City of Stuart

A G E N D A

REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD May 11, 2020
AT 5:30 PM Commission Chambers & ZOOM Telecommunications
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Michael J. Meier
Vice Mayor Eula R. Clarke
Commissioner Becky Bruner
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson

ADMINISTRATIVE

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

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

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

ROLL CALL

THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.

*****PUBLIC COMMENT - Comment will be taken at the beginning of the meeting for ALL agenda items. This is done to help control the hybrid nature of the meeting.*****

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JOIN MEETING:
https://us02web.zoom.us/j/87929849587

If you wish to speak during public comment, click participants then click raise hand at bottom of window. Your microphone will be un-muted when you are called to speak and you will be invited to activate your camera if you wish. Both will be deactivated once you have completed your comment.

Meeting ID: 879 2984 9587
Dial In numbers:
+1 312 626 6799 US
+1 646 558 8656 US
+1 253 215 8782 US
+1 301 715 8592 US
If you wish to speak during public comment press *9 to raise your hand. You will be called by your partially displayed phone number so please listen for that number. The host will lower your hand and mute your line after speaking.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. MENTAL HEALTH AWARENESS MONTH - MAY 2020

2. SAFE BOATING WEEK 2020

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 Minutes Max.) (ALL COMMENTS FOR EVERY AGENDA ITEM TAKEN AT THIS TIME)

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

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.*

3. STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS REAPPOINTMENT OF MARTHA MOSLEY AND LILLY WILLIAMS FOR 4-YEAR TERMS FROM 2020 THROUGH 2024. (RC)

4. AWARD OF RFQL #2020-400: CITY WIDE ANNUAL ROOFING REPAIR & REPLACEMENT SERVICES (RC):

   RESOLUTION No. 54-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFQL #2020-400, CITY WIDE ANNUAL ROOFING REPAIR AND REPLACEMENT TO TOP FOUR RANKED FIRMS, HI-TECH ROOFING & SHEET METAL, INC. OF LAKE WORTH, FLORIDA, THE ROOF AUTHORITY, INC. OF FORT PIERCE, FLORIDA, CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC. OF FORT MYERS, FLORIDA AND ADVANCED ROOFING, INC OF FORT LAUDERDALE, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

5. FACE COVERING RECOMMENDATION (RC):

   RESOLUTION No. 58-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ENCOURAGING THE USE OF FACE COVERING EQUIPMENT WHILE IN PUBLIC WITHIN THE GEOGRAPHIC BOUNDARIES OF STUART, FLORIDA; AND FOR OTHER PURPOSES.

6. CHARTER REFERENDUM QUESTIONS (RC):

   RESOLUTION No. 60-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PRESENTING REFERENDUM QUESTIONS FOR PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. EXTENSION OF LOCAL EMERGENCY (RC):

RESOLUTION No. 61-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

8. MINOR AMENDMENT TO AVONLEA PUD (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2438-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MINOR AMENDMENT TO "THE NEW AVONLEA" PLANNED UNIT DEVELOPMENT (PUD); THEREBY AMENDING EXHIBIT NUMBER 11 OF THE NEW AVONLEA PUD, ENTITLED THE OFF-SITE INFRASTRUCTURE PLAN; AMENDING CONDITION NUMBER 25 ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. AMENDMENT TO CITY CODE OF ORDINANCES RELATING TO BUILDING REGULATIONS. (RC)

ORDINANCE No. 2440-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING CHAPTER 10 OF THE CITY OF STUART CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" TO ALIGN WITH STATE CODE; TO ENABLE ENFORCEMENT OF CONTRACTOR LICENSING AND TO ESTABLISH SAFETY PROVISIONS FOR STORM SHUTTERS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

10. STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2427-2020; 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 ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART–SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

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.*

DISCUSSION AND DELIBERATION

ADJOURNMENT

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** David Dyess, City Manager

Title of Item:

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Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Ryanne Cavo

Title of Item:

MENTAL HEALTH AWARENESS MONTH - MAY 2020

Summary Explanation/Background Information on Agenda Request:

The City Commission and citizens of the City of Stuart strive to be a community who supports mental wellness, including greater access to treatment, increasing educational tools and resources for our citizens, and continually supporting those citizens with **mental health** illnesses.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Proclamation - Mental Health Awareness Month - May 2020	4/9/2020	Proclamation

PROCLAMATION
MENTAL HEALTH AWARENESS MONTH
MAY 2020

WHEREAS, the **mental health** of every citizen, family, business owner and resident of Stuart is a critical factor in its emotional and economic **stability**; and

WHEREAS, **mental health** is as essential to maintaining overall all health as physical health; and

WHEREAS, everyone encounters periods of stress and fear in their lives, but should have adequate, ample, accessible resources to **mental health** care when it's needed; and

WHEREAS, only 50 percent of Americans with a serious **mental health** illness seek treatment, while 100 percent of illnesses are treatable; and

WHEREAS, stigma is often the key limiting factor to treatment; and

WHEREAS, the City Commission and citizens of the City of Stuart strive to be a community who supports mental wellness, including greater access to treatment, increasing educational tools and resources for our citizens, and continually supporting those citizens with **mental health** illnesses.

NOW, THEREFORE, I, MICHAEL J. MEIER, as Mayor of the City of Stuart, Florida do hereby proclaim in the City of Stuart, Florida the month of May 2020, as:

MENTAL HEALTH AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this _____ day of May, 2020.

_____
MICHAEL J. MEIER
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Ryanne Cavo

Title of Item:

SAFE BOATING WEEK 2020

Summary Explanation/Background Information on Agenda Request:

Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Proclamation - Safe Boating Week 2020	4/27/2020	Proclamation

PROCLAMATION
SAFE BOATING WEEK
May 16-22, 2020

Commending United States Coast Guard Auxiliary Flotilla 59 Stuart

WHEREAS, for nearly 100 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling and fishing. During Safe Boating Week, the U.S. Coast Guard and its federal, state, and local safe boating partners encourage all boaters to explore and enjoy America's beautiful waters responsibly; and

WHEREAS, the Coast Guard estimates that human error accounts for 70% of all boating accidents and that life jackets could prevent 85% of boating fatalities. On average 650 people die each year in boating-related accidents in the United States and 76% of boating fatalities are caused by drowning and a significant number of boaters would be alive today had they worn their life jackets; and

WHEREAS, through basic boating safety procedures – carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks, and staying sober while navigating – we can help ensure that boaters on America's coastal, inland, and offshore waters stay safe throughout the season; and

WHEREAS, Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year.

NOW, THEREFORE, I, Michael J. Meier, Mayor of the City of Stuart, Florida do hereby proclaim the week of May 16th – 22th, 2020, as

SAFE BOATING WEEK

in the City of Stuart, Florida and encourages our citizens who boat to practice safe boating habits and wear a life jacket at all times while boating.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2020.

_____
MICHAEL J. MEIER
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Mary Kindel, City Clerk

Title of Item:

STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS REAPPOINTMENT OF MARTHA MOSLEY AND LILLY WILLIAMS FOR 4-YEAR TERMS FROM 2020 THROUGH 2024. (RC)

Summary Explanation/Background Information on Agenda Request:

Stuart Housing Authority terms are 4-year terms, but in 2018, staggered terms were created to ensure continued representation. Ms. Mosley and Ms. Williams are both dedicated Board Members of the Stuart Housing Authority.

Funding Source:

N/A

Recommended Action:

Approve SHA reappointments.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Martha Mosley Reappointment Request Letter	4/24/2020	Exhibit
🗋	Lilly Williams Reappointment Request Ltr	4/24/2020	Exhibit
🗋	Stuart Housing Authority Terms Spreadsheet	5/6/2020	Exhibit

Housing Authority
of the City of Stuart, Florida

March 16, 2020

The Honorable Mike Meier, Mayor
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Housing Authority of the City of Stuart, Florida (SHA)
Board of Commissioners Reappointment

Dear Mayor Meier:

It has come to my attention that my present term as a SHA Commissioner expires on May 21, 2020. It is the intent of this correspondence to request reappointment to the position for another term, which I understand is a four (4) year term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Stuart. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

Martha Mosley

Martha Mosley
SHA Board of Commissioners

cc: Andrea Kochanowski, SHA Executive Director
Mary Kindel, City Clerk

611 Church Street, Stuart, FL 34994
(772) 287-0496 phone; (772) 287-4084 fax

Housing Authority
of the City of Stuart, Florida

February 25, 2020

The Honorable Mike Meier, Mayor
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Housing Authority of the City of Stuart, Florida (SHA)
Board of Commissioners Reappointment

Dear Mayor Bruner:

It has come to my attention that my present term as a SHA Commissioner expires on May 21, 2020. It is the intent of this correspondence to request reappointment to the position for another term, which I understand is a four (4) year term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Stuart. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

Lilly Williams

Lilly Williams
SHA Board of Commissioners

cc: Andrea Kochanowski, SHA Executive Director
Mary Kindel, City Clerk

611 Church Street, Stuart, FL 34994
(772) 287-0496 phone; (772) 287-4084 fax

STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS				
NAME	Current Term	Expiration	Future Terms	2020 Reappointment
Barbara Dotson	4 years	2019-2023	2023-2027	
Deborah Langston	4 years	2019-2023	2023-2027	
Jennie Davis	4 years	2018-2022	2022-2026	↓
Nancy Judy	4 years	2018-2022	2022-2026	
Pearl Clark	3 years	2018-2021	2021-2025	
Martha Mosley	2 years	2018-2020	2020-2024	4 Year Term - 2020-2024
Lilly Williams	2 years	2018-2020	2020-2024	4 Year Term - 2020-2024

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Alaina Knofla

Title of Item:

AWARD OF RFQL #2020-400: CITY WIDE ANNUAL ROOFING REPAIR & REPLACEMENT SERVICES (RC):

RESOLUTION No. 54-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFQL #2020-400, CITY WIDE ANNUAL ROOFING REPAIR AND REPLACEMENT TO TOP FOUR RANKED FIRMS, HI-TECH ROOFING & SHEET METAL, INC. OF LAKE WORTH, FLORIDA, THE ROOF AUTHORITY, INC. OF FORT PIERCE, FLORIDA, CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC. OF FORT MYERS, FLORIDA AND ADVANCED ROOFING, INC OF FORT LAUDERDALE, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Request for Qualifications # 2020-400 was advertised in the Palm Beach Post on February 21, 2020. The Procurement Office sent complete proposal packages to six (6) suggested vendors. Simultaneously it was released on-line by DemandStar, who notified eight hundred and ten (810) potential proposers. Out of fifteen (15) planholders, seven (7) responsive proposals were received by 2:30 pm on the RFQL opening date, March 19, 2020.

The selection committee reviewed the seven proposals individually, in detail, using the established evaluation criteria to rate and rank the proposals. Then the selection committee met on April 15, 2020 to compare the individual ratings, and to rank the top four firms.

After discussion, rating and ranking the firms, the following four firms were ranked the highest:

Advanced Roofing, Inc of Ft. Lauderdale, Florida
Crowther Roofing & Sheet Metal of Florida, Inc. of Fort Myers, Florida
The Roof Authority, Inc. of Fort Pierce, Florida
Hi-Tech Roofing & Sheet Metal, Inc. of Lake Worth, Florida

Funding Source:

N/A

Recommended Action:

Adopt Resolution #54-2020

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R54-2020	4/27/2020	Cover Memo

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 54-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFQL #2020-400, CITY WIDE ANNUAL ROOFING REPAIR AND REPLACEMENT TO TOP FOUR RANKED FIRMS, HI-TECH ROOFING & SHEET METAL, INC. OF LAKE WORTH, FLORIDA, THE ROOF AUTHORITY, INC. OF FORT PIERCE, FLORIDA, CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC. OF FORT MYERS, FLORIDA AND ADVANCED ROOFING, INC OF FORT LAUDERDALE, FLORIDA, PROVIDIG AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The City Commission of the City of Stuart hereby approves the award of RFQL #2020-400, City Wide Annual Roofing Repair and Replacement to the four top ranked qualifiers, with authorization to execute final agreements with Advanced Roofing, Inc, Crowther Roofing & Sheet Metal, The Roof Authority, and Hi-Tech Roofing & Sheet Metal, Inc.

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 54-2020

Approve Award of RFQL #2020-400, City Wide Annual Roofing and Replacement

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
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED this 11th, day of May 2020.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL MORTELL
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Michael Mortell

Title of Item:

FACE COVERING RECOMMENDATION (RC):

RESOLUTION No. 58-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ENCOURAGING THE USE OF FACE COVERING EQUIPMENT WHILE IN PUBLIC WITHIN THE GEOGRAPHIC BOUNDARIES OF STUART, FLORIDA; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On May 4, 2020, the City Commission held an emergency meeting to address the Governor's Emergency Order 112-2020. During the emergency meeting, the Commission addressed several items and directed staff to draft a Resolution recommending face coverings while in public areas within the City of Stuart, Florida.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution 47-2020

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R58-2020 Face Coverings	5/6/2020	Resolution add to Y drive

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 58-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ENCOURAGING THE USE OF FACE COVERING EQUIPMENT WHILE IN PUBLIC WITIHIN THE GEOGRAPHIC BOUNDARIES OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSESS.

* * * * *

WHEREAS, on March 16, 2020, the Mayor of the City of Stuart issued a local emergency declaration pursuant to Florida Statute, §252.38(2); and

WHEREAS, the City Commission hereby finds that the City remains in a state of emergency due to the exposure and spread of COVID-19; and the novel coronavirus is highly contagious, and COVID-19 poses a threat to the health of all City of Stuart residents; and

WHEREAS, this Public Health Order is being issued to limit the health impacts of COVID-19. This Order sets forth requirements for the public to utilize face coverings inside of public places, to slow the spread of the COVID-19 virus; and

WHEREAS, Governor DeSantis entered executive Orders 20-112 initiating phase one of the plan published by the task force to re-open Florida. The Governor's Order directs customers, employees and employers to consult the Center for Disease Control for guidance on the use of masks in restaurants and public settings.

WHEREAS, the Center for Disease Control has found evidence that the coronavirus is being spread by asymptomatic carriers, and has recommended the use of non-medical face coverings in public spaces; and

WHEREAS, the Center for Disease Control recommends wearing cloth face coverings in public settings where other social distancing measures are difficult to maintain (e.g., grocery stores and pharmacies).

WHEREAS, the Center for Disease Control also advises the use of simple cloth face coverings to slow the spread of the virus and help people who may have the virus and do not know it from transmitting it to others. Cloth face coverings fashioned from household items or made at home from common materials at low cost can be used as an additional, voluntary public health measure.

WHEREAS, cloth face coverings should not be placed on young children under age 2, anyone who has trouble breathing, or is unconscious, incapacitated or otherwise unable to remove the mask without assistance.

WHEREAS, the Center for Disease Control cautions against the use of surgical masks or N-95 respirators because of the limited supply. The cloth face coverings recommended are not surgical masks or N-95 respirators. Those are critical supplies that must continue to be reserved for healthcare workers and other medical first responders, as recommended by current CDC guidance.

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

SECTION 1. The City Commission urges all residents of the City of Stuart to voluntarily wear non-medical face coverings in all public spaces outside their homes, including sidewalks, public rights of way, boardwalks and open parks, during the term of the COVID-19 public health emergency declared by the Governor of Florida, except where doing so would inhibit that individual's health or where the individual is under two years of age; and,

SECTION 2. The use of face coverings is recommended in addition to the physical distancing requirements required by the Governor's Emergency Orders adopting the recommendations in phase 1 of the plan published by the task force to re-open Florida described as Responsible Individual Activity.

SECTION 3. Responsible Individual Activity includes maintaining at least six-foot distancing from other individuals, washing hands with soap and water for at least twenty seconds as frequently as possible or using hand sanitizer, covering coughs or sneezes (into the sleeve or elbow, not hands), regularly cleaning high touch surfaces and not shaking hands.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon adoption.

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

as follows:

	YES	NO	ABSENT	ABSTAIN
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED this ___ day of May, 2020.

ATTEST:

_____ _____

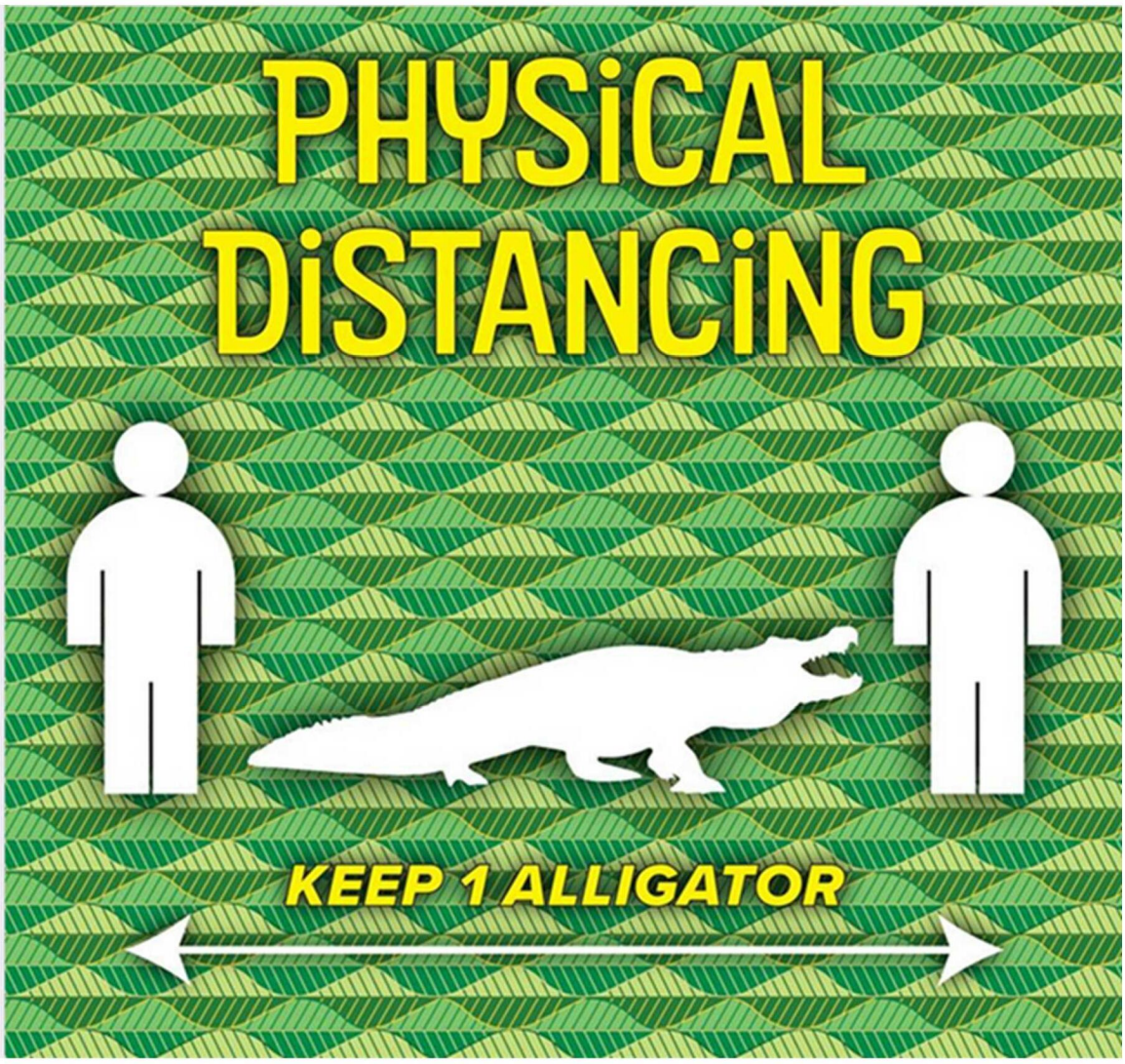
MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

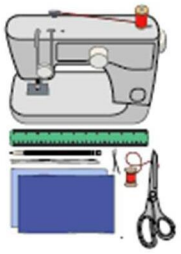
_____

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



Credit: Leon County

Sewn Cloth Face Covering

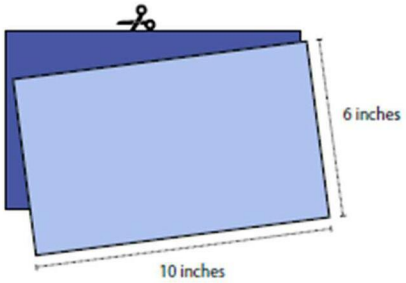


Materials

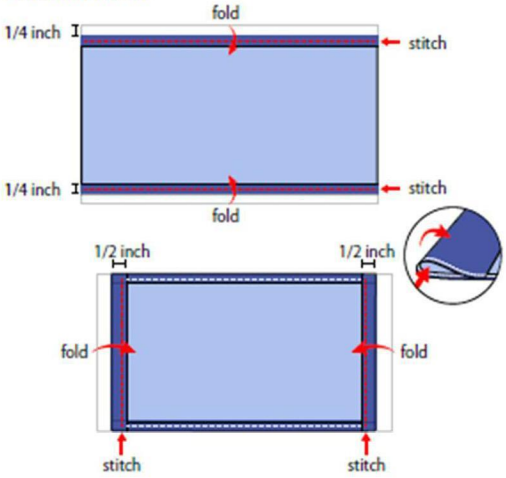
- Two 10"x6" rectangles of cotton fabric
- Two 6" pieces of elastic (or rubber bands, string, cloth strips, or hair ties)
- Needle and thread (or bobby pin)
- Scissors
- Sewing machine

Tutorial

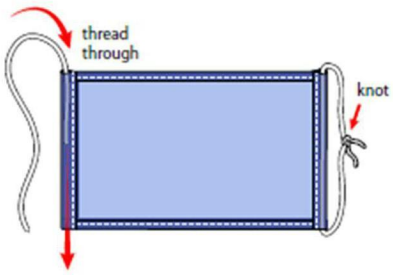
1. Cut out two 10-by-6-inch rectangles of cotton fabric. Use tightly woven cotton, such as quilting fabric or cotton sheets. T-shirt fabric will work in a pinch. Stack the two rectangles; you will sew the cloth face covering as if it was a single piece of fabric.



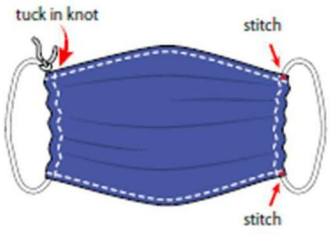
2. Fold over the long sides ¼ inch and hem. Then fold the double layer of fabric over ½ inch along the short sides and stitch down.



3. Run a 6-inch length of 1/8-inch wide elastic through the wider hem on each side of the cloth face covering. These will be the ear loops. Use a large needle or a bobby pin to thread it through. Tie the ends tight.
Don't have elastic? Use hair ties or elastic head bands. If you only have string, you can make the ties longer and tie the cloth face covering behind your head.



4. Gently pull on the elastic so that the knots are tucked inside the hem.
Gather the sides of the cloth face covering on the elastic and adjust so the mask fits your face. Then securely stitch the elastic in place to keep it from slipping.



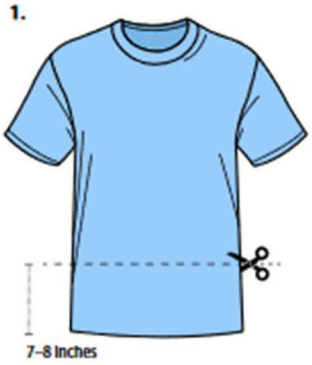
Quick Cut T-shirt Cloth Face Covering (no sew method)

Materials

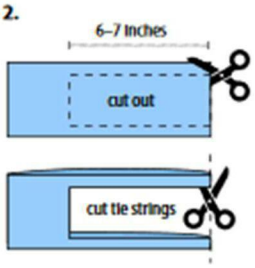
- T-shirt
- Scissors

Tutorial

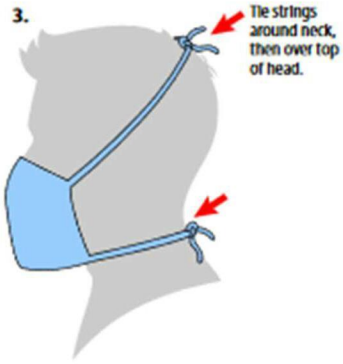
1.



2.



3.



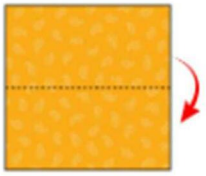
Bandana Cloth Face Covering (no sew method)

Materials

- Bandana (or square cotton cloth approximately 20"x20")
- Rubber bands (or hair ties)
- Scissors (if you are cutting your own cloth)

Tutorial

1.



Fold bandana in half.

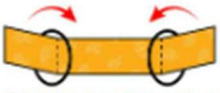
2.

Fold top down. Fold bottom up.

3.

Place rubber bands or hair ties about 6 inches apart.

4.



Fold side to the middle and tuck.

5.

6.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Michael Mortell

Title of Item:

CHARTER REFERENDUM QUESTIONS (RC):

RESOLUTION No. 60-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PRESENTING REFERENDUM QUESTIONS FOR PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Charter Review Board made three recommendations for possible referendum questions to be presented to the Voters in the 2020 general election. During the regular City Commission Meeting on April 27, 2020, the City Commission directed staff to return with draft language for two referendum items. The first was a referendum to decide if the terms of the City Commissioners should be changed from two years to four years with a maximum years of consecutive service limited to twelve years. The second question was to add language to the Charter that would require a sitting Commissioner to resign from office prior registering to run for a political seat other than that of City Commissioner.

The proposed ballot language is attached in the Resolution. Upon approval by the City Commission, the Clerk will submit the language to the Supervisor of Elections to be added to the general election ballot current scheduled for August, 2020. If the general public adopts either of the amendments, then the matter will return to the City Commission to adopt the appropriate ordinance to implement the will of the voters.

Funding Source:

The cost should be minimal if added to the August election which is already scheduled to occur in the County.

Recommended Action:

Move approval of Resolution 60-2020 authorizing the ballot language.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R60-2020	5/6/2020	Resolution add to Y drive

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 60-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PRESENTING REFEREDNUM QUESTIONS FOR PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSESS.

* * * * *

WHEREAS, on April 27, 2020, the Commission reviewed the Report filed by the Charter Review Board; and

WHEREAS, the City Commission determined that there should be two ballot questions submitted to the Supervisor of Elections for inclusion in the City of Stuart general election to be held in August, 2020.

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

SECTION 1: Pursuant to the Charter for the City of Stuart, the Charter Review Board shall review the Charter and make recommendations to the City Commission for approval of amendments to the City Charter.

SECTION 2: After review of the Report filed by the Charter Review Committee, the City Commission has determined the need for two ballot questions to be submitted to the Supervisor of Elections. Said questions shall be in substantially the following form:

OFFICIAL BALLOT

1. Shall the City Charter of the City Stuart, Florida be amended to provide that the City Commissioner terms shall be extended from two year to four year terms and restrict any

single person from serving as a City Commissioner for more than twelve consecutive years?

Shall the above described amendment be adopted? Yes for Approval ____
No for Rejection ____

2. Shall the City Charter of the City Stuart, Florida be amended to provide that no City Commissioner shall actively collect funds for the purpose of seeking another elected office or actively run for another publicly elected position while serving as a Stuart City Commissioner?

Shall the above described amendment be adopted? Yes for Approval ____
No for Rejection ____

SECTION 4: The election date for the referendum questions shall occur on August 18, 2020.

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

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

	YES	NO	ABSENT	ABSTAIN
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED this ___th day of May, 2020

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

MICHAEL J. MORTELL
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** David Dyess, City Manager

Title of Item:

EXTENSION OF LOCAL EMERGENCY (RC):

RESOLUTION No. 61-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Extending the City of Stuarts Local State of Emergency until June 8, 2020 unless otherwise cancelled earlier.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

	Description	Upload Date	Type
🗋	R61-2020 Extension of Emergency	5/6/2020	Resolution add to Y drive

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 61-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on March 16, 2020, the Mayor of the City of Stuart issued a local emergency declaration pursuant to Florida Statute, §252.38(2); and

WHEREAS, on March 17, 2020, the City Commission adopted Resolution 38-2020 extending the Local State of Emergency. On April 3, 2020 the City Commission adopted Resolution 39-2020 extending the Local State of Emergency to May 11, 2020. Resolution 38-2020 and 39-2020 also cancelled several meetings and extended other advertised meetings to specific dates as set forth in the Resolution; and

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

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

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

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

WHEREAS, the City Commission has discussed the public health concerns and balanced the dangers associated with the COVID-19 virus with the need for public meetings and determined that the best interests of the community are served by following the Emergency Orders entered by the Governor, Martin County and the City of Stuart; and

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

SECTION 1. The City Commission hereby extends the Local State of Emergency and Resolution 38-2020 until June 8, 2020 unless terminated by the City Commission at an earlier date.

SECTION 2. The Commission hereby authorizes the City Manager to utilize communications media technology such as telephonic and video conferencing as provided in section 120.54(5)(b)(2), Florida Statutes. Further, pursuant to the Governor's Executive Order 20-69, the City Commission shall be exempt from any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public space.

SECTION 3. The City Commission temporarily suspends Section 2-48 of the City of Stuart Code of Ordinances to the extent that it requires the regular City Commission meetings to be held at 121 SW Flagler Avenue and to begin at 5:30. The City Manager shall have the authority to schedule the meetings at such location, including electronic or virtual locations as is reasonable under the circumstances of the State of Local Emergency. Further, Section 2-48(b) is suspended to the extent that it is in conflict with the Governor's Executive Order 20-69 to allow for meetings via electronic means if deemed necessary by the City Manager.

SECTION 4. The City Commission hereby restores the Land Planning Agency Meetings; The Community Redevelopment Board Meetings and the Board of Adjustment Meetings.

SECTION 5. This Resolution shall authorizes the City to waive the procedures and formalities otherwise required by law pertaining to performance of public works, operation of the City and otherwise providing for the health and welfare of the citizens of Stuart, Florida due to the potential exposure to the Novel Coronavirus (COVID-19).

SECTION 8. Procurement during the Local State of Emergency, the applications within the bid process shall be limited to electronic submissions only. The bids shall be submitted to the email address provided in the proposal request. The bid openings will also be closed to the public in order to avoid cross contamination. The procurement department shall provide specific instructions and post same to the City Web Site as well as provide the instructions as addendums to all pending proposals.

SECTION 9. The Commission hereby authorizes the City Manager in accordance with Sec. 16-4 of city code to suspend city code requirements and to take actions necessary to protect

the health and welfare of the community within the parameters of countywide unified command (examples: allowing dedicated parking for curbside pickup, closing athletics fields, suspending 3 hour parking, etc.). The City Manager shall enter Local Orders as necessary.

SECTION 10. Effective Date. This Resolution shall take effect immediately upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
REBECCA S. BRUNER, COMMISSIONER				

ADOPTED this 11 day of May, 2020.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Stephen Mayer

Title of Item:

MINOR AMENDMENT TO AVONLEA PUD (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2438-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MINOR AMENDMENT TO "THE NEW AVONLEA" PLANNED UNIT DEVELOPMENT (PUD); THEREBY AMENDING EXHIBIT NUMBER 11 OF THE NEW AVONLEA PUD, ENTITLED THE OFF-SITE INFRASTRUCTURE PLAN; AMENDING CONDITION NUMBER 25 ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The New Avonlea PUD was approved via Ordinance 2307-2015 and included an exhibit #11 entitled the Off-Site Infrastructure Plan (the plan). The intent of the plan was outlined in Condition #25, which currently states: The Off-Site Infrastructure plan (Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, Sheet 1 and 2 of 2, dated 1.11.16) identifies the phasing of delivery of sidewalks, street and intersections, street furniture, landscaping, parking, lighting, utilities and storm water improvements, which is in addition to the Master Parcel Plan. The Off-Site Infrastructure Plan shall be reviewed for each phase of development of this PUD. Amendments to the Off-Site Infrastructure Plan shall be processed through a minor PUD amendment in order to secure a consistency of improvements throughout the PUD and to account for any off-site infrastructure provided by the City. Any amendment to the Off-Site Infrastructure Plan will necessitate a review and potential updating of the approved REDA agreement (Resolution 01-2018 CRA Avonlea Real Estate Development accelerator).

The New Avonlea PUD (applicant) has requested to modify the plan due to more specific survey and engineering work, which has revealed challenges to completing the plan as originally conceived. The applicant has proposed the following changes to the plan:

1. Sidewalks. Proposed to eliminate the proposed sidewalk on the south side of Baker Road, where grade changes and slopes into protected wetlands create a challenge to development. The pedestrian connection is preserved by the existing pedestrian connection on the north side of Baker Road. The applicant is also proposing an observation deck amenity to Parcel 12 to allow pedestrians to view the wetland. No other sidewalk is being removed from the plan.

2. Gateway/Project Identity Features. These features were included in the plan to provide the conceptual locations and design of identity features and potential public art locations. The applicant has proposed a more specific design for the identity feature for Parcel 2 and 12, and has modified the locations slightly. The applicant has also added a notation that these features are conceptual and the final design and locations will be established at final site plan.

3. Mid-Block Crossings. The original plan included a mid-block crossing at the western end of Baker Road. Since the applicant is proposing the removal of the sidewalk on the southern side of Baker Road, the mid-block would no longer be useful and is proposed to be removed as well. The applicant has added at staff's request,

striped pedestrian crossings on the south side of the Baker Road and Green River Parkway traffic circle and at the Dixie Highway intersection.

4. Cross Sections. The applicant has continued their commitment to provide conceptual cross sections that include the material, dimensions and design of mid block crossings and sidewalks. Furthermore, at staff's request, the applicant is adding conceptual street furniture details, which include benches, lighting, trash receptacles, and bike racks.

5. Responsibility zones. At the request of staff and the LPA during previous amendments to the New Avonlea PUD, the applicant has provided a color coded plan that demonstrates which parcel in the PUD is responsible for the provision of the off-site infrastructure on the plan. The proposed plan now provides a responsible property for all areas within the PUD. This will give the City the assurance that all of the off-site areas have a dedicated and predictable phase in which the work is expected to be completed. Further amendments will now be more streamline as it relates to the timing of the off-site infrastructure completion.

6. Utility provider information. The applicant has added a line to demark the parcels in which the City is responsible for providing utilities versus Martin County.

7. There is also portions of the plan that are subject to TAP grant funds which would allow the City to apply and receive FDOT funds to build cross walks an
d sidewalks. In the event that the City can obtain grant funds and expedite the construction timeline, the parties have agreed that the City shall have the right to complete the work based upon the grant specifications.

Staff has worked with the applicant on the revised plan and accepts the modifications. Ordinance 2438-2020 only revises the plan as an exhibit and the condition that refers to the plan. Concurrent to this application is a modification to the Real Estate Development Accelerator (REDA) agreement, as the REDA agreement refers to the original off-site improvement plan and must now be amended to include the proposed changes.

Managers Note:
The observation deck is indicated at the wrong location on the proposed site plan. It is to be located on west side of Parcel 12 where the mid-block crosswalk is and while on Parcel 12 it is to be open to the public.

The Community Redevelopment Board considered this application and recommended approval on May 5th, 2020

Funding Source:

N/A

Recommended Action:

Motion to recommend approval of Ordinance 2438-2020.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance 2438-2020	4/24/2020	DRAFT ORDINANCE
🗋	Proposed Off-site Infrastructure Plan	4/27/2020	Attachment

Existing Off-Site Infrastructure Plan	4/23/2020	Attachment
Minor PUD Justification Statement	4/23/2020	Attachment

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2438-2020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MINOR AMENDMENT TO "THE NEW AVONLEA" PLANNED UNIT DEVELOPMENT (PUD); THEREBY AMENDING EXHIBIT NUMBER 11 OF THE NEW AVONLEA PUD, ENTITLED THE OFF-SITE INFRASTRUCTURE PLAN BY HJA DESIGN STUDIO; AMENDING THE CONDITION 25 ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on June 8, 2015, the City Commission adopted Ordinance No. 2307-2015, whereby establishing the "New Avonlea PUD" which consists of a Master Parcel Plan and provides that any future development activities on any of the project's multiple parcels (with the exception of Phase II of an existing Avonlea Commerce Center Parcel) shall require a master site plan approval thru a major PUD amendment, further requiring that an off-site infrastructure plan be added to the Master Parcel Plan at the time of first amendment; 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 New Avonlea PUD included an Off-Site Infrastructure Plan consistent with the master PUD and anticipated development; and

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

WHEREAS, the Avonlea Improvement Company, LLC (the Owner and Applicant) is now requesting a further minor amendment to the PUD to provide for a revised Off-Site Infrastructure Plan; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting held on May 26, 2020, to consider the application of the Owners for the property to approve the minor amendment to the PUD.

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

SECTION 1: A legal description of the property is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The revised conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 2: The following additional documents on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "D"**, hereinafter the "Development Documents", shall be deemed an additional part of the development conditions applicable to the Property:

11. Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, Sheet 1 thru 4 of 4

SECTION 3: In all other respects and except as amended hereby, Ordinance No. 2307-2015, and the three amendments thereto, shall remain in full force and effect.

SECTION 4: All ordinances or parts of ordinances in conflict with this Ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: Following the adoption and acceptance of this Ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) and Resolutions 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 or resolution pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD Ordinance by the developer shall be

considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: 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: This Ordinance shall be effective upon the adoption by the City Commission, and proper execution by the Owner.

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this Ordinance shall be void.

Passed on first reading the ____ day of _____, 2020.

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
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED on second and final reading this _____day of _____, 2020.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL
CITY ATTORNEY

CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____day of _____, 2020, by MICHAEL J. MEIER, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires:

Notary Seal:

ACCEPTANCE AND AGREEMENT

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

_____ By:_____

Print Name: _____ Avonlea Improvement Company

_____

Print Name: _____

OWNERS' ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by _____

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires:

Notary Seal:

EXHIBIT "A" – LEGAL DESCRIPTION

AND LESS, HOWEVER, THAT PART THAT LIES SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD #707 AND NE SAVANNAH ROAD.

AND LESS, HOWEVER, THAT PART OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY OF NE SAVANNAH ROAD AND THE EXTENSION OF BAKER ROAD.

AND LESS, HOWEVER, THE EAST 202.00 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH ON THE NORTH RIGHT-OF-WAY LINE OF NE BAKER ROAD ACCORDING TO THE PLANS FOR BAKER ROAD EXTENSION (MARTIN COUNTY PROJECT NO. 55-R-5). THE AREA OF THIS PARCEL IS 1.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD, IF ANY.

TOGETHER WITH

AVONLEA COMMECIAL CENTER
A PARCEL OF LAND LYING IN SECTION 28, T37S, R41E, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 202.00' OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 28, T37S, R41E OF PARCEL 6 AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N89°28'19"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENTION, 348.92' TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E.CARDINAL WAY BEING A 60.00' RIGHT OF WAY AS NOW LAID OUT AND IN USE; THENCE N10°56'26"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.E.CARDINAL WAY, 381.26' TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 25 AND 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND PHYSICALLY DESCRIBED BY MONUMENTS AND OCCUPATION: THENCE S89°15'48"E ALONG SAID OCCUPIED LINE, 426.24' TO THE POINT OF INTERSECTION WITH THE AFORESAID PARCEL 6; THENCE S00°45'39"W ALONG SAID WEST LINE OF THE EAST 202.00' OF PARCEL 6 A DISTANCE OF 372.11' TO THE POINT OF BEGINNING.

TOGETHER WITH

JENSEN INDUSTRIAL PARK SITE

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE, NORTH 00° 15' 38" EAST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 861.35 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH SOUTHERLY RIGHT-OF-WAY LINE OF BAKER ROAD EXTENSION; THENCE SOUTH 89° 58' 55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE 1545.39 FEET FOR A POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 89° 58' 55" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 520.27 FEET; THENCE, SOUTH 20° 06' 54" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 142.51 FEET MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SAVANNAH ROAD; THENCE, SOUTH 49° 53' 54" WEST, ALONG NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.74 FEET, MORE OR LESS, TO THE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARDINAL AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, THENCE, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 78° 51' 33", A DISTANCE OF 103.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 585.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 38° 45' 27" EAST, THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39° 47' 31", A DISTANCE OF 406.28 FEET TO THE POINT OF

EXHIBIT "A" – LEGAL DESCRIPTION (con't.)

TANGENCY, THENCE, NORTH 11° 27' 12" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 101° 28' 07", A DISTANCE OF 88.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.06 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

THE BEARINGS AS STATED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 00° 15' 38" EAST ALONG THE WEST LINE OF SAID SECTION 28.

LESS, HOWEVER,

LEGAL DESCRIPTION OF A PORTION OF PROPOSED
GREEN RIVER PARKWAY RIGHT-OF-WAY

A PARCEL OF LAND LYING IN SECTION 28 AND SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE, NORTH 88° 48' 22" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 500.00 FEET; THENCE, NORTH 00° 15' 52" EAST DEPARTING SAID SECTION LINE, A DISTANCE OF 55.02 FEET; THENCE, NORTH 33° 12' 44" EAST, A DISTANCE OF 172.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2028.75 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 30' 11", A DISTANCE OF 973.84 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE, NORTH 30° 40' 07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 238.43 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH PLAT BOUNDARY LINE OF NORTHWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 1, PAGE 55, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; THENCE , SOUTH 89° 58' 55" EAST, ALONG SAID SOUTH PLAT BOUNDARY LINE, A DISTANCE OF 10.00 FEET, MORE OR LESS, TO A POINT 40.00 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID PLAT OF NORTHWOOD SUBDIVISION, THENCE, SOUTH 00° 15' 15" WEST, DEPARTING SAID SOUTH PLAT BOUNDARY LINE, A DISTANCE OF 10.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2148.75 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 34' 54", A DISTANCE OF 1071.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°38'31", A DISTANCE OF 307.99 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 88° 48' 22" EAST, ALONG A LINE 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 92.47 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 29; THENCE, SOUTH 00° 15' 38" WEST ALONG SAID EAST SECTION LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29 AND THE POINT OF BEGINNING.

EXCEPTING THE WEST 50 FEET OF THE EAST 420 FEET OF THE NORTH 100 FEET OF THE SOUTH 133 FEET OF SAID SECTION 29 AND EXCEPTING THE RIGHTS-OF-WAY FOR BAKER ROAD EXTENSION AND STATE ROAD NO. 707.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD

EXHIBIT B – LOCATION MAP

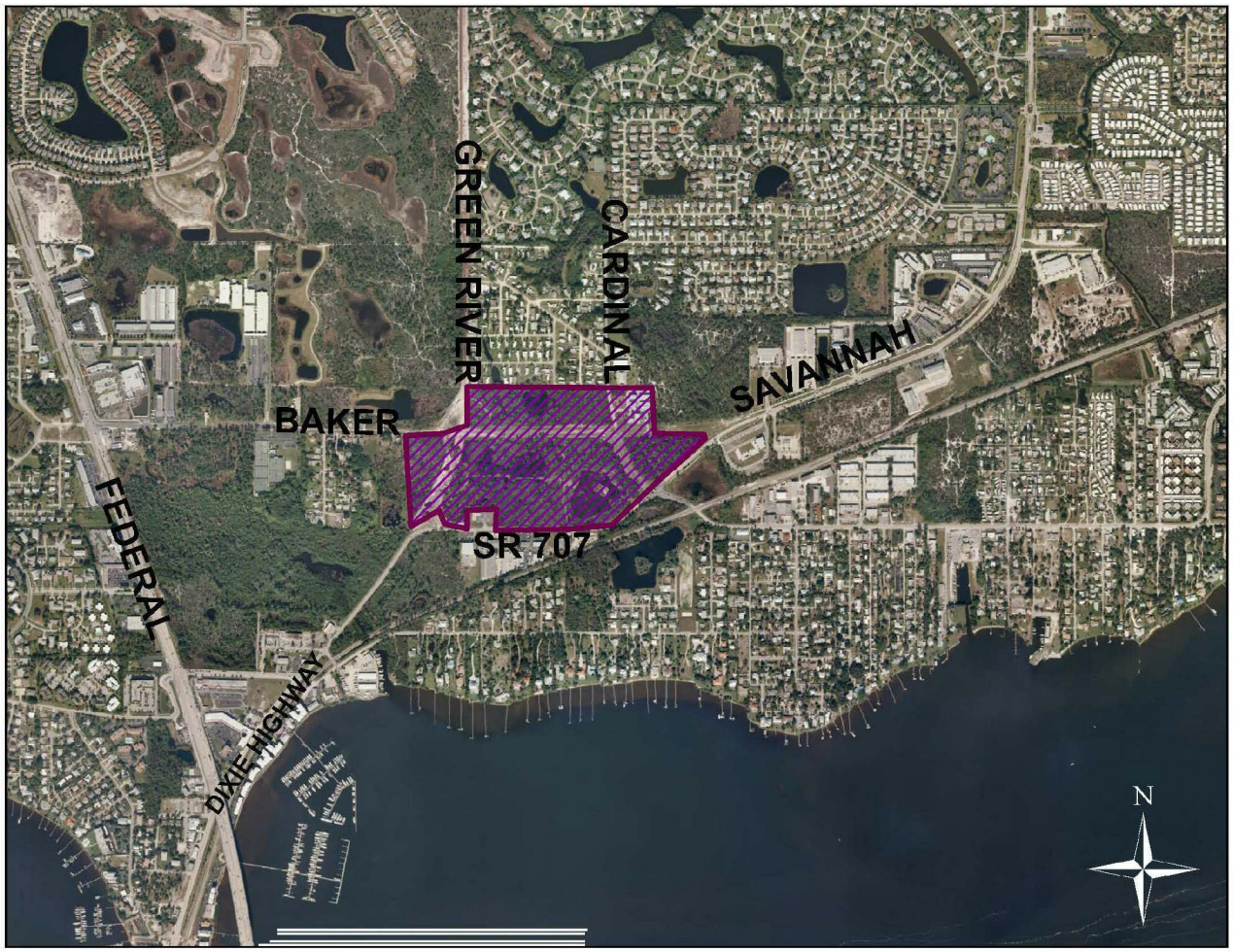
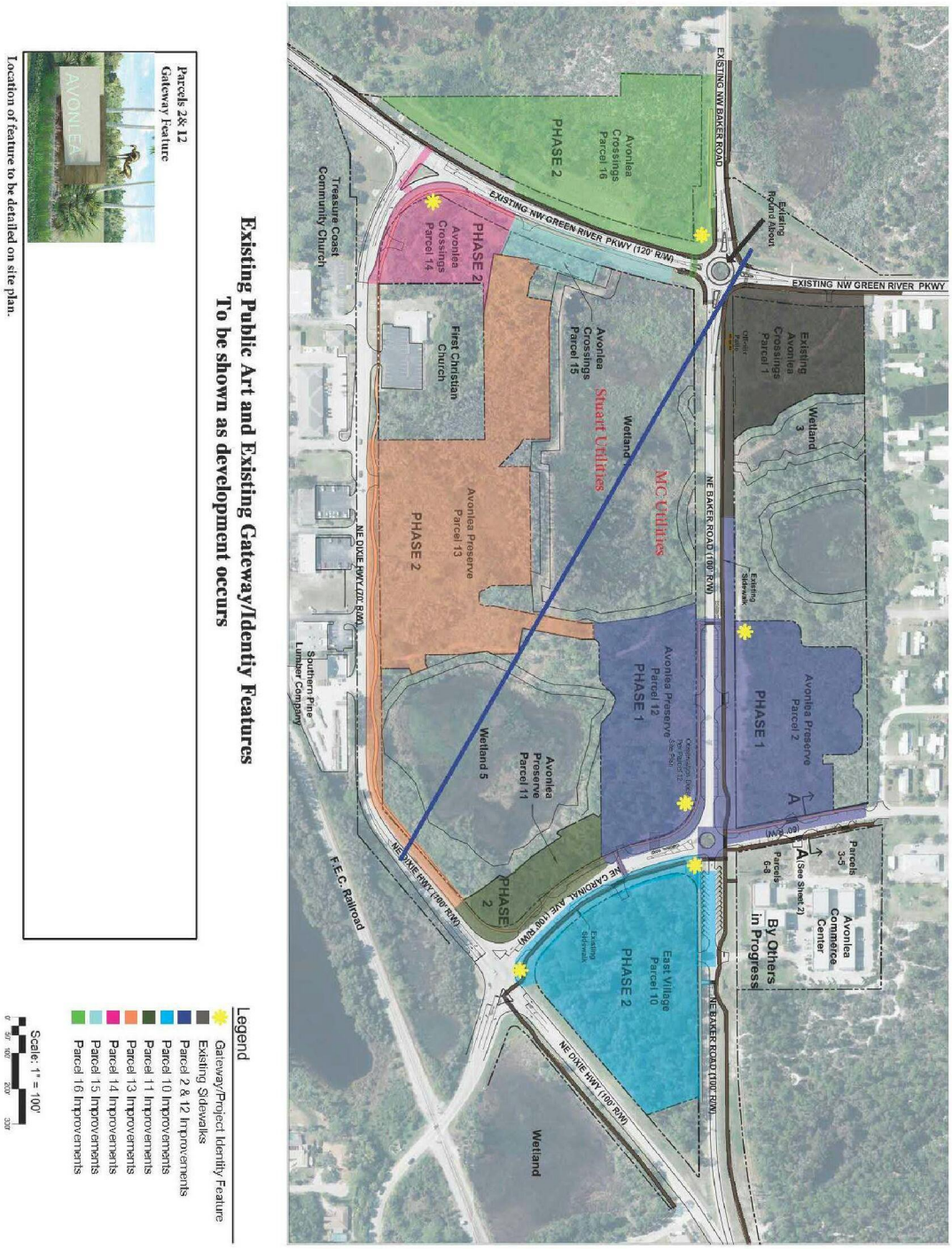


EXHIBIT "C"

Modified conditions of approval.

Off-Site Infrastructure Plan

25. The Off-Site Infrastructure plan (Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, Sheet 1 thru 4 of 4) ~~Sheet 1 and 2 of 2, dated 1.11.16~~) identifies the phasing of delivery of sidewalks, street and intersections, street furniture, landscaping, parking, lighting, utilities and storm water improvements, which is in addition to the Master Parcel Plan. The Off-Site Infrastructure Plan shall be reviewed for each phase of development of this PUD. Amendments to the Off-Site Infrastructure Plan shall be processed through a minor PUD amendment in order to secure a consistency of improvements throughout the PUD and to account for any off-site infrastructure provided by the City. Any amendment to the Off-Site Infrastructure Plan will necessitate a review and potential updating of the approved REDA agreement (Resolution 01-2018 CRA Avonlea Real Estate Development accelerator).



Existing Public Art and Existing Gateway/Identity Features
To be shown as development occurs

Parcels 2& 12
Gateway Feature

Location of feature to be detailed on site plan.

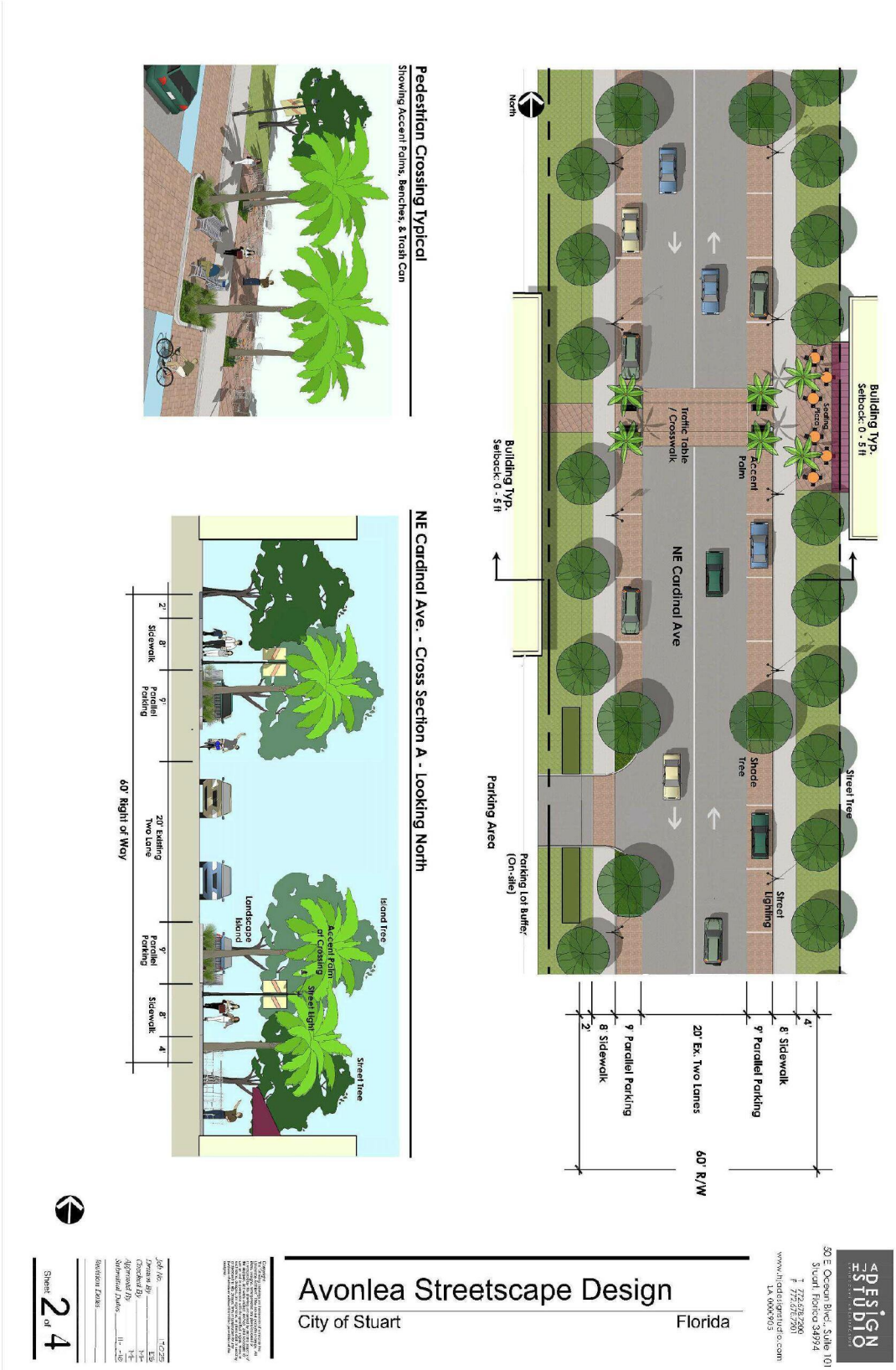
Legend

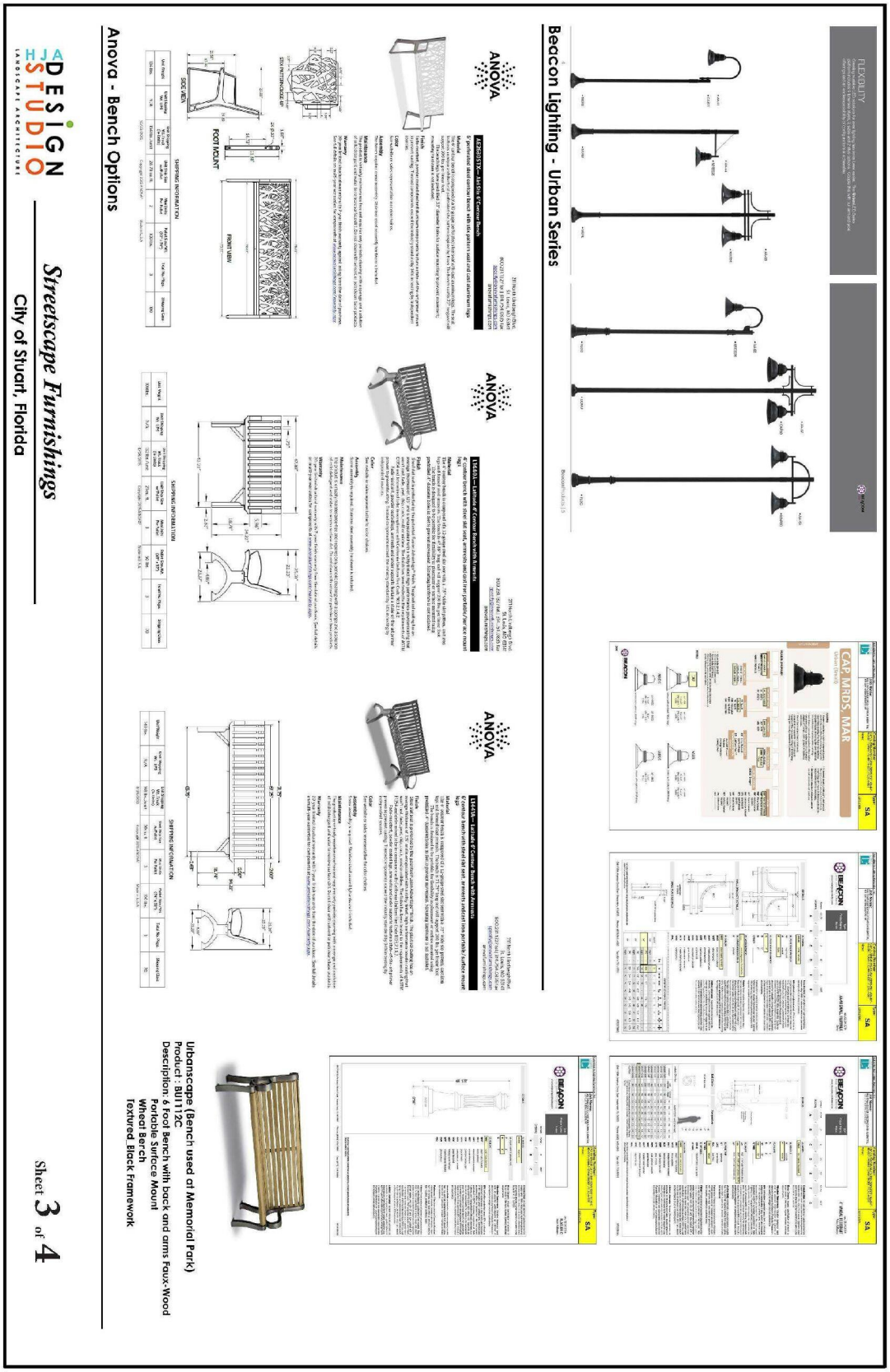
- Gateway/Project Identity Feature
- Existing Sidewalks
- Parcel 2 & 12 Improvements
- Parcel 10 Improvements
- Parcel 11 Improvements
- Parcel 13 Improvements
- Parcel 14 Improvements
- Parcel 15 Improvements
- Parcel 16 Improvements

Scale: 1" = 100'

NEW AVONLEA PUD
OFFSITE IMPROVEMENT PLAN

Sheet 1 of 4


Pedestrian Crossing Typical
Showing Accent Palms, Benches, & Trash Can
NE Cardinal Ave. - Cross Section A - Looking North
Island Tree
Accent Palm at Crossing
Street Light
Landscape Island
Street Tree
2'
8' Sidewalk
9' Parallel Parking
20' Existing Two Lane
9' Parallel Parking
8' Sidewalk
4'
60' Right of Way
North
Building Typ. Setback: 0 - 5 ft
Building Typ. Setback: 0 - 5 ft
Seating Plaza
Accent Palm
Traffic Table / Crosswalk
NE Cardinal Ave
Shade Tree
Street Tree
Street Lighting
Parking Area
Parking Lot Buffer (On-site)
4'
8' Sidewalk
9' Parallel Parking
20' Ex. Two Lanes
9' Parallel Parking
8' Sidewalk
2'
60' R/W
Avonlea Streetscape Design
City of Stuart
Florida
Sheet 2 of 4


Beacon Lighting - Urban Series
Anova - Bench Options
Urbanscape (Bench used at Memorial Park)
Product: BU112C
Description: 6 Foot Bench with back and arms Faux-Wood
Portable Surface Mount
Wheel Serch
Textured Black Framework
HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
Streetscape Furnishings
City of Stuart, Florida
Sheet 3 of 4

Concepts shown here are for illustrative purposes and are intended to be finalized with staff during the PUD Amendment process for site plan approval.

Project Identity Monuments / Column Features

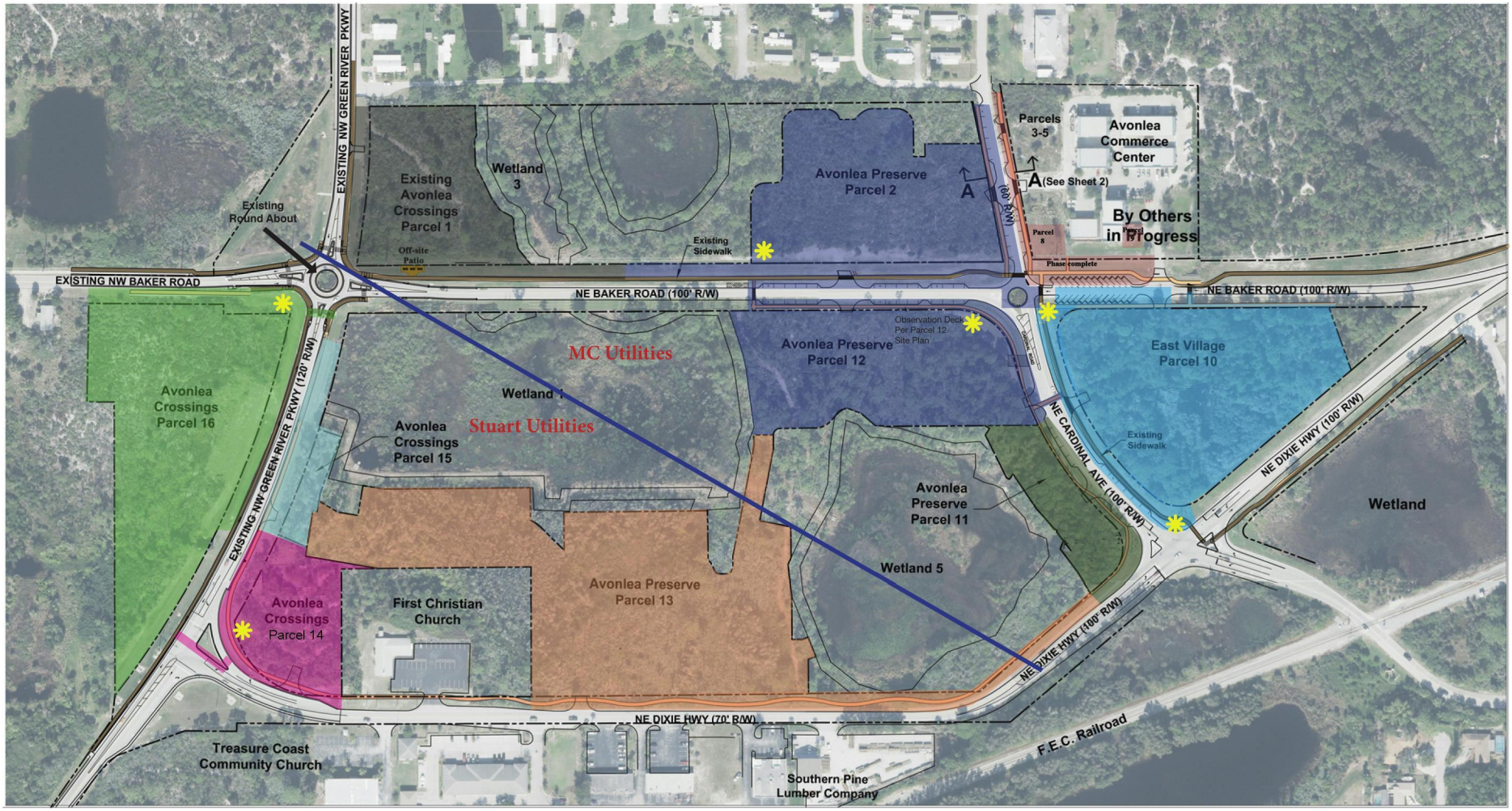
Large & Small Scale Water Features

All items conceptual. Approved site plan details shall control.

Sheet 4 of 4

Site Details

NEW AVONLEA PUD
OFFSITE IMPROVEMENT PLAN



Existing Public Art and Existing Gateway/Identiy Features
To be shown as development occurs

Parcels 2& 12
Gateway Feature

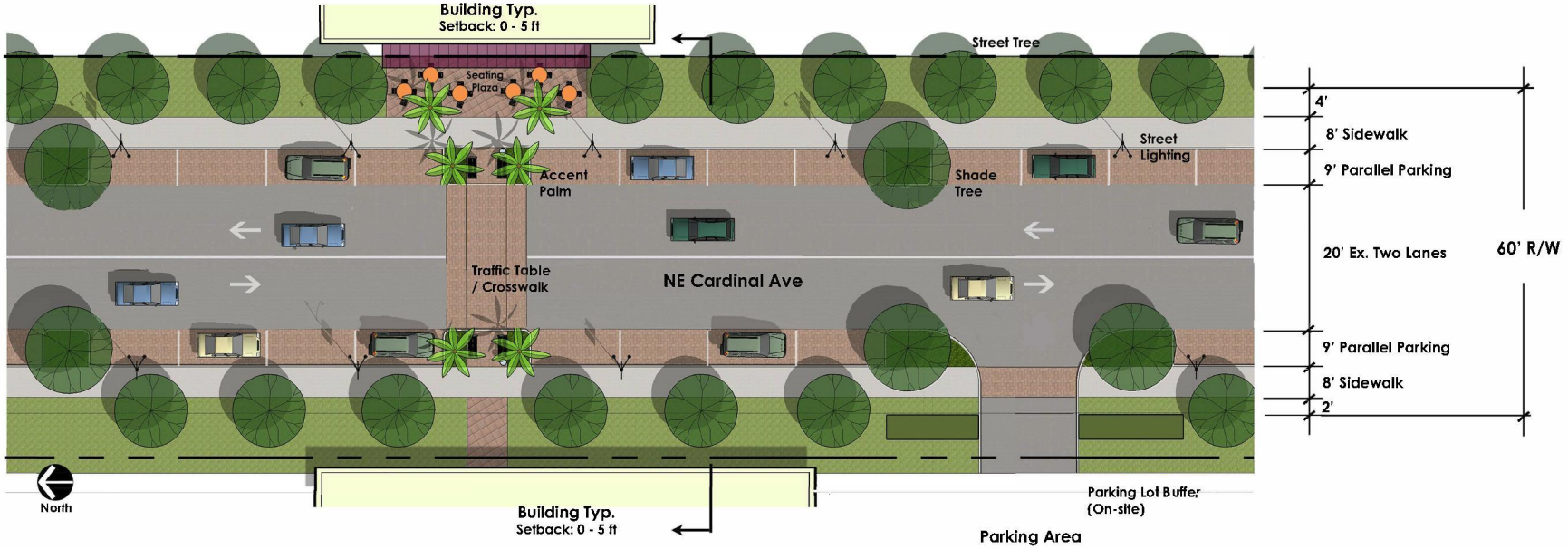
Location of feature to be detailed on site plan.

Legend

- Gateway/Project Identity Feature
- Existing Sidewalks
- Parcel 2 & 12 Improvements
- Parcel 8 & 9 Improvements
- Parcel 10 Improvements
- Parcel 11 Improvements
- Parcel 13 Improvements
- Parcel 14 Improvements
- Parcel 15 Improvements
- Parcel 16 Improvements

Scale: 1" = 100'

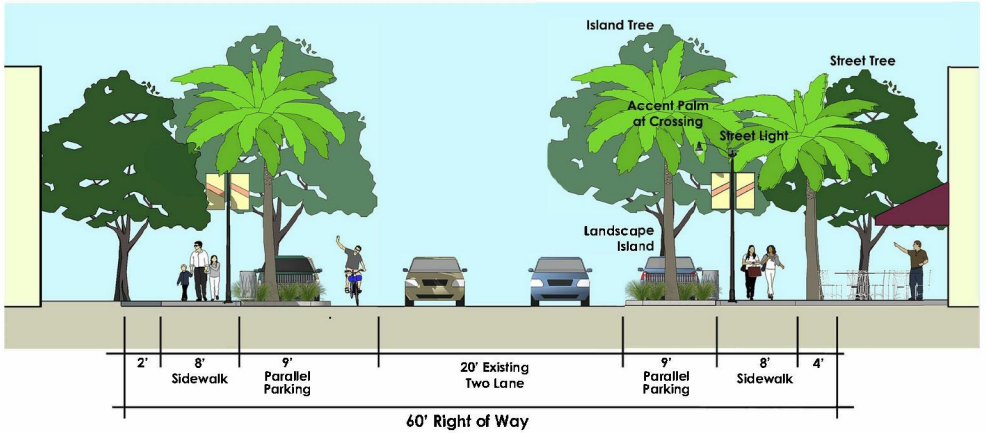
0' 50' 100' 200' 300'



Pedestrian Crossing Typical

Showing Accent Palms, Benches, & Trash Can

NE Cardinal Ave. - Cross Section A - Looking North



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Avonlea Streetscape Design

City of Stuart, Florida

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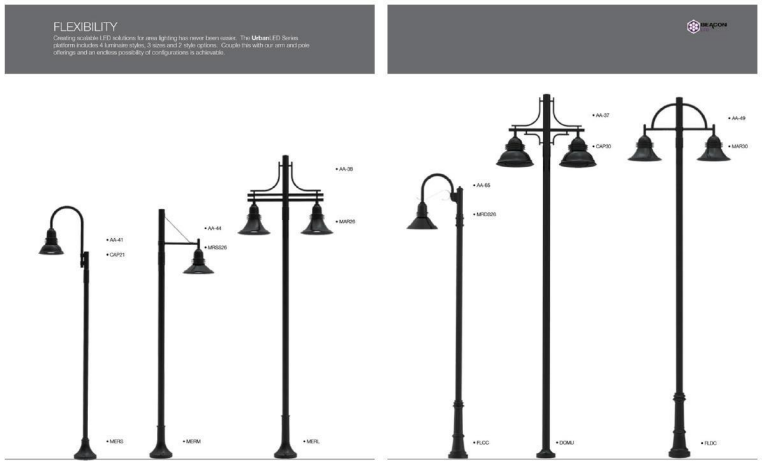
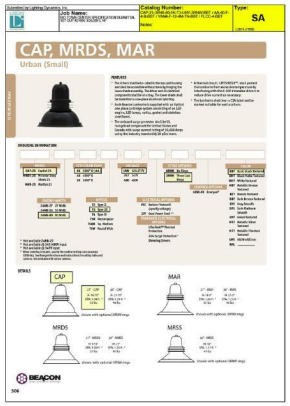
Job No. 17025
Drawn By EG
Checked By MH
Approved By MH
Submittal Dates 11-11-16

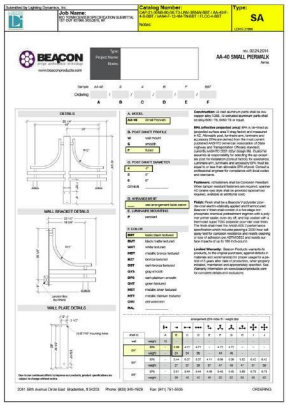
Revision Dates

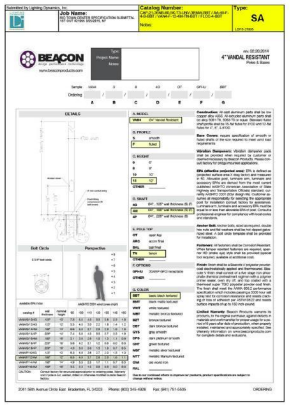
Sheet 2 of 4

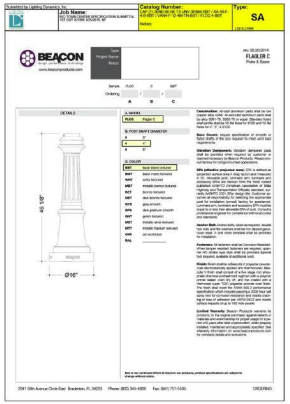
05112020 CC M











Beacon Lighting - Urban Series

ANOVA

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel.| 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2680STX— Airi Stix 6' Contour Bench

6' perforated steel contour bench with stix pattern seat and cast aluminum legs

Material
The 6' contour bench is composed of a 10-gauge perforated steel seat with cast aluminum legs. The seat features a unique architectural perforated stix pattern inspired by trees. The bench seat is 72" long and will support 200 lbs. per linear foot.
The bench legs have predrilled .33" diameter holes for surface mounting to prevent movement; mounting hardware is not included.

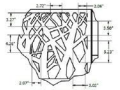
Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

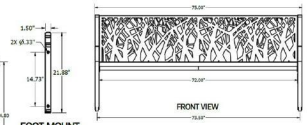
Color
See website or sales representative for color choices.

Assembly
The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.


STIX PATTERN CLOSE-UP



FOOT MOUNT

SIDE VIEW

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (72" x 74")	Total No. Pkgs.	Shipping Class
134 lbs.	N/A	154 lbs./unit	28.78 cu. ft.	2	300 lbs.	3	100

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anovafurnishings.com

L1440A— Latitude 4' Contour Bench with Armrests

4' contour bench with steel slat seat, armrests and cast iron portable/surface mount legs

Material
The 4' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern, cast iron legs and formed steel armrests. The bench is 47.88" long and will support 200 lbs. per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware is not included.

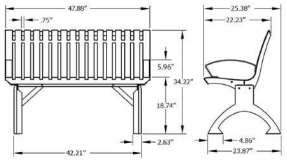
Finish
Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM D1354 and determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2.
Fade-resistant, powder coated legs, armrests and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
Some assembly is required. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (48" x 82")	Total No. Pkgs.	Shipping Class
109 lbs.	N/A	132 lbs./unit	21 cu. ft.	3	50 lbs.	3	70

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specify@anovafurnishings.com
anovafurnishings.com

L1441A— Latitude 6' Contour Bench with Armrests

6' contour bench with steel slat seat, armrests and cast iron portable/surface mount legs

Material
The 6' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern, cast iron legs and formed steel armrests. The bench is 71.75" long and will support 200 lbs. per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware is not included.

Finish
Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM D1354 and determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2.
Fade-resistant, powder coated legs, armrests and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
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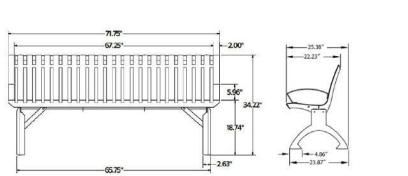
Assembly
Some assembly is required. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (74" x 32")	Total No. Pkgs.	Shipping Class
140 lbs.	N/A	168 lbs./unit	30 cu. ft.	3	100 lbs.	3	70

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Urbanscape (Bench used at Memorial Park)
Product : BU1112C
Description: 6 Foot Bench with back and arms Faux-Wood
Portable Surface Mount
Wheat Bench
Textured_Black Framework

Anova - Bench Options

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Streetscape Furnishings

City of Stuart, Florida

Concepts shown here are for illustrative purposes and are intended to be finalized with staff durring the PUD Amendment process for site plan approval.

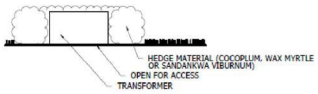
Project Identity Monuments / Column Features

Large & Small Scale Water Features

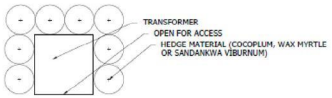
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



LIGHT POLE DETAIL

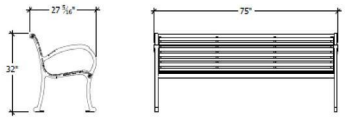
NTS

CREE EDGE SERIES
LED
CAST ALUMINUM HOUSING
CONCRETE POLE

OR EQUAL

BENCH DETAIL

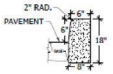
NTS



TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN
FINISH: ZINC RICH AND POLYESTER POWDER COAT

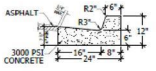
D CURB DETAIL

NTS



F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

BIKE RACK DETAIL

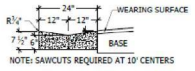
NTS

DERO BIKE RACK CO.
STUART HR-3G WELDMENT

HOOP 3G WELDMENT 2000070-B
STUART HR PLATE 1004486-A

VALLEY CURB DETAIL

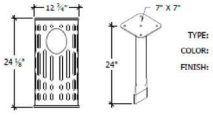
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

TRASH CAN DETAIL

NTS



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

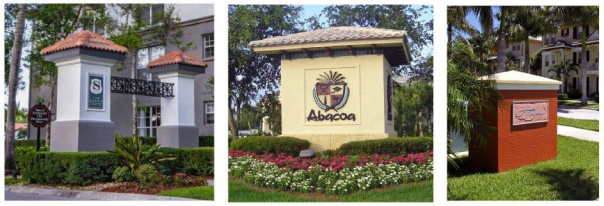
All items conceptual. Approved site plan details shall control.

05112020 CCM

Sheet 4 of 4

Site Details

Examples of Gateway / Project Identity Features



Project Identity Monuments / Column Features

Large & Small Scale Water Features

Landscape Theme

Legend

- Existing Sidewalk / Multi-use Path
- Proposed Sidewalk / Multi-use Path
- Gateway / Project Identity Feature

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

05112020 CC M

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Avonlea Streetscape Design

Streetscape Furnishings

City of Stuart Florida

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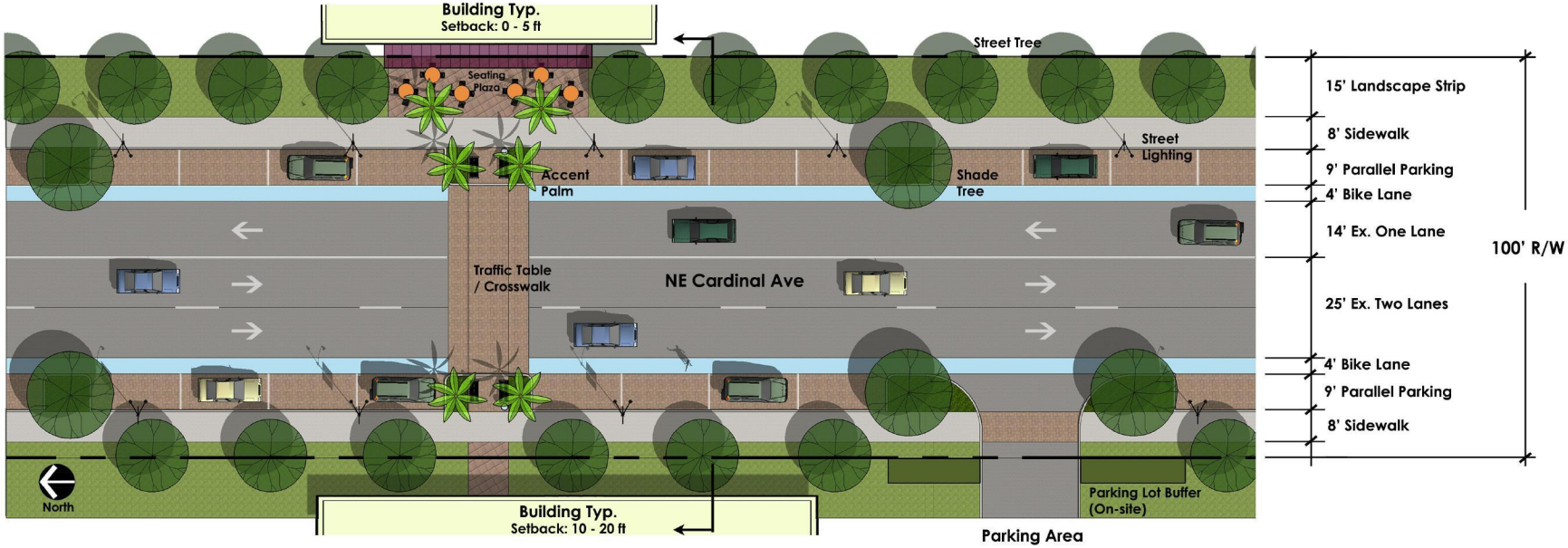
Job No.	17025
Drawn By	ES
Checked By	MH
Approved By	MH
Submittal Dates	11-11-16
Revision Dates	

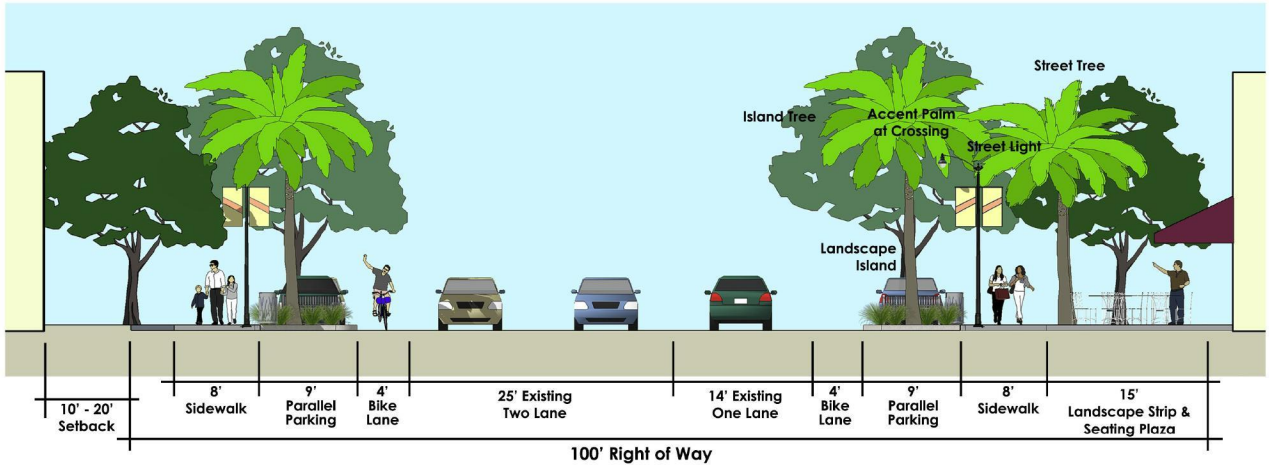
Sheet 1 of 2



Pedestrian Crossing Typical

Showing Accent Palms, Benches, & Trash Can

NE Cardinal Ave. - Cross Section Looking North



HJA DESIGN STUDIO LANDSCAPE ARCHITECTURE

NE Cardinal Ave. - Streetscape Typical

City of Stuart, Florida

Offsite Improvement Amendment

Justification Statement

City of Stuart

Development Department

121 SW Flagler Ave

Stuart, FL 34994

RE: Avonlea PUD Offsite Improvement Plan Amendment

The objective of this submittal is to clarify obligations of developer(s) related to parcels within the New Avonlea PUD. Subsequent to past approvals, survey and engineering work performed has revealed challenges impeding development of the improvements as proposed and recent applications have revealed confusion related to the obligations of parcel owners.

The intention of this amendment is to clarify these issues and develop a more fluid and realistic plan for the proposed offsite improvements at Avonlea.

1. **Sidewalks**

We have proposed amending the plan to eliminate sidewalks where grade changes and slopes into wetlands create challenges to development. These changes are made with the intention of preserving pedestrian connectivity, and connectivity through the project and eliminating potential negative impacts to wetland areas from additional runoff, rubbish and other conditions.

Because the sidewalk on the south side of Baker Road was a requirement of Parcels 2 and 12, we have added a 3rd amenity to that portion of the project in the form of an observation deck in the northwest corner of the parcel.

The challenge:

View East along South Side of Baker Road abutting Wetland 1

View West along south side of Baker Road abutting Wetland 1

Existing Conditions:

Existing Sidewalk along the north side of Baker Road

Existing Sidewalk Along the north side of Baker Road

2. Gateway/Project Identity Features

Gateway/Project Identity Features are designed to be features that identify development areas as part of the Avonlea community and bring art to public places. The location and design of these features is shown in the offsite plan to 1. Identify the party responsible for the feature and 2. Give guidance to the design team and staff in the design of the feature proposed with the parcel to construct the feature. A feature will qualify as a Gateway/Project Identity Feature when it accomplishes the following:

1. Identifies the project as part of Avonlea. Avonlea is noted as the “Important local theme” in accordance with the definition of public art.

2. Is visible, accessible or otherwise available to the public.

The location of the Gateway/Project Identity Feature on the Offsite Improvement Plan is conceptual, the feature may be moved based on the site plan submitted for each parcel so long as the feature is constructed by the responsible party and so long as the feature meets the above criteria.

The gateway/project identity feature may include Art and the Art component of the feature will qualify as art in public places upon approval by the CRB.

Staff may approve features as Gateway/Project Features in the site plan approval process by administrative approval. Upon approval the feature will be added to the Offsite Improvement Plan.

3. Cross Sections

Cross sections will be provided at the time of the site plan approval and will match in concept the Offsite Improvement Plan with adjustments made to accommodate field conditions.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Kev Freeman

Title of Item:

AMENDMENT TO CITY CODE OF ORDINANCES RELATING TO BUILDING REGULATIONS. (RC)

ORDINANCE No. 2440-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING CHAPTER 10 OF THE CITY OF STUART CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" TO ALIGN WITH STATE CODE; TO ENABLE ENFORCEMENT OF CONTRACTOR LICENSING AND TO ESTABLISH SAFETY PROVISIONS FOR STORM SHUTTERS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The amendments to Ch.10, Buildings and Building Regulations of the City Code of Ordinances are primarily required to align the code with changes in the building code, and state statutes. Other amendments include the energy efficiency portion and provisions for storm shutter installations to accommodate safety concerns from a public safety standpoint. Language is added to enable enforcement of contractor licensing.

Funding Source:

N/A

Recommended Action:

Motion to Approve at First Reading

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ord #2440-2020	4/21/2020	DRAFT ORDINANCE

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2440-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING CHAPTER 10 OF THE CITY OF STUART CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" TO ALIGN WITH STATE CODE; TO ENABLE ENFORCEMENT OF CONTRACTOR LICENSING AND TO ESTABLISH SAFETY PROVISIONS FOR STORM SHUTTERS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the purpose of this Code of Ordnances amendment is to amend Chapter10 and to and remove inconsistencies therein to align with State Statute and current changes in the building code; and

WHEREAS, the purpose of this Code of Ordinances Code amendment is to enable enforcement of contractor licensing; and

WHEREAS, the purpose of this Code of Ordinances Code amendment is to establish safety provisions for storm shutter installations; and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on May 11th, 2020 to consider this ordinance and provide for full public participation in the Code of Ordinances amendment process.

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

SECTION 1: The Stuart Land Development Code is hereby amended as set out below:

Chapter 10 -BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

Sec. 10-1. - Building permit fees.

Building permit fees and other fees required under the Florida Building Code shall be as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.

(Code 1995, § 18-1; Ord. No. 1682, § 1, 7-12-1999; Ord. No. 1902, § 1, 12-9-2002; Ord. No. 2006, § 2, 11-8-2004; Ord. No. 2070, § 1, 5-8-2006; Ord. No. 2182-09, § 2, 7-13-2009)

Sec. 10-2. - ~~Sealed model charge.~~ Reserved

(a) ~~The city has prepared a three-dimensional sealed model of development in the downtown portion of the urban district. This model is a useful tool to evaluate a proposed development and its impact upon the community. From time to time the area included in the model will be expanded to include greater portions of the urban district.~~

~~(b) For planning purposes, it is necessary to maintain an accurate and current three-dimensional sealed model to enable city officials, developers, property owners, and the public to understand a proposed new development. Therefore, in addition to the development fees described in appendix A to this Code, an applicant for a development permit for development within the urban district shall pay a charge to the city for the preparation of an appropriate model change to represent the proposed development as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.~~

(Code 1995, § 18-2; Ord. No. 1950, § 1, 9-22-2003)

Sec. 10-3. - Fees for additional inspections.

The city development department shall maintain a list of typical building inspections for each type of construction. While building permit fees set forth in appendix A to this Code are presumed to cover the cost of necessary building inspections; in the event additional inspections are deemed necessary by the building official for a particular method of construction, the reinspection fee set forth in appendix A to this Code shall be paid in advance for each additional inspection.

(Code 1995, § 18-3; Ord. No. 2006, § 2, 11-8-2004)

Sec. 10-4. - Building permit fees; estimates of value shall be based on the current International Code Council Valuation Table.

~~(a) Effective January 1 of each year for the purpose of calculating general construction building permit fees, the city development department shall annually publish the square foot value for new construction by categories of duplex, multifamily, office, commercial, and industrial structures. A square-foot value shall be published for construction of average quality and for construction of superior quality. The determined values shall reflect a selected average of the county property appraiser's most recent determination of assessed values for newly built structures.~~

~~(b) The building permit fee for a single-family house shall be based upon the number of inspections required at the amount as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.~~

(Code 1995, § 18-4; Ord. No. 2006, § 2, 11-8-2004)

~~Sec. 10-5. Fire district.~~

~~(a) There is hereby established and created the fire district, which shall include that area within the city described in the land development regulations, zoning districts B-1, B-2, B-3, B-4 and I.~~

~~(b) When any property within the city is reclassified or rezoned as business district B-1, B-2, B-3, B-4 or I such property shall be immediately included in the fire district.~~

~~(c) All places of public assembly, regardless of zoning classification, shall be deemed to be within the fire district.~~

~~(d) No buildings shall be moved into the fire district or to another lot in the fire district unless it is of a type of construction permitted in the fire district; provided, however, that the city manager may grant a permit under section 10-119 to allow a building of Type VI construction to be moved into the fire district or to another lot in the fire district. (See section 1204 Regulations for moving buildings of the Florida Building Code, and sections 10-119 and 10-120 of this Code.)~~

~~(e) The occupancy of any building of type VI construction within the fire district may be changed from residential (R) occupancy, which includes only one- and two-family dwellings, to a nonresidential occupancy, only if the building to be so occupied is sprinklered for fire protection in accordance with the applicable provisions of the National Fire Protection Association's Standard for the Installation of Sprinkler Systems.~~

~~(e)~~(a) All new and newly renovated places of assembly, as defined in section 4-1 of the National Fire Protection Association Life Safety Code, regardless of its construction type and zoning, shall be provided with fire sprinkler protection in accordance with the applicable provisions of the National Fire Protection Association's Standard for the Installation of Sprinkler Systems.

~~(g) All new and newly renovated structures of commercial or residential occupancy which are constructed or located within ten feet of an existing structure of commercial or residential occupancy, regardless of its construction type and zoning, shall be provided with fire sprinkler protection in accordance with the applicable provisions of the National Fire Protection Association's Standard for the Installation of Sprinkler Systems.~~

(Code 1981, §§ 6-2, 6-3; Code 1995, § 18-28; Ord. No. 1638, § 1, 5-26-1998; Ord. No. 1666, § 3, 4-12-1999)

Sec. 10-6. - Efficient building development.

(a) *Purpose and intent.* The purpose and intent of this article is to establish programs and procedures that will help the city become a more sustainable community, by promoting the construction of energy

efficient buildings that meet the needs of a stable, diverse and equitable economy without compromising the ability of future generations to satisfy energy demands. This article establishes environmental goals for construction in the city by defining a certification-based building and development program with incentives, and by defining new measurement parameters and reporting criteria to track performance toward these environmental goals. The voluntary program adopted herein promotes economic and environmental health in the city through the design, construction, operation and deconstruction of structures, and by providing leadership in the private and public sectors for efficient building development practices, including resource efficiency and disaster mitigation. The City shall enforce the current version of the Florida Building Code, Energy Conservation.

(b) *Specific practices promoted and supported by this section are as follows:*

(1) Solar electric and Solar water heating projects

(a) Permits shall be issued at no fee
(b) Permits shall be issued within 3 days

(2) Protecting the quality of the air, water, land and other natural resources;

(3) Conserving native vegetation, wildlife and habitat;

(4) Minimizing human impacts on ecosystems, from the local to the global;

(5) Reducing greenhouse gas emissions by minimizing use of fossil fuels and chlorofluorocarbons (CFCs);

(6) Setting policies and practices to encourage service delivery innovations which promote environmental sustainability;

(7) Creating a sustainable jurisdiction by delivering renewable energy and energy-2 efficient projects, developing energy efficient buildings and water-thrifty landscapes, resource education, and utilizing recycling and environmentally sound solid-waste services;

(8) Establishing an efficient building program to:

a. Improve the economic and environmental health of the city through measurable objectives;

b. Track and analyze key indices to measure performance;

c. Attract city residents to achieve tiered efficiency designations;

~~d. Provide incentives and rebates for voluntary compliance;~~

d. Provide efficient building educational opportunities for the community;

e. Help the city meet its overall goal of reducing emissions, reducing energy needs, and reducing water consumption, consistent with the state initiative, "Conserve Florida."

(c) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Conserve Florida means the name of a statewide water conservation effort collectively sponsored and operated by the water management districts and state department of environmental protection to develop and implement an accountable and measurable program to allow public water supply utilities to tailor cost-effective conservation programs to reflect their individual circumstances to achieve greater water-use efficiency.

Current, as in *current standard* means the standard, rule or law in place at the time an applicant submits a completed efficient development project application to the city development department.

Deciduous trees mean a tree(s) that drops all its leaves to survive a cold or dry season; not an evergreen tree.

Efficient building means a designation given to a building in the city that meets or exceeds, and is maintained to, the requirements of one of the efficiency tiers contained in this article or in the alternative, meets or exceeds, and is maintained to the standards required for certification by a recognized green building certifying agency.

Efficient building development means the process of environmentally sensitive, resource efficient, site selection, preparation, design, construction and operation of buildings.

Efficient building program or the program means the city's point system and incentives for efficient building construction and development as set forth in this article.

Efficient construction means any project associated with the creation, development or erection of any building or structure eligible for the city's efficient building development program; or in the alternative, certified by a recognized green building certifying agency.

Efficient development means a building or structural development using land use planning concepts that include consideration of community-wide or regional environmental standards of development, as well as site-specific efficient building concepts. This includes city planning, environmental planning, architecture and community building. Efficient development is consistent with constructing buildings and landscapes in a more environmentally friendly manner. It is efficient development that helps to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

Evergreen tree means a tree(s) with needles or leaves that remain alive and on the tree through the winter and into the next growing season; sometimes coniferous.

Florida yard and neighborhoods means the University of Florida Extension Service program that encourages homeowners and professionals to create and maintain "Florida-friendly" landscapes that protect the natural environment for future generations. The program consists of nine components indicating how to locate the right plant in the right place, water efficiently, fertilize appropriately, mulch, attract wildlife, manage pests responsibly, recycle, reduce storm water runoff and protect the waterfront.

High efficiency heat, ventilation, and air conditioning (HVAC) filter means a filter with the ability to stop particles of dust and other airborne contaminants from passing through. The higher the filter efficiency the better the filters will be at stopping dust, pollen and other particulates.

Independent or *independent of the city* means not employed by, or acting as agents of, the city.

Program certification means the final designation awarded to a program participant for satisfying all requirements associated with the program for a particular project.

Program participant or *participant* means any person or entity seeking program certification for a particular project; or alternatively obtaining certification through a recognized green building certifying agency.

Project means construction associated with the creation, development or erection of any building or buildings, or any development eligible for the program, and shall include new development, renovation development and may include minor building retrofitting or renovations.

Project application form means the form prepared by the city development director to be completed and submitted to the city by a participant indicating a desire to have a specific project considered under the program.

Recognized green building certifying agency means a firm or organization, including but not limited to the U.S. Green Building Coalition (LEED), the Florida Green Building Council (FGBC), the National Association of Home Builders (NAHB-ICC700), or other green building agency which designates high efficient building standards (and certifies projects) which are at least as stringent as those adopted by the city for this program. The city is not a recognized green building certifying agency.

Unit or *dwelling unit* means an individual dwelling unit or residence permitted according to the Florida Building Code (FBC).

Volatile organic compound (VOC) means a building construction or maintenance product such as a sealant, adhesive, paint or cleaner that contains VOCs. A low-VOC or zero-VOC refers to product that according to industry standards has very low or no volatile organic compounds in its formulation.

(d) *Administration; implementation.* The efficient building program shall be administered by the city development director, or designee, who shall at a minimum, be responsible for performing the following:

(1) Encouraging community participation in this program;

(2) Developing appropriate or necessary application procedures, including a program application form;

(3) Writing policies and procedures for staff implementation of the program which do not conflict with this section;

(4) Providing certificates for participation in the program;

~~(5) Providing a rebate to any program participant who has successfully satisfied the program requirements.~~

~~(e) *Applicability.* The program shall apply to all building and development projects, except government projects which are required to comply with green building requirements as provided by state law. The program shall be entirely voluntary and incentive based.~~

~~(f) *Efficient building program.* The program shall be comprised of the following sub-elements:~~

~~(1) New residential construction;~~

~~(2) Residential construction retrofitting or remodeling;~~

~~(3) New commercial or other non-residential construction; and~~

~~(4) Existing commercial or other non-residential construction.~~

~~(g) *Efficient building standards.* In addition to the state building code's minimum standards, the program, including each sub-element, shall be administered using the efficient building standards developed by the city. In order to qualify for the program, a participant shall meet or exceed the point system set forth below:~~

~~**Point Values for Use in the City's Efficient Building Development Program**~~

~~**Residential Development**~~

~~**Energy**~~	~~*Points*~~
~~Deciduous trees shading south side of building~~	~~1 each~~
~~Deciduous trees shading east and west of building~~	~~1 each~~

~~Washer and dryer outside of conditioned space~~	~~1~~
~~Tank-less water heater~~	~~2~~
~~18 SEER or greater A/C system~~	~~2~~
~~Photovoltaic system~~	~~5~~
~~Pre-plumb for solar hot water~~	~~1~~
~~Solar hot water system~~	~~2~~
~~Insulate all hot water pipes~~	~~1~~
~~**Water**~~	
~~High efficiency dual-flush or single flush toilets (all toilets ≤ 1.28 gpf)~~	~~2~~
~~All fixtures meet or exceed Florida Water Star™ designation~~	~~5~~
~~Rainwater harvesting system installed with dedicated use~~	~~2~~
~~**Landscaping**~~	
~~Drought-tolerant turf, with no turf in densely shaded areas~~	~~2~~
~~Sixty percent, 80 percent, 100 percent, of plants/trees from drought-tolerant list and compatible with local environment~~	~~2—4~~
~~Florida-friendly landscape (plants that are native to Florida)~~	~~2~~
~~**Health**~~	
~~Detached garage/carport or air barrier between living space and garage~~	~~2~~
~~No air handler or ducts in garage, unless insulated space~~	~~1~~
~~Zero VOC paints, stains, and finishes~~	~~2~~
~~"Healthy" insulation~~	~~1~~
~~Protect ducts, range hood, and bath exhaust fans during construction~~	~~1~~
~~Integrated pest management plan~~	~~3~~
~~Central vacuum system installed with exhaust outdoor~~	~~1~~
~~Energy star® bath fans with timer or humidistat~~	~~1~~
~~Kitchen range hood vented to exterior~~	~~1~~
~~High efficiency heat, ventilation, and air conditioning (HVAC) filter~~	~~1~~
~~**Materials**~~	
~~Recycled content roof material~~	~~1~~
~~Recycled content siding or soffit material~~	~~1~~
~~Steel interior studs~~	~~1~~
~~Eco-friendly flooring material~~	~~1~~
~~Resource efficient wall system with integral insulation~~	~~3~~
~~Implement job site waste management (number of items implemented)~~	~~2—4~~

Large overhangs (eave and gables at least 24 inches)	1
Siding and exterior trim primed all sides	1
Plants and turf minimum of three feet from foundation	1
Shutters on southern and western exposure (Bahama, Plantation, etc.)	1
Spray foam attic insulation	2
Disaster mitigation	
Safe room	2
Adhesive applied to roof sheathing	2
Chemical soil treatment avoided	
Alternative state building code approved method of foundation protection	10

-

Commercial Development

Energy	Points
Design (measured in five percent increments) beginning with 15 percent more efficient than state building code requirements	1—12
Install a tank-less water heater	2
Pre-plumb for solar hot water	1
Install a solar water system	2
Water conservation and usage	
Landscape (measured in ten percent increments) with 20 percent drought tolerant plants	1—4
All plants, turf and irrigation lines minimum three feet from building exterior	1
Florida-friendly landscape designation	2
Reduce potable water consumption for irrigation on minimum of 50 or 75 percent of area irrigated	1—2
Irrigation system to use no potable water or have no permanent system	4
Rainwater harvesting system installed with dedicated use	2
Reduce potable water usage by at least 25 percent (measured in five percent increments) for flush fixtures	1—3
Site Development	
Any type of in-fill development	1
Project is within ¼ mile of public transportation	1
Provide securing locations for bicycles, and showers and changing rooms for five percent of total occupants	2
Preferred parking for three percent of the parking capacity for the use of alternate fuel vehicles, including hybrid vehicles	1

Charging stations for electric vehicles	2
Exceed minimum zoning requirements for open space by 25 percent (30 percent total)	1
No net increase in storm water runoff from pre-development conditions to post-development	2
Provide energy star certified roofing material (mininum 75 percent of roof area)	2
Health	
Systems shall be designed to monitor (CO_2) within the building	1
Indoor environmental quality shall be protected during construction	2
Zero VOC paints, stains, and finishes	2
All carpet and carpet products meet the carpet and rug institute green label certification	1
All composite wood and agrifiber products will contain no added urea-formaldehyde	1
All insulation products will be free of formaldehyde	1
Pest protection from a non-toxic integrated system	1
Provide a central dehumidification system	1
Provide natural daylight to 50 to 75 percent of interior spaces	1 – 2
Materials	
Project must have infrastructure for recycling: paper, cardboard, glass, plastics, and metal	2
Renovation project shall maintain 50 percent (25 percent increments) of existing shell (not including windows and doors)	1 – 3
Project must divert a minimum of 50 percent or 75 percent of all construction waste from landfill	1 or 2
Recycled content roof material	1
Recycled content siding or soffit material	1
Spray-on expanding foam	2
Project to purchase 20 percent (based on cost) of materials from a 700-mile radius from project site	1

Minimum Required Points for Incentives and Rebates

(1) *New single, duplex and multi-family residential projects:*

Certification Level	Minimum Points Required
Tier 1	75
Tier 2	55
Tier 3	35

(2) *Remodeling of existing single family and duplex homes:*

Certification Level	Minimum Points Required
Tier 1	75
Tier 2	55
Tier 3	35

(3) *New commercial, industrial or other non-residential buildings:*

Certification Level	Minimum Points Required
Tier 1	80
Tier 2	70
Tier 3	60
Tier 4	50

(4) *Existing commercial, industrial or other non-residential buildings:*

Certification Level	Minimum Points Required
Tier 1	60
Tier 2	50
Tier 3	40
Tier 4	30

(g) *Project review.*

(1) A program participant shall be bound by the point system designated for a particular sub-element at the time of application, unless the program participant requests to be certified under a more current version of the program. Sub-element participation reviews shall be accomplished by the participant submitting information regarding each point being sought and department staff designee reviewing the information for accuracy, completeness and relevance. If there is a dispute over the point value of a participant submittal, the decision of the department director shall be binding on all parties. A person may apply for program certificate up to 60 months following the date of C/O. However, no rebates shall be awarded retroactively.

(2) A program participant may alternately elect to participate in and receive certification from a recognized green building certifying agency. Any participant who elects to certify using a recognized certifying agency shall receive credit within the city program at a tier appropriate to the level certified. If the certification by the certifying agency exceeds the city's tier 1, then the city's certificate shall note that appropriately.

(h) *Incentives, rebates and awards.* The program shall include incentives, rebates and awards designed to encourage the use of the program.

Incentive credits shall be granted subject to full documentary evidence being provided to the satisfaction of the development director. Point credits can be provided prior to or along with an application for building permits, or may be submitted not later than one year after the issuance of a certificate of occupancy. The city requires a meeting with the program applicant for the purposes of reviewing the application, and confirming an agreement, that the minimum required points will be or have been incorporated into the project and will be maintained in perpetuity, subject to the following:

(1) For the purpose of allowing the orientation of a building to take full benefit of available natural resources, and to accommodate architectural variation and innovation, an administrative variance may be granted concurrently to a site permit subject to the requirements of section 10.02.11 of the Land Development Regulations as amended.

(2) For the purpose of further expediting site plan permitting and building construction permitting review for projects and developments that qualify as "efficient building projects" in accordance with the requirements of rebate and incentive tables contained herein, and which have successfully completed an application review with building official and development staff designee, the developer shall receive written confirmation that the project meets or does not meet the city's qualification requirements for efficient building development and shall be furnished an anticipated expedited review timeline, within two working days of the application review.

(3) The following plan review incentives are approved:

a. Building permit applications for new single family and duplex residential buildings shall be processed within three business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

b. Building permit applications for the renovation development or remodeling of existing single family or duplex residential buildings shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

c. Building permit applications for new commercial, industrial, and other nonresidential buildings shall be processed in three business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

d. Building permit applications for renovation of existing commercial, industrial and other non-residential buildings shall be processed in five business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

e. Plumbing permit applications for new solar or tankless water heating shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

f. Electric permit applications for new solar electric systems shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

Rebates:

To receive a program rebate, all work shall be completed as approved.

(1) A rebate of permitting and plan review fees shall be in accordance with the tier level achieved by the project. The funding of this program is subject to an annual appropriation by the city commission, and shall consist of the rebate percentage provided in table below.

Project Rebate Rates

Type of Construction	Permit Fee Rebate %		Plan Review Rebate %
New single-family or duplex residential	Tier 1	100%	100%
	Tier 2	60%	60%
	Tier 3	50%	50%
	Tier 4	40%	40%
Renovation of existing residential	Tier 1	100%	100%
	Tier 2	60%	60%
	Tier 3	50%	50%
	Tier 4	40%	40%
New commercial	Tier 1	60%	60%
	Tier 2	40%	40%
	Tier 3	30%	30%
	Tier 4	20%	20%
Renovation of existing commercial	Tier 1	60%	60%
	Tier 2	40%	40%
	Tier 3	30%	30%
	Tier 4	20%	20%
Residential Replacement Upgrades	**Rebate Amount**		
Solar or tank-less water heating	$200.00		
Photovoltaic electric system	$500.00		
HVAC replacement 16 SEER or higher	$500.00		
Energy star rated windows and doors	$100.00 each.		

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Program awards.

(1) The "meritorious efficient building award." For the purpose of publicly recognizing commitment to efficient building and development, and the efficient building program, the city development director shall provide for an award certificate called the "meritorious efficient building award" to be awarded by the city to each program participant who satisfactorily completes a project, as certified by the building official, and indicating the tier level achieved by the project.

~~(2) The "outstanding efficient development award." Periodically, and based upon merit, the city commission, upon the recommendation of the city manager, shall provide a special recognition award to those participants, design professionals, contractors, suppliers, or others, who make a significant contribution to this program by doing any of the following:~~

~~a. Contributing or donating significant reusable building materials to non-profit local building organizations;~~

~~b. Contributing or donating significant hours of professional time for the future development of the program;~~

~~c. Demonstrating an outstanding concern for green development by teaching, writing, or facilitating programs, seminars, meetings, or publications for participants or professionals;~~

~~d. Make some other recognizable, lasting, outstanding contribution to the green building movement.~~

~~A recommendation for this award may be initiated by a city employee or by a member of the public, and shall be on a form specified for this purpose by the development director. A completed recommendation form shall be reviewed for completeness and sufficiency by an ad hoc committee of city staff and at least one independent person, and may include the building official, and the city development director. Thereafter, the ad hoc committee shall make a recommendation to the city manager regarding the award. If the city manager agrees that an award should be made, it shall be scheduled for consideration by the city commission.~~

(i) *Education; training and program review.*

(1) The development director, using or reflecting on programs presented by state green building council, the National Association of Home Builders or United States Green Building Council, or other recognized green building certifying agency, shall see to the conduct of at least one training workshop per year for the purpose of educating the public and city staff, including potential or current program participants, about the program.

(2) Whenever feasible, the city manager shall make a city meeting space available for efficient building programs offered by non-profit organizations that are of a general nature (not product specific).

(3) City development staff are encouraged to attend at least six hours of building efficiency or green building training a year.

(4) The development director shall provide for a staff review of the program to determine the need for changes in the program to increase its effectiveness. The city development director shall review standards from time-to-time, and make recommendations to the city manager and city commission for updates or revisions, as needed.

(Ord. No. 2241-2012, § 1, 3-26-2012; Ord. No. 2374-2018 , § 1, 6-25-2018)

Secs. 10-7—10-25. - Reserved.

ARTICLE II. - ADMINISTRATION OF FLORIDA BUILDING CODE[2]

Footnotes:

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State Law reference— Florida Building Code, F.S. § 553.73.

Sec. 10-26. - Purpose.

The city enforces the Florida Building Code as required by state law. The purpose of this article is to provide for the administration of the Florida Building Code as amended by the city in this article.

(Code 1995, § 18-341; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-27. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandon or *abandonment* means the termination of a construction project by a contractor without just cause or proper notification to the owner including the reason for termination, or the failure of a contractor to perform work without just cause for 90 days, or the failure to obtain an approved inspection within 180 days from the previous approved inspection.

Appraised value means either 120 percent of the assessed value of a structure as assessed by the county property appraiser or the value of a structure as established by a certified appraiser.

Assessed value means the value of real property and improvements thereon as assessed by the county property appraiser.

Authorized agent means a person specifically authorized by the holder of a certificate of competency to obtain permits in his stead.

Basic wind speed ~~line~~ ~~means the basic wind speed line for 140 miles per hour.~~ As determined by geographic location as indicated on the Applied Technology Council (ATC) website, or by using the appropriate Figure, such as 1609.3(1), as contained in the Florida Building Code.

Board means the county board of adjustment and appeals, unless otherwise specifically stated.

Building component means an element or assembly of elements integral to or part of a building.

Building shell means the structural components that completely enclose a building, including, but not limited to, the foundation, structural frame, floor slabs, exterior walls and roof system.

Building system means a functionally related group of elements, components or equipment, such as the electrical, plumbing and mechanical systems of a building.

Certificate of competency or *certificate* means an official document evidencing that a person is qualified to engage in the business of contracting, subcontracting or the work of a specific trade.

Certificate of experience means an official document evidencing that an applicant has satisfied the work experience requirements for a certificate of competency.

Certificate of occupancy or *C.O.* means an official document evidencing that a building satisfies the requirements of the city for occupancy.

Certification means the act or process of obtaining a certificate of competency from the state or county through the review of the applicant's experience and financial responsibility as well as successful passage of an examination.

Certified contractor means any contractor who possesses a certificate of competency issued by the department of business and professional regulation of the state.

Change of occupancy means a change from one building code occupancy classification or subclassification to another building code occupancy classification or subclassification.

Code means the Florida Building Code including the amendments thereto set forth in this article.

Commercial building means any building, structure, improvement or accessory thereto, other than a one- or two-family dwelling or other residential building.

Cumulative construction cost means the sum total of costs associated with any construction work done to a building or structure either at one time or at different times within a specified period of time.

Demolition means the act of razing, dismantling or removing a building or structure, or portion thereof, to the ground level.

Examination means an exam prepared, proctored and graded by a recognized testing agency unless otherwise implied in context or specifically stated otherwise.

FCILB means the Florida Construction Industry Licensing Board.

Imminent danger means structurally unsound conditions of a structure or portion thereof that is likely to cause physical injury to a person entering the structure, or due to structurally unsound conditions, any portion of the structure is likely to fall, be carried by the wind, or otherwise detach or move, and in doing so cause physical injury or damage to a person on the property or to a person or property nearby, or the condition of the property is such that it harbors or is inhabited by pests, vermin, or organisms injurious to human health, the presence of which constitutes an immediate hazard to people in the vicinity.

Inspection warrant means a court order authorizing the official or a designee to perform an inspection of a particular property named in the warrant.

Intensification of use means an increase in capacity or number of units of a residential or commercial building.

Interior finish means the preparation of interior spaces of a commercial building for the first occupancy thereof.

Licensed contractor means a contractor certified by the state or the county who has satisfied all state or local requirements to be actively engaged in contracting.

Month means a calendar month.

Owner's agent means a person, firm or entity authorized in writing by the owner to act for or in place of the owner.

Permit means an official document authorizing performance of a specific activity regulated by the code and the land development regulations.

Permit card or *placard* means a document issued by the city evidencing the issuance of a permit and recording of inspections.

Qualifying agent, primary, means a person who possesses the requisite skill, knowledge, experience and certificate of competency, and has the responsibility to supervise, direct, manage, and control the contracting activities of the business organization with which he is associated, who has the responsibility to supervise, direct, manage and control construction activities on a job for which he has obtained a permit, and whose technical and personal qualifications have been determined by investigation and examination and are evidenced by his possession of a certificate of competency.

Qualifying agent, secondary, means a person who possesses the requisite skill, knowledge, experience and certificate of competency, and has the responsibility to supervise direct, manage and control construction activities on a job for which he has obtained a permit, and whose technical and personal qualifications have been determined by investigation and examination and are evidenced by his possession of a certificate of competency.

Reciprocity means the acceptance of a verified affidavit from any municipality or county of the state that the applicant has satisfactorily completed a written examination in its jurisdiction equal in content with the examination required by the Florida Building Code.

Registered contractor means a contractor who has registered with the department of business and professional regulation of the state pursuant to fulfilling the competency requirements of the local jurisdiction.

Registration means the act or process of registering a locally obtained certificate of competency with the state, or the act or process of registering a state issued certificate of competency with the city.

Remodeling means work which changes the original size, configuration or material of the components of a building.

Residential building means any one- or two-family building or other residential building and buildings accessory thereto.

Roofing means the installation of roof coverings.

Spa means any constructed or prefabricated pool containing water jets.

Specialty contractor means a contractor whose services do not fall within the categories specified in F.S. § 489.105(3).

Stop work order means an order by the building official which requires the immediate cessation of all work and work activities described in the order.

Structural component means any part of a system, building or structure, loadbearing or nonloadbearing, which is integral to the structural integrity thereof, including, but not limited to, walls, partitions, columns, beams and girders.

Structural work or *structural alteration* means the installation or assembling of new structural components into a system, building or structure and includes any change, repair or replacement of any existing structural component of a system, building or structure.

Substantial completion means the completion of the construction work to the point where the improvement can be occupied or used for its intended use.

Year means a calendar year, unless a fiscal year is indicated.

(Code 1995, § 18-343; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-28. - General provisions.

(a) *Warranties and liabilities.* The inspection or permitting of any building, system or plan by the city under the requirements of the Florida Building Code shall not be construed as a warranty of the physical condition of such building, system or plan or their adequacy. Neither the city nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting, unless the employee is found to have acted in bad faith or with malicious purpose in a manner exhibiting wanton and willful disregard of the safety, health and welfare of the public.

(b) *Rules of construction.* The rules set out in this article shall be observed, unless such construction is inconsistent with the manifest intent of the code and this article.

(c) *Delegation of authority.* Whenever a provision of the Florida Building Code requires the building official or some other officer or employee to do some act or perform some duty, it is to be construed to authorize the building official or other officer to designate, delegate and authorize professional level

subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

(Code 1995, § 18-342; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-29. - Powers and duties of the building official.

(a) *Generally.* The building official is hereby authorized and directed to enforce the provisions of the Florida Building Code, as amended in this article. The building official shall have the authority to render interpretations of the Florida Building Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the Florida Building Code and shall not have the effect of waiving any of its requirements.

(b) *Right of entry.* Whenever necessary to make an inspection to enforce any of the provisions of the Florida Building Code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or Florida Building Code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing system unsafe, dangerous or hazardous, the building official may enter such building, structure or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by the Florida Building Code. If such building or premises is occupied, the building official shall first present proper credentials and request entry. If such building, structure, or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry. When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other person having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to the Florida Building Code.

(c) *Stop work orders.* Upon notice from the building official, work on any building, structure, electrical, gas, mechanical or plumbing system that is being done contrary to the provisions of the Florida Building Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed, if any. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work but shall do so as soon as reasonably practicable.

(d) *Revocation of permits.* The building official is authorized to suspend or revoke a permit issued under the provisions of the Florida Building Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of the Florida Building Code or of the land development regulations.

(1) *Misrepresentation of application.* The building official may revoke a permit or approval, issued under the provisions of the Florida Building Code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

(2) *Violation of code provisions.* The building official may revoke a permit upon determination that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued, is in violation of, or not in conformity with, the provisions of the Florida Building Code.

(3) *Violation of the city's land development regulations.* The building official may revoke a permit upon determination that the construction, erection, alteration, repair, moving, demolition,

installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of the land development regulations.

(e) *Requirements not covered by code.* Any requirements necessary for the strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by the code or by the other technical codes, shall be determined by the building official.

(f) *Timely completion of construction projects.* A permit must be picked up within 60 days of approval. If the first required building inspection is not obtained within 90 days of the permit's issuance, the building official shall require the permit holder to explain the delay and to provide a written timeframe for the completion of the work based on the project's required schedule of inspections. If the permit holder thereafter fails to obtain the first required inspection within 120 days of the permit's issuance, the building official may place a stop work order on the project, and thereafter, may, subject to appeal as provided herein, void the permit upon a determination that there has been a lack of progress or abandonment. In the event a permit is voided, any work which has been commenced or completed shall be removed from the building site. The site shall be placed into a condition similar to that which existed prior to the issuance of the permit, except that no site shall be left in a condition such that a city code violation shall exist.

(g) Expired permits. A permit will expire if a passed inspection has not been done within 180 days after the first passed inspection. Once a permit has expired an application for a new permit must be filed. Failure to obtain a new permit will require any work which has been commenced or completed to be removed from the building site. The site shall be placed into a condition like that which existed prior to the issuance of the permit, except that no site shall be left in a condition such that a city code violation shall exist.

(Code 1995, § 18-344; Ord. No. 1906, § 1, 12-9-2002; Ord. No. 2305-2015, § 1, 5-11-2015)

Sec. 10-30. - Permits.

Permit application specifications for hazardous occupancies. The building official may require the following:

(1) *General site plan.* A general site plan drawn at a legible scale, which shall include, but not be limited to, the location of all buildings, exterior storage facilities, water mains and fire hydrants, permanent accessways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with hazard classes and the maximum quantities per hazard class of hazardous materials stored. Digital "as-builts" at state plane coordinates shall be provided to the city development department prior to final certificate of occupancy and shall be a condition of issuance of the certificate of occupancy.

(2) *Building floor plan.* A building floor plan drawn to a legible scale, which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire-rated assemblies with their hourly rating, location of liquid-tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored. Digital "as-builts" shall be provided to the city development department prior to final certificate of occupancy and shall be a condition of issuance of the certificate of occupancy.

(3) *Public right-of-way.* A permit shall not be issued by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the application for right-of-way permits from the authority having jurisdiction over the street, alley or public lane has been approved.

(4) *Demolition permits.* Permits issued for the demolition of a building or structure shall expire 60 days from the date of issuance. For a justifiable cause, one extension of time for a period not exceeding 30 days may be allowed in the sole discretion of the building official. A request therefor shall be made in writing to the building official.

(Code 1995, § 18-345; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-31. - Private review and inspection providers.

(a) *Plan review and building permit issuance.*

(1) ~~At the sole discretion of the building official~~, Per FS 553.791 ~~a construction project owner may, with the approval of the building official, engage a private provider of plan review services to review plans for compliance with the code and other applicable laws of the city~~. The fee owner may elect to use a private provider to provide plan review or required building inspections, or both. However, if the fee owner or the fee owner's contractor uses a private provider to provide plan review, the building official, in his or her discretion and pursuant to duly adopted policies of the local enforcement agency, may require the fee owner or the fee owner's contractor to use a private provider to also provide required building inspections. An acknowledgment from the fee owner in substantially the following form must be submitted:

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

1(a) The private provider plan review does not include Fire, public works, and zoning review. They must be completed by the appropriate City departments and be submitted prior to the building code review submission and the start of the 20 day time limit for issuance of the permit.

The private provider shall be licensed as an engineer under F.S. ch. 471, Engineering; licensed as an architect under F.S. ch. 481: part I, Architecture, interior design and landscape architecture, or licensed pursuant to F.S. ch. 468: part XII, Building code administrator and inspectors; and F.S. ch. 489, Contracting. The City of Stuart, the building official, and the building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.

(2) Upon submittal of a completed building permit application prepared by a private provider, the building department shall issue a building permit within ~~30~~ 20 business days. ~~The building official~~

~~will have the option to review the plans within the 30-business-day period, and approve or reject the plans if needed to comply with code requirements. Upon resubmittal of the plans, five days shall be added to the days remaining from the initial 30-day period. Should be the time expire, the building permit shall be issued the next business day.~~ If the building official provides a written notice of plan deficiencies to the permit applicant within the prescribed 20-day period, the 20-day period shall be tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to FS 553.791 or to submit revisions to correct the deficiencies.

(b) *Required inspections.*

(1) ~~At the discretion of the building official, a construction project~~ A fee owner may engage a private provider of construction inspection services. The private provider shall be licensed as an engineer under F.S. ch. 471, Engineering; licensed as an architect under F.S. ch. 481, Architecture, interior design and landscape architecture, or licensed pursuant to F.S. ch. 468: part XII, Building code administrators and inspectors; ~~and F.S. ch. 489, Contracting.~~

(2) ~~For quality assurance purposes~~, The private provider shall notify the local building official of any scheduled inspection required by the code on the business day prior to scheduled inspection. This notification should occur prior to the cutoff time designated by the city for scheduling inspection. ~~The city may provide a building inspector to participate in the inspection but the inspection shall not be delayed if a city inspector is not available~~.

(3) Upon conclusion of each required inspection, the private provider shall post the results of the inspection at the project site immediately, and must report the result of the inspection to the city within two business days. Records of each completed required inspection shall be maintained at the project site at all times. The private provider must use forms established and approved by the City.

(4) Upon completion of all required inspections, the private provider shall submit a certificate of compliance to the local building department.

(5) Upon receipt of a completed application for a certificate of occupancy, the building department shall have two business days to issue the certificate, or provide written notice detailing deficiencies.

(Code 1995, § 18-346; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-32. - Fees.

(a) *Types of fees enumerated.* The city will establish fees for building permits, plan examinations, certificates of competency, application fees, renewal fees, inspection fees, reinspection fees, applications for variances, administrative appeals, and other land use related applications from time to time.

(b) *Building permit valuations.* If an application for a building permit or other city land development approval includes a valuation of an improvement that in the opinion of the building official is not accurate, the building permit or other city land development approval may be withheld by the city until the represented value of the improvement is satisfactorily confirmed by appraisal or other appropriate means. The building official may require that the valuation include the components of the estimated total cost of the improvement in terms of structural, electrical, gas, mechanical, plumbing equipment and other systems. The building official may require that the valuation be divided for materials and labor. The building official may refer to the most recently published "Residential Cost Handbook," published by Marshall & Swift or building valuation data published by the International Code Council.

(Code 1995, § 18-347; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-33. - Inspections.

(a) *Existing building inspections.* Before issuing a building permit, the building official may examine an existing building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. The building official shall inspect all buildings, structures, electrical, gas, mechanical, and plumbing systems, from time to time, during and upon completion of work for which a permit was issued. The building official shall make a record of every such examination and inspection and of all violations of technical codes.

(b) *Manufacturers and fabricators.* The building official may make an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the code and of applicable technical codes.

(c) *Inspection service.* The building official may make the inspections required by section 105 of the code. The building official may accept reports of city inspectors, independent inspectors or of recognized inspection services, provided that after investigation he is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of the code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance with F.S. ch. 468.

(d) *Buildings.*

(1) *Foundation inspection.* A foundation inspection will be made after trenches are excavated and forms erected and shall at a minimum include the stem-wall, monolithic slab-on-grade, piling and pile caps, and footers and grade beams building components.

(2) *Slab inspection.* A slab inspection will be made after the reinforcement is in place, all concealed conduit, piping, ducts and vents are installed, and the electrical, plumbing and mechanical work is complete. The slab shall not be poured until all required inspections have been made and passed.

(3) *Framing inspection.* A framing inspection will be made after the roof, all framing, fire blocking, and bracing is in place and all concealed wiring, all pipes, chimneys, ducts and vents are complete. The framing inspection shall include the window and door framing and installation, vertical cells and columns, inter tie beams, framing trusses, bracing connectors, draft stopping and fire blocking, curtain wall framing, energy insulation and accessibility building components.

(4) *Insulation.* An insulation inspection will be made after the framing inspection is approved and the insulation is in place.

(5) *Sheathing inspection.* A sheathing inspection will be made either as part of a dry-in inspection or separately at the request of the contractor after all roof and wall sheathing and fasteners are complete. The sheathing inspection shall at a minimum include the roof sheathing, sheathing fasteners, and roof and wall dry-in building components. Sheathing fasteners installed and found to be missing the structural member such as "shiners" shall be removed and properly reinstalled prior to the installation of the dry-in material.

(Code 1995, § 18-348; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-34. - Site debris.

The contractor and owner of any active or inactive construction project shall be responsible for the cleanup and removal of all construction debris or any other miscellaneous discarded articles prior to

receiving final inspection approval. Construction job sites must be kept clean, such that accumulation of construction debris will not remain on the property for a period of time exceeding 14 days. A construction dumpster or other method as determined by the Building Official shall be used to contain debris.

(Code 1995, § 18-349; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-35. - Tests.

For products not covered under the statewide product evaluation and approval system that are proposed to be used for a single use application, the building official may require tests or test reports as proof of compliance. Required tests are to be made at the expense of the owner by an approved testing laboratory or other agency acceptable to the building official.

(Code 1995, § 18-350; Ord. No. 1906, § 1, 12-9-2002)

Sec. 10-36. - Violations and penalties.

Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance.

(Code 1995, § 18-351; Ord. No. 1906, § 1, 12-9-2002)

Secs. 10-37—10-55. - Reserved.

ARTICLE III. - PROPERTY MAINTENANCE CODE

Sec. 10-56. - Application of article.

(a) *Scope.* The provisions of this article shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

(b) *Intent.* This article shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

(c) *Transfer of ownership.* It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of or encumber such dwelling unit or structure without compliance with the provisions of section 26-29.

(d) The most current version of the International Property Maintenance Code shall be the referenced standard.

(Code 1995, § 18-302; Ord. No. 2156-08, § 1(18-302), 4-14-2008)

Sec. 10-57. - Historic buildings.

A historic building shall be maintained in compliance with this article unless the required maintenance will alter the historical character of the building. The determination of the city development director regarding compliance with the article to a historic building may be appealed to the city magistrate within 30 days of the written rendering of such determination by filing the written notice of same with the city clerk. No historic building shall be occupied which is not a safe building as required by this chapter.

(Code 1995, § 18-303; Ord. No. 2156-08, § 1(18-303), 4-14-2008)

Sec. 10-58. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned means having been given up and deserted (see also "abandoned property" as described in section 20-49, pertaining to definitions.

Approved means approved by the code official.

Basement means that portion of a building which is partly or completely below grade.

Bathroom means a room containing plumbing fixtures including a bathtub or shower.

Bedroom means any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

Building means any structure built for support, shelter, or enclosure for any occupancy or storage.

Code official means the official who is charged with the administration and enforcement of this article, or any duly authorized representative.

Condemn means to adjudge unfit for occupancy.

Dwelling unit means a single unit or rental unit within a building or portion of a building providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Easement means that portion of real property reserved or granted for present or future use by any person or entity other than the fee simple title owners of the property. The easement shall be permitted for purpose and use under, on or above said real property, as otherwise specified in the granting or reserving instrument.

Exterior property means the outdoor open space on a premise.

Extermination means the control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

Garbage means animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Guard means a building component, or a system of building components located at or near the open sides of elevated walking surfaces that minimize the possibility of a fall from the walking surface to a lower level; includes railings walls or fences.

Habitable space means any area in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Housekeeping unit means a room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

Imminent danger means a condition which could cause serious human or animal injury or death, at any time.

Infestation means the presence of insects, rats, vermin or other pests within or around any structure or premises.

Inoperable motor vehicle means a vehicle which cannot be driven upon the public streets because the vehicle is unregistered or has no license tag, is wrecked, abandoned, or incapable of moving under its own power.

Labeled devices means equipment, appliances, or materials to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.

Let for occupancy or *to let* means to permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rental unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Motor vehicle means a vehicle or conveyance which is self-propelled or designed to be pulled or towed by a self-propelled vehicle and designed to travel along the ground, and includes, but is not limited to, automobiles, buses, mopeds, motorcycles, trucks, tractors, go-carts, golf carts, campers, motorhomes, recreational vehicles, trailers, all-terrain vehicles, airplanes and watercraft.

Nuisance means any of the following conditions:

(1) Any "public nuisance" known at common law or in equity jurisprudence.

(2) Any "attractive nuisance" which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot including but not limited to an abandoned well shaft, swimming pools, dismantled or wrecked vehicles or parts thereof, basements, excavations, abandoned refrigerators, a structurally unsound fence or other structure, and lumber, trash, debris or vegetation.

(3) Whatever is dangerous to human life or is detrimental to health as determined by the proper environmental authority.

(4) The overcrowding of a room or building with occupants.

(5) Insufficient ventilation or illumination in a room or building.

(6) Inadequate or unsanitary sewage or plumbing facilities in a building.

(7) An unclean premise as determined by the proper code authority.

(8) Any substance that renders air, food or drink unwholesome or detrimental to the health of human beings as determined by the proper code authority.

(9) Any place or premises used on more than two occasions within the past 12 months as the site of the unlawful sale or delivery of controlled substances.

(10) Any condition that causes appreciable harm or material detriment to the property values of surrounding properties.

(11) Any condition likely to harbor rats, vermin or other animals the existence of which may cause a hazard to human health.

(12) Unsecured openings including but not limited to broken windows and doors in a structure which invites entry by unauthorized persons.

Occupancy means the purpose for which a building or portion thereof is utilized or occupied.

Occupant means any individual living or sleeping in a building or having possession of a space within a building.

Openable area means that part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

Operator means any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

Owner means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Parts. Whenever the words "dwelling unit," "rental unit, "dwelling," "premises," "building," "rental unit," "rooming house," "rooming unit" "housekeeping unit" or "story" are stated in this article, they shall be construed as though they were followed by the words "or any part thereof."

Person means an individual, corporation, partnership or any other group acting as a unit.

Portable storage containers means a box-like metal container transported by truck to a desired location for drop off. The container is moved to the ground and back by hydraulic metal framework or similar device. Commonly accepted names of these storage containers is PODS, an acronym for "portable on-demand storage." The maximum allowable size for this type container in R-1 and R-2 residential districts is 130 square feet with an average length not to exceed 16 feet.

Premises means a lot, plot or parcel of land, easement or public way, including any structures thereon.

Public way means any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

Rental unit means a single dwelling unit within a building or portion of a building providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation which is for rent, lease or hire.

Rooming unit means any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

Rooming house means a building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

Rubbish means combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Sleeping unit means a room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Soil stabilization means the prevention of soil erosion or dust control, due to building demolition, lot restoration or other earth disturbance, and by planting of sod or other methods approved by the development director not more than seven days after such completion.

Strict liability offense means an offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

Structure means that which is built or constructed or a portion thereof.

Tenant means a person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

Toilet room means a room containing a water closet or urinal but not a bathtub or shower.

Ventilation means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

Vessel is synonymous with "boat" as referenced in section 1(b), article VII of the state constitution and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

Workmanlike means executed in a skilled manner (e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work).

Unsafe Structure means one that is found to be dangerous to the life, health, property or safety the public or occupants of the structure by not providing the minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Yard means an open space located in front, side or rear on the same lot with a structure as determined by the city land development code.

(Code 1995, § 18-304; Ord. No. 2156-08, § 1(18-304), 4-14-2008)

Sec. 10-59. - Occupancy of certain buildings, dwelling units and rooming houses.

(a) It shall be unlawful for any person to occupy or permit to be occupied any building or portion of a building, dwelling unit or rooming house which is not free of all sanitary nuisances defined in F.S. ch. 386.

(b) It shall be unlawful for any person to occupy or permit to be occupied any building or portion of a building, dwelling unit or rooming house which is not free of all nuisances defined in section 10-58.

(Code 1995, § 18-305; Ord. No. 2156-08, § 1(18-305), 4-14-2008)

Sec. 10-60. - Buildings; prohibited occupancy.

It shall be unlawful for any person to occupy or permit to be occupied any building or portion of a building which is not maintained in accordance with the provisions of this article.

(Code 1995, § 18-306; Ord. No. 2156-08, § 1(18-306), 4-14-2008)

Sec. 10-61. - Maintenance of structures, equipment and exterior property.

(a) *Scope.* The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property.

(b) *Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this article. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this section. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

(c) *Vacant structures and land.* All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein, including soil stabilization so as not to cause a blighting problem or adversely affect the public health or safety.

(d) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

(e) *Grading and drainage.* All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon. All rain gutter down spout and roof discharge water must be directed in a manner not to cause water accumulation or create flooding conditions to abutting properties. This requirement shall not apply to required retention areas.

(f) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

(g) *Rodent harborage.* All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation. (See also section 10-64(a), pertaining to extermination of infestations.)

(h) *Exhaust vents.* Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

(i) *Accessory structures.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

(j) ~~*Reserved*~~ *. Exterior property and storage prohibited:*

1) General storage, of materials shall be located entirely within an enclosed building or screened from view of the surrounding properties with a sight obscuring fence and/ or landscaping, except as otherwise required by this Code.

(2) No accumulation or storage of the following materials shall be located within any required front yard, side yard or carport that is visible from public view:

(a) Solid waste, rubbish, white goods (washers, dryers, refrigerators, other appliances), mattresses, household furniture typically not for outdoor use, scrap lumber, metals, concrete pieces and concrete block, glass, tires, machinery, auto parts, construction materials and equipment, paint cans and buckets, dead flora potted or un-potted, play gym equipment, merchandise, and landscape equipment

(k) *Defacement of property.* No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any

marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

(l) *Temporary storage containers, pertaining to residential use.*

(1) All portable on-demand storage containers must be of an approved type such as pods, etc. Special "emergency disaster pods" are not permitted for storage and are only to be used in prescribed areas that are designated by federal, state, or local emergency management authorities.

(2) Truck beds or truck bodies are considered not to be approved storage containers and therefore not permitted for use in either commercial or residential zoning districts.

(3) A permit is required and will expire within six months of issue. An extension may be granted on a case by case basis, not to exceed 12 consecutive months and is limited to only one container per residence, placed on the premise's driveway; only.

(m) *Exterior structure.*

(1) *Generally.* The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.

(2) *Protective treatment.* All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(3) *Structural members.* All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

(4) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

(5) *Exterior walls.* All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions.

(6) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be and free from loose materials subject to becoming projectiles under high wind conditions.

(7) *Temporary coverings.* Temporary or emergency roof covering, tarps and the like must be removed within 12 months from the event causing damage; it being the intent of this section that damaged roofs be repaired or replaced within the same time period.

(8) *Decorative features.* All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe

condition and free from loose materials subject to becoming projectiles under high wind conditions.

(9) *Overhang extensions.* All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(10) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(11) *Chimneys and towers.* All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(12) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(13) *Window, skylight and door frames.* Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

a. *Glazing.* All glazing materials shall be maintained free from cracks and holes.

b. *Openable windows.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(14) *Insect screens.*

a. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

b. Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(15) *Doors.* All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with NFPA-1.

(16) *Basement hatchways.* Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit let shall be equipped with devices that secure the units from unauthorized entry.

(17) *Guards for basement windows.* Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

(18) *Doors.* Doors providing access to any dwelling unit, rooming unit or housekeeping unit shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than one inch (25 mm). Such deadbolt locks shall be installed according to the

manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

(19) *Windows.* Operable windows located in whole or in part within six feet (1,828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

(20) Storm shutter regulations.

(1) Protection from windborne debris is encouraged for all structures certified for occupancy in the city. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the Florida Building Code in effect at the time such hurricane protection was permitted by the building department of the City of Stuart.

(2) Except during the period from June 1st through November 30th each calendar year, hurricane protective devices are not permitted to be in the closed/secured position, unless there is a hurricane or tropical storm watch outside of the designated hurricane season. Placement of storm shutters during the allowed period shall be as provided in subsection (3), below.

(3) Storm shutter placement. Hurricane protective devices that impede egress, light, and/or ventilation in a closed/secured position on occupied buildings must be removed no later than fourteen (14) days after the termination of a hurricane event (watch, warning, or actual hurricane or tornado) Exceptions:

(a) Unoccupied vacant / part-time residents will be permitted to hang shutters during the time of vacancy except for the front windows in public view. Upon return, occupants must remove shutters within fourteen (14) days. Plywood shutters are to be painted to match structure.

(b) A hurricane or tropical storm watch occurs in the fourteen (14) day period, at which point the fourteen (14) day period begins anew the day after the hurricane or tropical storm conditions have subsided; or

(c) Hurricane or tropical storm watch conditions are predicted to occur within forty-eight (48) hours after the fourteenth day; or

(d) The structure is used for residential purposes, but no person is in residence.

(4) After 14 days a notice will be issued giving 5 additional days to remove the shutters or a schedule 2 fine as stated in 26-30 will be levied.

(Code 1995, § 18-307; Ord. No. 2156-08, § 1(18-307), 4-14-2008; Ord. No. 2226-2011, § 1, 9-12-2011; Ord. No. 225-2013, § 1, 2-25-2013; Ord. No. 2261-2013, § 1, 2013)

Sec. 10-62. - Interior structure.

(a) *Generally.* The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

(b) *Structural members.* All structural members shall be maintained structurally sound and be capable of supporting the imposed loads.

(c) *Interior surfaces.* All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

(d) *Stairs and walking surfaces.* Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

(e) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(f) *Interior doors.* Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

(Code 1995, § 18-307; Ord. No. 2156-08, § 1(18-307), 4-14-2008)

Sec. 10-63. - Rubbish and garbage.

(a) *Accumulation of rubbish or garbage.* All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

(b) *Disposal of solid waste.* Every occupant of a structure shall dispose of all solid waste in a clean and sanitary manner as prescribed in chapter 34, article II, pertaining to collection and disposal.

(Code 1995, § 18-307; Ord. No. 2156-08, § 1(18-307), 4-14-2008; Ord. No. 2225-2013, § 1, 2-25-2013)

Sec. 10-64. - Extermination.

(a) *Infestation.* All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent ~~reinfestation~~. infestation.

(b) *Owner.* The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

(c) *Single occupant.* The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

(d) *Multiple occupancy.* The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

(e) *Occupant.* The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure, except where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

(Code 1995, § 18-307; Ord. No. 2156-08, § 1(18-307), 4-14-2008)

Sec. 10-65. - Light, ventilation and occupancy limits.

(a) *Generally.*

(1) *Scope.* The provisions of this section shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

(2) *Responsibility.* The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this section.

(3) *Alternative devices.* In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Florida Building Code or Florida Existing Building Code shall be permitted.

(b) *Light.*

(1) *Habitable spaces.*

a. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be eight percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than three feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

b. Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least eight percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 square meters). The exterior glazing area shall be based on the total floor area being served.

(2) *Common halls and stairways.* Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 square meters) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9,144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of one foot-candle (11 lux) at floors, landings and treads.

(3) *Other spaces.* All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

(c) *Ventilation.*

(1) *Habitable spaces.*

a. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in.

b. Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least eight percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 square meters). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

(2) *Bathrooms and toilet rooms.* Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by, except that a window shall not be required in

such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

(3) *Cooking facilities.*

a. Cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

b. Exceptions: Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

(4) *Process ventilation.* Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space. Paint booths and other industrial processes have additional requirements as provided by law.

(5) *Clothes dryer exhaust.* Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted to the exterior in accordance with the manufacturer's instructions and installed with noncombustible materials compliant to the Florida Fire Prevention, Building and Existing Building Codes.

(d) *Occupancy limitations.*

(1) Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

(2) Minimum room widths. A habitable room, other than a kitchen, shall not be less than seven feet (2,134 mm) in any plan dimension. ~~Kitchens shall have a clear passageway of not less than three feet (914 mm) between counter fronts and appliances or counter fronts and walls.~~

(3) a. Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than seven feet (2,134 mm).

b. Exceptions. In one- and two-family dwellings, beams or girders spaced not less than four feet (1,219 mm) on center and projecting not more than six inches (152 mm) below the required ceiling height.

(4) Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than six feet eight inches (2,033 mm) with not less than six feet four inches (1,932 mm) of clear height under beams, girders, ducts and similar obstructions.

(5) Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.

(6) Bedroom and living room requirements. Every bedroom and living room shall comply with all applicable code requirements.

(7) Room area. ~~Every living room shall contain at least 120 square feet (11.2 square meters) and every bedroom shall contain at least 70 square feet (6.5 square meters).~~ Minimum room area shall be 70 sq. ft.

(8) Access from bedrooms.

a. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

b. Exception: Units that contain fewer than two bedrooms.

(9) Water closet accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

(10) Prohibited occupancy. Kitchens and uninhabitable spaces shall not be used for sleeping purposes.

(11) Other requirements. Bedrooms shall comply with the applicable provisions of this article including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this section; the plumbing facilities and water-heating facilities requirements; and electrical receptacle requirements of section 10-67; and the smoke detector and emergency escape requirements of section 10-68, pertaining to fire safety requirements.

(12) Overcrowding. The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.

(13) Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

a. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 square meters). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 square meters).

b. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this article shall be provided.

c. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

d. The maximum number of occupants shall be three.

e. Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

(Code 1995, § 18-309; Ord. No. 2156-08, § 1(18-309), 4-14-2008)

Sec. 10-66. - Plumbing facilities and fixture requirements.

(a) *Generally.*

(1) *Scope.* The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided and comply with the Florida Plumbing Code and Florida Existing Building Code.

(2) *Responsibility.* The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this section.

(b) *Required facilities.*

(1) *Dwelling units.* Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

(2) *Rooming houses.* At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

(3) *Hotels.* Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.

(4) *Employees' facilities.* A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

(5) *Drinking facilities.* Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

(c) *Toilet rooms.*

(1) *Privacy.* Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

(2) *Location.* Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

(3) *Location of employee toilet facilities.*

a. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

b. Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

(4) *Floor surface.* In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

(d) *Plumbing systems and fixtures.*

(1) *Generally.* All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

(2) *Fixture clearances.* Plumbing fixtures shall have adequate clearances for usage and cleaning.

(3) *Plumbing system hazards.* Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back-siphonage improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

(e) *Water system.*

(1) *Generally.* Every building and dwelling unit sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a metered public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water in accordance with the Florida Plumbing Code and this Code of Ordinances.

(2) *Contamination.* The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

(3) *Supply.* The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

(4) *Water heating facilities.* Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees Fahrenheit (43 degrees Celsius). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

(5) *System installation compliance.* All installations must comply with city utilities and building code requirements.

(f) *Sanitary drainage system.*

(1) *Generally.* All plumbing fixtures shall be properly connected to a public sewer system when available or to an approved private sewage disposal system.

(2) *Maintenance.* Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

(g) *Storm drainage.*

(1) Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance, or as otherwise prohibited by law.

(2) All drainage systems must be approved by the city public works department.

(Code 1995, § 18-310; Ord. No. 2156-08, § 1(18-310), 4-14-2008)

Sec. 10-67. - Mechanical and electrical requirements.

(a) *Generally.*

(1) *Scope.* The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

(2) *Responsibility.* The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this section.

(b) *Heating facilities.*

(1) *Facilities required.* Heating facilities shall be provided in structures as required by this section as applicable.

(2) *Residential occupancies.* Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in the Florida Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

(3) *Heat supply.* Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period to maintain a temperature of not less than 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms.

(4) *Occupiable workspaces.*

a. Indoor occupiable workspaces shall be supplied with heat to maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) in spaces that are occupied.

b. Exceptions:

1. Recreational vehicles parked on residential property can be provided with temporary electrical power to run refrigeration and air conditioning for environmental purposes only. No habitation is permitted.

2. Processing, storage and operation areas that require cooling or special temperature conditions.

3. Areas in which persons are primarily engaged in vigorous physical activities.

(5) *Room temperature measurement.* The required room temperatures shall be measured three feet (914 mm) above the floor near the center of the room and two feet (610 mm) inward from the center of each exterior wall.

(c) *Mechanical equipment.*

(1) *Mechanical appliances.* All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed according to manufacturers specifications and maintained in a safe working condition, and shall be capable of performing the intended function.

(2) *Removal of combustion products.*

a. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

b. Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

(3) *Clearances.* All required clearances to combustible materials shall be maintained.

(4) *Safety controls.* All safety controls for fuel-burning equipment shall be maintained in effective operation.

(5) *Combustion air.* A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

(6) *Energy conservation devices.* Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

(d) *Electrical facilities.*

(1) *Facilities required.* Every occupied building and dwelling shall have an electrical system connected to an electric meter in compliance with requirements of the electric service provider.

(2) *Service.* The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a rating of not less than 100 amperes.

(3) *Electrical system hazards.* Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

(4) *Recreational vehicles parked temporarily or stored on residential property.*

a. May be provided with temporary electrical power for operation of air conditioning and refrigeration, for environmental purposes only.

b. No habitation is permitted.

c. Vehicle parking, must comply with section 10-61(i)(2)c.

(e) *Electrical equipment.*

(1) *Installation.* All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

(2) *Receptacles.* Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with ground fault circuit interrupter protection (GFCI). Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection (GFCI).

(3) *Luminaires.* Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

(f) *Elevators, escalators and dumbwaiters.*

(1) *Generally.* Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certification of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection ha the office of the building operator. The inspection and tests shall be performed at not less than the periodical intervals listed in ASME A17.1, appendix N, except where otherwise specified by the authority having jurisdiction.

(2) *Elevators.*

a. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

b. Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

(g) *Duct systems.* Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

(Code 1995, § 18-311; Ord. No. 2156-08, § 1(18-311), 4-14-2008)

Sec. 10-68. - Fire safety requirements.

(a) *Generally.*

(1) *Scope.* The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

(2) *Responsibility.* The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

(b) *Means of egress.*

(1) *Generally.* A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the Florida Fire Prevention, NFPA-1, and 101 Life Safety Codes and NFPA Standards.

(2) *Aisles.* The required width of aisles in accordance with the Florida Fire Prevention Code shall be unobstructed.

(3) *Locked doors.* All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the Florida Building Code.

(4) *Emergency escape openings.* Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

(c) *Fire-resistance ratings.*

(1) *Fire-resistance-rated assemblies.* The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

(2) *Opening protectives.* Required opening protectives shall be maintained in an operative condition. All fire and smoke-stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

(d) *Fire protection systems.*

(1) *Generally.* All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Florida Fire Prevention Code.

(2) *Smoke alarms*. Shall be in compliance with the current Fl Building Code Residential and FL Fire Prevention Code. ~~Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:~~

~~a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.~~

~~b. In each room used for sleeping purposes.~~

~~c. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable atties. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.~~

~~d. Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the Florida Fire Prevention, NFPA-1 and 101 Life Safety Codes, and NFPA Standards.~~

~~(3) *Power source.*~~

~~a. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.~~

~~b. Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes in a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.~~

~~(4) *Interconnection.*~~

~~a. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.~~

~~b. Exceptions.~~

~~1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.~~

~~2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes~~.

(Code 1995, § 18-312; Ord. No. 2156-08, § 1(18-312), 4-14-2008)

Sec. 10-69. - Motor vehicle parking and storage.

(a) *Definitions.* The definitions provided below are intended to supplement those definitions found in F.S. §§ 316.003, 327.02, and 330.27, as amended from time to time, all of which are incorporated herein. Any conflict between the state statutes and the definitions herein shall be resolved by using the more stringent definition. As used in this section, the following definitions shall apply, unless preempted by state statute:

Aircraft means any conveyance for travel through the air and for carrying persons or property, including, but not limited to, an airplane, helicopter, seaplane, amphibian, gyrocopter, balloon, blimp, glider, hovercraft and ultralight aircraft. The term aircraft shall also include any trailer when used to carry or cradle an aircraft.

Approved paved surface means a pervious or impervious surface constructed of concrete, asphalt, brick pavers, paver stones, turf blocks, or gravel, or on another similar surface acceptable to the public works director.

Commercial vessel means:

(1) Any vessel primarily engaged in the taking or landing of saltwater fish or saltwater products or freshwater fish or freshwater products, or any vessel licensed pursuant to F.S. § 379.361. from which commercial quantities of saltwater products are harvested, from within and without the waters of this state for sale either to the consumer, retail dealer, or wholesale dealer; or

(2) Any other vessel, except a recreational vessel as defined herein.

Canopy or *canopy carport* means an attached or detached fabric, fiberglass or metal structure used as a temporary cover for an aircraft, vessel or vehicle.

Driveway means an approved paved surface for the parking of vehicles, which is continuously paved to a private or public right-of-way. ~~This definition shall not include mulch, shell rock, crushed or loose rock, milled asphalt, or any other surface unless approved by the director of public works~~. Driveways are included in calculating a site's maximum impervious surface area as set forth in section 2.04.01 of the Stuart Land Development Code, unless the surface and base are semi-pervious and approved by the public works director.

Fully operable means a vehicle or vessel which is capable of performing its intended use or purpose, without further repair or reconstruction, and which has a current registration with the State of Florida, if the same is required to be registered.

Heavy truck means any truck which is not classified as a light truck.

Light truck means a pickup truck or a van with a maximum gross vehicle weight rating (GVWR) of 14,000 pounds or less.

Light utility trailer means an open or closed trailer which can be towed by an automobile or light truck.

Noncommercial light truck means a light truck that has no painted or applied signs, advertisement, equipment, pipe racks, ladders, tanks, or other indicia of a vehicle used in the performance of a commercial activity.

Overnight parking means parking a vehicle in each location at any time during the hours from 2:00 a.m. to 6:00 a.m., daily.

Parking means to drive a vehicle and to stop it in a given location, such that the vehicle is standing, whether occupied or not, except when temporarily and actually engaged in loading or unloading merchandise or passengers; it denotes a temporary situation from which the vehicle shall be relocated or driven away within 72 hours.

Recreational vehicle means a motor home, travel trailer, pop-up camper, light truck camper top, recreational vessel on a trailer, utility trailer, house trailer (fifth wheel only), all-terrain vehicle, or similar vehicle for recreational or other noncommercial use.

Recreational vessel means any vessel:

(1) Manufactured and used primarily for noncommercial purposes; or

(2) Leased, rented, or chartered to a person for the person's noncommercial use.

Registration or *registered* means a state operating license on a vehicle or vessel which is issued with an identifying number, a certificate of registration, and a decal designating the year for which a registration fee is paid.

Sidewalk means any improved walkway on public or private property that is designed to be used by pedestrians, and which is open to use by the public or by invitees.

Storing or *storage* means to put an aircraft, vehicle or vessel away or into safekeeping; and it denotes no active use for 72 hours or more.

Vehicle means a conveyance for travel on land and for carrying persons or property, including but not limited to an automobile, bus, school bus, motorcycle, farm tractor, road tractor, truck tractor, farm labor vehicle, light or heavy truck, tractor, golf cart, go-cart, straight truck, tri-vehicle, pop-up camper trailer, motor home, house trailer, recreational vehicle, pole trailer, utility trailer, semi-trailer, all-terrain vehicle, hovercraft, and including any motor vehicle, but not including any bicycle, motorized scooter, electric personal assistive mobility device, or moped.

Vessel means any conveyance for travel over or under water and for carrying persons or property, including but not limited to a motorboat, sailboat, barge, floating structure, houseboat, raft, yacht, canoe, racing shell, kayak, submersible, airboat, personal watercraft, or hovercraft or as otherwise defined in section 10-58, Stuart City Code. The term "vessel" shall also include any trailer when used to carry or cradle a vessel.

(b) *Parking and storing; generally.*

(1) This section shall apply broadly to the parking or storing of aircraft, vehicles and vessels in the R-1A, R-1, R-2, and R-3 residential land use (zoning) districts, and on any real property in the city where the primary use is residential, regardless of zoning district, unless otherwise provided herein, and it shall apply to both the owners and occupants of the property.

(2) Notwithstanding anything contained in this section to the contrary, parking and storing of recreational vehicles in the R-3 multifamily land use district shall be in accordance with the approved site plan or planned unit development ordinance approved for the site. To the extent that an approved site plan or planned unit development ordinance is silent as to parking and storing of recreational vehicles, then parking only (no storing) shall be permitted for recreational vehicles in designated parking spaces appropriately dimensioned and signed for the use of such vehicles, if any. No other parking or storage of aircraft, recreational vehicles or vessels shall be permitted. (Notice: condominium and homeowners' associations may have separate covenants, bylaws, or rules and regulations which are more stringent than the city code, and while the city does not enforce those covenants, bylaws or rules and regulations, the condominium or homeowners' association may enforce them.)

(3) No dump trucks, motorized cranes, motorized shovels, special mobile equipment, other vehicles designed for the transportation of persons or property to which machinery has been attached, heavy trucks, commercial vessels, commercial vessels on trailers, or aircraft shall be stored on any residential property, and the same shall not be parked on any residential property unless such equipment or vehicle is being actively used on the property for a permitted construction activity,

or unless such equipment, vehicle, vessel or aircraft is parked or stored in a fully enclosed garage. A garage does not include a carport or canopy. This provision shall not affect bona fide delivery vehicles while being used to make deliveries to a residential property.

(4) No aircraft, vehicle or vessel shall be:

a. Disassembled or dismantled, except in a fully enclosed garage. A garage does not include an attached or detached carport or a canopy.

b. Spray-painted, except in a fully enclosed and approved spray paint booth.

c. Stored on the public right-of-way.

d. Parked or stored over a sidewalk, at any time.

e. Stored on a vacant lot, or on real property which is under condemnation order, or which has no legal primary use, or on real property where the legal primary use does not permit outdoor storage as an accessory use.

f. Parked on a vacant lot, or on real property which is under condemnation order or which has no legal primary use, except that owners, agents and contractors can park automobiles, light and heavy trucks, motorcycles, commercial motor vehicles, dump trucks, motorized cranes, motorized shovels, special mobile equipment, other vehicles designed for the transportation of persons or property to which machinery has been attached, heavy trucks, light trucks or other vehicles only when required to be on such property during the performance of bona fide construction activities. Automobiles and light trucks may be parked on a property for the purpose of allowing the property to be shown to bona fide buyers or lessees.

(5) No aircraft or vessel shall be parked on the public right-of-way, at any time.

(6) No trailer, including any light utility trailer, shall be parked on a public right-of-way, unless it is attached to a fully operable vehicle, and only in an approved parking space, designated for such use.

(7) No trailer shall be parked overnight on a public right-of-way.

(8) On corner properties, driveways may be on either or both side yards and automobiles, light trucks, motorcycles and light utility trailers may be parked on any approved driveway. However, only the side yard providing the least visibility to the adjacent public right-of-way shall be used for the parking and storage of recreational vehicles or the storage of vehicles.

(9) Only fully operable vehicles, vessels, or aircraft shall be parked or stored on residential property.

(10) No vehicle, vessel, or aircraft shall be parked or stored on any front lawn or front yard, except on an approved driveway.

(c) *Single-family and duplex residential vehicle parking and storage.*

(1) *Parking only.* Operators of fully operable automobiles, recreational vehicles, light trucks, motorcycles, vessels and light utility trailers parked on properties otherwise permitted to be used for parking, in the R-1A, R-1, or R-2 residential land use (zoning) districts and on occupied single-family and duplex residential properties wherever located in the city, shall park their vehicles only in the following order:

a. First, in a permitted garage or carport, or on a designated and approved driveway, such that no part of a vehicle overhangs a sidewalk; and

b. Second, in a legal designated parking space on the public right-of-way, if any, subject to a revocable permit, if required by this Code; and

c. Third, additional automobiles, light trucks, motorcycles and light utility trailers may be parked on one side yard of the property in compliance with subsection (3) of this section.

(2) *Parking in R-1A districts.* Notwithstanding the provisions in subsection (1) of this section, the following additional regulations shall apply in the R-1A land use district:

a. The only trucks allowed to be parked overnight in the R-1A land use district shall be noncommercial light trucks.

b. Vessels, trailers, and recreational vehicles shall not be parked overnight in a front driveway or front yard.

(3) *Parking or storing of vehicles and vessels.* Operators of fully operable automobiles, light trucks, motorcycles, vessels, light utility trailers and recreational vehicles shall park or store their vehicles only on properties otherwise permitted to be used for parking or storing, in the R-1A, R-1, and R-2 residential land use (zoning) districts, and on occupied single-family and duplex residential properties wherever located in the city, and only as follows:

a. Each vehicle shall be parked or stored only in one side yard between the front and rear building lines, as shown in figure 10-69.

b. No vehicle, vessel or trailer shall be higher than the highest part of the building or roof, whichever is higher.

c. No vehicle, vessel or trailer shall be hooked up to water or sewer.

d. No vehicle, vessel or trailer, shall be used for habitation while parked or stored on the property.

e. Electrical power supply to vehicles, vessels or trailers may be provided for operation of air conditioning, dehumidification, and refrigeration for environmental purposes only, as provided in section 10-67(d)(4)a, City Code.

f. All vehicles, vessels, and trailers shall be parked or stored on an approved paved surface.

g. Only automobiles, motorcycles, light trucks, and vessels shall be stored on a front yard driveway, and only with a property vehicle cover.

(d) *Grandfathered driveways.* On lots in the R-1A, R-1, and R-2 residential land use (zoning) districts and on occupied single-family and duplex residential properties wherever located in the city, where parking has historically occurred on a substandard or non-approved driveway surface, such parking shall be allowed to remain as a lawful nonconforming use, subject to the provisions of section 8.03.01 et seq., Stuart Land Development Code.

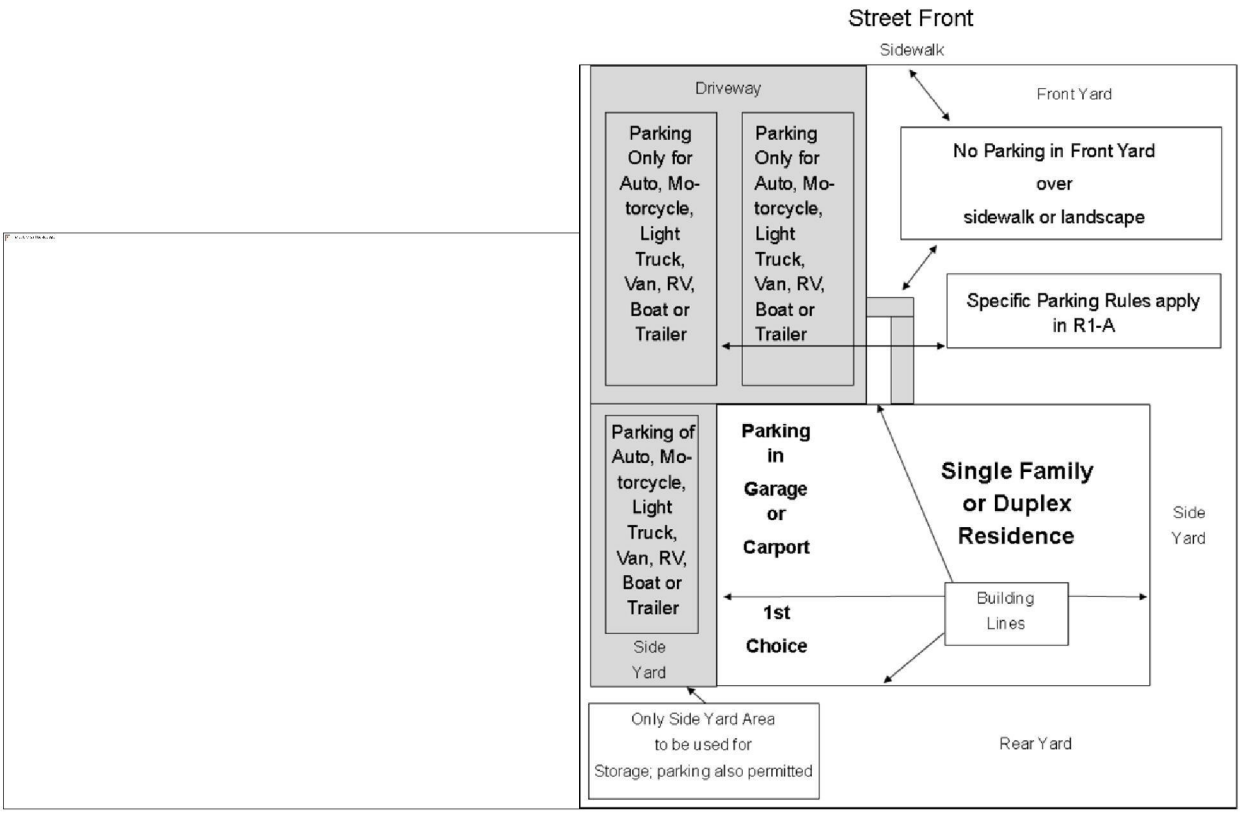
(e) *Irregular lots.* On lots in the R-1A, R-1, and R-2 residential land use (zoning) districts and on occupied single-family and duplex residential properties wherever located in the city that are irregularly dimensioned, parking and storing of vehicles and vessels shall occur in accordance with this section 10-69 to the greatest extent feasible and practical. The owners or occupants of such lots may apply for an administrative variance where the dimensions of the lot make it unfeasible or impractical to comply with this section, and such finding shall constitute a reasonable of practical difficulty necessary for the granting of an administrative variance, when determined by the development director.

(f) *Administrative variance.* For good cause shown by substantial competent evidence, which shall include a demonstration of hardship, or a reasonable avoidance of practical difficulties, and using the procedures provided in section 8.04.08, Stuart Land Development Code, the development director may vary the provisions of this section, but in considering such variance shall grant the least amount of variance and obtain compliance with as many applicable provisions of the section as can reasonably

be achieved. The fee, if any, for said administrative variance shall be established by resolution of the city commission, as provided from time to time.

Figure 10-69.

Parking in R-1A, R-1 and R-2 districts, and other areas where single-family and duplex residential uses are allowed.



(Ord. No. 2261-2013, § 2, 2013)

Editor's note— Ord. No. 2261-2013, § 2, adopted in 2013, amended § 10-69 in its entirety to read as herein set out. Former § 10-69 pertained to similar subject matter and derived from Ord. No. 2226-2011, § 2, adopted Sept. 12, 2011.

Secs. 10-70—10-81. - Reserved.

ARTICLE IV. - UNSAFE BUILDINGS

Sec. 10-82. - Code adopted.

(a) There is hereby adopted by reference the most current version of the International Property Code Section 108. ~~Standard Unsafe Building Abatement Code, as promulgated by the Florida Building Code, inclusive of all amendments thereto. As used herein, the term "code" means the Standard Unsafe Building Abatement Code, as the same may be amended from time to time. A complete copy of the code is on file in the office of the city development department.~~

(b) To the extent that any provisions of the code conflicts with the provisions of this article, the provisions of ~~this article~~ the International Property Code shall apply

(Code 1995, § 18-255; Ord. No. 1671, § 1, 4-12-1999; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-83. - Unsafe buildings and unsafe systems a public nuisance.

All buildings in the city that are unsafe because of structural, electrical, gas, mechanical or plumbing deficiencies, or that are unsanitary, or do not provide adequate egress, or constitute a fire hazard, or constitute an attractive nuisance or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, will be considered unsafe buildings. Unsafe buildings are a public nuisance because of the danger they pose to the public. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the code and the provisions of this article.

(Code 1981, § 6-510; Code 1995, § 18-256; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-84. - Prohibited occupancy.

(a) It is unlawful for any person to maintain or permit the existence of any unsafe building within the city. It is also unlawful for the owner, tenant or occupant of any unsafe building to permit such building to remain in an unsafe condition or to permit the occupancy of an unsafe building while it is or remains in an unsafe condition.

(b) It is unlawful for any person to disobey an order of the building official issued pursuant to section 10-85 that an unsafe building be immediately vacated and not reoccupied until the specified repairs and improvements are completed.

(Code 1981, § 6-511; Code 1995, § 18-257; Ord. No. 1905, § 1, 12-9-2002; Ord. No. 2034, § 1, 6-13-2005)

Sec. 10-85. - Notice to owner required.

(a) The building official shall inspect the buildings in the city and the electrical, gas, mechanical and plumbing service systems within them to determine if a building is unsafe as defined in this article.

(b) When the building official determines that a building is unsafe as defined in this article, the building official shall notify the owner of the building and all record lienholders that the building is unsafe. The notice shall state the defects in the building or its service systems that renders the building unsafe and shall indicate the repairs or renovations necessary to satisfy the code. The identity of the owner and record lienholders shall be determined from the public records of the county.

(c) Notice may be provided by certified mail, return receipt requested. Alternatively, notice may be hand delivered by the sheriff or other law enforcement officer, code inspector, or other person designated by the local governing body, by leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice, or, in the case of commercial premises, by leaving the notice with the manager or other person in charge of the business.

(d) The notice shall direct that the necessary repairs or renovations be commenced within 30 days of its receipt by the owner and be completed within 60 days thereof. The notice shall also state that as an alternative to repair or renovation the building may be demolished and removed from the property in accordance with the code.

(e) The notice shall advise that the recipient of the notice has the right to appeal the determination of the building official that the building is unsafe to the city commission.

(f) The notice may require that the unsafe building be immediately vacated and not reoccupied until the specified repairs and improvements are completed, inspected and approved by the building official. In such event, the building official shall cause to be posted at each entrance to such unsafe building a notice stating substantially the following:

THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL.

Such notice shall remain posted until the required repairs are made, or demolition is completed.

(Code 1981, § 6-512; Code 1995, § 18-258; Ord. No. 1818, § 1, 12-10-2001; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-86. - Factors to determine unsafe buildings.

(a) An unsafe building is any building, mobile home, fence, shed, or other manmade structure, or portion thereof, which, because of fire, age, decay, deterioration, structural defects, improper design, termites, obsolescence, abandonment, neglect or other causes:

(1) May cause or aid in the spread of disease, vermin or rodents;

(2) Is especially liable to fire and constitutes or creates a fire hazard;

(3) Is liable to cause injury or damage by collapsing;

(4) Is available to and frequented by trespassing malefactors or disorderly persons;

(5) Is otherwise dangerous to the health and safety of the unsafe building's occupants or to the health and safety of neighboring persons or properties; or

(6) Creates an attractive nuisance that may be injurious to the public.

(b) In deciding whether a building is unsafe, the building official shall consider, in accordance with the definition of unsafe buildings as set out in subsection (a) of this section, the availability, adequacy, and integrity of the following:

(1) Plumbing and plumbing fixtures;

(2) Electricity and electrical features;

(3) Heat and ventilation;

(4) Rodent proofing and water tightness;

(5) Water supply, to include hot water;

(6) Foundations to include supports, sills and floor joists;

(7) Walls to include studs and coverings;

(8) Windows to include glass, screens and hardware;

(9) Doors and door frames to include glass, screens and hardware;

(10) Roofs to include rafters, ceiling joints and coverings; and

(11) Stairways and porches.

(Code 1981, § 6-513; Code 1995, § 18-259; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-87. - Demolition by city.

In the event the owner and lienholders fail, neglect or refuse to comply with notice to repair, rehabilitate, or to demolish and remove the unsafe building, the building official may cause such unsafe building to be demolished, secured, or required to remain vacant. Demolition shall be undertaken in accordance with applicable provisions of the code.

(Code 1981, § 6-514; Code 1995, § 18-260; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-88. - Demolition costs a lien against the property; priority of lien; foreclosure.

(a) In the event the city abates an unsafe building nuisance by demolition and removal of an unsafe building, the costs of demolition and removal, as well as all administrative costs incurred by the city described in section 10-89, shall be assessed as a lien against the real property upon which the unsafe building was located. The costs shall be assessed by resolution adopted by the city commission and thereafter recorded in the public records of the county. Notice of the intent to adopt the resolution shall be given in the same manner as notice of the existence of the unsafe building was provided to the owner and record lienholders.

(b) A building demolition lien shall be payable upon the date the resolution creating the lien is adopted by the city commission. Said lien shall remain a lien coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, including antecedent mortgage liens, until paid.

(c) A building demolition lien shall bear interest at the rate of 12 percent per year commencing on the date the resolution assessing the costs is adopted by the city commission.

(d) A building demolition lien may be foreclosed as mortgages are foreclosed.

(Code 1981, § 6-515; Code 1995, § 18-261; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-89. - Administrative costs of demolition.

In the event the city is required to abate an unsafe building nuisance on private property, all costs of demolition shall be assessed against the private property in the form of a lien adopted pursuant to section 10-88. The costs of demolition include all costs and expenses incurred in connection with inspecting the property, locating proper parties, providing notice, securing the property, as well as demolishing and removing the building.

(Code 1981, § 6-516; Code 1995, § 18-262; Ord. No. 1816, § 1, 11-12-2001; Ord. No. 1905, § 1, 12-9-2002)

Sec. 10-90. - Permit required to commence specified repairs or to demolish unsafe building; cash bond required as condition of permit to repair.

(a) *Permit required.* No repair work or demolition work shall occur unless a permit has been issued for such work by the city and the notice delivered to the owner of record, tenants and other persons in possession as provided in section 10-85 shall so advise.

(b) *Cash bond required for repair permit.* A cash bond shall be posted with the city as a condition of a permit to repair the unsafe building to guarantee commencement of the necessary repair work within 30 days and completion of the necessary repair work within 60 days of the date of the unsafe building notice. The amount of the cash bond shall be determined by the building official to be the amount necessary to demolish the building and remove the demolition debris in the event the permittee fails to commence or complete the necessary repair work.

(c) *Cash bond may be used by city or returned.* In the event the necessary repair work is not commenced within 30 days or completed within 60 days from the date of the unsafe building notice, the city may use the cash bond to pay the costs of building demolition to abate the public nuisance. In the event the necessary repair work is successfully completed within the 60-day period, the full amount of the cash bond will be returned to the depositor.

(Code 1995, § 18-264; Ord. No. 1886, § 1, 6-24-2002)

Secs. 10-91—10-118. - Reserved.

ARTICLE V. - MOVING OF BUILDINGS

Sec. 10-119. - Permit required to move a structure on public right-of-way.

(a) It shall be unlawful for any person to move a structure upon or across any public right-of-way within the city without having first obtained a permit therefor issued by the city manager. The permit shall state the exact time and route of the move, and any conditions placed thereon by the city manager in the interests of the public health, safety and welfare.

(b) An application for a permit to move a structure shall contain the following information:

(1) Name and address of the applicant;

(2) The proposed time, manner and route of the move;

(3) A detailed description of the structure to be moved;

(4) Evidence that all affected utility providers have been contacted and have approved the move; and

(5) Any other information requested by the city manager.

An application fee as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code shall accompany the application.

(c) The following standards shall apply to the issuance of a permit by the city manager:

(1) The proposed time, manner and route will not unduly inconvenience the public nor significantly compromise the public health, safety and welfare;

(2) The structure to be moved is suitable to be moved in the manner intended;

(3) The possibility of damage to public or private real or personal property is minimal;

(4) The personnel performing the move are experienced and will employ the necessary equipment; and

(5) All concerns and objections of utility providers have been satisfied.

(d) The city manager may issue a permit which includes conditions relating to the time, manner and route of the move deemed to be appropriate considering the public health, safety and welfare. The applicant may be required to post a cash bond with the city in an amount deemed sufficient by the city manager to protect the city against loss for damage to public property. The city manager may require the use of city personnel and equipment to assist in the move and the applicant shall reimburse the city for all costs so incurred.

(e) For any structure moved to a location within the city no certificate of occupancy shall be issued until the city has been reimbursed for its costs, all damage to city property has been repaired or replaced, and all conditions contained in the permit have been satisfied.

(f) It shall be unlawful for the applicant to deviate from or to alter the terms or conditions of a permit issued hereunder by the city manager. Any such deviation or alteration shall be deemed a municipal ordinance violation punishable as provided in section 1-13.

(Code 1981, § 6-8; Code 1995, § 18-29)

Sec. 10-120. - Time limit for compliance by moved building.

Any house or building moved into or to another location within the city must be brought up to all applicable city standards within 90 days from the date of positioning upon the new site.

(Code 1981, § 6-9; Code 1995, § 18-30)

Sec. 10-121. - Cleaning of site prerequisite to certificate of occupancy.

All debris shall be cleared from the construction, alteration or repair site prior to the issuance of a certificate of occupancy.

(Code 1981, § 6-11; Code 1995, § 18-31)

Secs. 10-122—10-140. - Reserved.

ARTICLE VI. - PARKING LOT CONSTRUCTION

Sec. 10-141. - Submission, approval of plans.

(a) Prior to commencing the installation or construction of a parking lot, the owner of the property or the person desiring to install or construct it shall submit plans thereof to the city engineer and obtain his approval. Such plans shall show proposed finished grades, adjacent floor slab elevations, pavement cross section, drainage, elevations of adjacent streets, etc. Stall and aisle dimensions must be shown. Plans that do not show the previous mentioned items will not be accepted for approval. Minimum plan size shall be 8½ inches by 14 inches.

(b) Parking lot plans shall be submitted to the city engineer for approval with sufficient time for study.

(Code 1981, § 6-397; Code 1995, § 18-206)

Sec. 10-142. - Reserved.

Editor's note— Ord. No. 2227-2011, § 1, adopted Oct. 17, 2011, deleted § 10-142, which pertained to pavement required; exceptions and derived from Code 1981, § 6-401; and Code 1995, § 18-207.

Sec. 10-143. - Asphalt pavement construction.

Asphalt-paved parking lots must comply with the following minimum requirements:

(1) *Non truck traffic.* Parking lots subject to no or very light truck traffic shall consist of:

a. *Surface.* One inch of type II asphaltic concrete surface with a Hubbard field stability of not less than 1,200 pounds.

b. *Base course.* Four inches of compacted lime rock with average density of not less than 98 percent as determined by AASHO-T-180 Proctor; or six inches of shell which shall be mollusk shell (oyster, mussel, clam, etc.). Steamer shell shall not be permitted. At least 50 percent (by weight) of the total shell material shall be retained on a No. 4 sieve. Not more than 7½ percent (by weight) of the total shell material shall pass the No. 200 mesh sieve when determined by elutriations (washing). Cemented coquina shell material, under state department of transportation specifications, section 915, may be used as a base material instead of lime rock.

c. *Subface.* Six inches of stabilizing subface with a minimum Florida Bearing Value of 50 psi.

(2) *Truck traffic.* Parking lots subject to truck traffic shall comply with the requirements for city-maintained streets as specified in sections 62-137 through 62-141.

(Code 1981, § 6-402; Code 1995, § 18-208)

Sec. 10-144. - Concrete pavement construction.

(a) All concrete pavement construction shall be subject to ~~the~~ current City of Stuart Water and Sewer Standard Details.

~~(1) Roadways and driveways subject to heavy commercial loading shall be at least six inches in thickness and reinforced with six by six No. 10 woven wire mesh.~~

~~(2) Driveway areas subject to automobiles or light commercial loading shall be at least five inches of unreinforced concrete.~~

~~(3) Parking stalls sized and intended for automobile type loading shall be at least four inches of unreinforced concrete.~~

~~(b) All concrete shall be 3,000 psi, placed over a prepared and compacted subbase. The subbase shall have a minimum Florida Bearing Value of 50 psi and be compacted to a minimum of 98 percent of maximum density per AASHTO T-180. The subgrade preparation, setting forms, placing concrete and reinforcement, and spacing of expansion joints shall be in conformance with state department of transportation specifications.~~

(Code 1981, § 6-403; Code 1995, § 18-209)

Sec. 10-145. - Testing.

Tests under this article shall be run by a certified testing laboratory. All testing costs shall be borne by the contractor. The following tests shall be made:

(1) *Florida Bearing Value and density tests.* Florida Bearing Value and density tests shall be taken for every 5,000 square feet for lots up to and including 10,000 square feet in size. For lots over 10,000 square feet but less than 50,000 square feet in size, tests shall be taken every 10,000 square feet. Lots in excess of 50,000 square feet in size shall have tests taken as required by the city engineer. Representative AASHO-T-180 shall be taken in all lot sizes as required.

(2) *Lime rock base.* Field density tests shall be taken at the same rate as specified in subsection (1) of this section.

(3) *Shell base.* Field density tests shall be taken at the same rate as specified in subsection (1) of this section.

(Code 1981, § 6-404; Code 1995, § 18-210)

Sec. 10-146. - Test reports; inspection for conformity with as-built plans.

(a) Testing results shall be submitted to the city engineer prior to final approval of completion. The city engineer shall reserve the right to require testing of the asphaltic concrete surface (type II).

(b) As a prerequisite for the city engineer's final inspection for all parking lots with an excess of 10,000 square feet in area, the engineer of record shall submit a certification that all of the required improvements are complete; that he has inspected these improvements during their construction in accordance with the current city specifications; that improvements conform to approved plans, except for any deviations noted on the "as-built" drawings and enumerated hereafter and that such deviations will not result in functional, structural, maintenance or nuisance problems. The engineer of record shall submit signed "as-built" drawings and a complete set of test reports. In cases where parking lots are less than 10,000 square feet in area, subsection (a) of this section will apply at the discretion of the city engineer depending upon the complexities due to drainage or related matters.

(Code 1981, § 6-405; Code 1995, § 18-211)

Secs. 10-147—10-165. - Reserved.

ARTICLE VII. - MARINE CONSTRUCTION; DOCKS, SEAWALLS AND BULKHEADS[3]

Footnotes:

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State Law reference— Beach and Shore Preservation Act, F.S. ch. 161; tidal lands and bulkheads, F.S. § 253.12 et seq.; bulkhead line established, F.S. § 253.1221.

Sec. 10-166. - Purpose.

The purpose of this article is to promote the public safety, health and welfare of the city by ensuring the safety of persons and property in the event of severe weather; to protect the natural aquatic habitat and aesthetics of the waters over which residential and multifamily docks, seawalls, and bulkheads are constructed; and ensure that docks do not impair the riparian rights of adjacent upland riparian land owners, or the navigational rights and safety of vessels in or on the waters in the city.

(Code 1995, § 18-231; Ord. No. 2155-08, § 1(18-231), 4-14-2008)

Sec. 10-167. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and shall govern private dock and pier construction:

Agencies means the state department of environmental protection, the United States Army Corps of Engineers, and the South Florida Water Management District, as used appropriately in this article.

Dock means a fixed or floating structure in, on, or over submerged lands, including moorings used for the purpose of berthing vessels.

Dolphin means a mooring post on a dock, pier, which extends into the submerged land.

Finger pier means a smaller or additional pier that projects from a primary larger dock or pier.

Marine construction means development, redevelopment or renovation development in or adjacent to a water body, including but not limited to any original construction or extension, modification or alteration of any dock, seawall, retaining wall, pier, finger pier, dolphin, bulkhead, dock house, boat house or boat lift.

Marine retaining wall means a structure located landward of any water body and landward of maximum high-water elevation, but which is located or to be located within 30 feet of a water body.

Pier means a structure in, on, or over submerged lands which is used for fishing, swimming, or observation, as otherwise permitted or prohibited herein.

Riparian rights means certain submerged bottom land subject to private use and control. As provided in F.S. § 253.141, riparian rights are "those incident to land bordering upon navigable waters. They are rights of ingress, egress, boating, bathing, and fishing and such others as may be or have been defined by law. Such rights are not of a proprietary nature. They are rights inuring to the owner of the riparian land but are not owned by him or her. They are appurtenant to and are inseparable from the riparian land. The land to which the owner holds title must extend to the ordinary high-water mark of the navigable water in order that riparian rights may attach. Conveyance of title to or lease of the riparian land entitles the grantee to the riparian rights running therewith whether or not mentioned in the deed or lease of the upland."

Riparian survey means a survey showing the location of the proposed dock and any adjacent docks, including all existing marine structures within the riparian lines. The survey shall be prepared by an

appropriately licensed professional and meet the minimum technical standards set forth in F.A.C. 61G17-6.002 et seq., and in accordance with the agencies having jurisdiction.

Seawall means a bulkhead or a protective structure of stone, concrete, concrete rubble (rip-rap), aluminum, plastic, timber or other approved product or material, which is located in the wave zone or at mean high-water elevation.

Vessel is synonymous with "boat" as referenced in section 1(b), article VII of the state constitution and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

(Code 1995, § 18-232; Ord. No. 2155-08, § 1(18-232), 4-14-2008)

Sec. 10-168. - Information and documents prerequisite to building permit.

(a) All marine construction which is proposed to be constructed, added to, repaired, or structurally altered shall be regulated by the provisions contained herein, as well as all other applicable provisions of the city's land development code, the Stuart Comprehensive Plan, and the Florida Building Code.

(b) It shall be unlawful for any person to perform any marine construction without first obtaining a building permit from the city development department and required permits from all agencies having jurisdiction over the activity.

(c) Notwithstanding the above, minor repairs may be made without a permit, which are limited to repair or replacement of decking, decking supports (not including dolphins) and railing boards only, and provided the repair or replacement is not more than 50 percent of the total replacement cost of the existing structure.

(d) (1) Prior to acceptance of any building permit application for the construction of any new marine construction within the city limits, the applicant shall submit with the permit application a copy of the courtesy notification letter that was sent to the abutting riparian property owners, informing them that a marine construction permit application was submitted to the city development department for processing along with a list of the names and addresses to whom sent; indicating that if such person should have any questions or concerns, or wish to review the construction documents, they may contact the development department within the ten-day permit processing time.

(2) The applicant shall not be required to notify the riparian neighbors when the following situations are applicable:

a. The applicant is seeking to repair a marine structure, without change to the footprint, and the construction previously had all required permits;

b. Such marine construction does not exceed 50 percent of the total replacement cost of the existing structure; and

c. The applicant has provided a riparian survey completed within six months prior to permit application; and the survey shows no riparian encroachments or existing illegal marine construction.

(e) In the event an abutting riparian property owner objects to the proposed marine construction, in writing, to the city development director, within the ten-day period, the city development director, prior to the granting of a permit, may require an as-built riparian survey, and further modification of the structure, or make further requirements pursuant to an action under F.A.C. 18-21.004(7)(f), as amended from time to time; any of which may include:

(1) Signed and sealed drawings by a state-registered professional engineer of the proposed structure showing the structural details, and cross section of same, and including all construction materials, and wind-load calculations.

(2) The plans shall also show soundings in feet and meters for docks and piers, all reclaimed lands, and any bulkhead construction. Soundings shall be referenced to the state-approved mean low-water elevation.

(3) Certification by a state-registered professional engineer that the location and design of the planned construction will not encroach on adjacent property riparian rights.

(Code 1995, § 18-233; Ord. No. 2155-08, § 1(18-233), 4-14-2008)

Sec. 10-169. - Federal and state permits required.

No building permit for marine construction contemplated by section 10-166 shall be issued in the absence of permits from the federal agency and the state agency having jurisdiction, if any are required.

(Code 1995, § 18-234; Ord. No. 2155-08, § 1(18-234), 4-14-2008)

Sec. 10-170. - Technical requirements for marine construction.

(a) *Application.* The technical requirements of this section are hereby adopted for all marine construction. These requirements shall be made in accordance with all requirements as specified by a registered professional engineer and approved by city development director.

(b) *Construction materials.* Marine construction may be composed and constructed of stone, concrete, concrete rubble (rip-rap), aluminum, plastic, timber or other material having a product approval acceptable to the city or certified by a Florida professional engineer.

(c) *Elevation.* Seawalls shall be equal to or above elevation 4.0 feet NGVD, 1929 datum, at top of cap when fronting on any navigable river or estuary. Cap heights shall be constructed as specified by a registered professional engineer, and subject to the approval of the city development director.

(Code 1995, § 18-235; Ord. No. 2155-08, § 1(18-235), 4-14-2008)

Sec. 10-171. - Construction standards for residential docks.

(a) All residential docks or piers shall be set back a minimum of five feet from both the riparian and side property lines, as shown in figure RP1, and shall not impair the use of existing or future dockage, because of proximity.

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

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

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

SECTION 5: This ordinance shall take effect upon adoption

Passed on first reading the _____ day of _____, 2020.

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
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED on second and final reading this ____ day of _____, 2020.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 5/11/2020 **Prepared by:** Tom Reetz

Title of Item:

STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2427-2020; 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 ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART–SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Ordinance 2427-2020 returns to the Commission for completion of First Reading. On March 9, 2020 the applicant asked that the item be continued to tonight's meeting to allow more time to work on traffic concerns and buffers for the project. Since then, the applicant has submitted a revised site plan with revisions including the most northern building having been reduced from four stories to three stories resulting in a reduction from 280 to 270 units, a lake with irregular shape and littoral plantings and the elimination of the Harrison Street access/connection and replaced with the addition of a U.S. Highway 1 connection which will allow residents to access the unused U-turn on U.S.1. As a result of eliminating the entry roadway connection to Harrison Street, 16 slash pines that would have been removed are now preserved. It should also be noted that the applicant is providing 344.5 more inches of trees in the preserve than required for mitigation. **See Traffic access change Letter attached.**

On February 24, 2020, the City Commission heard evidence from the applicant and intervenor. After closing the hearing at the conclusion of the presentations and during deliberation, the Commission unanimously approved Commissioner Matheson's Motion to Table which was treated as a Motion to Continue the matter to March 9, 2020. Commissioner Matheson asked the applicant to consider reducing the number of units by 10; redesign the lake to an irregular shape; work with the surrounding neighborhoods regarding the sidewalks, lighting and height of the buildings as well as meet with the County for traffic calming ideas. Discussion also included looking at options for reducing building stories to 3 from 4 for one or more of the proposed buildings on the north and west of the site.

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart. The applicant is proposing to construct 280 multi-family garden-style residential units consisting of seven 4 story garden-style apartment buildings all with elevators. For additional details and code reviews see attached staff report.

The property is comprised of both uplands and wetlands. The wetland has been qualified as a very low quality system which the South Florida Water Management Department requires no mitigation. The northern portion of the property contains pine flatwood forest which will be mostly retained as preserve. A lake at the development's center will have littoral planting at it's perimeter then transitioning onto it's bank with native trees. During First Reading, the applicant responded to each of the eleven conditions raised by the LPA including the addition of improved lighting, signage, landscape, a 6 foot wide sidewalk along Springtree Place and enhanced entry.

The proposed project consist of seven (7) four-story apartment buildings. In addition to the apartment buildings, there will be amenities such as a clubhouse, pool, dog park and car wash. The apartment access will be privately gated with two access points, one of from S.E. Springtree an existing open private road and from S.E. Harrison Street a Martin County maintained road to the north. The residents will also have opportunity to rent a garage for an automobile if desired. The property is bounded to the south by the Natilie Mobile Home Park which is in unincorporated Martin County. To the north is Coral Gardens single family and an Exon gas station with convenience store, also in Martin County. To the east is vacant land with a CPUD zoning and is within the City of Stuart. The main access to the property will be from Springtree, which has capacity for the additional trips related to the proposed development.

Funding Source:

N/A

Recommended Action:

Move approval of Ordinance No. 2427-2020 at first reading.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance 2427-2020	5/1/2020	Ordinance add to Y drive
🗋	Ordinance 2427-2020 Exhibit D	5/1/2020	Ordinance add to Y drive
🗋	Ordinance 2427-2020 D1	5/1/2020	Ordinance add to Y drive
🗋	Ordinance 2427-2020 Exhibit D2	2/15/2020	Ordinance add to Y drive
🗋	Traffic Access Change Letter 1	5/1/2020	Backup Material
🗋	Traffic Access Change Letter	3/13/2020	Backup Material
🗋	Revised Traffic Report 2.27	2/28/2020	Backup Material
🗋	Response to traffic comments 2.27	2/28/2020	Backup Material
🗋	Comprehensive Plan Review	2/17/2020	Staff Report

🗋	Response letter to LPA conditions	2/15/2020	Backup Material
🗋	Springtree Project narrative	2/15/2020	Backup Material
🗋	Parking Statement 2.12	2/15/2020	Backup Material
🗋	Applicant response letter	1/22/2020	Backup Material
🗋	Stormwater Report- updated	1/22/2020	Backup Material
🗋	FWC correspondence	1/21/2020	Backup Material
🗋	Intervenor Application	2/15/2020	Backup Material
🗋	LPA Meeting Minutes	2/15/2020	Backup Material
🗋	Staff Code Review	2/28/2020	Backup Material
🗋	Staff Comp Plan review	3/13/2020	Backup Material
🗋	Staff Report	5/4/2020	Backup Material
🗋	Staff Report	5/4/2020	Backup Material

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2427-2020

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 ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART–SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Waypoint Residential Services, LLC for three contiguous parcels equaling 13.59 acres of land located west of S.E. Federal Highway, south of S.E. Harrison Street; and north of the Natalie Estates Mobile Home Park.

WHEREAS, the City of Stuart has determined the need to assign the future land use and a land development zoning district for said lands; and

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

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

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

WHEREAS, the RPUD development will be in harmony with surrounding properties and their anticipated development;

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

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

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

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

a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 10-09-19 and 12-02-19 and last revised on 2-28-20.**
b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
c. **Existing Tree Survey/Removal Plan, Sheet LP-1 Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20 and last revised on 02.11.20.**
d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
f. **Architectural Floor Plans, by Group 4 Design, Inc, Sheets 4.1-C, 4.4-C, Unit Plan A-2, B-1, B-1C, C-1, S-1, all dated 01.06.20.**
g. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 01.06.20.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Density Residential". This ordinance may not become effective until 31 days after adoption. If challenged within 30 days after adoption, this ordinance may not become effective until the state land planning agency or the Administration

Commission, respectively, issues a final order determining that the adopted large-scale land use amendment complies as defined in s. 163.3184(1)(b).

SECTION 4: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development subject to the appeal period stated in Section 2, above.

SECTION 5: 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 6: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 7: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8: This ordinance shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law.

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

Passed on first reading the_____day of_____, 2020.

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
MICHAEL J. MEIER, MAYOR				
EULA R. CLARKE, VICE MAYOR				
BECKY BRUNER, COMMISSIONER				
KELLI GLASS LEIGHTON, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				

ADOPTED this ___day of_____, 2020.

ATTEST:

_____ _____

MARY R. KINDEL MICHAEL J. MEIER

CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

MICHAEL J. MORTELL

CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES: Owner: Stuart 13 Acres, LLC

_____

Print Name:_____ By: _____

_____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this_____day of_____, 2020, by_____owner.

_____

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known_____OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

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

WITNESSES: OWNER: Tierra Del Lago, Inc.

_____

Print Name:_____ By: _____

_____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this_____day of_____, 2020, by_____owner.

_____

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known_____OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES: OWNER: Stuart Harbor Marina and Yacht Club

_____

Print Name:_____ By: _____

_____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this_____day of_____, 2020, by_____owner.

_____

Notary Public, State of Florida

My Commission Expires:

8

Notary Seal

Personally Known_____OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this_____day of_____, 2020, by Michael J. Meier, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

_____

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known_____OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:
LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:
ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ. : THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.
LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B",

PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

(Legal Description cont.)

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE

SOUTH 66 DEGREES, 17 MINUTES,10 5SECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 3115THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

EXHIBIT B – LOCATION MAP

EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

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

   a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 10-09-19 and 12-02-19 and last revised on 2-28-20.**
   b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
   c. **Existing Tree Survey/Removal Plan, Sheet LP-1 Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20 and last revised on 02.11.20.**
   d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
   e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
   f. **Architectural Floor Plans, by Group 4 Design, Inc, Sheets 4.1-C, 4.4-C, Unit Plan A-2, B-1, B-1C, C-1, S-1, all dated 01.06.20.**
   g. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 01.06.20.**

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

3. The maximum building height within the RPUD shall be 4 stories or 42'-6" to the roof eave and 59 feet to the highest point of the roof.. Height shall be measured from the

lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof.

4. Notwithstanding any presence of premium parking consisting of garages, at no time shall any parking space be deemed unavailable for use due to an absence of a lease agreement for the use of said space.

5. Garages shall not be used for storage to the exclusion of a vehicle.

6. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

7. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Landscaping

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

9. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.

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

Required Open Space and Native Preserve Area

11. Open Space. Not less than 41.0% of the RPUD shall be open space as depicted on the Site Plan by HJA Design Studios as described in Exhibit C. Required open space may include native vegetation areas, however, other required landscaping shall not count towards the open space requirement.

12. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total pre-development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscape plan, by HJA Design Studios. The project shall adhere to the Preserve area mitigation and monitoring plan PAMP (to be prepared prior to building permit submittal). The owner and developer shall adhere to the provisions of the Monitoring Plan (included in PAMP) and permanent maintenance will be the responsibility of the owner.

Tree Mitigation

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

Prior to Issuance of Site Permits

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

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

16. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant

and copies provided to the City prior to the commencement of any development activities.

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

Development and Construction

18. Project phasing shall be shown on the site and construction plans are subject to staff approval during plan review process. The first phase shall include work along Springtree Place, stormwater infrastructure and the clubhouse".

19. The Developer shall install landscaping and gates at the development's entry location at S.E. Harrison Street and S.E. Springtree Place as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gates at Springtree Place entrance shall be made operational prior to issuance of a certificate of occupancy.

20. The property owner shall provide easements for licensed television services that can coexist together with power in a public utility easement. A Conservation easement shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.

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

22. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

23. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to

the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

24. The project's storm water facilities, specifically the Native Planting schemes at the lake will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".

25. Littoral plantings and upland planting shall be provided per Landscape plan by HJA Design Studios at the lakes bank and entire perimeter.

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

27. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines shall be reviewed and approved by the city's public works department and the city's engineering consultant prior to permitting.

28. Stuart - Springtree will provide two on-site trash compactors. "Stuart - Springtree will provide one (1) singular on-site trash compactor. The resident shall place trash into a general trash receptacle located on their floor. The apartment management is responsible for transferring the trash from the on-floor receptacle to the compactor by way of a rolling cart. The resident will not be responsible for transferring the trash to the compactor or be responsible for operation of the compactor. The trash within the compactor shall be picked up by the City of Stuart Sanitation Department.

Signage

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

Future Amendments

30. Owner shall not subject the Property to any condominium conversion and neither shall any portion of the Property be converted to units for sale in connection with a condominium conversion nor shall the title to any such units be transferred to any party other than being held as a single parcel for the purposes of apartment rental.

31. The City may elect at any time to assign a future land use designation of "Conservation" to the PUD's preserve areas without objection by the owner. Further, the City may at its discretion, take over maintenance of the preserve area(s) without objection by the owner.

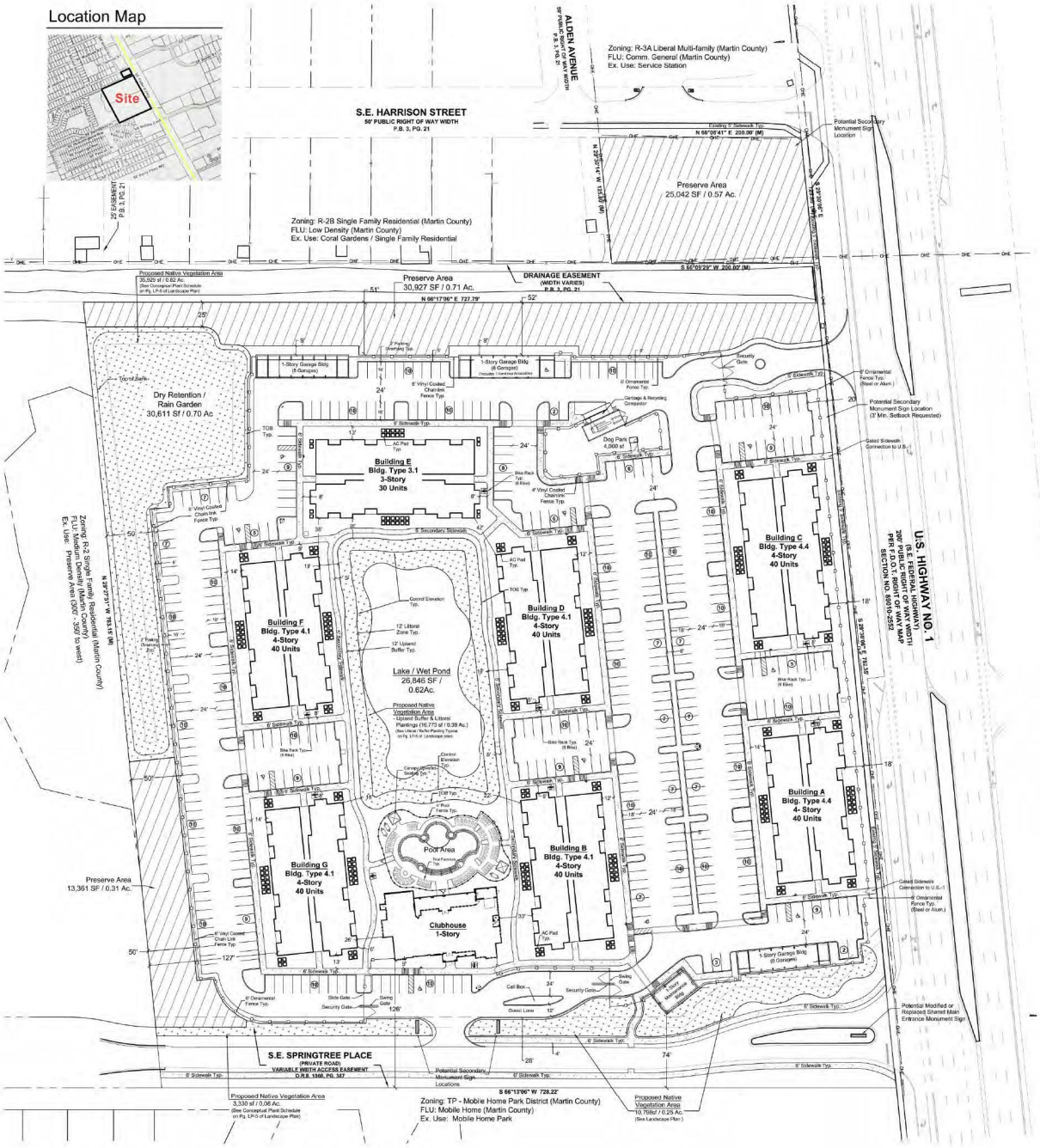
Timetable for Development

32. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	**March 1, 2021**
Final Certificate of Occupancy for all site and building improvements.	**March 1, 2024**

Allowable Uses

33. The following uses shall be permitted:
    a. Multi-Family Residential
    b. Home Occupations in accordance with the City's Land Development Code.
    d. This residential facility shall not operate as an age restricted community in accordance with Florida Law.



05112020 CC M

Site Data

Total Site Area	13.59 Ac. / 592,032 sf
Development Site Area	12.40 Ac. / 540,086 sf
Springtree Access Easement Area	1.19 Ac. / 51,948 sf
Proposed Future Land Use	Multi-family Residential
Proposed Zoning	RPUD (30 DU/ AC)
Proposed Use	Multi-family Apartments
Proposed Dwelling Units	270 Units

Density

Maximum Density - 30 DU/Ac. (13.59 Ac. x 30)	407 Max. Units
Proposed Density	270 Units
Proposed Gross Site Density	19.9 DU / Ac.

Open Space Data

Required Open Space:	177,610 sf / 4.08 Ac. / 30%
Provided Open Space:	287,844 sf / 6.60 Ac. / 49%
Dry Retention Areas	30,611 sf / 0.70 Ac.
Native Preserve / Landscape Areas (Excludes interior Landscape Islands / Area)	257,233 sf / 5.90 Ac.

Impervious Area

Building Coverage	87,749 sf	2.01 Ac.	15%
Vehicular Use Area / Pavement	176,584 sf	4.05 Ac.	30%
Wet Pond / Lake Surface	26,846 sf	0.62 Ac.	4%
Total:	291,179 sf	6.69 Ac.	49%

Pervious Area

Dry Retention Areas	30,611 sf	0.70 Ac.	6%
Native Preserve / Landscape Areas	257,233 sf	5.90 Ac.	43%
Interior Landscape Islands / Area	13,009 sf	0.30 Ac.	2%
Total:	300,853 sf	6.90 Ac.	51%

Native Upland Preserve Data

Development Site Area (Excludes Springtree Access Easement)	12.40 Ac. / 540,086 sf
Required Native Preserve Area: (540,086 sf x 25%)	135,022 sf / 3.10 Ac. / 25%
Provided Native Preserve Area:	136,161 sf / 3.13 Ac. / 25%
Ex. Native Preserve	69,331 sf / 1.59 Ac.
Proposed Native Vegetation Areas	66,830 sf / 1.54 Ac.

Parking / Unit Data

Recommended ITE Parking Required — 413 Spaces

Unit Desc.	Quantity	ITE Ratio	Spaces	Reference
Studio	27	1	27	ITE 5th Ed. Mid-rise General Urban / Suburban
1 br, 1 ba	119	1	119	ITE 5th Ed. Mid-rise General Urban / Suburban
2 br, 2 ba	105	2	210	ITE 5th Ed. Mid-rise General Urban / Suburban
3 br, 2 ba	19	3	57	ITE 5th Ed. Mid-rise General Urban / Suburban
Total/Avg	270	1.53	413	49 Spaces less than provided

Total Provided Parking (1.71 spaces per unit) — 462 Spaces

Standard Parking Spaces	428 Spaces
Handicap Parking Spaces (462 x 2% = 10 Req.)	10 Spaces
Detached Garages (1 Garage Handicap accessible per ADA Requirements)	24 Spaces

Building Setbacks & Separations

Front Building Setback (From East Property Line along U.S. Hwy 1)	18'
Side Building Setback (From South Property Line)	74'
Side Building Setback (From North Property Line)	51'
Rear Building Setback (From West Property Line)	127'
Building Setback from Lake Top of Bank	18'
Separation Between Buildings	26'
Building Separation from Ex. Preserve Area	10'
Pavement Separation from Ex. Preserve Area	5'

General Notes

1. Grills, trash cans, pet waste stations and site lighting to be located and specified on final construction plans.
2. Mail delivery and pickup to be provided in clubhouse.
2. Pull box and conduit to be provided for future vehicular electric charging station(s) to be located at clubhouse.

Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 50'

0' 25' 50' 100' 150'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

STUART - SPRINGTREE

Florida

City of Stuart

RPUD Site Plan

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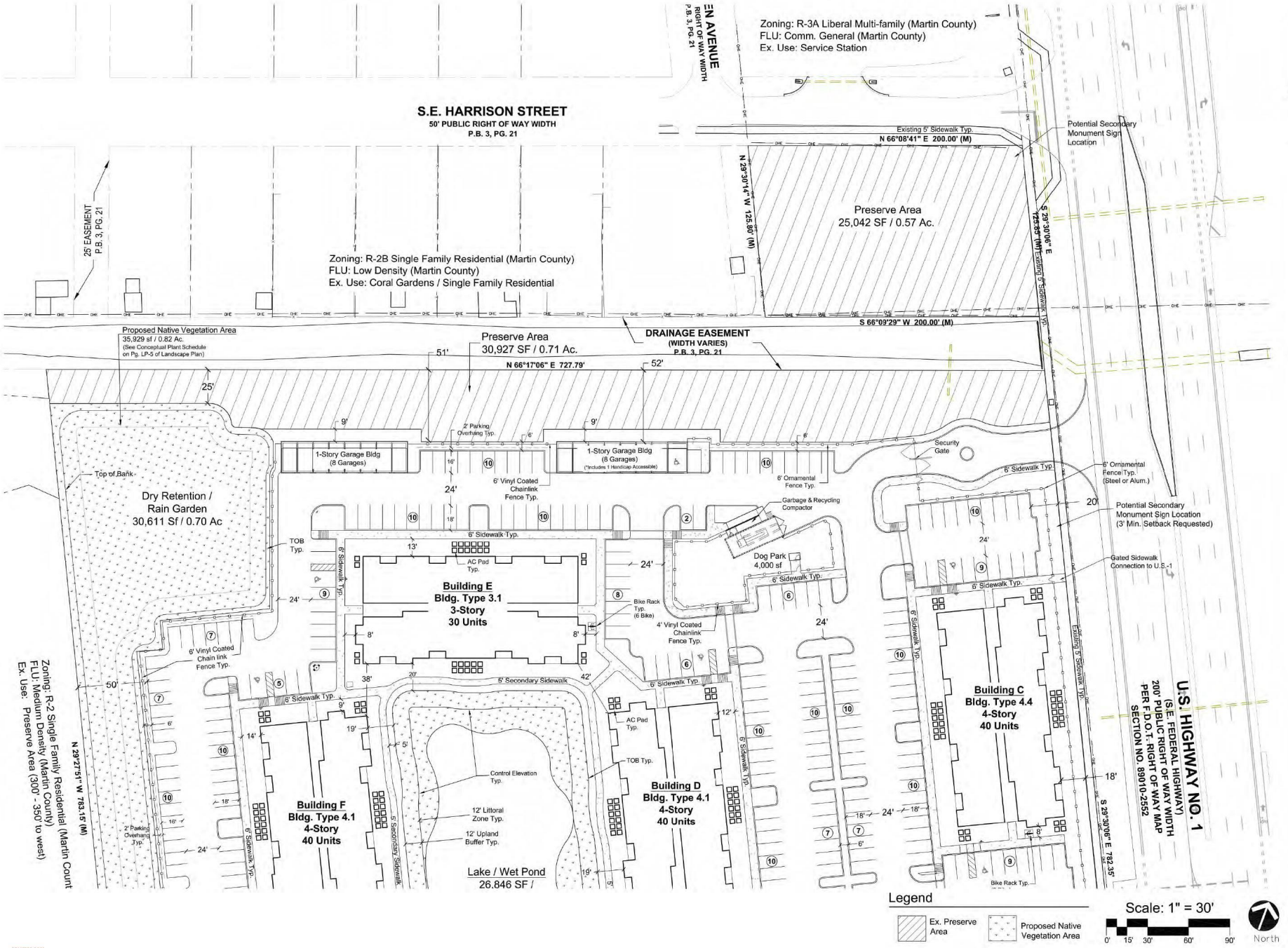
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of this designer.

Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19
Revision Dates 3-20-20

SP-1



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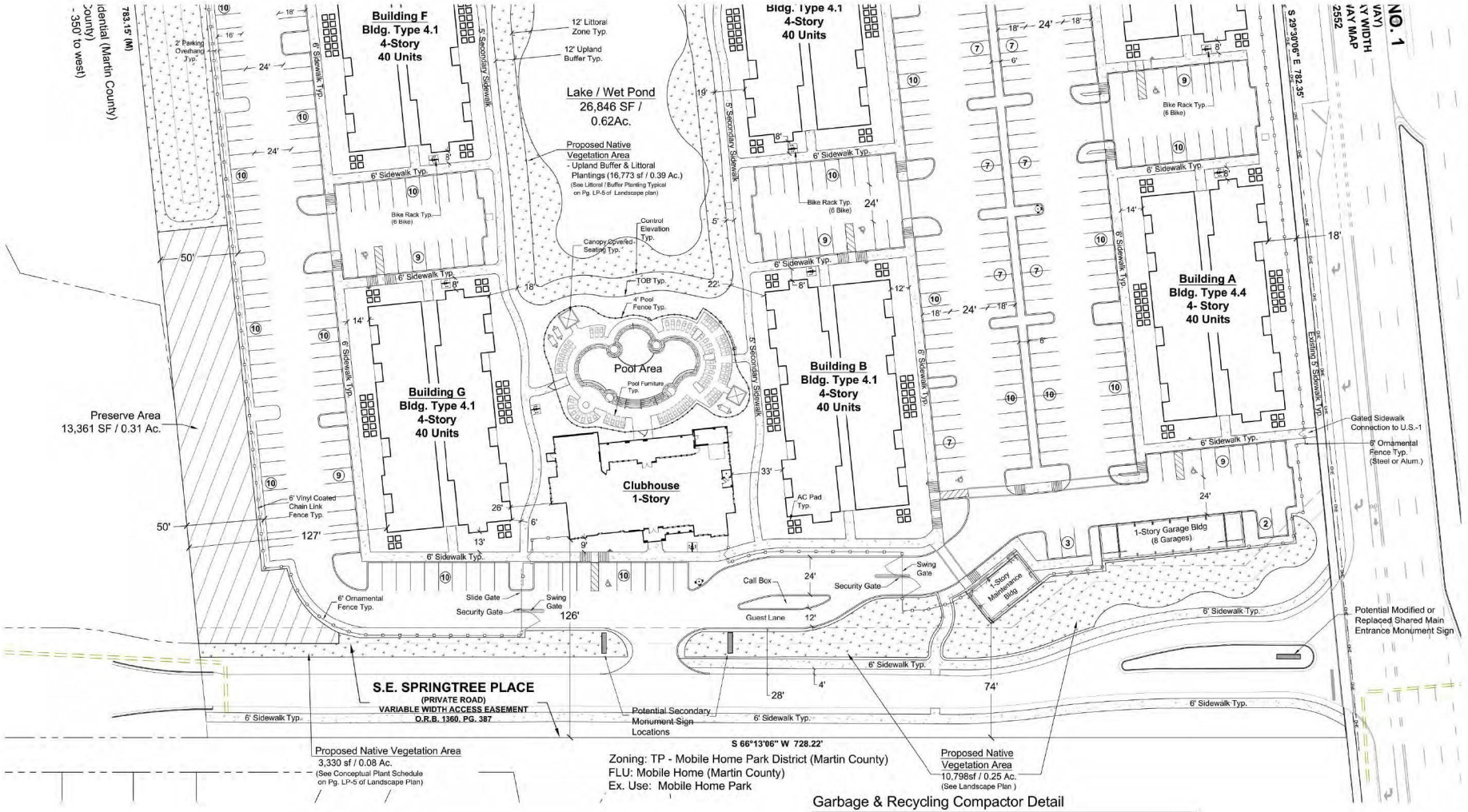
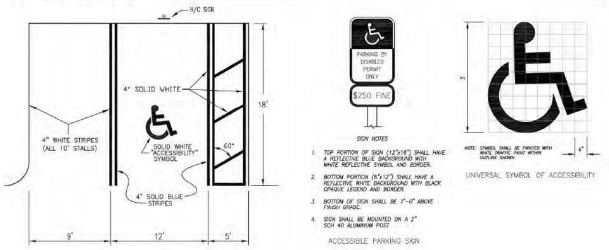
Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19
	12-02-19
Revision Dates	3-20-20

SP-2

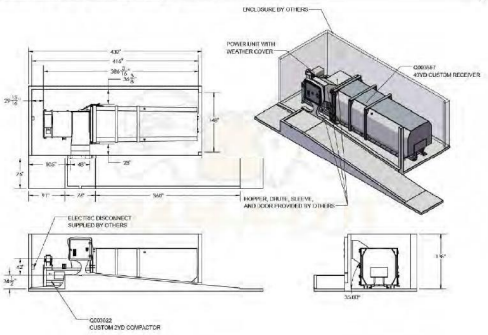
05112020 CC M



Parking Space Detail



Garbage & Recycling Compactor Detail



Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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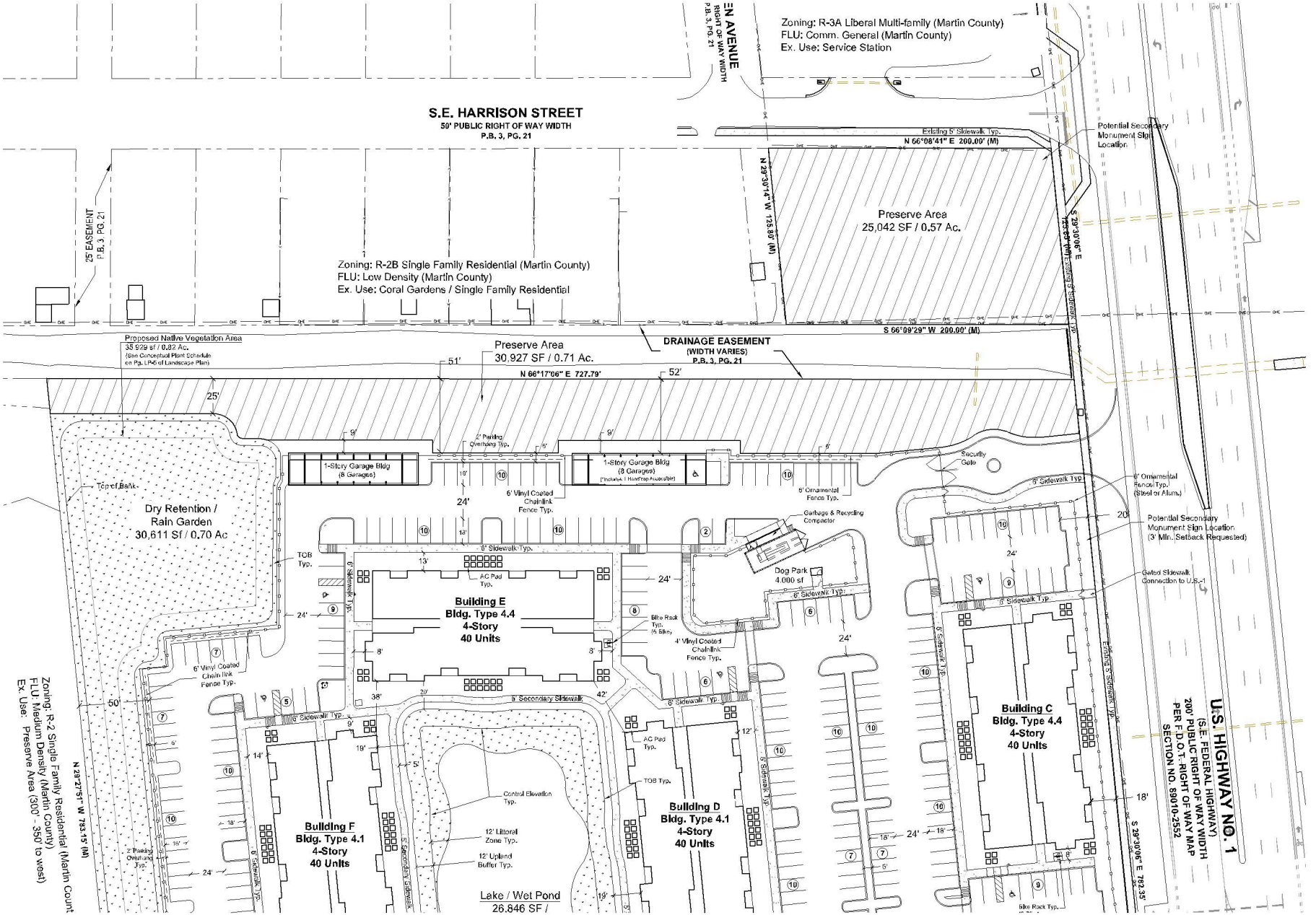
SP-3

05112020 CC M



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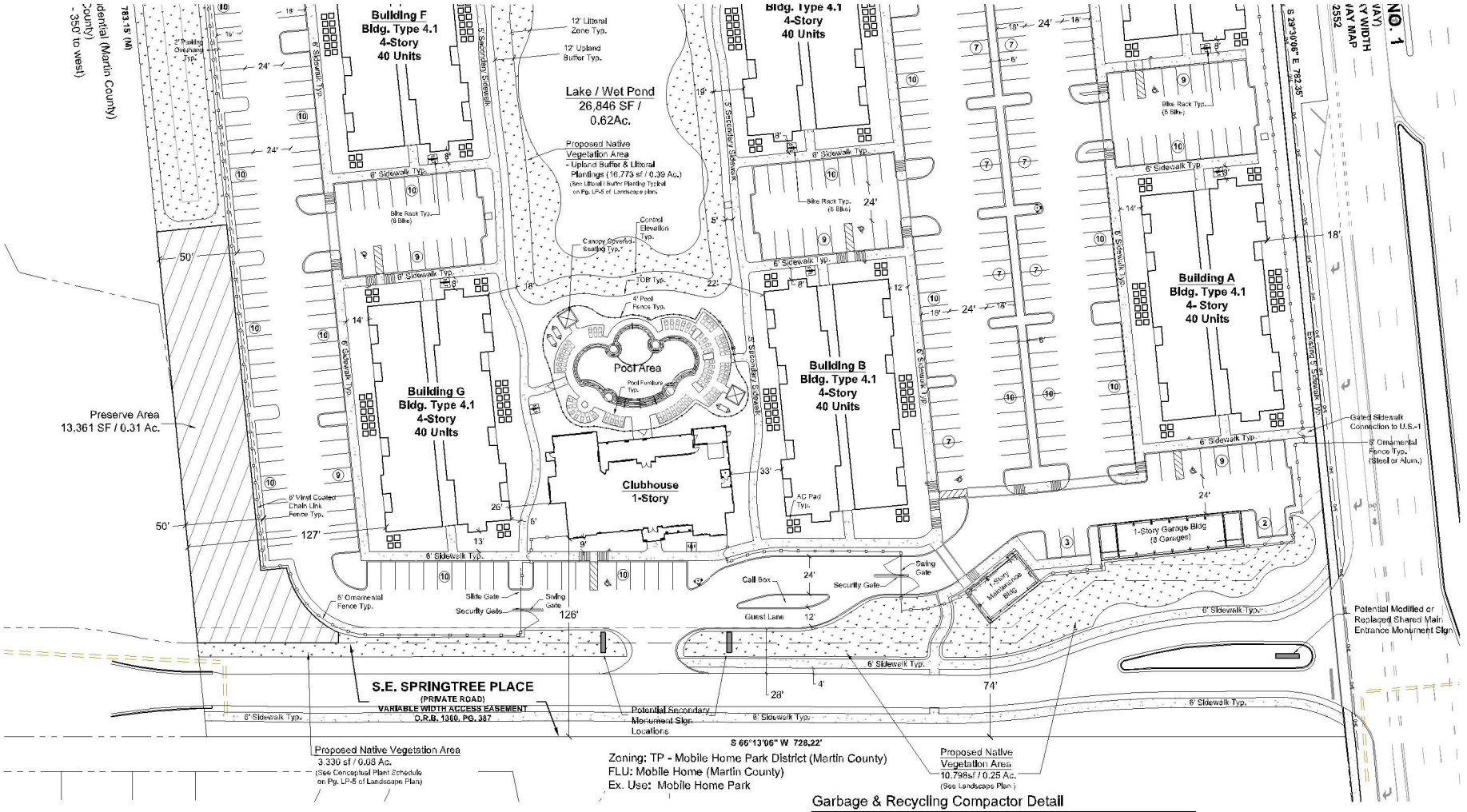
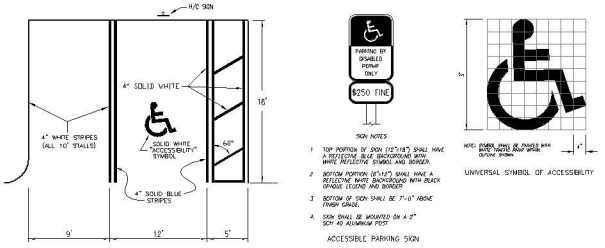


Parking Space Detail



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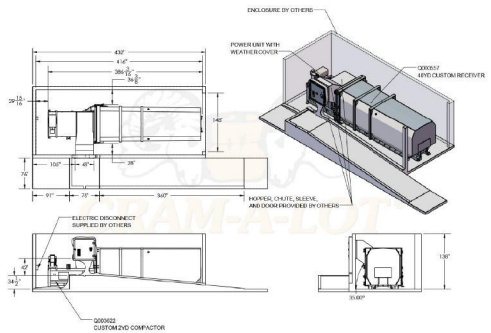

Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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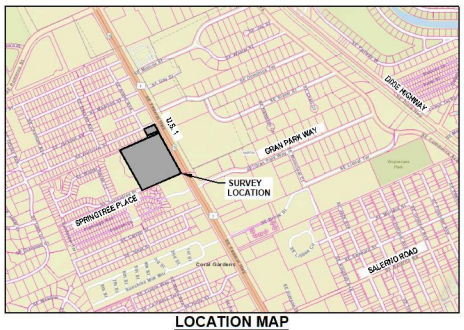
SP-3

05112020 CC M

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
A PORTION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT
STUART, MARTIN COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

WAYPOINT RESIDENTIAL

PARCELS 1 AND 2

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:

LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ. : THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962854-ORL
COMMITMENT DATE: APRIL 30, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

9. PLAT OF CORAL GARDENS PLAT 1 RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY

10. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY

11. MAP OF THE SUBDIVISION OF MILES AND HANSON GRANT RECORDED IN PLAT BOOK B, PAGE 59 IN DADE COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY

12. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1064, PAGE 1040, RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY

13. LICENSE AGREEMENT BY AND BETWEEN TIERRA DEL LAGO, INC., A FLORIDA CORPORATION AND ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 395, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 - DOCUMENT IS ILLEGIBLE - NOT SHOWN ON SURVEY

14. ORDINANCE NO. 2352-2017 RECORDED IN OFFICIAL RECORDS BOOK 2930, PAGE 845, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2)
AFFECTS PARCEL 1 AND 2 - BLANKET IN NATURE - NOT SHOWN ON SURVEY

15. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

PARCEL 3

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 66 DEGREES, 17 MINUTES,10 SSECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 3115THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962845.ORL
COMMITMENT DATE: MAY 29, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

9. PLAT OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-FILED IN IN PLAT BOOK 1, PAGE 11, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

10. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 1064, PAGE 1040 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

11. ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED DECEMBER 30 , 1998 IN OFFICIAL RECORDS BOOK 1360, PAGE 387, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

12. CITY ORDINANCE NO. 2352-2017, RELATED TO ANNEXATION, RECORDED JUNE 8, 2017 IN OFFICIAL RECORDS BOOK 2930, PAGE 845, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) - BLANKET IN NATURE - NOT SHOWN ON SURVEY

13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN JUNE 2019. THE CONTOUR INTERVAL IS ONE FOOT.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

   PID: AJ5257 - - FOUND FLANGE-ENCASED STAINLESS STEEL ROD STAMPED "GCY D15 2001",
   N: 1023556.75 E: 911406.77
5. THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 29°30'06" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
6. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARKS:

   "GP-CG" - FOUND NAIL & DISK IN CONCRETE SIDEWALK STAMPED "GP-CG",
   ELEVATION = 16.27 FEET (NAVD 88)

   "IS-6" - FOUND 2" BRASS DISK IN CONCRETE OF A SIGN BASE STAMPED "IS-6",
   ELEVATION = 17.76 FEET (NAVD 88)
7. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND LIDAR PROCEDURES WITH MULTIPLE MEASUREMENTS, AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0163G AND 12085C0164G, DATED MARCH 16, 2015, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY THESE PARCELS ARE SITUATED IN.
12. TABLE "A" ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCELS IS ±13.59 ACRES.
13. TABLE "A" ITEM 6: ZONING INFORMATION SHOWN ACCORDING TO SITE INVESTIGATION REPORT PREPARED BY BOWMAN CONSULTING GROUP.
14. TABLE "A" ITEM 7: THERE ARE NO BUILDINGS ON THE SITE.
15. TABLE "A" ITEM 8: THERE ARE NO PARKING SPACES ON THE SITE.
16. TABLE "A" ITEM 11: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
17. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THE SURVEY DEPICTS THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT FILE NUMBER: NCS-962854-ORL (PARCELS 1 AND 2) AND NCS-962845-ORL (PARCEL 3) PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
20. THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS OR GORES OR OVERLAPS.
21. THE TOPOGRAPHIC ELEVATION INFORMATION SHOWN IS BASED UPON DATA COLLECTED BY BOWMAN CONSULTING GROUP THROUGH THE USE OF AN UNMANNED AERIAL SYSTEM CARRYING A LIDAR SENSOR AND SUPPLEMENTED WITH ADDITIONAL GROUND SURVEY DATA. THE DATA WAS VERIFIED BY GROUND DATA COLLECTION ON THE VARIOUS GROUND CLASSIFICATIONS AND FOUND TO HAVE A VERTICAL ACCURACY OF +/- 0.12 FOOT. HARD SURFACE ELEVATIONS WERE COLLECTED USING STANDARD GROUND BASED SURVEY PROCEDURES.

INDEX OF SHEETS:

SHEET 1 OF 4 LEGAL DESCRIPTIONS; TITLE EXCEPTIONS; LOCATION MAP; SURVEYOR'S NOTES

SHEET 2 OF 4 BOUNDARY SURVEY

SHEET 3 OF 4 TOPOGRAPHIC SURVEY

SHEET 4 OF 4 TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S CERTIFICATION:

TO: **WAYPOINT RESIDENTIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS**
FIRST AMERICAN TITLE INSURANCE COMPANY
GREENBURG TRAURIG, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JUNE 26, 2019
DATE OF LAST FIELDWORK FLORIDA

RICHARD E. BARNES, JR.
SURVEYOR AND MAPPER
REGISTRATION No. 5173

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd, Suite 301
Stuart, FL 34994
Phone: (772) 335-1413
Fax: (772) 220-7561
www.bowmanconsulting.com
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COVER SHEET
SPRINGTREE HOMES
STUART
MARTIN COUNTY FLORIDA

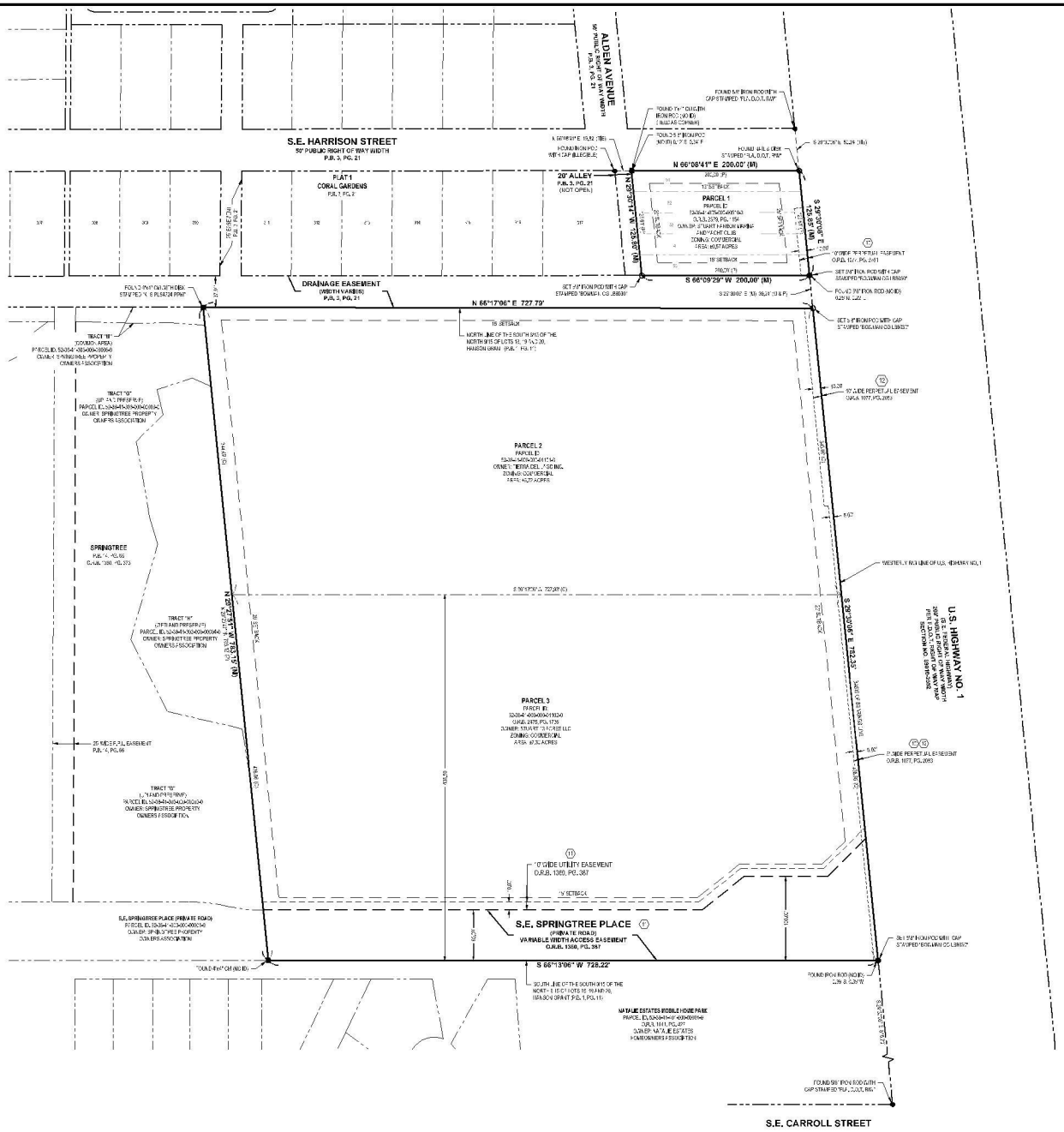
PROJECT NO.
30210-01-001

REVISIONS	
DATE	DESCRIPTION

10-180 JS FIELD	RT DRAWN	RB CHKD

SCALE: N/A
JOB No. 30210-01-001
DATE: 5/28/2019
FILE: 30210-D-BP-001

SHEET 1 OF 4



0 60 120 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60' OR SMALLER

LEGEND:

ARV	AIR RELEASE VALVE
BFP	BACKFLOW PREVENTER
(C)	CALCULATED DATA
CLF	CHAINLINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CRB	COMMUNICATIONS RISER BOX
CONC.	CONCRETE
(D)	DEED DATA
E	EASTING
EL.	ELEVATION
FH	FIRE HYDRANT
F.P.L.	FLORIDA POWER AND LIGHT COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
G.P.S.	GLOBAL POSITIONING SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID.	IDENTIFICATION
INV	INVERT
LP	LIGHT POLE
(M)	MEASURED DATA
N.	NORTHING
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
P.B.	PLAT BOOK
PG.	PAGE
PVC	POLYVINYLCHLORIDE PIPE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
R.T.K.	REAL TIME KINEMATIC
SV	SEWER VALVE
TYP.	TYPICAL
WV	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIBER OPTIC HANDHOLE
	FIBER OPTIC MARKER
	SIGN
	GUY ANCHOR
	CONCRETE POWER POLE
	WOOD POWER POLE
	SEWER MANHOLE
	STORM MANHOLE
	STORM INLET
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL HANDHOLE
	FOUND CONCRETE MONUMENT WITH IDENTIFICATION
	NAIL & DISK WITH IDENTIFICATION
	FOUND IRON ROD OR PIPE WITH IDENTIFICATION
	SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
	DENOTES TITLE COMMITMENT EXCEPTION NUMBER
	CONTOUR LINE
	FENCE LINE
OHE	OVERHEAD ELECTRICAL
x 10.28	SPOT ELEVATION
	ASPHALT PAVEMENT
	CONCRETE

TREE LEGEND:

	OAK TREE WITH SIZE
	PALM TREE WITH SIZE
	PINE TREE WITH SIZE
	UNKNOWN TREE WITH SIZE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd, Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7681
www.bowmanconsulting.com
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BOUNDARY SURVEY
SPRINGTREE HOMES
STUART

FLORIDA
MARTIN COUNTY

PROJECT NO.
30210-01-001

REVISIONS	
DATE	DESCRIPTION
10-18-19	

JS	RT	RB
FIELD	DRAWN	CHKD

SCALE: 1" = 60'
JOB No. 30210-01-001
DATE: 5/28/2019
FILE: 30210-D-BP-001

SHEET 2 OF 4

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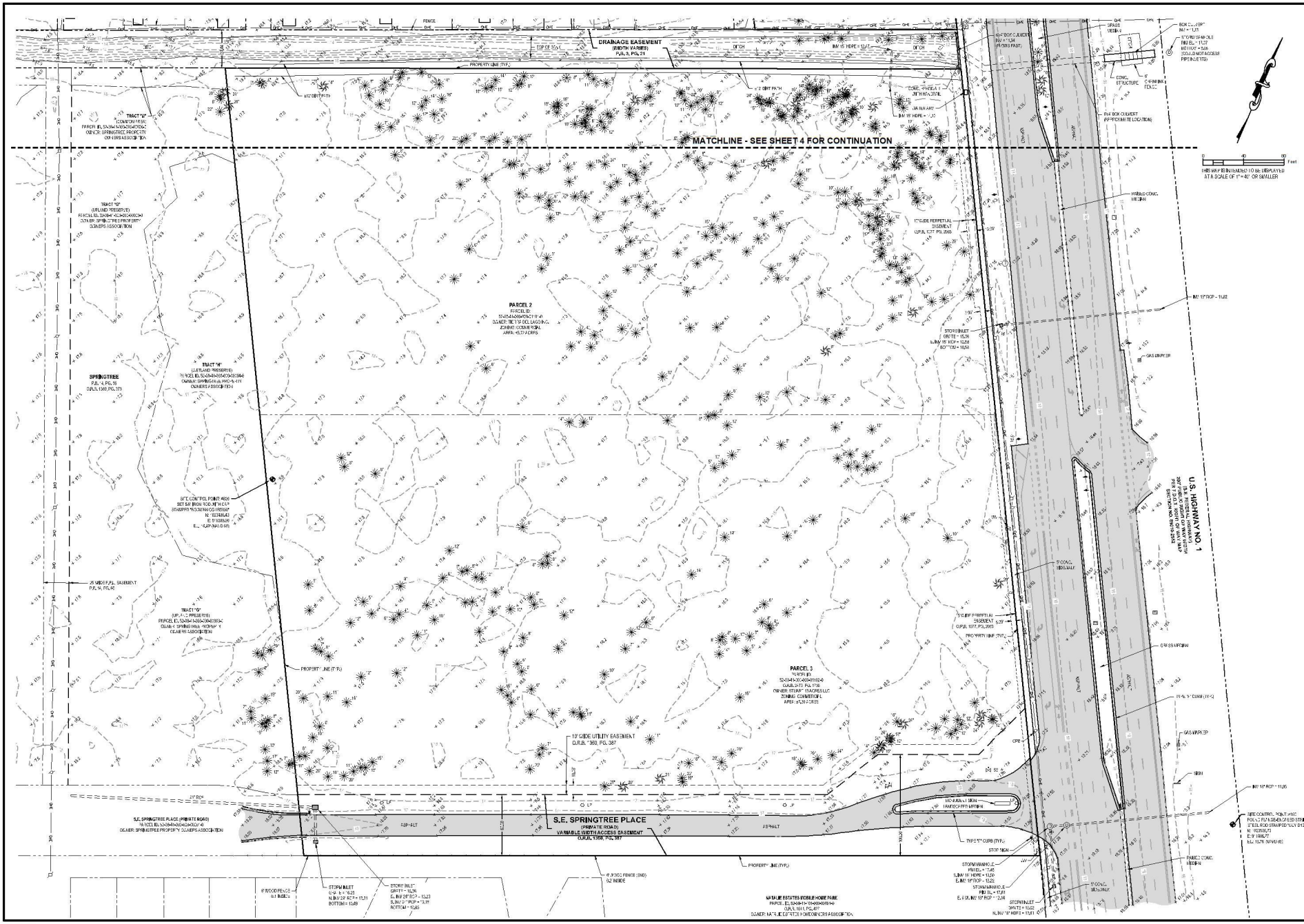
MATCHLINE - SEE SHEET 4 FOR CONTINUATION
DRAINAGE EASEMENT (WIDTH VARIES) P.B. 3, PG. 21
PROPERTY LINE (TYP.)
TRACT "U" (COMMON AREA) OWNER: SPRINGTREE PROPERTY OWNERS ASSOCIATION
TRACT "O" (UPLAND PRESERVE) OWNER: SPRINGTREE PROPERTY OWNERS ASSOCIATION
TRACT "N" (WETLAND PRESERVE) OWNER: SPRINGTREE PROPERTY OWNERS ASSOCIATION
TRACT "G" OWNER: SPRING HILL HOSPITAL OWNERS ASSOCIATION
SPRINGTREE P.B. 14, PG. 59 O.R.B. 1369, PG. 173
PARCEL 2 ZONING: COMMERCIAL AREA: ±5.77 ACRES
PARCEL 3 O.R.B. 3473, PG. 1736 OWNER: STUART 13 ACRES LLC ZONING: COMMERCIAL AREA: ±5.39 ACRES
25' WIDE F.P.L. EASEMENT P.B. 14, PG. 62
17' WIDE UTILITY EASEMENT O.R.B. 360, PG. 387
17' WIDE PERPETUAL SIDEWALK EASEMENT O.R.B. 1127, PG. 2048
17' WIDE PERPETUAL SIDEWALK EASEMENT O.R.B. 1127, PG. 2045
S.E. SPRINGTREE PLACE (PRIVATE ROAD) VARIABLE WIDTH ACCESS EASEMENT O.R.B. 1369, PG. 387
S.E. SPRINGTREE PLACE (PRIVATE ROAD) OWNER: SPRINGTREE PROPERTY OWNERS ASSOCIATION
U.S. HIGHWAY NO. 1 (VARIABLE WIDTH PUBLIC R/W) SEE SHEET 1 FOR NORTH R/W LINE DATA
NATALIE ESTATES MOBILE HOME PARK P.B. 6, PG. 87 OWNER: NATALIE ESTATES HOMEOWNERS ASSOCIATION
SITE CONTROL POINT #100 FOUND 5/8" REBAR CAPPED "BOWMAN" N: 1923905.75 E: 911806.71 ELEV. 13.76 (NAVD 88)
SITE CONTROL POINT #101 SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CP #101" N: 1923844.63 E: 911939.06 ELEV. 14.29 (NAVD 88)
STORM INLET GRATE = 15.39 IN INV 15" RCP = 10.64 BOTTOM = 10.54
STORM INLET GRATE = 15.76 IN INV 24" RCP = 11.31 IN INV 12" RCP = 11.11 BOTTOM = 10.83
STORM INLET GRATE = 15.22 IN INV 18" RCP = 11.61
STORM MANHOLE RIM EL. = 17.61 E. & W. INV. 15" RCP = 2.34
STORM MANHOLE RIM EL. = 17.45 IN INV 18" RCP = 13.20 E. INV. 18" RCP = 13.25
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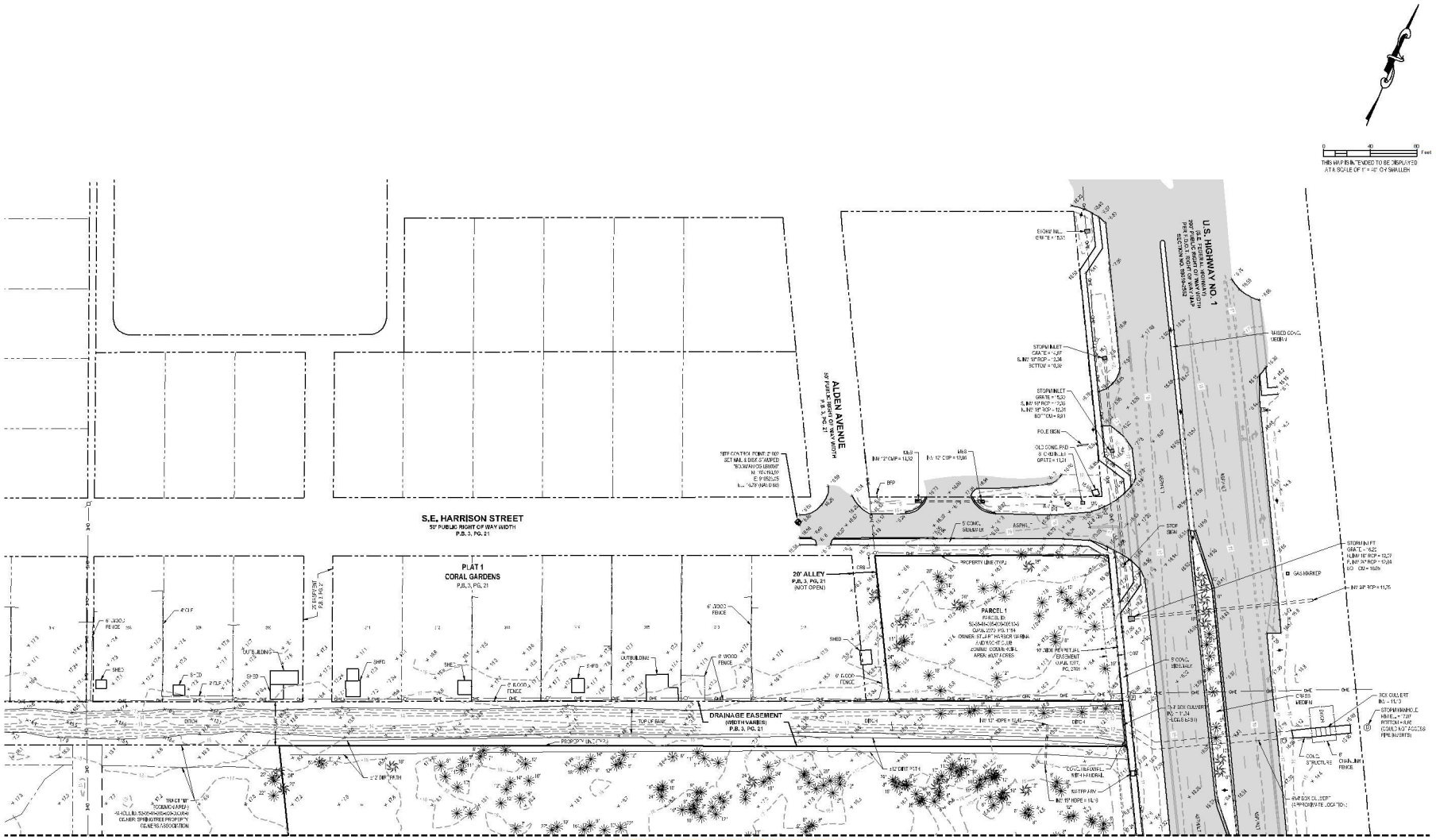

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER

0 40 80 Feet

Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd, Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7581
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TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
STUART
MARTIN COUNTY FLORIDA

PROJECT NO.
30210-01-001

REVISIONS	

DATE	DESCRIPTION
10-18-19 JS	
FIELD	RT / RB
DRAWN	CHKD

SCALE: 1" = 40'
JOB No. 30210-01-001
DATE: 5/28/2019
FILE: 30210-D-BP-001

SHEET 4 OF 4

Existing Tree Chart

Tree No.	Species	Size DBH	Protected	Status
1	Slash Pine	20	Yes	Preserve
2	Slash Pine	20	Yes	Preserve
3	Slash Pine	14	Yes	Preserve
4	Slash Pine	15	Yes	Preserve
5	Slash Pine	9	No	Preserve
6	Slash Pine	7	No	Preserve
7	Slash Pine	9	No	Preserve
8	Slash Pine	14	Yes	Preserve
9	Slash Pine	7	No	Preserve
10	Slash Pine	10	Yes	Preserve
11	Slash Pine	8	No	Preserve
12	Slash Pine	9	No	Preserve
13	Slash Pine	8	No	Preserve
14	Slash Pine	8	No	Preserve
15	Slash Pine	9	No	Preserve
16	Slash Pine	6	No	Preserve
17	Slash Pine	12	Yes	Preserve
18	Slash Pine	9	No	Preserve
19	Slash Pine	10	Yes	Preserve
20	Slash Pine	12	Yes	Preserve
21	Slash Pine	16	Yes	Preserve
22	Slash Pine	16	Yes	Preserve
23	Slash Pine	24	Yes	Preserve
24	Slash Pine	8	No	Preserve
25	Slash Pine	8	No	Preserve
26	Slash Pine	10	Yes	Preserve
27	Sabal Palm	28	No	Preserve
28	Live Oak	5	Yes	Preserve
29	Live Oak	4	No	Preserve
30	Sabal Palm	18	No	Preserve
31	Slash Pine	9	No	Preserve
32	Slash Pine	11	Yes	Preserve
33	Slash Pine	10	Yes	Preserve
34	Slash Pine	11	Yes	Preserve
35	Slash Pine	8	No	Preserve
36	Slash Pine	7	No	Preserve
37	Slash Pine	9	No	Preserve
38	Slash Pine	12	Yes	Preserve
39	Slash Pine	14	Yes	Preserve
40	Slash Pine	12	Yes	Preserve
41	Slash Pine	11	Yes	Preserve
42	Slash Pine	16	Yes	Preserve
43	Slash Pine	18	Yes	Preserve
44	Slash Pine	16	Yes	Preserve
45	Slash Pine	18	Yes	Preserve
46	Slash Pine	18	Yes	Preserve
47	Slash Pine	14	Yes	Preserve
48	Slash Pine	12	Yes	Preserve
49	Slash Pine	8	Yes	Preserve
50	Slash Pine	12	Yes	Preserve
51	Slash Pine	13	Yes	Preserve
52	Slash Pine	24	Yes	Preserve
53	Slash Pine	16	Yes	Preserve
54	Slash Pine	16	Yes	Preserve
55	Live Oak	8	Yes	Preserve
56	Slash Pine	11	Yes	Preserve
57	Slash Pine	11	Yes	Preserve
58	Slash Pine	9	No	Preserve
59	Slash Pine	10	Yes	Remove
60	Slash Pine	10	Yes	Remove
61	Slash Pine	10	Yes	Remove
62	Slash Pine	9	No	Preserve
63	Slash Pine	8	No	Preserve
64	Slash Pine	10	Yes	Remove
65	Slash Pine	12	Yes	Remove
66	Slash Pine	8	No	Preserve
67	Slash Pine	6	No	Preserve
68	Slash Pine	6	No	Preserve
69	Slash Pine	10	Yes	Preserve
70	Sabal Palm	24	No	Preserve
71	Slash Pine	18	Yes	Preserve
72	Slash Pine	24	Yes	Preserve
73	Slash Pine	24	Yes	Preserve
74	Slash Pine	8	No	Preserve
75	Slash Pine	15	Yes	Preserve
76	Slash Pine	24	Yes	Preserve
77	Slash Pine	20	Yes	Preserve
78	Slash Pine	8	No	Preserve
79	Slash Pine	12	Yes	Preserve
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82	Slash Pine	13	Yes	Preserve
83	Slash Pine	24	Yes	Preserve
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87	Slash Pine	16	Yes	Preserve
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94	Slash Pine	10	No	Preserve
95	Slash Pine	14	Yes	Preserve
96	Slash Pine	20	Yes	Preserve
97	Slash Pine	14	Yes	Preserve
98	Slash Pine	10	Yes	Preserve
99	Slash Pine	12	Yes	Preserve
100	Slash Pine	11	Yes	Preserve
101	Slash Pine	10	Yes	Preserve
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103	Slash Pine	12	Yes	Preserve
104	Slash Pine	10	Yes	Preserve
105	Slash Pine	12	Yes	Remove
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115	Slash Pine	14	Yes	Remove
116	Slash Pine	30	Yes	Remove
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131	Slash Pine	22	Yes	Remove
132	Slash Pine	10	Yes	Remove
133	Slash Pine	16	Yes	Remove
134	Slash Pine	10	Yes	Remove
135	Slash Pine	22	Yes	Remove
136	Slash Pine	24	Yes	Remove
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178	Slash Pine	10	Yes	Remove
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182	Slash Pine	14	Yes	Remove
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185	Slash Pine	12	Yes	Remove
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190	Slash Pine	11	Yes	Remove
191	Slash Pine	12	Yes	Remove
192	Slash Pine	12	Yes	Remove
193	Slash Pine	12	Yes	Remove
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195	Slash Pine	6	No	Preserve
196	Slash Pine	7	No	Preserve
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200	Slash Pine	14	Yes	Remove
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202	Slash Pine	30	Yes	Preserve
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205	Slash Pine	11	Yes	Preserve
206	Slash Pine	16	Yes	Preserve
207	Slash Pine	20	Yes	Preserve
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217	Slash Pine	30	Yes	Preserve
218	Slash Pine	11	Yes	Preserve
219	Slash Pine	20	Yes	Preserve
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221	Slash Pine	22	Yes	Preserve
222	Slash Pine	30	Yes	Preserve
223	Slash Pine	20	Yes	Preserve
224	Slash Pine	20	Yes	Preserve
225	Slash Pine	36	Yes	Preserve
226	Slash Pine	14	Yes	Remove
227	Slash Pine	10	Yes	Remove
228	Slash Pine	18	Yes	Remove
229	Slash Pine	24	Yes	Remove
230	Slash Pine	20	Yes	Remove
231	Slash Pine	24	Yes	Remove
232	Slash Pine	14	Yes	Remove
233	Slash Pine	12	Yes	Remove
234	Slash Pine	18	Yes	Remove
235	Slash Pine	16	Yes	Remove
236	Slash Pine	14	Yes	Remove
237	Slash Pine	12	Yes	Remove
238	Slash Pine	12	Yes	Remove
239	Slash Pine	19	Yes	Remove
240	Slash Pine	16	Yes	Remove
241	Slash Pine	12	Yes	Remove

Legend

- Ex. Trees to be Preserved
- Ex. Trees to be Removed

Protected Tree Removal Summary

Protected Specimen Trees (Hardwood)	
Total Inches (DBH) to be Removed	0 Inches
Total Inches (DBH) for Replacement	0 Inches
Protected Specimen Pines (Softwood)	
Total Inches (DBH) to be Removed	1,725 Inches
Total Inches (DBH) to be Replaced (1,725 x 1.5)	2,587.5 Inches

Notes

1. See Sheet LP-5 for applicable details and notes related to Tree Protection Barricades.
2. See Tree Mitigation data on Sheet LP-2 for proposed replacement inches.

Scale: 1" = 50'

0' 25' 50' 100' 150'

North

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
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STUART - SPRINGTREE

Florida

City of Stuart

Existing Tree Survey / Removal Plan

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Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19 1-07-20
Revision Dates 3-20-20

LP-1

Landscape Data

Required Landscape Area (20% of the total site gross area)

Total Gross Site Area	13.59 Ac. / 592,032 sf
Required Area (592,032 sf x 20%)	2.72 Ac. / 118,467 sf
Provided Area	5.62 Ac. / 245,014 sf (41%)

1 Tree per 1,500 sf of Development Site (Min. 50% Shade Trees)

Development Site (excludes ex. on-site preserve area)	522,811 sf (12.0 Ac.)
Total Trees Required (522,811 sf / 1,500 sf)	**349 Total Trees**
Total Trees Provided	**349 Total Trees**
Shade Trees	270 Trees
Palms @ 1:1 Ratio	42 Trees
Palms @ 2:1 Ratio	38 Trees (76 Palms / 2)
Total Req. Trees Provided	349 Trees

*Note: Does not include additional trees provided for mitigation / tree replacement. See data below.

Shade Tree Requirement (Minimum 50% of Required Trees)

Shade Trees Required (349 Required Trees x 50%)	175 Trees (50%)
Shade Trees Provided	270 Trees (77%)

Native Tree Requirement (Minimum 50% of Required Trees)

Native Trees Required (349 Req. Trees x 50%)	175 Trees (50%)
Native Trees Provided	185 Trees (53%)

Perimeter Landscape Buffer Requirements

Between Parking Areas and Abutting Right-of-way: (East Property)

A landscaped strip of land not less than ten feet in depth shall be located between parking areas and the abutting right-of-way / street. 1 tree for every 25 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to U.S. Highway No. 1 (East Property) : 186 LF

Trees Required: (186 LF / 25)	8 Trees
Trees Provided:	8 Trees
Shade Trees	7 Trees
Palms @ 2:1 Ratio	1 Tree (2 Palms / 2)
Trees Provided	8 Trees

Parking Area Landscaping adjacent to streets: (South Property)

A landscaped strip of land not less than ten feet in width, shall be located between the parking area and the abutting street. 1 tree for every 30 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to SE Springtree Place: 505 LF

Trees Required: (505 LF / 25)	20 Trees
Trees Provided:	25 Trees
Shade Trees	19 Trees
Palms @ 2:1 Ratio	6 Trees (10 Palms / 2)
Trees Provided	25 Trees

Transitional Landscape Buffer: (North Property)

One Tree Per 20 LF. Buffer shall include a buffer screen the width of which is 25 percent of the width of the required buffer. The buffer screen shall include a planted High wall or fence. Sec. 5.04.06 B (4) - No Structure, mechanical equipment, trash receptacles, parking area or internal driveways shall be located in the common boundary buffer within 15 feet of the property line.

North Property abutting Single family: 564 LF

Required Buffer Width : 55' (25' + 10' for each additional bldg. story)
Provided Buffer Width : 55' Average

Required Buffer Screen : 13.75' (55' Buffer Width x 25%)
Provided Buffer Screen : 50' Average Ex. Preserve / Native Vegetation Area

Trees Required / Provided: N/A. 50' Average Existing Preserve / Native Vegetation Area Provided

West Property Landscape Buffer: (No Landscape Buffer Required)

The abutting property to the west is undeveloped and is an existing preserve tract for the adjacent single family Springtree development. We are providing an enhanced 50' preserve area along the west property with additional 128 proposed native trees as shown on plan. This provides a much larger connected preserve area with a continuation of the existing native vegetation / habitat.

Interior / Parking Area Landscape Requirements

Required Landscaping between Building Walls and Parking Areas:

Multi-family development shall provide a landscaped strip between the building walls and parking areas. 1 Tree per 20 LF and continuous hedge shall be placed between the building perimeter which is adjacent to parking areas. LF calculations shall exclude building entrances and A/C pads.

Building Type 4.1 : 1,100 LF Total (220 LF per building x 5 building)

Trees Required: (1,100 LF / 20)	55 Trees
Trees Provided:	55 Trees

Building Type 4.4 : 475 LF Total (238 LF per building x 2 building)

Trees Required: (475 LF / 20)	24 Trees
Trees Provided:	24 Trees

Clubhouse : 100 LF Total (100 LF per building x 1 building)

Trees Required: (100 LF / 20)	5 Trees
Trees Provided:	9 Trees
Total Trees Required:	84 Trees
Total Trees Provided:	86 Trees
Shade Trees	48 Trees (57%)
Palms @ 1:1 Ratio	20 Trees
Palms @ 2:1 Ratio	18 Trees (36 Palms / 2)
Trees Provided	86 Trees

Interior / Terminal Landscape Island Requirement:

Each interior island shall contain a min. of 1 tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24", Not less than 50% of trees used in parking area interior landscaping shall be shade trees.

Trees Required:	69 Trees
Trees Provided:	70 Trees
Shade Trees	60 Trees (57%)
Palms @ 1:1 Ratio	3 Trees
Palms @ 2:1 Ratio	7 Trees (16 Palms / 2)
Trees Provided	70 Trees

Interior Parking Median Requirement:

Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than 1 tree every 20 LF. No trees shall be located more than 50 feet apart. Any hedge materials located within an interior landscaped median shall be maintained at a Max. height of 24".

Total LF of Parking Median : 365 LF

Trees Required: (365 LF / 20)	18 Trees
Trees Provided:	18 Trees

(16 Shade Trees - 100%)

* Tree Replacement / Mitigation Data

Trees provided for Mitigation / Tree replacement are in addition to required trees per Section 6.04 Landscaping.

Protected Specimen Trees (Hardwood):

Inches to be Removed	0 Inches
Required Replacement Inches	0 Inches

Protected Specimen Pines (Softwood):

Inches to be Removed	1,725 Inches
Required Replacement Inches (1,725 x 1.5)	2,587.5 Inches
Provided On-site Replacement Inches	2,932 Inches
107 - Slash Pines @ 2.5" DBH	267.5 Inches
8 - Royal Palms @ 18' CT	66 Inches
40 - Sabal Palms @ 16' CT	250 Inches
70 - Sabal Palms @ 18' CT	595 Inches
60 - Sabal Palms @ 22' CT	750 Inches
20 - Washingtonia Palms @ 18' CT	170 Inches
53 - Washingtonia Palms @ 25' CT	821.5 Inches
Total Inches Provided	2,932 Inches

Notes:
- See "Trees for Mitigation" Category within Tree Schedule on Sheet LP-5 for total provided mitigation inches per tree
- Additional trees provided for Mitigation are shown on plan with grey solid hatch

Legend

Existing Trees to be Preserved (See Existing Tree Chart on Sheet LP-1 for more detailed info.)

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 50'

0' 25' 50' 100' 150'

North

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
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STUART - SPRINGTREE

Florida

City of Stuart
Landscape Plan

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Checked By MH
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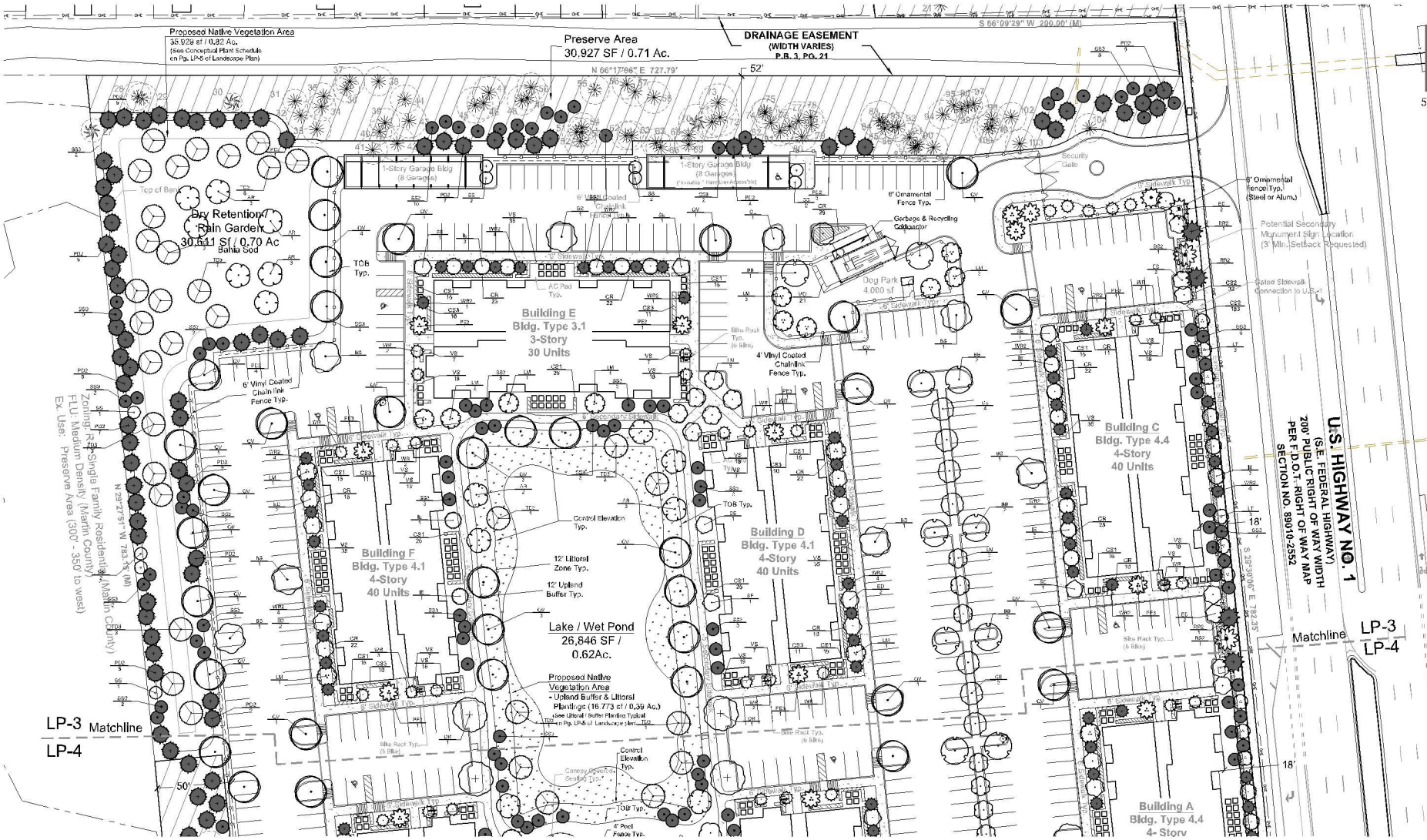
Revision Dates 3-20-20

LP-2



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50 E. Ocean Blvd., Suite 101
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STUART - SPRINGTREE

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Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19 1-07-20
Revision Dates 3-20-20

LP-3

Legend

Existing Trees to be Preserved
(See Existing Tree Chart on Sheet LP-1 for more details)

Ex. Preserve Area

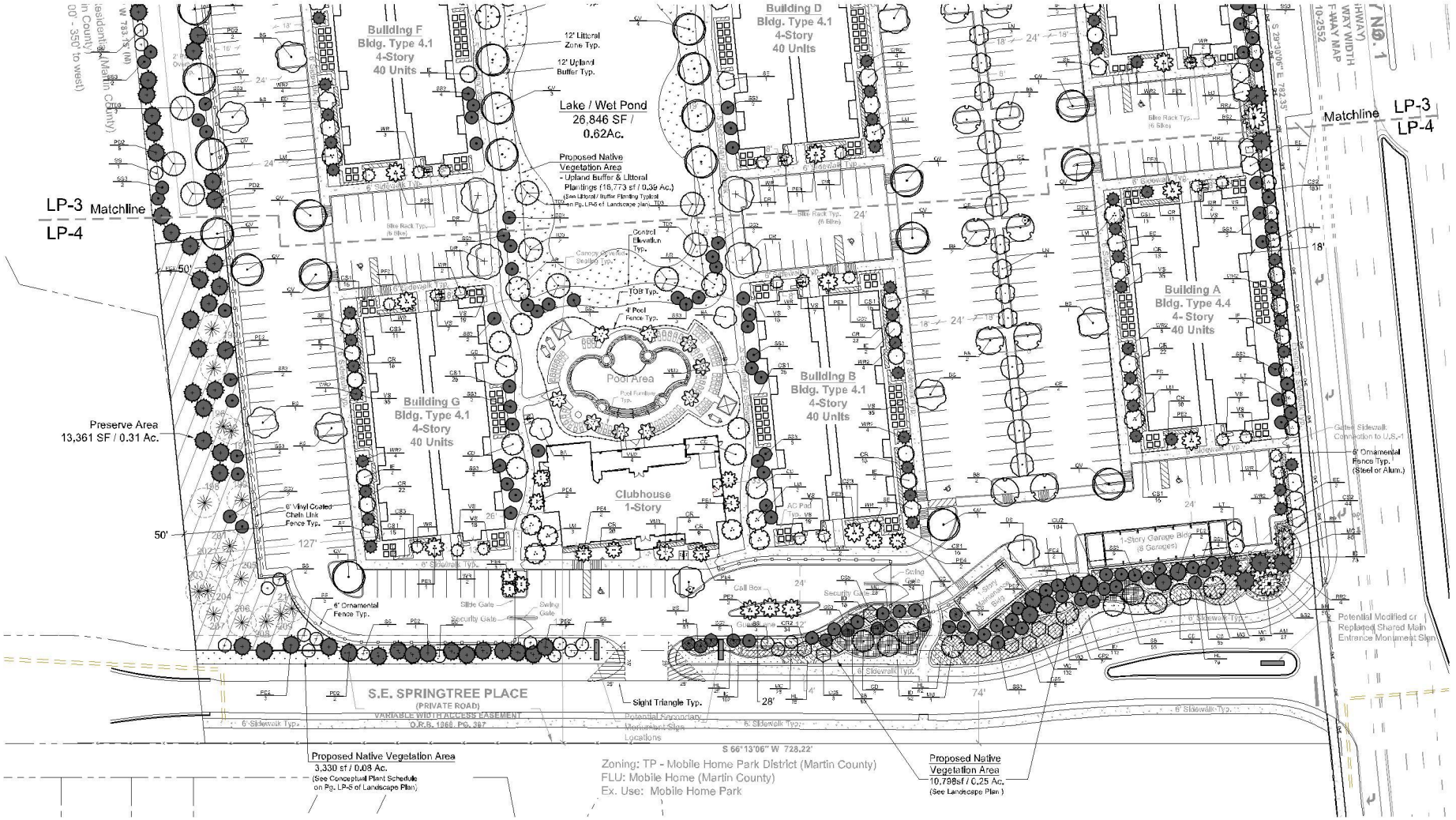
Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

05112020 CC M



Legend

Existing Trees to be Preserved
(See Existing Tree Chart on Sheet LP-1 for more detailed info)

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

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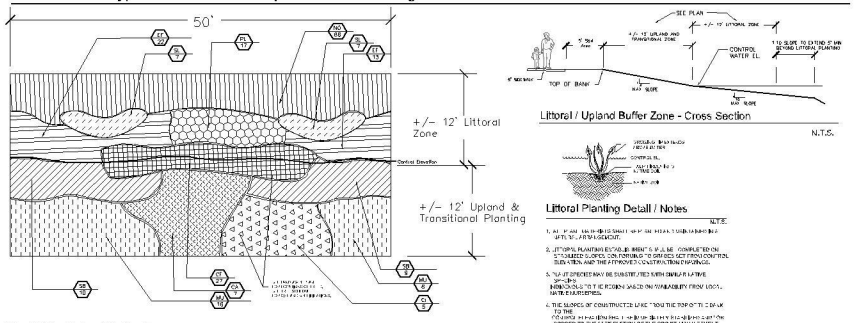
Revision Dates	3-20-20

LP-4

05112020 CC M

50' Section of Typical Lake Littoral & Upland Buffer Planting Zone - 24' Width

N.T.S.



Littoral / Upland Buffer Zone - Cross Section

N.T.S.

Littoral Planting Detail / Notes

NOTES:

1. [illegible]
2. LITTORAL PLANTING ESTABLISHMENT & MAINTENANCE COMPLETED ON STABILIZED SLOPES CONTROLLING EROSION SET FROM CONTROL ELEVATION, AND THE APPROVED CONSTRUCTION DRAWINGS.
3. NO UP SPECIES MAY BE SUBSTITUTED WITH SIMILAR NATIVE SPECIES.
4. [illegible]
5. THE SLOPES OF CONSTRUCTED LAKE FROM THE TOP OF THE BANK TO THE CONTROL ELEVATION SHALL BE SHAPED AND SODDED TO THE SATISFACTION OF THE DEVELOPMENT MANAGEMENT DEPARTMENT UPON COMPLETION OF THE LAKE CONSTRUCTION.

Plant List - Upland Buffer Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
14	270	SB*	SPARTINA BAKERI/ BUSCTH CORDGRASS	3' O.C., 1 GAL, FULL
7	100	CA*	CALLICARPA AMERICANA / BEAUTYBERRY	5' O.C., 3 GAL, FULL
24	341	MU*	MUHLENBERGIA CAPILLARIS / MUHLY GRASS	3' O.C., 1 GAL, FULL
5	71	CP	CHRYSOBALANUS ICACO / COCOPLUM	9' O.C., 3 GAL, FULL

*=FLORIDA NATIVE

Plant List - Littoral Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
14	196	SL*	SAGITTARIA LATIFOLIA / DUCK POTATO	2' O.C., BARE ROOT
66	437	NO*	NYMPHEA ODORATA / FRAGRANT WATER LILY	2' O.C., BARE ROOT
38	457	IH*	ELEOCHARIS HAVEBELMS / SHINE RUSH	2' O.C., BARE ROOT
2/	083	CP*	CANNA FLACCIDA / GOLDEN CANNA LILY	2' O.C., BARE ROOT
17	241	PL*	PONTEDERIA LANCEOLATA / PICKEREL WEED	2' O.C., BARE ROOT

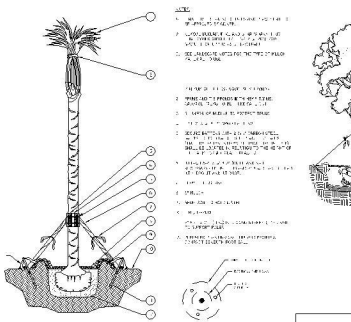
*=FLORIDA NATIVE

* QUANTITIES ARE FOR A TYPICAL 50' SECTION. LINEAR FOOTAGE OF LITTORAL / UPLAND BUFFER SHOWN AROUND PERIMETER OF LAKE IS 712 LF, THEREFORE QUANTITIES SHOULD BE MULTIPLIED BY 14.2 (712 LF / 50) AS SHOWN ABOVE. SEE LANDSCAPE PLAN FOR LOCATION OF TREES. SEE TREE SCHEDULE FOR SIZE AND SPECIFICATIONS.

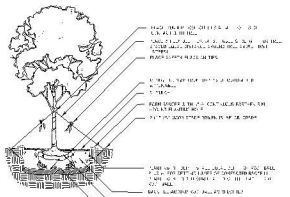
Proposed Native Vegetation Area - Conceptual Plant Schedule

SPECIES	QTY	SIZE	% / SPACING
Chrysobalanus Icaco / Coco Plum	278	3 gal	20% @ 60" oc
Muhlenbergia capillaris / Pink Muhly	772	1 gal	20% @ 36" oc
Myrica cerifera / Wax Myrtle	139	3 gal	10% @ 60" oc
Serenoa repens / Saw Palmetto	386	1 gal	10% @ 36" oc
Spartina bakeri / Sand Cord Grass	1,543	1 gal	40% @ 36" oc

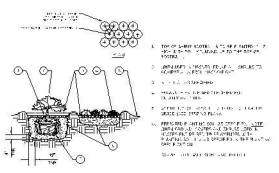
Planting / Landscape Details



PALM TREE PLANTING



TREE PLANTING DETAIL



SHRUB/GROUNDCOVER PLANTING

General Landscape Notes

1. Plant material used in conformance with the provisions of this landscape notes and conditions for this project shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Part I and Part II, DPI, State of Florida, Department of Agriculture, Tallahassee.
2. Tree locations may be adjusted for site plan/utility verification based on final construction and utility plans. Alternative plant species are the required landscaping required to remain. Replacements may be permitted as specified herein and approved by the City of Stuart prior to installation. Trees and shrubs must be installed and maintained in a healthy
3. For the purpose of measurement of trees, no tree shall be planted closer than 5 feet, as measured from the center of the tree trunk, to any curb, pavement, sidewalk, driveway, or other impervious surface. Palms may be planted at a distance equal to or greater than the average trunk length or as specified here in sound trees.
4. No tree, shrubs, hedges or vines shall be planted within the clear sight triangle of any intersection. Trees within the clear sight triangle shall be limited to a maximum height of three inches. Trees within the clear sight triangle shall be limited to a maximum height of three inches. Trees within the clear sight triangle shall be limited to a maximum height of three inches.
5. Sod and cover: Portion of ground that be planted as an to prevent a finished appearance and reasonable complete coverage within one year. Sod must be installed.
6. Mulch shall be required in all planting areas to a minimum depth of three inches. Use of approved, rich, shredded
7. All landscaping within the site shall be installed in accordance with the approved plan and shall be maintained in a healthy and growing condition at all times. The owner, tenant or agent, if any, shall be responsible for the maintenance, repair and replacement of all landscaping materials and irrigation systems as may be necessary to keep them in a healthy, growing condition at all times. Plant material which exhibits evidence of insect pest disease and/or damage shall be appropriately treated. Dead plants must be promptly removed and replaced within ten days after notification by the City, or within an extended period as specified by the City, if the current season does not allow adequate planting time. Replacement plant material shall be of the same species as specified in the approved landscape plan, unless otherwise approved by the City.
8. All landscaping within the site shall be installed in accordance with the practices and procedures established by the most current edition of the Florida Department of Agriculture and Consumer Services, Division of Plant Industry publication entitled "Grades and Standards for Nursery Plants", Part I and II, as amended from time to time.
9. Any hedge material planted must be 75% opaque between 1 and 3 years after planting.
10. All plant species used must be consistent with the applicable requirements of the City of Stuart ordinances.
11. All ring and bed edging is to be performed in the landscape areas that are installed according to accepted good planting practices.
12. All dead trees, shrubs, and shrub/tree species shall be removed from the entire site prior to the issuance of a certificate of occupancy.
13. A native vegetation buffer must be maintained in areas existing in their natural, undisturbed state by an approved plan consistent with the requirements of Section 5.3.3(A)(3) of the Land Development Regulations of Stuart.
14. To ensure the health and survival of protected trees that are not to be removed, the contractor shall avoid the following harmful practices during all development activities: a) Mechanical injuries to roots, trunk, and branches; b) Injurious chemical poisoning; c) Injurious grade changes; d) Injuries by excessive dust; e) Excessive pruning.
15. Fences, signs, and temporary or other development materials shall not be attached or nailed to any protected tree.
16. Tree protection devices, construction materials or debris shall not be placed within the protective barrier.
17. Existing trees, specimen trees and palms shall be provided on final landscape or construction plans at the time of site permit.

General Irrigation Notes

1. All landscape & sod areas shall be irrigated by a automated system that provides 100% coverage and overlap.
2. Irrigation system shall conform to the requirements of the latest edition of the Florida Building Code. Irrigation systems shall be designed, constructed, operated and maintained so as to promote the efficient use of water. Irrigation systems shall be designed to avoid runoff, low head drainage, overspray or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. Irrigation systems shall be designed to allow for adjustment to irrigate only the landscaped areas and to avoid irrigation of impervious surfaces. Irrigation systems shall be designed to allow for adjustment to irrigate only the landscaped areas and to avoid irrigation of impervious surfaces.
3. No irrigation system shall be allowed or maintained to create a nuisance or unsafe condition or permit water to flow onto any public street which causes water from the system to overspray onto the roadway or to inhibit passage of vehicular traffic.
4. Irrigation Water Source: To be Determined
5. Irrigation system shall provide a moisture sensing device (or other similar switch) to monitor rainfall and irrigation needs.

Xeriscape Landscape Requirement

To obtain a development permit, an applicant shall obtain a minimum of 50 points from the following table of design options. As used in the table, "flex" means the list of drought tolerant species set forth in the most current South Florida Water Management District's Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation: Using the Principles of Xeriscape.

Design Options:		Points	Points Required
(1):	Utilization of moisture sensing controller other than rain switch	5	5
(2):	Has submitted with plan, moderate and high water usage zones if depicted on the landscape plan.	5	
(3):	Grasses: ground covers:		
	25 - 50 % of the grasses / ground covers are made up of drought tolerant grass species from the list.	5	
	51 % or more of the grasses / ground covers 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):	Entire shade trees in vehicular use areas:		
	75 % more than the required shade trees planted in the vehicular use areas.	5	5
	50 % more than the required shade trees planted in the vehicular use areas.	10	
(7):	Sod area less than 50 percent of pervious landscape area.	10	
(8):	Utilization of compacted mulches (shredding taste at least two inches in depth in all planted areas except grass not covers. (Use of Cypress Mulch prohibited).	10	10

Total Points Provided: 50 Points

Shrub / Groundcover Schedule

SHRUB SCHEDULE							
	SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
**	AM	27	Asparagus meyeri / Foxtail Fern	3 gal	* Full pot	No	24" o.c.
*	BH	50	Bougainvillea x 'Helen Johnson' / Dwarf Bougainvillea	3 gal	*Full Pot	No	24" o.c.
*	CR2	108	Chrysobalanus Icaco / Green Cocoplum	3 gal	20 - 24" HT., FULL	Yes	36" o.c.
	CR	429	Chrysobalanus Icaco 'Red Tip' / Red Tip Cocoplum	3 gal	20 - 24" HT., FULL	Yes	30" o.c.
*	CS3	102	Clusia guttifera / Small-Leaf Clusia	3 gal	24" Ht. Min.	Yes	30" o.c.
*	CS2	259	Clusia guttifera / Small-Leaf Clusia	7 gal	36" Ht., Full	Yes	30" o.c.
*	CU2	104	Coccoloba uvifera / Sea Grape	7 gal	36" Ht., Full	Yes	42" o.c.
*	CS	163	Conocarpus erectus 'sericeus' / Silver Buttonwood	3 gal	24" Ht., full	Yes	30" o.c.
*	CS1	353	Conocarpus erectus 'sericeus' / Silver Buttonwood	3 gal	24" Ht. full	Yes	24" o.c.
**	HL	291	Hymenocallis latifolia / Spider Lily	1 gal	* Full pot	Yes	24" o.c.
*	ID	398	Ilex vomitoria 'Schillings Dwarf' / Dwarf Schillings Holly	3 gal		Yes	24" o.c.
**	MC	266	Muhlenbergia capillaris / Pink Muhly	1 gal	Full	Yes	36" o.c.
**	SB	148	Spartina bakeri / Sand Cord Grass	1 gal	Full	Yes	36" o.c.
	VO	21	Viburnum odoratissimum / Sweet Viburnum	3 gal	24" Ht. Min.	No	36" o.c.
	VS	589	Viburnum suspensum / Sandankwa Viburnum	3 gal	24" Ht. Min.	No	24" o.c.

* **Drought Tolerant Shrub Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation: Using the Principles of Xeriscape)

Total Required / Code Shrubs	2,889 Shrubs
Drought Tolerant Shrubs Provided	1,641 Shrubs (51%)

** **Drought Tolerant Grasses / Ground Covers Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation: Using the Principles of Xeriscape)

Total Required (Code) Grasses / GC	652 Grasses / GC
Drought Tolerant Grasses / GC Provided	652 Grasses / GC (100%)

Native Shrub Requirement (50% Minimum)

Total Required / Code Shrubs	2,889 Shrubs
Native Shrubs Provided	2,429 Shrubs (75%)

Native Grasses / Ground Cover Requirement (50% Minimum)

Total Required (Code) Grasses / GC	652 Grasses / GC
Native Grasses / Ground Covers Provided	579 Grasses / GC (89%)

TREE SCHEDULE						
CODE PALME	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
	VM3	10	Adonidia merrillii / Christmas Palm	16' ct. Min., Triple Specimen	No	
*	BS2	3	Bismarckia nobilis 'Silver' / Silver Bismark Palm 2:1 Tree Ratio	16' CT Min.	No	
	PE4	12	Ptychosperma elegans / Alexander Palm 1:1 Tree Ratio	16' CT. Min. Double Specimen	No	
	PE3	20	Ptychosperma elegans / Alexander Palm 1:1 Tree Ratio	16' ct. Min., Triple Specimen	No	
*	RR	3	Roystonea regia / Royal Palm 2:1 Tree Ratio	16' ct.	Yes	
*	SS	20	Sabal palmetto / Cabbage Palmetto 2:1 Tree Ratio	13 @ 16' ct., 13 @ 20' ct.	Yes	
*	WR	43	Washingtonia robusta / Mexican Fan Palm 2:1 Tree Ratio	23 @ 16' ct., 20 @ 18' ct.	No	
CODE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
	AR	14	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	12' HT. x 6' Spr. Min.	Yes	
*	BB	14	Buddia buxcrus 'Shady Lady' / Shady Lady Black Olive	12' HT. x 6' Spr. Min.	No	
*	BA	2	Bulnesia arborea / Verawood	12' HT. x 6' Spr. Min.	No	
*	BS	13	Bursera simaruba / Gumbo Limbo	12' HT. x 6' Spr. Min.	Yes	
*	CD	15	Coccoloba diversifolia / Pigeon Plum	12' HT. x 6' Spr. Min.	Yes	
*	CE	13	Conocarpus erectus / Green Buttonwood	12' HT. x 6' Spr. Min.	Yes	
*	CS5	9	Conocarpus erectus 'Sericeus' / Silver Buttonwood	12' HT. x 6' Spr. Min.	Yes	
*	DR	4	Delonix regia / Royal Poinciana	12' HT. x 6' Spr. Min.	No	
*	ED	23	Elaeocarpus decipiens TM / Japanese Blueberry Tree	12' HT. x 6' Spr. Min.	No	
*	IE	28	Ilex x attenuata 'Eagleston' / Eagleston Holly	12' HT. x 6' Spr. Min.	Yes	
*	LM	22	Lagerstroemia x ' Muskogee' / Muskogee Crape Myrtle	12' Ht. x 6' Spr. Min., Multi-trunk	No	
*	LN	13	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle	12' HT. x 6' Spr. Min.	No	
*	LT	14	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink	12' Ht. x 6' Spr. Min., Multi-trunk	no	
	MG	3	Magnolia grandiflora 'D.D. Blanchard' / Southern Magnolia	12' HT. x 6' Spr. Min.	Yes	
*	QV	39	Quercus virginiana / Southern Live Oak	12' HT. x 6' Spr. Min.	Yes	
*	SE	10	Senna surattensis / Glossy Shower	12' HT. x 6' Spr. Min.	No	
*	TD3	33	Taxodium distichum / Bald Cypress	12' HT. x 6' Spr. Min.	Yes	
TREES FOR MITIGATION (ADDITIONAL)	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
	PD2	107	Pinus elliottii / Slash Pine * Pine Mitigation (Softwoods)	2.5" DBH Min. 12' Ht. x 6' Spr. Min.	Yes	267.5 Inches
	RR2	6	Roystonea regia / Royal Palm * Pine Mitigation (Softwoods)	16' ct.	Yes	66 Inches
	SS3	170	Sabal palmetto / Cabbage Palmetto * Pine Mitigation (Softwoods)	40 @ 10' ct., 70 @ 16' ct., 60 @ 22' ct.	Yes	1,605 Inches
	WR2	73	Washingtonia robusta / Mexican Fan Palm * Pine Mitigation (Softwoods)	20 @ 16' ct., 53 @ 25' ct.	No	991.5 Inches

* **Drought Tolerant Tree Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation: Using the Principles of Xeriscape)

Total Required / Code Trees	349 Trees
Drought Tolerant Trees Provided	291 Trees (83%)

Native Tree Requirement (50% Minimum)

Native Trees Required (percentage of trees only)	175 Trees (50%)
Native Trees Provided	185 Trees (53%)

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

STUART - SPRINGTREE

Florida

City of Stuart
Landscape Specifications

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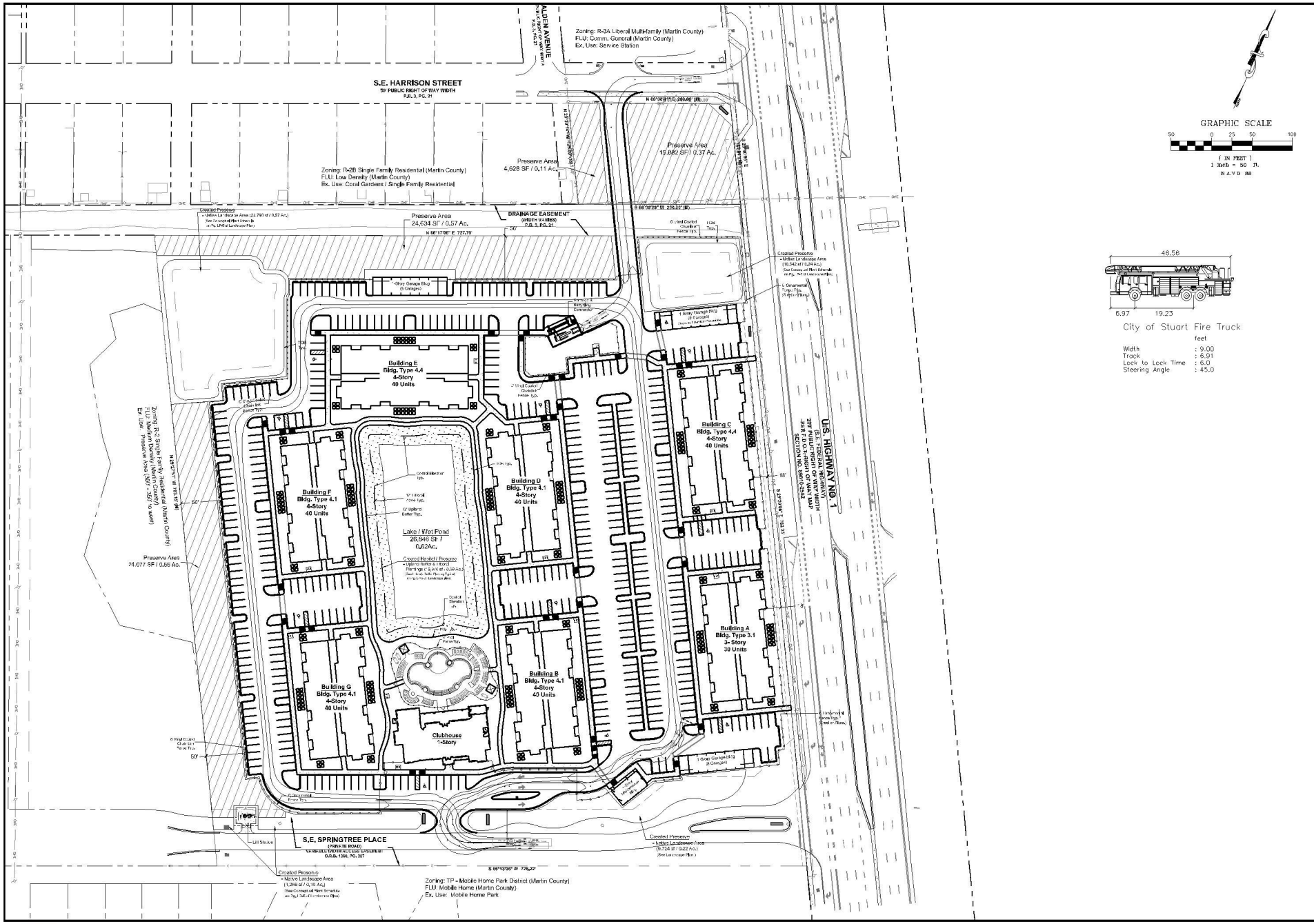
Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19
	12-02-19 1-07-20
Revision Dates	3-20-20

LP-5

05112020 CCM



Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd. Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7681
www.bowmanconsulting.com
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STUART - SPRINGTREE
FIRE TRUCK PLAN

FLORIDA

CITY OF STUART

PROJECT NO.
30210-01-002

REVISIONS

DATE	DESCRIPTION

JMB DRAWN | HE CHKD

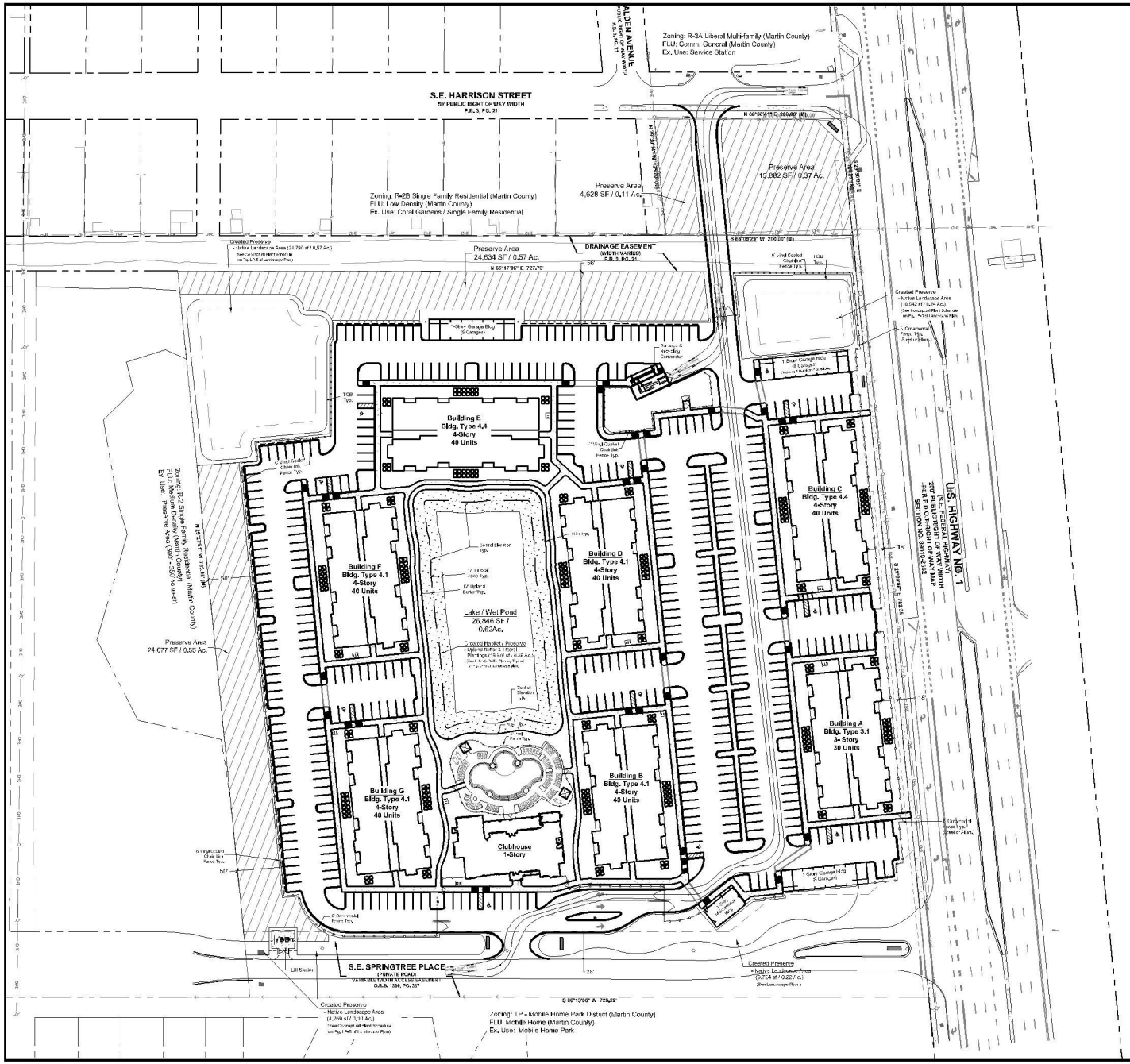
SCALE: 1" = 50'

JOB No. 30210-01-002

DATE: 9/24/2019

FILE:

SHEET 1 OF 1



Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd. Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7681
www.bowmanconsulting.com
@bowman Consulting Group, Ltd.

STUART - SPRINGTREE
GARBAGE TRUCK PLAN

FLORIDA

CITY OF STUART

PROJECT NO.
30210-01-002

REVISIONS

DATE	DESCRIPTION

JMB	HE
DRAWN	CHKD

SCALE: 1" = 50'
JOB No. 30210-01-002
DATE: 9/24/2019
FILE:
SHEET 1 OF 1

LEFT SIDE ELEVATION

REAR ELEAVTION

RIGHT SIDE ELEVATION

PAINT COLORS - SHERWIN WILLIAMS

HIGH REFLECTIVE WHITE
SW 7757

GOSSAMER VEIL
SW 9165

RAINWASHED
SW 6211

JASPER STONE
SW 9133

TYPICAL MIX 4.1 UNIT BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION

Stuart - Multi Family - FL Waypoint Residential

architecture | interiors | planning

GROUP 4 DESIGN

MIX 4.1

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LEFT SIDE ELEVATION

REAR ELEAVTION

RIGHT SIDE ELEVATION

PAINT COLORS - SHERWIN WILLIAMS

HIGH REFLECTIVE WHITE
SW 7757

GOSSAMER VEIL
SW 9165

RAINWASHED
SW 6211

JASPER STONE
SW 9133

TYPICAL MIX 4.4 UNIT BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION

Stuart - Multi Family - FL Waypoint Residential

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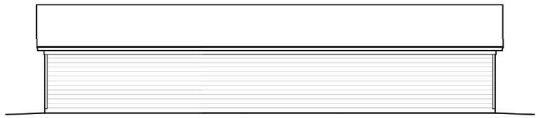
PAINT COLORS - SHERWIN WILLIAMS

HIGH REFLECTIVE WHITE
SW 7757

GOSSAMER VEIL
SW 9165

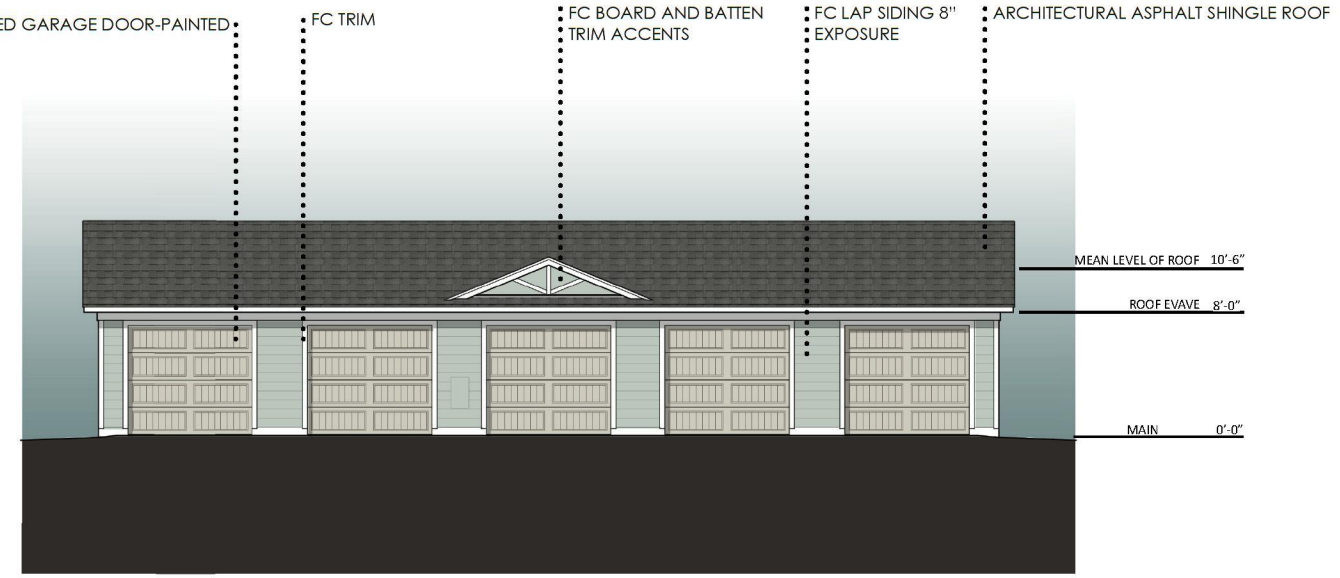
RAINWASHED
SW 6211

JASPER STONE
SW 9133



REAR ELEAVTION

TYPICAL SIDE ELEVATION



TYPICAL GARAGE BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION

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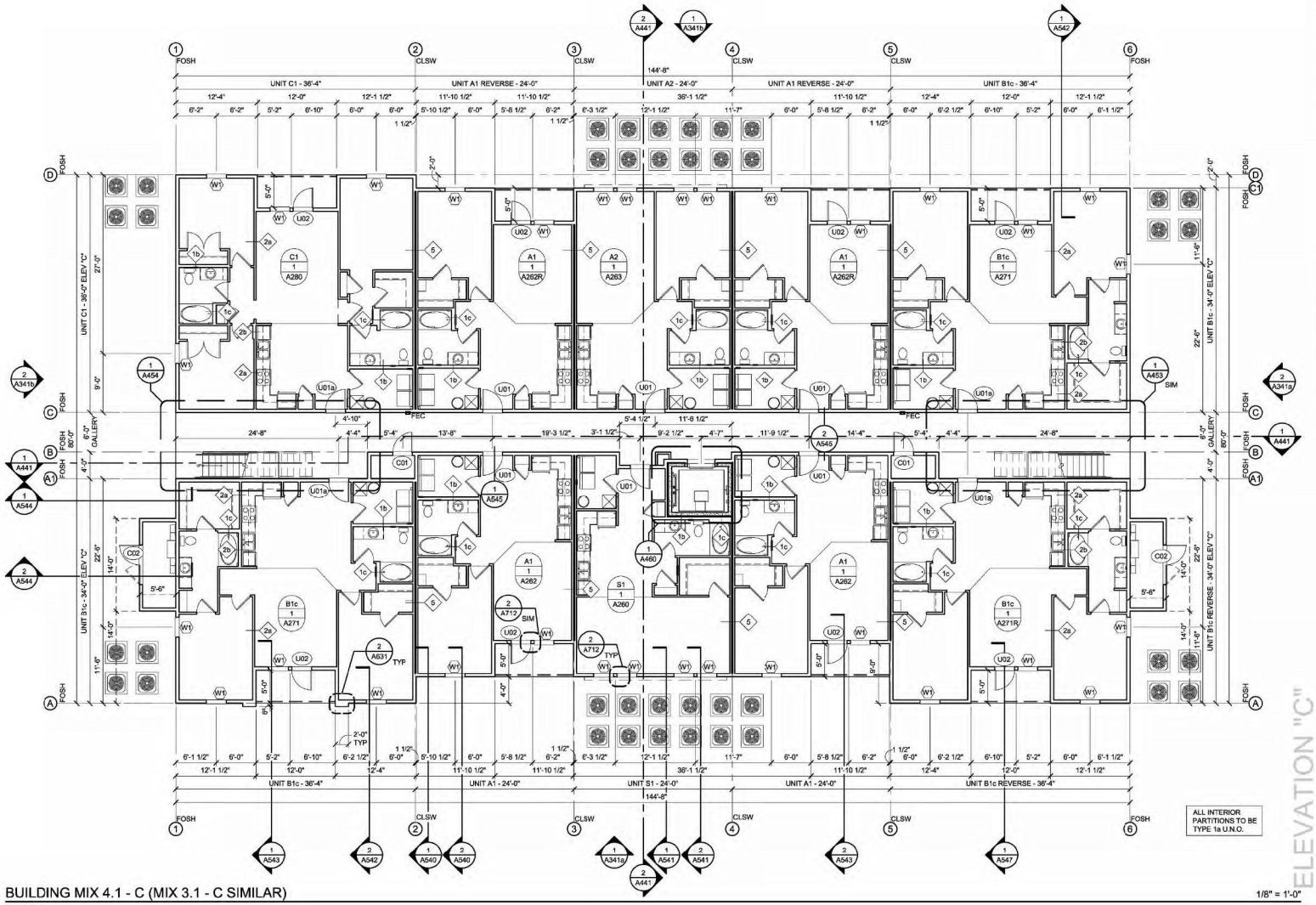

BUILDING MIX 4.1 - C (MIX 3.1 - C SIMILAR)

FLOOR 1

1/8" = 1'-0"

ELEVATION "C"

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning

1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 (o) 904.353.5968 (f)
AA26003932

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CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

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Karie L. Kovacocy, AIA
FL AR98408

Issues and Revisions

No.	Description	Date	By
01	PERMIT SET	01.06.20	JAX
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:

Drawn By: JAX

Checked By: JAX/KLK

Project Name:

MULTI-FAMILY

Drawing Name:

BUILDING MIX 4.1 - C

FLOOR 1

A241a

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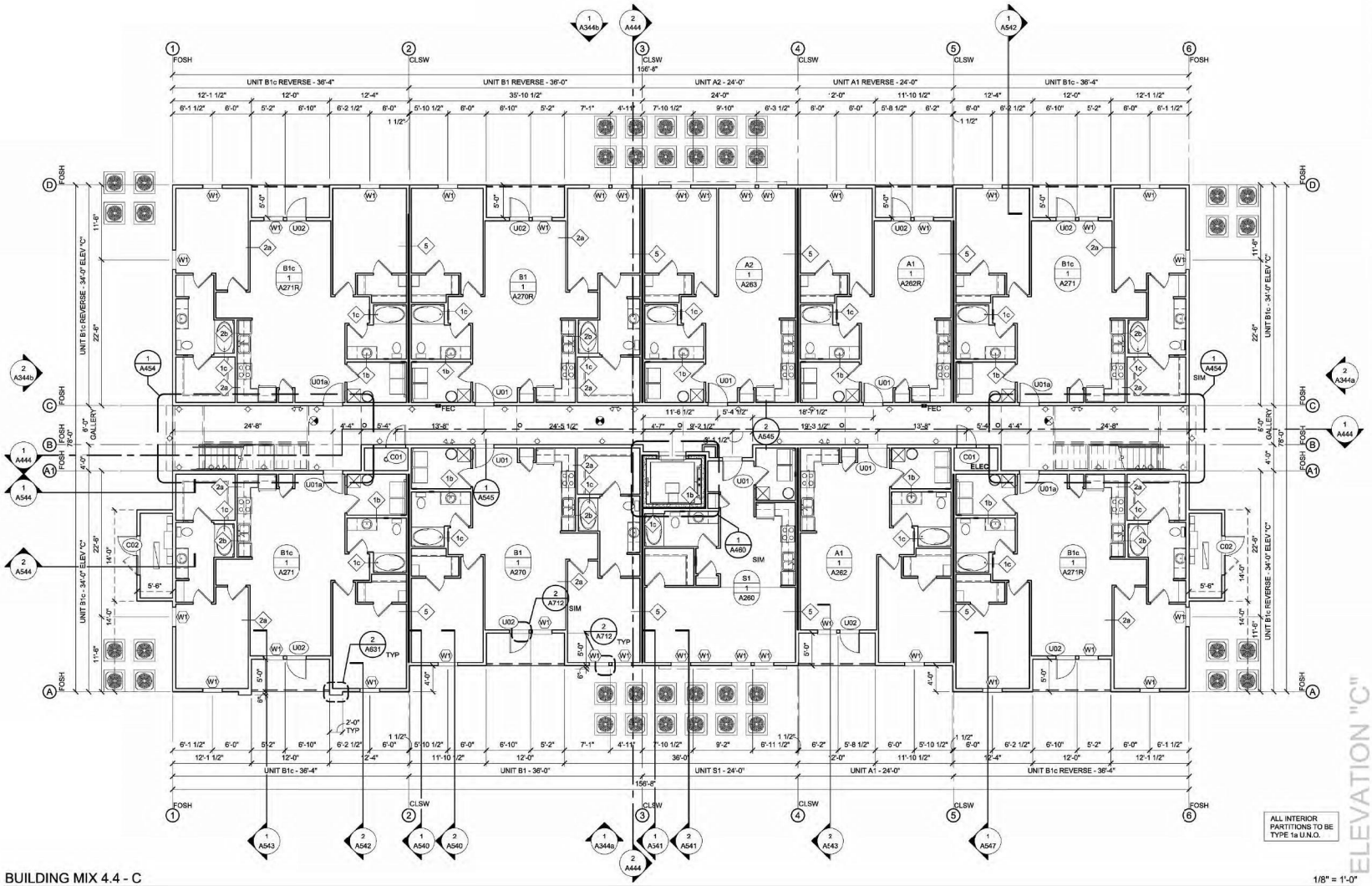

BUILDING MIX 4.4 - C

FLOOR 1

1/8" = 1'-0"

ELEVATION "C"

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1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 (o) 904.353.5968 (f)
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FL AR98408

Issues and Revisions

No.	Date	By	Description
01	01.06.20	JAX	PERMIT SET
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:

Drawn By: JAX

Checked By: JAX/KLK

Project Name:

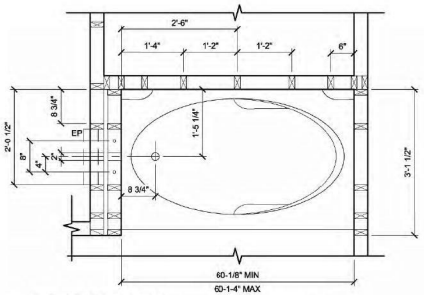
MULTI-FAMILY

Drawing Name:

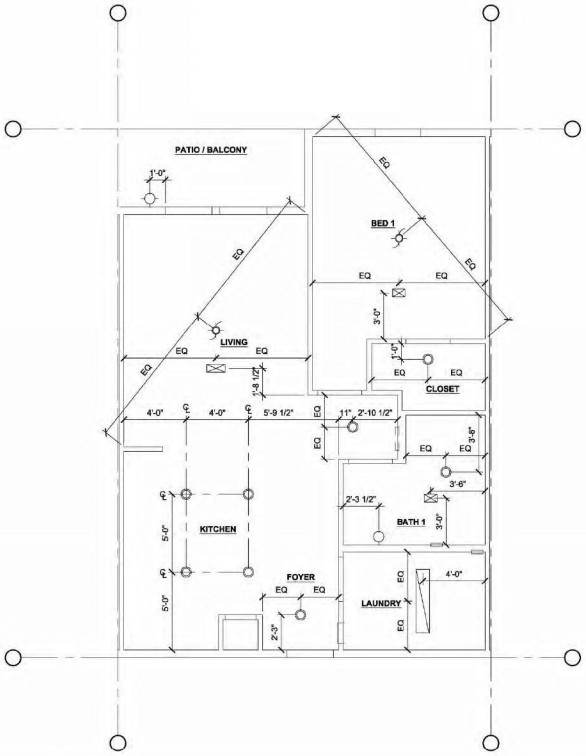
BUILDING MIX 4.4- C

FLOOR 1

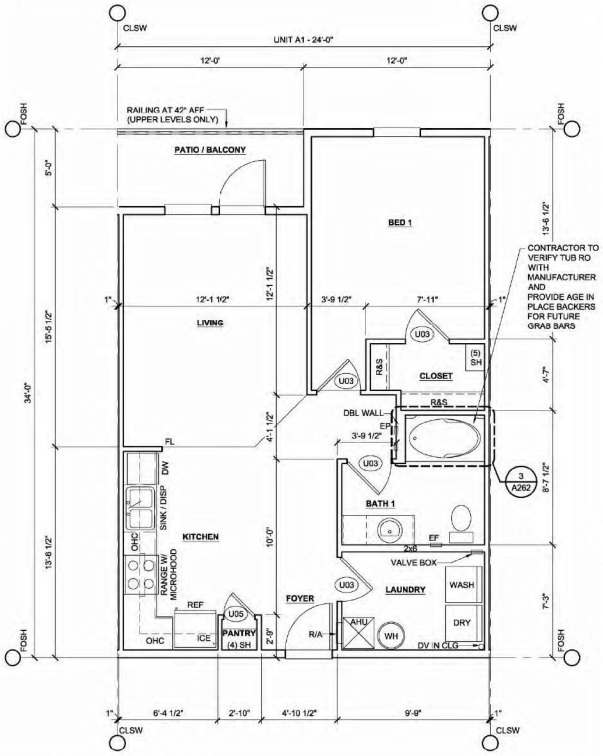
A244a



3 ENLARGED DETAIL 3/4" = 1'-0"



2 RCP - UNIT A1 1/4" = 1'-0"



1 FLOOR PLAN - UNIT A1 1/4" = 1'-0"
AREA: 756 SF A/C

UNIT GENERAL NOTES

1. REFER TO BUILDING MIX PLAN(S) FOR WINDOW & EXTERIOR DOOR TYPES AND LOCATIONS.
2. REFER TO ACCESSIBILITY DIAGRAMS ON SHEETS A04 THROUGH A04b FOR ADDITIONAL INFORMATION.
3. REFER TO UNIT INTERIOR REFERENCE PLANS ON CORRESPONDING INTERIOR DESIGN DRAWINGS FOR FLOORING EXTENTS AND TRANSITIONS, TOILET ACCESSORY LOCATIONS, & CLOSET SHELVING AND CABINETRY INFORMATION.

PARTITION NOTES

1. PARTITION TYPE '1' TYP AT ALL INTERIOR NONLOAD-BEARING WALLS, UNO.
2. SEE OVERALL FLOOR PLANS FOR LOAD BEARING PARTITION TYPE INFORMATION AND LOCATIONS

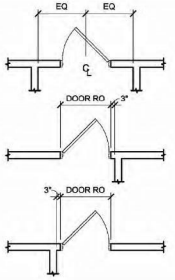
BALCONY TYPICAL NOTES

1. WALL SCONCE TO BE MOUNTED AT 6'-8" TO THE BOTTOM OF LIGHT FIXTURE

DRAFTSTOPPING NOTES

1. SEE GENERAL PROJECT NOTES AND CONDITIONS ON SHEET A01b FOR EFFECTIVE DRAFTSTOPPING MATERIALS.
2. FLOOR / CEILING ASSEMBLY DRAFTSTOPPING
   2.1 PROVIDE DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES BETWEEN EACH DWELLING UNIT.
   2.2 DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES SHALL BE LOCATED ABOVE AND IN LINE WITH EACH DWELLING UNIT SEPARATION.
3. ATTIC DRAFTSTOPPING
   3.1 DRAFTSTOPPING OF ATTIC SPACES SHALL BE PROVIDED AS SHOWN ON ROOF PLANS.

TYPICAL DOOR PLACEMENT



RCP NOTES

1. ALL CEILING HEIGHTS ARE 9'-0" AFF, UNO.
2. DIMENSIONS ARE TO CENTERLINE OF FIXTURE, UNO.
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4. WALL SCONCES IN BATH AND POWDER ROOMS SHALL BE CENTERED ABOVE THE VANITY, UNO.
5. CONTRACTOR TO VERIFY ALL CODE REQUIRED CLEARANCES ARE MAINTAINED AROUND LIGHTING IN CLOSETS. NOTIFY ARCHITECT IF ANY LIGHTS NEED TO BE RELOCATED.

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 (o) 904.353.5968 (f)
AA26003952

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CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

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Karie L. Kovacocy, AIA
FL AR98408

Issues and Revisions

No.	Date	By	Description
01	01.06.20	JAX	PERMIT SET
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX
Checked By: JAX/KLK
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
A1

A262

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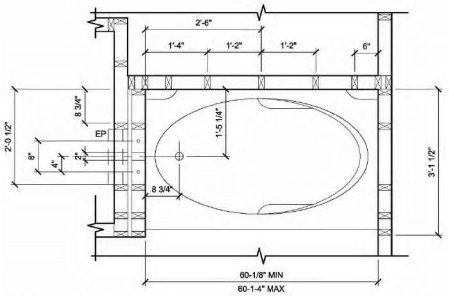
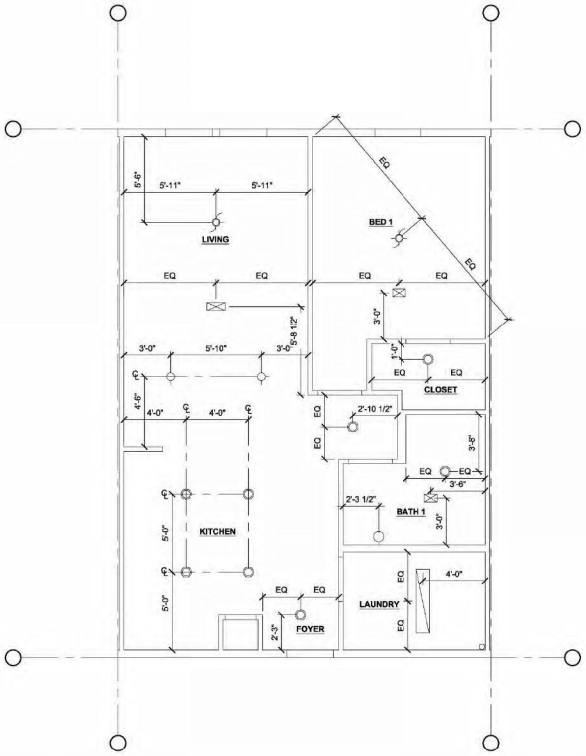
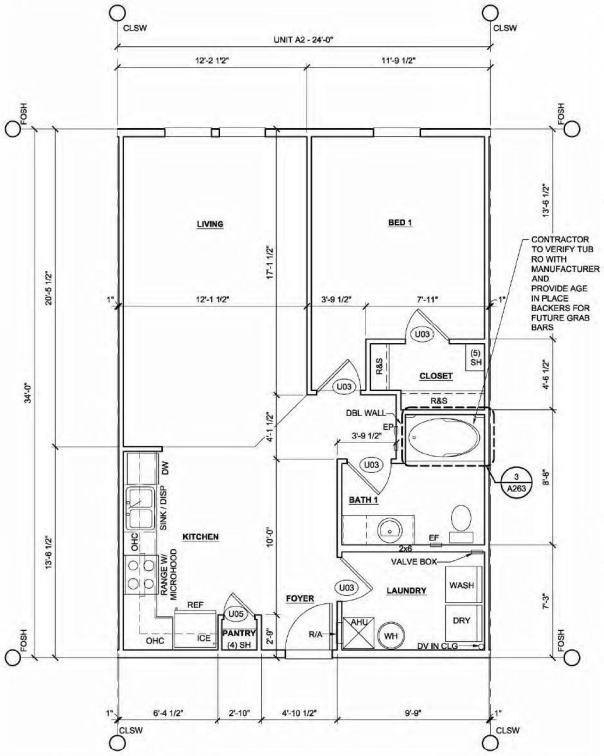
05112020 CCM



3 ENLARGED DETAIL 3/4" = 1'-0"



2 RCP - UNIT A2 1/4" = 1'-0"



1 FLOOR PLAN - UNIT A2 1/4" = 1'-0"
AREA: 816 SF A/C

UNIT GENERAL NOTES

1. REFER TO BUILDING MIX PLAN(S) FOR WINDOW & EXTERIOR DOOR TYPES AND LOCATIONS.
2. REFER TO ACCESSIBILITY DIAGRAMS ON SHEETS A04 THROUGH A04b FOR ADDITIONAL INFORMATION.
3. REFER TO UNIT INTERIOR REFERENCE PLANS ON CORRESPONDING INTERIOR DESIGN DRAWINGS FOR FLOORING EXTENTS AND TRANSITIONS, TOILET ACCESSORY LOCATIONS, & CLOSET SHELVING AND CABINETRY INFORMATION.

PARTITION NOTES

1. PARTITION TYPE '1' TYP AT ALL INTERIOR NONLOAD-BEARING WALLS, UNO.
2. SEE OVERALL FLOOR PLANS FOR LOAD BEARING PARTITION TYPE INFORMATION AND LOCATIONS

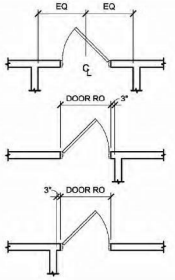
BALCONY TYPICAL NOTES

1. WALL SCONCE TO BE MOUNTED AT 6'-8" TO THE BOTTOM OF LIGHT FIXTURE

DRAFTSTOPPING NOTES

1. SEE GENERAL PROJECT NOTES AND CONDITIONS ON SHEET A01b FOR EFFECTIVE DRAFTSTOPPING MATERIALS.
2. FLOOR / CEILING ASSEMBLY DRAFTSTOPPING
   2.1 PROVIDE DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES BETWEEN EACH DWELLING UNIT.
   2.2 DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES SHALL BE LOCATED ABOVE AND IN LINE WITH EACH DWELLING UNIT SEPARATION.
3. ATTIC DRAFTSTOPPING
   3.1 DRAFTSTOPPING OF ATTIC SPACES SHALL BE PROVIDED AS SHOWN ON ROOF PLANS.

TYPICAL DOOR PLACEMENT



RCP NOTES

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Jacksonville, Florida 32207
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FL AR98408

Issues and Revisions

No.	Date	By	Description
01	01.06.20	JAX	PERMIT SET
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX/AMT
Checked By: JAB
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
A2

A263

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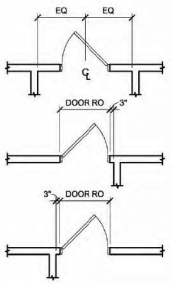
05112020 CCM

TYPICAL DOOR PLACEMENT



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DRAFTSTOPPING NOTES

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2. FLOOR / CEILING ASSEMBLY DRAFTSTOPPING
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BALCONY TYPICAL NOTES

1. WALL SCONCE TO BE MOUNTED AT 6'-8" TO THE BOTTOM OF LIGHT FIXTURE

UNIT GENERAL NOTES

1. REFER TO BUILDING MIX PLAN(S) FOR WINDOW & EXTERIOR DOOR TYPES AND LOCATIONS.
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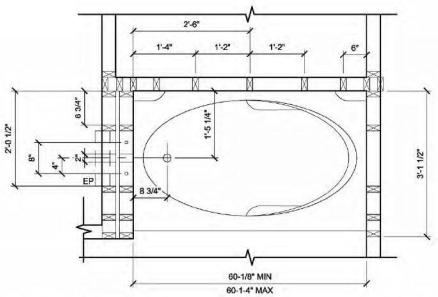
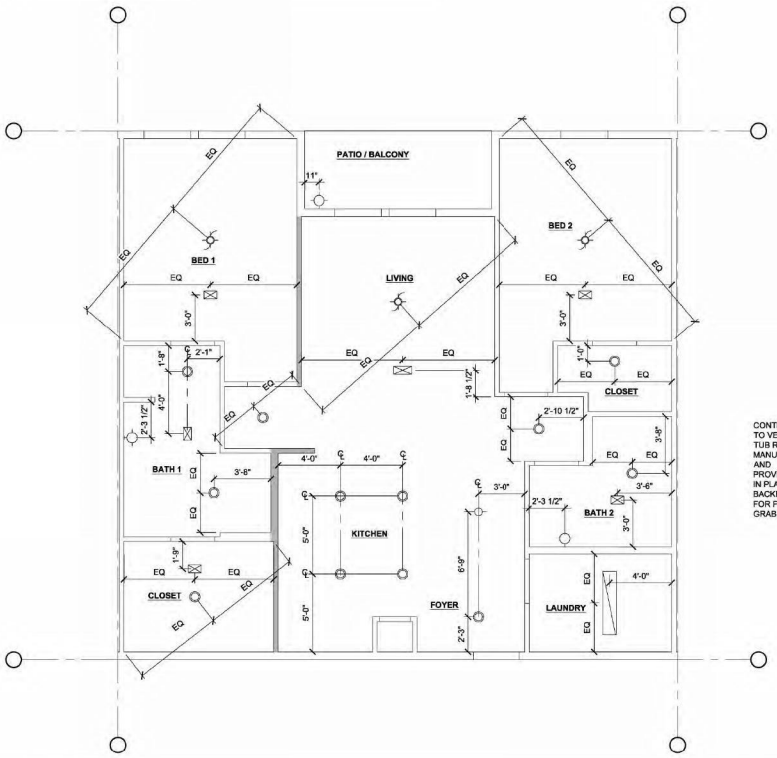
PARTITION NOTES

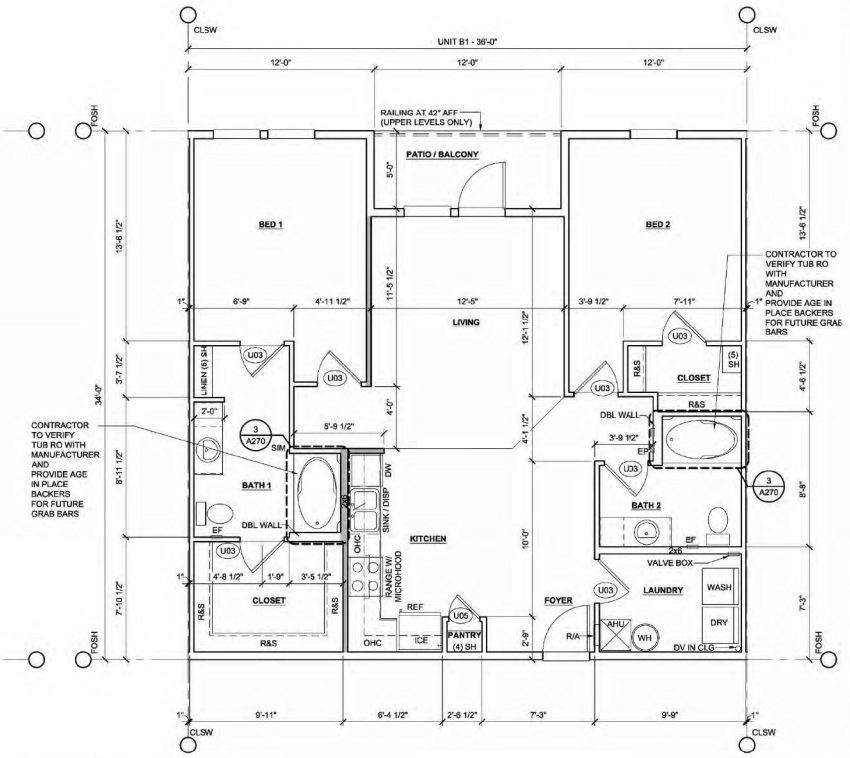
1. PARTITION TYPE '1' TYP AT ALL INTERIOR NONLOAD-BEARING WALLS, UNO.
2. SEE OVERALL FLOOR PLANS FOR LOAD BEARING PARTITION TYPE INFORMATION AND LOCATIONS



3 ENLARGED DETAIL 3/4" = 1'-0"



2 RCP - UNIT B1 1/4" = 1'-0"



1 FLOOR PLAN - UNIT B1 1/4" = 1'-0"
AREA: 1164 SF A/C

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning

1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 (o) 904.353.5968 (f)
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Karie L. Kovacocy, AIA
FL AR98408

Issues and Revisions

No.	Description	Date	By
01	PERMIT SET	01.06.20	JAX
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX
Checked By: JAX/KLK
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
B1

A270

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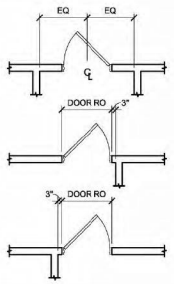
05112020 CCM

TYPICAL DOOR PLACEMENT



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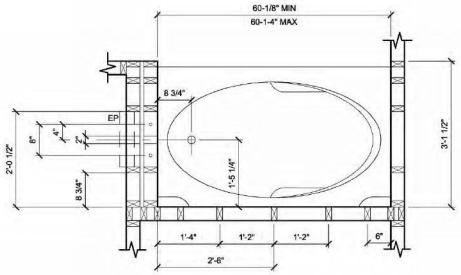
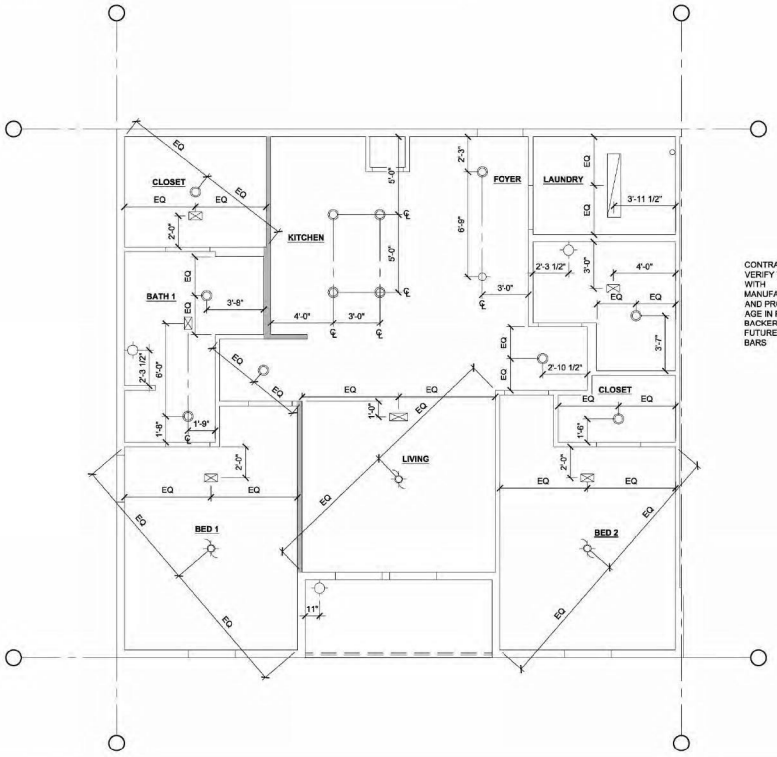
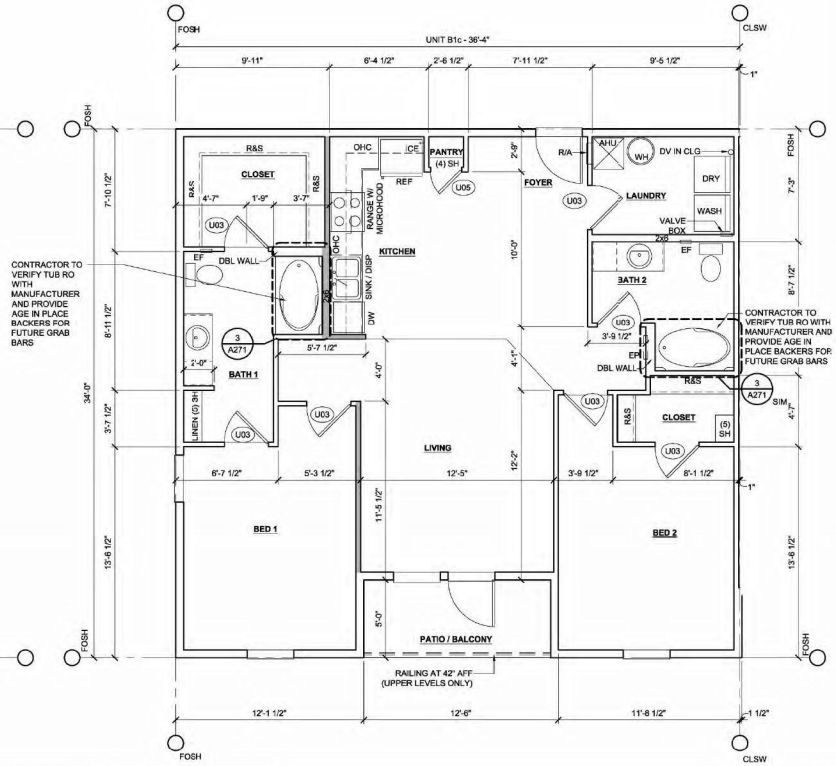


3 ENLARGED DETAIL 3/4" = 1'-0"



2 RCP - UNIT B1c 1/4" = 1'-0"



1 FLOOR PLAN - UNIT B1c 1/4" = 1'-0"
AREA: 1176 SF A/C

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning

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FL AR98408

Issues and Revisions

No.	Delta	Date	By	Description
01		01.06.20	JAX	PERMIT SET
02				
03				
04				
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06				
07				
08				
09				

SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX/AMT
Checked By: JAX/KLK
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
B1c

A271

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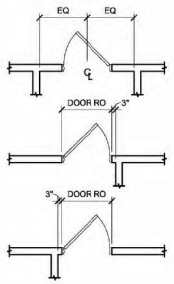
05112020 CCM

TYPICAL DOOR PLACEMENT



RCP NOTES

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BALCONY TYPICAL NOTES

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UNIT GENERAL NOTES

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PARTITION NOTES

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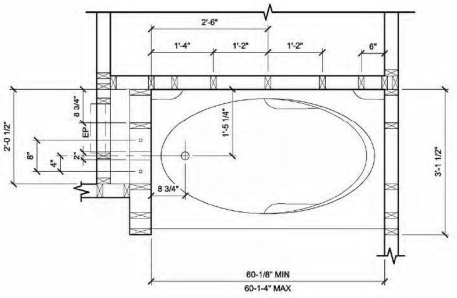

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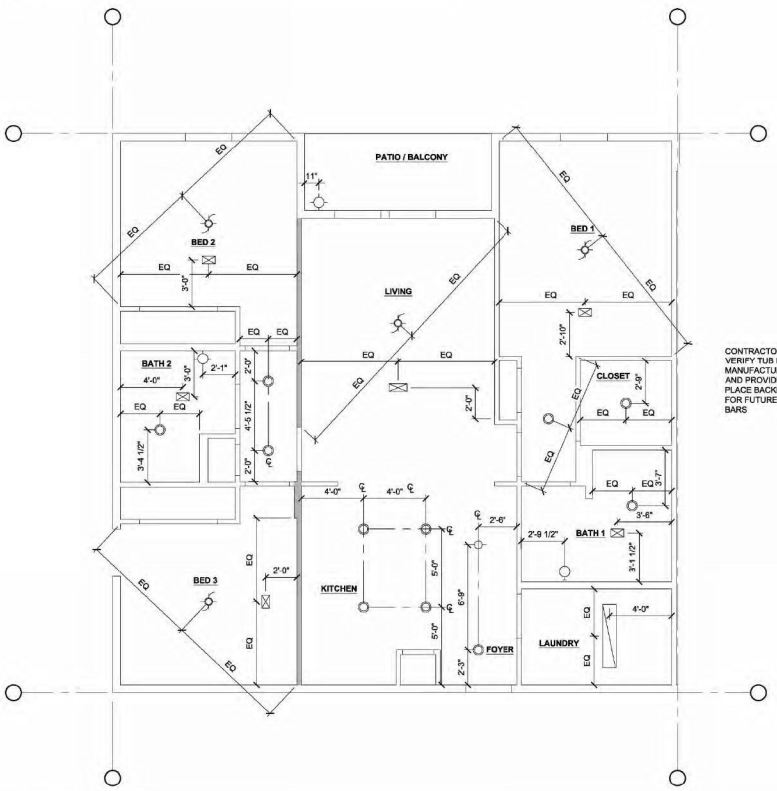
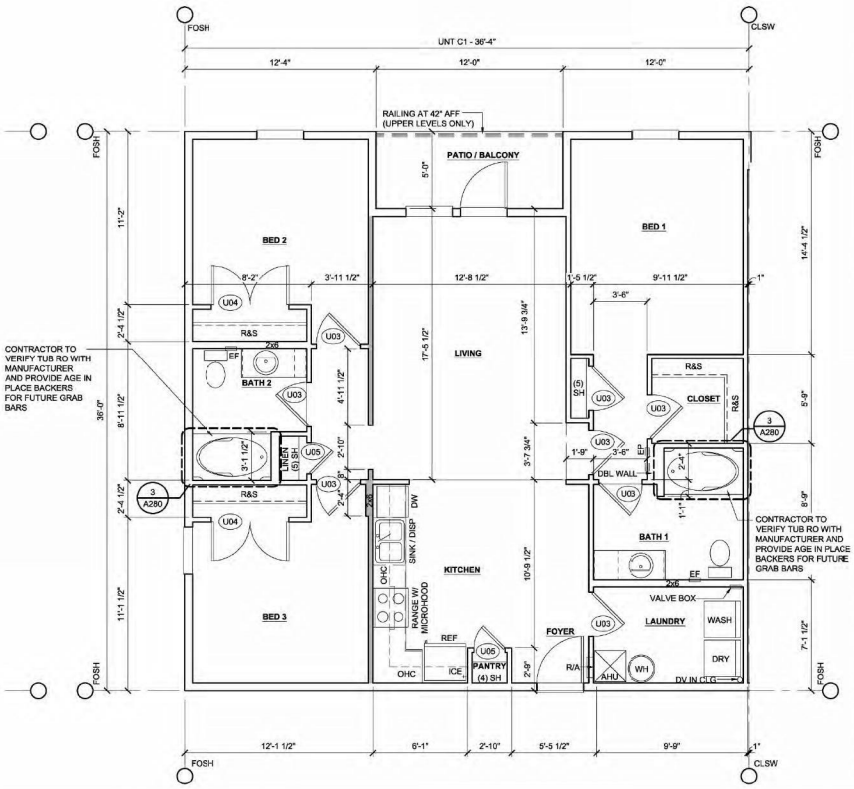


2 RCP - UNIT C1 1/4" = 1'-0"



1 FLOOR PLAN - UNIT C1 1/4" = 1'-0"
AREA: 1248 SF A/C

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning

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01	01.06.20	JAX	PERMIT SET
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SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX
Checked By: JAX/KLK
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
C1

A280

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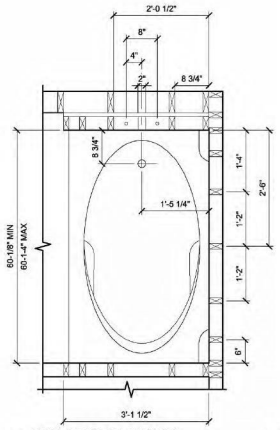
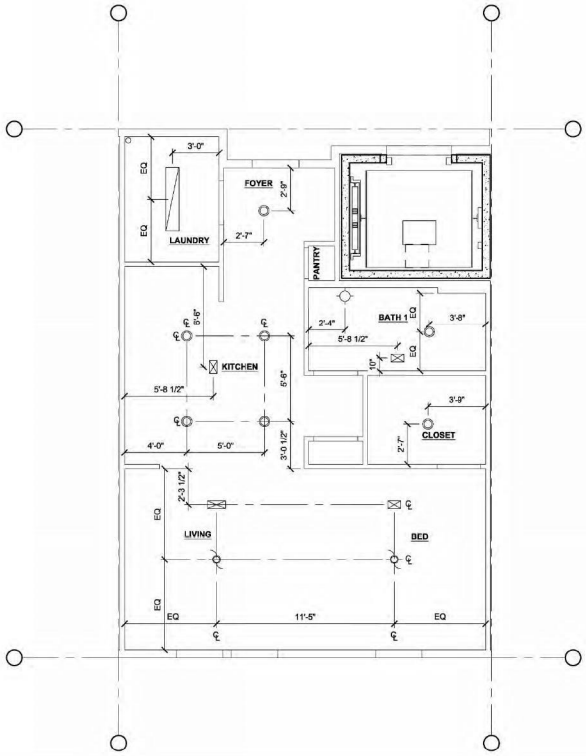
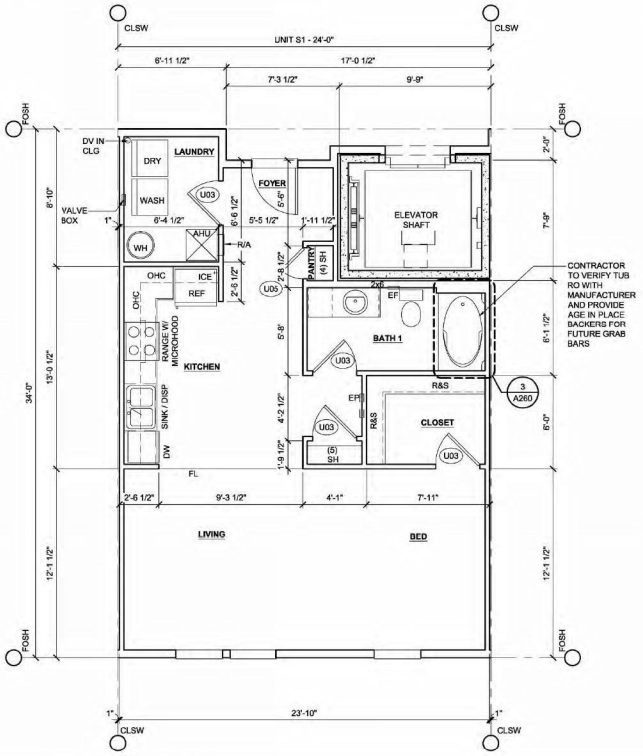


3 ENLARGED DETAIL 3/4" = 1'-0"



2 RCP - UNIT S1 1/4" = 1'-0"



1 FLOOR PLAN - UNIT S1 1/4" = 1'-0"
AREA: 707 SF A/C

UNIT GENERAL NOTES

1. REFER TO BUILDING MIX PLAN(S) FOR WINDOW & EXTERIOR DOOR TYPES AND LOCATIONS.
2. REFER TO ACCESSIBILITY DIAGRAMS ON SHEETS A04 THROUGH A04b FOR ADDITIONAL INFORMATION.
3. REFER TO UNIT INTERIOR REFERENCE PLANS ON CORRESPONDING INTERIOR DESIGN DRAWINGS FOR FLOORING EXTENTS AND TRANSITIONS, TOILET ACCESSORY LOCATIONS, & CLOSET SHELVING AND CABINETRY INFORMATION.

PARTITION NOTES

1. PARTITION TYPE '1' TYP AT ALL INTERIOR NONLOAD-BEARING WALLS, UNO.
2. SEE OVERALL FLOOR PLANS FOR LOAD BEARING PARTITION TYPE INFORMATION AND LOCATIONS

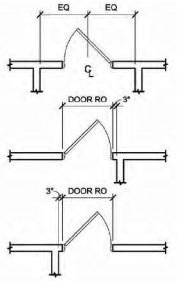
BALCONY TYPICAL NOTES

1. WALL SCONCE TO BE MOUNTED AT 6'-8" TO THE BOTTOM OF LIGHT FIXTURE

DRAFTSTOPPING NOTES

1. SEE GENERAL PROJECT NOTES AND CONDITIONS ON SHEET A01b FOR EFFECTIVE DRAFTSTOPPING MATERIALS.
2. FLOOR / CEILING ASSEMBLY DRAFTSTOPPING
   2.1 PROVIDE DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES BETWEEN EACH DWELLING UNIT.
   2.2 DRAFTSTOPPING IN FLOOR / CEILING ASSEMBLIES SHALL BE LOCATED ABOVE AND IN LINE WITH EACH DWELLING UNIT SEPARATION.
3. ATTIC DRAFTSTOPPING
   3.1 DRAFTSTOPPING OF ATTIC SPACES SHALL BE PROVIDED AS SHOWN ON ROOF PLANS.

TYPICAL DOOR PLACEMENT



RCP NOTES

1. ALL CEILING HEIGHTS ARE 9'-0" AFF, UNO.
2. DIMENSIONS ARE TO CENTERLINE OF FIXTURE, UNO.
3. LIGHT FIXTURES TO BE CENTERED IN ROOM OR TRAY CEILING UNLESS NOTED / DIMENSIONED OTHERWISE.
4. WALL SCONCES IN BATH AND POWDER ROOMS SHALL BE CENTERED ABOVE THE VANITY, UNO.
5. CONTRACTOR TO VERIFY ALL CODE REQUIRED CLEARANCES ARE MAINTAINED AROUND LIGHTING IN CLOSETS. NOTIFY ARCHITECT IF ANY LIGHTS NEED TO BE RELOCATED.

GROUP 4 DESIGN
Architectural Services LLC
architecture | interiors | planning
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 (o) 904.353.5968 (f)
AA26003952

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DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

©2020 **Group 4 Design Architectural Services LLC.**

Karie L. Kovacocy, AIA
FL AR98408

Issues and Revisions

No.	Date	By	Description
01	01.06.20	JAX	PERMIT SET
02			
03			
04			
05			
06			
07			
08			
09			

SUMMIT CONTRACTING GROUP, INC.

Project Number:
Drawn By: JAX
Checked By: JAX/KLK
Project Name:
MULTI-FAMILY
Drawing Name:
UNIT PLAN
S1

A260

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05112020 CCM

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

April 21, 2020

Mr. Kev Freeman
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Re: Springtree Changes
Transportation Impacts (MEP# 027011)

Mr. Kev Freeman,

The Springtree applicant is modifying the project's proposed access and reducing the new homes from 280 to 270. The project is proposing a right-in/right-out resident only entrance from US 1 at the north end of the property. The project is removing its proposed access to SE Harrison Street and will have no access to the Coral Gardens neighborhood. The Springtree applicant will continue to provide its future residents with an access to and from Springtree Place. The proposed US 1 access will provide an entrance from southbound US 1 directly into the community. Drivers on Northbound US 1 are expected to make a U-turn on US 1 at Jackson Street as originally conceived and analyzed.

Exiting the project, future residents will make a right-turn directly to US 1 southbound or can exit to Springtree Place and then to southbound US 1. Residents desiring to travel north on US 1 will exit the project and make a U-turn at the SE Slater Street median opening or travel further south to the Natalie Estates/Gran Park Way median opening.

The projected traffic distribution is expected to remain generally unchanged with 75 percent destined to the north and west and 25 percent destined to the south. With the change in access, no transportation impact is expected within the Coral Gardens neighborhood and a decreased transportation impact is expected to existing Springtree residents because the project's residents can enter and exit directly to US 1. The revised trip generation is shown in Exhibit 1. The project's driveway trips are shown in Exhibit 2.

The proposed changes were discussed with the City's traffic consultant. Based on discussion and review of the new access, the City's traffic consultant determined that no further analysis is needed, the proposed access is adequate, and the project meets the City's traffic concurrency requirements as shown in Exhibit 3. FDOT's pre-application approval letter is shown in Exhibit 4. Please contact me at 772-286-8030 if you have any questions.

Sincerely,

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29013
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by Shaun G MacKenzie
Date: 2020.04.21 11:15:55 -04'00'

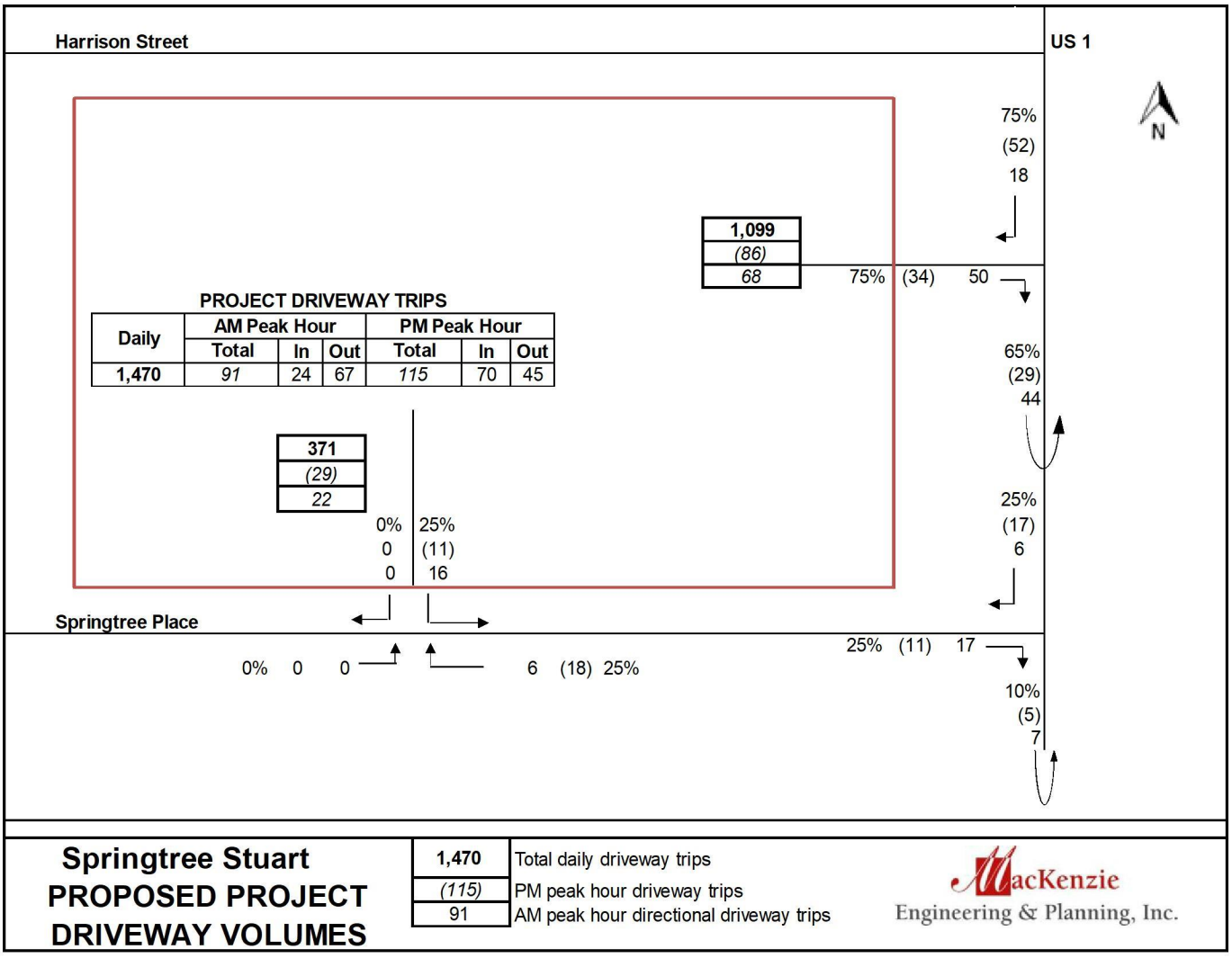
EXHIBIT 1
Springtree Stuart
Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	270 DU	1,470	91	24	67	115	70	45
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,470**	**91**	**24**	**67**	**115**	**70**	**45**
NET CHANGE IN DRIVEWAY VOLUMES		**1,470**	**91**	**24**	**67**	**115**	**70**	**45**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

EXHIBIT 2. PROJECT DRIVEWAY VOLUME



Springtree Stuart
PROPOSED PROJECT DRIVEWAY VOLUMES

1,470	Total daily driveway trips
(115)	PM peak hour driveway trips
91	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

EXHIBIT 3. APPROVAL LETTER

Shaun G. MacKenzie, P.E.

From: Memering, Alex <Alex.Memering@kimley-horn.com>
Sent: Monday, March 30, 2020 3:45 PM
To: Shaun G. MacKenzie, P.E.
Cc: Mora, Nick; Roberson, Kevin; treetz@ci.stuart.fl.us
Subject: RE: Springtree Traffic access change

Shaun,

We do not require any additional analysis as we approve of the modifications and provided traffic attachments. Let me know if you have any questions.

Thanks,

Alex

Alex Memering EIT (MD)
Kimley-Horn | 101 E Silver Springs Boulevard, Suite 400 Ocala, FL 34470
Direct: 352 438 3017 | Main: 352 438 3000

From: Shaun G. MacKenzie, P.E. <Shaun@mackenzieengineeringinc.com>
Sent: Wednesday, March 25, 2020 12:42 PM
To: Mora, Nick <Nick.Mora@kimley-horn.com>; alex.nemering@kimley-horn.com
Cc: Michael Houston <mhouston@hjadstudio.com>
Subject: Springtree Traffic access change

Nick/Alex,

Do you need additional traffic analysis related to this access change for Springtree?

The applicant removed the northerly connection to SE Harrison Street and is providing a right-in/right-out connection to US 1 (see attached site plan and FDOT pre-app approval).

Please let me know if this data is acceptable for continued concurrency approval. Please call if you have any questions.

Best Regards,

Shaun G. MacKenzie, PE
MacKenzie Engineering & Planning, Inc.
1172 SW 30TH Street, Suite 500
Palm City, FL 34990
OFFICE: 772-286-8030
Cel – 772-834-8909
shaun@mackenzieengineeringinc.com

Expertise - Relationships - Superior Client Service

EXHIBIT 4. FDOT APPROVAL LETTER

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAULT
SECRETARY

March 12, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **March 12, 2021**
THIS LETTER IS NOT A PERMIT APPROVAL

Shaun MacKenzie
MacKenzie engineering and Planning, Inc.
1172 SW 30th Street
Palm City, FL 34990

Dear Shaun MacKenzie:
RE: **March 12, 2020** - Pre-application Meeting for **Category D Driveway**
Martin County - Stuart, ; SR 5; Sec. # 89010; MP: 15.1
Access Class - 03; Posted Speed - 45; SIS - No; Ref. Project:

Request:

- **Right-in/right-out driveway on the west side of SR 5, located approximately 245 feet south of SE Harrison Street.**
- **Access the site through the SR 5/SE Springtree Place.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Springtree – Between Harrison Street & SE Springtree Place, Stuart, FL**
Applicant/Property Owner: **Waypoint Real Estate Investments**
Parcel Size: **13 Acres** Development Size: **280 DU Mid-rise Multi-family**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A turnaround area shall be provided.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by Dalila Fernandez
Date: 2020.03.12 14:03:16 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden

Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-03-12\6. Springtree Residential\89010 MP 15.100 Sr 5_Springtree Residential.docx

www.dot.state.fl.us

Page 1 of 1

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

March 11, 2020

Mr. Kev Freeman
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Re: Revised Springtree Access

Mr. Kev Freeman,

The Springtree applicant is modifying the project's proposed access. The new proposed access will offer a right-in/right-out resident only entrance from US 1 at the north end of the property. The Springtree applicant will continue to provide its future residents with an access to and from Springtree Place. The proposed US 1 access will provide an entrance from southbound US 1 directly into the community. Drivers on Northbound US 1 are expected to make a U-turn on US 1 at Jackson Street as originally conceived.

Exiting the project, future residents will make a right-turn directly to US 1 southbound or can exit to Springtree Place and then to southbound US 1. Residents desiring to travel north on US 1 are expected to be able to exit the project and make a U-turn the SE Slater Street median opening or travel further south to the Natalie Estates/Gran Park Way median opening.

The projected traffic distribution is expected to remain generally unchanged with 75 percent destined to the north and west and 25 percent destined to the south. A detailed traffic study under new cover will be forthcoming to examine the details of the change in the project's access. With the change in access, no transportation impact is expected within the Coral Gardens neighborhood and a decreased transportation impact is expected to existing Springtree residents because the project's residents can enter and exit using US 1.

TRAFFIC IMPACT ANALYSIS

Springtree
Martin County, FL

Prepared for:
Bowman Consulting Group, Ltd., Inc.
Port St. Lucie, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

027011
February 2020
Revised January 2020
Revised November 2019
Revised September 2019
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

The applicant proposes 280 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,524 daily, 94 AM peak hour (24 in/70 out), and 119 PM peak hour (73 in/46 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
TABLE OF CONTENTS ii
LIST OF TABLES iii
LIST OF FIGURES iii
LIST OF EXHIBITS iii
INTRODUCTION 1
INVENTORY AND PLANNING DATA 2
PROJECT TRAFFIC 2
Traffic Generation 2
Proposed Uses 2
Internal Capture 2
Pass-by Capture 2
TRAFFIC ASSIGNMENT 4
SIGNIFICANCE 5
Significant Impact 5
Study Area 5
Intersection Analysis 6
US 1 & Monroe Street – AM / PM 6
US 1 & Jackson Street - PM 7
US 1 & Harrison Street - AM 7
US 1 & Springtree Place - AM 8
US 1 & SE Gran Park Way - AM 8
Roadway Analysis 9
ACCESS 9
Alden Avenue 9
Driveways 12
Harrison Street & Project Entrance - PM 12
Springtree Place & Project Entrance - PM 12
CONCLUSION 13
EXHIBITS 14
APPENDICES 15

LIST OF TABLES

Table 1. Trip Generation 3
Table 2. Project Impacts 1-Way Peak Hour (Significance) 5
Table 3. US 1 & Monroe Street AM and PM 2024 Storage Analysis 6
Table 4. US 1 & Jackson Street PM Post 2024 Storage Analysis 7
Table 5. US 1 & Harrison Street AM Post 2024 Storage Analysis 7
Table 6. US 1 & Springtree Place AM Post 2024 Storage Analysis 8
Table 7. US 1 & SE Gran Park Way AM Post 2024 Storage Analysis 8
Table 8. Roadway Analysis Peak Hour Direction 9
Table 9. Alden Avenue Existing Peak Hour AM and PM Traffic Volumes 9
Table 10. Harrison St & Project Entrance PM Post 2024 Storage Analysis 12
Table 11. Springtree Place & Project Entrance PM Post 2024 Storage Analysis 12

LIST OF FIGURES

Figure 1. Site Location Map 1
Figure 2. Traffic Assignment 4
Figure 3a. Driveway In-Trips 10
Figure 3b. Driveway Out-Trips 11

LIST OF EXHIBITS

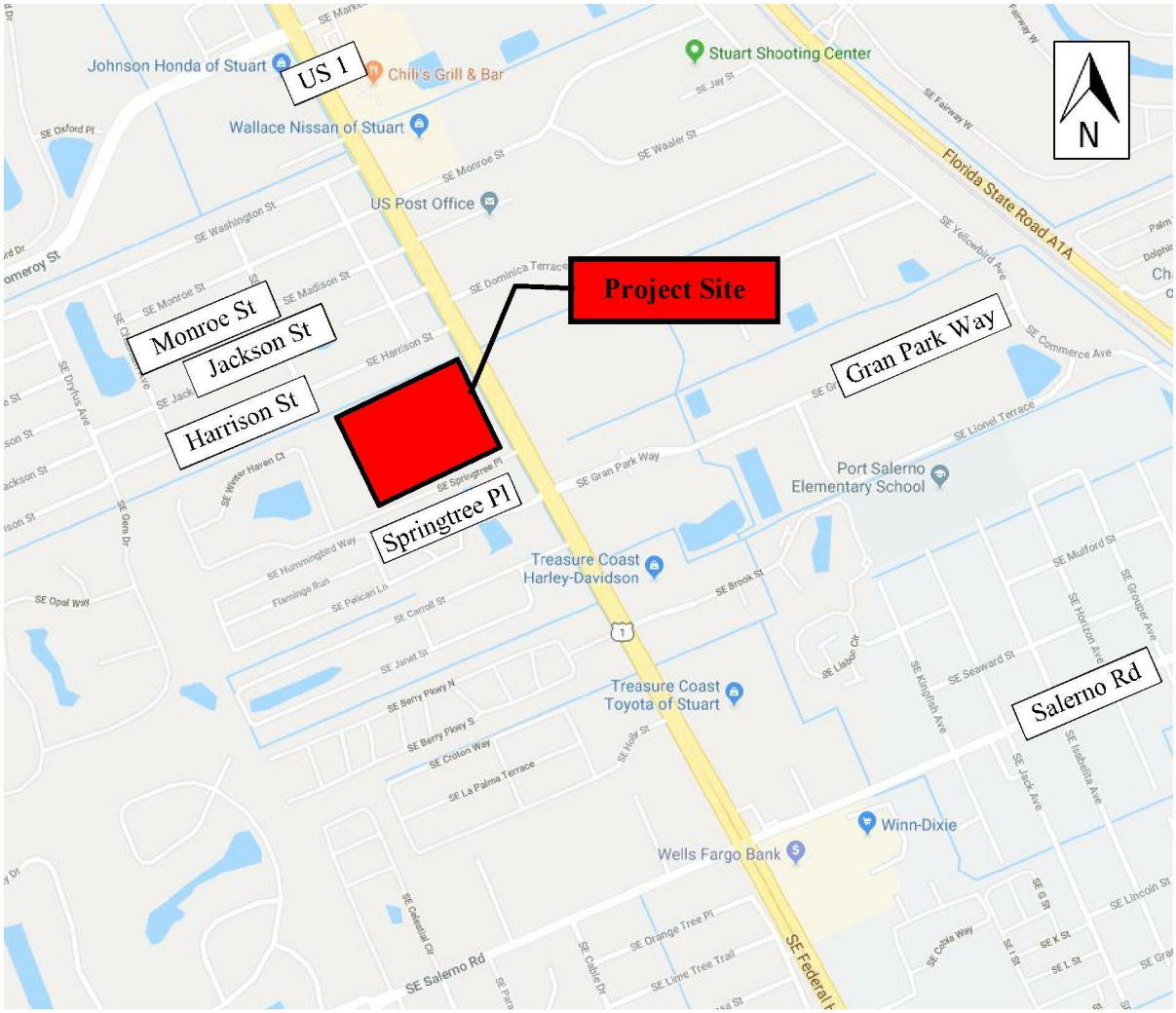
Exhibit 1. Trip Generation

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

The applicant proposes 280 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions. A site location map is shown below in Figure 1.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from Martin County, MacKenzie Engineering and Planning, Inc. (MEP), and FDOT. The data included:

- FDOT's Q/LOS Manual
- *Trip Generation, 10th Edition* (ITE report)
- Martin County's 2018 Roadway Level of Service Inventory Report
- Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.

Bowman Consulting Group, Ltd., Inc. provided project development information.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the development used the trip generation rates published by the Institute of Transportation Engineers (ITE)'s report, *Traffic Generation (10th Edition)* for Land Use 221, Multi-Family Housing (Mid-Rise). The proposed development plan consists of the following:

Proposed Uses

- 280 Mid-Rise Multi-Family Dwelling Units (ITE Land Use 221)

The proposed project is expected to generate the following net external and driveway trips:

- 1,524 daily, 94 AM peak hour (24 in/70 out), and 119 PM peak hour (73 in/46 out)

Internal Capture

In order to provide a conservative analysis, internal capture is not utilized.

Pass-by Capture

The site contains no pass-by capture.

Table 1. Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	280 DU	1,524	94	24	70	119	73	46
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,524**	**94**	**24**	**70**	**119**	**73**	**46**
NET CHANGE IN DRIVEWAY VOLUMES		**1,524**	**94**	**24**	**70**	**119**	**73**	**46**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

s:\jobs - share drive\027 - bowman\011 - springtree\traffic analysis\1-22-2020 280 units\[trip generation springtree.xlsx]tgen-prop

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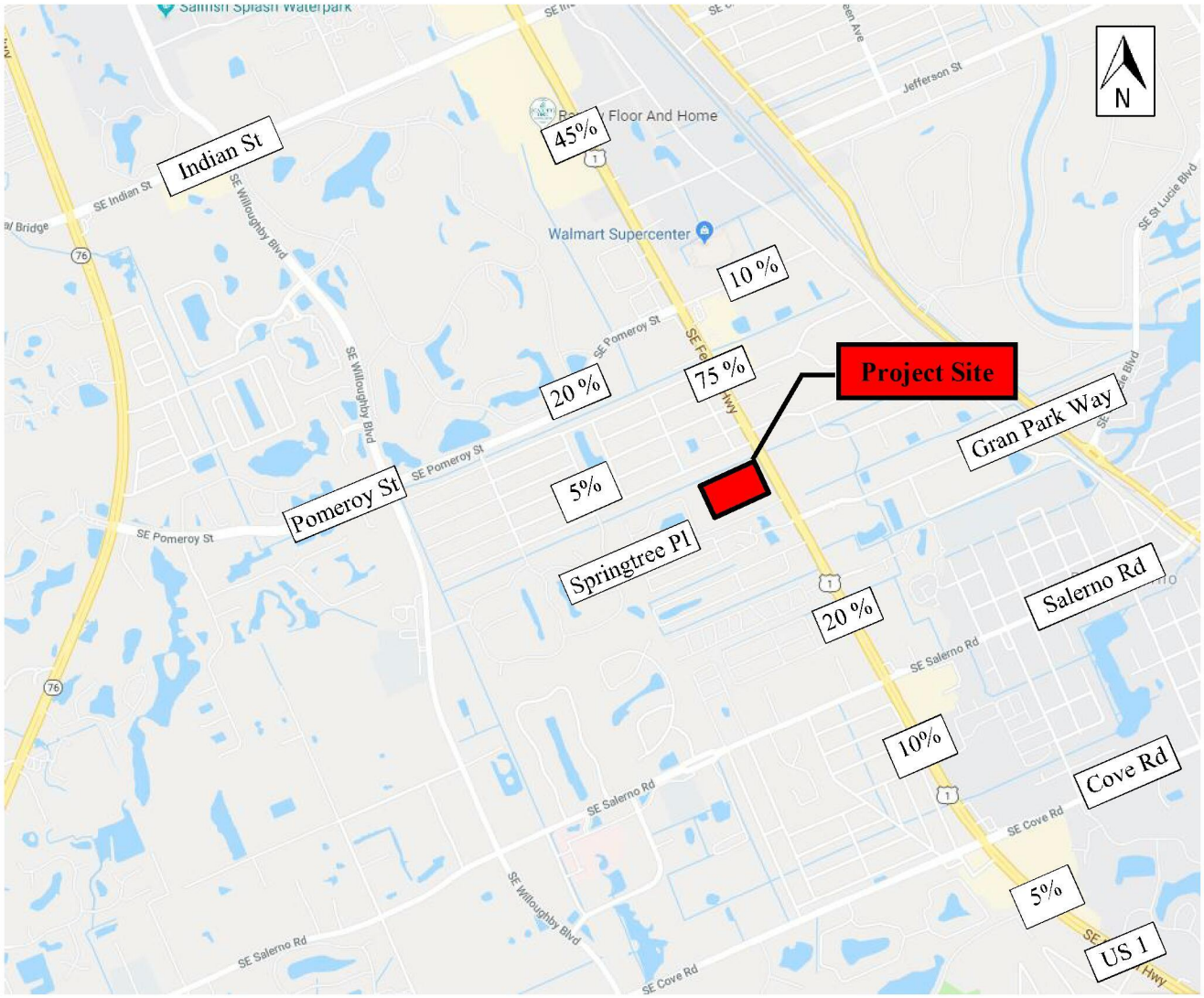
TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon existing and proposed developments, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

- North – 75%
- South – 20%
- West – 5%

Figure 2. Traffic Assignment



SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Road capacities from Martin County's Roadway Inventory report were utilized in the study. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact US 1. However, the study area will include the intersection at US 1 & Jackson Street and US 1 & SE Gran Park Way. The roadway capacities and the project significance are shown in Table 2.

Study Area

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

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

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
SR-5 (US-1)	Cove Rd	Salerno Rd	6	3,020	15%	11	0.36%	no
	Salerno Rd	Pomeroy St	6	3,020	75%	55	1.82%	no
	Pomeroy St	Indian St	6	3,020	45%	33	1.09%	no
Pomeroy St	Willoughby Blvd	SR-5	2	790	20%	15	1.90%	no

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

Intersection Analysis

The study analyzed the following intersections, because this is the peak period of impact for each intersection:

- US Highway No. 1 & Monroe Street – AM / PM
- US Highway No. 1 & Jackson Street – PM
- US Highway No. 1 & Harrison Street – AM
- US Highway No. 1 & Springtree Place - AM
- US Highway No. 1 & SE Gran Park Way - AM

The intersection traffic volumes were grown to the buildout year of 2024. MacKenzie Engineering and Planning, Inc. collected AM and PM peak hour turning movements. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors. Signal timings were obtained from Martin County. Based on this analysis, the intersection is projected to operate acceptably.

US 1 & Monroe Street – AM / PM

Intersection analysis at US 1 & Monroe Street was performed during the AM and PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) during the PM peak hour. All of the turn-lanes used by vehicles destined to or from Springtree are projected to be adequate.

Table 3. US 1 & Monroe Street AM and PM 2024 Storage Analysis

Direction	Turn-Lane	AM Peak 95th % Queue (ft)	PM Peak 95th % Queue (ft)	Existing Storage (ft)	Adequate
Eastbound	Left	132	119	115	*
Northbound	Left	7	10	300	Yes
Southbound	Right	5	15	600	Yes

*Adequate pavement (200 feet) is available for storage, striping is 115 feet

US 1 & Jackson Street - PM

Intersection analysis at US 1 & Jackson Street was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the PM peak hour. All of the turn-lanes used by vehicles destined to or from Springtree are projected to be adequate.

Table 4. US 1 & Jackson Street PM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	-	Yes
Northbound	Left	5	10	Yes

US 1 & Harrison Street - AM

Intersection analysis at US 1 & Harrison Street was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the AM peak hour. Harrison Street 95th percentile queue is 25 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Harrison Street. Queues from US 1 intersection will not affect project driveway.

Table 5. US 1 & Harrison Street AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	-	Yes

US 1 & Springtree Place - AM

Intersection analysis at US 1 & Springtree Place was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the AM peak hour. Springtree Place 95th percentile queue is 50 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Springtree Place. Queues from US 1 intersection will not affect project driveway.

Table 6. US 1 & Springtree Place AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	-	Yes

US 1 & SE Gran Park Way - AM

Intersection analysis at US 1 & SE Gran Park Way was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during the AM peak hour. All of the turn-lanes used by vehicles destined to or from Springtree are projected to be adequate.

Table 7. US 1 & SE Gran Park Way AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	0	-	Yes
Westbound	Right	2	-	Yes
Northbound	Left	1	10	Yes
Southbound	Left	7	11	Yes

Roadway Analysis

A PM peak hour peak direction roadway analysis was undertaken for SR-5 (US-1) from Salerno Road to Pomeroy Street, considering its total one-way peak hour traffic volume and the roadway laneage to be in place at 2024. Traffic volumes were obtained from the Martin County 2018 Roadway Level of Service Inventory Report. As shown in Table 8, all roadways are projected to operate acceptably with the project.

Table 8. Roadway Analysis Peak Hour Direction

Roadway	From	To	Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2024 Traffic Growth	2024 Background Traffic	Project Traffic	2024 Total Traffic	Meets Service Volume
SR-5 (US-1)	Salerno Rd	Project Site	6	3,020	1,775	2018	0.9%	98	1,873	55	1,928	YES
	Project Site	Pomeroy St	6	3,020	1,775	2018	0.9%	98	1,873	55	1,928	YES

ACCESS

The project proposes two points of access as follows:

- Harrison Street – Full Access
- Springtree Place – Full Access

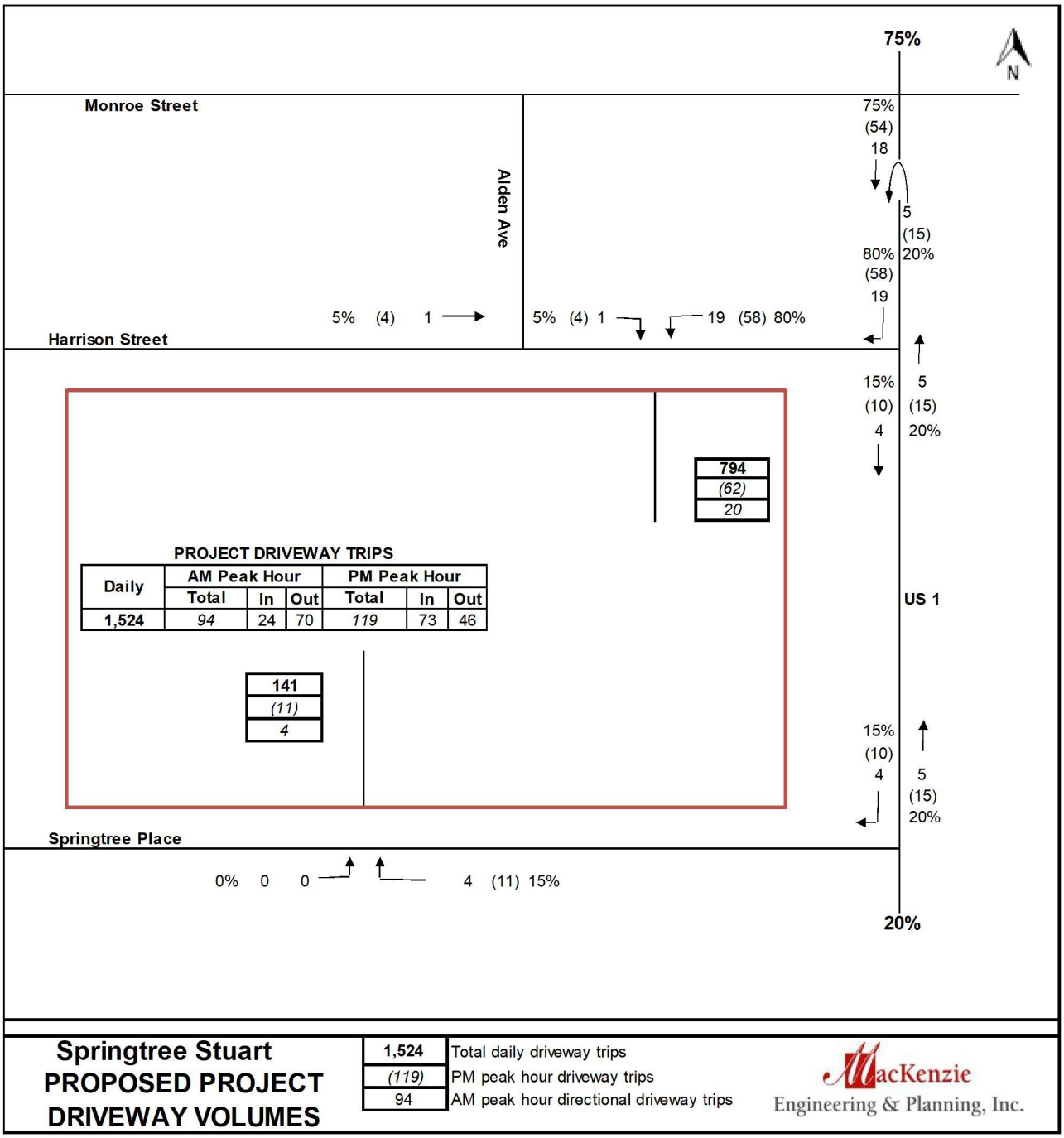
Alden Avenue

Alden Avenue northbound peak hour traffic is 22 and 30 for the AM and PM peak hour, respectively. The existing AM and PM peak hour traffic volumes along Alden Avenue are shown in Table 9. The existing trips are relatively low. The development is projected to add 42 and 28 northbound AM and PM peak hour trips, respectively. Therefore, the total AM and PM peak hour northbound traffic volume is projected to be 64 and 58, respectively. Peak hour peak direction traffic is projected to be about 1 vehicle per minute and Alden Avenue ADT is projected to be less than 1,000 vehicles per day [(64+14) x 10 = 780 vpd]. Therefore Alden is projected to function acceptably as a local road with the proposed project.

Table 9. Alden Avenue Existing Peak Hour AM and PM Traffic Volumes

AM Peak Hour		PM Peak Hour	
South of Alden		South of Alden	
NB	SB	NB	SB
22	14	30	10

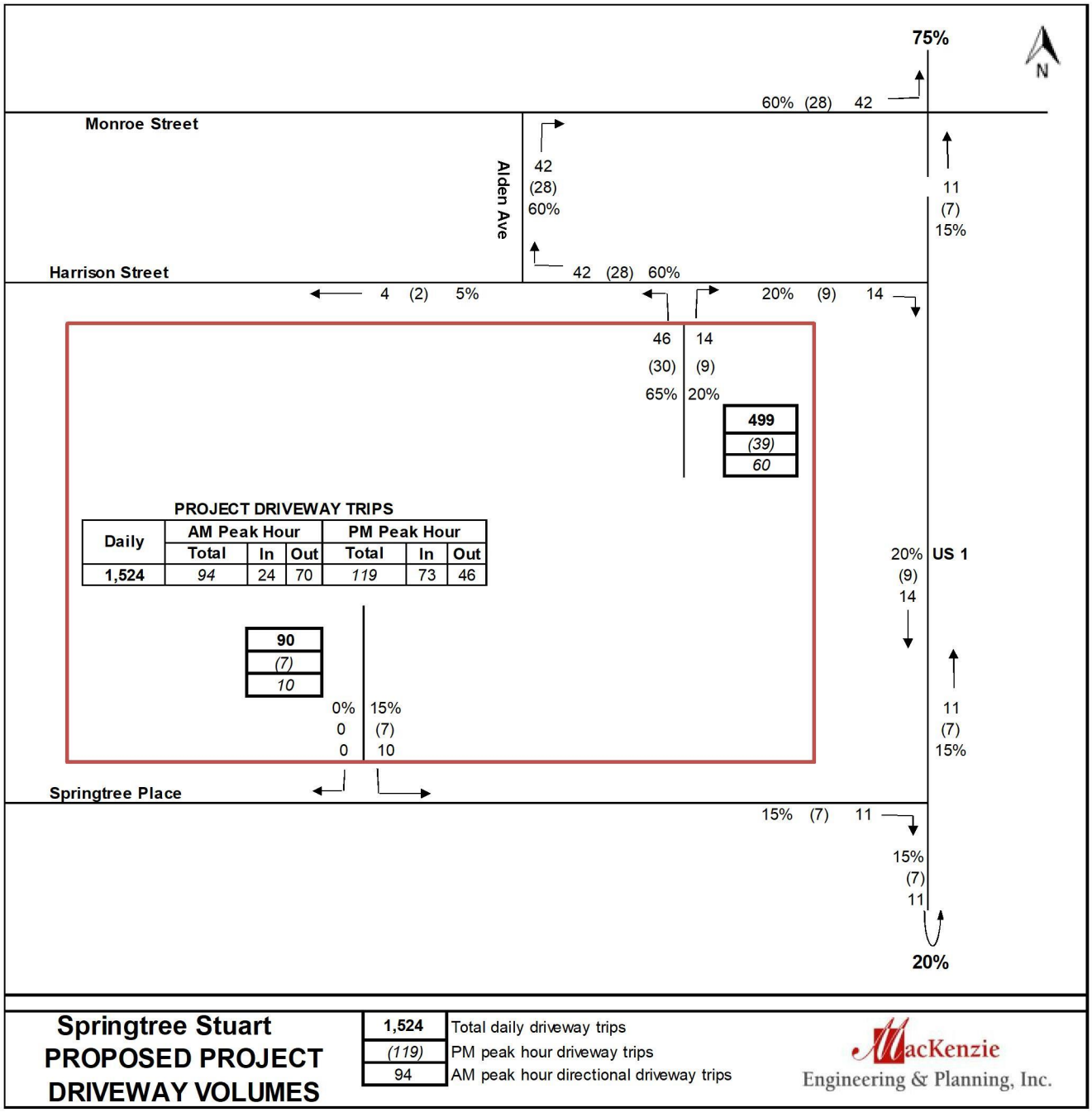
Figure 3a. Driveway In-Trips



Springtree Stuart PROPOSED PROJECT DRIVEWAY VOLUMES		
	1,524	Total daily driveway trips
	(119)	PM peak hour driveway trips
	94	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

Figure 3b. Driveway Out-Trips



Driveways

Harrison Street & Project Entrance - PM

Intersection analysis at Harrison Street & Project Entrance was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during PM peak hour. Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore, AM peak hour analysis is not needed. No turn lanes needed.

Table 10. Harrison St & Project Entrance PM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Westbound	Left	1	-	Yes

Springtree Place & Project Entrance - PM

Intersection analysis at Springtree Place & Project Entrance was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during the PM peak hour. Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore, AM peak hour analysis is not needed. No turn lanes needed.

Table 11. Springtree Place & Project Entrance PM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Left	0	-	Yes

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

The applicant proposes 280 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,524 daily, 94 AM peak hour (24 in/70 out), and 119 PM peak hour (73 in/46 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.

EXHIBITS

Exhibit 1. Trip Generation

APPENDICES

Intersection Volume Development

Post-Development Intersection Analysis

Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th Edition)

Site Plan

EXHIBIT 1
Springtree Stuart
Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	280 DU	1,524	94	24	70	119	73	46
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,524**	**94**	**24**	**70**	**119**	**73**	**46**
NET CHANGE IN DRIVEWAY VOLUMES		**1,524**	**94**	**24**	**70**	**119**	**73**	**46**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

s:\jobs - share drive\027 - bowman\011 - springtree\traffic analysis\1-22-2020 280 units\[trip generation springtree.xlsx]tgen-prop

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Springtree

AM PEAK HOUR TURNING MOVEMENTS

US 1 & Monroe Street

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	4	2	5	0	5	0	5	0	7	268	8	0	19	276	3	602
7:15 AM	7:30 AM	0	5	2	5	0	4	1	6	0	3	293	10	0	23	271	3	626
7:30 AM	7:45 AM	0	6	7	1	0	7	4	6	0	6	330	12	0	40	292	1	712
7:45 AM	8:00 AM	0	5	4	5	0	3	0	3	0	3	283	19	0	44	236	2	607
8:00 AM	8:15 AM	0	2	1	3	0	9	1	8	0	4	274	8	0	33	273	3	619
8:15 AM	8:30 AM	0	7	5	4	0	3	0	9	0	6	305	11	0	29	264	5	648
8:30 AM	8:45 AM	0	8	2	5	0	4	2	6	0	5	290	9	0	20	262	2	615
8:45 AM	9:00 AM	0	2	2	5	0	10	2	4	0	1	286	6	0	28	280	0	626
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	20	17	13	0	22	5	26	0	19	1192	50	0	146	1065	11	2586

Count Taken:	1/23/2018	2/27/2020	PHF	0.91
Buildout year:	2024			
Growth Rate:	0.9%			
Seasonal Factor:	1.02	1		

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	20	17	13	0	22	5	26	0	19	1192	50	0	146	1065	11
PSCF	0	0	0	0	0	0	0	0	0	0	24	0	0	0	21	0
Adjusted Volumes		20	17	13		22	5	26		19	1216	50		146	1086	11
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		1	1	1		1	0	1		1	67	3		8	60	0
2024 Volumes		21	18	14		23	5	27		20	1283	53		154	1146	11
Pre-Development		21	18	14		23	5	27		20	1283	53		154	1146	11
Project	0	42	0	0	0	0	0	0	0	0	11	0	0	0	18	0
Post	0	63	18	14	0	23	5	27	0	20	1294	53	0	154	1164	11

Project Traffic Assignment		Out									Out				In	
	0%	60%	0%	0%	0%	0%	0%	0%	0%	0%	15%	0%	0%	0%	75%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

PM PEAK HOUR TURNING MOVEMENTS

US 1 & Monroe Street

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	4	3	4	0	7	2	12	0	6	362	7	0	6	368	5	786
4:15 PM	4:30 PM	0	8	2	4	0	13	2	17	0	3	353	4	0	15	384	9	814
4:30 PM	4:45 PM	0	3	0	5	0	16	3	24	0	8	380	9	0	22	357	7	834
4:45 PM	5:00 PM	0	6	0	7	0	6	3	16	0	4	420	8	0	19	435	5	929
5:00 PM	5:15 PM	0	10	0	2	0	22	5	37	0	5	329	5	0	11	401	7	834
5:15 PM	5:30 PM	0	11	2	2	0	8	1	11	0	7	307	5	0	14	360	11	739
5:30 PM	5:45 PM	0	12	4	2	0	9	2	11	0	7	307	5	0	11	322	4	696
5:45 PM	6:00 PM	0	8	1	2	0	5	0	13	0	5	265	6	0	11	274	3	593
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	27	2	18	0	57	13	94	0	20	1482	26	0	67	1577	28	3411

Count Taken:	1/23/2018	2/26/2020	PHF	0.92
Buildout year:	2024			
Growth Rate:	0.9%			
Seasonal Factor:	1.02	1		

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	27	2	18	0	57	13	94	0	20	1482	26	0	67	1577	28
PSCF	0	0	0	0	0	0	0	0	0	0	30	0	0	0	32	0
Adjusted Volumes		27	2	18		57	13	94		20	1512	26		67	1609	28
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		1	0	1		3	1	5		1	84	1		4	89	1
2024 Volumes		28	2	19		60	14	99		21	1596	27		71	1698	29
Pre-Development		28	2	19		60	14	99		21	1596	27		71	1698	29
Project	0	28	0	0	0	0	0	0	0	0	7	0	0	0	55	0
Post	0	56	2	19	0	60	14	99	0	21	1603	27	0	71	1753	29

Project Traffic		Out									Out				In	
Assignment	0%	60%	0%	0%	0%	0%	0%	0%	0%	0%	15%	0%	0%	0%	75%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

PM PEAK HOUR TURNING MOVEMENTS

US 1 & Jackson Street

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	2	0	0	0	0	8	4	362	0	0	0	368	7	751
4:15 PM	4:30 PM	0	0	0	1	0	0	0	0	15	7	353	0	0	0	384	4	764
4:30 PM	4:45 PM	0	0	0	1	0	0	0	0	25	9	380	0	0	0	357	3	775
4:45 PM	5:00 PM	0	0	0	2	0	0	0	0	8	6	420	0	0	0	435	7	878
5:00 PM	5:15 PM	0	0	0	1	0	0	0	0	20	8	329	0	0	0	401	4	763
5:15 PM	5:30 PM	0	0	0	2	0	0	0	0	16	6	307	0	0	0	360	4	695
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	10	11	307	0	0	0	322	1	651
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	9	1	265	0	0	0	274	0	549
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	0	0	5	0	0	0	0	68	30	1482	0	0	0	1577	18	3180

Count Taken:	1/23/2018	9/17/2019	PHF	0.91	
Buildout year:	2024				
Growth Rate:	0.9%				
Seasonal Factor:	1.02	1.09			

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	5	0	0	0	0	68	30	1482	0	0	0	1577	18
PSCF	0	0	0	0	0	0	0	0	6	3	30	0	0	0	32	2
Adjusted Volumes		0	0	5		0	0	0	74	33	1512	0		0	1609	20
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	0	0		0	0	0	3	2	84	0		0	89	1
2024 Volumes		0	0	5		0	0	0	77	35	1596	0		0	1698	21
Pre-Development		0	0	5		0	0	0	77	35	1596	0		0	1698	21
Project	0	0	0	0	0	0	0	0	15	0	7	0	0	0	55	0
Post	0	0	0	5	0	0	0	0	92	35	1603	0	0	0	1753	21

Project Traffic									In		Out				In	
Assignment	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	15%	0%	0%	0%	75%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

AM PEAK HOUR TURNING MOVEMENTS

US 1 & Harrison

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM											268				276		544
7:15 AM	7:30 AM											293				271		564
7:30 AM	7:45 AM											330				292		622
7:45 AM	8:00 AM											283				236		519
8:00 AM	8:15 AM											274				273		547
8:15 AM	8:30 AM											305				264		569
8:30 AM	8:45 AM											290				262		552
8:45 AM	9:00 AM											286				280		566
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	1192	0	0	0	1065	0	2257

Count Taken:	1/23/2018	9/24/2019		PHF	0.91
Buildout year:	2024				
Growth Rate:	0.9%				
Seasonal Factor:	1.02	1.08			

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	47	0	0	0	0	0	0	1192	0	0	0	1065	47
PSCF	0	0	0	4	0	0	0	0	0	0	24	0	0	0	21	4
Adjusted Volumes		0	0	51		0	0	0	0	0	1216	0	0	0	1086	51
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Growth		0	0	3		0	0	0	0	0	67	0	0	0	60	2
2024 Volumes		0	0	54		0	0	0	0	0	1283	0	0	0	1146	53
Pre-Development		0	0	54		0	0	0	0	0	1283	0	0	0	1146	53
Project	0	0	0	14	0	0	0	0	0	0	16	0	0	0	4	18
Post	0	0	0	68	0	0	0	0	0	0	1299	0	0	0	1150	71

					Out							In				In	In
Project Traffic Assignment	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	15%	75%
											Out					
											15%					

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

AM PEAK HOUR TURNING MOVEMENTS

US 1 & Springtree Place

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM											268				276		544
7:15 AM	7:30 AM											293				271		564
7:30 AM	7:45 AM											330				292		622
7:45 AM	8:00 AM											283				236		519
8:00 AM	8:15 AM											274				273		547
8:15 AM	8:30 AM											305				264		569
8:30 AM	8:45 AM											290				262		552
8:45 AM	9:00 AM											286				280		566
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	1192	0	0	0	1065	0	2257

Count Taken:	1/23/2018	9/24/2019	PHF	0.91	
Buildout year:	2024				
Growth Rate:	0.9%				
Seasonal Factor:	1.02	1.08			

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	47	0	0	0	0	0	0	1192	0	0	0	1065	47
PSCF	0	0	0	4	0	0	0	0	0	0	24	0	0	0	21	4
Adjusted Volumes		0	0	51		0	0	0	0	0	1216	0	0	0	1086	51
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Growth		0	0	3		0	0	0	0	0	67	0	0	0	60	2
2024 Volumes		0	0	54		0	0	0	0	0	1283	0	0	0	1146	53
Pre-Development		0	0	54		0	0	0	0	0	1283	0	0	0	1146	53
Project	0	0	0	11	0	0	0	0	0	0	16	0	0	0	14	4
Post	0	0	0	65	0	0	0	0	0	0	1299	0	0	0	1160	57

					Out							In				Out	In
Project Traffic Assignment	0%	0%	0%	15%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	20%	15%
											Out					
											15%					

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

AM PEAK HOUR TURNING MOVEMENTS

US 1 & Gran Park Way

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	NB Total	sbu	sbl	sbt	sbr	SB Total	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	22	8	0	252	8	268	0	46	230	0	276	566
7:15 AM	7:30 AM	0	0	0	1	0	0	0	38	8	**3**	221	61	293	2	52	210	7	271	603
7:30 AM	7:45 AM	0	0	0	0	0	0	0	16	10	**1**	285	34	330	4	42	246	0	292	638
7:45 AM	8:00 AM	0	0	0	2	0	0	0	10	5	**1**	260	17	283	2	26	207	1	236	531
8:00 AM	8:15 AM	0	0	0	0	0	0	0	9	4	**1**	251	18	274	1	27	244	1	273	556
8:15 AM	8:30 AM	0	0	0	0	0	0	0	16	3	1	288	13	305	11	28	223	2	264	585
8:30 AM	8:45 AM	0	0	0	1	0	0	0	6	4	3	268	15	290	2	6	253	1	262	559
8:45 AM	9:00 AM	0	0	0	2	0	0	0	11	9	3	268	6	286	0	14	266	0	280	579
Peak Hour Traffic Volume																				
7:00 AM	8:00 AM	0	0	0	3	0	0	0	86	31	5	1018	120		8	166	893	8		2338

Count Taken:	1/23/2018	9/24/2019	PHF	0.92
Buildout year:	2024			
Growth Rate:	0.9%			
Seasonal Factor:	1.02	1.08		

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	3	0	0	0	86	31	5	1018	120	8	166	893	8
PSCF	0	0	0	0	0	0	0	7	2	0	20	10	1	13	18	1
Adjusted Volumes		0	0	3		0	0	93	33	5	1038	130	9	179	911	9
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Growth		0	0	0		0	0	4	2	0	57	6	0	8	50	0
2022 Volumes		0	0	3		0	0	97	35	5	1095	136	9	187	961	9
Pre-Development		0	0	3		0	0	97	35	5	1095	136	9	187	961	9
Project	0	0	0	0	0	0	0	0	0	0	5	0	11	0	14	0
Post	0	0	0	3	0	0	0	97	35	5	1100	136	20	187	975	9

Project Traffic Assignment											In		Out		Out	
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	15%	0%	20%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree

PM PEAK HOUR TURNING MOVEMENTS

Harrison & Project Entrance

Count Taken: 9/17/2019
Buildout year: 2024
Growth Rate: 0.9%
Seasonal Factor: 1.09

Use PHF of 0.90 to be conservative

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
9/17/2019			47				47									
PSCF	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	51	0		0	51	0	0	0	0	0		0	0	0
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	2	0		0	2	0	0	0	0	0		0	0	0
2024 Volumes		0	53	0		0	53	0	0	0	0	0		0	0	0
Pre-Development		0	53	0		0	53	0	0	0	0	0		0	0	0
Project	0	0	0	4	0	58	0	0	0	30	0	9	0	0	0	0
Post	0	0	53	4	0	58	53	0	0	30	0	9	0	0	0	0
Project Traffic				In		In				Out		Out				
Assignment	0%	0%	0%	5%	0%	80%	0%	0%	0%	65%	0%	20%	0%	0%	0%	0%

*** Traffic volumes based on highest inbound or outbound volume from US 1 & Jackson Street intersection turning movement count in order to provide conservative analysis of driveway**

Springtree

PM PEAK HOUR TURNING MOVEMENTS

Springtree & Project Entrance

Count Taken: 9/17/2019
Buildout year: 2024
Growth Rate: 0.9%
Seasonal Factor: 1.09

Use PHF of 0.90 to be conservative

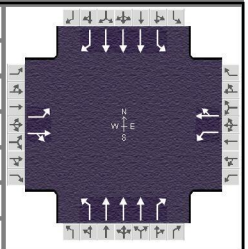
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
9/17/2019			47				47									
PSCF	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	51	0		0	51	0	0	0	0	0		0	0	0
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	2	0		0	2	0	0	0	0	0		0	0	0
2024 Volumes		0	53	0		0	53	0	0	0	0	0		0	0	0
Pre-Development		0	53	0		0	53	0	0	0	0	0		0	0	0
Project	0	0	0	0	0	0	0	11	0	0	0	0	0	7	0	0
Post	0	0	53	0	0	0	53	11	0	0	0	0	0	7	0	0

Project Traffic Assignment								In						Out		
	0%	0%	0%	0%	0%	0%	0%	15%	0%	0%	0%	0%	0%	15%	0%	0%

*** Traffic volumes based on highest inbound or outbound volume from US 1 & Jackson Street intersection turning movement count in order to provide conservative analysis of driveway**

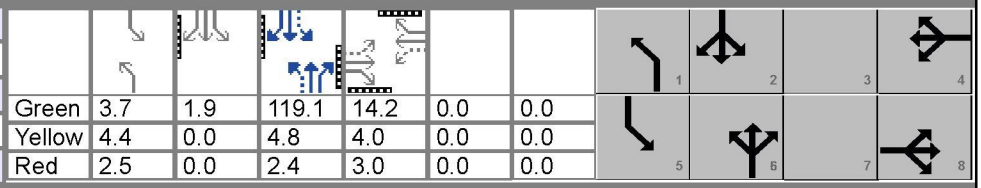
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.91
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 AM.xus		
Project Description	2024 AM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	18	14	23	5	27	20	1294	53	154	1164	11

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.7	1.9	119.1	14.2	0.0	0.0						
Yellow	4.4	0.0	4.8	4.0	0.0	0.0						
Red	2.5	0.0	2.4	3.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	18	14	23	5	27	20	1294	53	154	1164	11
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		2	2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	115	0		90	0		300	0	435	330	0	600
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	25	25	25	25	25	25	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0		30.0	20.0	110.0	20.0	110.0
Yellow Change Interval (*Y*), s		3.4		4.0	4.4	4.8	4.4	4.8
Red Clearance Interval (R_c), s		4.4		3.0	2.5	2.4	2.1	2.1
Minimum Green (G_{min}), s	7	7	7	7	6	7	6	7
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	5.0	0.0	5.0	0.0	7.0	0.0	7.0
Pedestrian Clearance Time (*PC*), s	0.0	30.0	0.0	31.0	0.0	20.0	0.0	13.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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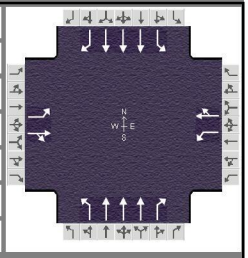
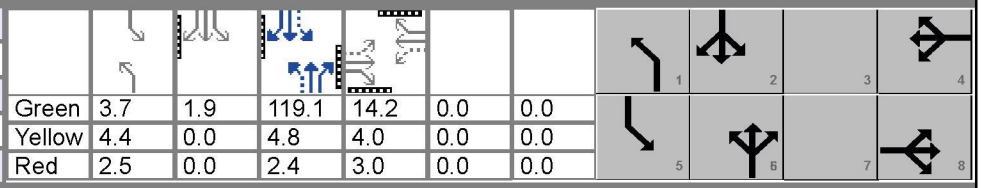
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.91
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 AM.xus		
Project Description	2024 AM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	18	14	23	5	27	20	1294	53	154	1164	11

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.7	1.9	119.1	14.2	0.0	0.0
Yellow	4.4	0.0	4.8	4.0	0.0	0.0
Red	2.5	0.0	2.4	3.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8		4	1	6	5	2
Case Number		6.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		21.2		21.2	10.6	126.3	12.5	128.2
Change Period, (*Y+R c*), s		7.8		7.8	6.9	7.2	6.5	7.2
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s		13.2		7.8	2.5		5.7	
Green Extension Time (*g e*), s		0.2		0.3	0.0	0.0	0.2	0.0
Phase Call Probability		1.00		1.00	0.62		1.00	
Max Out Probability		0.00		0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	69	35		25	35		22	1422	58	169	1279	12
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1373	1734		1373	1624		1781	1698	1585	1781	1698	1585
Queue Service Time (*g s*), s	8.0	3.0		2.8	3.2		0.5	15.8	1.6	3.7	13.1	0.3
Cycle Queue Clearance Time (*g c*), s	11.2	3.0		5.8	3.2		0.5	15.8	1.6	3.7	13.1	0.3
Green Ratio (*g/C*)	0.08	0.08		0.08	0.08		0.77	0.74	0.74	0.78	0.76	0.76
Capacity (*c*), veh/h	133	145		134	136		372	3792	1180	355	3851	1198
Volume-to-Capacity Ratio (*X*)	0.522	0.242		0.188	0.258		0.059	0.375	0.049	0.477	0.332	0.010
Back of Queue (*Q*), ft/ln (95 th percentile)	131.8	63		46.2	63.2		7	228.7	22.7	54.1	193.5	4.3
Back of Queue (*Q*), veh/ln (95 th percentile)	5.2	2.5		1.8	2.5		0.3	9.0	0.9	2.1	7.6	0.2
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00		0.51	0.00		0.02	0.00	0.05	0.16	0.00	0.01
Uniform Delay (*d 1*), s/veh	73.8	68.5		71.2	68.6		5.0	7.3	5.4	5.6	6.4	4.8
Incremental Delay (*d 2*), s/veh	1.2	0.3		0.2	0.4		0.0	0.3	0.1	0.4	0.2	0.0
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	75.0	68.9		71.5	69.0		5.0	7.5	5.5	6.0	6.6	4.8
Level of Service (LOS)	E	E		E	E		A	A	A	A	A	A
Approach Delay, s/veh / LOS	72.9	E		70.0	E		7.4	A		6.5	A	
Intersection Delay, s/veh / LOS	10.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.4	C	3.4	C	2.2	B	2.2	B
Bicycle LOS Score / LOS	0.7	A	0.6	A	1.3	A	1.3	A

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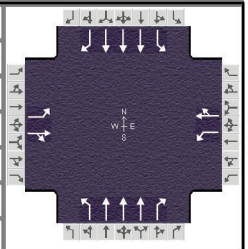
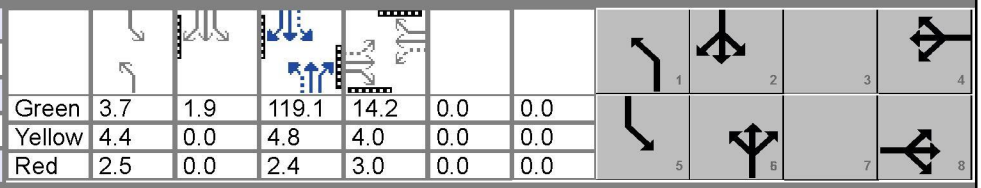
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.91
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 AM.xus		
Project Description	2024 AM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	18	14	23	5	27	20	1294	53	154	1164	11

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.7	1.9	119.1	14.2	0.0	0.0						
Yellow	4.4	0.0	4.8	4.0	0.0	0.0						
Red	2.5	0.0	2.4	3.0	0.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.908	1.000	1.000	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.723	0.000		0.723	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.927	0.927		0.868	0.868		0.000	0.847		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1373	975	759	1373	254	1370	1781	5095	1585	1781	5095	1585
Proportion of Vehicles Arriving on Green (P)	0.08	0.08	0.08	0.08	0.08	0.08	0.02	0.74	0.74	0.04	0.76	0.76
Incremental Delay Factor (k)	0.04	0.04		0.04	0.04		0.04	0.50	0.50	0.04	0.50	0.50

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		7.8		7.8	6.9	7.2	6.5	7.2
Green Ratio (g/C)		0.08		0.08	0.77	0.74	0.78	0.76
Permitted Saturation Flow Rate (s_p), veh/h/ln		1373		1373	432	0	377	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		13.4		13.4	119.1	0.0	119.1	0.0
Permitted Service Time (g_u), s		10.2		10.4	105.8	0.0	103.2	0.0
Permitted Queue Service Time (g_{ps}), s		8.0		2.8	0.7		13.0	
Time to First Blockage (g_f), s		0.0		0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		0
Protected Right Effective Green Time (g_R), s						0.0		0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.644	0.00	2.644	0.00	1.557	0.00	1.557	0.00
Pedestrian F_s / F_{delay}	0.000	0.169	0.000	0.168	0.000	0.066	0.000	0.062
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	167.28	67.18	177.28	66.45	1489.01	5.22	1515.96	4.69
Bicycle F_w / F_v	-3.64	0.17	-3.64	0.10	-3.64	0.83	-3.64	0.80

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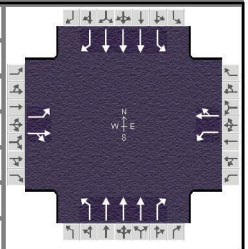
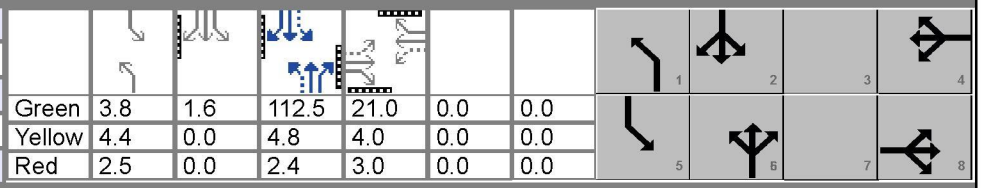
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 PM.xus		
Project Description	2024 PM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	2	19	60	14	99	21	1603	27	71	1753	29

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.8	1.6	112.5	21.0	0.0	0.0						
Yellow	4.4	0.0	4.8	4.0	0.0	0.0						
Red	2.5	0.0	2.4	3.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	2	19	60	14	99	21	1603	27	71	1753	29
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		2	2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	115	0		90	0		300	0	435	330	0	600
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	25	25	25	25	25	25	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		28.0		28.0	15.0	117.0	15.0	117.0
Yellow Change Interval (*Y*), s		3.4		4.0	4.4	4.8	4.4	4.8
Red Clearance Interval (R_c), s		4.4		3.0	2.5	2.4	2.1	2.1
Minimum Green (G_{min}), s	7	7	7	7	6	7	6	7
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	5.0	0.0	5.0	0.0	7.0	0.0	7.0
Pedestrian Clearance Time (*PC*), s	0.0	30.0	0.0	31.0	0.0	20.0	0.0	13.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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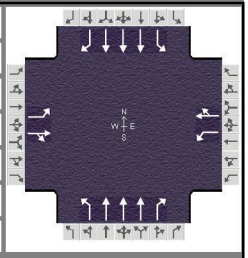
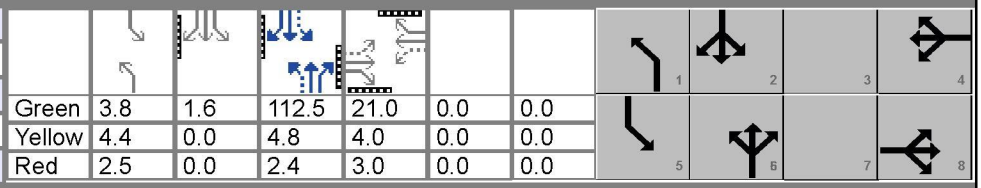
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 PM.xus		
Project Description	2024 PM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	2	19	60	14	99	21	1603	27	71	1753	29

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.8	1.6		112.5	21.0	0.0	0.0					
Yellow	4.4	0.0		4.8	4.0	0.0	0.0					
Red	2.5	0.0		2.4	3.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8		4	1	6	5	2
Case Number		6.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		28.0		28.0	10.7	119.7	12.3	121.3
Change Period, ($Y+R_c$), s		7.8		7.8	6.9	7.2	6.5	7.2
Max Allow Headway (*MAH*), s		3.4		3.4	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		21.1		13.5	2.6		3.9	
Green Extension Time (g_e), s		0.0		0.3	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	0.64		0.97	
Max Out Probability		1.00		0.08	0.00		0.09	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	61	23		65	123		23	1742	29	77	1905	32
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1268	1608		1389	1616		1781	1698	1585	1781	1698	1585
Queue Service Time (g_s), s	7.6	2.0		7.0	11.5		0.6	24.7	0.9	1.9	27.4	0.9
Cycle Queue Clearance Time (g_c), s	19.1	2.0		9.0	11.5		0.6	24.7	0.9	1.9	27.4	0.9
Green Ratio (*g/C*)	0.13	0.13		0.13	0.13		0.73	0.70	0.70	0.74	0.71	0.71
Capacity (*c*), veh/h	114	203		203	204		213	3582	1114	262	3632	1130
Volume-to-Capacity Ratio (*X*)	0.534	0.112		0.322	0.602		0.107	0.486	0.026	0.295	0.525	0.028
Back of Queue (*Q*), ft/ln (95 th percentile)	118.8	38.5		115.8	220.4		9.3	343.1	13.8	30.3	370.2	14.2
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	1.5		4.6	8.7		0.4	13.5	0.5	1.2	14.6	0.6
Queue Storage Ratio (*RQ*) (95 th percentile)	1.03	0.00		1.29	0.00		0.03	0.00	0.03	0.09	0.00	0.02
Uniform Delay (d_1), s/veh	75.1	62.0		65.9	66.1		8.7	10.7	7.2	8.3	10.5	6.7
Incremental Delay (d_2), s/veh	2.6	0.1		0.3	3.5		0.1	0.5	0.0	0.2	0.5	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	77.7	62.0		66.3	69.6		8.8	11.2	7.2	8.6	11.1	6.8
Level of Service (LOS)	E	E		E	E		A	B	A	A	B	A
Approach Delay, s/veh / LOS	73.4	E		68.5	E		11.1	B		10.9	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.4	C	3.4	C	2.2	B	2.2	B
Bicycle LOS Score / LOS	0.6	A	0.8	A	1.5	A	1.6	B

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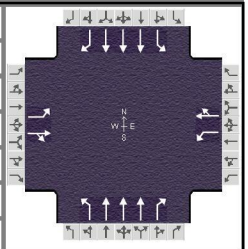
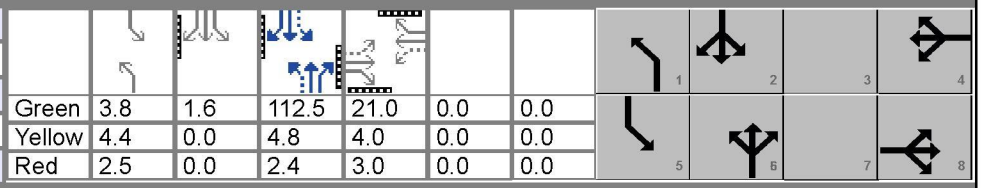
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	2/27/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Monroe St & US 1	File Name	Monroe & US 1 PM.xus		
Project Description	2024 PM Post-Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	2	19	60	14	99	21	1603	27	71	1753	29

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.8	1.6		112.5	21.0	0.0	0.0					
Yellow	4.4	0.0		4.8	4.0	0.0	0.0					
Red	2.5	0.0		2.4	3.0	0.0	0.0					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.908	1.000	1.000	0.908	1.000
Left-Turn Adjustment Factor (f_{LT})	0.668	0.000		0.731	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.860	0.860		0.864	0.864		0.000	0.847		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1268	153	1455	1389	200	1415	1781	5095	1585	1781	5095	1585
Proportion of Vehicles Arriving on Green (P)	0.13	0.13	0.13	0.13	0.13	0.13	0.02	0.70	0.70	0.04	0.71	0.71
Incremental Delay Factor (k)	0.07	0.04		0.04	0.13		0.04	0.50	0.50	0.04	0.50	0.50

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		7.8		7.8	6.9	7.2	6.5	7.2
Green Ratio (g/C)		0.13		0.13	0.73	0.70	0.74	0.71
Permitted Saturation Flow Rate (s_p), veh/h/ln		1268		1389	236	0	277	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		20.2		20.2	112.5	0.0	112.5	0.0
Permitted Service Time (g_u), s		8.7		18.2	84.6	0.0	87.8	0.0
Permitted Queue Service Time (g_{ps}), s		7.6		7.0	3.0		9.5	
Time to First Blockage (g_f), s		0.0		0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		0
Protected Right Effective Green Time (g_R), s						0.0		0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.644	0.00	2.644	0.00	1.557	0.00	1.557	0.00
Pedestrian F_s / F_{delay}	0.000	0.165	0.000	0.164	0.000	0.078	0.000	0.075
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	252.50	61.08	262.50	60.38	1406.18	7.05	1429.69	6.51
Bicycle F_w / F_v	-3.64	0.14	-3.64	0.31	-3.64	0.99	-3.64	1.11

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HCS7 Two-Way Stop-Control Report

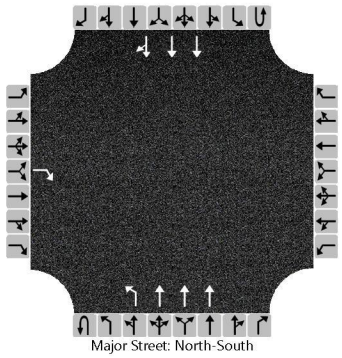
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/27/2020
Analysis Year	2024
Time Analyzed	
Intersection Orientation	North-South
Project Description	Springtree 2024 Post PM

Site Information

Intersection	US 1 & Jackson Street
Jurisdiction	
East/West Street	Jackson St
North/South Street	US 1
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	3	0	0	0	3	0
Configuration				R						L	T				T	TR
Volume (veh/h)				5					92	35	1603				1753	21
Percent Heavy Vehicles (%)				2					2	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1					5.6	5.3						
Critical Headway (sec)				7.14					5.64	5.34						
Base Follow-Up Headway (sec)				3.9					2.3	3.1						
Follow-Up Headway (sec)				3.92					2.32	3.12						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				6						141						
Capacity, c (veh/h)				212						196						
v/c Ratio				0.03						0.72						
95% Queue Length, Q_{95} (veh)				0.1						4.6						
Control Delay (s/veh)				22.4						60.1						
Level of Service (LOS)				C						F						
Approach Delay (s/veh)	22.4								4.4							
Approach LOS	C															

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HCS7 Two-Way Stop-Control Report

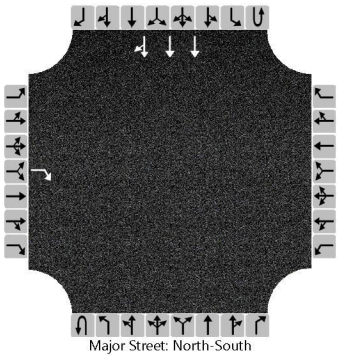
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/27/2020
Analysis Year	2024
Time Analyzed	
Intersection Orientation	North-South
Project Description	Springtree Post-Development AM

Site Information

Intersection	US 1 & Harrison St
Jurisdiction	
East/West Street	Harrison St
North/South Street	US 1
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				68											1150	71
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.14												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.92												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				75												
Capacity, c (veh/h)				342												
v/c Ratio				0.22												
95% Queue Length, Q_{95} (veh)				0.8												
Control Delay (s/veh)				18.4												
Level of Service (LOS)				C												
Approach Delay (s/veh)	18.4															
Approach LOS	C															

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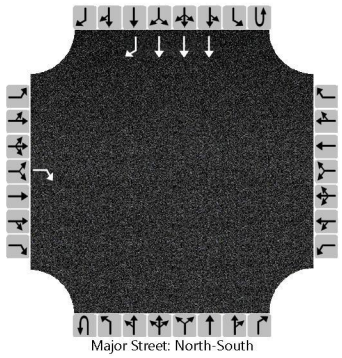
HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MEP	Intersection	US1 & Springtree Place
Agency/Co.	MEP	Jurisdiction	
Date Performed	1/27/2020	East/West Street	US 1
Analysis Year	2024	North/South Street	Springtree Place
Time Analyzed		Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Springtree Post-Development AM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	1
Configuration				R											T	R
Volume (veh/h)				65											1160	57
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.14												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.92												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				71												
Capacity, c (veh/h)				360												
v/c Ratio				0.20												
95% Queue Length, Q_{95} (veh)				0.7												
Control Delay (s/veh)				17.5												
Level of Service (LOS)				C												
Approach Delay (s/veh)		17.5														
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

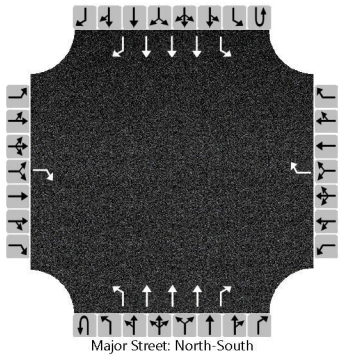
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/27/20
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Springtree 2024 Post AM

Site Information

Intersection	US 1 & Gran Park Way
Jurisdiction	
East/West Street	Gran Park Way
North/South Street	US 1
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	3	1	0	1	3	1
Configuration				R				R		L	T	R		L	T	R
Volume (veh/h)				3				97	35	5	1100	136	20	187	975	9
Percent Heavy Vehicles (%)				2				2	2	2			2	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type | Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1				7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)				7.14				7.14	5.64	5.34			5.64	5.34		
Base Follow-Up Headway (sec)				3.9				3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)				3.92				3.92	2.32	3.12			2.32	3.12		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				3				105		43				225		
Capacity, c (veh/h)				423				382		541				274		
v/c Ratio				0.01				0.28		0.08				0.82		
95% Queue Length, Q_{95} (veh)				0.0				1.1		0.3				6.6		
Control Delay (s/veh)				13.6				18.0		12.2				58.5		
Level of Service (LOS)				B				C		B				F		
Approach Delay (s/veh)	13.6				18.0				0.4				10.2			
Approach LOS	B				C											

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HCS7 Two-Way Stop-Control Report

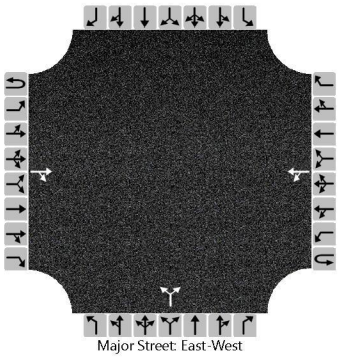
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/27/2020
Analysis Year	2024
Time Analyzed	
Intersection Orientation	East-West
Project Description	Springtree Post-Development PM

Site Information

Intersection	Harrison St & Entrance
Jurisdiction	
East/West Street	Harrison St
North/South Street	Entrance
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			53	4		58	53			30		9				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						64					43					
Capacity, c (veh/h)						1539					759					
v/c Ratio						0.04					0.06					
95% Queue Length, Q_{95} (veh)						0.1					0.2					
Control Delay (s/veh)						7.4					10.0					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					4.0				10.0							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

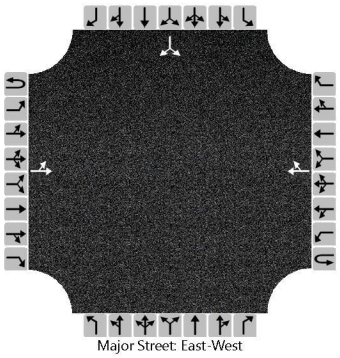
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/27/2020
Analysis Year	2024
Time Analyzed	
Intersection Orientation	East-West
Project Description	Springtree Post-Development PM

Site Information

Intersection	Springtree & Entrance
Jurisdiction	
East/West Street	Springtree
North/South Street	Project Entrance
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	53				53	11						7		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													8	
Capacity, c (veh/h)		1529													871	
v/c Ratio		0.00													0.01	
95% Queue Length, Q_{95} (veh)		0.0													0.0	
Control Delay (s/veh)		7.4													9.2	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.0												9.2			
Approach LOS													A			

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COUNTY: 89
STATION: 5038
DESCRIPTION: SR 5/US 1 - N OF SALERNO RD (COUNTY LINK: 110)
START DATE: 01/23/2018
START TIME: 2345

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	11	7	8	12	38	16	13	15	14	58	96
0100	10	9	7	21	47	16	5	10	10	41	88
0200	7	11	10	5	33	8	4	5	7	24	57
0300	7	13	8	5	33	10	13	9	10	42	75
0400	11	20	23	34	88	15	24	37	36	112	200
0500	43	55	68	75	241	45	68	73	99	285	526
0600	107	145	157	221	630	139	178	183	213	713	1343
0700	268	293	330	283	1174	276	271	292	236	1075	2249
0800	274	305	290	286	1155	273	264	262	280	1079	2234
0900	301	301	298	285	1185	263	267	262	238	1030	2215
1000	300	297	352	350	1299	282	272	288	314	1156	2455
1100	270	335	317	326	1248	288	303	325	326	1242	2490
1200	365	318	410	335	1428	307	293	374	324	1298	2726
1300	334	365	343	364	1406	357	392	323	370	1442	2848
1400	378	348	375	342	1443	376	359	357	351	1443	2886
1500	344	357	373	339	1413	336	350	366	361	1413	2826
1600	362	353	380	420	1515	368	384	357	435	1544	3059
1700	329	307	307	265	1208	401	360	322	274	1357	2565
1800	294	261	255	202	1012	273	243	243	205	964	1976
1900	190	146	120	100	556	183	174	169	179	705	1261
2000	89	96	89	96	370	142	123	124	119	508	878
2100	68	73	83	71	295	120	93	77	61	351	646
2200	55	40	30	25	150	71	53	34	36	194	344
2300	27	27	17	16	87	36	24	22	13	95	182
24-HOUR TOTALS:					18054					18171	36225

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1192	800	1079	845	2258
P.M.	1600	1515	1615	1577	1600	3059
DAILY	1600	1515	1615	1577	1600	3059

GENERATED BY SPS 5.0.53P

LOCATION: 85 SR-5 (US1) @ MONROE ST

Day Plan

Day 2 = Weekdays Day 1 = Weekends

DAY	START	COBALT plan			
1	9:00	1			
1	21:00	99	Free		
2	6:00	3			
2	9:30	5			
2	15:00	7			
2	18:30	9			
2	20:30	99	Free		

Plan		1		3	5	7	9	
OFFSET		85		40	87	39	4	
CYCLE LENGTH		160		160	160	160	140	
Cobalt Sequence		1		1	1	1	1	
PHASE		SPLITS (SECONDS)						
1	NBLT	16		20	18	15	22	
2	SB	115		110	101	117	87	
3		0		0	0	0	0	
4	WB	29		30	41	28	31	
5	SBLT	25		20	22	15	21	
6	NB	106		110	97	117	88	
7		0		0	0	0	0	
8	EB	29		30	41	28	31	

Lagging phase when **BOLD** type & gray box

Printed 02/26/20

MARTIN COUNTY TRAFFIC

Intersection: 85 SR-5 (US1) @ MONROE ST

	NBLT	SB		WB	SBLT	NB		EB
PHASE	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Min green	6	15	0	7	6	15	0	7
Vehicle Ext	4	4	0	4	4	4	0	4
Max 1	20	60	0	30	20	60	0	30
Max 2								
Yellow	4.4	4.8	3	4	4.4	4.8	3	3.4
Red Clear	2.5	2.1	0	3	2.1	2.4	0	4.4
Walk	0	7	0	5	0	7	0	5
Ped Clear	0	13	0	31	0	20	0	30
Start Up		Green				Green		
Locking Detector		X				X		
Veh. Recalls		Min				Min		
Assigned ph.	1				5			
Cross Switch Ph	6				2			

February 26, 2020

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Multifamily Housing (Mid-Rise)
(221)

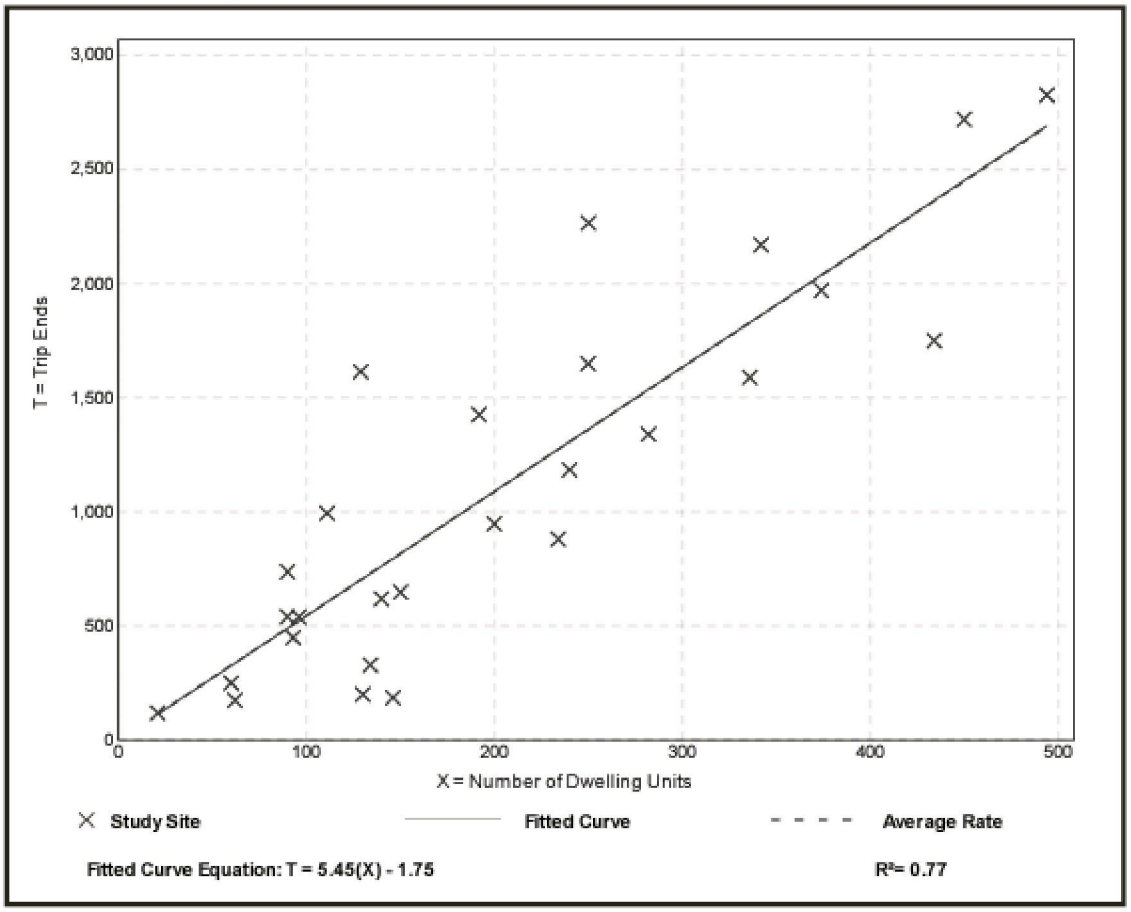
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



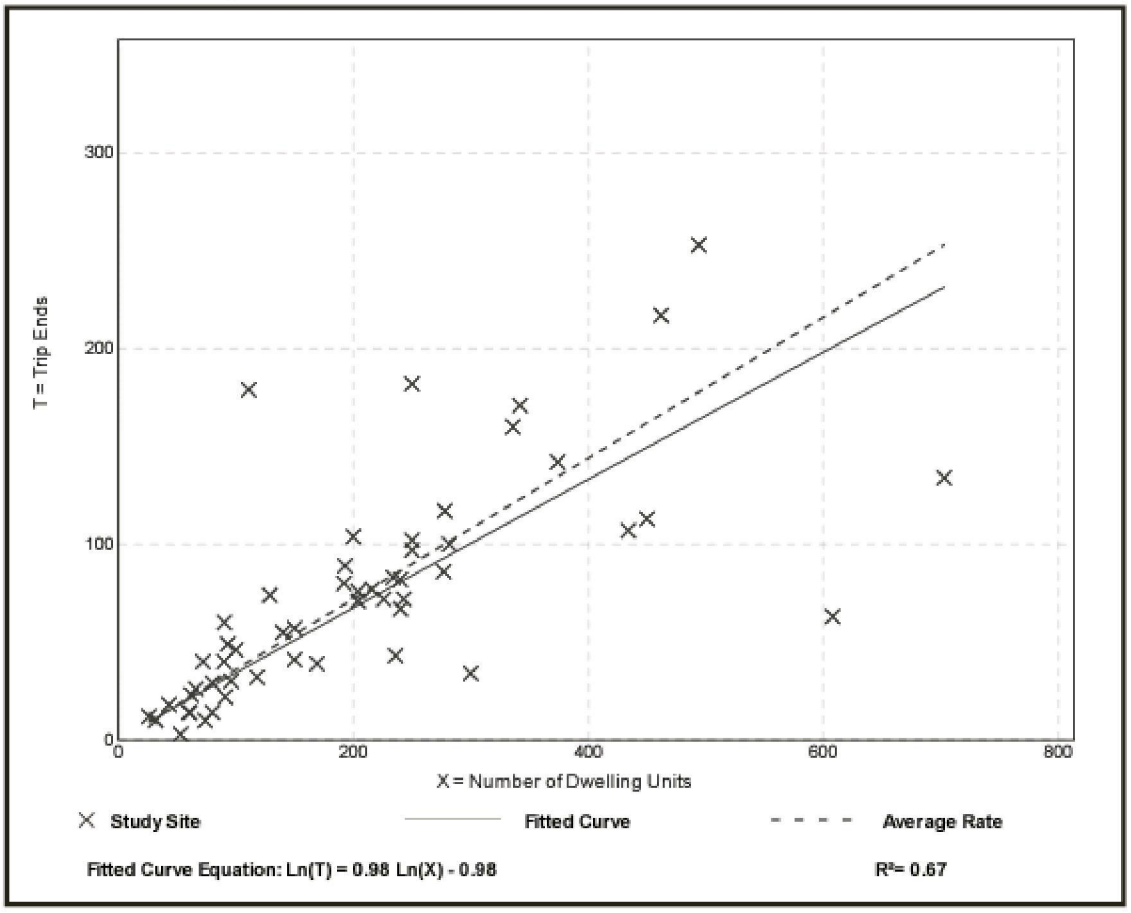
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	53
Avg. Num. of Dwelling Units:	207
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



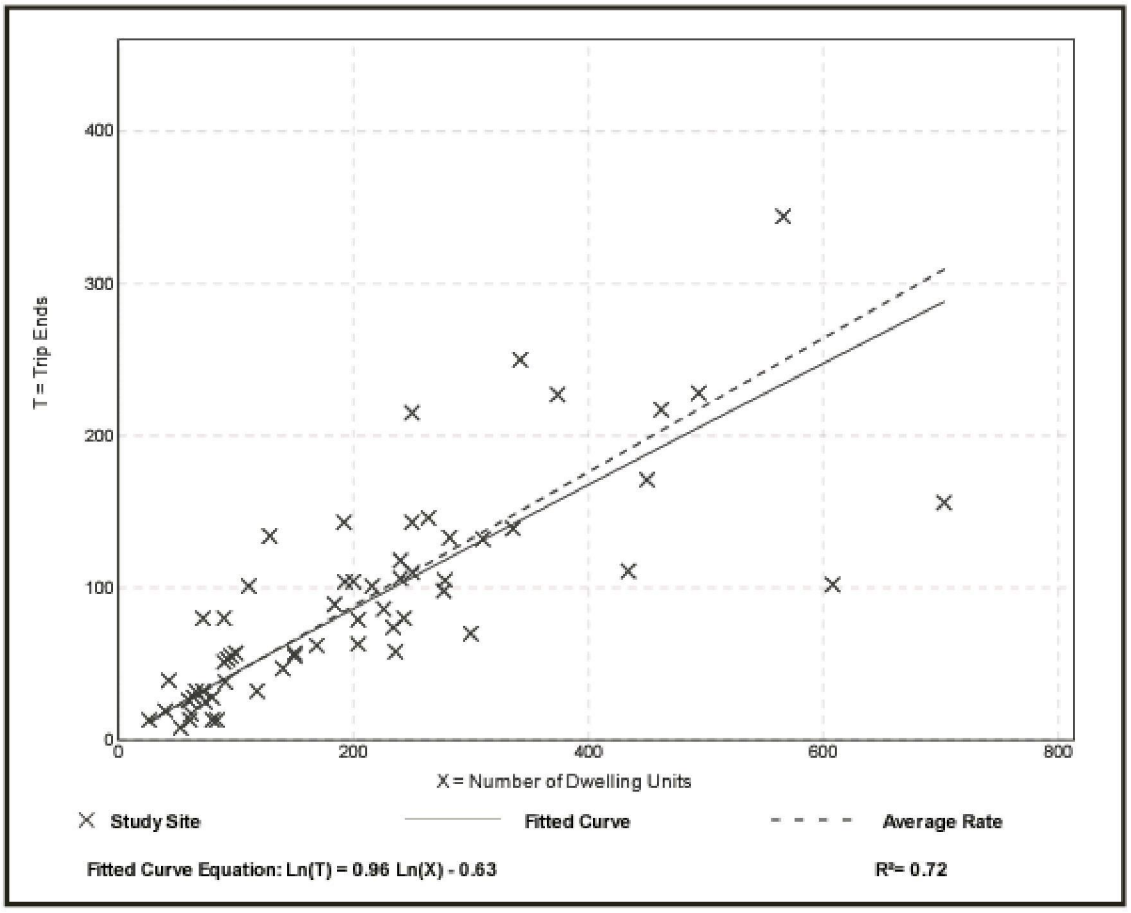
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 60
Avg. Num. of Dwelling Units: 208
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Martin County, Florida - Laurel Kelly, C.F.A

generated on 9/17/2019 11:44:58 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
52-38-41-000-000-01102-0	1107101	SE FEDERAL HIGHWAY, STUART	$758,680	9/14/2019

Owner Information

Owner(Current)	STUART 13 ACRES LLC
Owner/Mail Address	2055 S KANNER HWY STUART FL 34994
Sale Date	9/10/2010
Document Book/Page	2475 1736
Document No.	2232235
Sale Price	1116700

Location/Description

Account #	1107101
Tax District	3100
Parcel Address	SE FEDERAL HIGHWAY, STUART
Acres	7.2570
Map Page No.	HG-47
Legal Description	HANSON GRANT S/D OF LOTS 18 19 20 S 1/3 OF N 9/15 W OF US 1 HWY DESC AS THE S 434.35' OF THE FOLLOWING: BEG W R/W US 1 & S/LN N 9/15THS, NLY ALG HWY 781.49 TO N/LN OF S 3/15 OF S 9/15, W 727.88', SLY PARALLEL US 1 782.47' & E 727.78' TO POB

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50700 Federal_Indian to Cove

Assessment Information

Market Land Value	$758,680
Market Improvement Value	
Market Total Value	$758,680

Martin County, Florida - Laurel Kelly, C.F.A

generated on 9/17/2019 11:45:44 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
52-38-41-000-000-01101-0	128526	SE FEDERAL HIGHWAY, STUART	$800,530	9/14/2019

Owner Information

Owner(Current)	TIERRA DEL LAGO INC
Owner/Mail Address	PO BOX 3306 PALM BEACH FL 33480
Sale Date	8/4/1986
Document Book/Page	0995 1479
Document No.	
Sale Price	0

Location/Description

Account #	128526
Tax District	3100
Parcel Address	SE FEDERAL HIGHWAY, STUART
Acres	5.7430
Map Page No.	HG-47
Legal Description	HANSON GRANT S/D OF LOTS 18 19 20 S 1/3 OF N 9/15 W OF US 1 HWY DESC AS: BEG W R/W US 1 & S/LN N 9/15THS, NLY ALG HWY 781.49 TO N/LN OF S 3/15 OF S 9/15, W 727.88', SLY PARALLEL US 1 782.47' & E 727.78' TO POB (LESS THE S 434.35' AS DESC IN OR 2475/1736)

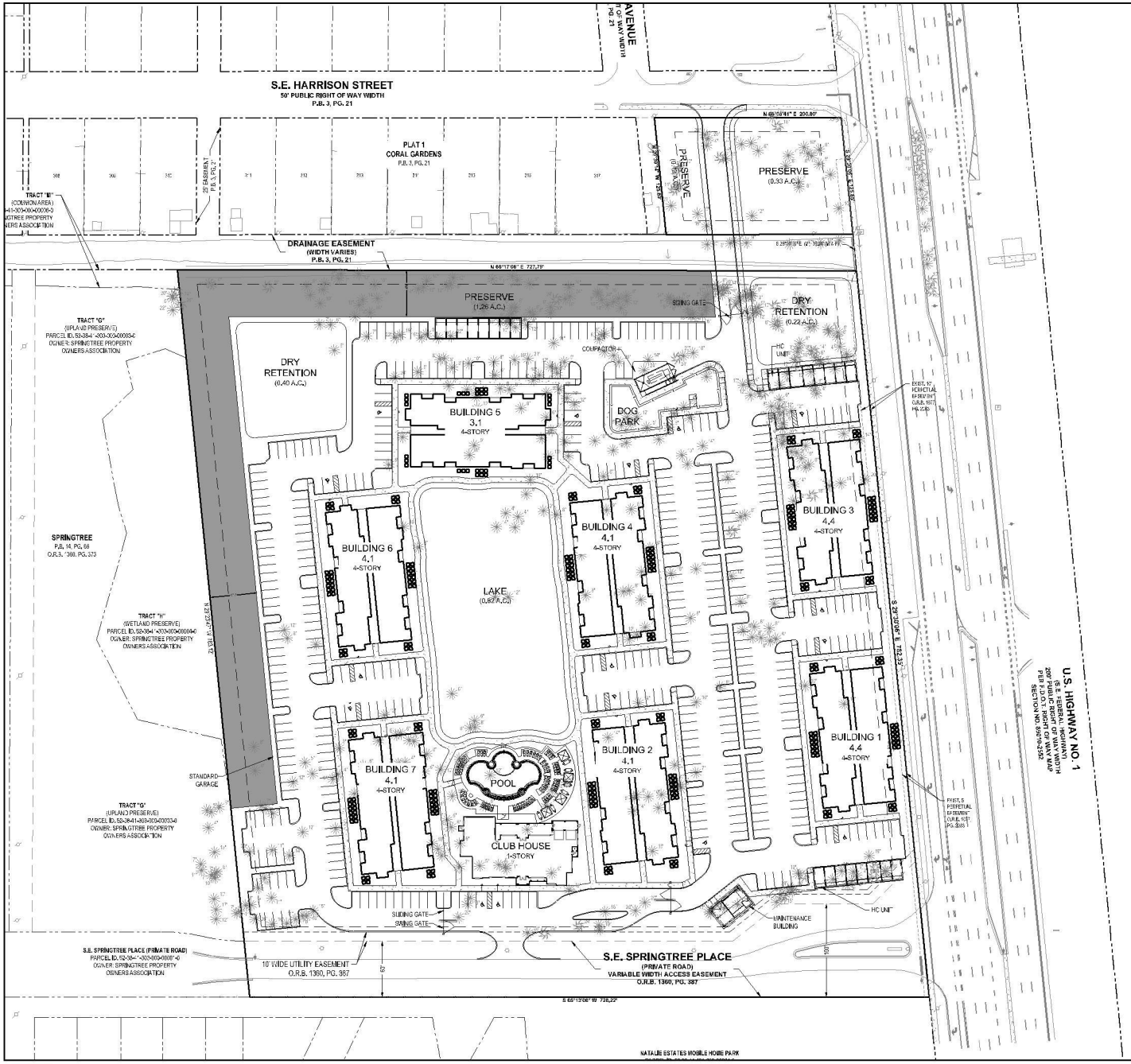
NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50700 Federal_Indian to Cove

Assessment Information

Market Land Value	$800,530
Market Improvement Value	
Market Total Value	$800,530



TREE LEGEND:

- OAK Multi-Trunk Multi-Size
- PALM TREE WITH SIZE
- PINE TREE WITH SIZE
- UNKNOWN TREE WITH SIZE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.
N.A.V.D. 88

LEGEND:

ARV	AIR RELEASE VALVE	INV	INVERT
BFP	BACKFLOW PREVENTER	LP	LIGHT POLE
(C)	CALCULATED DATA	(M)	MEASURED DATA
CLF	CHAINLINK FENCE	N	NORTHING
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM
CMP	CORRUGATED METAL PIPE	O.R.B.	OFFICIAL RECORDS BOOK
CRB	COMMUNICATIONS RISER BOX	(P)	PLAT DATA
CONC.	CONCRETE	P.B.	PLAT BOOK
(A)	DEED DATA	PG.	PAGE
E	EASTING	PVC	POLYVINYLCHLORIDE PIPE
EL.	ELEVATION	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
F.P.L.	FLORIDA POWER AND LIGHT COMPANY	R.T.K.	REAL TIME KINEMATIC
F.A.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	SV	SEWER VALVE
G.P.S.	GLOBAL POSITIONING SYSTEM	TYP.	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE
ID.	IDENTIFICATION		

- TRAFFIC SIGNAL HANDHOLE
- IRRIGATION CONTROL VALVE
- FOUND CONCRETE MONUMENT WITH IDENTIFICATION
- FIBER OPTIC HANDHOLE
- NAIL & DISK WITH IDENTIFICATION
- FIBER OPTIC MARKER
- FOUND IRON ROD OR PIPE WITH IDENTIFICATION
- SIGN
- GUY ANCHOR
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8000"
- CONCRETE POWER POLE
- DENOTES TITLE COMMITMENT EXCEPTION NUMBER
- WOOD POWER POLE
- CONTOUR LINE
- SEWER MANHOLE
- FENCE LINE
- OHE OVERHEAD ELECTRICAL
- STORM MANHOLE
- SPOT ELEVATION
- STORM INLET
- ASPHALT PAVEMENT
- TELEPHONE MANHOLE
- CONCRETE

Site Data

Total Site Area	592,416 Sf / 13.6 Ac.	
Density	270 Units	19.85 UNITS / Ac.

Upland Preserve / Nature Area

Proposed Upland Preservation:	76,665 sf	1.76 Ac.	25%

Open Space

Open Space Provided:	161,608 sf	3.71 Ac.	28%

Impervious Area

Building Coverage	87,556 sf	2.01 Ac.
Vehicular / Sidewalks / Pads	196,456 sf	4.51 Ac.
Lake	31,363 sf	0.72 Ac.

Pervious Area

Dry Detention Area	20,909 sf	0.48 Ac.
Upland Preserve Area	76,665 sf	1.76 Ac.
Open Space	161,608 sf	3.71 Ac.
Total:		6.01 Ac.

Parking	(9' x 18')	
Stalls/Spaces	467 each	1.73 space/ Unit

Bowman CONSULTING

Bowman Consulting Group, Ltd.
301 SE Ocean Blvd, Suite 301
Stuart, FL 34994
Phone: (772) 463-1113
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

STUART - SPRINGTREE

FLORIDA

CITY OF STUART

PROJECT NO.
30210-01-002

REVISIONS

DATE	DESCRIPTION

JMB	HE
DRAWN	CHKD

SCALE: 1" = 50'
JOB No. 30210-01-002
DATE: 7/19/2019
FILE:
SHEET 1 OF 1

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

February 28, 2020

Mr. Tom Reetz
Senior Planner
City of Stuart Development Department

Re: **Springtree – City of Stuart, Florida**
Review of Traffic Impact Analysis

Dear Mr. Reetz:

We offer the following responses to comments regarding the IRC review of the Traffic Impact Study (TIS)

Response to Comments (2/18/2020)

1. How will project traffic impact operations along Alden Avenue? What are the existing volumes along Alden Avenue during AM and PM peak hours?
   Response: The development is projected to add 42 and 28 northbound AM and PM peak hour trips, respectively, the existing Alden Avenue traffic. Peak hour peak direction traffic is projected to be about 1 vehicle per minute and Alden Avenue ADT is projected to be less than 1,000 vehicles per day. Therefore Alden is projected to function acceptably as a local road with the proposed project. See Page 9 of the revised study.

2. Please count the intersection of US-1 & Monroe Street during the AM and PM peak hours and evaluate its operations with project traffic. Also, please evaluate the queuing on the eastbound approach.
   Response: **Acknowledged. See Page 6 of the revised study.**

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

SPRINGTREE RPUD. COMPREHENSIVE PLAN REVIEW

Objective A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form and counteracts the existing urban sprawl development within the locality by proposing a medium density development of approximately 22 dwelling units per acre.

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

In order to consider the compatibility of a proposal we need to assess whether the existing residential and commercial development adjacent to the proposed development are able to exist together without problems or conflict. The proposed development proposes an entirely residential development as opposed to the previous Martin County Land use designations of Commercial and Multi-Family Residential, this factor providing a greater compatibility in relation to the existing homes. The proposal is separated from existing commercial uses to the north-east by a proposed preserve area. The existing buffers and preserve areas surrounding the site together with the proposed buffers and preserve areas within the site, provide sufficient distance and visual shielding to project the surrounding existing residential development. The 4-storey height of the proposed development is adequately shielded from view. In respect of traffic impacts and safety the applicants' traffic study and additional work to the Springtree Place access road and sidewalk provision address volume and safety impacts in that respect. Overall, this proposal is considered to be compatible with the adjacent uses.

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

The proposed project is of higher density than adjacent residential uses. The existing and proposed open space and preserve areas provide substantial area to provide transition zones.

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

The development forms part of an inventory that widens housing options for existing and new residents of the City.

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates substantial landscaping fronting the streetscape. The proposed development (although not single-family) incorporates landscape buffers to the adjacent commercial uses to the north.

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

The proposal is considered to be a good example of a compact urban form of residential infill.

Objective B3. - Desirable pattern of land uses.

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

The proposal is considered to be a good use of vacant land and within the community characteristics of the City

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

The proposed development, by reason of proposed use, density and buffers is considered to be compatible and complementary to surrounding activities (both commercial and residential) and would act as a buffer from US-1 Federal Highway to the existing residential development to the west.

Policy B3.6. The City shall protect traditional single-family residential areas by limiting commercial encroachment through zoning, comprehensive planning, traffic calming, and other land use techniques.

The existing residential areas are protected from commercial activity which would otherwise have been permissible under Martin County land development regulations.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

HAND DELIEVERED

February 12, 2020

Kevin Freeman, Director
City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, Florida 34994

RE: Springtree – Stuart Residential Planned Unit Development
Response to LPA Comments & Draft PUD

On January 30, 2020 the City's Local Planning Agency voted unanimously to recommend approval for the project with the following conditions. Bowman Consulting is providing our written response to the comments:

1. **Comment:** Address the need for a bus stop and analyze the effect on Harrison or roads to south.

   Response: The applicant is in discussions with Martin County Public Transit service about the project and bus stop criteria as well as the role of the City of Stuart.

2. **Comment:** Extend ornamental fence to the west and north entrance.

   Response: Refer to revised site plan that extends ornamental fence west from the gate to end of island.

3. **Comment:** Adjust parking calculation to include garages and correct number of units.

   Response: Refer to the revised site plan and site data that includes parking provided and parking standards as determined by ITE national standards. This data is broken down by unit types with studio, 1-bed, 2-bed and 3-bed totals shown.

4. **Comment:** Show on site plan exterior trash cans, lights, grills, signs.

   Response: A note has been added to include listed items on the site plan including pet waste station.

5. **Comment:** Provide a car washing area.

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Response: A car wash is not proposed for the project.

6. **Comment:** Mail delivery – Determine if inside or outside and designated parking associated with.

Response: Mail delivery of all types will be provided inside the clubhouse. A note has been added to the revised site plan. 10-15 parking spaces are provided in front of the clubhouse to allow for convenient mail pick- up.

7. **Comment:** Work to get permission for continuous sidewalk across entire South property line including preserve area. (6' wide)?

Response: A sidewalk has been added to the revised site plan and is shown on the north side of Springtree Place to the project's west boundary line.

8. **Comment:** Indicate correct unit count and include floor plans.

Response: Unit table with quantity by unit type has been updated on the revised site plan. Floor plans are attached which reflect the following chart.

Studio	28	707 SF
1 br, 1 ba	96	756 SF
1 br, 1 ba	28	816 SF
2 br, 2 ba	16	1,164 SF
2 br, 2 ba	92	1,176 SF
3 br, 2 ba	20	1,248 SF
Total/Avg	**280**	**954 SF**

9. **Comment:** Adding or addressing charging stations.

Response: The following note has been added to the revised site plan. "Pull box and conduit to be provided for future vehicular electric charging station(s) to be located at clubhouse".

10. **Comment:** Disclose or include rules and regulations/deed restrictions. Include dog rules.

Response:

a. **At move- in the management team gets a picture, description of breed and detailed veterinary records.**
b. **Fee: $400 for one (1) pet; $500 total for two (2) plus $10/month in rent.**
c. **Support animals: both fees and rent are waived.**
d. **Maximum Weight Limit at Maturity is 80lbs. The maximum combined number of pets permitted in any apartment is two (2). Breed restrictions include but are not limited to: Rottweiler, Pit Bull Terrier, Doberman Pinscher, Akita, Chow and German Shepherd. If, in the Landlords' sole discretion, it is determined that the pet is one of these breeds or a mix thereof, Landlord may insist on the immediate removal and/or may request veterinarian identification. Additional prohibited pets are as**

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follows: reptiles (all forms, insects, spiders and Ferrets. Residents and/or guests are required to pick up after pet(s).

11. **Comment:** Construction activity plan (Submittal from applicant of construction schedule, activity, and access)

Response: Based on conversation with FDOT, the project will have a temporary access off U.S.1. with construction hours, per city requirements, the only exception being concrete pours for the seven (7) building foundations which may need to take place during cooler night time hours.

The project's main entrance off of Springtree Place will not include construction activity and is proposed to include improved lighting, signage, landscape, a 6' sidewalk to provide with an overall safer and enhanced entry that provides for a better sense of arrival into the existing and proposed neighborhoods.

STATEMENTS & ORDINANCE COMMENTS:

12. Ordinance page 12: fix "Six (7)" to "Seven (7)" in 2nd paragraph under Summary Explanation.

13. Ordinance Work Force Housing to be removed.

14. Ordinance revision: Proposed Open Space is now 38% with 25% shown as native vegetation area as depicted on the revised Site Plan by HJA Design Studio.

15. Ordinance revision: Change Item 18 under Development and Construction on page 29 of 185 to: "Project phasing shall be shown on the site and construction plans are subject to staff approval during plan review process. The first phase shall include work along Springtree Place, stormwater infrastructure and the clubhouse".

16. Ordinance revision: Add "at Springtree Place entrance" to the last sentence of paragraph 19 under Development and Construction on page 29 of 185: The entry gates *at Springtree Place entrance* shall be made operational prior to final CO.

17. Ordinance revision: Add "that can coexist together with power in a public utility easement" at the end of the first sentence of paragraph 20 under Development and Construction on page 29 of 185: Revised sentence: "The property owner shall provide easements for licensed television services *that can coexist together with power in a public utility easement*".

18. Ordinance revision: Change Item 28 under Development and Construction on page 29 of 185 to: "Stuart - Springtree will provide one (1) singular on-site trash compactor".

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19. Ordinance revision: Remove entire section on Work Force Housing.

20. Page 55- Architectural Details. Not all units will have balconies so please revise; Remove 3 story reference since all buildings will be 4 stories.

21. Ordinance revision item 3: Please remove 59% reference to impervious coverage. See revised Site Plan and site data. Maximum building height is 42'-6" to the roof evave and 59' to the highest point of the roof.

Please do not hesitate to contact me or Todd regarding these responses or any other matters pertaining to this application.

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Sincerely,

Michael Houston
HJA Design Studio

C.C. Jim Lott, Waypoint
Terry McCarthy, McCarthy Summers
Howard Ehrsam, Bowman consulting
Todd Troxell

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February 12, 2020

Springtree Project Narrative &
Landuse Amendment & Residential PUD Justification

The Request: On behalf of Waypoint Residential, as the Contract Purchaser, this is a request to amend the future land use map to include the subject property as a Multi-family residential land use and rezone the property to Residential Planned Unit Development (RPUD) to allow for the construction of a 280 unit apartment complex. The subject property is located off SE Federal Highway and SE Springtree Place in Stuart, Florida.

The Subject Property: The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart. The property is included in the Hanson Grant subdivision dating back to part of an original 1901 plat later refiled in 1910 that consists of three legal parcels. The property owners are Tierra Del Lago, Inc. on the 5.743-acre parcel 52-38-41-000-000-01101-0; Stuart 13 Acres, LLC on 7.257-acre parcel 52-38-41-000-000-01102-0; and Stuart Harbor Marina & Yacht Club on 0.5739 -acre parcel 52-38-41-005-000-00510-3.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designation on the subject property had been Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel. Had the property remained within Martin County jurisdictional limits, a mandatory rezoning to Limited Commercial (LC) or Commercial Planned Unit Development (CPUD), would have been required on the two larger parcels and General Commercial (GC) on the smaller parcel ahead of the approval of any final site plan proposal on the subject property. Residential uses would have been limited to Apartment Hotels as a permitted use on property with a Commercial Limited and Commercial General FLU designation. Permitted uses for a property zoned LC and GC typically included commercial offices, banks, residential storage, limited retail sales and service, shooting ranges and medical facilities, including pain management clinics. The GC zoning district designation also includes more intensive uses as restaurants with drive -throughs and gas stations.

The applicant is requesting the proposed Future Land Use Map (FLUM) designation for the subject property is amended to Multifamily (MF) with a compatible zoning district designation of Residential Planned Unit Development (RPUD). This will achieve the

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necessary land use and zoning change and achieve consistency with the recent approval of the annexation of the property within the City of Stuart jurisdictional limits.

Surrounding Properties Land Use & Zoning: The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County jurisdiction.

Proposed Development: The applicant is proposing to construct 280 multi-family garden-style (under 5 stories) residential units consisting of seven 4 story garden- style apartment buildings all with elevators. The location was chosen based on close proximity to retail/ shopping/ entertainment opportunities and the roadway network for commuting choices. On- site amenities include a expansive clubhouse which will include an oversized fitness facility along with a cyber café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake-side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need the project will offer a fully amenitized dog wash room in its clubhouse along with a dedicated dog park onsite. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units. The project will include a trash compactor

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onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place on the south and a northern access point at SE Harrison Street connecting to US1. The scale and proposed use as a multi-family development is considered to be of a density and scale reflective of the property facing US1, and introduces a suitable transition from the established commercial areas further north with the existing single family and to the south with the Natalie Estates and Sunshine mobile home parks to the south.

The proposed floor plans consist of 27 studio, 125 one bed, 108 two bed and 20 three bed apartments. The four-story apartment buildings will measure 42 ft. 6 inches to the roof level or evave and 59ft to the highest element of the roof level.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site does include quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as a dry retention areas. The area off of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

A rezone to RPUD is required to accommodate Section 2.03.09 Table 3.b. land development code provision that allows a density of up to 30 units per acre on properties with a zoning designation of RPUD. The project has been designed to meet all other provisions of the City land development code and comprehensive plan.

The public benefits offered as part of the development application and RPUD zoning agreement include the following:

- The preservation and creation of 3.11 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re-planting and re- vegetation of pine flatwood habitat.
- A much needed multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Significant building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 38 % open space or 5.62 acres where a minimum of 30% is required as a minimum for properties zoned RPUD.

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The proposal is consistent with Comprehensive Plan Objective B1 – Compact Urban Form, in that the project discourages urban sprawl by facilitating urban redevelopment and infill development of properties. A multi-family apartment development in this part of the City of Stuart plans well for urban infill and redevelopment of lands and achieves a compact urban form of development. The project is also consistent with Comprehensive Plan Objective B3. Desirable pattern of land uses. Introducing a residential project on the vacant property creates stronger compatibility with a Multi-family land use and RPUD zoning district than the County's General and Limited Commercial land use designations. The proposal will enhance the pattern of development in a way that is compatible and convenient to City residents, businesses and visitors and avoids inappropriate or wasteful use of land.

Traffic Study: A traffic Statement has been prepared by Mackenzie engineering and Planning to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed to include 462 spaces where 484 spaces are required. The reduction in provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Many apartments will include private balconies. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet (to roof evave) or four stories of occupiable space with a 15 foot maximum slope to highest point / top of roof (60 foot maximum overall height) for all buildings. Proposed heights of the Springtree apartment buildings are four-story which extend to 42 ft. 6 inches to the roof evave and 59 ft. to the highest element of the roof. The heights proposed are therefore consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

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Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' minimum wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing access easement with no scope to provide any extensive buffer along this edge of the south property. But a 10 minimum landscape buffer has been provided between the north side of S.E. Springtree Place and internal drive / parking areas. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary / required plantings around the perimeter of the buildings which will accent the height of the respective buildings. Also, a minimum of one tree per parking lot island has been provided with 87% being shade trees. Additional landscaping will be provided within the littoral areas of lake, around the dry detention areas and internal sidewalks, within buffers as well as within the other public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 3.11 acres or 25% on the subject property. Open space provision measures at 5.62 acres or 41% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off of US1 and S.E. Springtree Place approximately10 feet from the right of way. The sign will be less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

RPUD Major Site Plan Approval:

Demonstrate that the proposed 280-unit apartment development 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.

The proposed future land use on the subject property is requested to be Multifamily (MF). Per Section 2.01.03 Table 1, the zoning of the subject property is a compatible Residential Planned Unit Development (RPUD). Multi-family apartment use is a permitted use in the RPUD zoning district per code Section 2.02.02 Table 2.

The proposed Multi-family future land use designation and proposed RPUD zoning district designation affords the property the opportunity to accommodate the 280 residential units on the subject property and a maximum density of 30 dwelling units per acre. Based on the 13.59-acre site, and a maximum density of 30 dwelling units per acre, code provisions would allow for 407 maximum units. The applicant proposes to construct a 280-unit apartment development and achieve a proposed density of 20.60 dwelling units per acre. The proposal is consistent with density requirements of Section

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2.03.03 regarding density provisions and intensity is of the will not to exceed LDC Sec. 2.03.10. - Table 4 requirements.

The use is compatible with both existing uses, zoning and FLU. The proposed use is compatible with the surrounding established communities.

LOS Transportation - The proposed development is located on US1 and access is via SE Springtree Place. It is anticipated that the proposed development will have no adverse impact on the level of service applicable to US1 or SE Springtree Place and this part of the community. The Traffic Impact Study provides details to support this statement.

The following Level of Service standards are adopted in the Comprehensive Plan Infrastructure element to be used as the basis for determining the availability of facility capacity.

- **Sanitary sewer facilities**
- **Solid waste facilities**
- **Drainage facilities**
- **Finished Potable water**

The site is within the service area whereby such levels of service are available and adequate to accommodate a 280-unit apartment development.

With the exception of those applicable code provisions detailed above as applicable for review against the merits of the request to rezone the property to RPUD, the project complies with the relevant development standards of the City of Stuart Land Development Code.

Large Scale Comprehensive Plan Amendment & Rezoning Applications:

Amendments to the Future Land Use – The proposal to introduce a City of Stuart Future Land Use designation on the property is consistent with Policy A7.1. Land Use Categories with the provisions of Subsection A7.1.B Multi-Family Residential having been met with regards to the proposed apartment use.

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

The proposed project will provide a much needed compact multi- family housing option for current and future residents in the south part of the City where little land is available.

Policy A5.2. Development on all vacant, unplatted areas designated as residential should be compatible with any surrounding existing homes.

The three parcels that make up the proposed project and land use application had a previous land use designation and zoning in Martin County of Limited Commercial and General Commercial respectively which would have allowed a wide range of uses. To the west of the site is an expansive preserve area and FPL Easement approved as part of the Springtree single family residential project that acts as a natural buffer to the

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subject site. The proposed RPUD project also provides a native vegetative preserve area along the north boundary of the site creating a dense buffer.

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

This proposed multi- family project will provide a much needed alternative to single family housing for families as well as young professionals, empty- nesters and others who would prefer or cannot addord single family housing choices.

Policy A7.5 includes a Comp Plan provision that properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized. The property annexation was approved May 8, 2017 with the land use and zoning remaining that of County designations until a subsequent land use and zoning change application are submitted to the City of Stuart for review and approval. This request is therefore consistent with Policy A7.5.

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

The placement of additional residential units in the form of apartment buildings in this most south eastern edge of the City limits on these vacant urban lot meets Objective B1 in achieving a compact urban form of development.

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

A land use amendment to Multi-family residential will accommodate much needed housing stock in the City limits while not negatively impacting the established residential communities. Location on US1 provides the opportunity for easy access to commercial, educational, workplace and community provisions in this part of the City.

Policy B2.2. No approval for new development or redevelopment shall cause facilities or services to fall below adopted local level-of-service standards as contained in the Capital Improvements Element of this Comprehensive Plan except for temporary reductions allowed by capital improvements policies. Public facilities and services necessary to serve the proposed development or redevelopment must be available, at the adopted local levels-of-service, concurrent with the impacts of development or must meet the requirements specified in Capital Improvements Element policies.

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Submittal materials include information applicable to demonstrating that the proposed multi-family development may be accommodated utilizing the City's adopted level of service standards.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities.

The proposed land use amendment to accommodate a Multi-Family Residential category is considered compatible and complimentary to the existing established residential communities to the north, south and western adjacent properties. Development of the long-term vacant property will also reduce the blighted areas within the City through the development of the site.

Policy B3.1. Existing land uses which are inconsistent with the Future Land Use Plan of the City shall be eliminated upon redevelopment and Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The existing land use and zoning designation on the subject property is that of Martin County Comprehensive Plan and Land Development Regulations. Such designations are not applicable or consistent with those options included within the City of Stuart Comp Plan and Land Development Codes. An amendment of the land use and zoning on the subject property is required as the next step following the approval of the annexation of the property into the City limits May 8, 2017. The requested land use category is considered consistent with the patterns of development and offers a transition in scale and use from the established residential communities to the more intense and extensively developed commercial and industrial developments along US1 to the east and north of the subject property.

Rezoning and Land Development Code Consistency Review: Section 11.01.02.7 (Zoning Map Changes) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

Comprehensive Plan Policy A7.1. includes apartments as a permitted use for properties with Multi-Family Residential land use designation. As the property has a Multi-Family Land Use designation, an apartment use is therefore permitted.

The existing land use pattern: The land use pattern will not be adversely impacted by the inclusion on apartment buildings with a Multi-family Residential Land Use in this south eastern edge of the City of Stuart's jurisdictional area. Patterns of development are predominantly residential to the northern and western edges of the subject property with Springtree single family subdivision to the west and Coral Gardens single family subdivision to the north. A small portion of property further north is commercial and has a Commercial General future land use and is an existing commercial plaza. Further to the north are numerous commercial shopping centers and strip commercial centers. To the south is the Natalie Estates Mobile Home Park property with a Mobile Home Future

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Land Use. To the east is US1 and then vacant commercial property with a commercial future land use designation. The proposed multi-family future land use would provide an appropriate transition from the existing established residential single family and mobile home uses to the north, west and south of the subject property rather than introducing a potentially more intense commercial development as would have been permitted under the Commercial Limited and Commercial General Martin County land use designations. The multi-family residential land use proposed is consistent with the future land use provisions and consistent with the City Land Development Code provisions regarding use as per Section 2.01.03.

The possible creation of an isolated district unrelated to adjacent and nearby districts: Rezoning the property to the RPUD will not detract from the overriding Multi-family future land use designation policy protection measures associated with the property. The majority of the properties surrounding the site Low Density single family zoning district designations or trailer park designations with separation from the subject property being in the form of existing right of ways, preserve areas and wetland area buffers and drainage area easements. The site plan includes additional buffers, preserve areas and extensive building setbacks to further reduce impact of the proposed apartment buildings on the surrounding established communities. The RPUD zoning agreement affords the project the opportunity to attached conditions specific to expectations for development on the site, will ensure standards are in place to compliment existing patterns of development.

The population density pattern of the area and possible increase or overtaxing of the land on public facilities such as schools, utilities and streets: The proposal site is located on the edge of the urban fringe of the City of Stuart's jurisdiction where infrastructure is readily available and access to stores and businesses lie close to the property. As an urban infill site, the property is located within a well-established residential community with schools, utilities and existing streets to be utilized to accommodate the project all readily available. Utilizing the subject property offers an opportunity to add multi- family housing to the existing City population, strengthening support of the existing schools, commercial and community infrastructure within the city limits and achieves a sustainable and complimentary form of development.

***The possible overloading of the City's utility system*:** As per the Engineer's report and analysis provided in support of the project, existing water and sewer provisions are readily available and impact fees will be paid to contribute towards the introduction and maintenance of the project. Adding residential provisions to this part of the City will also provide a growth in tax revenues to add to the overall maintenance and provision of public service provisions within the City of Stuart and Martin County.

The existing district boundaries in relation to existing conditions on the subject property: Addressed above.

***The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate*:** Rezoning the property to RPUD is an acceptable zoning district designation for properties with a Multi-family land use designation. A zoning change is required on the property to RPUD to accommodate the opportunity for an increased density on the subject property. The higher density of development in this part of Stuart will introduce much needed housing provision within the city limits to support existing and future commercial viability of the city.

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The impact of the proposed rezoning upon living conditions in the adjacent neighborhood: The development of a vacant infill lot in an urban area of the City of Stuart will provide additional residential units in this area of the City. The adjacent neighborhood will benefit from seeing residential use on the subject property rather than higher intensity of uses associated with the Commercial Limited and Commercial General Martin County Land Use designations. The proposed buffer provisions, landscape improvements and the introduction of an apartment development is of a scale, use and layout complimentary to the long-established residential communities to the north, west and south of the property.

The impact of the rezoning upon the flow of light and air to adjacent areas: The proposed 4-story heights will not detract from established residential units given the extensive building setbacks, extensive preserve areas and overall site layout in relation to the existing adjacent development patterns.

The impact of the proposed rezoning upon property values in the adjacent area: Developing the property with the assurances and development parameters clearly established in the PUD will increase property values and add to the tax bases in both the City and County.

The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations: The proposed rezone to RPUD provides additional assurances in the form of a PUD zoning agreement in addition to the parameters of development afforded to a property with Multi-family land use designation.

***The existence of other adequate sites in the City for the proposed use in districts already permitting such use*:** An objective of the City of Stuart is to plan for a city with diverse and sustainable supply of a mixed housing provision. This project will increase those provisions available within the City of Stuart.

Application to amend the Future Land Use and Rezone Real Property Components (as per application form requirements).

Item#	Typical Plan Components	Response
1	Schedule a pre-application	Pre-application meeting completed in 2019
2	Plans 24" x 36" – 2 sets	Attached are 2 sets of the final site plan in State Plan Coordinates
3	Folded drawings	All documents are folded as per requirements
4	Graphic scale displayed	Completed
5	Title Block	Completed with north arrow, street address, date prepared and the company who produced the document
6	Site data summary	Provided a final site plan with site data to offer assurances on the scale, layout and intensity of development of the subject property. The site plan indicates density, the number of proposed apartment units, open space provision and upland preserve areas.

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		Parameters for development of the site in accordance with the proposed Multi-Family Residential Future Land Use.
7	Legal Description and parcel boundary survey	Boundary survey prepared by a licensed surveyor in the State of Florida
8	Vicinity Map	Attached
9	Zoning Map, Future Land Use Map and Aerial Map	Attached & labelled
10	CD in pdf downloadable file	Completed and file combined to provide bookmarks of each document submitted downloadable file on disc.
11	Signed and sealed pdf downloadable file on disc	Scanned versions of the documents requiring signature have been attached to be read in conjunction with the original paper sets
12	Revised plans to be clouded and accompanied by a cover letter	Not applicable
13	Access and traffic flow plans	A Traffic Impact Study is attached.
14	Any traffic lights installed will require traffic pre-emption device	N/A
15	Fire Department Access, Water Supply, etc.	The utilization of an existing access road is detailed on the site plan. Adequate access has been provided to accommodate Emergency Service Vehicles and maintain effective links with the existing roadway layouts connected with the established residential communities.
16	Existing buildings and structures on the project and within 50 feet of the project's property lines	The site plan depicts links with existing infrastructure and proximity to existing structures and buildings within 50 feet of the subject property. An aerial map has also been provided showing the surrounding properties.
17	Existing uses and zoning on all adjacent property	The site plan, a series of map exhibits and the justification letter/narrative depict the existing uses, zoning and land use on adjacent properties.
18	Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points	Such details will be included on the site plan and civil plans and demonstrate water and wastewater systems are in place to accommodate the subject property proposal.
19	Proposed development to show location, size, allowable use, height, total gross floor area, and distance to property lines and between buildings.	Details as applicable are included on the site plan and architectural elevations with more specific parameters for development included within the draft RPUD.

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	Number of buildings, density per gross acre, height and type of fences, walls, etc. Architectural elevations, off street parking, etc.	
20	Building setback distances from property lines, abutting right of way centerlines, and all adjacent buildings and structures.	Details are included on the site plan and the Draft RPUD zoning agreement.
21	Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property.	Provided on the site plan details in accordance with Florida Statutes and Building Code provisions.
22	Pedestrian Circulation System and Points of Ingress and egress	Provided on the final site plan with efforts to maintain and improve pedestrian and vehicular access within the subject property and with the established adjacent communities.
23	Concurrency review. Traffic Study or Statement. School Concurrency.	A Traffic Impact Study has been provided demonstrating compliance. A school concurrency form has been completed and attached to the application packet demonstrating compliance with school concurrency requirements.
24	Phasing plan/details.	The project will be completed in a single phase as per the site plan details.
25	Dumpsters.	Not applicable.
26	Various plans included. Site lighting plan. Signage plan, landscape plan	Provided in accordance with LDR requirements.
27	Location, names and widths of proposed streets. etc.	Location of streets provided, private access drives within the property. Naming of access drives will need to be completed as the project progresses.
28	Utility lines and structures such as water, sewer, gas, electric, telephone, hydrants, main size, etc.	Utility lines and structures are depicted in the civil drawings/documentation as provided by the Engineer of Record.
29	Cross sections and specifications of all proposed pavements	Provided as part of the civil drawings/documentation provided by the Engineer of Record.
30	Location of proposed retention/detention areas	Provided on the site plan details and supporting civil documents
31	Typical and special roadway and drainage sections	Provided by the Engineer of Record
32	Locations of all land to be abandoned, dedicated or reserved for all public and private uses including rights-of way, easements, special	Not applicable.

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	reservations	
33	Location of onsite well and any wells within 1500 feet.	An irrigation well will be requested.
34	Pre-application meetings – potential environmental impacts to be discussed.	A pre-application meeting was completed ahead of the submittal of the development application. Discussions included ensuring environmental elements of the existing site and established residential communities are respected.
34A	Avoidance or minimization of wetland or other environmental impacts.	No wetlands that meet minimum preservation requirements exist on the property and those adjacent to the subject property to the west have been factored into the building placement and provision of upland preserve and additional buffers. Environmental impacts have been minimized while achieving the effective utilization of an infill property within an urban part of the City.
34B	On site minimization.	As per the site plan details.
34C	All waterbodies, watercourses, wetlands and associated buffers on site and immediately adjacent to the site	The existing wetlands to the west have been respected when the site plan layout, building setbacks, buffers and upland preserves have been designed.
34D	Existing vegetation on site	Existing vegetation on the property has been depicted on the survey/tree survey and environmental report.
34E	Wetlands – wetland delineation map and opinion from professional regarding wetland environmental value	Not applicable as no wetlands that meet minimum preservation requirements exist on the subject property.
34F	Wildlife observed	As per the environmental report.
34G	Preserve area and upland buffer evaluation	Achieved preserve area requirements on the subject property and provided buffers to minimize impacts on the surrounding established residential communities as applicable.
34H	Native vegetation Preserve Area Onsite/Offsite	Achieved on site as per the details depicted on the site plan and landscape plan.
34I	Use of drought-tolerant native vegetation in landscaping	Refer to landscape plan for details.
34J	Exotic and invasive vegetation to be removed	Refer to environmental study.
35	Frontage type(s).	Three and four story apartment structures have been located with principle elevations of Buildings A and C fronting US1. Refer to architectural elevations for details regarding architectural styles, scale and massing of the building(s).
36	Minimum percentage of	Not applicable.

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	façade	
37	Location of transition line if applicable.	Not applicable.
38	Minimum percentage of glass	Not applicable.
39	Slope of pitched roof.	As per architectural elevations and details.
40	Height of parapet wall, if any	Not applicable.
41	List of exterior materials, colors and finishes.	As per architectural elevations and details.
42	Architectural details.	As per architectural elevations and details.
43	Curb cut, if any	Utilizing existing access arrangements in place off of US1 onto SE Springtree Place.
44	Outbuildings, if any	Not applicable.
45	Height, length, depth, projection of balcony rails.	As per architectural elevations and details.
46	Traffic Drive aisle width.	As per site plan details and civil plans
47	Material of roofs and gutters	As per architectural elevations and details.
48	Specification of arcades and porches if any	Not applicable.
49	Materials, configuration, and operations of windows and doors	As per architectural elevations and details.
50	Garden wall, if any	Not applicable

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February 12, 2020

Tom Reetz
Senior Planner
City of Stuart Development Department
121 SW Flagler Ave.
Stuart, FL 34994

Re: Springtree Multifamily Parking Generation Analysis

Bowman Consulting Group prepared a parking capacity analysis utilizing the ITE's Parking Generation Manual, 5th Edition. We are providing the information below for you use and information.

The Springtree Multifamily Development is expected to consist of 280 units. The Land Use Code of 221 from ITE fits the description for the proposed Development.

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Based on the trip parking generation for dwelling units (See page 91 from Manual), the development is expected to generate approximately 367 parked vehicles (P=1.34*(280) -8.73).

As a conservative approach and as indicated in the Manual, it is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. As such, we evaluated the anticipated parking generation based on the number of Bedrooms.

The parking supply information from Section Land Use: 221 Multifamily Housing (Mid Rise) (page 89 of the Manual) is depicted below:

		Parking Supply Ratio	
Setting	**Proximity to Rail Transit**	**Per Dwelling Unit**	**Per Bedroom**
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The subject property has a unique mix of the number of bedrooms per unit. Therefore, the appropriate rate to utilize to properly develop the number of vehicles generated would be the Ratio per bedroom.

Therefore, the parking generated from the subject project is expected to be 1 vehicle per bedroom. The table below summarizes the unit mix and provides for the calculation for the total number of recommended parking spaces:

Parking Generation Calculation Table				
Unit Desc	Quantity	ITE Ratio	Spaces	Reference
Studio	28	1	28	ITE 5th Ed. Mid-rise General Urban/Suburban
1 br, 1 ba	124	1	124	ITE 5th Ed. Mid-rise General Urban/Suburban
2 br, 2 ba	108	2	216	ITE 5th Ed. Mid-rise General Urban/Suburban
3 br, 2 ba	20	3	60	ITE 5th Ed. Mid-rise General Urban/Suburban
Total/Avg	280	1.53	428	

Conclusion

The results of this Parking Generation analysis indicate that the total number of parking spaces required for the multifamily unit is 428 not including employee parking at the Clubhouse. The total number of employees expected is 3. By adding an additional 3 spaces for customers and visitors to the clubhouse, the total number of recommended spaces for the subject property is 434.

Sincerely,
Bowman Consulting Group, Ltd.

Howard Ehrsam, P.E., CGC, LEED AP
Sr. Project Manager
hehrsam@bowmanconsulting.com

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

VIA HAND DELIVERED

January 7, 2020

Tom Reetz
Senior Planner
City of Stuart Planning Department
49 Flagler Avenue
Stuart, Florida

Re: Stuart Springtree -RPUD Rezoning 2nd Resubmittal - Response Letter

Our Ref #: 19029

Dear Tom,

Below, please see responses to all comments received from staff / Kimley Horn on 1-2-20. Please let me know if you have any questions or would like to discuss in more detail. Thank you.

Overall Landscape:

1. Provide proposed sod species and callouts.
   Response: As per discussion with staff, this shall be provided at the time of Site Permit. See General Note #18 added to sheet LP-5. Note states "Sod species, quantities and callouts shall be provided on final landscape construction plans at the time of site permit."

LP-2 Landscape Plan:

1. Required tree credit calculation is incorrect. As per section 6.004.02.A.2, "palm trees may be substituted for any number of the remaining trees provided that two palm trees shall be counted as one tree." Only for mitigation of removed trees can select palm species be used at a 1:1 ratio. Please revise calculations and provide additional trees to meet the requirements.
   Response: Agree. There was a total of 4 single palms (3 Bismarck's and 1 royal) I was counting as 1:1 which totaled 4 tree credits. These 4 palms have been revised to count as 2:1 (as per comment above) for a total of 2 tree credits. Two additional double trunk specimen palms which count as 1:1 have been added to the landscape plan to make up for the tree credit deficient.

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LP-5 Landscape Specifications:

1. Per code 5.05.02.A.e, for every one foot of clear trunk of palm tree exceeding minimum palm tree size per section 6.04.02.A.2, credit will be given for 1" of replacement. Per code 5.05.02.A.1.g, credits towards tree replacements shall be provided only if all required trees are planted at a minimum DBH of 4.5" and all required palms are planted at minimum 14' clear trunk. Palm calculations are incorrect, please revise.
    - For each palm that does not count towards a required site tree, 4.5" plus an additional 1" for every one foot of clear trunk above the 14' clear trunk minimum may be counted towards mitigation.
        - For example, a Royal Palm specified at 18' clear trunk shall count as 4.5" each as they are being planted in addition to the minimum site tree requirements, plus an additional 4" each, totaling 8.5" per palm. The total credit shall be revised to 68 inches.

Response: Agree. Total credit received per additional palm provided for mitigation has been revised based our the formula above for inch credit. Please see updated landscape / Mitigation data on sheet LP-2.

Project Narrative (Engineering Comments):

1. The City will need to comment on the parking providing being less than required.

   Applicant Response: this was discussed and approved with City Staff

   New Comment: Per discussion with Tom Reetz, Staff is aware of the request for less parking than code required, however the Applicant needs to provide justification.

   Response: Agree. Please see separate submitted document " Unit increase and Parking analysis"

Stormwater Report (Engineering Comments):

1. ICPR post development input data. The stage volume input data for the Dry Retention node does not match the back up data provided.

   New Comment: ICPR data still does not match the stage storage table in the report for Dry detention. Spot checking storage at elevation 18 and 19.5, the combined vertical and linear storage from the report table is 1.16 and 2.21 respectively. The storage in ICPR is 0.76 and 3.32 respectively.

   Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

2. ICPR post development input data. The stage volume input data for the Site node at elevation 19.5 does not match the back up data provided.

   New Comment: ICPR data still does not match the stage storage table in the report for Site node. Spot checking storage at elevation 19 and 19.5, the combined pavement and Open Space storage from the report table is 7.318 and 10.953 respectively. The storage in ICPR is 7.26 and 10.76 respectively.

   Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

Traffic Comments

1. Please revise the HCS analysis for the intersection of US 1 & Gran Park Way as the volumes appear to be incorrect.
   Response: The Gran Park Way intersection analysis is revised. The northbound and southbound traffic includes the left-turn and right-turn movements. Therefore, the left-turn and right-turn movements at the intersection were subtracted from the through movements. There are no significant changes as a result of the revision.

Environmental Comments:

Section 5.02.00 **Environmental Assessment Report** – Complete.
The Applicant has provided documentation that requests for information were submitted to the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS) Note: It is understood that the agencies may not respond to such request depending upon work load.

Section 5.03.00 **Wetlands** – Completed previously.

Section 5.04.00 **Environmentally Sensitive Lands** – Completed previously.

Section 5.05.00 **Tree location map and tree survey** - Completed previously.

Section 5.06.00 **Mangrove and Shoreline Protection** – Not applicable. Completed previously.

Section 5.07.00 **Floodplains and Flood Damage Prevention** – Completed previously.

Section 5.08.01 **Martin County Wellfield Protection Ordinance** – Complete.
Specific information regarding compliance with Martin County Wellfield Protection was not provided, but the applicant has stated, on Page 11, Item 7 of their November 27, 2019 response

letter that wellfield protection compliance "will be analyzed and provided at the time of site permit."

Section 5.09.00 **Historic Preservation** – Completed previously.

Response: Acknowledged. Items Completed with no additional comments.

Sincerely,

Michael Houston ASLA
President, HJA Design Studio, LLC

c.c. Jim Lott
Howard Ehrsam
Todd Troxell

Waypoint - Springtree Stormwater Report

Date: January 6, 2020

Prepared by:

Octavio 'Oats' Reis, P.E.
Florida License # 65661

Bowman Consulting Group

301 SE Ocean Blvd.
Suite 301
Stuart, FL 34994
772-283-1413

Introduction

Waypoint Residential has a contract to purchase a 13.59 acre parcel on the NW corner of US 1 and Springtree Place, in the City of Stuart, FL. The developer is proposing to build multi-family apartments consisting of 7 buildings with 270 units, associated parking and a clubhouse. This due diligence report covers preliminary calculations regarding the proposed stormwater management system for the site.

Two areas of the site have been excluded from the stormwater calculations of this report: A 1.19-acre portion of the site has been previously developed as a roadway access (Springtree Place) to an adjacent residential community to the west. Drainage for the roadway is directed to the stormwater system of the adjacent community, with an outfall to the West to the South Fork of the St. Lucie River. Furthermore, 1.60 acres will be preserved in its natural state, and will not contribute additional stormwater runoff to the site. The total development site covered under this report is 10.8 acres.

The mainly wooded, undeveloped site is relatively flat, with only about 2-3 feet variation throughout. The elevations vary from elevation 15' NAVD to 18' NAVD. The NRCS Soil Survey of the site indicates that most of the site to constitute of a Waveland-Immokalee soil, common in the area. This soil profile consists mainly of sandy soils, however the soils drain poorly due to a horizontal hardpan layer located only a few feet below the soil surface. The wet season water table is normally encountered within a couple of feet of the natural surface. Preliminary 6' deep hand augers by a geotechnical engineering firm encountered the hardpan at all locations. Three exfiltration conductivity tests confirmed the low infiltration of these soils. The hardpan must be excavated and removed from beneath the lake and retention areas. Subsequent deeper borings (30') indicated the presence of fine sands below the hardpan.

The site abuts a canal maintained by Martin County, which through a series of ditches and culverts discharges through two separate outfalls to the Manatee Pocket towards the East, with ultimate connection to the St. Lucie River near the inlet. The St. Lucie River is an impaired water body, triggering additional water quality treatment criteria. This conveyance system is known as the East Hanson Grant Drainage Basin and has been improved over the years as the area has been developed. It is the subject of a County drainage study done in 1986 and subsequent additional ERP permits for sites abutting the conveyance system. The conveyance system runs through FDOT right of way and FEC Railway property.

The undeveloped site currently drains into this canal via a 15" culvert connection. It is beyond the scope of this preliminary report, however a meeting with County engineers and further review of this conveyance system will be required to understand the operation and capacity of this system to accept drainage from our site. A pre-development TR-55 analysis indicates a high runoff rate of around 2 cfs per acre, however our experience is that the permitted discharge from the site would be limited to 1.0 cfs per acre due to conveyance issues.

The adjacent property to the west has a lake and a SFWMD permit for the site. Information from the permit and the construction plans indicate that the wet season water table for that site was established at elevation 14.9' NAVD. Due to the proximity of this site, and corroborated with the initial geotech explorations, we have assumed a conservative wet season water table on our site to be at elevation 15.0' NAVD. During a recent site visit, the adjacent canal to the north had water at an elevation of 12.0' NAVD,

but the site will experience higher water table elevations due to the hardpan and low percolating soils found on site.

The proposed stormwater system will consist of two dry retention areas totaling 0.70 acres and a 0.82-acre lake. The weir for the lake will be a 4' wide concrete sharp-crested weir set within a manhole. The weir will be set 12" above the water table, at elevation 16.0' NAVD, providing wet retention for better nutrient treatment. Runoff from the building rooftops, pavement and landscape areas will be directed via the underground drainage pipe network to the two retention areas for pre-treatment. The retention areas will then overflow into the lake, which will be connected to the canal to the north via a control structure and 15" culvert. Due to the low exfiltration conductivity and high water table, this site is not conducive to the use of exfiltration trenches or underground vaults.

Design Criteria

Water Quality

The City of Stuart and South Florida Water Management District Criteria for Water Quality is given as:

The larger of

- 2.5" x Imperviousness (Imperviousness as defined by the SFWMD)
- 1" over the entire site

In addition, since we are discharging to an impaired water body, the following also apply:

- 50% Additional Treatment for Discharges to St Lucie River (Impaired Water Body)
- Nutrient analysis to be performed to indicate no net increase in Phosphorus and Nitrogen discharges from the site. In practice, SFWMD interprets this policy to require that the stormwater system must remove sufficient nutrients to match the pre-development rate up to a removal level of 90% of the phosphorus and nitrogen load generated by the developed site.

Stormwater Runoff Attenuation

The site has a positive outfall and therefore the allowable peak discharge rate will be determined by the existing discharge rate from the site in its undeveloped state. Though the soils are poorly draining and a large runoff rate from the site could be expected, a berm between the site and the canal restricts the discharge to 5-10 cfs (0.5-1.0 cfs per acre) through the existing 15" culvert.

The following accumulated rainfall is from the South Florida Water Management District's Data for estimation of runoff from rainfall information.

10 year 1 day Rainfall	7.0 inches	Minimum Pavement EL
25 year 3 day Rainfall	12.0 inches	Minimum Berm EL
100 year 3 day Rainfall	14.5 inches	Minimum Finished Floor

Basin Hydrology

Site	Areas (acres)	TC (mins)	CN
Southern Road Basin	1.19		
Preserve	1.60		
Project Site	10.80		
Total Property	**13.59**		
Proposed Project Site Breakdown:			
Buildings and Pool	2.01	10	98
Pavement / sidewalk	4.91	10	98
Lake (Edge of Water)	0.62	10	98
Total Impervious (70%)	**7.54**		
Dry Retention Areas	0.70	10	77
Lake Bank Above Edge of Water	0.21		
Open / Landscape	2.35	30	77
Total Pervious (30%)	**3.26**		
Project Site Total (100%)	**10.80**		

Wet Season Ground Water Elevation: estimated to be 15.0 feet NAVD.

Results

Water Quality

Water Quality Required per SFWMD and City of Stuart criteria (See appendix for detailed calculations):

1" /12 x 10.8 acres = 0.9 acre-ft x 150% = 1.35 acre-ft

2.5" x Imperviousness = 1.28 acre-ft x 150% = 1.91 acre-ft – Controlling

Water Quality Provided:

Dry Retention at El 17.5' NAVD =	0.83 ac-ft / 50% =	1.65 ac-ft
Wet Retention at El 16.0' NAVD =	0.65 ac-ft / 100% =	0.65 ac-ft
Total Provided	1.48 ac-ft	2.30 ac-ft

Note: For Nutrient Calculations, the retention volume = 1.48 ac-ft, or 1.80"

Nutrient Analysis

According to the BMP-Trains model, the following table describes the pre (existing) and post (developed) nutrient loads. Please note that nutrient reductions assume that a littoral zone is created within the lake.

Condition	Annual Runoff (ac-ft)	Nitrogen (N) Kg/yr	Phosphorus (P) Kg/yr
Existing load generated / discharged	6.9	9.8	0.23
Developed load generated	28.7	82.3	18.43
Developed load discharged		9.8	1.08
% Removal by Stormwater System		88%	94%
Taget Removal		88%	90%

The nutrient removal requirement is met.

ICPR Model Results (Peak Discharge / Maximum Stage):

Maximum Outfall Discharge Flow Rate (cfs):

	25-yr	100-yr
Name	3-day	3-day 0 discharge
Outfall	5.3	0

Maximum discharge rate during the 25 yr-3day event is approximately 0.5 cfs / acre

Basin Maximum Stage (NAVD):

	10-yr	25-yr	100-yr
Name	1-day	3-day	3-day 0 discharge
Lake	17.6	18.2	19.0

Minimum Elevations	Road	Berm	FFE
(NAVD)	17.8	18.5	19.5

Recovery calculations of the lake and retention area indicate that the stormwater system recovers within 12 days as required by SFWMD.

Conclusion

The existing stormwater management system has sufficient capacity to provide water quality treatment and stormwater attenuation for the proposed improvements.

Site Data

Springtree

Area Calculations

Springtree

Post Development

Description	Square Feet	Acres
Impervious		
Building (Total Footprint)	87749	2.01
Pavement/Conc	214043	4.91
Pond 2 EOW	26846	0.62
Total Impervious	328,638	7.54
Pervious		
Retention Areas	30,569	0.70
Lake Bank	8,775	0.20
Open Space	102,716	2.36
Total Pervious	142,060	**3.26**
Total	**470,698**	**10.80**
Percent Impervious		70%
Percent Pervious		30%

Stage storage

Springtree

Stage / Storage Computations

Post-Development

	Pavement Linear	Open Linear	Dry Retention Bottom	Dry Retention Bank	Lake Bottom	Lake Bank	
Area (ac)	4.91	2.36	0.46	0.24	0.62	0.20	
	L	L	V	L	V	L	
Starting Elev (ft)	17.50	18.00	16.00	16.00	15.00	15.00	
Ending Elev (ft)	18.00	19.00	21.00	18.00	21.00	18.00	
Stage NAVD	Linear Storage ac-ft	Linear Storage ac-ft	Vertical Storage ac-ft	Linear Storage ac-ft	Vertical Storage ac-ft	Linear Storage ac-ft	Total Storage ac-ft
13.50	0.000	0.000	0.000	0.000	0.000	0.000	0.000
14.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
14.50	0.000	0.000	0.000	0.000	0.000	0.000	0.000
15.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
15.50	0.000	0.000	0.000	0.000	0.310	0.008	0.318
16.00	0.000	0.000	0.000	0.000	0.620	0.033	0.653
16.50	0.000	0.000	0.230	0.015	0.930	0.075	1.250
17.00	0.000	0.000	0.460	0.060	1.240	0.133	1.893
17.50	0.000	0.000	0.690	0.135	1.550	0.208	2.583
18.00	1.228	0.000	0.920	0.240	1.860	0.300	4.548
18.50	3.683	0.295	1.150	0.360	2.170	0.400	8.058
19.00	6.138	1.180	1.380	0.480	2.480	0.500	12.158
19.50	8.593	2.360	1.610	0.600	2.790	0.600	16.553
20.00	11.048	3.540	1.840	0.720	3.100	0.700	20.948
20.50	13.503	4.720	2.070	0.840	3.410	0.800	25.343
21.00	15.958	5.900	2.300	0.960	3.720	0.900	29.738

Curve Number

Springtree

Curve Number and Time of Concentration

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Site	10.80	3.26	77	7.54	98	91.7
Total	**10.80**					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Lake	0.82	0.20	77	0.62	98	92.9
Total	**0.82**					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Dry Retention Area	0.70	0.70	77	0.00	98	77.0
Total	**0.70**					

Water quality required

Springtree

Water Quality Requirements

Post Development

a) Per SFWMD and City of Stuart, water quality volume shall provide for the greater of:

Criteria 1: 1 inch of runoff x total drainage area

Calculated Runoff Volume => (1.0/12) * (10.80) = **0.90** ac-ft

Criteria 2: 2.5 inches times imperviousness

Site area, for water quality pervious/impervious calculation only
Total Project - (Roof + Lake) = site area for water quality

= 10.80 - (2.01 + 0.62) = **8.17** ac

Impervious area for water quality pervious/impervious calculations
(Site area for water quality pervious/impervious) - pervious =
= 8.17 - 3.26 = **4.91** ac

Percentage of impervious area for water quality
(Imp. Area for WQ / Site area for WQ) * 100%
= (4.91 / 8.17) * 100% = **60.10%**

For 2.5 in times the percentage impervious
2.5 * 0.6010 = **1.50** in

Calculated Runoff Volume:
Inches to be Treated x (Total Site - Lake - Roof)
= 1.50 * (10.80 - 0.62) * (1/12) **1.27** ac-ft

Controlling SFWMD Required Water Quality Volume	**1.27 ac-ft**
x150% for Discharge into Impaired Water Body	**1.91 ac-ft**

Water Quality Provided

Springtree

Water Quality Treatment Provided

	Dry Ret Bottom	Dry Ret Bank	Lake Bottom	Lake Bank	
Area (ac)	0.46	0.24	0.62	0.20	
	V	L	V	L	
Starting Elev (ft)	16.00	16.00	15.00	15.00	
Ending Elev (ft)	21.00	18.00	21.00	18.00	
Stage NAVD	Vertical Storage ac-ft	Linear Storage ac-ft	Vertical Storage ac-ft	Linear Storage ac-ft	Total Storage ac-ft
15.00	0.000	0.000	0.000	0.000	0.000
15.50	0.000	0.000	0.310	0.008	0.318
16.00	0.000	0.000	0.620	0.033	0.653
16.50	0.230	0.015	0.930	0.075	1.250
17.00	0.460	0.060	1.240	0.133	1.893
17.50	0.690	0.135	1.550	0.208	2.583
18.00	0.920	0.240	1.860	0.300	3.320
18.50	1.150	0.360	2.170	0.400	4.080
19.00	1.380	0.480	2.480	0.500	4.840
19.50	1.610	0.600	2.790	0.600	5.600
20.00	1.840	0.720	3.100	0.700	6.360
20.50	2.070	0.840	3.410	0.800	7.120

Onsite WQ Required 1.91 Ac-ft

	Ac-Ft	Credit	Ac-Ft	
WQ Provided (Dry Retention) / 50%	0.83	50%	1.65	Provided at elev 17.5
WQ Provided Wet Retention (Lake)	0.65	100%	0.65	Provided at elev 16.0
	1.48		2.30	

Finished Floor Elevation

Springtree

Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 2.50 feet
Using Depressional Compacted (SFWMD Permit Manual):

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage - Compacted (in)
1.0	0.6	0.6	0.45
1.5	1.6	1.6	1.02
2.0	2.5	2.5	1.58
2.5	4.6	4.0	2.44
3.0	6.6	5.4	3.30
3.5	8.8	7.2	4.20
4.0	10.9	9.0	5.10

Developed Pervious Area = 3.26 acres — Total Developed Area
Soil Storage = 2.44 inches = 10.80 acres
Soil Moisture Storage (S) = 0.74 inches = (3.26/10.80)*2.44

For the 100 year - 3 day storm event, with zero discharge:

P = = 14.50 inches

$$Vol = \frac{(14.5 - (0.2 \times 0.74))^2}{(14.5 + (0.8 \times 0.74))} \text{ in}^2 \times \frac{10.80 \text{ acres}}{1} \times \frac{1 \text{ foot}}{12 \text{ inches}}$$

= 12.29 ac-ft

From Total Stage - Storage Table, elevation = 19.01 ft, NAVD

Interpolation Table

Storage	Stage
12.16	19.00
12.29	**19.01**
16.55	19.50

Nutrient Analysis

Complete Report (not including cost) Ver 2.1.0

Project: Springtree
Date: 11/25/2019 5:18:55 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Site
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	57.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Scrubby Flatwoods: TN=1.155 TP=0.027
Area (acres)	10.80
Rational Coefficient (0-1)	0.13
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.155
Phosphorus EMC (mg/l)	0.027
Runoff Volume (ac-ft/yr)	6.915
Nitrogen Loading (kg/yr)	9.848
Phosphorus Loading (kg/yr)	0.230

Post-Condition Landuse Information

Landuse	Multi-Family: TN=2.320 TP=0.520
Area (acres)	10.80
Rational Coefficient (0-1)	0.61
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	70.00
Wet Pond Area (ac)	0.82
Nitrogen EMC (mg/l)	2.320
Phosphorus EMC (mg/l)	0.520
Runoff Volume (ac-ft/yr)	28.746
Nitrogen Loading (kg/yr)	82.231
Phosphorus Loading (kg/yr)	18.431

Catchment Number: 1 Name: Site

Project: Springtree
Date: 11/25/2019

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	1.800
Retention Volume (ac-ft)	1.497

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	5.500
Permanent Pool Volume (ac-ft) for 31 days residence	2.441
Annual Residence Time (days)	70
Littoral Zone Efficiency Credit	10
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

Catchment Area (acres)	10.80
Contributing Area (acres)	9.980
Non-DCIA Curve Number	77.00
DCIA Percent	70.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	57.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	88
Provided TN Treatment Efficiency (%)	88
Required TP Treatment Efficiency (%)	99
Provided TP Treatment Efficiency (%)	94

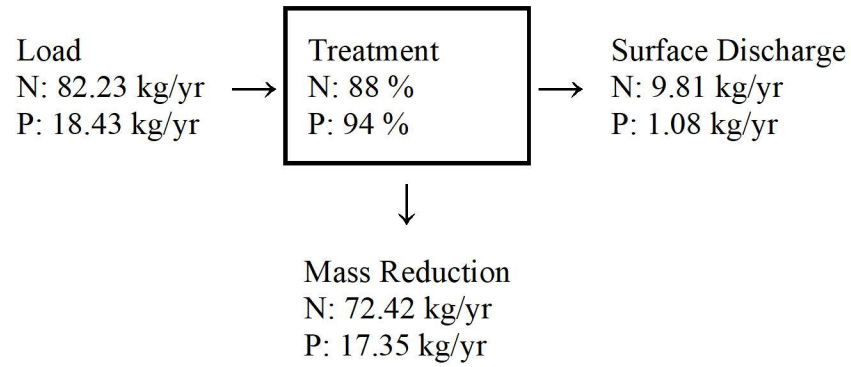
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

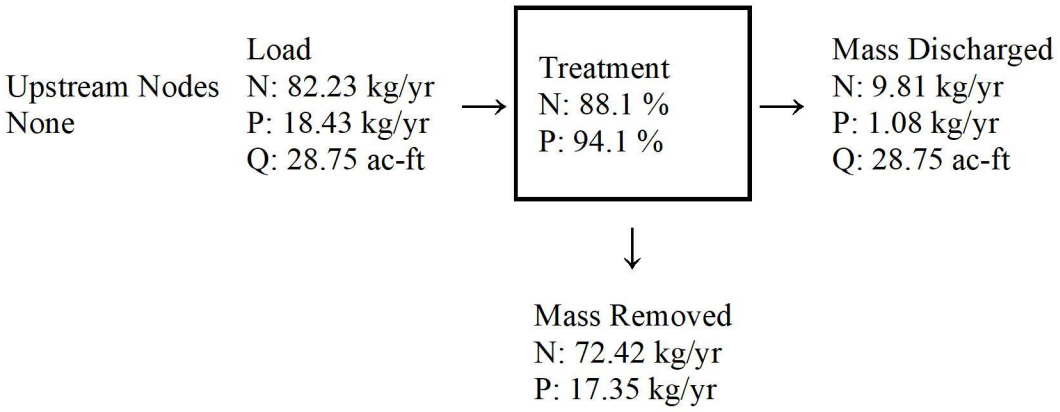
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	69.080
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	15.484
TP Concentration (mg/L)	0.000

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 2.1.0

Project: Springtree

Analysis Type: Net Improvement

Date:11/25/2019

BMP Types:

Catchment 1 - Multiple BMP

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? YES
Total phosphorus target removal met? NO

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	9.85 kg/yr	
Total N post load	82.23 kg/yr	
Target N load reduction	88 %	
Target N discharge load	9.85 kg/yr	
Percent N load reduction	88 %	
Provided N discharge load	9.81 kg/yr	21.63 lb/yr
Provided N load removed	72.42 kg/yr	159.69 lb/yr

Phosphorus

Surface Water Discharge

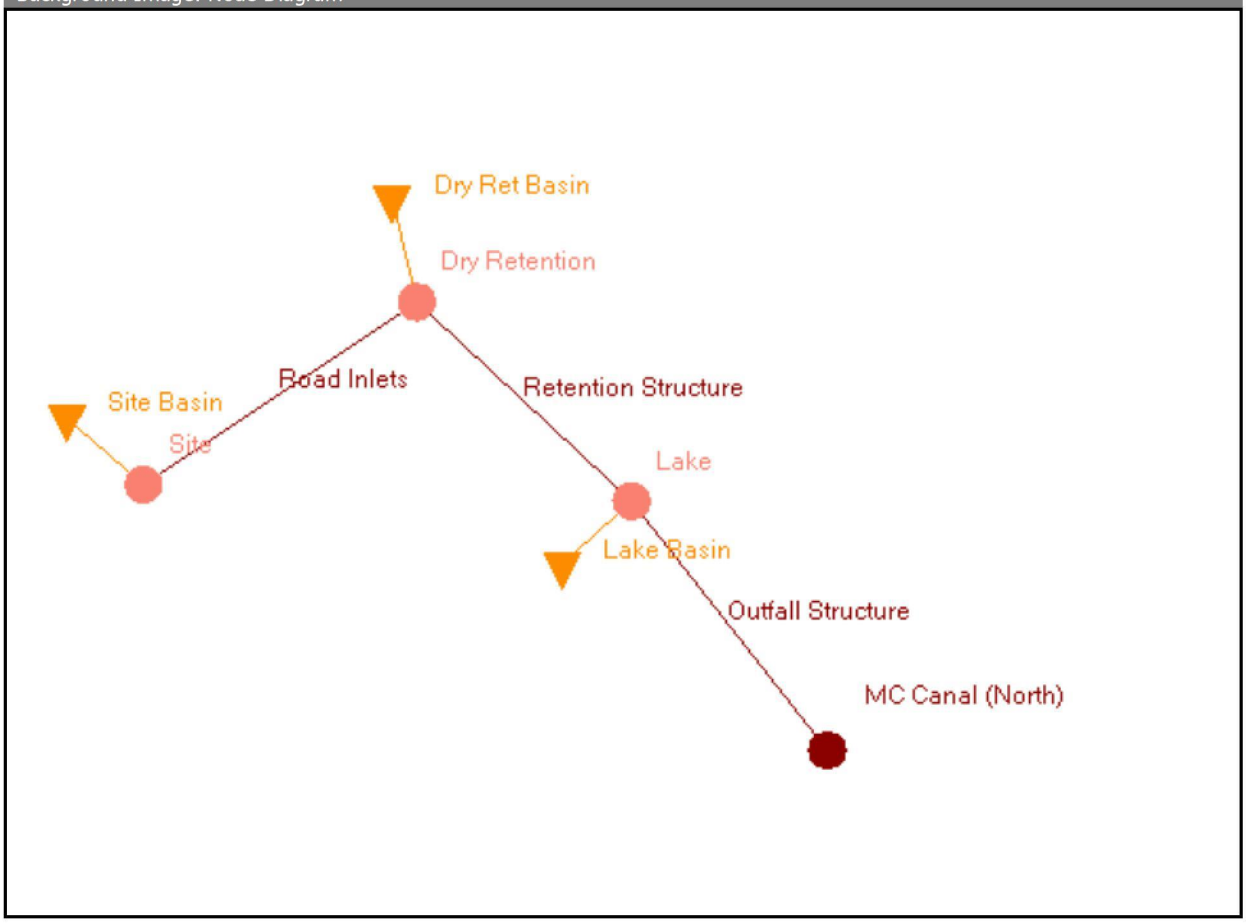
Total P pre load	.23 kg/yr	
Total P post load	18.431 kg/yr	
Target P load reduction	99 %	
Target P discharge load	.23 kg/yr	
Percent P load reduction	94 %	
Provided P discharge load	1.084 kg/yr	2.39 lb/yr
Provided P load removed	17.347 kg/yr	38.25 lb/yr

From Pre-Condition Loads

Existing N Discharge	9.85 (kg/yr)
Existing P Discharge	.23 (kg/yr)

ICPR Model

Background Image: Node Diagram



Scenario	Sim	Node Name	Maximum Stage [ft]
Scenario 2	10Y-1D	Dry Retention	17.82
Scenario 2	10Y-1D	Lake	17.59
Scenario 2	10Y-1D	MC Canal (North)	16.20
Scenario 2	10Y-1D	Site	18.07
Scenario 2	25Y-3D	Dry Retention	18.19
Scenario 2	25Y-3D	Lake	18.17
Scenario 2	25Y-3D	MC Canal (North)	17.00
Scenario 2	25Y-3D	Site	18.25

Sim	Link Name	Maximum Flow Rate [cfs]
25Y-3D	Outfall Structure	5.30
25Y-3D	Retention Structure	11.12
25Y-3D	Road Inlets	11.32

Simple Basin: Dry Ret Basin

Scenario:	Scenario 2
Node:	Dry Retention
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.7000 ac
Curve Number:	77.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Lake Basin

Scenario:	Scenario 2
Node:	Lake
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.8200 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Site Basin

Scenario:	Scenario 2
Node:	Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	9.2800 ac
Curve Number:	92.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Dry Retention

Scenario:	Scenario 2
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	16.00 ft
Warning Stage:	18.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
16.00	0.00	0
16.50	0.25	10672
17.00	0.52	22651
17.50	0.83	35937
18.00	1.16	50530
18.50	1.51	65776
19.00	1.86	81022
19.50	2.21	96268

Comment:

Node: Lake

Scenario:	Scenario 2
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	15.00 ft
Warning Stage:	18.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.00	0.00	0
15.50	0.32	13939
16.00	0.65	28314
16.50	1.00	43560
17.00	1.37	59677
17.50	1.76	76666

Stage [ft]	Volume [ac-ft]	Volume [ft3]
18.00	2.16	94090
18.50	2.57	111949
19.00	2.98	129809
19.50	3.39	147668

Comment:

Node: MC Canal (North)

Scenario: Scenario 2
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 17.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	12.00
0	0	0	12.0000	15.00
0	0	0	72.0000	17.00
0	0	0	96.0000	17.00
0	0	0	120.0000	15.00
0	0	0	160.0000	15.00
0	0	0	288.0000	12.00

Comment:

Node: Site

Scenario: Scenario 2
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 17.50 ft
Warning Stage: 19.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
17.50	0.00	0
18.00	1.23	53492
18.50	3.98	173282
19.00	7.32	318772
19.50	10.95	477113

External Hydrograph

Comment:

Drop Structure Link: Outfall Structure		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario 2	Invert:	15.00 ft	Invert:	14.50 ft
From Node:	Lake	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	MC Canal (North)	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	325.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 ft				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.00 ft	Ref Node:	
Control Elevation:	16.00 ft	Discharge Coefficients	
Max Depth:	3.25 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Retention Structure		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario 2	Invert:	12.00 ft	Invert:	12.00 ft
From Node:	Dry Retention	Manning's N:	0.0110	Manning's N:	0.0110
To Node:	Lake	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	2	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000

Length:	500.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 ft				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	17.50 ft	Ref Node:	
Control Elevation:	17.50 ft	Discharge Coefficients	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Road Inlets		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario 2	Invert:	16.00 ft	Invert:	16.00 ft
From Node:	Site	Manning's N:	0.0110	Manning's N:	0.0110
To Node:	Dry Retention	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	4	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	500.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 ft				
Energy Switch:	Energy				

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	4
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	17.50 ft
Control Elevation:	17.50 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 10Y-1D

Scenario:	Scenario 2
Run Date/Time:	1/6/2020 4:35:27 PM
Program Version:	ICPR4 4.05.01

General

Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 7.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25Y-3D

Scenario: Scenario 2
Run Date/Time: 1/6/2020 4:36:12 PM

Program Version: ICPR4 4.05.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	288.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

From: **Kristin Campbell** krwcampbell@yahoo.com
Subject: Springtree Homes Property, Martin County
Date: November 22, 2019 at 12:05 PM
To: conservationplanningservices@myfwc.com
Cc: Christine.Raininger@myfwc.com Christine.Raininger@MyFWC.com

Hello,

City of Stuart, Martin County is requesting correspondence with FWS regarding the lack of listed species on this property. I've attached a letter requesting correspondence as well as our Environmental Assessment. Please let me know if you need any additional information.

Thanks,

Kristin Campbell
Phillip R. Jimrusti and Associates, Inc.
4085 S.W. Honey Terrace
Palm City, FL 34990

Phone: (954) 370-8870
Fax: (772) 781-3790
Cell: (561) 801-0838
Email: krwcampbell@yahoo.com

Spring Tree EA report.pdf

As Nature Intended

Phillip R. Jimrusti & Associates, Inc.
Ecological Engineers
Environmental Consultants

4085 S.W. Honey Terrace • Palm City, Florida 34990
Broward: 954-370-8870 • Fax: 772-781-3790

November 22, 2019

Christine Raininger
Land Use Planning Program
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
8535 Northlake Blvd.
West Palm Beach, FL 33412

Re: Springtree Homes

We are assisting with the development of this property, which is comprised of three separate parcels with two different owners. The three parcels are 0.5739 acres, 7.257 acres, and 5.743 acres and total 13.5739 acres. The property is located west of US Highway 1, south of SE Harrison Street, Section 23, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida.

We have visited the site several times over the past several years and conducted a formal Environmental Assessment on July 22, 2019 (attached). No rare, threatened, endangered or species of special concern have ever been observed on this property. The City of Stuart Planning Department is requesting correspondence from Florida Fish and Wildlife Conservation Commission and US Fish and Wildlife Services confirming that this property does not contain rare, threatened, endangered or species of special concern.

If necessary, please notify us of the time and date that you will visit the site and we will make arrangements to accompany you. If you have any questions, please do not hesitate to call.

Sincerely,

Kristin Campbell
Associate

APPLICATION FOR INTERVENOR STATUS

RECEIVED
FEB 12 2020
BY:

INFORMATION ABOUT THE PETITIONER	For Office Use Only
APPLICATION FEE: $400.00 (LDR) 11.03.06	

FILE NAME: Ordinance Number 2427-2020, Re. Application by Waypoint Residential Services, LLC, for Stuart Springtree RPUD Large Scale FLUM & Re-zoning (Quasi-Judicial)

FIRST NAME: Springtree Property Owners Association, Inc. **LAST NAME:** N/A

MAILING ADDRESS

STREET	CITY	STATE	ZIP
c/o Ross Earle Bonan & Ensor, P.A., 789 SW Federal HWY Suite 101	Stuart	FL	34994

CONTACT INFORMATION

WORK PHONE (772) 287-1745 **EMAIL** dbe@reblawpa.com; jee@reblawpa.com

CELL PHONE N/A

PETITIONER'S REPRESENTATIVE IF APPLICABLE

FIRM/ORGANIZATION NAME:
Ross Earle Bonan & Ensor, P.A.

FIRST NAME: David Earle, Esq., and Jacob Ensor, Esq. **LAST NAME:** N/A

MAILING ADDRESS

STREET	CITY	STATE	ZIP
789 SW Federal HWY, Suite 101	Stuart	FL	34994

CONTACT INFORMATION

WORK PHONE (772)287-1745 **EMAIL** dbe@reblawpa.com; jee@reblawpa.com

CELL PHONE

LIST OBJECTIONS TO BE INCLUDED IN AGENDA:

Please see attached outline.

Signature: David E. Ensor **Date:** 2-12-20

Attachment/ Outline to Application for Intervenor Status

Springtree Property Owners Association, Inc.

I. General Statement Regarding Proposed Ordinance 2427-2020 for Large Scale FLUM and Rezoning

The Springtree Property Owners Association, Inc., (the "Association") on behalf of its members, does not oppose the rezoning of the parcels in question from commercial to residential. However, the Association requests that the future development of the parcels conforms to the Land Development Code and is compatible with the current residential height and density. The Association's main concerns are the developer's failure to offer any traffic calming solutions, the lack of required parking, the inadequate size of the landscape "buffering" area between the Springtree community and the project, and the proposed project's height (four stories) and density.

II. Accommodation of Traffic Growth

A. Concerns Regarding Traffic Impact

1) Increase in Overall City Traffic by Project Completion Date, 2024

2) Traffic Impact Analysis based on 270 Units, not 280 Units
   - ° Although not analyzed as having a significant impact, an increase in traffic from eighty-five (85) residential homes to an additional two hundred and eighty (280) residential units (of which more than half are one-bedroom units or larger) will be significant.

3) Growth in Northbound Traffic in SE Federal Hwy
   - ° Concern regarding Increased Turning Movements and "U-Turn" Traffic

4) Developer offers no traffic calming solutions to deal with increased traffic, but simply regards them as negligible.

B. Measures to Counteract Growth of Traffic on Springtree Place

1) Turn-In Off of SE Federal Hwy

2) Widening of Access Point #1 - SE Springtree Place
   - ° Traffic Impact Analysis by MacKenzie Engineering & Planning, Inc., pg. 13, does not even allow for turn lanes from this point of access.

3) Widening of Access Point #2 - SE Harrison Street

° Traffic Impact Analysis by MacKenzie Engineering & Planning, Inc., pg. 13, does not even allow for turn lanes from this point of access.

° Impact on Coral Gardens residential neighborhood

° Coordination with Martin County regarding traffic/ impact on Harrison Street

C. Public Transportation and Foot Traffic

1) Need for Sidewalks near Children's Bus Stops

2) Proper Safety Measures

III. Increase in Parking Allotment to Address Maximum Number of Potential Residents and Projected Guests

A. City Code Requirements

B. 462 Parking Spaces, but 280 Units (560 Cars if 2 Vehicles Per Unit)

IV. Height of the Proposed Apartment Buildings

A. Requirements of the City of Stuart's Land Development Code

B. 4-Story Buildings – No comparable buildings in the area…

V. Expansion of Landscape Buffer Surrounding the Proposed Community

A. Current Landscape Buffer Supplied by Springtree Property Owners Association, Inc. is 300 feet, but new project proposes a barrier or only 50 feet.

VI. Housing Units Available to Families

A. The proposed units are as follows –
° Studio
° One Bedroom (more than 50%)
° Two Bedroom
° Three Bedroom

MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD JANUARY 30, 2020 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994

LOCAL PLANNING AGENCY

Chair – Michael Herbach
Vice Chair – Ryan Strom
Board Member – Li Roberts
Board Member – Larry Massing
Board Member – Campbell Rich
Board Member – Bill Mathers
Board Member – Cristina de la Vega
Ex Officio – Garrett Grabowski

ADMINISTRATIVE

Development Director – Kev Freeman
Board Secretary – Jordan Pinkston

CALL TO ORDER

ROLL CALL
Present: Michael Herbach, Li Roberts, Campbell Rich, Ryan Strom, Bill Mathers, Li Roberts, Larry Massing
Absent: Christina de la Vega

ANNUAL BOARD REORGANIZATION
Motion: Appoint Ryan Strom as Chair.
Moved by: Larry Massing
Seconded by: Bill Mathers
Motion passed unanimously.

Motion: Appoint Li Roberts as Vice Chair.

Moved by: Larry Massing
Seconded by: Bill Mathers
Motion passed unanimously.

APPROVAL OF MINUTES:

Li Roberts asked about Mike Mortell's comment on page 6 of 185.

Kev Freeman stated that the zoning would allow you to attempt his statement.

Campbell Rich's name needs to be changed on last month's minutes.

Motion: Action: Approve.
Moved by: Campbell Rich
Seconded by: Bill Mathers
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS: None.

COMMENTS FROM THE BOARD MEMBERS: None.

ACTION ITEMS:

1. STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC): 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 ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED W EST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK W ITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART–SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS W ITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT W ITH 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.

PRESENTATION: Tom Reetz, Senior Planner 5:34 PM

Terry McCarthy, Project Attorney
Michael Houston, HJA Design Studio
Jim Lott, Waypoint
Howard Ehrsam, Bowman Consulting

BOARD COMMENT:

Li Roberts asked if specific amenities were included in the project.

Jim Lott confirmed what is included in the plan and said he would provide a floor plan.

Li Roberts asked about garages the changes in the plans regarding the number of units.

Tom Reetz clarified why the numbers have changed over time.

Li Roberts asked if those changes affect parking and asked for clarification on the amount of spaces being allocated for parking.

Jim Lott explained what they initially submitted as a plan and why there are changes after speaking with commission.

Li Roberts asked about mail boxes.

Jim Lott said the mailboxes will be in a kiosk that was not included in this site plan. He said there will be parcel locker systems as well.

Li Roberts asked about bike racks.

Ryan Strom pointed out were the bike racks are on the site plan.

Li Roberts asked about grills.

Jim Lott said that the grills will be around the pool area.

Li Roberts asked about exterior trash cans.

Jim Lott said that they have valet trash and onsite maintenance, so there will not be trash cans on sidewalks but there will be some in the breezeways.

Li Roberts asked about playgrounds.

Jim Lott said that they do not typically put in playgrounds.

Li Roberts asked about continuing a sidewalk through the preserve area.

Jim Lott said potentially that is something they would consider doing, but they do not own that property.

Li Roberts asked about the homeless population living on the property.

Jim Lott said that he has been told there is, but during the permit process we would have an appropriate way to handle that.

Michael Houston said that he does not expect people to stay on site when construction begins.

Li Roberts asked about the ornamental fence on the property.

Jim Lott said that they are going to have a preserve on the east side of their boundary and on the west side of their property line it is all preserve area so there is no reason to have ornamental fence in the preserve.

Li Roberts said she would consider it coming in from the north end. She asked about trash service.

Jim Lott said that they have a service that comes door to door specific days of the week. He said that this third-party service will go to all floors and take it to the compactor.

Li Roberts asked about a bus stop and explained why it is important to have one designated.

Jim Lott described where the current bus stops.

Li Roberts said she does not know what signs will look like and she doesn't think they have enough parking. She asked about where the more expensive units would be located and why the parking garages do not seem to reflect correlating with the most expensive units. She asked how much rent is.

Jim Lott said each unit has a different price point and it would be $1300 - $1900 range based on floorplan and location.

Bill Mathers asked if the main thing they are counting on is traffic flow and if they have had any contact with Martin County about right-of-ways. He encouraged having people go north as an exit.

Michael Herbach asked about school bus parking and suggested to have it in the north east quadrant on Harrison. He asked about car charging stations.

Jim Lott said they are thinking about adding conduit for this in front of their clubhouse.

Campbell Rich asked about the actual cost of the project.

Jim Lott said right now their budget is between $50 and $51 million.

Campbell Rich asked about Jim Platt's company and the types of projects they do.

Jim Lott explained what they typically do for each project and how long they own them.

Campbell Rich asked how tall the building is going to be.

Ryan Strom confirmed that it would be 59 feet on the site plan.

Campbell Rich asked for a concurrency update.

Michael Houston said that US1 capacity is not an issue.

Larry Massing asked about the construction type.

Jim Lott said that it is fiber cement siding, asphalt shingles; it is stick built.

Ryan Strom agreed with Li's concerns about mailbox delivery and school bus stops.

Li Roberts made a motion.

Ryan Strom requested that Li Roberts amend two of her conditions.

Jim Lott explained why they have the parking garages where they do.

Li Roberts removed item eight from her motion.

Ryan Strom said that it goes back to the parking spaces.

Michael Houston said they are undergoing parking changes across the country and this analysis shows that we are over parking requirements.

Li Roberts asked about her parking calculation and why it is not meeting our standards.

Kev Freeman said there are two dimensions to this. He said national and worldwide analysis shows that the ratio per unit is less than what we have in the City of Stuart code. He said our goal is to work with the developer and explain their parking demand demonstrate their analysis. He said to remember that the city code is a blanket number. He explained that our analysis is conservative, with one bedroom units we should have 1.25 and two bedroom would be 1.75.

Campbell Rich asked if the parking garages are calculated in the parking calculation.

Michael Houston said that garages are not calculated in the parking calculation. He discussed the parking study that occurred on January 2nd.

Li Roberts said explained the ways around parking requirements.

Michael Houston explained why they used the calculation they did.

Larry Massing asked why they aren't counting the garages in the calculation.

Kev Freeman said that was the applicant's decision, but they would normally be calculated.

Li Roberts said that she will leave the parking calculation in the motion to meet 484.

Kev Freeman asked that the motion be amended to include a condition about construction activity.

Public comments began.

Ryan Strom asked for clarification of density transition differences in Martin County and the City of Stuart.

Kev Freeman said that density transition is not a component of City analysis, that is more of a County requirement.

PUBLIC COMMENT: 7:11 PM

1. David Earle (South Federal Highway) – Representing Springtree Property Owners Association. He complained that notice has not been sufficient. He explained that they are not for or against the project yet and explained some of his residents' concerns.
2. Maureen Wilt (SE Springtree) – Concerned about cars, traffic, bus stops, preserve buffers, height limit, security and more.
3. Suzanne Bowman (SE Winter Haven Court) – She asked about offsetting reasons for density, road widening, additional sidewalks, variances, zoning, traffic lights and flipping the property.
4. William Bowman (SE Winter Haven Court) – He addressed the issue with parking and expressed concerns with transitions, code violations, family development, buffers, view impacts, dog estimate, children estimate, and school capacities.
5. Melissa Iemmolo (SE Harrison Court) – Concerned about the distance from her home, height of building, traffic, busing, density, and the overflow ditch behind her house.
6. Cyndy Williams (SW Perry Lane) – Asked what size the garages are. She is concerned about traffic, open space, number of stories, parking, public utilities, environmental impacts, and suggested single family homes instead.
7. Tascha Reeves (SE Springtree Place) – She is concerned about traffic, buses, and four-story height.

8. Jonathan Irvin (SE Harrison Street) – He strongly opposes the project and is concerned about the height limit, traffic, drainage, wetlands, garbage and dog park.
9. Alek Loudakis (SE Winter Haven Court) – He explained the reasons why he moved to Martin County and is concerned about activity at all hours of the night, parking, distance from his neighborhood, and the project turning into low income housing.
10. Abbey Jones (SE Harrison Street) – She expressed concerns about the lack of compassion and respect for this area. She is concerned about the trees, animals, homeless, chemical run-off, environmental impacts, infrastructure and four stories.
11. Alek Loudakis (SE Winter Haven Court) – He is concerned traffic.
12. Tascha Reeves (SE Springtree Place) – Brought up her concerns about how many cars are in each household.
13. David Earle (South Federal Highway) – He is concerned about traffic going through Harrison Street

BOARD COMMENT:

Larry Massing asked about the Harrison Street access.

Michael Houston said that the property is commercial general, but it would need to be discussed with Martin County.

Howard Ehrsam with Bowman said that he has spoken with Martin County, but they would need a right-of-way permit still.

Li Roberts said that we have a site plan that indicates a northern entrance, but if they do not get permission what happens.

Tom Reetz the traffic report would have to be recalculated.

Kev Freeman said that the northern entrance is part of the recommended site plan, but if that was not available it would have to come back to LPA.

Li Roberts asked for clarification regarding the drainage ditch. She asked if the project was not approved, what could be on the property.

Kev Freeman said that you would have to maintain the ditch. He said that the county is zoned as R3A and limited commercial, but if it remained in the county it would be mandatory rezoning to a combination of general and limited commercial. He said the property has already been annexed into the city, so county rules do not apply unless they came in and filed for rezoning. He said they could do R3 with fifteen units per acre, three stories, and similar setbacks.

Li Roberts said that without the board being able to put restrictions on a project there are things the property owner would be able to do. She asked if she owned the property outright without a PUD where would the entrance be.

Kev Freeman said that it would be the same qualifications.

Larry Massing asked what benefits the city is getting from this application.

Michael Houston apologized if he offended anyone about homelessness. He explained nearby projects that were approved and are similar to theirs. He said that they are providing needed housing. He understands the debate about the height of the project, but there is a 500-foot separation. He said this is not an affordable housing community, these are nice market rate apartments with garages that are sized for parking cars. He said that this is an important provision for the city, and they hope to keep the construction traffic off of Springtree.

Li Roberts asked about the distances on the north side and requested a bigger buffer.

Michael Houston explained what is currently in the buffer areas.

Li Roberts asked about Harrison Street at the north end of the property and planting additional vegetation for a buffer.

Michael Houston said that he can work that out with the residents.

Howard Ehrsam said that the site line will block the entire building.

Li Roberts asked where the bus stops for the Harrison Street residents. She said that there is still traffic that is coming out and that needs to be handled. She made a motion for construction activity.

Howard Ehrsam said they are working on getting an FDOT permit.

Li Roberts explained why she was adding to her motion.

Kev Freeman described what they are looking for.

Discussion about the preserve sidewalk occurred.

Larry Massing asked for garage size clarifications.

Michael Houston clarified the garage dimensions.

Li Roberts said that the plans go to Martin County for review, but they rarely make comments on them. She said that it puts the City of Stuart in a weird position.

MOTION:
Action: Move approval with the following conditions:

1. Address bus stops to make them safer

2. Extend ornamental fence on the west side of the road
3. Increase parking calculation to 484, but garages can be included in the calculation
4. Include exterior trash cans, grills, signage, exterior lighting in site plan
5. Implement a car wash station
6. Solution to mail delivery and mailboxes
7. Work to get permission to add sidewalk connection through "preserve" area
8. Indicate the correct unit count and submit the floor plans
9. Address charging stations
10. Include rules or deed restrictions regarding dogs
11. Submit a detailed construction activity plan

Moved by: Li Roberts
Second by: Larry Massing
Motion passed unanimously.

ORDINANCES:

1. ORDINANCE NO. 2428-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO SINGLE FAMILY GENERAL (R-1) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.42 ACRES, OWNED BY MEDALIST BUILDING GROUP, LLC LOCATED ON THE NORTHEAST CORNER OF SE DOLPHIN DRIVE AND SE 5TH STREET; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

PRESENTATION: Stephen Mayer, Senior Planner 8:24 PM

BOARD COMMENT: None.

PUBLIC COMMENTS: None.

MOTION:
Action: Approve.
Moved by: Larry Massing
Second by: Michael Herbach
Motion passed unanimously.

BOARD COMMENT:

Michael Herbach made two motions.

MOTION: Send staff a request to develop an electric vehicle ordinance, similar to the City of Atlanta's electric vehicle ordinance, and report back to the LPA board within 60 days.
Action: Approve.
Moved by: Michael Herbach
Second by: Li Roberts
Motion passed unanimously.

MOTION: Request staff to review the LPA by-laws and/or rules or regulations to suggest updates and include an agenda item at the next LPA meeting.
Action: Approve.
Moved by: Michael Herbach
Second by: Bill Mathers
Motion passed unanimously.

STAFF UPDATE:

Kev Freeman said he is going to request that the MPO come in to do a presentation for the status of Marty.

Larry Massing said that there are a lot of buses in the county.

ADJOURNMENT:
Motion: Action: Adjourn.
Moved by: Campbell Rich
Seconded by: Larry Massing

_____ _____

Ryan Strom, Chair Jordan Pinkston, Board Secretary

Residential PUD

Project:	Sprintree RPUD
Date	2.24.2020

Adjacent N	Martin County commercial and Residential
Adjacent S	Martin County - Trailer Park - Natille Estates
Adjacent E	City of Stuart CPUD
Adjacent W	Martin County - Preserve
Total Floor Space (sq.ft)	**87,749 sq. ft. 2.01 acres bldg footprint tot.**

LDR Reference	Land Development Regulations	RPUD REVIEW STATUS
2.07.00 D.1	Land Use Designation	COMPLY
2.07.00 D.2 a	Uses	COMPLY
2.07.00 D.2 b	Compatible Residential Uses	COMPLY
2.07.00 D.2 c	Commercial (<30%)	NOT APPLICABLE
2.07.00.D.2.d	Commercial Uses (<30%) vertical	NOT APPLICABLE
2.07.00.D.3	Density	COMPLY
2.07.03 D.4.b	Open Space (>30%)	COMPLY
2.07.03 D.4.c	FAR	COMPLY
2.07.03.D.4.d	Native Vegetaion (>25%)	COMPLY

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	EXCEPTION REQUESTED
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	COMPLY
5.04.00	Evironmentally sensitive lands	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY
5.05.02	Tree removal	COMPLY
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	COMPLY
Comp Plan	Comprehensive Plan	COMPLY

TRANSPORTATION

6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	COMPLY
6.01.18	Off-Street Loading	NOT APPLICABLE
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	EXCEPTION REQUESTED
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private	NOT APPLICABLE
6.04.07 B.1	Landscaped strip adjacent to private	NOT APPLICABLE
6.04.07 B.2a	Parking area adjacent to private	NOT APPLICABLE
6.04.07 B.2b	Hedge/wall/berm on outside of strip	NOT APPLICABLE
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	NOT APPLICABLE
6.04.07 B.3	Shrubs/ground cover	NOT APPLICABLE
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vechicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visability triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Façade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE
6.05.04	Additional Façade	NOT APPLICABLE
6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	NOT APPLICABLE
6.08.00	Dumpster & Recycling	NOT APPLICABLE
6.09.05	Fences	NOT APPLICABLE
6.11.00	Signs	TO BE REVIEWED

FIRE REVIEW

BF.1	

POLICE DEPARTMENT REVIEW

P.1	

PUBLIC WORKS REVIEW

PW.1	

COMMENTS

A	
B	

Objective A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form and counteracts the existing urban sprawl development within the locality by proposing a medium density development of approximately 22 dwelling units per acre.

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

In order to consider the compatibility of a proposal we need to assess whether the existing residential and commercial development adjacent to the proposed development are able to exist together without problems or conflict. The proposed development proposes an entirely residential development as opposed to the previous Martin County Land use designations of Commercial and Multi-Family Residential, this factor providing a greater compatibility in relation to the existing homes. The proposal is separated from existing commercial uses to the north-east by a proposed preserve area. The existing buffers and preserve areas surrounding the site together with the proposed buffers and preserve areas within the site, provide sufficient distance and visual shielding to project the surrounding existing residential development. The 4-storey height of the proposed development is adequately shielded from view. In respect of traffic impacts and safety the applicants' traffic study and additional work to the Springtree Place access road and sidewalk provision address volume and safety impacts in that respect. Overall, this proposal is considered to be compatible with the adjacent uses.

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

The proposed project is of higher density than adjacent residential uses. The existing and proposed open space and preserve areas provide substantial area to provide transition zones.

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

The development forms part of an inventory that widens housing options for existing and new residents of the City.

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates substantial landscaping fronting the streetscape. The proposed development (although not single-family) incorporates landscape buffers to the adjacent commercial uses to the north.

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

The proposal is considered to be a good example of a compact urban form of residential infill.

Objective B3. - Desirable pattern of land uses.

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

The proposal is considered to be a good use of vacant land and within the community characteristics of the City

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

The proposed development, by reason of proposed use, density and buffers is considered to be compatible and complementary to surrounding activities (both commercial and residential) and would act as a buffer from US-1 Federal Highway to the existing residential development to the west.

Policy B3.6. The City shall protect traditional single-family residential areas by limiting commercial encroachment through zoning, comprehensive planning, traffic calming, and other land use techniques.

The existing residential areas are protected from commercial activity which would otherwise have been permissible under Martin County land development regulations.

CITY OF STUART
City Commission
May 11, 2020

Project Name: Stuart - Springtree RPUD	**Property Owner:** Stuart 13 Acres, LLC; Tierra Del Lago, Inc. and Stuart Harbor Marina & Yacht Club
Project No.: Z19100015	**Applicant/Petitioner:** Waypoint Residential Services, LLC
Ordinance No: 22427-2020	**Agent/Representative:** Michael Houston, HJA Design Studios
	Case Planner: Tom Reetz
Location: West of S.E. Federal Highway, south of S.E. Harrison Street and north of the Natalie Estates Mobile Home Park.	

PROJECT SUMMARY		
Property Size (area)		13.59 Acres
Present Use		Undeveloped
Subject Property Land Use		Unassigned – Martin County
Adjacent FLU	*North*	Martin County – Low Density Residential/Commercial
	South	Martin County - Mobile Home
	East	City of Stuart - Commercial
	West	Martin County – Medium Density Residential
Subject Property Zoning		
Adjacent Zoning	*North*	Martin County - R-3A Residential
	South	Martin County - Trailer Park
	East	City of Stuart - CPUD
	West	Martin County – R-2 Residential
Proposed Land Use Designation		Multi-family
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		270 Multi-Family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to request a large-scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit Development assigning a "Multi-Family Density Residential" land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 13.59 acres. The property is currently undeveloped. The intent of this project is to allow 270 attached multi-family apartment homes within 6 four story buildings and 1 three story building to be developed on the site while upgrading the drainage and enhancing the upland preserve.
Staff Recommendation: Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 12-31-2019

C. Mail Notice Postmark: 12-31-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020

III. APPLICATION: Dated October 9, 2019

IV. HISTORY OF THE SITE

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designations for the property are Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel.

V. ANALYSIS

A. Site and Area Characteristics

The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single-family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County's jurisdiction.

B. Project Description

The applicant is proposing to construct 270 multi-family garden-style residential units consisting of six 4 story and one 3 story garden-style apartment buildings all with elevators. On-site amenities include an expansive clubhouse which will include an oversized fitness facility along with a cyber-café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake- side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need, the project will offer on-site amenities including a dog washroom in its clubhouse along with a dedicated dog park. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units.

The project will include a trash compactor onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site includes quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as dry retention areas. The area south of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

The project includes the following:

- The preservation and creation of 3.13 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re- planting and re- vegetation of pine flatwood habitat.
- A multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 49 % open space or 5.62 acres where a minimum of 30% is required.

Traffic Study: A traffic Statement has been prepared by Bowman Consulting to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements. A traffic access change letter has been submitted removing the proposed access to Harrison Street and replacing with and entrance from southbound US1 traffic directly into the community.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed

to include 462 spaces averaging 1.71 spaces per unit. The provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The four-story apartment buildings extend to 42 ft. 6 inches to the eave and a maximum of 59 ft. to the highest element of the roof. The heights proposed are consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing right of way with no scope to provide any extensive buffer along this edge of the property. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary plantings according to the height of the respective buildings. Additional landscaping will be provided within the trail areas, around the dry detention areas and within the public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 5.9 acres or 43% on the subject property. Open space provision measures at 6.6 acres or 49% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off from US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be

less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the proposed Multi-Family Future Land Designation:

> *This land-use category allows for two or more dwelling units per building. Includes single family detached, duplex/townhomes, apartments, condominiums, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also, public facilities, churches day care centers, schools and electric distribution substations are allowed.*

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission:

1. *The existing land use pattern;*

   The existing land use pattern surrounding the project area consist of single-family residences, a mobile home community, industrial uses and vacant land. The majority of the vacant land near the project consists of the undeveloped site in which Slater street was abandoned and recently developer interest has been for a mixed-use development whose commercial parcels could benefit from the proposed multi-family land use.

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

   No, the proposed multifamily project will benefit the recent commercial development along US1.

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

   No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which has sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Stuart-Springtree Apartments. The streets have adequate capacity to handle the proposed RPUD.

The possible overloading of the City's sewage collection, treatment and disposal facilities;

The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

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

   All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

5. *The existing classification boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

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

   The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

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

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north and west with preserve.

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

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

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

   The change in land use designation from commercial to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

10. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

    The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.

CITY OF STUART
City Commission
May 11, 2020

Project Name: Stuart - Springtree RPUD	**Property Owner:** Stuart 13 Acres, LLC; Tierra Del Lago, Inc. and Stuart Harbor Marina & Yacht Club
Project No.: Z19100015	**Applicant/Petitioner:** Waypoint Residential Services, LLC
Ordinance No: 22427-2020	**Agent/Representative:** Michael Houston, HJA Design Studios
	Case Planner: Tom Reetz
Location: West of S.E. Federal Highway, south of S.E. Harrison Street and north of the Natalie Estates Mobile Home Park.	

PROJECT SUMMARY		
Property Size (area)		13.59 Acres
Present Use		Undeveloped
Subject Property Land Use		Unassigned – Martin County
Adjacent FLU	*North*	Martin County – Low Density Residential/Commercial
	South	Martin County - Mobile Home
	East	City of Stuart - Commercial
	West	Martin County – Medium Density Residential
Subject Property Zoning		
Adjacent Zoning	*North*	Martin County - R-3A Residential
	South	Martin County - Trailer Park
	East	City of Stuart - CPUD
	West	Martin County – R-2 Residential
Proposed Land Use Designation		Multi-family
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		270 Multi-Family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to request a large-scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit Development assigning a "Multi-Family Density Residential" land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 13.59 acres. The property is currently undeveloped. The intent of this project is to allow 270 attached multi-family apartment homes within 6 four story buildings and 1 three story building to be developed on the site while upgrading the drainage and enhancing the upland preserve.
Staff Recommendation: Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 12-31-2019

C. Mail Notice Postmark: 12-31-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020

III. APPLICATION: Dated October 9, 2019

IV. HISTORY OF THE SITE

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designations for the property are Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel.

V. ANALYSIS

A. Site and Area Characteristics

The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single-family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County's jurisdiction.

B. Project Description

The applicant is proposing to construct 270 multi-family garden-style residential units consisting of six 4 story and one 3 story garden-style apartment buildings all with elevators. On-site amenities include an expansive clubhouse which will include an oversized fitness facility along with a cyber-café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake- side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need, the project will offer on-site amenities including a dog washroom in its clubhouse along with a dedicated dog park. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units.

The project will include a trash compactor onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site includes quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as dry retention areas. The area south of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

The project includes the following:

- The preservation and creation of 3.13 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
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- A multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 49 % open space or 5.62 acres where a minimum of 30% is required.

Traffic Study: A traffic Statement has been prepared by Bowman Consulting to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements. A traffic access change letter has been submitted removing the proposed access to Harrison Street and replacing with and entrance from southbound US1 traffic directly into the community.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed

to include 462 spaces averaging 1.71 spaces per unit. The provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The four-story apartment buildings extend to 42 ft. 6 inches to the eave and a maximum of 59 ft. to the highest element of the roof. The heights proposed are consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing right of way with no scope to provide any extensive buffer along this edge of the property. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary plantings according to the height of the respective buildings. Additional landscaping will be provided within the trail areas, around the dry detention areas and within the public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 5.9 acres or 43% on the subject property. Open space provision measures at 6.6 acres or 49% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off from US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be

less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the proposed Multi-Family Future Land Designation:

> *This land-use category allows for two or more dwelling units per building. Includes single family detached, duplex/townhomes, apartments, condominiums, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also, public facilities, churches day care centers, schools and electric distribution substations are allowed.*

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission:

1. *The existing land use pattern;*

   The existing land use pattern surrounding the project area consist of single-family residences, a mobile home community, industrial uses and vacant land. The majority of the vacant land near the project consists of the undeveloped site in which Slater street was abandoned and recently developer interest has been for a mixed-use development whose commercial parcels could benefit from the proposed multi-family land use.

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

   No, the proposed multifamily project will benefit the recent commercial development along US1.

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

   No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which has sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Stuart-Springtree Apartments. The streets have adequate capacity to handle the proposed RPUD.

The possible overloading of the City's sewage collection, treatment and disposal facilities;

The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

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

   All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

5. *The existing classification boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

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

   The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

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

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north and west with preserve.

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

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

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

   The change in land use designation from commercial to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

10. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

    The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.