELEMENTS

- (A) RAISED CORNICE ALONG ENTIRE FRONT FACADES AND SIDE ELEVATIONS. (COLOR: SW 6169 "SEDATE GRAY")
- (B) ANODIZED ALUMINUM CANOPIES AND BRACKETS OVER ENTRY DOORS.(MILL FINISH)
- (C) STOREFRONT WINDOWS FOR NATURAL LIGHT INTO THE SPACES. (MILL FINISH)
- (D) COILING OVERHEAD DOORS w/MFR. ANODIZED WHITE FINISH
- (E) 1 1/2"WIDE HORIZONTAL & 3/4" VERTICAL STUCCO REVEAL EXPRESSION LINES (SW 6868 "REAL RED") ALONG ENTIRE FACADE,SIDE ELEVATIONS AND ANY SIDE VISIBLE FROM U.S.#1 HIGHWAY.
- (F) GUTTERS & DOWNSPOUTS w/MFR. ANODIZED MILL FINISH OR ACCENT COLOR.
- (G) FLAT ROOF (1/4" PER FT.) FULLY ADHERED WHITE PVC VERSIFLEX OR 3" SPRAY-APPLIED FOAM (OR EQ.)
- (H) TEXTURED STUCCO & STONE VENEER WAINSCOT (SW 6172 "HARDWARE") ALONG ENTIRE FACADE, SIDE ELEVATIONS.
- (I) TEXTURED STUCCO WALLS (SW 6171 "CHATROOM") AROUND ALL SIDES.
- (J) ORNAMENTAL LED WALLPACK LIGHT FIXTURES w/MFR. ANODIZED MILL FINISH, MOUNT AT 20' ABOVE GRADE, OR ORNAMENTAL LED LIGHT FIXTURES AT ENTRY DOORS.

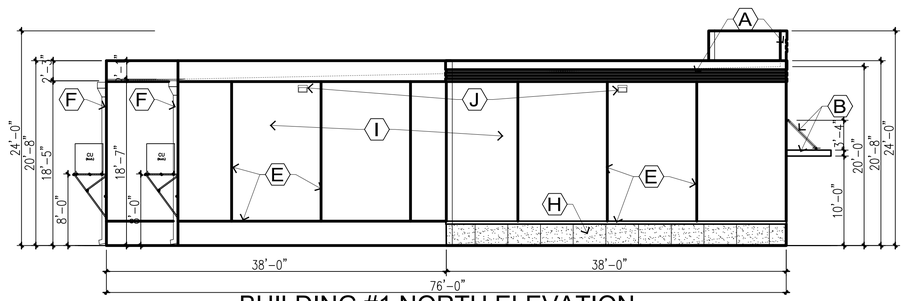
NOTE: COLORS FROM SHERWIN WILLIAMS (OR EQ). ANY CHANGES TO BUILDING ELEVATION DESIGN SHALL BE RE-SUBMITTED TO THE CITY.



BUILDING #1 LAYOUT PLAN

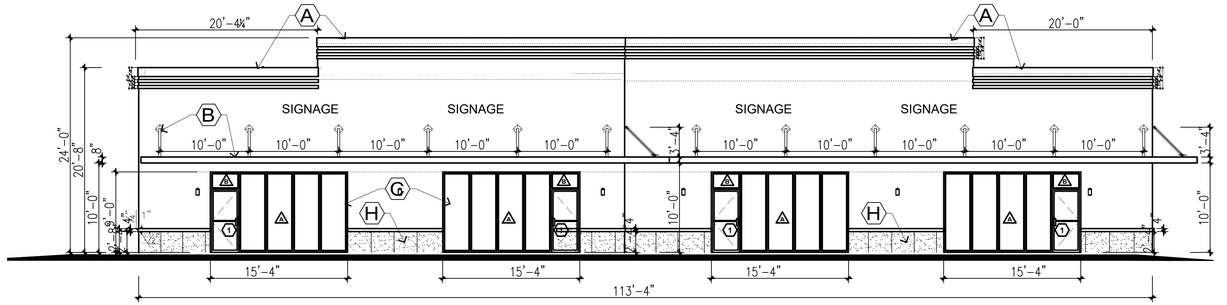
SCALE: 1/8"=1'-0"

0 1 2 5 10



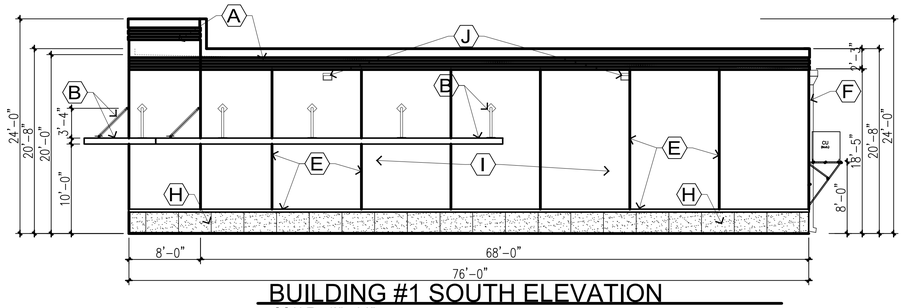
BUILDING #1 NORTH ELEVATION

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



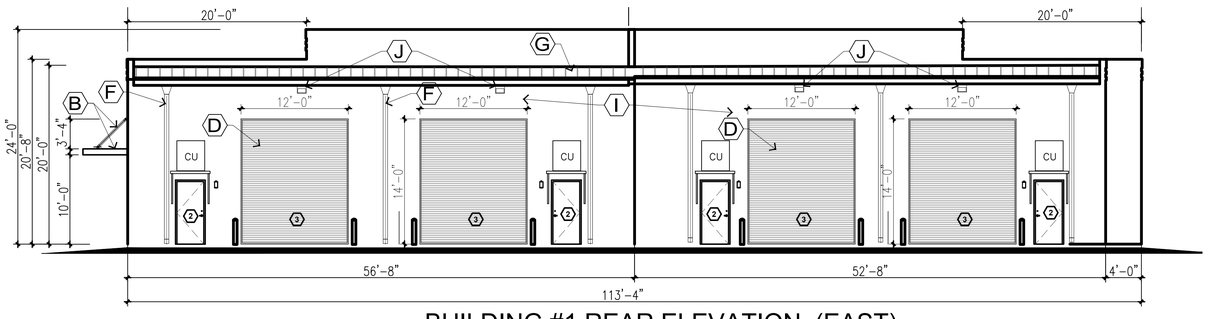
BUILDING #1 FRONT ELEVATION (WEST)

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



BUILDING #1 SOUTH ELEVATION

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



BUILDING #1 REAR ELEVATION (EAST)

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

AHERN & ASSOCIATES, ARCHITECTS, P.A.
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Stuart, Florida 34994
(772) 220 - 8907 AR-12958

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GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS OF THE WORK PRIOR TO SUBMITTING A BID.

2. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED ON THE SITE. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS.

4. CONTRACTOR SHALL GUARANTEE ALL WORK UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OR CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL EQUAL OR EXCEED ALL APPLICABLE BUILDING CODES.

6. COMPARISON OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS PRIOR TO THE BEGINNING OF CONSTRUCTION, AND ALL DIMENSIONS SHALL BE CHECKED BY THE SAME BEFORE STARTING THE WORK.

7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

8. ANY DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS OR SPECIFICATIONS DISCOVERED BY THE GENERAL CONTRACTOR OR ANY SUB- CONTRACTORS SHALL BE REFERRED TO THE ARCHITECT FOR FURTHER CLARIFICATION BEFORE STARTING THE WORK IN QUESTION. IF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS FAIL TO GIVE WRITTEN NOTICE OF SUCH DISCREPANCIES, ERRORS, OR OMISSIONS AND OBTAIN CLARIFICATION FROM THE ARCHITECT, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE TOTAL COST (AT THE GENERAL CONTRACTOR'S EXPENSE) OF RECTIFYING THE DISCREPANCIES, ERRORS, OR OMISSIONS AND OTHER WORK DIRECTLY OR INDIRECTLY AFFECTED BY THE RECTIFICATION.

9. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, THEN, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE OF SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. IN ALL INSTANCES, THE ARCHITECT SHALL BE CONSULTED FOR VERIFICATION OF ACCEPTABLE QUALITY AND CHARACTER PRIOR TO COMMENCEMENT OF WORK ON THE AFFECTED AREA.

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12. CONTRACTOR'S "REQUEST FOR PAYMENT" SHALL INCLUDE RELEASES OF LIEN FOR ALL MATERIAL SUPPLIERS AND SUB-CONTRACTORS' WORK RELATING TO THE REQUEST FOR PAYMENT.

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16. CONTRACTOR SHALL CLEAN ALL AREAS OF THE WORK ON A TIMELY BASIS AND AFTER CONSTRUCTION IS COMPLETED. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE.

John M. Ahern, AIA

Digitally signed by John M. Ahern, AIA
Date: 2022.08.11 10:34:20 -04'00'

PROJECT TITLE

BENCHMARK III DEVELOPMENT

COMMERCE AVE. BUSINESS CENTRE

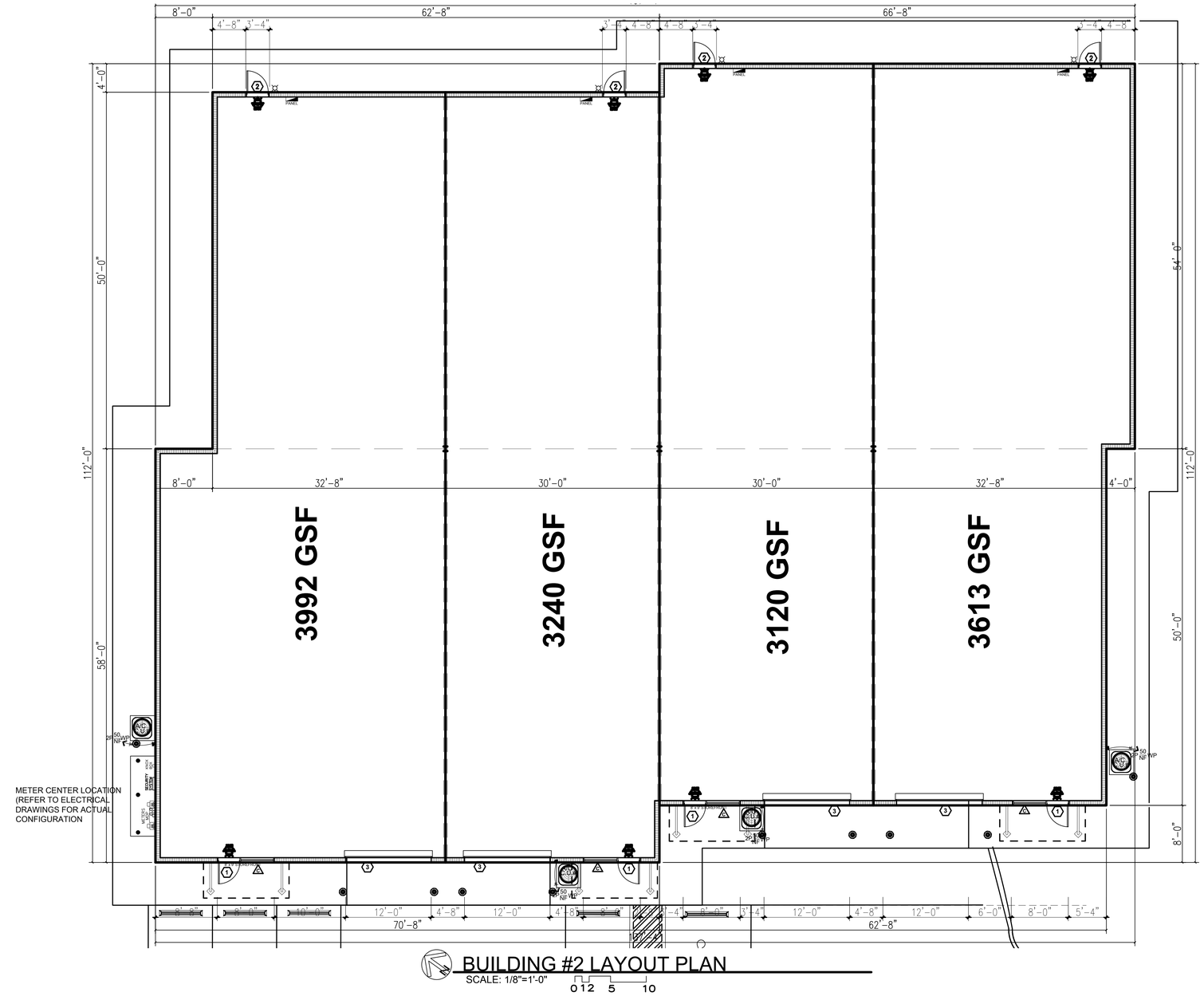
SE COMMERCE AVENUE
STUART, FLORIDA 34997

REV. DATE

PROJECT	ISSUED
2022-2325	11-AUG-2022

SHEET

DD-1



BUILDING #2 LAYOUT PLAN

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

0 1 2 5 10

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John M. Ahern, AIA

Digitally signed by John M. Ahern, AIA
Date: 2022.08.11 10:35:30 -04'00'

PROJECT TITLE

BENCHMARK III DEVELOPMENT

COMMERCE AVE. BUSINESS CENTRE

SE COMMERCE AVENUE
STUART, FLORIDA 34997

REV. DATE

PROJECT	ISSUED
2022-2325	11-AUG-2022

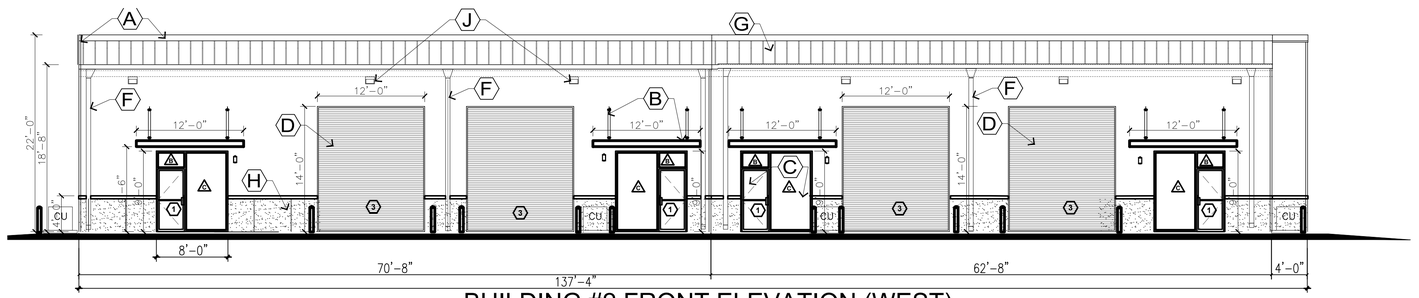
SHEET

DD-2

ARCHITECTURAL ELEMENTS

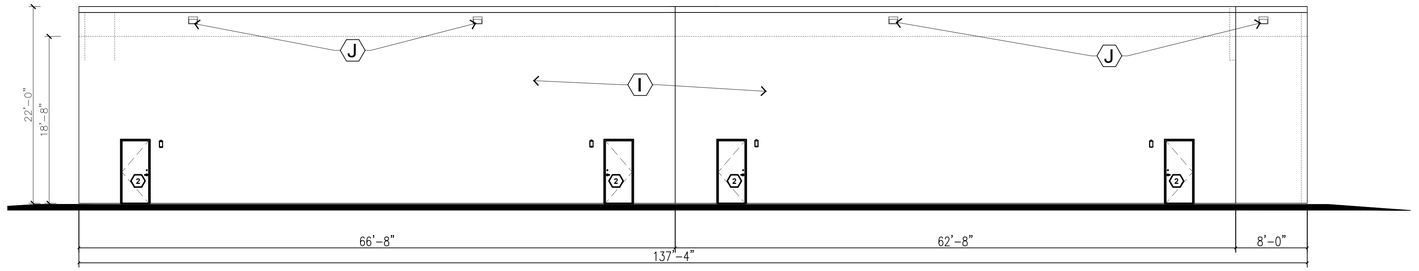
- (A) RAISED CORNICE ALONG ENTIRE FRONT FACADES AND SIDE ELEVATIONS. (COLOR: SW 6169 "SEDATE GRAY")
- (B) ANODIZED ALUMINUM CANOPIES AND BRACKETS OVER ENTRY DOORS.(MILL FINISH)
- (C) STOREFRONT WINDOWS FOR NATURAL LIGHT INTO THE SPACES. (MILL FINISH)
- (D) COILING OVERHEAD DOORS w/MFR. ANODIZED WHITE FINISH
- (E) 1 1/2"WIDE HORIZONTAL & 3/4" VERTICAL STUCCO REVEAL EXPRESSION LINES (SW 6868 "REAL RED") ALONG ENTIRE FACADE, SIDE ELEVATIONS AND ANY SIDE VISIBLE FROM U.S.#1 HIGHWAY.
- (F) GUTTERS & DOWNSPOUTS w/MFR. ANODIZED MILL FINISH OR ACCENT COLOR.
- (G) FLAT ROOF (1/4" PER FT.) FULLY ADHERED WHITE PVC VERSIFLEX OR 3" SPRAY-APPLIED FOAM (OR EQ.)
- (H) TEXTURED STUCCO & STONE VENEER WAINSCOT (SW 6172 "HARDWARE") ALONG ENTIRE FACADE, SIDE ELEVATIONS.
- (I) TEXTURED STUCCO WALLS (SW 6171 "CHATROOM") AROUND ALL SIDES.
- (J) ORNAMENTAL LED WALLPACK LIGHT FIXTURES w/MFR. ANODIZED MILL FINISH, MOUNT AT 20' ABOVE GRADE, OR ORNAMENTAL LED LIGHT FIXTURES AT ENTRY DOORS.

NOTE: COLORS FROM SHERWIN WILLIAMS (OR EQ). ANY CHANGES TO BUILDING ELEVATION DESIGN SHALL BE RE-SUBMITTED TO THE CITY.



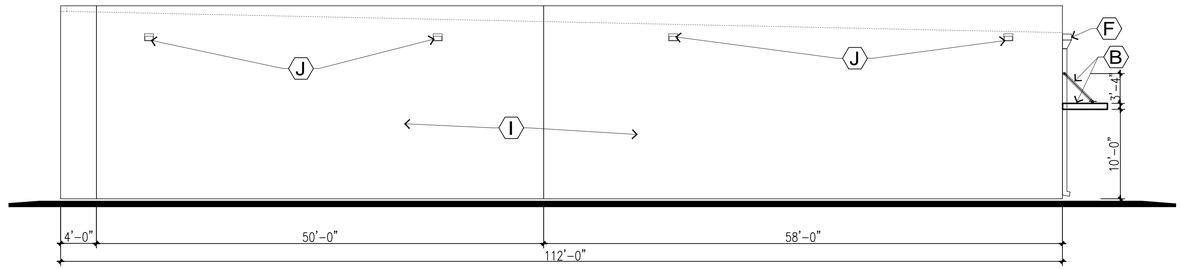
BUILDING #2 FRONT ELEVATION (WEST)

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



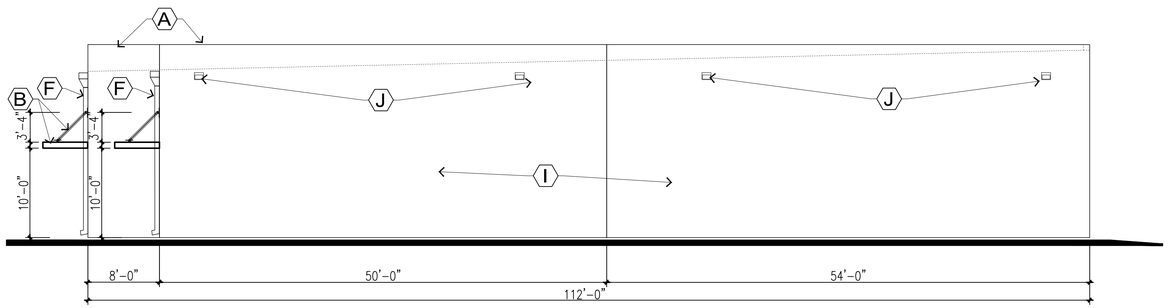
BUILDING #2 REAR ELEVATION (EAST)

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



BUILDING #2 SIDE ELEVATION (NORTH)

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



BUILDING #2 SIDE ELEVATION (SOUTH)

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

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John M. Ahern, AIA
Digitally signed by John M. Ahern, AIA
Date: 2022.08.11 10:36:30 -04'00'

PROJECT TITLE
BENCHMARK III DEVELOPMENT
COMMERCE AVE. BUSINESS CENTRE

SE COMMERCE AVENUE
STUART, FLORIDA 34997

REV. DATE

PROJECT	ISSUED
2022-2325	11-AUG-2022

SHEET
DD-3

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18-point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

NOTICE OF PUBLIC HEARING
CITY OF STUART

REQUEST FOR A PROPOSED VOLUNTARY ANNEXATION (First Reading)

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2517-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-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. 2518-2023 - (Informational Only)

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP ASSIGNMENT AS DEFINED IN F.S.§163.3187; ASSIGNING THE COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY FOR AN APPROXIMATE 1.45-ACRE PARCEL FROM INDUSTRIAL (COUNTY) TO THE INDUSTRIAL (CITY); 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. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

DeSantis

Continued from Page 12A

victory and subsequent bending of the Florida Legislature to his will.

DeSantis posted a landslide victory over a vastly under-resourced challenger and a Democratic Party that had spent a generation self-destructing, said Newsom.

"You really have to ask was his reelection truly a mandate of Florida voters," said Newsom, who is also the director of the College's Center for Civic Learning and Community Engagement.

"The reach of his political posturing hadn't been revealed in that campaign. He hadn't yet waged a scorched earth campaign against Disney. He hadn't stripped schools of diversity, equity, and inclusion. The NAACP and ACLU hadn't issued travel advisories for people of color. And most Floridians didn't understand how he's reduced transparency and we now do government business in the shadows and not the sunshine," said Newsom.

The talk of Tallahassee

Whether DeSantis' policies will earn him his party's nomination for president next year or land him back in Tallahassee as a lame duck is the talk of Tallahassee.

A recent Friday morning WFLA radio, where Tallahassee conservatives tend to gather, took calls for nearly an hour on whether DeSantis should remain in Tallahassee or move on and up to Washington.

Listeners waited on hold for nearly 20 minutes to join the discussion, according to the show's producer.

"Surprising to me were the numbers who believe it serves them, and the State of Florida, for Gov. DeSantis to serve out his second term. I would say the consensus was for him to serve until 2026, then run for the White House in 2028. The overwhelming majority think he is an exceptional executive for Florida and think he would be a great president," said host Preston Scott.

The discussion is ongoing in social media and can be heard in coffee shops and restaurants.

Barbara DeVane, a former high school teacher and longtime lobbyist for the National Organization for Women, vehemently disagrees with DeSantis on healthcare and education policies.

Like the WFLA listeners, she wishes he wasn't a candidate in 2024.

"However, since Gov. DeSantis has fantasies of being president, it's great that people are getting a firsthand account of why, I believe, voters will see to it that Ron DeSantis will never get near the White House," said DeVane.

James Call is a member of the USA TODAY Network - Florida Capital Bureau. He can be reached at jcall@tallahassee.com. Follow on him Twitter: @Call-Tallahasse

NOTICE OF PUBLIC HEARING CITY OF STUART

REQUEST FOR A PROPOSED SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT & MAJOR URBAN CODE CONDITIONAL USE

The CITY OF STUART CITY COMMISSION will meet on Monday, June 26, 2023, at 5:30 PM in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, FL 34994.

ORDINANCE NO. 2516-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

RESOLUTION NUMBER 42-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING ALLOWED USES AND CONDITIONAL USES INCLUDING FENCING REQUIREMENTS, SHORELINE BUFFER REQUIREMENTS, AND CERTAIN ARCHITECTURAL ELEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.



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Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

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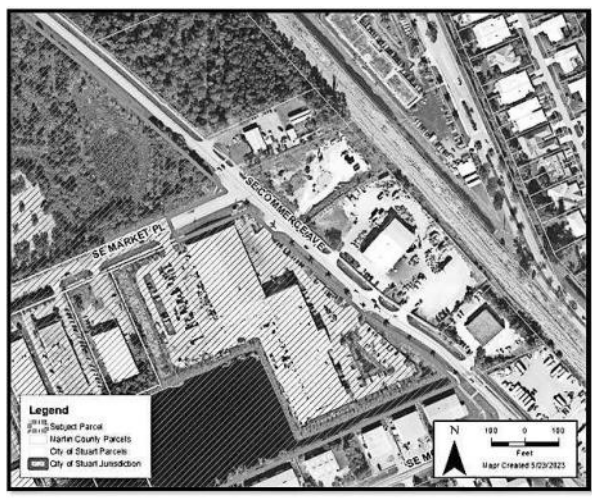
ORDINANCE NO. 2519-2023 - (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ASSIGNING THE CITY'S OFFICIAL ZONING DESIGNATION; TO REZONE A 1.45-ACRE PARCEL LOCATED AT SE COMMERCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



All interested parties are invited to attend and be heard. Copies of the items will be available at the Stuart City Hall. Written comments may be directed to the Development Director, City of Stuart, at the following address: 121 SW Flagler Avenue, Stuart, FL 34994, telephone (772) 288-5328.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act (ADA), and Section 286.26, Florida Statues, persons with disabilities needing special accommodation to participate in this meeting should contact the City's ADA coordinator at (772) 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk
Publish Monday, June 12, 2023 / Local Display Ad /Affidavit Required

TR-GCI1072370-01

KOHLER. Walk-In Bath Sale

OFFER EXPIRES 7/03/23



LIMITED TIME OFFER

$1,500 OFF*

on your KOHLER Walk-In Bath purchase



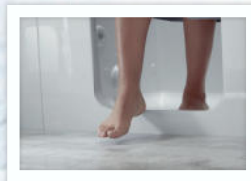
-plus-

SPECIAL FINANCING OPTIONS AVAILABLE

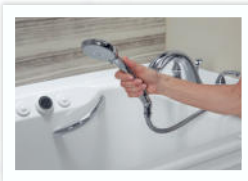
Ask your design consultant about our current financing options!

A SAFE SPA-LIKE EXPERIENCE FROM THE COMFORT OF YOUR OWN HOME

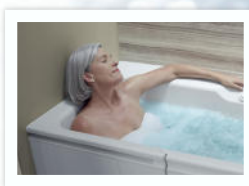
4.8/5 facebook (as of 5/22/2023)



Ultra-Low 3" Step-In



Multifunction Handshower



Bask® Heated Surfaces

HYDROTHERAPY AT HOME

The KOHLER® Walk-In Bath is designed with an ultra-low step-in, extra-wide door and easy-to-grip handrails to help keep you safe and secure as you ease in and out of your bath. Plus, the hydrotherapy and BubbleMassage™ jets create a spa-like experience, massaging your entire body as you soak relieving sore muscles and joints.

CALL TODAY OFFER ENDS SOON

772-206-2809

*New orders only. $1,500 off offer not valid on previous sales or estimates and cannot be combined with other offers. Financing available with approved credit. Other restrictions may apply. See sales rep for details. Offer expires 7/03/23. FL: CBC1265182, CFC1431287

WEST SHORE HOME

TR-GCI1069035-01

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Michael McCarty, 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:

Owner: Commerce Avenue LLC
Project Name: Benchmark III IPUD
Parcel ID Number: 38-38-41-002-204-00001-9

That a copy of the notice was sent by regular U.S. Mail on (6-12-23) 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.

Michael McCarty

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of ✓ physical presence or ___ online notarization, this 12th day of JUNE, 2023 By Mike McCarty.

Personally Known OR Produced Identification

Grace A. Warner

Type of Identification Produced:

Notary Public, State of

(Notary Seal)

GRACE A. WARNER
MY COMMISSION # GG 337659
EXPIRES: September 22, 2023
Bonded Thru Notary Public Underwriters

My Commission expires:

Sept. 22, 2023

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 23, 2023

Ownership Search

Prepared For: McCARTHY & ASSOCIATES

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, inc.
736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P23-11851IC

THE ATTACHED REPORT IS ISSUED TO McCARTHY & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 300 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*
Iris M. Crews

Recorded in Martin County, FL 7/2/2019 11:56 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $27.00
CFN#2763110 BK 3068 PG 2976 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33407
(561) 842-3000
Our File No. 5021.03820

Tax Folio No.: 38-38-41-002-213-00002-1

Copy Not Official

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED MAY 3, 2019 FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC, AS RECORDED IN OFFICIAL RECORD BOOK 3057, PAGE 2026 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH WARRANTY DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION. THIS CORRECTIVE WARRANTY DEED NOW CONVEYS THE CORRECT PARCEL OF REAL PROPERTY FROM ASBURY 716 LLC TO COMMERCE AVENUE LLC AND IS BEING RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE WARRANTY DEED FROM COMMERCE AVENUE LLC TO ASBURY 716 LLC RE-CONVEYING BACK TO ASBURY 716 LLC THE PARCEL OF REAL PROPERTY WHICH WAS CONVEYED IN ERROR. AS A CORRECTIVE WARRANTY DEED, THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2019, between **ASBURY 716 LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantor**"), and **COMMERCE AVENUE LLC,** a Florida limited liability company, whose post office address is 3322 SE Gran Park Way, Stuart, Florida 34997 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said Grantor for and in consideration of the sum of Ten and 00/l00 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 successors and assigns forever, the following described real property located in Martin County, Florida ("**Commerce Avenue Property**"):

See Exhibit "A" attached hereto.

EXHIBIT "A"

SUBJECT to covenants, conditions, easements, restrictions and reservations of record, none of which are reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Courtesy Copy

Signed, sealed and delivered
in the presence of:

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

ASBURY 716 LLC, a Florida limited liability company

By: Gregory A Hale
GREGORY A. HALE, Manager

Judith Tuckwiller
Print Name: Judith Tuckwiller

Print Name: CONRAD DAMON

By:
LISA C. HALE, Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 28 day of June, 2019 by **GREGORY A. HALE and LISA C. HALE**, as the Managers of **ASBURY 716 LLC, a Florida limited liability company**, on behalf of the company, who are:

☑ Personally known: _____

OR

☐ Identification produced: _____

[NOTARY SEAL]

Notary: Kimberly Jo Holmes
Print Name: Kimberly Jo Holmes
Notary Public, State of Florida
My commission expires: _____

Notary Public State of Florida
Kimberly Jo Holmes
My Commission GG 117612
Expires 07/28/2021

EXHIBIT "A"

Commerce Avenue Property

The Southerly 50 feet of Tract 204 lying East of S.E. Commerce Avenue and West of the Florida East Coast Railway; and a portion of Tracts 208 and 209, of revised plat of Port Sewall Land Company, according to the plat thereof, as recorded in Plat Book 3, page 7 of the public records of Palm Beach (now Martin) County, Florida; together with abandoned 50 foot road known as S.E. Market Place, abutting Tract 204 on the South and Tracts 208 and 209 on the North as described in Resolution 82-9.22 recorded in Official Records Book 554, page 1527.

Being more particularly described as follows:

Beginning at the intersection of the North line of Tract 209 and the Easterly right-of-way line of S.E. Commerce Avenue, said point being the point of beginning; thence N48°14'09"W along said right-of-way, a distance of 109.94 feet to the intersection with the North line of the Southerly 50 feet of Tract 204; thence N66°18'56"E along said North line, a distance of 345.71 feet to a point of intersection with the West right-of-way of the Florida East Coast Railway; thence S42°00'25"E, a distance of 171.33 feet along said West right-of-way; thence S57°01'32"W, a distance of 165.74 feet; thence S52°36'43"W, a distance of 138.44 feet to a point of intersection with the East right-of-way of S.E. Commerce Avenue; thence N48°14'09"W along said right-of-way, a distance of 134.34 feet to the point of beginning.

Official Copy

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
38-38-41-002-204-00002-8	35183	SE COMMERCE AVE STUART FL	5/23/23

General Information

Property Owners
COMMERCE AVENUE LLC

Mailing Address
3322 SE GRAN PARK WAY
STUART FL 34997

Tax District
DISTRICT TWO MSTU

Parcel ID
38-38-41-002-204-00002-8

Account Number
35183

Property Address
SE COMMERCE AVE STUART FL

Legal Description
A PORTION OF TRACTS 204, 208 & 209 PLAT ...

Use Code/Property Class
4000 - 4000 Vacant Industrial

Neighborhood
50600 Dixie_Commerce S of Airport

Legal Acres
1.44

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	$ 274,425	$ 0	$ 274,425	$ 32,931	$ 241,494	$ 0	$ 241,494

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
6/28/19

Sale Price
$ 100

Grantor (Seller)
ASBURY 716 LLC

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2763110

Book & Page
3068 2976

Legal Description

A PORTION OF TRACTS 204, 208 & 209 PLAT OF PORT SEWALL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 PUBLIC RECORDS MARTIN COUNTY FLORIDA TOGETHER WITH ABANDONED ROAD ALL MORE PARTICULARLY DESCRIBED IN OR 2957/2233

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"

Notice to Surrounding Property Owners within 300 Feet

Subject:	**Public Hearing Before:** **Local Planning Agency *(LPA)***
Petitioner:	Commerce Avenue, LLC
Parcel ID Number:	38-38-41-002-204-00001-9 *(+/-1.45-acres)*
Proposed Request:	Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Future Land Use Map Amendment from Industrial *(County)* to Industrial *(City)* and Rezoning from M-2 Industrial *(County)* to IPUD Industrial Planned Unit Development *(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, June 8, 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,

Kristopher McCrain

Kristopher McCrain
Principal Planner
kmccrain@ci.stuart.fl.us

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive Plan Amendment from Industrial (County) to Industrial (City), and Rezoning from M-2/Industrial (County) to Industrial PUD (City), to develop +/- 21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING

ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
IPUD REZONING REQUEST
Project Name: Benchmark III IPUD

Parcel ID No.: 38-38-41-002-204-00001-9 (1.45-acres)
Request to consider a Voluntary Annexation, Small-Scale Comprehensive
lan Amendment from Industrial (County) to Industrial (City), and Rezoning
from M-2/Industrial (County) to Industrial PUD (City), to develop +/-
21,445 s.f. Industrial PUD.

STUART LOCAL PLANNING AGENCY (LPA)
June 8, 2023 AT 5:30PM

STUART CITY COMMISSION
1 st Reading - June 26, 2023 AT 5:30PM
2 nd Reading - July 10, 2023 AT 4:00PM

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM- 4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION


NOTICE OF PUBLIC HEARING
ANNEXATION
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
PUD REZONING REQUEST
Project Name: Benchmark II PUD