



March 14, 2019

Department of Economic Opportunity  
Attention: Ray Eubanks, Plan Processing Administrator  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, Florida 32399

RE: CITY OF STUART ORDINANCE NO. 2398-2019 – TRANSMITTAL OF PROPOSED LARGE-SCALE  
COMPREHENSIVE PLAN AMENDMENT

The City of Stuart Comprehensive Plan Amendment (Ordinance No. 2398-2019) is hereby transmitted to the Florida Department of Economic Opportunity (DEO) pursuant to the requirements of Section 163.3184 F.S. The proposed amendment is submitted for expedited state review process. The City anticipates adoption of the proposed amendment in April 2019.

The City held a public hearing with the Local Planning Agency on February 21, 2019 to review the proposed Comprehensive Plan Amendment. The City Commission conducted a public hearing on March 11, 2019 and voted unanimously to transmit the amendment package to DEO.

This transmittal includes three copies (one paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM, with each reviewing agency receiving a copy via email) of the proposed Comprehensive Plan (1) Future Land Use Map amendment. The transmittal package includes the following items:

1. Ordinance No. 2398-2019 (Future Land Use Map and Zoning change) with exhibits
2. Staff Report; and
3. Minutes from the LPA and CC Meetings

By this letter, I hereby certify that the required number of copies of the amendment have been sent as of this date to the identified reviewing agencies as required by Section 163.3184(1)(c), F.S. For purposes of complying with Section 163.3184(2), F.S. please be advised that the proposed amendment is not applicable to an area of critical state concern.

If you require further information, please contact me by telephone at (772) 600-1284; by fax at (772) 288-5388 or by email at [treetz@ci.stuart.fl.us](mailto:treetz@ci.stuart.fl.us)

Respectfully,

*Tom Reetz*

Tom Reetz, Senior Planner  
City of Stuart Development Department

Enclosures:

Cc: (full packet on disc):

Mark Weily (previously Tracy Suber), Florida Dept. of Education

Florida Dept. of Environmental protection

Robin Jackson, (previously Deanna Woodward) Florida Dept. of State, Bureau of Historic Preservation

Stacy Miller-Novello, Florida Dept. of Transportation, District 4

Michael Busha, Treasure Coast Regional Planning Council

Deborah Oblaczynski and Terry manning, South Florida Water Management District

Nicki Van Vonno, Martin County

Pamela Mac'Kie Walker, Town of Sewall's Point

Patricia Tobin, City of Port St Lucie

Cc (letter only):

Stuart City Commission

David Dyess, City Manager

Michael Mortell, City Attorney

Kev Freeman, City Development Director

Mary Kindel, City Clerk



**BEFORE THE CITY COMMISSION  
CITY OF STUART, FLORIDA  
ORDINANCE NUMBER 2398-2019**

**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 A 15.4 ACRE PARCEL ANNEXED BY ORDINANCE NO. 2348-2017, OWNED BY WERNER BOLLS, LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF N.E. SAVANNAH ROAD AND N.E. BAKER ROAD., WEST OF THE HOPE CENTER FOR AUTISM AND SOUTH OF JENSEN PARK ESTATES BOTH IN UNINCORPORATED MARTIN COUNTY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE SAVANNAH PLACE APARTMENTS RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SIX (6) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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 Werner-Bols Revocable Trust, for a 15.14 acre parcel of land located on the north side of the intersection of N.E. Savannah Road and N.E. Baker Road, west of the Hope Center for Autism building, and south of Jensen Park Estates, both in unincorporated Martin County; and

**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 Master Site Plan, Sheet 1 of 1, prepared by lucido and associates, dated 03.01.2019.**
- b. **The Boundary Survey, Sheets 1 thru 7, by Betsy Lindsay, Inc., dated 02.20.2018.**
- c. **The Landscape Plans, Cover Sheet & Sheets LA-1 thru LA-5, prepared by Lucido & Associates, dated 01.31.19.**
- d. **Savannah Road Turn Lanes, Sheet 1 of 1, by Captec Engineering Inc., dated 03.08.18.**
- e. **Architectural Floor Plans and Elevations, by Marc Wiener A.I.A., Sheets A1.04 Compactor, A2.01R Leasing Rec Center, A2.02R Roof Plan, AC3.02R Typical Garage Building, AC3.011 Typical Building Type 1, AC3.01 11 Typical Building Type 2, AC3.01 111 Typical Building Type 3, AC3.02 R Pool Pavilion, and AC3.01 R Leasing/Rec Center, all dated 18.03.29.**
- f. **Lighting Plan, by \_\_\_\_\_, Sheet \_\_\_\_\_, dated \_\_\_\_\_.**
- g. **Kennedy Homes-Savannah Place Apartments Natural System Restoration and Enhancement, by J.J. Goldasich and Associates, Inc. FLUUCS Map dated 12/29/2017, FLUUCS Map with floor plan dated 12/29/2017 Env 1, dated 12/29/2017, Env 2 dated 12/29/2017.**
- h. **Ecological Assessment and Preserve Area Management Plan by Jim Goldasich, PWS, dated 2/11/19.**

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 is in compliance 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 \_\_\_\_\_, 2019.

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
BECKY BRUNER  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MICHAEL 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:

Werner-Bols Revocable Trust

Werner Bols owner

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Wernor Bols owner.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:

Notary Seal

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Becky Bruner, 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**

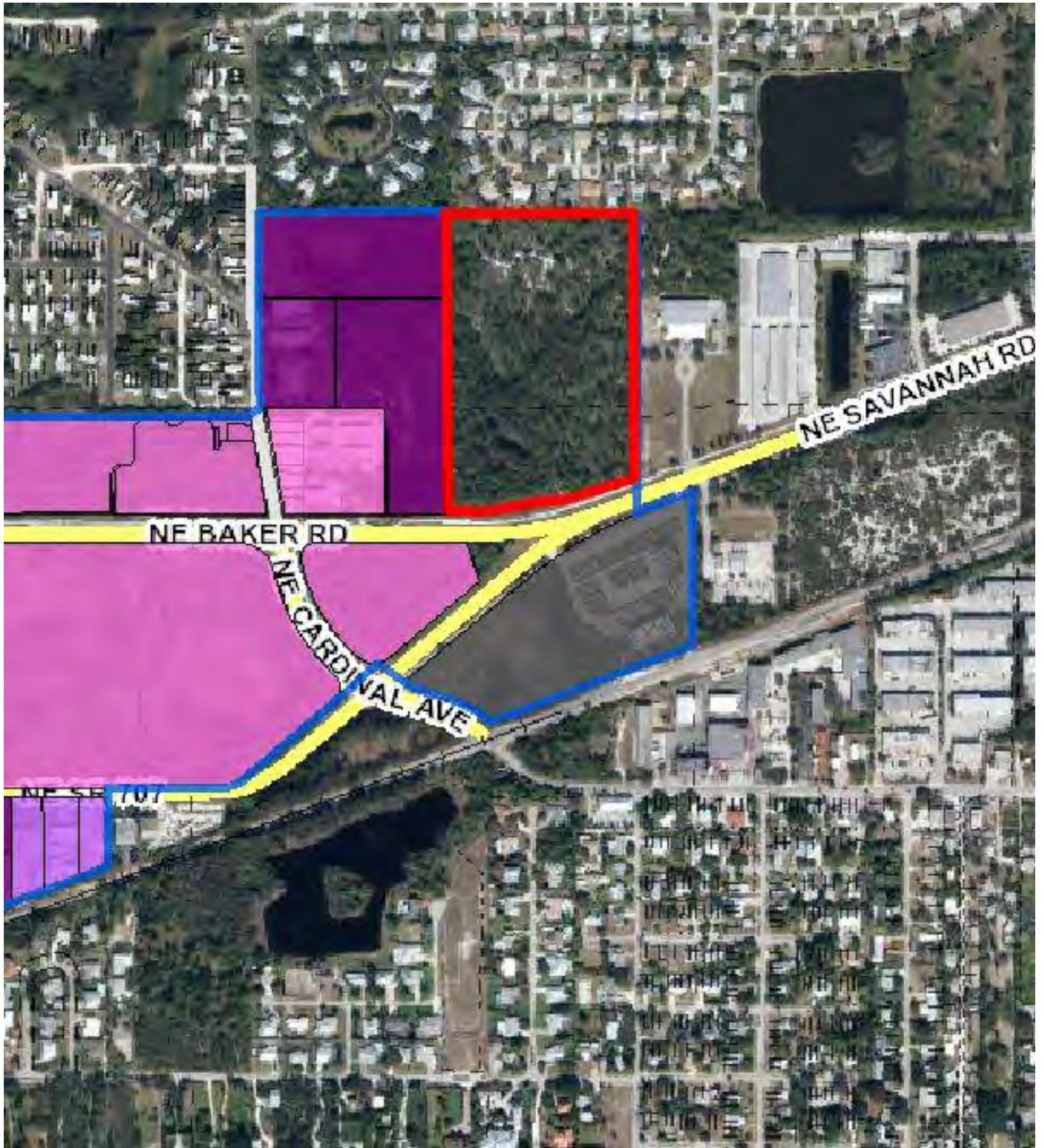
A PARCEL OF LAND LYING IN A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY OF NE SAVANNAH ROAD AND NORTHERLY OF THE RIGHT-OF-WAY EXTENSION OF BAKER ROAD.

AND

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

**EXHIBIT B – LOCATION MAP**



**EXHIBIT C – DEVELOPMENT CONDITIONS**

**Approved Plans and Documents**

2. The Savannah Place Apartments RPUD project and use thereof shall comply with the following drawings:
  - a. **The Master Site Plan, Sheet 1 of 1, prepared by lucido and associates, dated 03.01.2019.**
  - b. **The Boundary Survey, Sheets 1 thru 7, by Betsy Lindsay, Inc., dated 02.20.2018.**
  - c. **The Landscape Plans, Cover Sheet & Sheets LA-1 thru LA-5, prepared by Lucido & Associates, dated 01.31.19.**
  - d. **Savannah Road Turn Lanes, Sheet 1 of 1, by Captec Engineering Inc., dated 03.08.18.**
  - e. **Architectural Floor Plans and Elevations, by Marc Wiener A.I.A., Sheets A1.04 Compactor, A2.01R Leasing Rec Center, A2.02R Roof Plan, AC3.02R Typical Garage Building, AC3.011 Typical Building Type 1, AC3.01 11 Typical Building Type 2, AC3.01 111 Typical Building Type 3, AC3.02 R Pool Pavilion, and AC3.01 R Leasing/Rec Center, all dated 18.03.29.**
  - f. **Lighting Plan, by \_\_\_\_\_, Sheet \_\_\_\_\_, dated \_\_\_\_\_.**
  - g. **Kennedy Homes-Savannah Place Apartments Natural System Restoration and Enhancement, by J.J. Goldasich and Associates, Inc. FLUUCS Map dated 12/29/2017, FLUUCS Map with floor plan dated 12/29/2017 Env 1, dated 12/29/2017, Env 2 dated 12/29/2017.**
  - h. **Ecological Assessment and Preserve Area Management Plan by Jim Goldasich, PWS, dated 2/11/19.**
3. 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.

4. Development of the Subject Property as a RPUD shall include an impervious area of no more than (52%) impervious coverage for the RPUD. The maximum building height within the RPUD shall be 4 stories or 45'-0". 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.
5. 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.
6. Garages shall not be used for storage to the exclusion of a vehicle.
7. 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.
8. 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**

9. The common areas including the projects clubhouse and pool area shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

10. At the time of permitting, relocated landscaping to the public right-of-way shall be located clear of utility lines and approved by the City of Stuart.
11. 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.
12. 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**

13. Open Space. Not less than 22.6% of the RPUD shall be open space as depicted on the Site Plan by Lucido and Associates 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.
14. Excluding wetlands defined by the South Florida Water Management District, not less than 28% 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 Lucido and Associates. The project shall adhere to the Preserve area mitigation and monitoring plan (to be prepared prior to first reading). The owner and developer shall adhere to the provisions of the Wetland Maintenance and Monitoring Plan (included in PAMP) and permanent maintenance will be the responsibility of the owner.

**Tree Mitigation**

15. 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**

16. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
17. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
18. 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.
19. All development activities shall comply with the City’s Concurrency Management System prior to the issuance of building permits.

**Development and Construction**

20. The Developer shall construct the project’s infrastructure in one phase and complete all site and infrastructure prior to the first certificate of occupancy.
21. The Developer shall install landscaping and gate at the development’s entry as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gate shall be made operational prior to issuance of a certificate of occupancy.
22. The property owner shall provide easements for licensed television services. A Conservation easement shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.

23. In the event of any conflict in the provisions of Exhibit ‘C’ Development Conditions and attached exhibits, Exhibit ‘C’ shall prevail.
24. 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.
25. 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.
26. The projects new intersection at N.E. Baker Road and N.E.Savannah Road as well as turning lanes into the project as described on the project’s Master Site plan and Turning Lane Exhibit shall be completed before the first Certificate of Occupancy is issued for any building.
27. 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”.
28. As part of the stormwater system, the owner shall install a floating mat littoral system. The size of the mat shall be 5% of the surface area of the lake, or approximately 1,437 sf. The littoral mat system shall be manufactured and installed by Beesmats or City of Stuart approved equal. The littoral mat system shall be “harvested” at least once per year and new planting installed for new nutrient uptake. The mat system shall be maintained in working order in perpetuity.

29. Littoral plantings and upland planting shall be provided per Landscape plan by Lucido and Associates at the lakes bank and entire perimeter.
30. Temporary or freestanding storage units are prohibited on the property once construction is complete.
31. Owner shall restore 4.3 acres within the heart of the Haney Creek watershed as per Exhibit C letter f. Kennedy Homes-Savannah Place Apartments Natural System Restoration and Enhancement, by J.J. Goldasich and Associates, Inc. Env 1 & 2 and shall be maintained and monitored as specified in the PAMP attached as Exhibit C letter g.
32. 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.
33. Savannah Place Apartments will provide two on-site trash compactors. The trash compactor dedicated to trash collection will have an associated 30-yard rollout dumpster and shall be a Marathon RJ-275 or equal. The trash compactor dedicated to recycling collection shall have an associated 10-yard dumpster and shall be a Marathon RJ-225 or equal. The resident shall separate their refuse into general trash and recycling and place the trash into a general trash receptacle and a recyclable 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**

34. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the Proposed Entry Monument Sign drawing by Mark Wiener A.I.A. Architecture and Planning.

**Work Force Housing**

35. The Owner shall set aside ten (10) units in the Development, five (5) two-bedroom units and five (5) one-bedroom units, as Work Force Housing ("WFH"). No more than three (3) units shall be allocated to any one building in the Development.
36. Prospective tenants for WFH shall be required to demonstrate to the Owner that all those parties who will occupy the WFH unit will, collectively, (a) make no more than the 80% category of income limits defined in the State Housing Initiatives Partnership Program (SHIP) for Martin County, (b) have a credit score of no less than 650, and (c) have the ability to pay the rent for the WFH unit.
37. The rent for a WFH unit shall be no greater than the 80% category of rental limits per bedroom as defined in the State Housing Initiatives Partnership Program (SHIP) for Martin County.
38. In the event the number of units occupied as WFH Units falls below ten (10), and in the event the Owner, after using reasonable efforts is unable to find a prospective tenant for WFH for a period of two (2) months after the number of WFG tenants has fallen below ten (1), may lease out vacant units to other than WFH tenants. Provided, however, the Owner shall not allow the number of WFH units to stay below ten (1) for longer than two (2) months.

39. On an annual basis starting one (1) year after all certificates of occupancy are obtained, the Owner shall provide to the Development Department of the City, a report setting forth the following: (a) the number of units in the Development actually occupied as WFH during the preceding year, (b) the length of stay in each WFH unit, (c) the rent actually paid for each WFH unit for the preceding year, and (d) the efforts of the Developer to find prospective tenants eligible for WFH.

**Future Amendments**

40. 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.

41. 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**

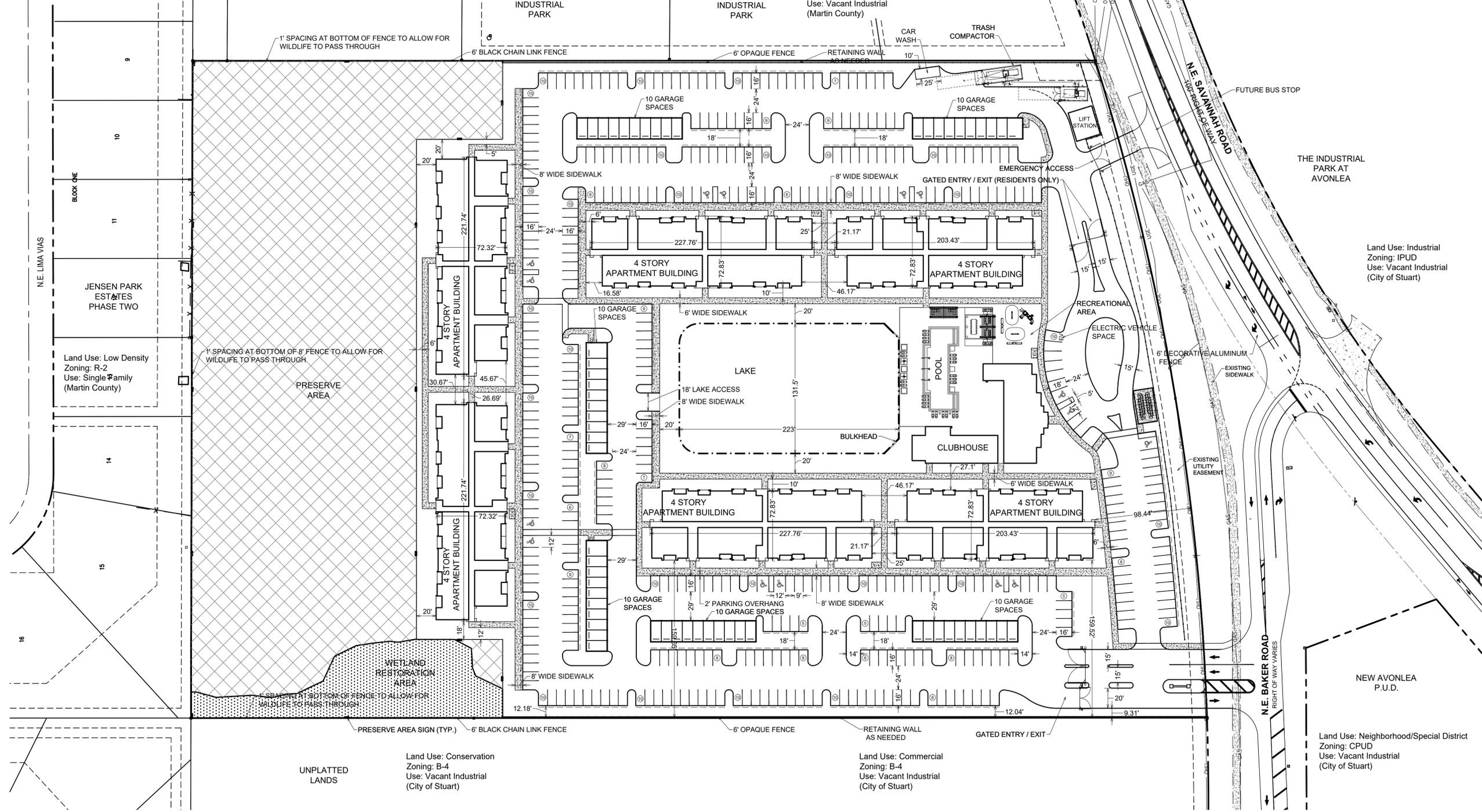
42. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	<b>March 1, 2020</b>
Final Certificate of Occupancy for all site and building improvements.	<b>March 1, 2023</b>

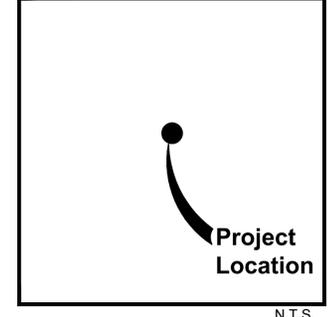
**Allowable Uses**

43. 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.

Drawing Name: J:\Projects Active\17-1120 Baker Road (Savannah Place) Kennedy Homes\Site Plan\ Mar 01, 2019 - 3:08pm 17-1120 Savannah Place - Master Plan.dwg



Key / Location:



N.T.S.

Project Team:

<b>Property Owner</b> Walter Bois Revocable Trust PO Box 194 Palm City, Florida 34991	<b>Applicant</b> Kennedy Homes 6400 Congress Avenue Boca Raton, Florida 33487
<b>Land Planner</b> Lucido & Associates 701 East Ocean Blvd. Stuart, Florida 34994 772.220.2100	<b>Landscape Architect</b> Lucido & Associates 701 East Ocean Blvd. Stuart, Florida 34994 772.220.2100
<b>Engineer</b> Captec Engineering, Inc. 301 NW Flagler Avenue Stuart, FL 34994 772.692.4344	<b>Traffic Engineer</b> Captec Engineering, Inc. 301 NW Flagler Avenue Stuart, FL 34994 772.692.4344
<b>Surveyor</b> Betsy Lindsay Inc 7997 SW Jack James Drive Stuart, Florida 34997 772.286.5753	<b>Architect</b> Marc Wiener, A.I.A. Architecture / Planning 851 S Federal Highway, Suite 203 Boca Raton, Florida 33432 951.750.4111

Land Use: Industrial  
Zoning: IPUD  
Use: Vacant Industrial  
(City of Stuart)

# Savannah Place Apartments RPUD

City of Stuart, Martin County, Florida

## Master Site Plan

Date	By	Description
04.04.2018		Master Site Plan Application
06.12.2018		First Submittal
10.23.2018		Second Submittal
02.20.2019		LPA Set
03.01.2019		SCC Set

Land Use: Neighborhood/Special District  
Zoning: CPUD  
Use: Vacant Industrial  
(City of Stuart)

- General Notes:**
- Refer to Landscape Plan for landscape details and specifications.
  - This project shall be completed in one phase.
  - Refer to Construction Drawings for location of traffic control devices.
  - The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
  - All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
  - The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
  - The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
  - Water and sewer service shall be provided by Martin County Utilities.
  - Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

**Preserve Area Calculations:**

Total Site Area:	15.14 acres
Less Prerequisite Wetlands:	2.65 acres
Prerequisite Upland Area:	12.49 acres
Required Upland Preserve Area (25.0%):	3.12 acres
Provided Upland Preserve Area (27.6%):	3.45 acres

**Building Data:**

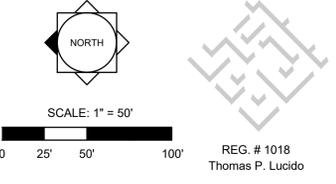
Product Type:	Multifamily
Maximum Height:	4 Stories - 45'
Building Coverage:	17%
Maximum Allowed Per RPUD: 30%	

**Parking Calculations:**

<b>Total Parking Spaces Required</b>	<b>504 Spaces</b>
112 1 - Bedroom units @ 1.5 Spaces per unit:	168 spaces
168 2 & 3 - Bedroom units @ 2 Spaces per unit:	336 spaces
<b>Total Parking Spaces Provided</b>	<b>505 Spaces</b>
445 Standard Spaces	
60 Garage Spaces	

**Site Data:**

Proposed Future Land Use:	Multifamily	
Proposed Zoning:	RPUD	
Total Units:	280 Units	
Gross Density:	18.49 DU/Ac.	
Area (Total Site):	659,293 sf	15.14 ac.
Impervious Area:	360,211 sf	8.27 ac. (54.6%)
Buildings:	109,516 sf	2.52 ac.
Pavement:	174,519 sf	4.01 ac.
Sidewalks, Patios, Decks:	41,732 sf	0.96 ac.
Curbs:	4,497 sf	0.10 ac.
Trash Compactors:	1,019 sf	0.02 ac.
Lake:	28,928 sf	0.66 ac.
Pervious Area:	299,082 sf	6.87 ac. (45.4%)
Landscape Area:	133,217 sf	3.06 ac.
Preserve Area:	150,249 sf	3.45 ac.
Wetland Restoration Area:	15,616 sf	0.36 ac.



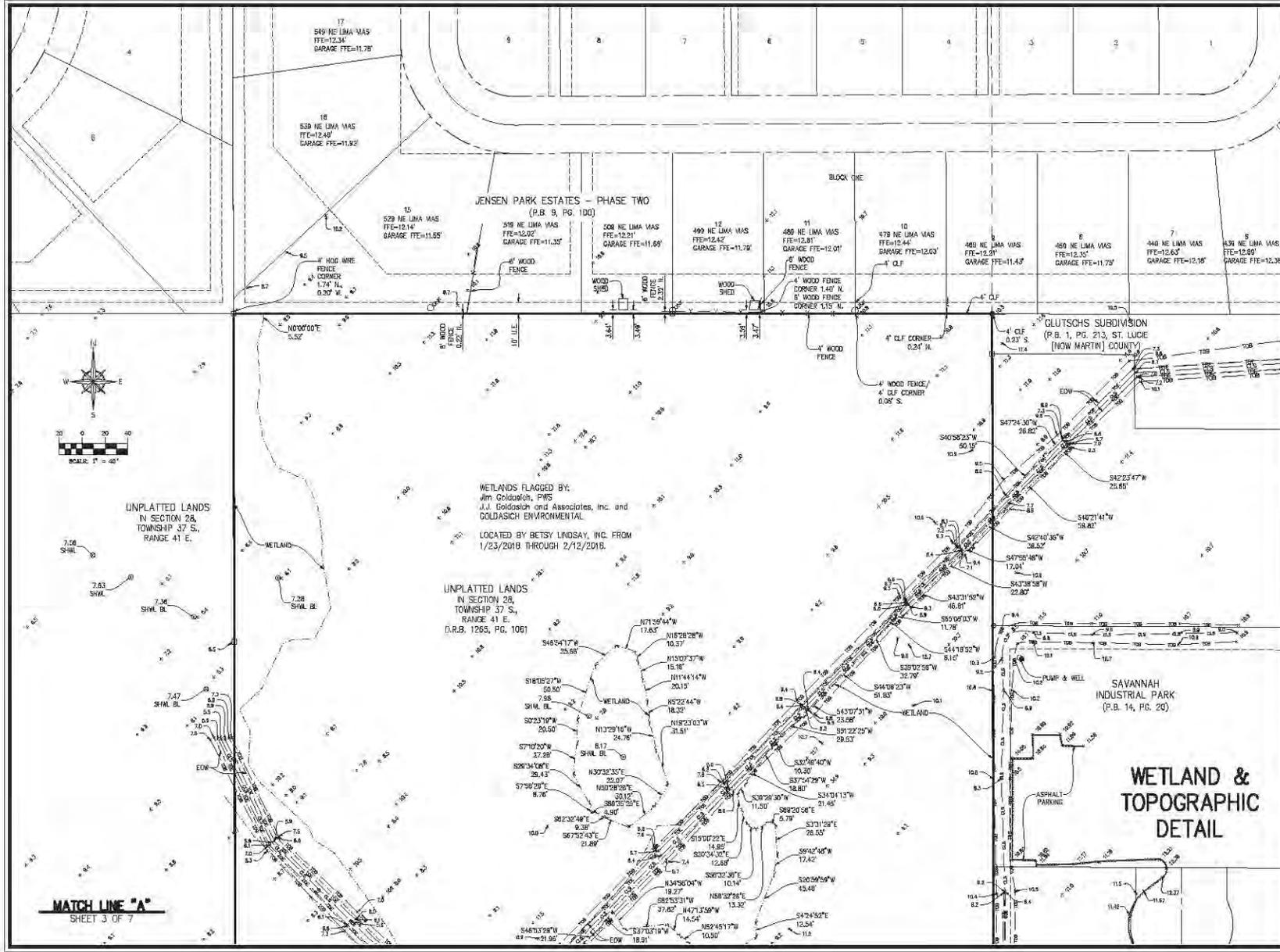
Designer	J.J.	Sheet
Manager	D.F.	<b>1 of 1</b>
Project Number	17-1120	
Municipal Number	---	
Computer File	17-1120 Savannah Place - Master Plan.dwg	

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**Net Density Calculations:**

Apartment Buildings, Garages and Recreational:	109,516 sf
Pavement:	174,519 sf
Sidewalks:	41,732 sf
Curbs:	4,497 sf





**B** **BETSY LINDSAY, INC.**  
SURVEYING AND MAPPING  
7007 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907  
7722364-5753 7722365-5833 FAX  
LICENSED BUSINESS NO. 0082

DATE	REVISIONS

DATE 02/20/2018  
SCALE 1"=40'  
FIELD BY ML  
DRAWN BY RL  
CHECKED BY DLK

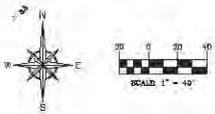
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MARTIN COUNTY, FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY**  
KENNEDY HOMES, LLC

SHEET NO. 2  
OF 7 SHEETS  
PROJECT NO. 18-05

ALL INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. NO WARRANTY IS MADE BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

MATCH LINE "A"  
SHEET 2 OF 7



UNPLATTED  
LANDS  
IN SECTION 26,  
TOWNSHIP 37 S.,  
RANGE 41 E.

UNPLATTED  
LANDS  
IN SECTION 26,  
TOWNSHIP 37 S.,  
RANGE 41 E.  
O.R.B. 1265, P.C.  
1061

WETLANDS FLAGGED BY:  
Jim Goldsich, PWS  
J.L. Goldsich and Associates, Inc. and  
GOLDSICH ENVIRONMENTAL  
LOCATED BY BETSY LINDSAY, INC. FROM  
1/23/2018 THROUGH 2/12/2018.

SAVANNAH  
INDUSTRIAL PARK  
(P.B. 14, PG. 20)

NO CONC. PAD  
AT WATER VALVE

FLORIDA POWER & LIGHT EASEMENT  
(O.R.B. 888, PG. 550)

(P.B. 326, PG. 370)  
DEPARTMENT OF TRANSPORTATION

NORTHERLY R/W OF BAKER ROAD  
(O.R.B. 726, PG. 182)

N.E. BAKER ROAD  
1041'1\"/>

N.E. SAVANNAH ROAD  
100' RIGHT OF WAY  
(P.B. 14, PG. 20)

NEW AVONLEA  
P.U.D.  
(P.B. 17, PG. 35)

THE INDUSTRIAL  
PARK AT  
AVONLEA  
(P.B. 15, PG. 53)

WETLAND &  
TOPOGRAPHIC  
DETAIL

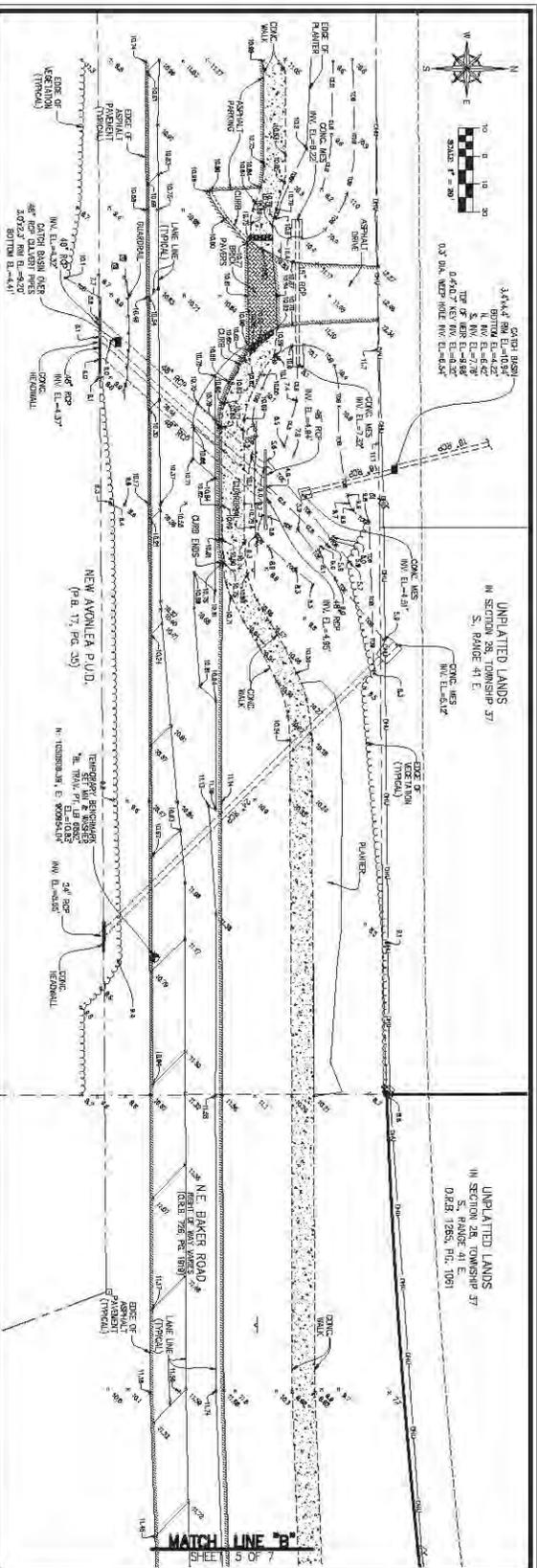
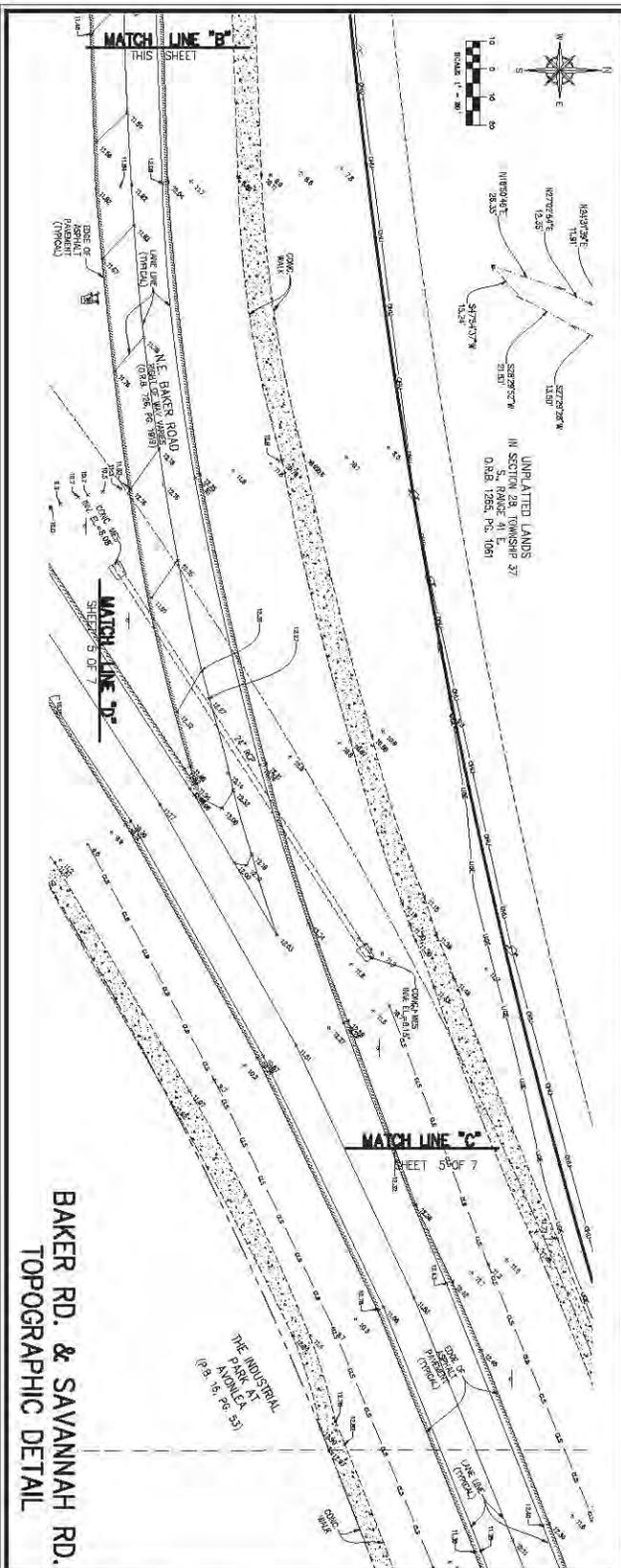
**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7007 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907  
772-236-5753 772-236-5983 FAX  
LICENSED BUSINESS NO. 0082

DATE	REVISIONS

DATE 02/20/2018  
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DRAWN BY JLL  
CHECKED BY JLL

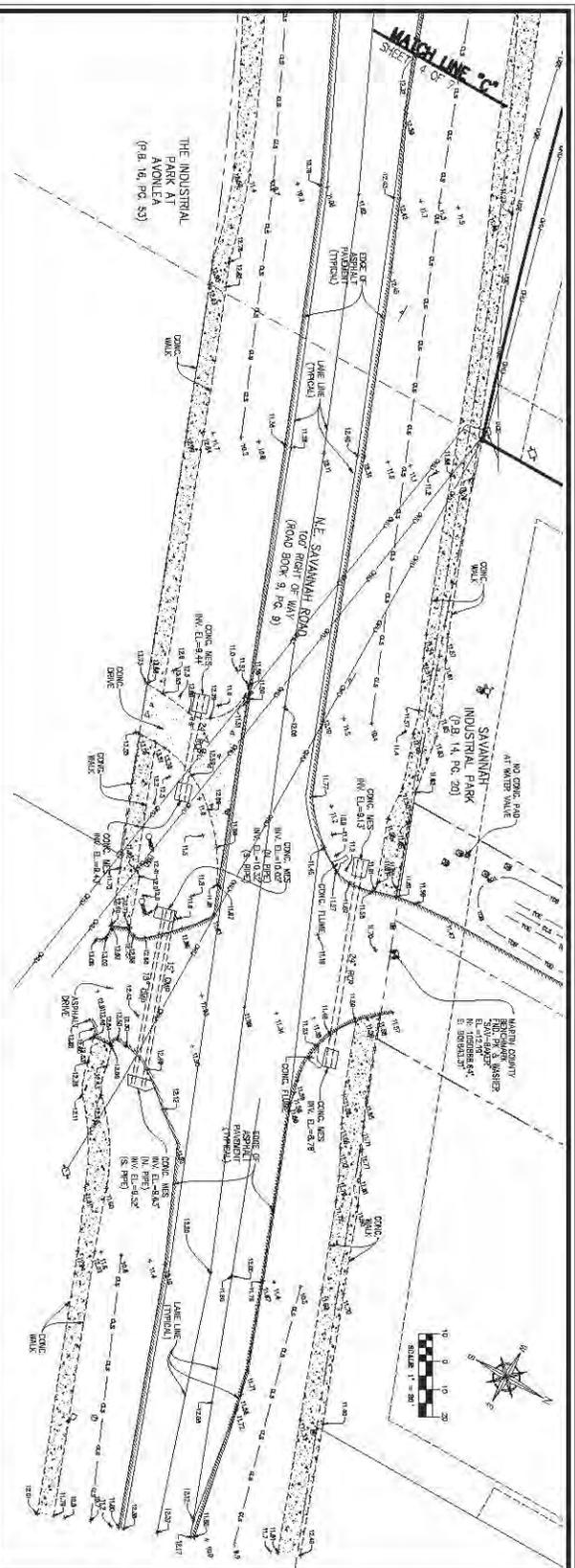
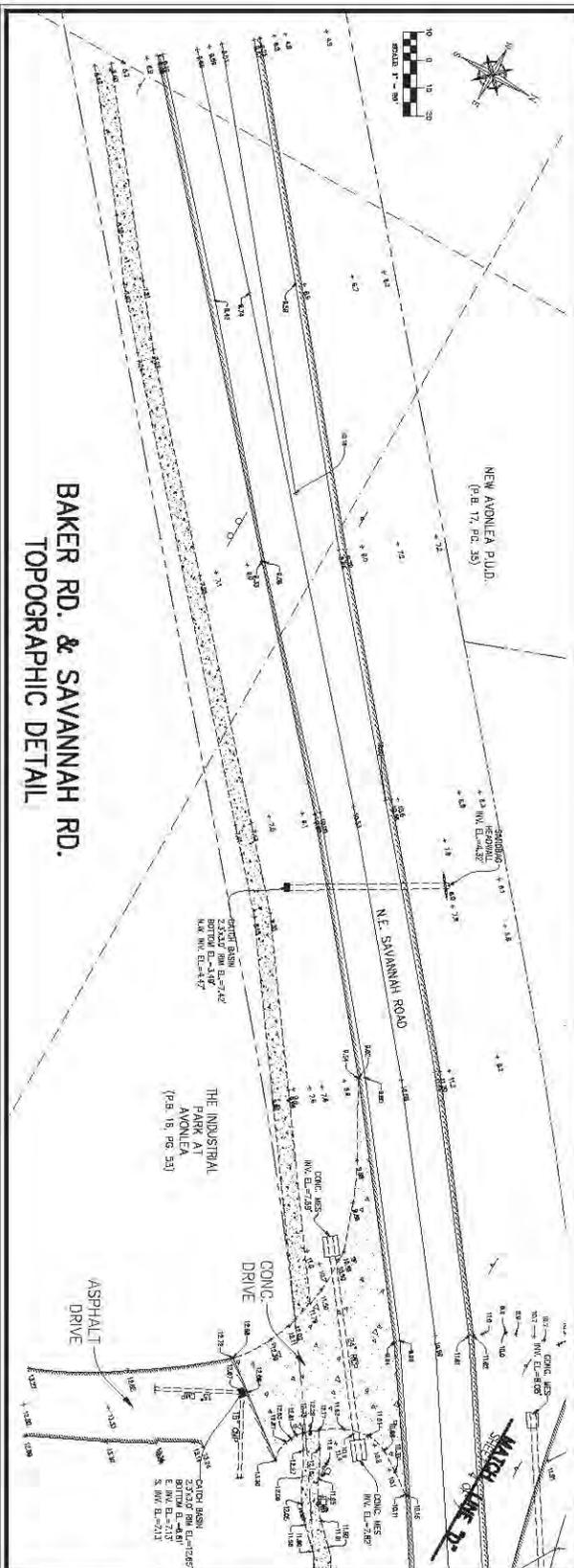
A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.,  
MARTIN COUNTY, FLORIDA  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
KENNEDY HOMES, LLC

SHEET NO. 3  
OF 7 SHEETS  
PROJECT NO.  
18-05



**BAKER RD. & SAVANNAH RD.  
TOPOGRAPHIC DETAIL**

SHEET NO. 4 OF 7 SHEETS PROJECT NO. 18-03	A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E. MARTIN COUNTY, FLORIDA <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> KENNEDY HOMES, LLC	DATE: 02/20/18 SCALE: 1"=20' FIELD BY: JLL DRAWN BY: JLL CHECKED BY: JLL	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS						
DATE	REVISIONS										
<b>B</b> <b>BETSY LINDSAY, INC.</b> SURVEYING AND MAPPING 7007 SW JACK JAMES DRIVE    STUART, FLORIDA 84907 (772)286-5753    (772)286-5933 FAX LICENSED BUSINESS NO. 6882											



**BAKER RD. & SAVANNAH RD.  
TOPOGRAPHIC DETAIL**

REPORT NO.	E
OF 7 SHEETS	
PROJECT NO.	18-03

A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.  
MARTIN COUNTY, FLORIDA

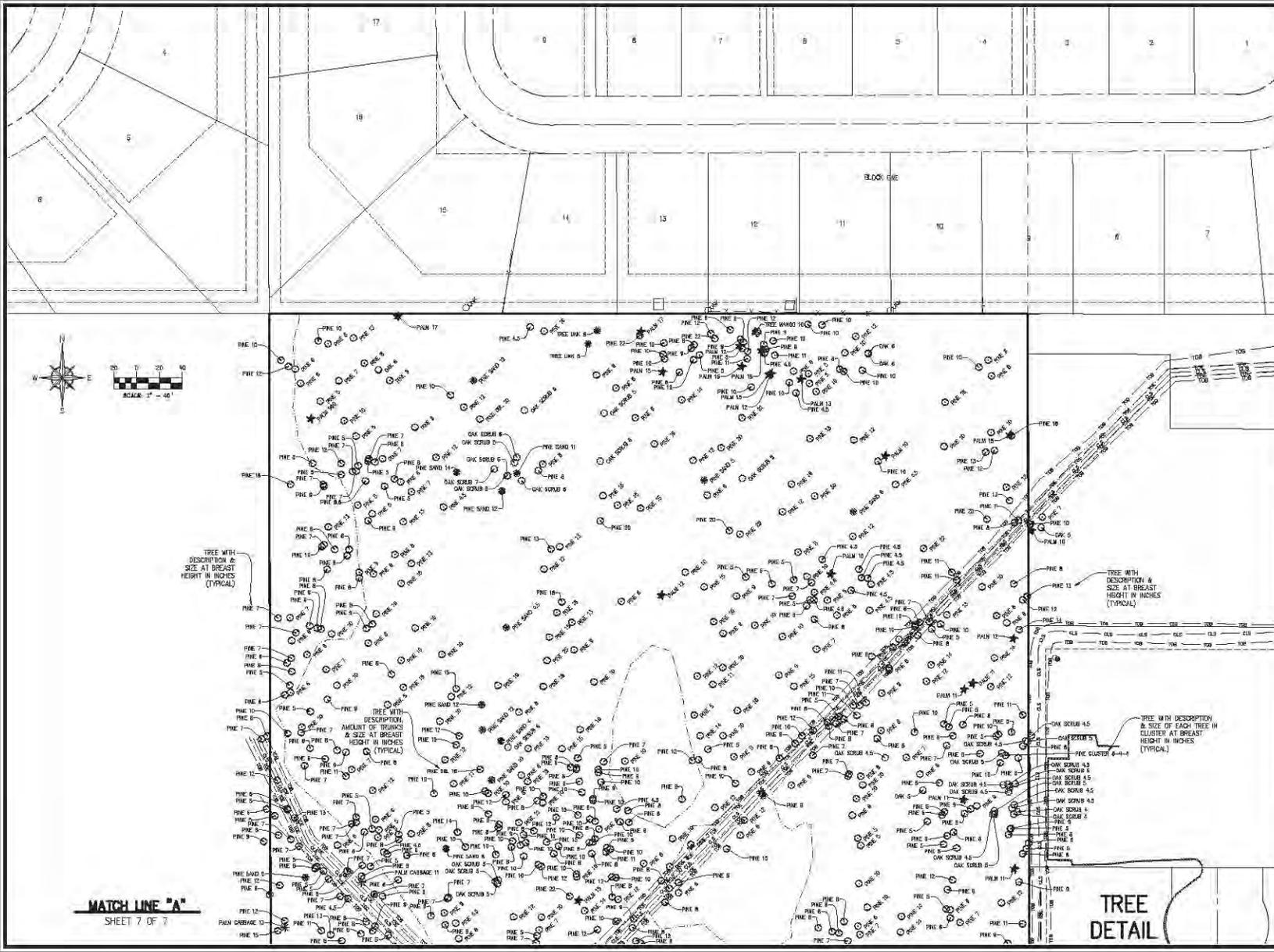
**BOUNDARY & TOPOGRAPHIC SURVEY**  
KENNEDY HOMES, LLC

DATE	02/20/2018
SCALE	1"=20'
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DRAWN BY	DL
CHECKED BY	DLK

DATE	REVISIONS

**B Betsy Lindsay, Inc.**  
SURVEYING AND MAPPING

7007 SW JACK JAMES DRIVE STUART, FLORIDA 34907  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852



**B** BETSY LINDSAY, INC.  
 SURVEYING AND MAPPING  
 7007 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907  
 (772)286-5753 (772)286-5043 FAX  
 LICENSED BUSINESS NO. 0082

DATE	REVISIONS

DATE 02/20/2018  
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 FIELD BY ML  
 DRAWN BY ML  
 CHECKED BY ML

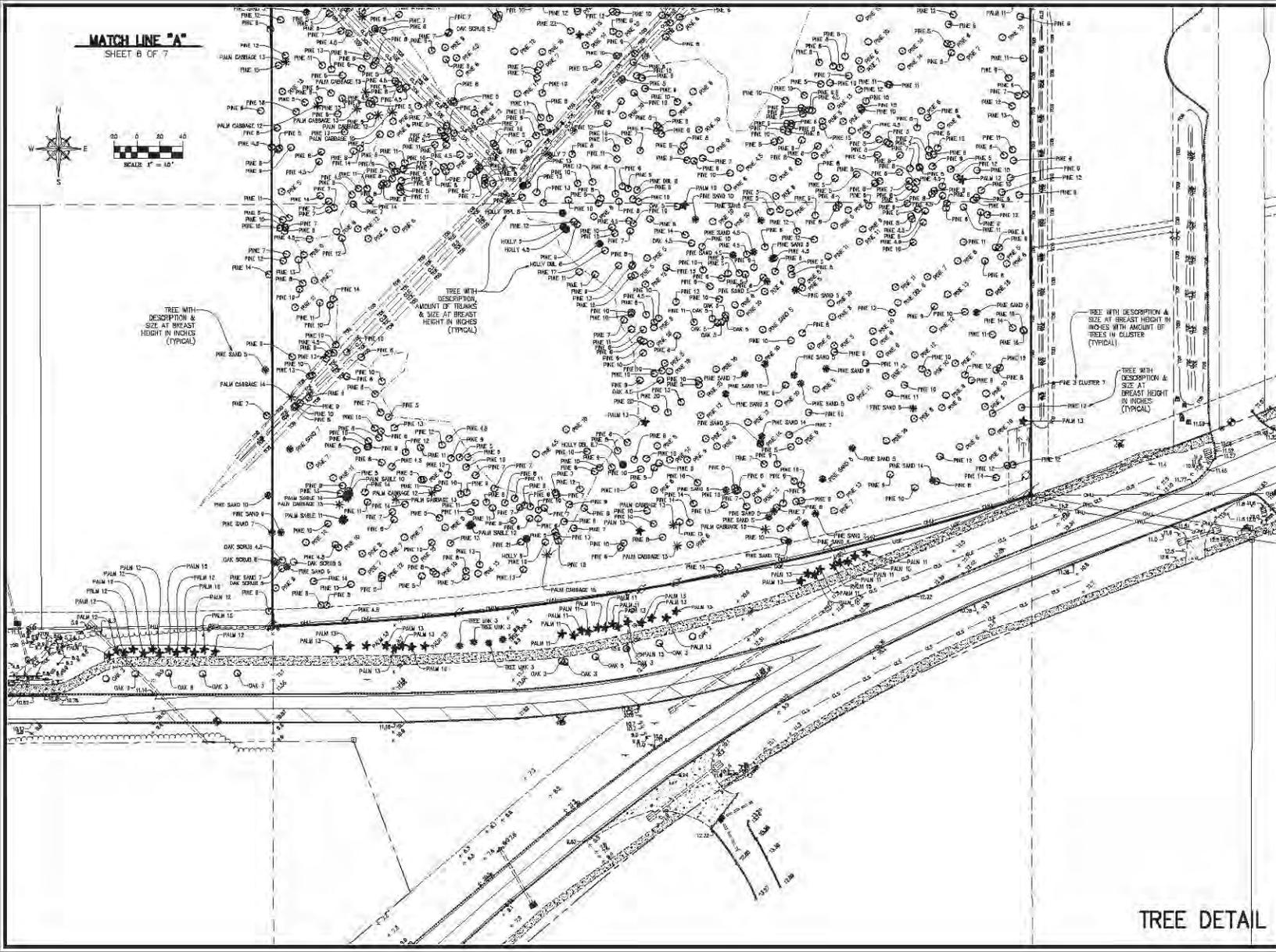
A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.,  
 MARTIN COUNTY, FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 KENNEDY HOMES, LLC

SHEET NO.	6
OF	7 SHEETS
PROJECT NO.	18-05

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED. THIS IS A PRELIMINARY SURVEY. FIELD NOTES AND PLANS SHALL BE KEPT ON FILE FOR 10 YEARS.

MATCH LINE "A"  
SHEET 6 OF 7



**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7007 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907  
772-236-5753 772-236-5943 FAX  
LICENSED BUSINESS NO. 0082

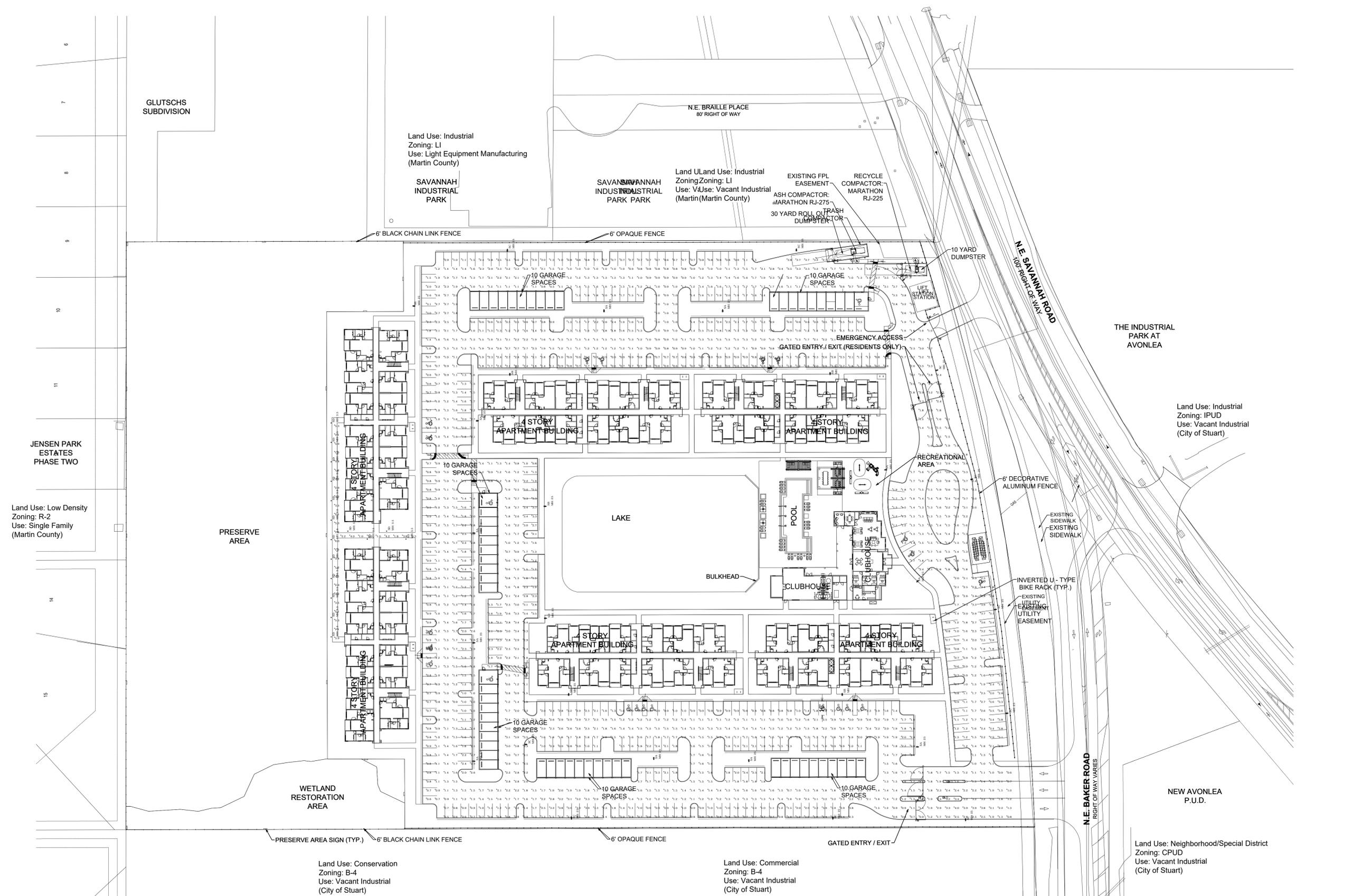
DATE	REVISIONS

DATE 02/20/2018  
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CHECKED BY AKR

A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.  
MARTIN COUNTY, FLORIDA  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
KENNEDY HOMES, LLC

SHEET NO. 7  
OF 7 SHEETS  
PROJECT NO.  
18-05

TREE DETAIL



**Luminaire Schedule**

Project: SAVANNAH PLACE APARTMENTS BLD - SITE CITY OF STUART, FL 08270319

Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LF	Luminaire Watts	Security Watts
☐	11	NA	SINGLE	Lightsource Lighting	OSKY LED P4 40K T10 MOUNT MR 20 POLE MOUNT A.F.C.	28442	0.900	241	841
☐	7	SB	SINGLE	Lightsource Lighting	OSKY LED P4 40K T10 MOUNT MR 20 POLE MOUNT A.F.C.	14863	0.900	163	163
☐	11	SC	SINGLE	Lightsource Lighting	OSKY LED P4 40K BLC MOUNT MR 20 POLE MOUNT A.F.C.	10771	0.900	138	138
☐	16	SD	SINGLE	Lightsource Lighting	OSKY LED 12C 300 40K ADV 48" BOLAERS	1193	0.850	16	16

**Calculation Summary**

Project: SAVANNAH PLACE APARTMENTS BLD - SITE CITY OF STUART, FL 08270319

Label	Calc Type	Units	Req	Max	Min	Height	Mount
SITE	Recessed	Ft	1.64	4.0	0.5	3.00	0.00
PRESERVE AREA WALKWAYS	Recessed	Ft	3.00	6.0	1.0	3.00	0.00

Land Use: Conservation  
Zoning: B-4  
Use: Vacant Industrial  
(City of Stuart)

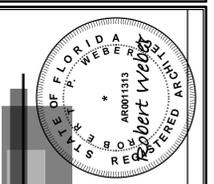
Land Use: Commercial  
Zoning: B-4  
Use: Vacant Industrial  
(City of Stuart)

Land Use: Neighborhood/Special District  
Zoning: CPUD  
Use: Vacant Industrial  
(City of Stuart)





MARK	DESCRIPTION	DATE



**MARC WIENER AIA**  
ARCHITECTURE / PLANNING  
AR # 0011313  
851 S Federal Highway, Suite 203  
Boca Raton, Florida 33432  
O: 561-750-4111  
F: 561-750-5298

CONSULTANT

**KENNEDY HOMES LLC**  
6400 Congress Ave. #2175  
Boca Raton, Florida 33487

**SAVANNAH PLACE APARTMENTS**  
SAVANNAH ROAD  
STUART, FLORIDA

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	BUILDING PLAN
SHEET NUMBER	A2.01 II



**BUILDING 'II' : TYPICAL FLOOR PLAN**

FIN. FLOOR ELEV = 00.00' NGVD

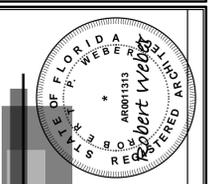
SCALE 1/8"=1'-0"

17105- A2.01 II 01 - 19.02.13 PLOT1: 19.02.13

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



MARK	DESCRIPTION	DATE
▲		
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**MARC WIENER, AIA**  
ARCHITECTURE / PLANNING  
AR # 0011313  
851 S Federal Highway, Suite 203  
Boca Raton, Florida 33432  
O: 561-750-4111  
F: 561-750-5298

**KENNEDY HOMES LLC**  
6400 Congress Ave. #2175  
Boca Raton, Florida 33487

**KENNEDY HOMES LLC**  
6400 Congress Ave. #2175  
Boca Raton, Florida 33487

**SAVANNAH PLACE APARTMENTS**  
SAVANNAH ROAD  
STUART, FLORIDA

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	BUILDING PLAN
SHEET NUMBER	A2.01 III

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



**BUILDING 'III' : TYPICAL FLOOR PLAN**

FIN. FLOOR ELEV = 00.00' NGVD

SCALE 1/8"=1'-0"

17105- A2.01 III 01 - 19.02.13 PLOT1: 19.02.13



**Project Team:**

**Property Owner:** Warner Bole Revocable Trust  
 PO Box 194  
 Palm City, Florida 34981

**Applicant:** Kennedy Homes  
 6400 Congress Avenue  
 Boca Raton, Florida 33487

**Land Planner:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

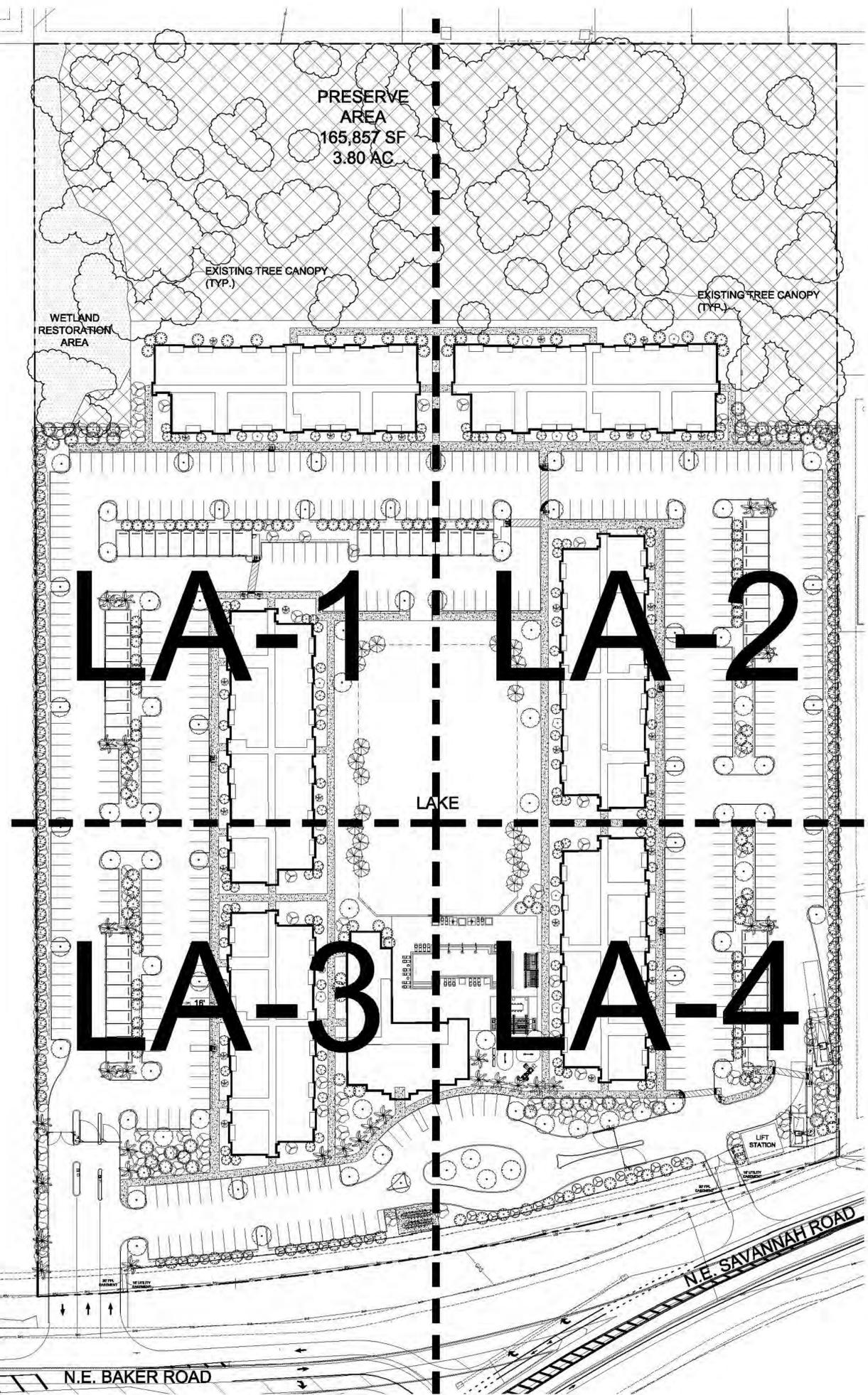
**Engineer:** Capasa Engineering, Inc.  
 301 NW Flagler Avenue  
 Stuart, FL 34984  
 772.292.4344

**Surveyor:** Betty Lindsay Inc.  
 7887 SW Jack James Drive  
 Stuart, Florida 34967  
 772.295.0753

**Landscape Architect:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

**Traffic Engineer:** Capasa Engineering, Inc.  
 301 NW Flagler Avenue  
 Stuart, FL 34984  
 772.292.4344

**Architect:** Marc Wiener, A.I.A.  
 Architecture / Planning  
 851 S. Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 581.750.4111



**PLANT SCHEDULE MASTER LP**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	151	Conocarpus erectus	Subcordwood	FG	18 HT	8'W	STD, F, SP	Native	4.0" Caliper
	CS	21	Conocarpus erectus 'Barbosa'	Silver Subcordwood	CG	8'HT	4' SPR	STD, F, SP	Native	
	EA	42	Ilex alternata 'East Palatka'	East Palatka Holly	FG	16 HT	8'W	STD, F, SP	Native	4.0" Caliper
	PE	36	Pinus elliottii 'Densa'	Slash Pine	FG	12-18 HT		F, BP	Native	2.0" Caliper
	OV	82	Quercus virginiana	Southern Live Oak	FG	16 HT	8'W	F, SP	Native	4.0" Caliper
	RO	32	Roystonea regia	Florida/Cuban Royal Palm	FG	18 CT		F, BP	Native	
	SP	224	Sabal palmetto	Subal Palm	FG	18 CT		HYV CAL, SP	Native	
	TC	11	Tillandsia carolinia	Yellow Tasselbush	45G	14 HT	7' W	F, BP	Non-native	
	TO	30	Taxodium distichum	Bald Cypress	FG	16 HT	8'W	F, BP	Native	4.0" Caliper
	TO	32	Tibouchina granulosa	Purple Glory Tree	25G	8'HT	3'W	F, BP	Non-native	
	WR	114	Washingtonia robusta	Mexican Fan Palm	FG	18 CT		F, BP	Non-native	
	QDR	1,636	Chrysothamnus leuco 'Red Top'	Red Top Cocksfoot	3G	24" HT	18" W	FTS	Native	
	COO	830	Cordia alliodora 'Mammy'	Mammy Orban	3G	24" HT	18" W	FTS, SP	Non-native	
	CTB	22	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4 HT	3'W	F, SP	Non-native	
	CAQ	34	Croton eugeniae 'Queen Emma'	'Queen Emma' Croton	7G	38" HT	38" W	F, BP	Non-native	
	CRS	14	Croton sp.	Green Croton	7G	24" HT	24" W	F, BP	Non-native	
	GAO	281	Spathoglottis glauca	Thryallis	3G	24" HT	18" W	F	Non-native	
	HSZ	28	Hibiscus rosa-sinensis 'Seminalis Pink'	Seminalis Pink Hibiscus	25G	8'HT	3'W	STD, BP	Non-native	
	JAT	38	Jatropha integrifolia	Jatropha	15G	4 HT	3'W	STD, BP	Non-native	
	MFR	88	Myrsine febrina	Stinger's Stagger	7G	4 HT	3'W	FTS, BP	Native	
	MC	21	Myrica carolinia	Wax Myrtle	7G	38" GA		FTS, BP	Native	
	PLI	328	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24" W	F, BP	Non-native	
	RCL	358	Rondeletia odoratissima	Parsons Rose 'Pink'	3G	24" HT	24" W	F, BP	Non-native	
	BAR	1,050	Ischaemum aristatum	Green Ischaemum	3G	24" HT	24" W	F	Non-native	
	BRD	36	Barringtonia speciosa	Silver Bay Palmetto	3G	18" GA		F, BP	Native	
	BTU	291	Baccharis floribunda	Blue Portweed	3G	24" HT	18" W	F	Native	
	BN	12	Bouteloua curtipendula	Giant Bird of Paradise	7G	38" GA		F, BP	Non-native	
	TRF	345	Tripsacum floridanum	Florida Gemma Grass	3G	24" GA	18" W	F	Native	
	HF	208	Hemelia pedata 'Coral'	Dwarf Fireball	3G	38" HT	30" W	FTS	Native	30" o.c.
	PBW	123	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" GA		F	Non-native	30" o.c.
	PA	388	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24" W	F, BP	Non-native	30" o.c.
	SPB	91	Spathoglottis glauca	Sand Cordgrass	3G	18" GA		F	Native	30" o.c.
	TT	286	Thryallis glauca	Thryallis	3G	24" HT	18" W	F	Non-native	30" o.c.
	TRD	788	Tripsacum floridanum	Florida Gemma Grass	3G	24" GA	18" W	F	Native	30" o.c.
	GF	2,074	Floa microscopica 'Green Island'	Green Island Flax	1G	12" HT	12" W	Full	Non-native	18" o.c.
	GN	7,258	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" GA	12" W	Full	Native	12" o.c.
	JUP	1,364	Juniperus chinensis 'Pancini'	Pancini Juniper	1G	10" HT	16" SPR	Full	Non-native	24" o.c.

**UPLAND & LITTORAL PLANT SCHEDULE**

UPLAND PLANTING	QTY	SPACING
Calliandra leucostachya / Jointed Spikerush	3,581	10' @ 30" o.c.
Ilex vomitoria / Wax Myrtle	42	10' @ 30" o.c.
Nymphaea odorata / Fragrant Water Lily	12	10' @ 30" o.c.
Parthenocissis / Flamingo Weed	62	10' @ 30" o.c.
Sagittaria latifolia / Arrowhead	62	10' @ 30" o.c.
Sagittaria latifolia / Broad Cord Grass	278	30" @ 24" o.c.
LINER, 18" HT		

**Landscape Data:**

Total Landscape Area Required:  
 659,293 sf (20%)= 131,859 SF, 3.03 AC

Total Landscape Area Provided:  
 150,164 SF (3.45 AC)

**Landscape Requirements**

Total Site Area: 659,293 SF

Required Tree Credits: 440

Parking Perimeter @ Building: (1,563' / 20) = 78 Tree Credits  
 Parking Perimeter @ ROW: (531' / 25) = 21 Tree Credits  
 Parking Perimeter @ Private Property: (1,232' / 30) = 41 Tree Credits  
 Parking Terminal Islands: (73) = 73 Trees

Provided Tree Credits: 440

Parking Perimeter @ Building: 78 Tree Credits  
 Parking Perimeter @ ROW: 21 Tree Credits  
 Parking Perimeter @ Private Property: 41 Tree Credits  
 Parking Terminal Islands: 73 Tree Credits

Required Shrub Credits: 1,330

Parking Perimeter @ Building: (1,563' / 2.5) = 625 Shrub Credits  
 Parking Perimeter @ ROW: (531' / 2.5) = 212 Shrub Credits  
 Parking Perimeter @ Private Property: (1,232' / 2.5) = 493 Shrub Credits

Provided Shrub Credits: 1,330

Parking Perimeter @ Building: 625 Shrub Credits (3' HT)  
 Parking Perimeter @ ROW: 212 Shrub Credits (3' HT)  
 Parking Perimeter @ Private Property: 493 Shrub Credits (3' HT)

**LANDSCAPE NOTES:**

- Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation.
- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site.
- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.
- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.
- All prohibited species and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.
- See engineer's plans for all overhead & underground utility locations.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees height at maturity of more than 30' from the nearest overhead power line. Medium height trees height at maturity between 20' and 30' shall be offset at least 20' and small trees height at maturity of less than 20' require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- All above ground utilities shall be screened in accordance with City of Stuart requirements.
- All plant material to be Florida No. 1 quality and standards or better.

**IRRIGATION NOTES:**

All Landscape & Spot areas shall be irrigated by an automated system that provides 100% coverage & coverage.

Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overflow onto the roadway or to strike passing vehicular traffic.

Irrigation Water Source: To Be Determined

**REQUIRED XERISCAPE POINTS:**

- At least 51% of the grass areas are made up of drought-tolerant grass species: 10 points
- At least 51% of the required shrubs are made up of drought-tolerant species: 10 points
- At least 51% of the required trees are made up of drought-tolerant species: 10 points
- Utilization of moisture sensing controller other than a rain-sensor override device: 5 points
- Utilization of mulch other than cypress mulch: 5 points
- Utilization of unrecycled mulch with a 3" min. depth in all planted areas except ground cover: 10 points
- 50 total points

**SHEET INDEX:**

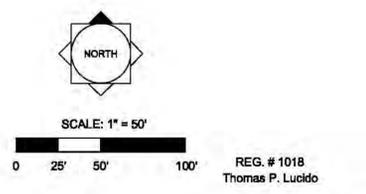
OVERALL KEY SHEET CV  
 PLANT SCHEDULE CV  
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 LANDSCAPE DETAILS LA-5  
 LANDSCAPE SPECIFICATIONS LA-6

**Savannah Place  
 at Baker Road**

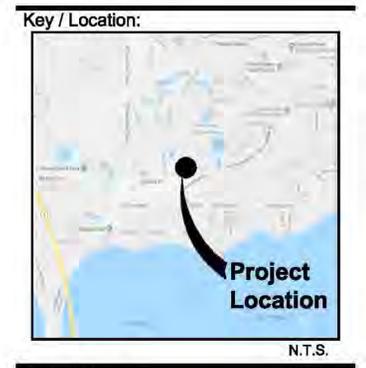
City of Stuart, Martin County, Florida

**Landscape Plan**

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set



Designer	D.C.	Sheet
Manager	D.F.	
Project Number	17-1120	
Municipal Number	---	
Computer File	17-1120 Baker Road Kennedy Homes - Lan	



**Project Team:**

**Property Owner:** Warner Bole Revocable Trust  
 6400 Congress Avenue  
 Boca Raton, Florida 33487

**Applicant:** Kennedy Homes  
 6400 Congress Avenue  
 Boca Raton, Florida 33487

**Land Planner:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

**Landscape Architect:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

**Engineer:** Capasa Engineering, Inc.  
 301 NW Flagler Avenue  
 Stuart, FL 34984  
 772.892.4344

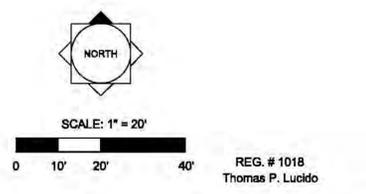
**Traffic Engineer:** Capasa Engineering, Inc.  
 301 NW Flagler Avenue  
 Stuart, FL 34984  
 772.892.4344

**Surveyor:** Babby Lindsay Inc.  
 7897 SW Jack James Drive  
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 Architecture / Planning  
 851 S. Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 581.750.4111

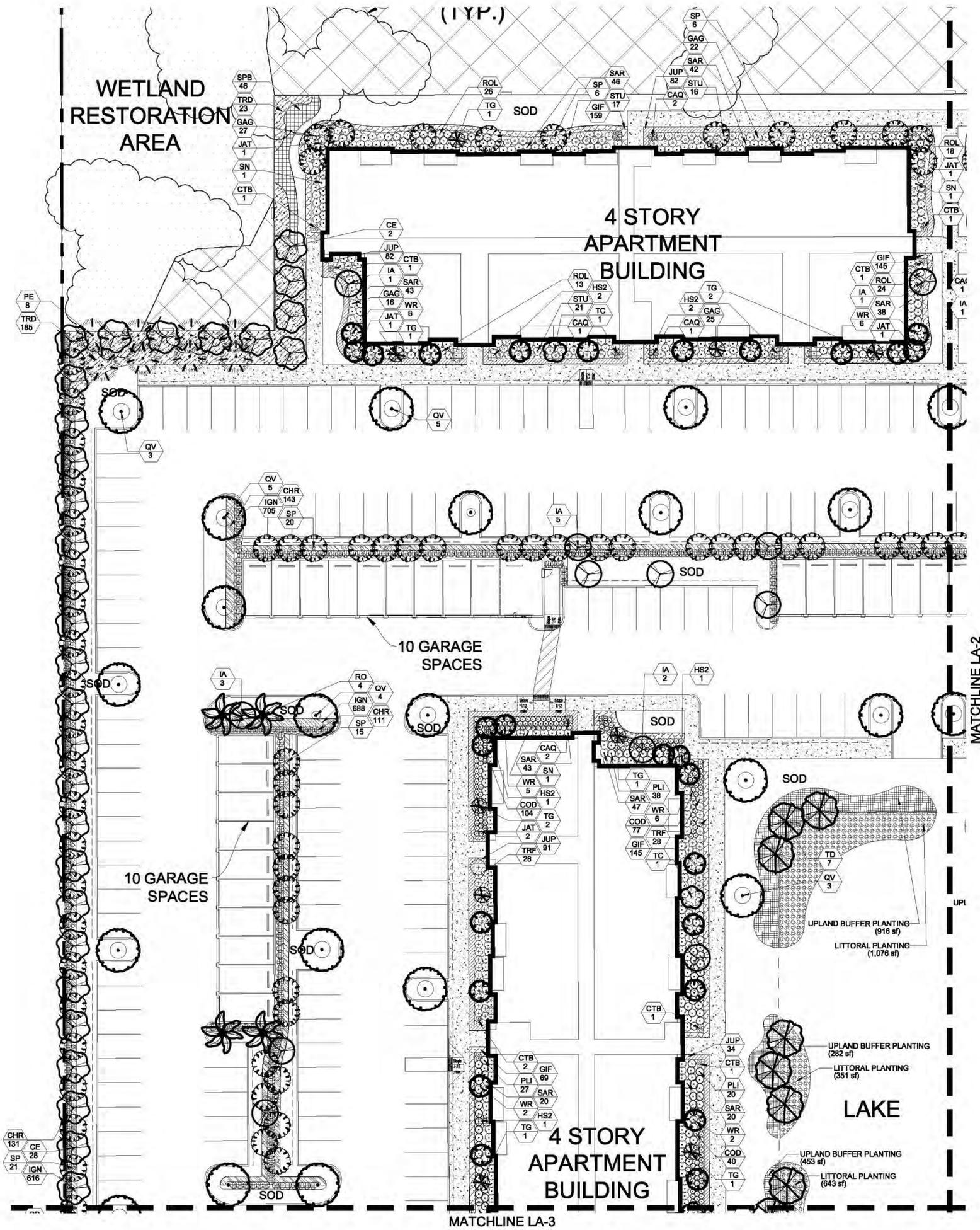
**Savannah Place Apartments**  
 City of Stuart, Martin County, Florida  
**Landscape Plan**

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set



Designer D.C. Sheet  
 Manager D.F. **LA-1**  
 Project Number 17-1120  
 Municipal Number ---  
 Computer File 17-1120 Baker Road Kennedy Homes - Lan

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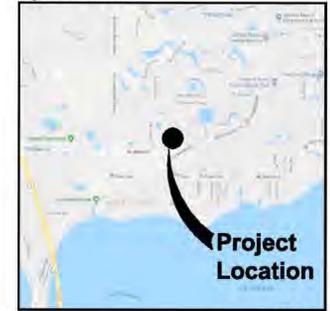


PLANT SCHEDULE LA-1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER		
CE	30		Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper		
IA	12		Ilex x stansuata 'East Palatka'	East Palatka Holly	FG	16' HT	6'W	STD, F, SP	Native	4.5" Caliper		
PE	8		Pinus elliptica 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper		
QV	19		Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper		
RO	4		Roystonia regia	Florida/Cuban Royal Palm	FG	18' CT		F, SP	Native			
SP	68		Sabal palmetto	Sabal Palm	FG	18' CT		HVY CAL, SP	Native			
TC	2		Tabebuia caribba	Yellow Tabebuia	45G	14' HT	7'W	F, SP	Non-native			
TD	7		Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper		
TG	9		Tibouchina granulosa	Purple Glory Tree	25G	8' HT	3'W	F, SP	Non-native			
WR	27		Washingtonia robusta	Mexican Fan Palm	FG	18' CT		F, SP	Non-native			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE			
	CHR	364	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	3G	24' HT	18'W	FTB	Native			
	COD	221	Codiaeum variegatum 'Mammy'	Mammy Croton	3G	24' HT	18'W	FTB, SP	Non-native			
	CTB	8	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native			
	CAQ	8	Citrum augustum 'Queen Emma'	'Queen Emma' Citrum	7G	36" HT	36" W	F, SP	Non-native			
	GAG	90	Galphimia glauca	Thryallis	3G	24" HT	18" W	F	Non-native			
	HS2	7	Hibiscus rose-sherene 'Seminole Pink'	Seminole Pink Hibiscus	25G	8' HT	3'W	STD, SP	Non-native			
	JAT	6	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native			
	PLI	65	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24" W	F, SP	Non-native			
	ROL	81	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24" W	FTB, SP	Non-native			
	SAR	299	Schefflera arboricola	Green Schefflera	3G	24" HT	24" W	F	Non-native			
	STU	54	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18" W	F	Native			
	SN	3	Streptocaulon	Giant Bird of Paradise	7G	36" CA		F, SP	Non-native			
	TRF	56	Tripsacum floridanum	Florida Gamma Grass	3G	24" OA	18" W	F	Native			
	SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	
		SPB	45	Sperthia bakeri	Sand Cordgrass	3G	18" CA		F	Native	30" o.c.	
		TRD	209	Tripsacum floridanum	Florida Gamma Grass	3G	24" CA	18" W	F	Native	38" o.c.	
		GROUND COVER	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
			GIF	518	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12" W	Full	Non-native	18" o.c.
			IGN	2,008	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" CA	12" W	Full	Native	12" o.c.
			JUP	289	Juniperus chinensis 'Pancolli'	Pancolli Juniper	1G	16" HT	16" SPR	Full	Non-native	24" o.c.

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Key / Location:



N.T.S.

Project Team:

**Property Owner**  
 Warner Bole Revocable Trust  
 PO Box 194  
 Palm City, Florida 34981

**Applicant**  
 Kennedy Homes  
 6400 Congress Avenue  
 Boca Raton, Florida 33487

**Land Planner**  
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 Stuart, Florida 34984  
 772.220.2100

**Landscape Architect**  
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**Engineer**  
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**Traffic Engineer**  
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 7897 SW Jack James Drive  
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 772.286.5753

**Architect**  
 Marc Wrenner, A.I.A.  
 Architecture / Planning  
 851 S Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 581.750.4111

# Savannah Place Apartments

City of Stuart, Martin County, Florida

## Landscape Plan

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set



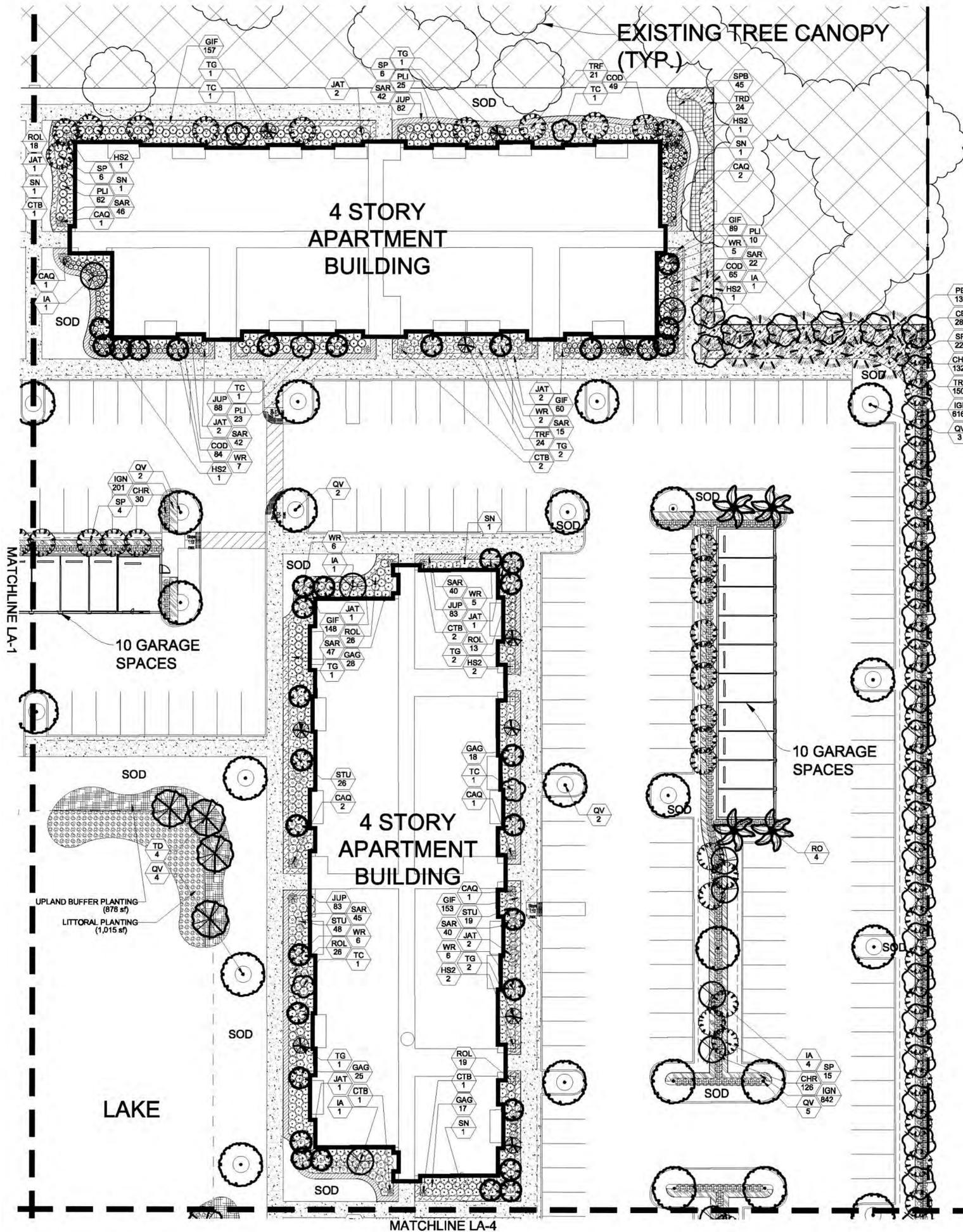
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REG. # 1018  
 Thomas P. Lucido

Designer D.C. Sheet  
 Manager D.F. **LA-2**  
 Project Number 17-1120  
 Municipal Number ---  
 Computer File 17-1120 Baker Road Kennedy Homes - Lark

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### PLANT SCHEDULE LA-2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CE	28		Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
IA	8		Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
PE	13		Pinus elliotii 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
QV	23		Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
RO	4		Roystonia regia	Florida/Cuban Royal Palm	FG	18'CT		F, SP	Native	
SP	53		Sebel palmetto	Sebel Palm	FG	15'CT		HVY CAL, SP	Native	
TC	5		Tabebuia caribae	Yellow Tabebuia	45G	14' HT	7'W	F, SP	Non-native	
TD	4		Taxodium dielichum	Bald Cypress	FG	16' HT	6'W	F, SP	Native	4.0" Caliper
TG	10		Tibouchina granulosa	Purple Glory Tree	25G	6'HT	3'W	F, SP	Non-native	
WR	37		Washingtonia robusta	Mexican Fan Palm	FG	18'CT		F, SP	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
CHR	304		Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	3G	24' HT	18'W	FTB	Native	
OOD	188		Codiaeum variegatum 'Mammy'	Mammy Croton	3G	24' HT	18'W	FTB, SP	Non-native	
CTB	6		Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native	
CAQ	8		Citrum augustum 'Queen Emma'	'Queen Emma' Citrum	7G	36' HT	36'W	F, SP	Non-native	
GAG	88		Galphimia glauca	Thryallis	3G	24' HT	18'W	F	Non-native	
HS2	8		Hibiscus rose-eminense 'Seminole Pink'	Seminole Pink Hibiscus	25G	6'HT	3'W	STD, SP	Non-native	
JAT	11		Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native	
PLI	120		Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24' HT	24'W	F, SP	Non-native	
ROL	84		Rondeletia leucophylla	Panama Rose 'Pink'	3G	24' HT	24'W	FTB, SP	Non-native	
SAR	339		Schefflera arboricola	Green Schefflera	3G	24' HT	24'W	F	Non-native	
STU	93		Stachytarpheta jamaicensis	Blue Porterweed	3G	24' HT	18'W	F	Native	
SN	4		Streptocaulon nicotifolium	Giant Bird of Paradise	7G	36' CA		F, SP	Non-native	
TRF	45		Tripsacum floridense	Florida Gemma Grass	3G	24' CA	18'W	F	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SPB	45		Sporobolus bakeri	Sand Cordgrass	3G	18' CA		F	Native	30' o.c.
TRD	174		Tripsacum floridense	Florida Gemma Grass	3G	24' CA	18'W	F	Native	36' o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
GIF	607		Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12'HT	12'W	Full	Non-native	16' o.c.
IGN	1,888		Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12' CA	12'W	Full	Native	12' o.c.
JUP	336		Juniperus chinensis 'Parsonii'	Parsonii Juniper	1G	10' HT	15' SPR	Full	Non-native	24' o.c.





**Project Team:**

**Property Owner:** Warner Bole Revocable Trust  
 PO Box 194  
 Palm City, Florida 34981

**Applicant:** Kennedy Homes  
 6400 Congress Avenue  
 Boca Raton, Florida 33487

**Land Planner:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

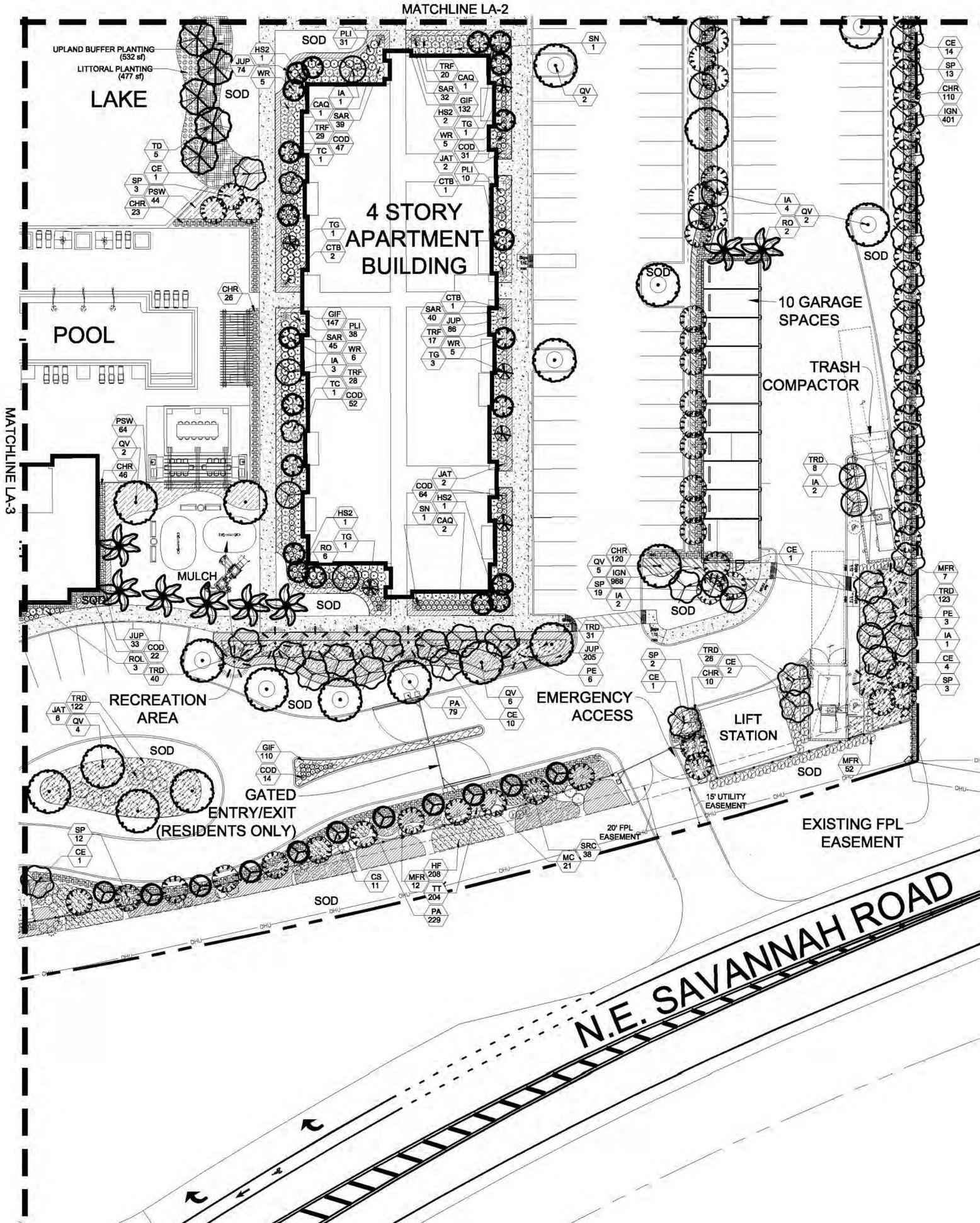
**Landscape Architect:** Lucido & Associates  
 701 East Ocean Blvd.  
 Stuart, Florida 34984  
 772.220.2100

**Engineer:** Capase Engineering, Inc.  
 301 NW Flagler Avenue  
 Stuart, FL 34984  
 772.892.4344

**Traffic Engineer:** Capase Engineering, Inc.  
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 Stuart, FL 34984  
 772.892.4344

**Surveyor:** Babby Lindsay Inc.  
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 Stuart, Florida 34987  
 772.285.9753

**Architect:** Marc Wiener, A.I.A.  
 Architecture / Planning  
 851 S. Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 581.750.4111

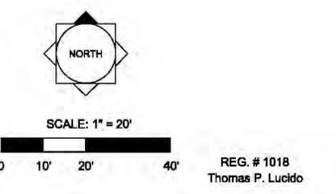


**PLANT SCHEDULE LA-4**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	34	Conocarpus erectus	Butterwood	FG	16' HT	6'W	STD, F, SP	Native	4.5" Caliper
	CS	11	Conocarpus erectus 'Sericeus'	Silver Butterwood	CG	8' HT	4' SPR	STD, F, BP	Native	
	IA	13	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	6'W	STD, F, SP	Native	4.5" Caliper
	PE	9	Pinus elliotii 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	19	Quercus virginiana	Southern Live Oak	FG	16' HT	6'W	F, SP	Native	4.5" Caliper
	RO	8	Roystonia regia	Florida/Cuban Royal Palm	FG	16' CT		F, SP	Native	
	SP	52	Sebania palmato	Seban Palm	FG	16' CT		HVY CAL, SP	Native	
	TC	2	Tabebuia caniba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	5	Taxodium distichum	Bald Cypress	FG	16' HT	6'W	F, SP	Native	4.5" Caliper
	TG	8	Tibouchina granulosa	Purple Glory Tree	25G	8' HT	3' W	F, SP	Non-native	
	WR	21	Washingtonia robusta	Mexican Fan Palm	FG	16' CT		F, SP	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	368	Chrysobalanus icaya 'Red Tip'	Red Tip Coccoloba	3G	24" HT	16"W	FTB	Native	
	COD	221	Codiaeum variegatum 'Marmney'	Marmney Croton	3G	24" HT	16"W	FTB, BP	Non-native	
	CTB	4	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3' W	F, SP	Non-native	
	CAQ	4	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native	
	HS2	5	Hibiscus rose-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	5' HT	3' W	STD, BP	Non-native	
	JAT	10	Jatropha integrans	Jatropha	15G	4' HT	3' W	STD, SP	Non-native	
	MFR	71	Myrciaria fragrans	Simpson's Stopper	7G	4' HT	3' W	FTB, SP	Native	
	MC	10	Myrica caribaea	Wax Myrtle	7G	36" OA		FTB, BP	Native	
	PLI	79	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24" W	F, SP	Non-native	
	RDL	3	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24" W	FTB, SP	Non-native	
	SAR	156	Schefflera arboricola	Green Schefflers	3G	24" HT	24" W	F	Non-native	
	SRC	21	Serenoa repens 'Charve'	Silver Saw Palmetto	3G	18" OA		F, SP	Native	
	SN	2	Strelitzia nicotai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native	
	TRF	94	Tripsacum floridana	Florida Gemma Grass	3G	24" OA	18" W	F	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	HF	148	Hamelia patens 'Cebuana'	Dwarf Firebush	3G	36" HT	30" W	FTB	Native	30" o.c.
	PSW	108	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	36" o.c.
	PA	234	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24" W	F, SP	Non-native	30" o.c.
	TT	138	Thryallis glauca	Thryallis	3G	24" HT	16" W	F	Non-native	30" o.c.
	TRD	350	Tripsacum floridana	Florida Gemma Grass	3G	24" OA	18" W	F	Native	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	388	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12" W	Full	Non-native	18" o.c.
	IGN	1,140	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12" W	Full	Native	12" o.c.
	JUP	383	Juniperus chinensis 'Pancini'	Pancini Juniper	1G	10" HT	16" SPR	Full	Non-native	24" o.c.

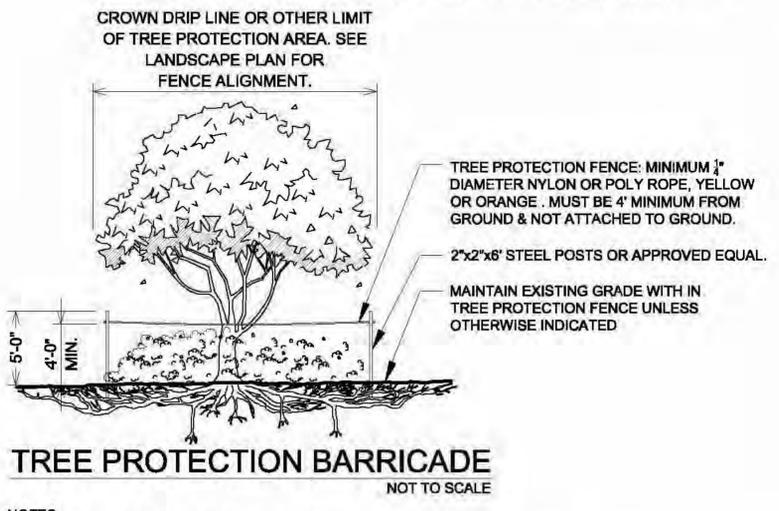
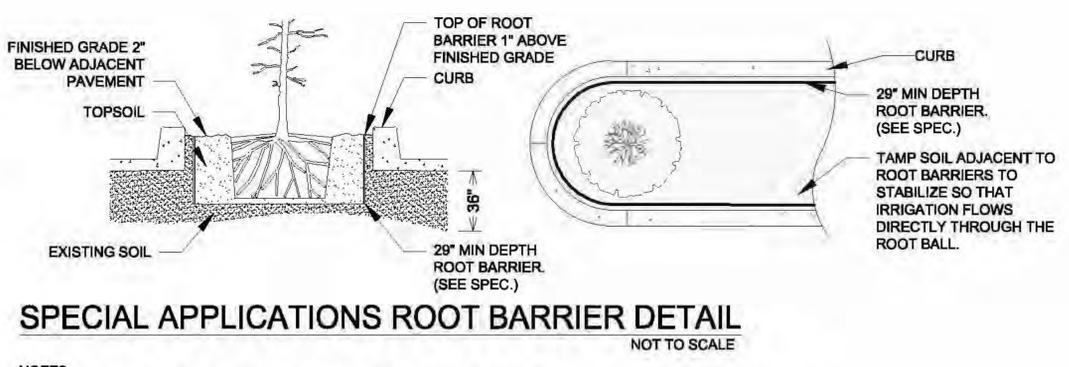
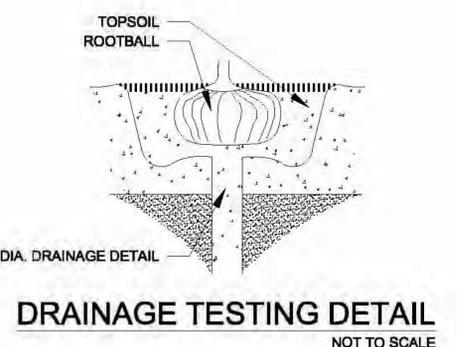
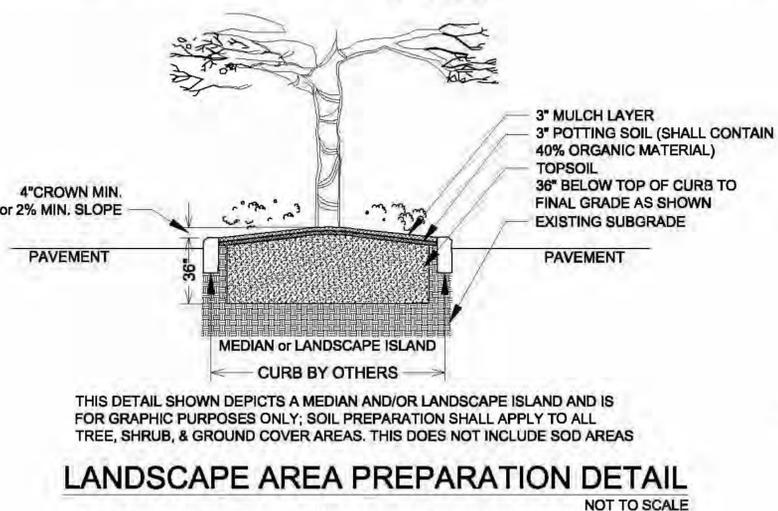
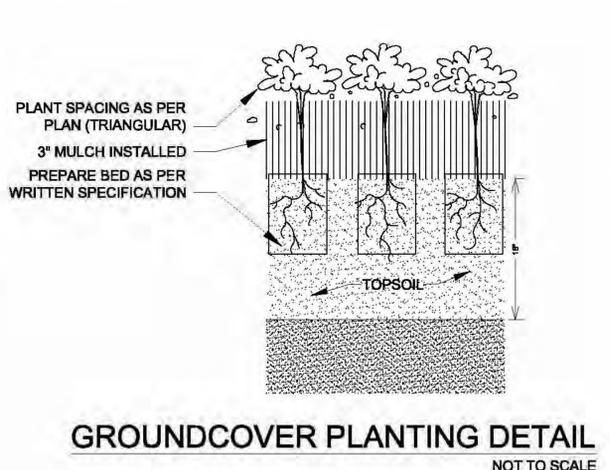
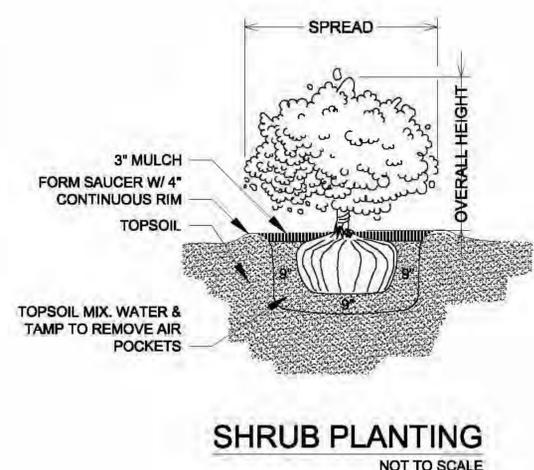
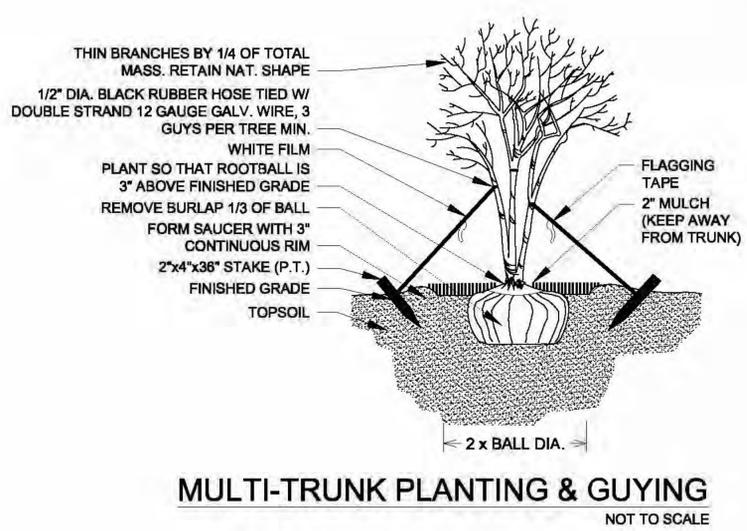
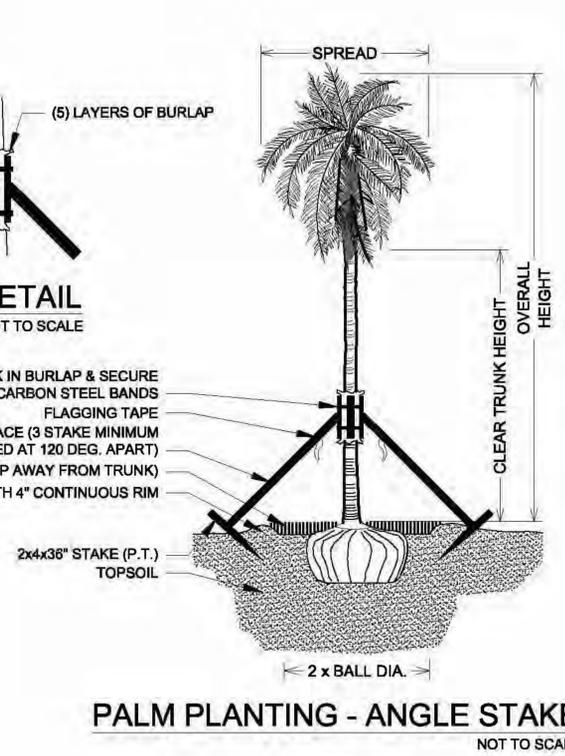
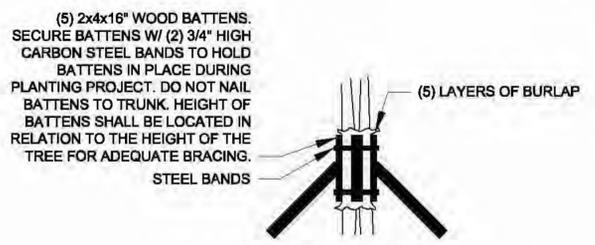
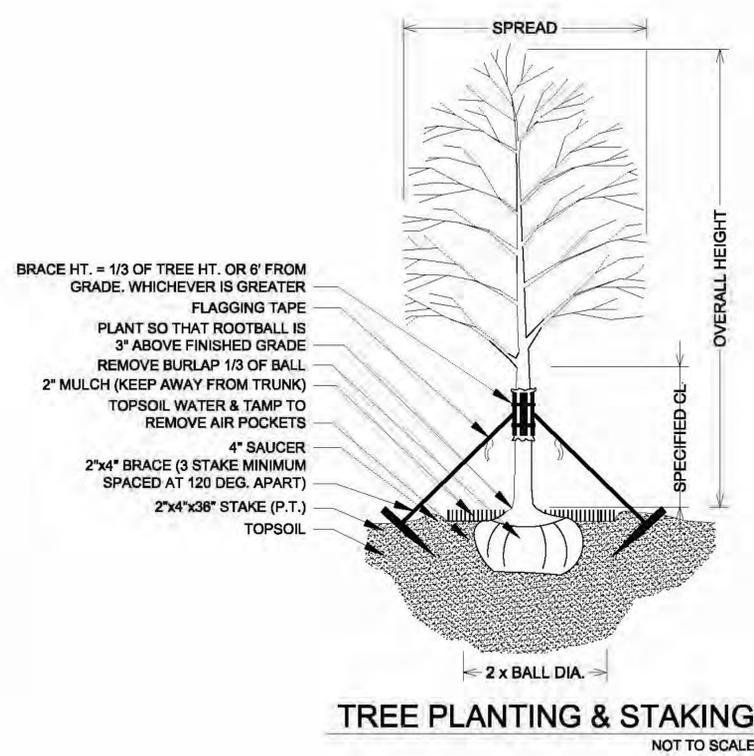
**Savannah Place Apartments**  
 City of Stuart, Martin County, Florida  
**Landscape Plan**

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set



Designer: D.C. Sheet  
 Manager: D.F. **LA-4**  
 Project Number: 17-1120  
 Municipal Number: ---  
 Computer File: 17-1120 Baker Road Kennedy Homes - Lan

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**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

**NOTES:**

- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

**NOTES:**

- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

**Key / Location:**

**Project Location**  
N.T.S.

**Project Team:**

**Property Owner:** Warner Bate Renewable Trust, PO Box 194, Palm City, Florida 34991

**Land Planner:** Lucido & Associates, 701 East Ocean Blvd., Stuart, Florida 34994, 772.220.2100

**Engineer:** Caples Engineering, Inc., 301 NW Flagler Avenue, Stuart, FL 34994, 772.952.4344

**Surveyor:** Betsy Lindsay Inc., 7997 SW Jack James Drive, Stuart, Florida 34997, 772.268.6763

**Applicant:** Kennedy Homes, 6400 Congress Avenue, Boca Raton, Florida 33487

**Landscape Architect:** Lucido & Associates, 701 East Ocean Blvd., Stuart, Florida 34994, 772.220.2100

**Traffic Engineer:** Caples Engineering, Inc., 301 NW Flagler Avenue, Stuart, FL 34994, 772.952.4344

**Architect:** Marc Wiener, A.I.A., Architecture / Planning, 851 S Federal Highway, Suite 203, Boca Raton, Florida 33432, 561.750.4111

**Savannah Place Apartments**  
City of Stuart, Martin County, Florida

**Details**

Date	By	Description
08.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

SCALE: 1" = n.Ls.

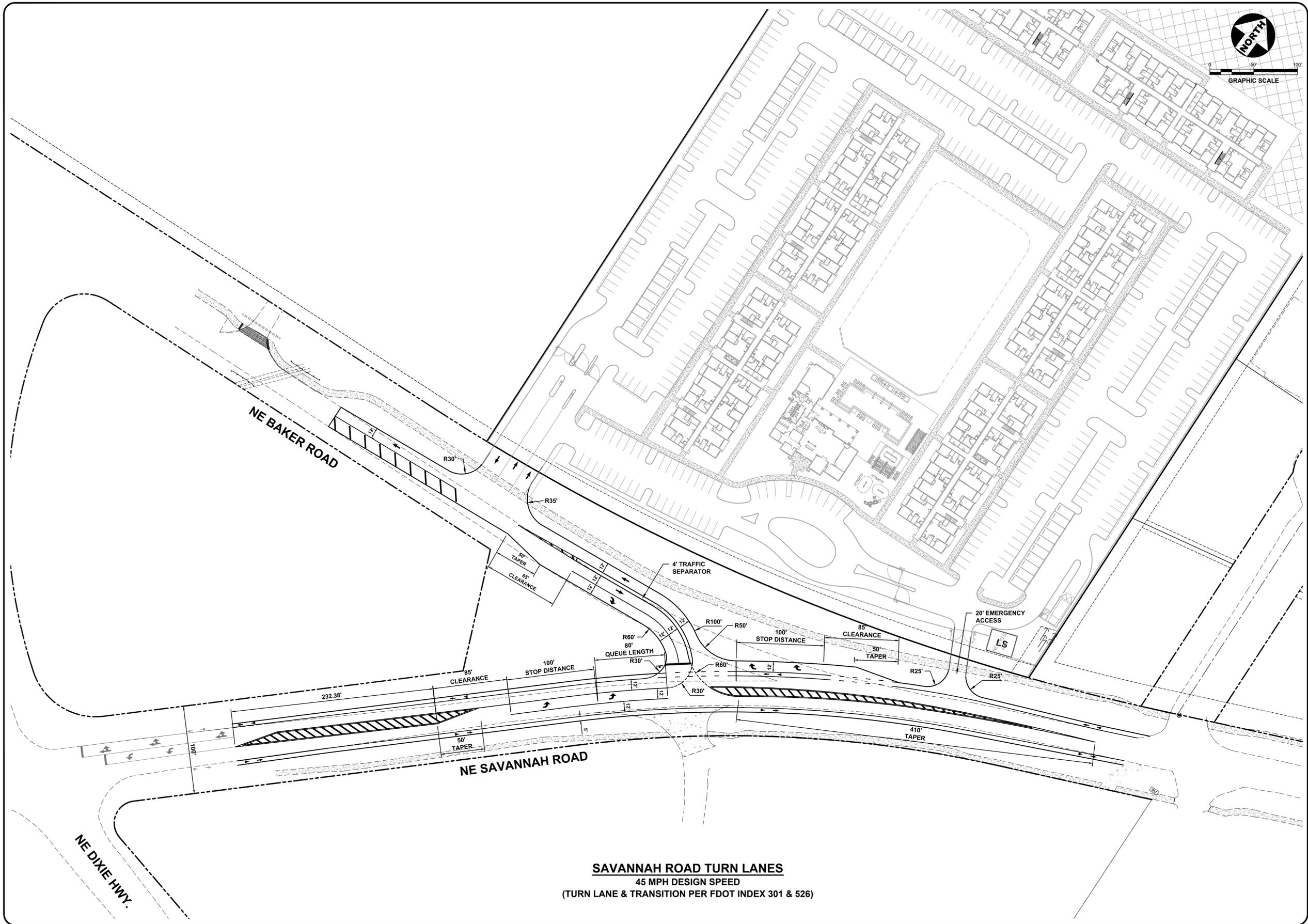
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REG. # 1018  
Thomas P. Lucido

Designer D.C. Sheet  
 Manager D.F.  
 Project Number 17-1120  
 Municipal Number  
 Computer File 17-1120 Baker Road Kennedy Homes - Lands

**LA-5**





**SAVANNAH ROAD TURN LANES**  
 45 MPH DESIGN SPEED  
 (TURN LANE & TRANSITION PER FDOT INDEX 301 & 526)

  
**Engineering Professionals**  
 No. EB-007857

DATE:	03/08/18
DRAWN BY:	MDB
DESIGNED BY:	SPM
CHECKED BY:	JWC
PROJECT NO.:	1798
HORIZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
CADD FILE:	SITE PLAN 2

NO.	DATE	BY	REVISIONS

**SCALE VERIFICATION**

1" = 50'

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL SCALE DIMENSIONS ACCORDINGLY

**SAVANNAH PLACE APARTMENTS**  
 MARTIN COUNTY, FLORIDA

**SANVANNAH ROAD TURN LANES**

Joseph W. Capra  
 301 N.W. Flagler Ave., Ste. 201  
 Stuart, Florida 34994  
 P.E. No. 37638

Printed Date: \_\_\_\_\_

JOB No.: 1798  
 SHEET 1 OF 1



○ FRONT ELEVATION

SCALE 3/32"=1'-0"



○ REAR ELEVATION

SCALE 3/32"=1'-0"



○ LEFT SIDE ELEVATION

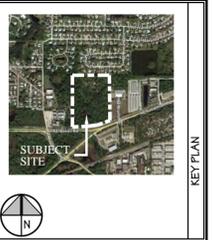
SCALE 3/32"=1'-0"



○ RIGHT SIDE ELEVATION

SCALE 3/32"=1'-0"

TYPICAL BUILDING TYPE I



MARK	DESCRIPTION	DATE
△	DRG REVIEW COMMENTS	12.15.2017
△		
△		
△		
△		
△		
△		

STATE OF FLORIDA  
 ARCHITECTURE / PLANNING  
 Robert Weber  
 ARCHITECT  
 AR # 0011313  
 851 S Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 O: 561-750-4111  
 F: 561-750-5288

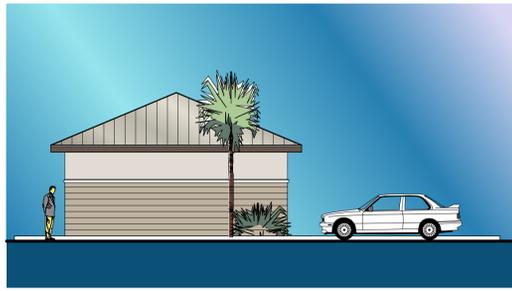
KENNEDY HOMES LLC  
 6400 Congress Ave. #2175  
 Boca Raton, Florida 33487

SAVANNAH PLACE APARTMENTS  
 SAVANNAH ROAD  
 STUART, FLORIDA

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	
DRAWN BY	MW
CHECKED BY	
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	AC3.011

17105 - AC3.011 02 - 19.02.13  
 PLOT : 19.02.13

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



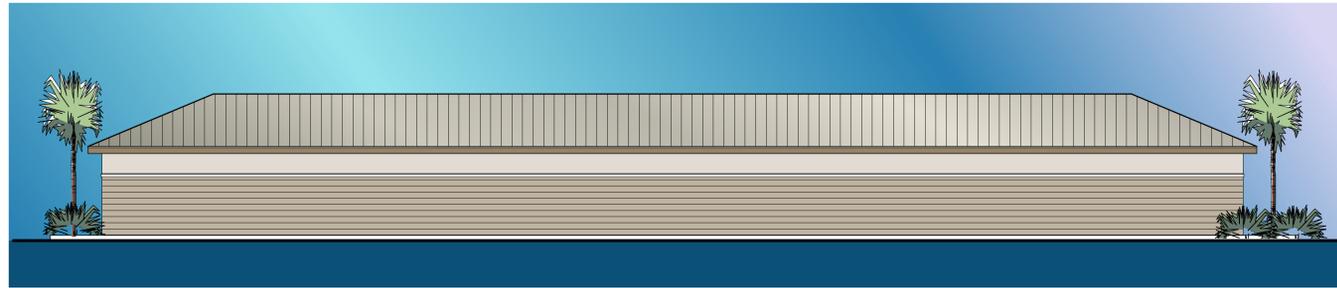
TYPICAL END ELEVATION

SCALE 1/8"=1'-0"



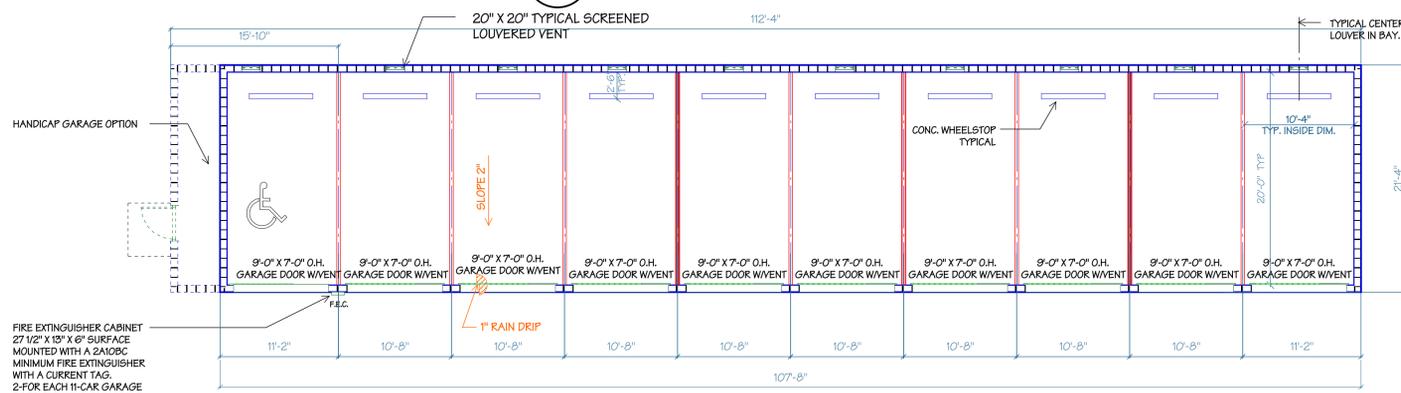
FRONT ELEVATION

SCALE 1/8"=1'-0"

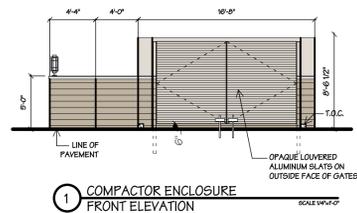


REAR ELEVATION

SCALE 1/8"=1'-0"

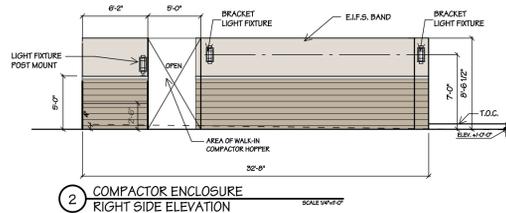


TYPICAL 10 SPACE GARAGE BUILDING



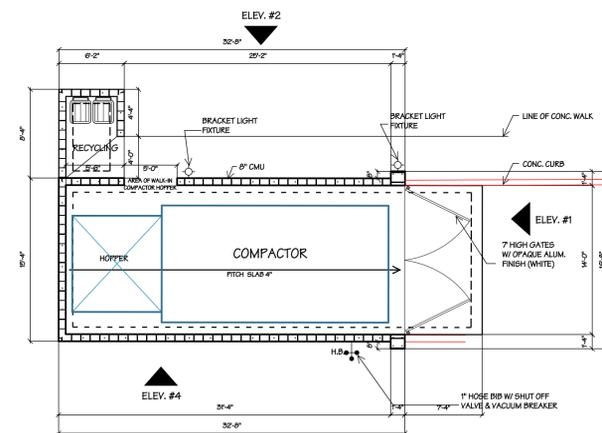
1 COMPACTOR ENCLOSURE FRONT ELEVATION

SCALE 1/8"=1'-0"



2 COMPACTOR ENCLOSURE RIGHT SIDE ELEVATION

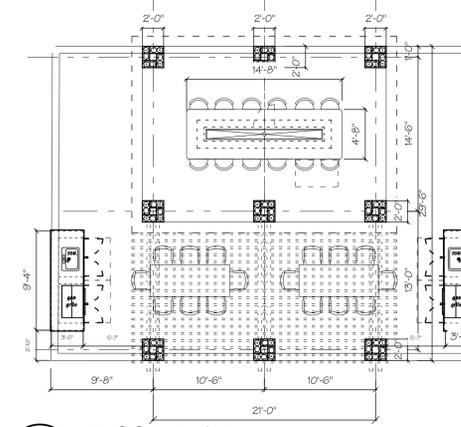
SCALE 1/8"=1'-0"



PLAN

SCALE 1/8"=1'-0"

COMPACTOR



FLOOR PLAN

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE 1/8"=1'-0"



EAST / WEST ELEVATION

SCALE 1/8"=1'-0"

POOL PAVILION



MARK	DESCRIPTION	DATE
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STATE OF FLORIDA  
REGISTERED ARCHITECT  
10416  
MARC WIENER, AIA  
ARCHITECTURE / PLANNING  
AR # 0010416  
851 S Federal Highway, Suite 203  
Boca Raton, Florida 33432  
C: 561.750-4111  
F: 561.750-5258

CONSULTANT

KENNEDY HOMES LLC  
6400 Congress Ave. #2175  
Boca Raton, Florida 33487  
OWNER IDENTIFICATION

SAVANNAH PLACE APARTMENTS  
SAVANNAH ROAD  
STUART, FLORIDA  
BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	18.03.29
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	AC3.02 R

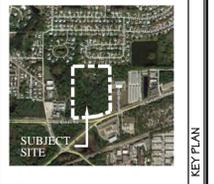
17105 - AC3.02-R 01 - 18.03.21  
PLOT : 18.03.21

17105 - AC3.01 R 02 - 19.02.13  
 PLOT : 19.02.13



○ FRONT ELEVATION

SCALE 3/32"=1'-0"



MARK	DESCRIPTION	DATE
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MARC WIENER AIA  
 ARCHITECTURE / PLANNING

AR # 0011313

851 S Federal Highway, Suite 203  
 Boca Raton, Florida 33432  
 O: 561-750-4111  
 F: 561-750-5288

STATE OF FLORIDA  
 ROBERT WEBER  
 ARCHITECT

KENNEDY HOMES LLC

6400 Congress Ave. #2175  
 Boca Raton, Florida 33487

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD  
 STUART, FLORIDA

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	AC3.01 R

LEASING /REC CENTER

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



### **KENNEDY HOMES-SAVANNAH PLACE APARTMENTS NATURAL SYSTEM RESTORATION AND ENHANCEMENT:**

The proposed natural system mitigation for the Savannah Place Apartments project will be a multi-component restoration and enhancement project that will include onsite wetland and upland preservation and enhancement, offsite upland and wetland enhancement and payment into a wetland mitigation bank with a service area that includes this area of Martin County.

### **ONSITE ENHANCEMENT AND RESTORATION:**

The onsite mitigation plan includes the protection of the existing natural flow of water through the project site and the preservation and enhancement of a forested wetland area in the northwest corner of the site. This wetland area is located within the upland scrub habitat preservation area so that the natural synergism between the two communities will be maintained. The overall improvement plan for the natural system includes the removal of exotic vegetation and otherwise undesirable plants along with replanting with a diverse association of native and desirable plants. To ensure the long term efficacy of the remaining natural system, vegetative maintenance will be conducted as well as maintenance of the natural hydrologic regime. An overlay drawing of the onsite natural system restoration and enhancement plan is attached to this discussion.

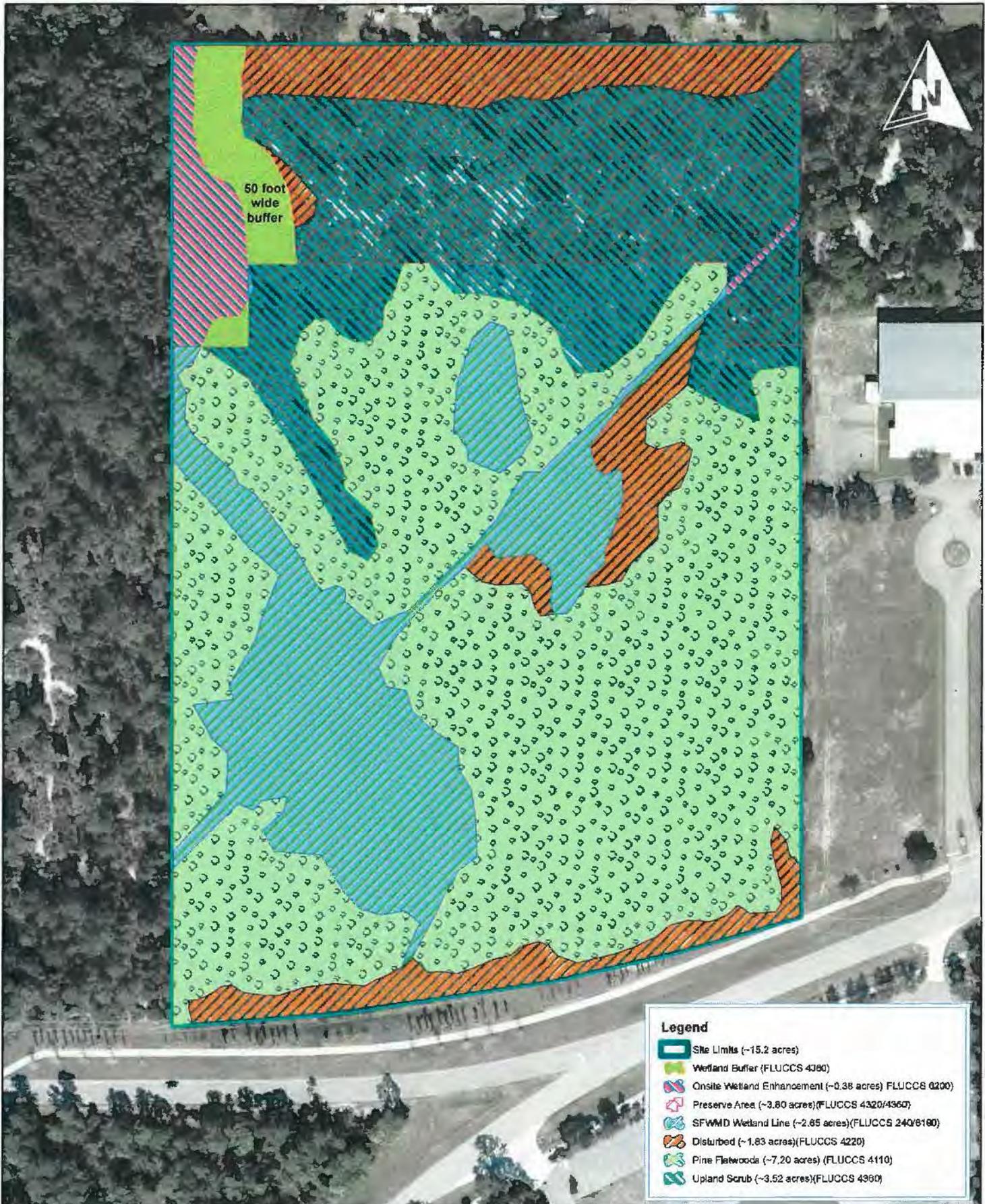
### **OFFSITE ENHANCEMENT AND RESTORATION (HEART OF HANEY CREEK):**

The offsite mitigation plan has been developed and coordinated with the City of Stuart and more specifically, the "Heart of Haney Creek Management Plan". The final plan will continue to be developed along with review and input from the City of Stuart so that the natural system enhancement and restoration plan will facilitate needed improvements at the Heart of Haney Creek. Specific details include the removal of non-native and otherwise undesirable vegetation from the southern end of the site at the corner of US-1 and Wright Boulevard. Once the vegetation is removed, the area will be replanted with a diverse association of native wetland and upland vegetation. The plants selected for installation in this area will be developed in coordination with the City of Stuart and meet to goals of the "Heart of Haney Creek Management Plan". The natural system enhancement will also include the installation of native trees in the central area of the East Haney Creek site that has been generally denuded as a result of recent exotic tree and shrub removal efforts. An overlay drawing of the enhancement and restoration plan for the Heart of Haney Creek is attached to this discussion. Both the onsite and offsite natural system enhancement and restoration areas will be the subject of an ongoing adaptive management analysis that will be able to respond to unexpected results of the restoration project. This will allow for implementation of timely revisions to the project plan that may be needed to remedy any unwanted results in the project.

### **WETLAND MITIGATION BANK CREDIT PURCHASE (BLUEFIELD WMB):**

In addition to the onsite and offsite enhancement and restoration projects in the City of Stuart, the project will also purchase the appropriate number of wetland mitigation credits from the Bluefield Wetland Mitigation Bank. The final number of credits will be determined during the wetland permitting process.

Document Path: F:\My Documents\Kennedy Homes\NE Savannah\Site\Aerial\Wetlands\_v5\_FLUCCS\_Presentation\_10-05-18\_Buffer-Area.mxd



**Legend**

- Site Limits (~15.2 acres)
- Wetland Buffer (FLUCCS 4360)
- Onsite Wetland Enhancement (~0.38 acres) (FLUCCS 6200)
- Preserve Area (~3.80 acres) (FLUCCS 4320/4360)
- SFWMD Wetland Line (~2.85 acres) (FLUCCS 240/8180)
- Disturbed (~1.83 acres) (FLUCCS 4220)
- Pine Flatwoods (~7.20 acres) (FLUCCS 4110)
- Upland Scrub (~3.52 acres) (FLUCCS 4360)

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[www.GoldasichEnvironmental.com](http://www.GoldasichEnvironmental.com)

12/29/2017      Revised: 10/05/2018

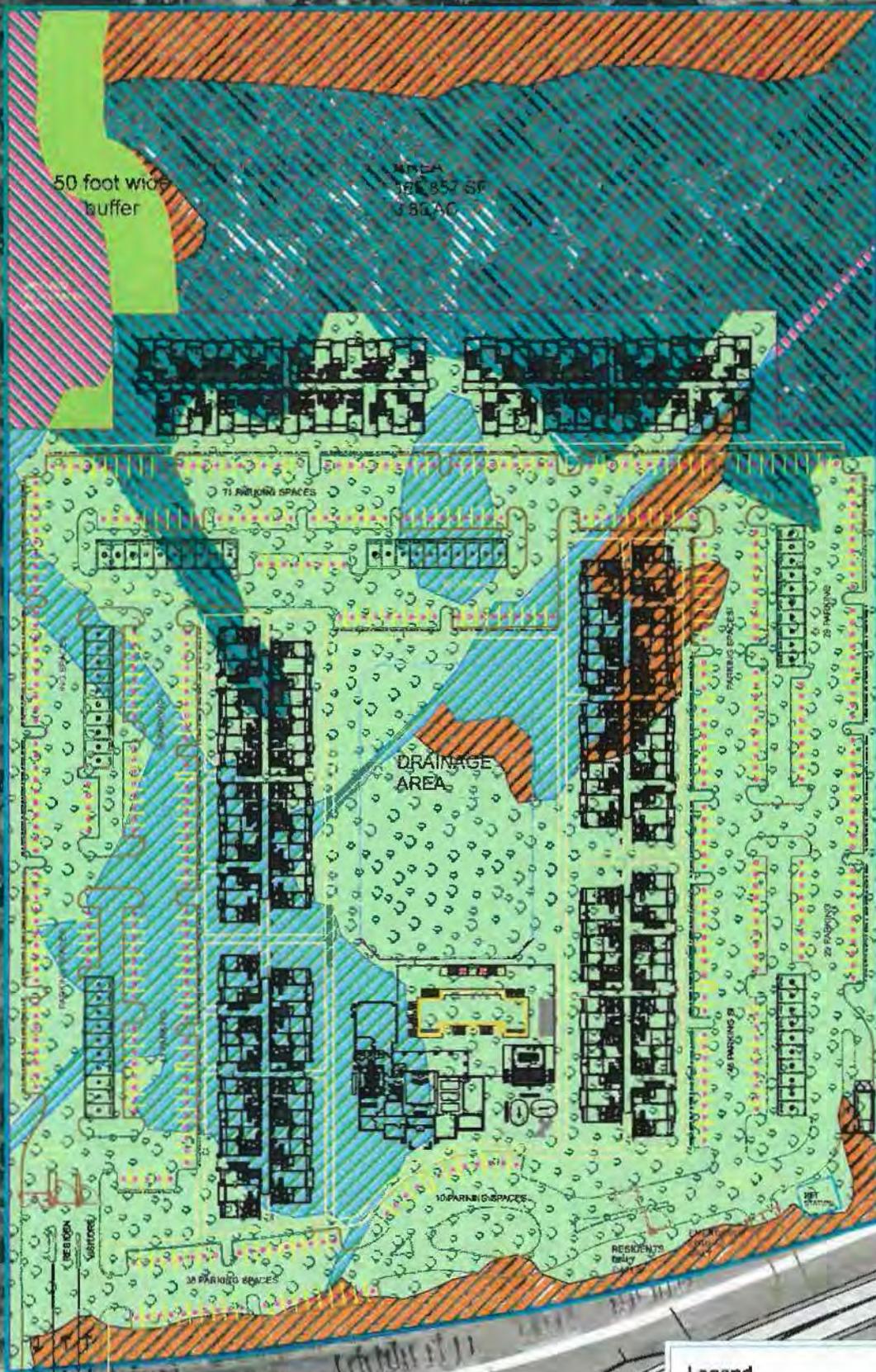
0    40    80    160    240    320  
Feet

**J. J. Goldasich and Associates, Incorporated**

Ecological Services      (561) 883-8555  
Natural System Analysts      [jjg@jjgoldasich.com](mailto:jjg@jjgoldasich.com)

**Kennedy Homes**  
Savannah Place Apartments  
FLUCCS Map with Site Plan  
Stuart, Martin County, Florida

**FLUCCS  
Map**



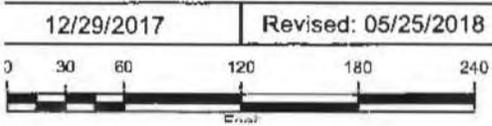
**Legend**

	Site Limits (~15.2 acres)
	Wetland Buffer (FLUCCS 4360)
	Onsite Wetland Enhancement (~0.38 acres) FLUCCS
	Preserve Area (~3.80 acres)(FLUCCS 4320/4360)
	SFWM Wetland Line (~2.65 acres)(FLUCCS 240/61)
	Disturbed (~1.83 acres)(FLUCCS 4220)
	Pine Flatwoods (~7.20 acres) (FLUCCS 4110)
	Upland Scrub (~3.52 acres)(FLUCCS 4360)



**Legend**

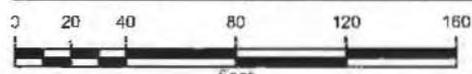
-  Haney Creek Restoration Area (~2.3 acres)
-  Tree Mitigation Planting (~0.8 acres)
-  Exotic Removal (~1.3 acre)
-  Spoil Placement (~10,500 sq. ft.)
-  Scrape Area (~0.2 acres, ~400 cu. yds.)
-  Silt Fence (~1,450 LF)
-  Wetland Planting (~1.0 acres)

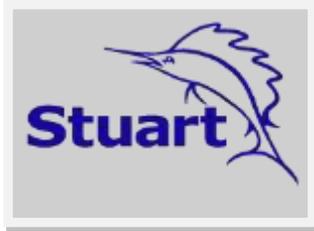




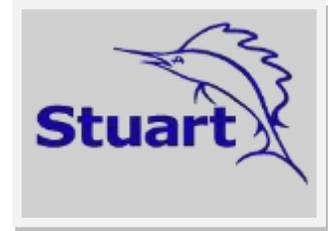
### Legend

-  Haney Creek Restoration Area
-  Exotic Removal (~1.0 acre)
-  Scrape Area (~0.75 acres, ~800 cu. yds.)
-  Wetland Planting (~0.9 acres)
-  Spoil Placement (~10,500 sq. ft.)
-  Silt Fence (~1,350 LF)
-  Tree Mitigation Planting (~0.8 acres)
-  Onsite Wetland Enhancement (~0.44 acres)

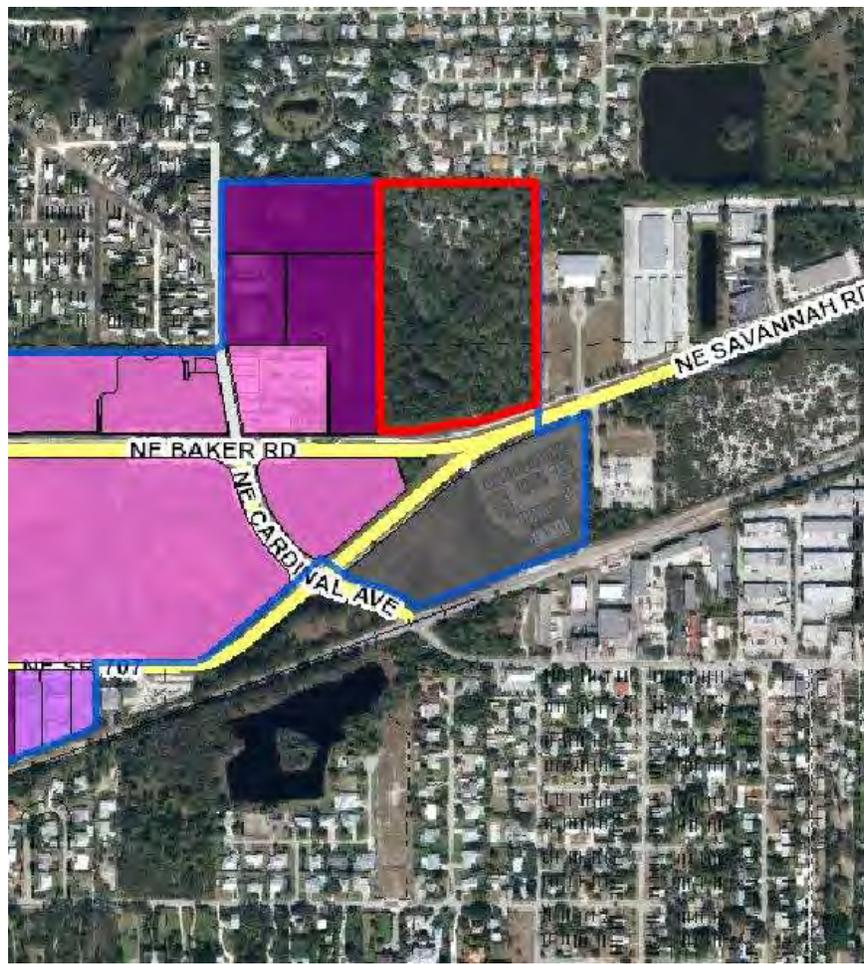




**CITY OF STUART**  
**City Commission**  
March 11, 2019



<b>Project Name:</b> Savannah Place Apartments RPUD - FLU & Zoning assignment	<b>Property Owner:</b> Werner Bols
<b>Project No.:</b> Z18040004	<b>Applicant/Petitioner:</b> Doug Fitzwater, Kennedy Homes
<b>Ordinance No.:</b> 2398-2019	<b>Agent/Representative:</b> Doug Fitzwater, Lucido and Associates
	<b>Case Planner:</b> Tom Reetz
<b>Location:</b> West of the Center for Autism and south of Jensen Park Estates and north of the intersection of NE Baker Road, NE Savannah Rd and SR 707.	



<b>PROJECT SUMMARY</b>		
<b>Property Size (area)</b>	15.4 Acres	
<b>Present Use</b>	Undeveloped	
<b>Subject Property Land Use</b>	Unassigned – Martin County	
<i>Adjacent FLU</i>	<i>North</i>	Martin County – Low Density Residential
	<i>South</i>	City of Stuart Industrial
	<i>East</i>	Martin County Industrial
	<i>West</i>	City of Stuart Commercial
<b>Subject Property Zoning</b>		
<i>Adjacent Zoning</i>	<i>North</i>	Martin County R-2 Residential
	<i>South</i>	City of Stuart Industrial ICPUD
	<i>East</i>	Martin County Limited Industrial
	<i>West</i>	City of Stuart B-4 Limited Business/Manufacturing
<b>Proposed Land Use Designation &amp; Zoning District</b>	Multi-family Density Residential (RPUD)	
<b>Proposed Zoning District</b>	Residential Planned Unit Development RPUD	
<b>Proposed Use</b>	280 Multi-family Apartments	
<b>City Approvals</b>	Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time	
<b>Brief Explanation</b>	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 15.4 acres. The property is currently undeveloped. The intent of this project is to allow 280 attached multi-family apartment homes within 6 buildings to be developed on the site while upgrading the drainage and enhancing the upland and wetland preserve.	
<b>Staff Recommendation:</b> 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:** 2-5-2019

**C. Mail Notice Postmark:** 2-5-2019 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. 2398-20198**

**III. APPLICATION:** Dated April 4, 2018

### **IV. HISTORY OF THE SITE**

The 15.4 acre parcel was annexed into the city via Ordinance No. 2348-2017. The applicant is requesting to assign a RPUD zoning district to establish a new site plan and is requesting to assign a Future Land Use designation of Multi-Family Residential in order develop the property for 280 multi-family residential units.

### **V. STAFF ANALYSIS**

#### **A. Site and Area Characteristics (Attachment C)**

The subject property consists of one parcel totaling 15.4 acres in size, located West of the Center for Autism and south of Jensen Park Estates and north of the intersection of NE Baker Road, NE Savannah Rd and SR 707.

#### **B. Project Description**

A Master Site Plan has been laid out with 280 multi-family apartments within 6 four-story apartment buildings strategically placed to save as much as possible of the existing wetland while enhancing the existing upland preserve. The site includes a gated entry with generous landscaping.

#### **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 Density Future Land Designation:

*This land-use category is 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, industrial and vacant land. The majority of the vacant land near the project consists of the Avonlea PUD which is a proposed 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 future commercial development of the Avonlea PUD and the existing Rio CRA. Please see the attached exhibit.

*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 have 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 Savannah Place Apartments. The streets have adequate capacity and the proposed improvements outlined in the proposed Savannah Place Apartments RPUD will improve the traffic patterns.

*4. 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.

*5. 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.

6. *The existing classification boundaries in relation to existing conditions on the subject property;*

There are no issues in this regard.

7. *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.

8. *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 with preserve.

9. *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.

10. *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.

11. *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.



## **MINUTES**

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING  
FEBRUARY 21, 2019 AT 5:30 PM  
CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

### **LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEMBERS**

**Chair – Li Roberts  
Vice Chair – Michael Herbach  
Board Member - Larry Massing  
Board Member – Bill Mathers  
Board Member – Cristina de la Vega  
Board Member – Ryan Strom  
Board Member – Michael Conner  
Ex Officio - Garret Grabowski**

**ADMINISTRATIVE  
Development Director, Kev Freeman  
Board Secretary, Michelle Vicat**

### **CALL TO ORDER**

 **5:35 PM Roll Call. Present: William Mathers, Li Roberts, Michael Herbach, Ryan Strom, Michael Conner, Cristina de la Vega. Absent: Larry Massing.**

### **BOARD REORGANIZATION**

**Bill Mathers nominated Michael Herbach as Chair. Ryan Strom seconded the motion. Motion approved unanimously.**

**Cristina de la Vega nominated Michael Conner as Vice Chair. Li Roberts seconded the motion. Motion approved unanimously.**

**APPROVAL OF MINUTES**  **5:38 PM Motion: Action: Approve, Moved by Ryan Strom, Seconded by William Mathers. Motion passed unanimously.**

**COMMENTS FROM THE PUBLIC (5 min. max):** None

**COMMENTS FROM THE BOARD MEMBERS:** None

**OTHER MATTERS BEFORE THE BOARD**

1. Savannah Place Apartments RPUD – FLUM and Rezoning

**PRESENTATION:** Tom Reetz, Senior Planner  
Doug Fitzwater, Lucido & Associates  
Jim Goldasich, JJ Goldasich & Associates Inc.  
Joe Capra, Captec  
Steve Marquart, Captec  
Stephen Gravett, Kennedy Homes

**PUBLIC COMMENT:**

Henry Pruitt of 2825 SE St. Lucie Blvd. thought the density and height was too high. He said he owns the property next door and said if they cut down one floor it would take the aesthetic impressions off of the whole site. He asked if there were any other housing unit in Stuart with four floors and 30 units per acre in density.

Mike Mortell listed the four story buildings in the area in excess of 25 units per acre.

Henry Pruitt said his other concern were the storms and problems with drainage and wants to make sure all the water stays on the sight. He asked where the fill would be going.

Steve Marquart with Captec said that the fill would be where the buildings were going. He said they would store all of their water and not impact anything around it.

Jackie Trancynger of 1933 SE Acapulco said she didn't like a whole lot of things and said they are squeezed in the middle of many apartment complexes and didn't believe in mitigating wetlands. She thought it was too high and too dense and she didn't like that "you people" were taking their land away and building. She said there is a direct relationship between growth and the water issues. She asked if Jensen Park Estates would continue to drain as it does now.

Lindsay Campbell of 509 SE Lima Vias is concerned about the building height, wildlife, 280 units is a lot, Stuart Middle is over capacity now so schools were a concern and quality of life is a concern to her especially with the other apartments going in and hoped they could lower it.

Keith Campbell said they didn't receive a letter about tonight's meeting and asked why and thought it seemed shady. He said he had wanted to bring in pictures of the wildlife.

Mike Mortell said the original LPA meeting was scheduled for January as well as the advertising however, there was a problem with quorum and the meeting was continued and pursuant to state law we posted on the door and on the website that it is was continued to this meeting so

the developer was not required to send out another mailing about the LPA meeting, but they did send one about the City Commission meeting.

**BOARD COMMENT:**

Bill Mathers said the presentation pretty much covered most of everything. He did think the density was a bit high and asked if it would be part of the Marty route.

Doug Fitzwater said they could look into the Marty route.

Ryan Strom asked if the applicant had a meeting with Jensen Park Estates.

Doug Fitzwater said they did not.

Ryan Strom said it might be something they want to do before the commission meeting and perhaps calm some of their fears about the preserve area management.

Doug Fitzwater said they could do that.

Jim Goldasich said they have carte blanche as far as what they can put in there so that is something they could do.

Ryan Strom said he liked how workforce housing was incorporated and asked where the number 10 came from.

Kev Freeman said they had a difference of opinion on that because the applicant proposed the Stuart calculation and staff is recommending they go with the SHIP calculation. He said the SHIP calculation allows more people to qualify so staff is recommending SHIP calculations as well as rental levels.

Stephen Gravett said they looked at other alternatives such as buying homes in other areas of Martin County and donating them. He said the value of the workforce housing takes the value down \$1.32M dollars.

Ryan Strom asked what the improvement to Haney Creek does.

Jim Goldasich said it removed the exotic vegetation that is in there and it will lower the land and improve storm water management.

Michael Conner said he was disappointed not seeing the art mock up for the building from the Jensen Park Estates viewpoint and asked about what they would plant as a buffer. He said the buffer doesn't trouble him but the elevation does and asked what they would plant.

Doug Fitzwater said they would probably have to put some trees up against the neighborhood. He said they would go back and work with Captec on finished floor elevations to figure out what trees would work.

Michael Conner asked what the rental rates were.

Stephen Gravett said the 3 bedrooms are around \$1800/\$1900, the two's around \$1600 and the one's are just over \$1000. He said they have a lot of tree mitigation and there is a lot more landscaping than the code requires so he thought they would be fine in the back.

Michael Conner said he would like to see the buffer swapped and asked how many residents would live in this development and how many parking spaces there would be.

Doug Fitzwater said they met the requirement through code for parking spaces with 504 required and 509 spaces provided.

Cristina de la Vega said a lot of things die in sand scrub and buttonwoods would not live. She said 504 cars coming out is a lot and asked how it could only be forty cars during peak trips. She asked if they could lower the credit score requirement for the workforce housing.

Joe Capra said they do it by peak hour which is spread over several hours and they average the traffic. He said they would have two ways to get to US1 and they also look at road capacity which they don't exceed.

Stephen Gravett said he thought they could go down a little bit on workforce housing.

Cristina de la Vega asked what they were doing with the gopher tortoises.

Jim Goldasich said they will be relocated, so on site and some off according to FWC permit.

Li Roberts said on page 8 the 30 needs to be struck on the first page, page 11 condition number 5 and if there is no intention for carports that should be stricken, page 24 condition 33 they didn't get to see a sign sample and said she didn't think the flow through ditch being replaced by pipes would work because it would overload the pipes and she didn't see a drawing for it.

Joe Capra said there is a certain amount of discharge allowed off the site.

Li Roberts said she wants assurance that they will not discharge more than 50 gallons off the SW corner. She asked if someone would be getting the trash to the compactor.

Stephen Gravett said the management company would take the trash to the compactor.

Li Roberts asked about the lighting plan for the sidewalk and other areas, was concerned about garages backing up to the driveways, asked about the car wash area, questioned if there was assigned parking, thought they should consider gating the outside parking area, asked for assurance on the lease term and making sure the workforce housing doesn't go away, and thought they need language for freeing up apartments for workforce housing.

Doug Fitzwater said the lighting plan would be submitted with the final plans as would all of the other information being requested.

Stephen Gravett said they are going to present workforce housing and believe there will be enough people to fill it.

Kev Freeman said their proposal was a negotiation point and they addressed the SHIP portion but not the credit scores and they will need to address that.

Li Roberts was ok with using the SHIP number, was disappointed that 3% was a very token amount, she thought there was an issue with the traffic on Baker Road, and asked why they put the entrance on Baker and not Savannah. She thought the 8 foot chain link fence and taking out the exotics was quite shocking to the neighbors and a planting plan would help. She thought one crosswalk was too little and they need a traffic table to delineate it. She asked if they sent notice to Martin County and asked if they got a response.

Joe Capra said they put the entrance on Baker because it was safer.

Tom Reetz said they did not hear back from Martin County.

Li Roberts suggested the Martin County residents contact their County Commissioners because she thought there should be a response from them. She asked if they contacted the neighboring property owners.

Doug Fitzwater said everyone was noticed per code.

Li Roberts suggested talking to the neighbors regarding the reduced setbacks, she said it is too dense and asked them to address trucks and work trucks. She suggested talking to the neighbors and bringing the application back.

Cristina de la Vega asked about the fence and the wildlife and said she would rather keep the buffer zone little and have more preservation area.

Mike Herbach said he didn't see any bicycle racks, lighting plans, signs or electrical stations and suggested meeting with the neighbors.

Doug Fitzwater said they plan on adding them.

Michael Conner asked about pervious and impervious.

Steve Marquart said it will be designed per city code.

Bill Mathers said they met with the county regarding their entrances and asked if they were going to give them any flexibility in doing something else besides what they were required to do.

Steve Marquart said the volume of traffic during peak hours didn't warrant extra turn lanes, but they are adding them, and it didn't require many of the traffic items that they are adding but they are doing so anyway for the future.

 7:57 PM **Motion: Action:** Approve, **Moved by** Li Roberts, **Seconded by** Michael Conner. Motion passed unanimously with the following modifications: footprint same 2 north four story become 3 story, lighting on north side, address garages on west side so they don't open on driver area, modifications to entrance for more cars, add car wash area, deal with chain link fence to rear to staff satisfaction, work with the neighbors, deal with the wildlife corridor, add a potential bus stop, use city language for workforce housing to deal with 3 units in a building, add 2 bike racks per building, add additional crosswalks from north building across roadway, adjust credit score language to the satisfaction of the city and add language re: trash

Li Roberts asked staff in the future to encourage applicants to give them more information and to work with adjoining neighbors.

2. Ordinance No. 2396-2019 LDC Amendment to establish standards for bicycle parking

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator

**PUBLIC COMMENT:**

Mike Meier said he is so excited to finally see the bike rack program coming to fruition and asked that they think about the public marketing campaign.

**BOARD COMMENT:**

Bill Mathers asked if it was now a four bike rack.

Pinal Gandhi-Savdas said it is actually supposed to be for 2 bikes per rack.



**8:12 PM Motion: Action: Approve, Moved by Li Roberts, Seconded by Ryan Strom. Motion passed unanimously.**

3. Ordinance No. 2401-2019 Proposed LDC amendment to establish UPUD and ESPUD zoning designations

**PRESENTATION:** Kev Freeman, Development Director

**PUBLIC COMMENT:** None

**BOARD COMMENT:** None



**8:16 PM Motion: Action: Approve, Moved by William Mathers, Seconded by Li Roberts. Motion passed unanimously.**

**ADJOURNMENT**  **8:17 PM Motion: Action: Adjourn, Moved by Ryan Strom, Seconded by William Mathers. Motion passed unanimously.**

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Michael Herbach, Chair

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Michelle Vicat, Board Secretary