



Development Department

# City of Stuart

121 SW Flagler Avenue ~ Stuart, FL 34994

Phone: (772) 288-5326 ~ Fax: 288-5388

March 28, 2018

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. 2367-2018 and ORDINANCE NO. 2368-2018 – TRANSMITTAL OF ADOPTED LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (DEO AMENDMENT NO. 18-1ESR)

The City Commission of the City of Stuart hereby transmits a copy of the Adopted Comprehensive Plan Amendment (Ordinance No. 2367-2018 and Ordinance No. 2368-2018) to the Department of Economic Opportunity (DEO) for determination of completeness according to Section 163.3184, F.S..

The City Commission held a public hearing on February 12, 2018, approving transmittal of the Comprehensive Plan amendment to DEO and state/regional agencies for review and comments. A response letter was issued by the Department of Economic Opportunity dated March 16, 2018. The City Commission held a subsequent public hearing on March 26, 2018 and approved it by adoption of Ordinance No. 2367-2018 and Ordinance No. 2368-2018.

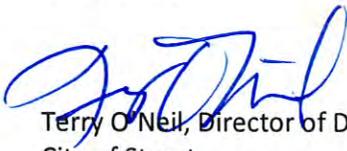
This transmittal includes three copies (one paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM, with each reviewing agency receiving a copy via email) of the adopted Comprehensive Plan (1) Future Land Use amendment. The adoption package includes the following items:

1. Ordinance No. 2367-2018 (Annexation);
2. Ordinance No. 2368-2018 (Future Land Use Map and Zoning change);
3. Staff Report;
4. Maps;
5. Minutes from the CC Meetings; and
6. Proof of Notification for the adoption Public Hearing.

By this letter, I hereby certify that copies the proposed plan amendment have been sent 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 Terry O'Neil, Development Director, by telephone at (772) 288-5375; by fax at (772) 288-5388 or by email at [toneil@ci.stuart.fl.us](mailto:toneil@ci.stuart.fl.us).

Respectfully,



Terry O'Neil, Director of Development Department  
City of Stuart

Enclosures:

Cc: (full packet):

Tracy Suber, Florida Dept. of Education  
Mark Weigly, Florida Dept of Education  
Florida Dept. of Environmental protection  
Deena 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  
Tom Lanahan, Treasure Coast Regional Planning Council  
Stephanie Heidt, Treasure Coast Regional Planning Council  
Deborah Oblaczynski, South Florida Water Management District  
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  
Dave Ross, City Manager  
Michael Mortell, City Attorney  
Terry O'Neil, City Development Director  
Pinal Gandhi-Savdas, Senior Planner  
Cheryl White, City Clerk

**ORDINANCE NO: 2367-2018**

**ANNEXATION**

**(1.87 Ac. Parcel)**

Return to:

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

**ORDINANCE No. 2367-2018**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND SOUTH OF SE MARKET PLACE AND WEST OF SE COMMERCE AVENUE, CONSISTING OF 1.87 ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

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**WHEREAS**, Petitioner, Crocker Group LLC, constituting the fee simple title holder to the land south of SE Market Place and west of SE Commerce Avenue, consisting of 1.87 acres, more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, has voluntarily requested the City of Stuart annex said land into the corporate limits of the City; and

**WHEREAS**, the City Commission, has considered the Petitioner's voluntary request for annexation, and has also considered the recommendation of the Stuart Local Planning Agency and City staff.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF STUART:**

**Section 1. Findings.** The City Commission finds the above statements are true and correct,

and serve as a basis for consideration of this ordinance; that said lands are contiguous with the corporate limits of the City of Stuart, creates no enclaves, is reasonably compact, and that the City can effectively provide police, fire, and sanitary services to said land, all in compliance with the terms and requirements of Sec. 171.44, Florida Statutes, and the City of Stuart Code.

**Section 2. Annexation.** The City Commission has determined that development of said lands upon annexation shall be in accordance with the regulatory requirements of Martin County until such time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective; and that the parcel of land more particularly described in **Exhibit "A"**, are hereby annexed into and shall be within the corporate limits of the City of Stuart, Florida, and that same shall henceforth be a part of said City as if said lands were originally a part of the City of Stuart.

**Section 3. Directions to the City Clerk.** The City Clerk shall cause the boundaries as set forth in the City's Charter to be amended and codified. The City Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, Board of County Commissioners Florida Statute 171.044(6) within 10 days prior to second reading adoption, the Chief Administrative Officer of Martin County, and the Florida Department of State within seven (7) days following adoption, in accordance with Section 171.044, Florida Statutes. Upon complete execution of this Ordinance, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

**Section 4. Repeal of Conflicting Ordinances.** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 5. Severability.** If any word, clause, sentence, paragraph, section or part thereof

Ordinance No. 2367-2018 Waterblasting Annexation

contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance. The corporate boundary of the City shall be re-codified to include lands annexed.

**Section 6. Effective Date:** This ordinance shall be effective upon its adoption.

Passed on first reading the 12th day of February, 2018.

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

KELLI GLASS LEIGHTON, MAYOR  
BECKY BRUNER, VICE MAYOR  
EULA R. CLARK, COMMISSIONER  
NICK BLOUNT, COMMISSIONER  
TROY A. MCDONALD, COMMISSIONER

YES	NO	ABSENT
X		
X		
X		
X		
X		

ADOPTED on second and final reading this 26th day of March, 2018.

ATTEST:

\_\_\_\_\_  
CHERYL WHITE  
CITY CLERK

\_\_\_\_\_  
KELLI GLASS LEIGHTON  
MAYOR

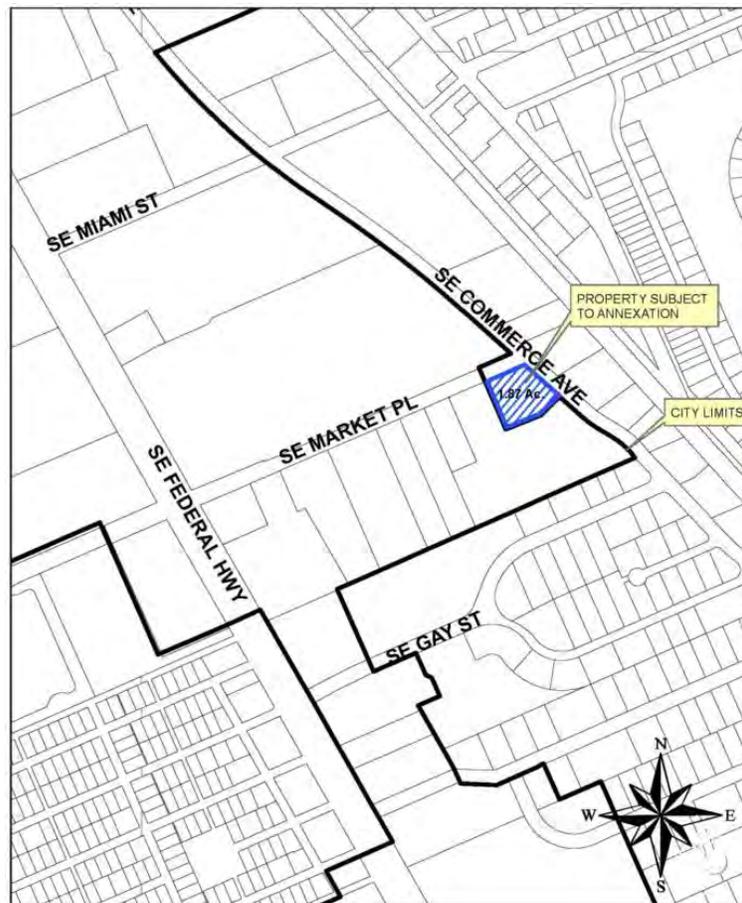
APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MIKE MORTELL, CITY ATTORNEY

**Exhibit "A"**  
**Legal Description and Boundary Survey**

BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 210, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO THE POINT OF BEGINNING ; THENCE RUN NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 210 A DISTANCE OF 734.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE AS DESCRIBED IN OFFICIAL RECORDS BOOK 541, PAGE 1981, MARTIN COUNTY PUBLIC RECORDS; THENCE RUN NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 235.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE AVENUE; THENCE RUN SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COMMERCE AVENUE A DISTANCE OF 452.96 FEET TO A POINT OF CURVATURE OF A CIRCULAR ARC CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 30 SECONDS AND A RADIUS OF 540.00 FEET; THENCE ALONG SAID ARC A DISTANCE OF 99.38 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 58.92 FEET TO THE EASTERLY LINE OF LOT 209; THENCE RUN SOUTH 23 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 187.12 FEET TO THE SOUTHEAST CORNER OF LOT 209; THENCE RUN SOUTH 66 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 506.42 TO THE POINT OF BEGINNING.





ORDINANCE NO: 2368-2018  
FUTURE LAND USE MAP AND  
ZONING MAP AMENDMENT  
(Total 11.79 Acres)

Return to:

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

**ORDINANCE No. 2368-2018**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND CITY'S ZONING MAP FOR A 9.92-ACRE PARCEL ON THE SOUTH SIDE OF SE MARKET PLACE AND WEST OF SE COMMERCE AVENUE AND VOIDING ORDINANCE No. 1606-97 AND ORDINANCE No. 1607-97 FOR THE SAID PARCEL; COMBINING SAID PARCEL WITH THE NEWLY ANNEXED PARCEL (1.87 ACRES) INTO SINGLE PARCEL TOTALING 11.79 ACRES OWNED BY THE CROCKER GROUP, LLC; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; THERBY ESTABLISHING A FUTURE LAND USE DESIGNATION OF THE COMBINED PARCEL OF LAND TO "INDUSTRIAL" AND CONCURRENTLY ZONING DESIGNATION OF "INDUSTRIAL PLANNED UNIT DEVELOPMENT" (IPUD), WHICH SHALL BE REFLECTED ON THE CITY'S OFFICAL ZONING MAP; APPROVING A FINAL SITE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

\*\*\*\*\*

**WHEREAS**, Petitioners, Crocker Group LLC and Ted Glasrud Associates FL, LLC, constituting the fee simple title holder to the land south of SE Market Place and west of SE Commerce Avenue, consisting of 11.79 acres, more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, and

**WHEREAS**, the City of Stuart has determined the need to designate the Future Land Use

Ordinance No. 2368-18 Waterblasting Land Use and Zoning Designation

and Zoning District for said land; and

**WHEREAS**, the City Commission, has considered the Petitioner's voluntary request for land use and zoning designation, and has also considered the recommendation of the Stuart Land Planning Agency and City staff.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF STUART:**

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

**SECTION 2.** The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "**Industrial**".

**SECTION 3.** The Zoning District on the City of Stuart Official Zoning Map shall be established as "**IPUD**" **Industrial Planned Unit Development**.

**SECTION 4.** The legal description of the property, reflecting the 11.79 acre parcel, is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. The boundary and topographical survey depicting the Property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

**SECTION 5:** The Owners' written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

**SECTION 6.** The following "Development Documents" on file as public records of the City at the office of the City Development Department and as attached hereto as **Exhibit "D"** shall be

henceforth deemed as Approved, and shall become a part of the development conditions applicable to the Subject Property, and all construction shall be in accordance therewith:

1. **Site Plan prepared by EDC Engineers and Surveyors, Job #17-274, Last Revised 01/31/18.**
2. **Landscape Plan prepared by Conceptual Design Group, Inc., Job #17-0802, dated 01/31/18.**
3. **Architectural Elevations prepared by Ahern & Associates Architects, P.A., Job #17-2024, dated 01/31/18.**
4. **Open Space Exhibit prepared by EDC Engineers and Surveyors, Job #17-274, Last Revised 01/31/18.**

**SECTION 4.** Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code. The failure of the owner to comply with the Development with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Owner to seek administrative or judicial redress.

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

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

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

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

**SECTION 6.** 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.** The provisions of the Future Land Use Amendment and Zoning Map shall be codified in the City of Stuart Comprehensive Plan, and official zoning map, respectively.

**SECTION 9.** This ordinance shall be effective upon its adoption. However, the Future Land Use Designation granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law F.S. 163.3187.

**SECTION 10.** The complete execution and recording of this ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

Passed on first reading the 12th day of February, 2018.

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

KELLI GLASS LEIGHTON, MAYOR  
BECKY BRUNER, VICE MAYOR  
EULA R. CLARK, COMMISSIONER  
NICK BLOUNT, COMMISSIONER  
TROY A. MCDONALD, COMMISSIONER

YES	NO	ABSENT
X		
X		
X		
X		
X		

ADOPTED on second and final reading this 26th day of March, 2018.

Ordinance No. 2368-18 Waterblasting Land Use and Zoning Designation

ATTEST:

\_\_\_\_\_  
CHERYL WHITE  
CITY CLERK

\_\_\_\_\_  
KELLI GLASS LEIGHTON  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MIKE 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 THE FOREGOING ORDINANCE, AND 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 FOREGOING ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

The Crocker Group, LLC

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

By: \_\_\_\_\_  
James P. Crocker, MGRM

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

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. \_\_\_\_\_ was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by James P. Crocker, MGRM of The Crocker Group, LLC.

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING ORDINANCE, AND 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 FOREGOING ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

Ted Glasrud Associates FL, LLC

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

By: \_\_\_\_\_  
Ted Glasrud, Property Owner

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

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. \_\_\_\_\_ was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Ted Glasrud, Property Owner of Ted Glasrud Associates FL, LLC.

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**Exhibit "A"**  
**Legal Description and Location Map**

PARCEL 9:

A PORTION OF TRACTS 208 THROUGH 211, OF REVISED PLAT OF PORT SEWALL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 211, THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 211, A DISTANCE OF 360.71 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 375.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGES 763 THROUGH 768, A DISTANCE OF 150.00 FEET; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG A LINE BEING 150.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF TRACT 211, A DISTANCE OF 375.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF S. E. MARKET PLACE; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 216.58 FEET; THENCE SOUTH 23 DEGREES 12 MINUTES 20 SECONDS EAST, ALONG A LINE BEING 75.58 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 211, A DISTANCE OF 285.00 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 285.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, A DISTANCE OF 215.42 FEET TO THE EAST LINE OF SAID TRACT 210; THENCE NORTH 42 DEGREES 14 MINUTES 36 SECONDS EAST, A DISTANCE OF 136.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGES 1629 THROUGH 1630; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 201.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS 540.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 31 SECONDS, A DISTANCE OF 99.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 17 MINUTES 55 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 97.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 25 MINUTES 52 SECONDS, A DISTANCE OF 123.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, A DISTANCE OF 48.60 FEET TO THE SOUTH LINE OF SAID TRACTS 208 THROUGH 211; THENCE SOUTH 66 DEGREES 38 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 968.23 FEET TO THE POINT OF BEGINNING. CONTAINING 434,891 SQ FT OR 9.984 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OR RECORD.

EXHIBIT A

BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

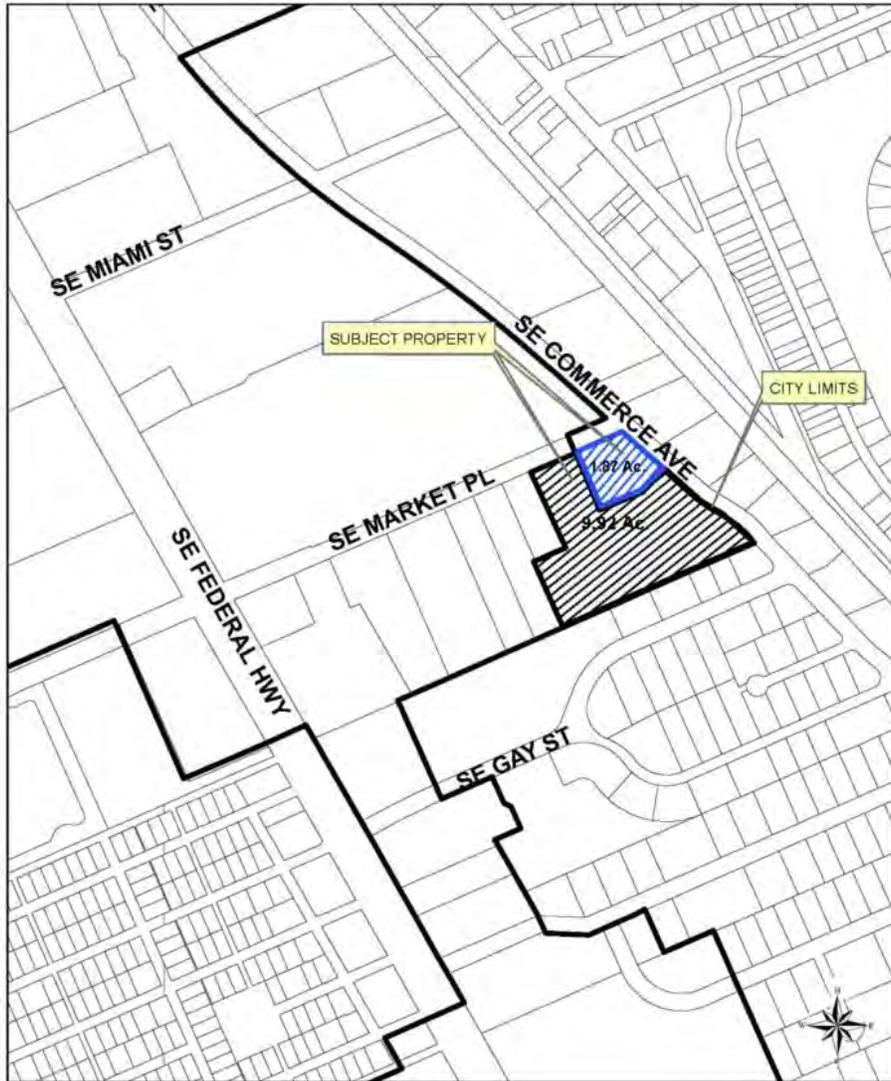
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 210, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO THE POINT OF BEGINNING ; THENCE RUN NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 210 A DISTANCE OF 734.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE AS DESCRIBED IN OFFICIAL RECORDS BOOK 541, PAGE 1981, MARTIN COUNTY PUBLIC RECORDS; THENCE RUN NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 235.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE AVENUE; THENCE RUN SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COMMERCE AVENUE A DISTANCE OF 452.96 FEET TO A POINT OF CURVATURE OF A CIRCULAR ARC CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 30 SECONDS AND A RADIUS OF 540.00 FEET; THENCE ALONG SAID ARC A DISTANCE OF 99.38 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 58.92 FEET TO THE EASTERLY LINE OF LOT 209; THENCE RUN SOUTH 23 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 187.12 FEET TO THE SOUTHEAST CORNER OF LOT 209; THENCE RUN SOUTH 66 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 506.42 TO THE POINT OF BEGINNING.

EXCEPTING AND EXCLUDING THE FOLLOWING PARCELS:

- I. PARCEL "B": BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING A THE SOUTHWEST CORNER OF SAID LOT 210; RUN NORTH 66 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO A POINT; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 210, A DISTANCE OF 249.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 215.42 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 36 SECONDS EAST A DISTANCE OF 136.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE, THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 181.92 FEET; THENCE SOUTH 42 DEGREES 14 MINUTES 36 SECONDS WEST A DISTANCE OF 219.33 FEET; THENCE SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 215.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES, MORE OR LESS.
  
- II. PARCEL "C": BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING A THE SOUTHWEST CORNER OF SAID LOT 210; RUN NORTH 66 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 210 A DISTANCE OF 249.74 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 215.42 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 36 SECONDS EAST A DISTANCE OF 219.33 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGEL OF 10 DEGREES 32 MINUTES 30 SECONDS AND A RADIUS OF 540.00 FEET; THENCE ALONG SAID ARC A DISTANCE OF 99.35 FEET TO A POINT OF

Ordinance No. 2368-18 Waterblasting Land Use and Zoning Designation

TANGENCY; THENCE SOUTH 58 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 58.92 FEET TO A POINT ON THE EAST LINE OF SAID LOT 209; THENCE SOUTH 23 DEGREES 12 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 209 A DISTANCE OF 187.12 FEET TO THE SOUTH LINE OF SAID LOT 209; THENCE SOUTH 66 DEGREES 38 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 506.42 FEET TO THE POINT OF BEGINNING. CONTAINING 3.12 ACRES, MORE OR LESS.





**Exhibit “C”  
Development Conditions**

**Approved Plans and Documents**

1. The project shall comply with the Site Plan by EDC Engineers and Surveyors, Job #17-274, Last Revised 01/31/18.
2. The project shall comply with the Landscape Plan prepared by Conceptual Design Group, Inc., Job #17-0802, dated 01/31/18.
3. The architectural elevations shall comply with the Architectural Elevations prepared by Ahern & Associates Architects, P.A., Job # 17-2024, dated 01/31/18.
4. The project shall comply with the Open Space Exhibit prepared by EDC Engineers and Surveyors, Job #17-274, Last Revised 01/31/18.
5. Any modifications to the CPUD Site Plan, due to final engineering, that exceeds 10% of the approved building footprint, building setbacks; gross square footage; building location; parking size; location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

**Permitted Uses**

6. The project has been approved for manufacturing of large vehicles that remove rubber from the runways for the safe landing of incoming aircraft and for manufacturing of a variety of other road and runway maintenance vehicles designed to take the paint markings off of highways, recess pavement markings in snowy states where plows can damage the marking and make machinery for putting rumble strips in the highways and also melting and painting vehicles that place durable markings on highways and runways so cars and planes travel in their respective lanes. An outdoor storage shall be limited to material, equipment, vehicles, or supplies associated with the approved permitted use. The permitted use may be amended by a minor amendment to the PUD.

**Prior to Issuance of Site Permits**

7. Civil plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. The applicant is responsible for obtaining all state, federal and local permits.
9. By acceptance of this agreement, the applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033.

10. Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by Police for CPTED/Crime Prevention recommendations.
11. Prior to final construction plan approval, the applicant shall provide South Florida Water Management District Environmental Resource Permit, Dewatering Permit and Water Use Permits authorizing the elimination of degraded wetlands on site.
12. Low flow/low-volume plumbing fixtures shall be incorporated into building plans.
13. Unity of Title shall be provided prior to the issuance of a Certificate of Occupancy prior to the issuance of a site permit.
14. Not less than 25% of the IPUD shall be open space as defined in the City Land Development Regulations. Required open space shall include native vegetation areas and landscape buffers between the IPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.
15. The applicant shall provide a tree survey prior to the issuance of a site permit. The tree mitigation shall meet the standards set forth in Section 5.05.02 for tree replacement and/or mitigation through the City tree fund at the replacement ratios specified prior to the issuance of a site permit.
16. To offset the impacts to wetlands on site, the applicant shall provide littoral (aquatic) plants in the littoral zones of an existing pond to improve water quality.
17. The applicant shall confirm that the “Pond Easement” is not required for storage or treatment of runoff from this or other properties prior to discharge into the Master System prior to the issuance of a site permit.

### **Traffic/Roadway Improvements**

18. The applicant shall obtain the appropriate Martin County permit(s) for the driveway connection and other traffic improvements on SE Market Street and SE Commerce Avenue that may be required prior to issuance of a site permit. The County’s right-of-way shall be restored according to Martin County requirements for any necessary site improvements.

### **Landscaping**

19. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
20. 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.

21. A landscape maintenance plan, executed in accordance with the LDC, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.
22. “Hat racking” of trees is prohibited on the property.

**Development and Construction**

23. Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.
24. Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 db at the property line. Non-emergency testing of generators shall be limited to the hours of 12:00 p.m. to 3:00 p.m. on weekdays.
25. All mechanical equipment associated with the development shall be roof top or located along the side or rear of the building and decoratively screened or landscaped with hedge material. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.
26. To the extent possible, all on-site utilities must be buried except for any existing FPL transmission lines.
27. Backflow prevention devices and required above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
28. 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.
29. All utility improvements constructed by the developer including all lift stations shall be constructed in a manner and form acceptable to the City of Stuart Utility Department. The developer shall grant any such utility easements necessary for this site as may be required by the City.
30. No temporary or modular buildings are permitted on the property except for permitted temporary construction trailers.
31. The proposed monument signs shall conform to the location depicted on the site plan. Any proposed signage shall comply with Section 6.11.00 of the Land Development Code. A separate permit(s) for all signs are required.

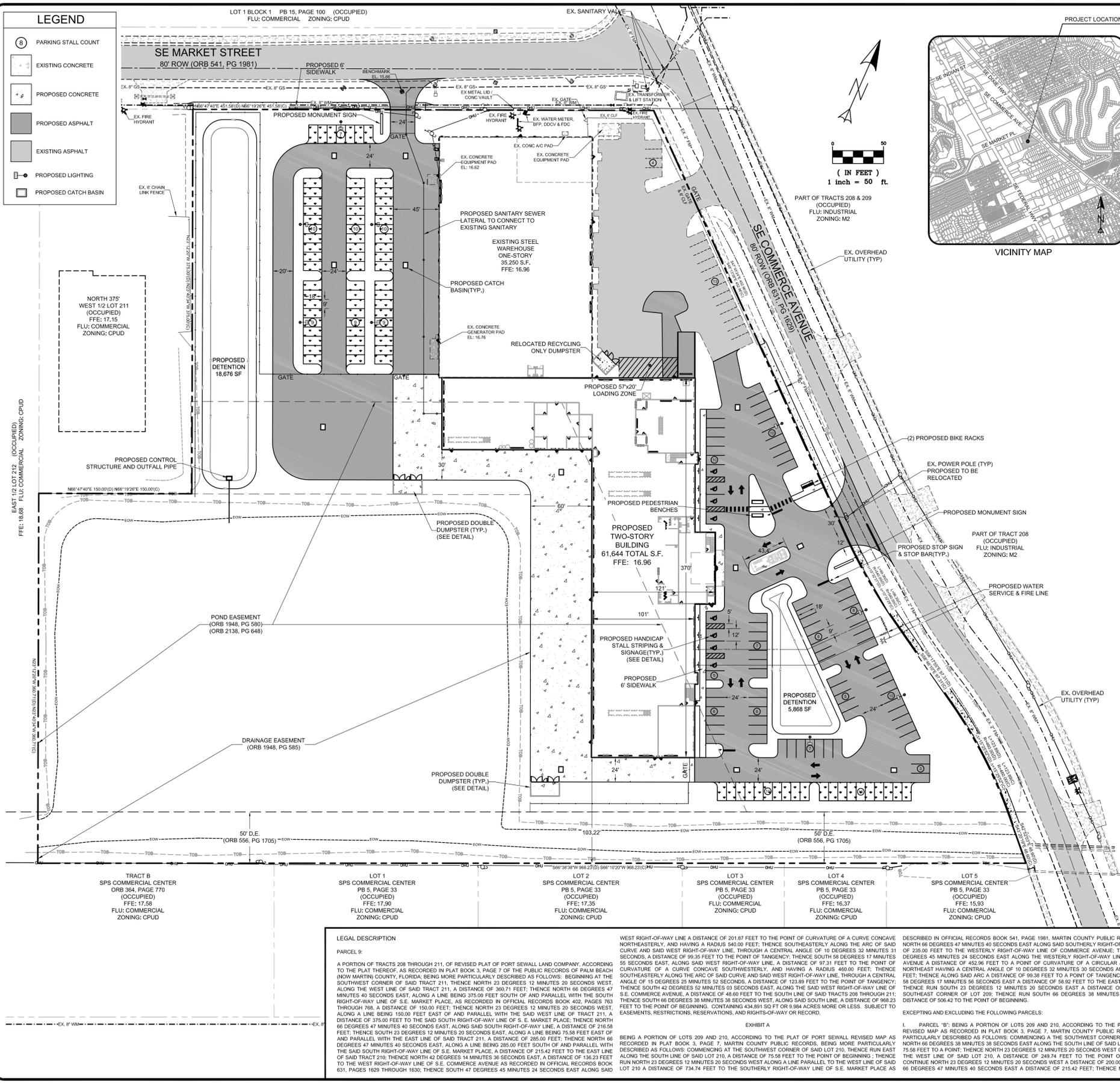
**Development Timetable**

32. Timetable for development shall be as follows:

- Site and Building Permit Submission – March 2019
- Certificate of Occupancy – March 2020

**Exhibit “D”**  
**Development Documents**

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



### LEGEND

- 8 PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN

### SITE DATA

PARCEL ID: 38-38-41-002-209-00001-8  
 PARCEL SIZE: 1.87 AC  
 SECTION: 38  
 TOWNSHIP: 38 SOUTH  
 RANGE: 41 EAST  
 CURRENT LAND USE: INDUSTRIAL  
 FUTURE LAND USE: INDUSTRIAL  
 CURRENT ZONING: M-2  
 FUTURE ZONING: IPUD

DEVELOPER: THE CROCKER GROUP, LLC  
 3170 SE SLATER STREET  
 STUART, FL 34997

### LAND USE

TOTAL AREA:	516,176 S.F.	11.85 AC.	100.00%
IMPERVIOUS AREA:	381,502 S.F.	8,758 AC.	73.92%
EX. BUILDING AREA:	35,250 S.F.	0.809 AC.	6.83%
EX. PAVEMENT AREA:	21,874 S.F.	0.502 AC.	4.24%
EX. CONCRETE AREA:	262 S.F.	0.006 AC.	0.05%
EX. LAKE (BELOW CE):	149,185 S.F.	3.425 AC.	28.90%
PROP. BUILDING AREA:	49,126 S.F.	1.128 AC.	9.52%
PROP. PAVEMENT AREA:	78,124 S.F.	1.783 AC.	15.14%
PROP. CONCRETE AREA:	33,978 S.F.	0.780 AC.	6.58%
PROP. STAB. GRASS AREA:	13,703 S.F.	0.315 AC.	2.65%
PERVIOUS AREA:	134,674 S.F.	3.092 AC.	26.08%
PROP. DRY DET. AREA:	24,644 S.F.	0.563 AC.	4.75%
PROP. OPEN SPACE AREA:	110,130 S.F.	2.529 AC.	21.33%

### BUILDING DATA

TOTAL BUILDING COVERAGE: 16.35%  
 MAX BUILDING HEIGHT: 45'  
 TOTAL SQUARE FOOTAGE: 96,884 S.F.  
 EXISTING BUILDING: 35,250 S.F.  
 PROPOSED BUILDING: 61,644 S.F. (INCLUDES 2ND FLOOR)

TOTAL BUILDING USE:  
 MANUFACTURING: 76,476 S.F.  
 OFFICE: 20,418 S.F.

BUILDING SETBACKS:  
 FRONT: 20' MINIMUM (AS NOTED IN LDC 6.05.02)  
 REAR: TBD  
 SIDE: TBD

### PARKING CALCULATIONS

WAREHOUSE  
 PARKING REQUIRED = 1 SPACE / 1,000 G.S.F. (1ST 10,000 G.S.F.) + 1 SPACE / 2,000 G.S.F.  
 = 10,000 G.S.F. / 1,000 G.S.F. + 66,476 G.S.F. / 2,000 G.S.F.  
 = 10 SPACES + 33.24 SPACES  
 = 44 SPACES

OFFICE  
 PARKING REQUIRED = 1 SPACE / 300 S.F.  
 = 20,418 S.F. / 300 S.F.  
 = 68.06 SPACES  
 = 69 SPACES

PARKING PROVIDED = 113 SPACES (5 HC)  
 PARKING PROVIDED = 186 SPACES (8 HC)

### PROVIDER OF UTILITIES

WATER: MARTIN COUNTY UTILITIES  
 WASTEWATER: MARTIN COUNTY UTILITIES  
 IRRIGATION: WELL (NOT PROPOSED)

### TRAFFIC STATEMENT

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 9th EDITION

MANUFACTURING (140) (AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	1000 SF / 3.82	76,476	= 292
A.M. PEAK HOUR TRIPS:	1000 SF / 0.73	76,476	= 56
P.M. PEAK HOUR TRIPS:	1000 SF / 0.73	76,476	= 56

OFFICE (110) (AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:	1000 SF / 11.03	20,418	= 225
A.M. PEAK HOUR TRIPS:	1000 SF / 1.56	20,418	= 32
P.M. PEAK HOUR TRIPS:	1000 SF / 1.49	20,418	= 30

### DRAINAGE

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREAS WHICH ARE SIZED TO ACCEPT THE PROPOSED CONNECTION. THE PROPOSED DRAINAGE SYSTEM WILL COMPLY WITH THE EXISTING SFPMW SYSTEM PERMIT AS WELL AS THE CITY OF STUART LDC.

### SOLID WASTE

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS.

### HAZARDOUS WASTE

ALL HAZARDOUS WASTE DISPOSALS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

### FIRE PROTECTION

ALL FIRE HYDRANTS WITHIN 1000' ARE SHOWN. EXISTING BUILDING UTILIZES A FIRE SPRINKLER SYSTEM AND PROJECT PROPOSES A FIRE SERVICE LINE TO SERVE THE NEW BUILDING.

### LANDSCAPE

ALL LANDSCAPING BY OTHERS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.04.00.

### ACCESSIBILITY AND ADA COMPLIANCE

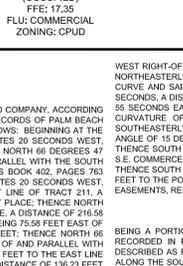
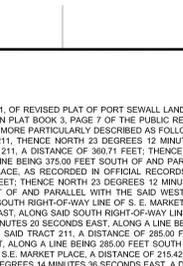
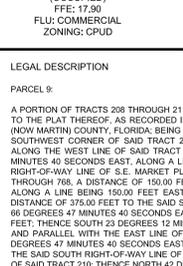
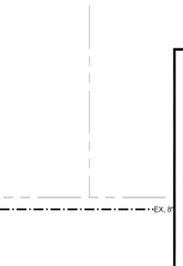
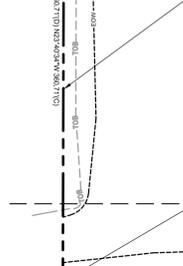
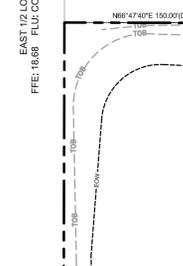
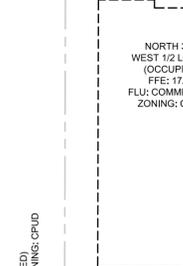
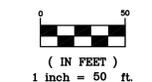
ALL SIDEWALKS AND RAMPS SHALL MEET FDOT AND ADA REQUIREMENTS.

### LIGHTING

ALL LIGHTING BY OTHERS IS TO INCLUDE POLE HEIGHTS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.07.00.

### WATER, SEWER, AND IRRIGATION

EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED FOR THE EXISTING BUILDING. THE PROPOSED BUILDING WILL HAVE WATER SERVICE CONNECTED EXISTING WATER MAIN AND WILL HAVE SEWER SERVICE CONNECTED TO THE EXISTING GRAVITY SYSTEM.



### LEGAL DESCRIPTION

PARCEL 9:  
 A PORTION OF TRACTS 208 THROUGH 211, OF REVISED PLAT OF PORT SEWELL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 211, THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 211, A DISTANCE OF 307.71 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 375.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGES 763 THROUGH 768, A DISTANCE OF 150.00 FEET; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG A LINE BEING 150.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF TRACT 211, A DISTANCE OF 375.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF S.E. MARKET PLACE; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 216.58 FEET; THENCE SOUTH 23 DEGREES 12 MINUTES 20 SECONDS EAST, ALONG A LINE BEING 75.58 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 211, A DISTANCE OF 285.00 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 285.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, A DISTANCE OF 215.42 FEET TO THE EAST LINE OF SAID TRACT 210; THENCE NORTH 42 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 136.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGES 1629 THROUGH 1630; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 201.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 32 MINUTES 31 SECONDS, A DISTANCE OF 69.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 98 DEGREES 17 MINUTES 59 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 97.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 25 MINUTES 52 SECONDS, A DISTANCE OF 123.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, A DISTANCE OF 48.60 FEET TO THE SOUTH LINE OF SAID TRACTS 208 THROUGH 211; THENCE SOUTH 68 DEGREES 38 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 96.23 FEET TO THE POINT OF BEGINNING, CONTAINING 434.891 SQ FT OR 9.984 ACRES MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OR RECORD.

EXHIBIT A  
 BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWELL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 210; RUN NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO A POINT; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 210, A DISTANCE OF 249.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST A DISTANCE OF 215.42 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 136.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF COMMERCE AVENUE, THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COMMERCE AVENUE, THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 219.33 FEET; THENCE SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 215.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES, MORE OR LESS.

REVISOR MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 210; RUN NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO A POINT; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 210, A DISTANCE OF 249.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE, THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 219.33 FEET; THENCE SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 215.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES, MORE OR LESS.

EXCEPTING AND EXCLUDING THE FOLLOWING PARCELS:  
 1. PARCEL "B": BEING A PORTION OF LOTS 209 AND 210, ACCORDING TO THE PLAT OF PORT SEWELL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, MARTIN COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 210; RUN NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 210, A DISTANCE OF 75.58 FEET TO A POINT; THENCE NORTH 23 DEGREES 12 MINUTES 20 SECONDS WEST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 210, A DISTANCE OF 249.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 38 MINUTES 38 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 219.33 FEET; THENCE SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 215.42 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 136.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF COMMERCE AVENUE, THENCE SOUTH 47 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 219.33 FEET; THENCE SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 215.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES, MORE OR LESS.

PORT SAINT LUCIE OFFICE  
 10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455  
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
 L.B. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
FILE NAME	DATE
SHEET NO.	DATE
LAYOUT	DATE
AS SHOWN	DATE
SCALE	DATE

WATERBLASTING  
 MARKET STREET  
 FINAL SITE PLAN

FLORIDA  
 CITY OF STUART

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

10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455

17-274

1 OF 2

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MADRAX DIVISION,  
GRABER MANUFACTURING, INC.  
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 SURFACE FLANGE MOUNT (SF)  
 IN-GROUND MOUNT (IG)  
 SURFACE GUSSET MOUNT (SG)

SELECT DESIRED FINISH  
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 POWDER COATED

ISOMETRIC

FRONT ELEVATION

IN-GROUND MOUNT (IG)

SURFACE FLANGE MOUNT (SF)

SURFACE GUSSET MOUNT (SG)

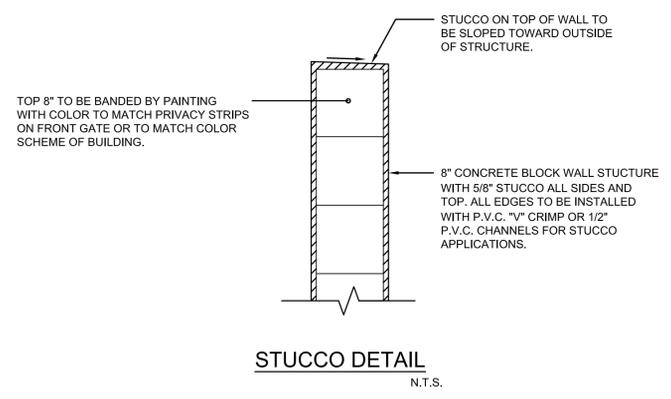
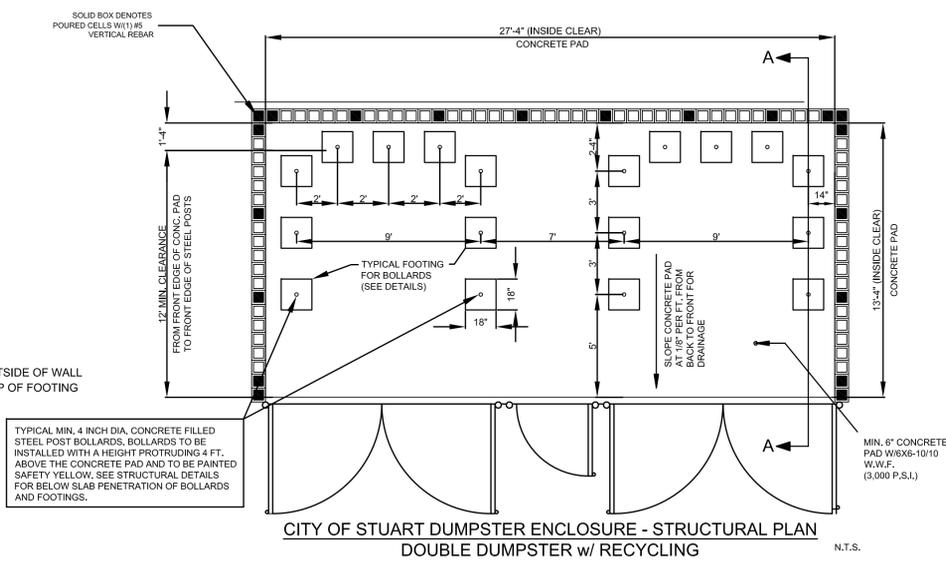
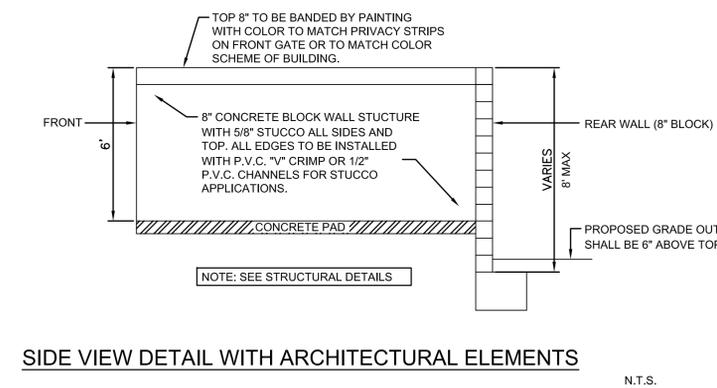
**NOTES:**

- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
- SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
- SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 302-113B.

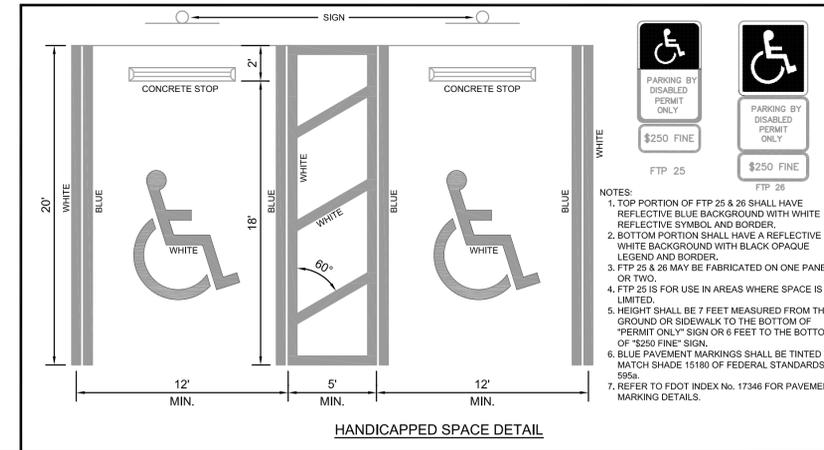
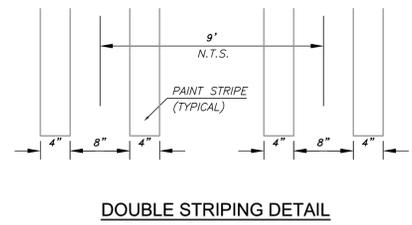
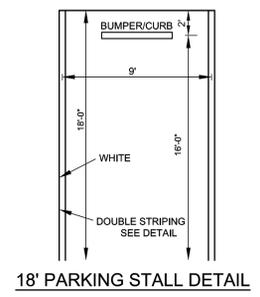
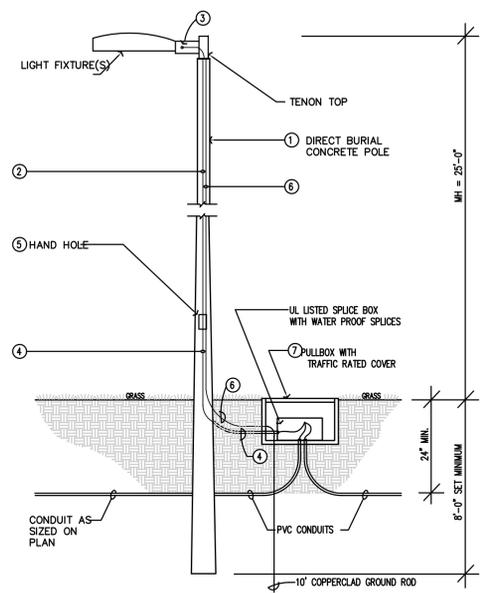
**HEAVY DUTY WINDER BIKE RACK**  
7 BIKE, SURFACE OR IN-GROUND MOUNT

302-113B  
PROTECTED BY COPYRIGHT ©2012 CADdetails.com LTD.

REVISION DATE 13/10/2011  
www.CADdetails.com



- STANDARD LIGHTING POLE DETAIL**
- LIGHTING POLE. THE MANUFACTURER IS TO PROVIDE CERTIFICATION BY FLORIDA PE, SHOWING WIND LOAD RATING OF 170 MPH WITH SPECIFIED FIXTURES INSTALLED. THE FINAL POLE SET IS TO BE DETERMINED BY THE PROFESSIONAL ENGINEER.
  - INTERNAL WIRING. INTERNAL WIRING TO BE IN UL LISTED CONDUITS, INSIDE POLE. SEE NOTE 3.
  - LIGHT FIXTURE CONNECTIONS. REFER TO LIGHT MANUFACTURER FOR REQUIREMENTS, INCLUDING TEMPERATURE REQUIREMENTS (COMMONLY 150C). CONDUCTORS TO BE UL LISTED "FIXTURE" CONDUCTORS. (UL "RECOGNIZED" APPLIANCE WIRES NOT PERMITTED.) OBTAIN BUILDING DEPARTMENT APPROVAL FOR CONDUCTORS, CONNECTORS, AND ACCESSIBILITY.
  - CONDUITS. CONDUITS BELOW HAND HOLE IN POLE TO BE UL LISTED WITH "BRANCH CIRCUIT" THWN CONDUCTORS.
  - HAND HOLE. HAND HOLE WITH UL LISTED BOX CAST IN POLE WITH WATERPROOF SPLICES.
  - GROUND WIRE IN POLE. CONNECT BOTTOM TO #4 BARE GROUND CONDUCTOR. CONNECT TOP TO GROUND LUG IN FIXTURES.
  - TRAFFIC RATED PULL BOX. HIGH STRENGTH COMPOSITE CONSTRUCTION RATED FOR DESIGN LOAD OF 5,000 LBS OVER A 10" SQUARE. COVER LETTERING = "LIGHTING". DO NOT PLACE IN PAVED AREA, KEEP IN GRASSED AREAS. QUAZITE COMPOSOLITE PX STYLE. 1-800-346-3067
  - MUCK. IF SOFT SOILS ARE FOUND ON THE PROPERTY, THIS POLE DESIGN WILL BE MODIFIED TO ACCOMMODATE. NOTIFY ENGINEER IMMEDIATELY.
  - SITE CONDITIONS. IF SITE CONDITIONS ARE DISCOVERED WHICH REQUIRE ANY POLE (S) TO BE MOVED OVER 4 FEET, NOTIFY THE ENGINEER IMMEDIATELY.



**ENGINEERS & SURVEYORS**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455  
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY B.L.C. & J.D.F.	DRAWN BY J.D.F.	DATE 17-27-2012
FILE NAME 17-27-2012-15120-001.dwg	LAYOUT AS SHOWN	SCALE AS SHOWN
REVISION COMMENTS	DATE	DATE

WATERBLASTING  
MARKET STREET  
SITE PLAN DETAILS

FLORIDA  
CITY OF STUART

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

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

17-274

2 OF 2

# Sheet Legend

- L-1 Landscape Plan - Cover Sheet & Overall Plan
- L-2 Landscape Plan
- L-3 Landscape Plan
- L-4 Landscape Plan, Plant List & Landscape Data
- L-5 Landscape Plan
- L-6 Landscape Plant List, Details & Specifications

**Waterblasting**  
 City of Stuart, Florida

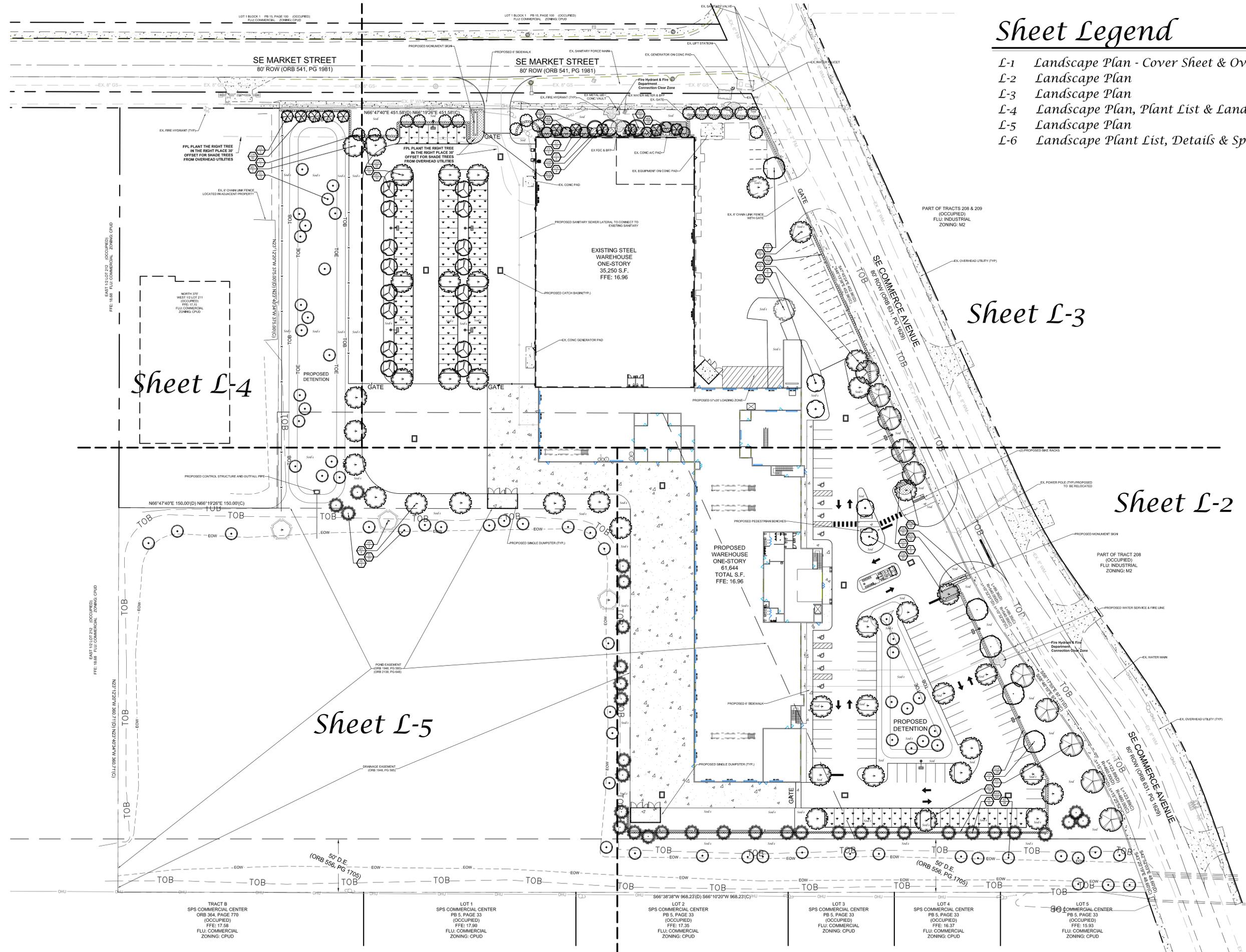
City Project Number:

Jeffrey W. Smith, RLA  
 Florida Registration Number:  
 LA 0001635

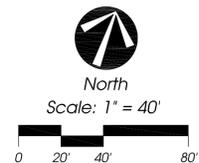
Job No. 17-0802  
 Drawn By JWS  
 Submittal Dates 12-21-2017  
 1-31-2018

Revision Dates  
 New Base 1-31-2018

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# Landscape Plan



Sheet L-4

Sheet L-3

Sheet L-2

Sheet L-5

TRACT 8  
 SPS COMMERCIAL CENTER  
 ORB 384, PAGE 770  
 (OCCUPIED)  
 FFE: 17.59  
 FLU: COMMERCIAL  
 ZONING: CPUD

LOT 1  
 SPS COMMERCIAL CENTER  
 PB 5, PAGE 33  
 (OCCUPIED)  
 FFE: 17.90  
 FLU: COMMERCIAL  
 ZONING: CPUD

LOT 2  
 SPS COMMERCIAL CENTER  
 PB 5, PAGE 33  
 (OCCUPIED)  
 FFE: 17.35  
 FLU: COMMERCIAL  
 ZONING: CPUD

LOT 3  
 SPS COMMERCIAL CENTER  
 PB 5, PAGE 33  
 (OCCUPIED)  
 FFE: 16.37  
 FLU: COMMERCIAL  
 ZONING: CPUD

LOT 4  
 SPS COMMERCIAL CENTER  
 PB 5, PAGE 33  
 (OCCUPIED)  
 FFE: 15.93  
 FLU: COMMERCIAL  
 ZONING: CPUD

LOT 5  
 SPS COMMERCIAL CENTER  
 PB 5, PAGE 33  
 (OCCUPIED)  
 FFE: 15.93  
 FLU: COMMERCIAL  
 ZONING: CPUD

# Waterblasting

City of Stuart, Florida

City Project Number:

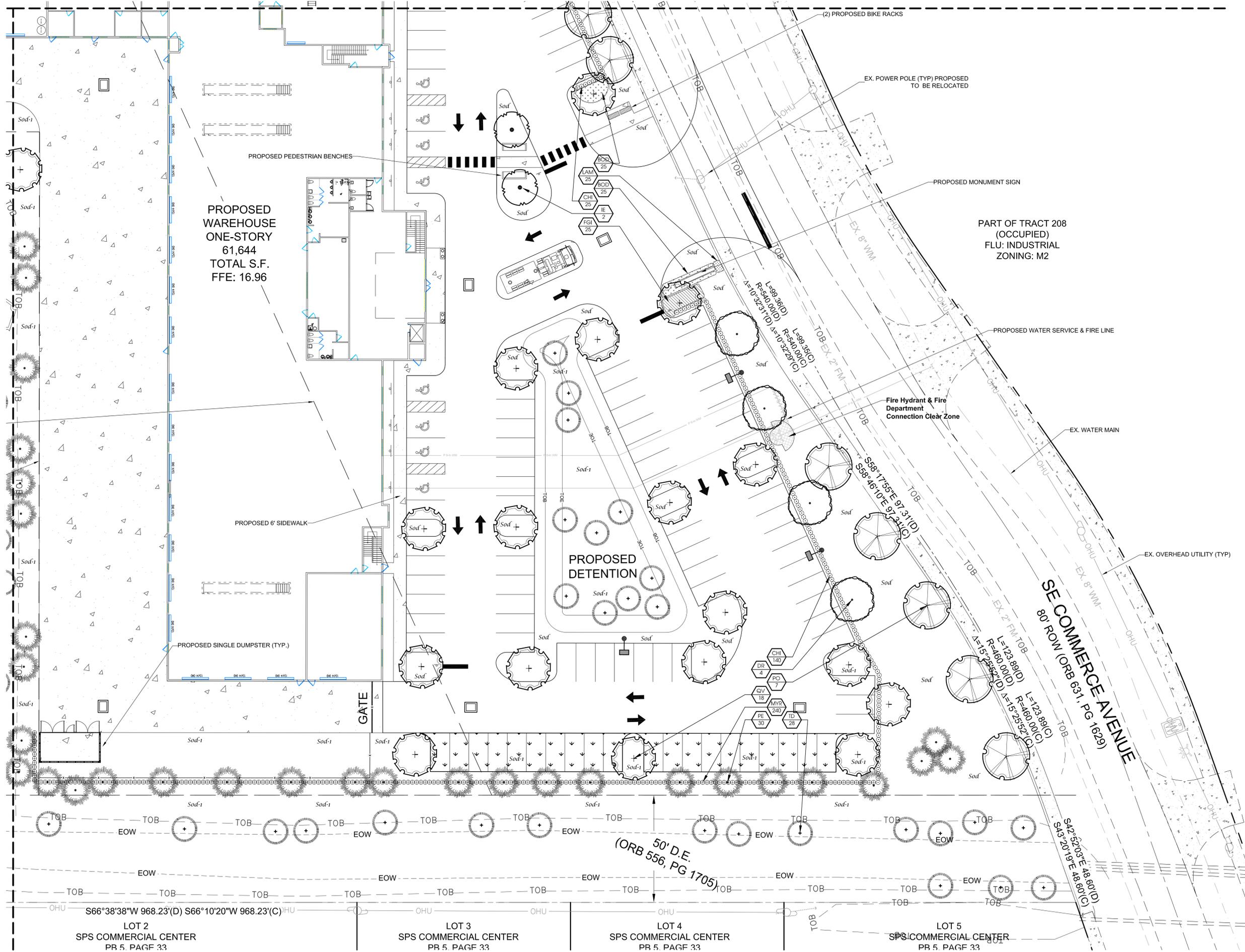
Jeffrey W. Smith, RLA  
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LA 0001635

Job No. 17-0802  
Drawn By JWS  
Submittal Dates 12-21-2017  
1-31-2018

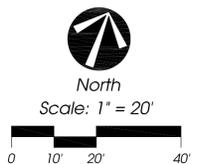
Revision Dates  
New Base 1-31-2018

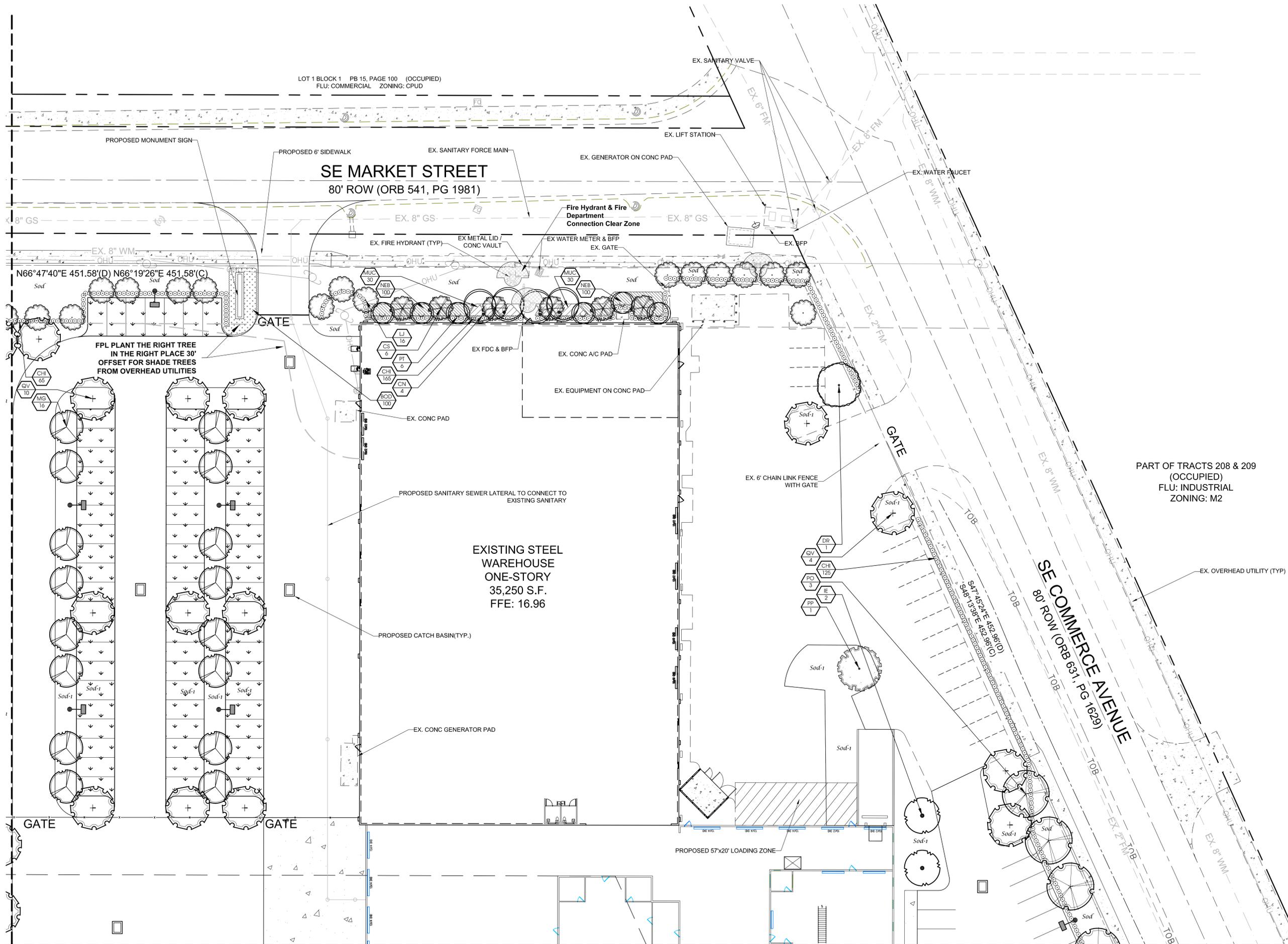
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Sheet 2 of 6



# Landscape Plan





PART OF TRACTS 208 & 209  
 (OCCUPIED)  
 FLU: INDUSTRIAL  
 ZONING: M2

City Project Number:

Jeffrey W. Smith, RLA  
 Florida Registration Number:  
 LA 0001635

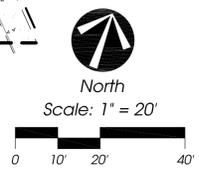
Job No. 17-0802  
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 Submittal Dates 12-21-2017  
 1-31-2018

Revision Dates  
 New Base 1-31-2018

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3 of 6  
 Sheet of

**Landscape Plan**



# Landscape Data

Total Site Area: 516,176 s.f. 11.85 Ac. 100%

Trees:

Commercial Area: (6.04.08)

Required: 1 Tree / 2,500 s.f. = 516,176 / 2,500 = 206

Provided: 206

Landscape Area: (6.04.03.B.1)

Required: 20% of developed area = 516,176 x 20% = 103,235.20

Provided: 149,167

Parking Buffer Adjacent to Right of Way (6.04.07.A)

Required: 1 Tree / 30 L.F. = 1,274' / 30' = 43

Provided: 43

Required: Shrub Hedge @ 2' O.C. = 637

Provided: 640

Required: 25% of strip in Ground Cover = 319 l.f.

Provided: 100% (See Note #1 Below) 325 l.f.

Notes:

1. Low shrubs are used to not block safe sight lines.

Parking Buffer Adjacent to Private Property (6.04.07.B.2)

Required: 1 Tree / 30 L.F. = 471' / 30' = 16

Provided: 16

Required: Shrub Hedge @ 2' O.C. = 236

Provided: 240

Required: 25% of strip in Ground Cover = 118 l.f.

Provided: 125 s.f.

Interior & Terminal Islands (6.04.07.C.5 & 6)

Required: 1 Tree / Island = 36

Provided: (33 + 3 TD - See Note Below) 36

Note: Three trees were relocated to the retention pond area as Cypress trees due to utilities / conflicts being located within the islands.

Divider Median (6.04.07.C.7)

Required: 1 Tree / 20' of divider median = 200' / 20' = 10

Provided: 10

Additional Parking Stalls (6.04.03.B.7)

Extra Spaces Provided = 94 (94 x 100 = 9,400 / 500 s.f. = 19)

Required: 1 Tree / 500 s.f. = 19

Provided: (See Note Below) 19

Total Trees Required: (6.04.08)

Total Trees Provided: 206 Trees + 10 Palms @ 3:1 = 3 = 209

Total Shade Trees Required: (6.04.02.A.2) 50% of total required trees = 206 x 50% = 103

Total Shade Trees Provided: 178

Total Native Trees Required: (6.04.02.A.1) 50% of total required trees = 209 x 50% = 103

Native Trees Provided: 183 (89%)

Total Native Shrubs Required: (6.04.02.A.1) 50% of total required shrubs = 1,270 x 50% = 1,270

Native Shrubs Provided: 1,070 (89%)

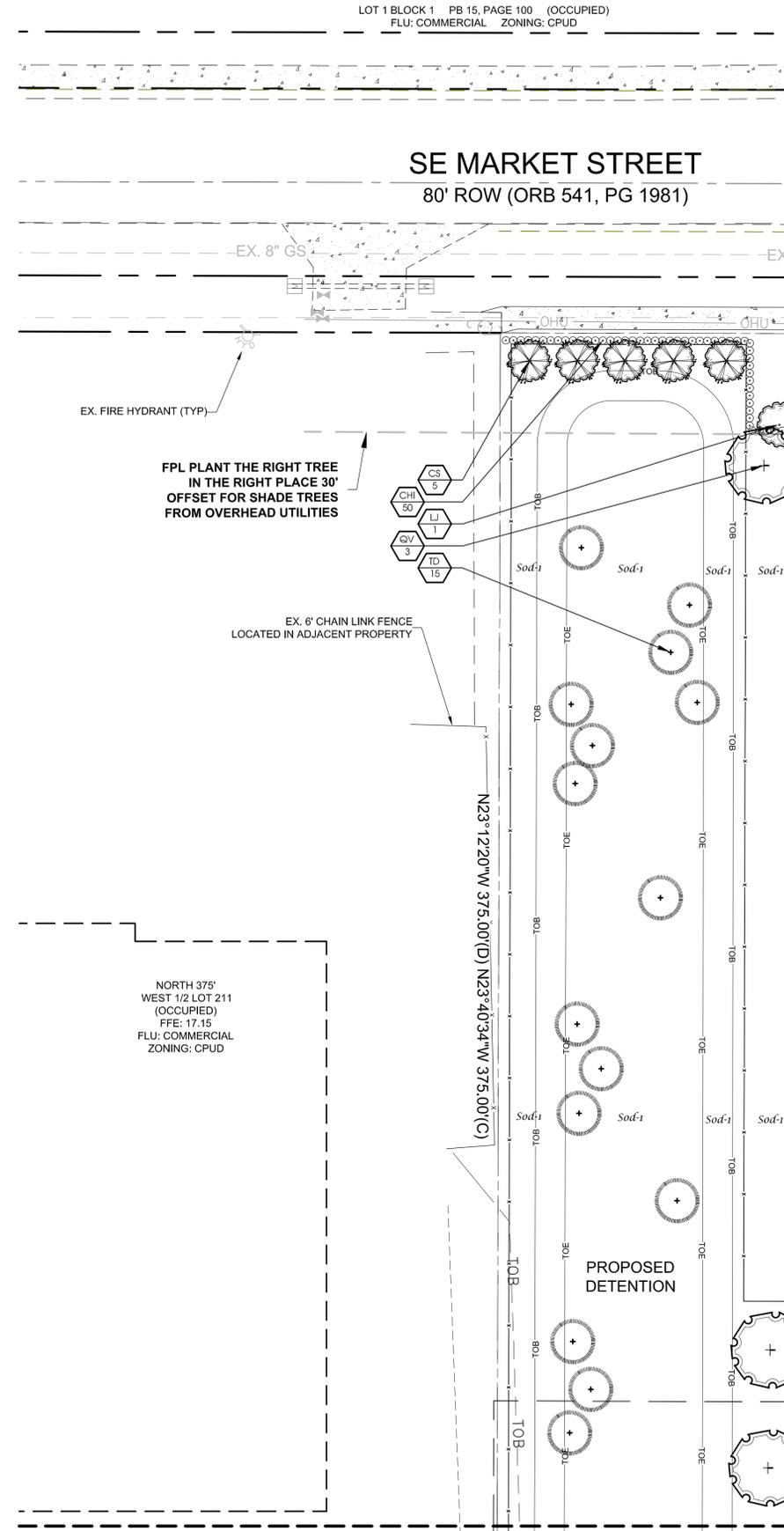
# Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
<b>CANOPY / ORNAMENTAL TREES</b>							
3	AR*	ACER RUBRUM	RED MAPLE	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
11	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	8' O.A./8' SPRD.	A.S.	FULL CANOPY, LIMB UP 2.5', MULTI-STEM	LOW
5	DR	DELONIX REGIA	ROYAL POINCIANA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
4	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
17	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM	8' O.A./8' SPRD.	A.S.	FULL CANOPY, LIMB UP 2.5', MULTI-STEM	LOW
16	MG*	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD MAGNOLIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY, LIMB UP 4"	MEDIUM
33	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
10	PO*	PLATANUS OCCIDENTALIS	SYCAMORE	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
1	PP	PELTOPHORUM PTEROCARPUM	COPPER POD YELLOW POINCIANA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
41	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
65	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
<b>PALMS</b>							
4	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	6' C.T.	A.S.	CURVED TRUNKS, FULL CANOPY	LOW
6	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	FULL CANOPY, STRAIGHT SLENDER DOUBLE TRUNKS, MATCHED	MEDIUM
<b>LARGE SHRUBS / HEDGES / ACCENTS</b>							
570	CHI*	CHRYSOBALANUS ICACO	RED TIPPED COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
60	MUC*	MUHLENBERGIA CAPILARIS	MUHLIY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
240	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
<b>MED. SHRUBS / GROUNDCOVERS / VINES</b>							
150	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF HELEN JOHNSON BOUGAINVILLEA	#3, 12" x 12"	24" O.C.	FULL & THICK	LOW
25	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 12" x 12"	24" O.C.	FULL & THICK	LOW
25	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	#1, 12" x 12"	24" O.C.	FULL & THICK	LOW
200	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	LOW
SOD-1		PASPALLUM NOTATUM	BAHIA SOD			SEE SPECS	HIGH
SOD		STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH

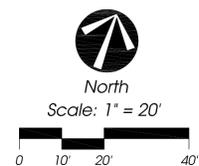
\* = Florida Native

# Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	5
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
25% - 50% of the required shrubs are made up of drought tolerant species from the list	5
51% or more of the required trees are made up of drought tolerant species from the list	10
Sod area less than 50% of Landscape area	10
Utilization of mulch other than Cypress mulch	5
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	50
Points Provided:	50



# Landscape Plan



**Conceptual Design Group, Inc.**

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LC: 26000198

Waterblasting

City of Stuart, Florida

City Project Number:

Jeffrey W. Smith, RLA  
Florida Registration Number:  
LA 0001635

Job No. 17-0802  
Drawn By JWS  
Submission Dates 12-21-2017  
1-31-2018

Revision Dates  
New Base 1-31-2018

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4 6  
Sheet of

# Waterblasting

City of Stuart, Florida

City Project Number:

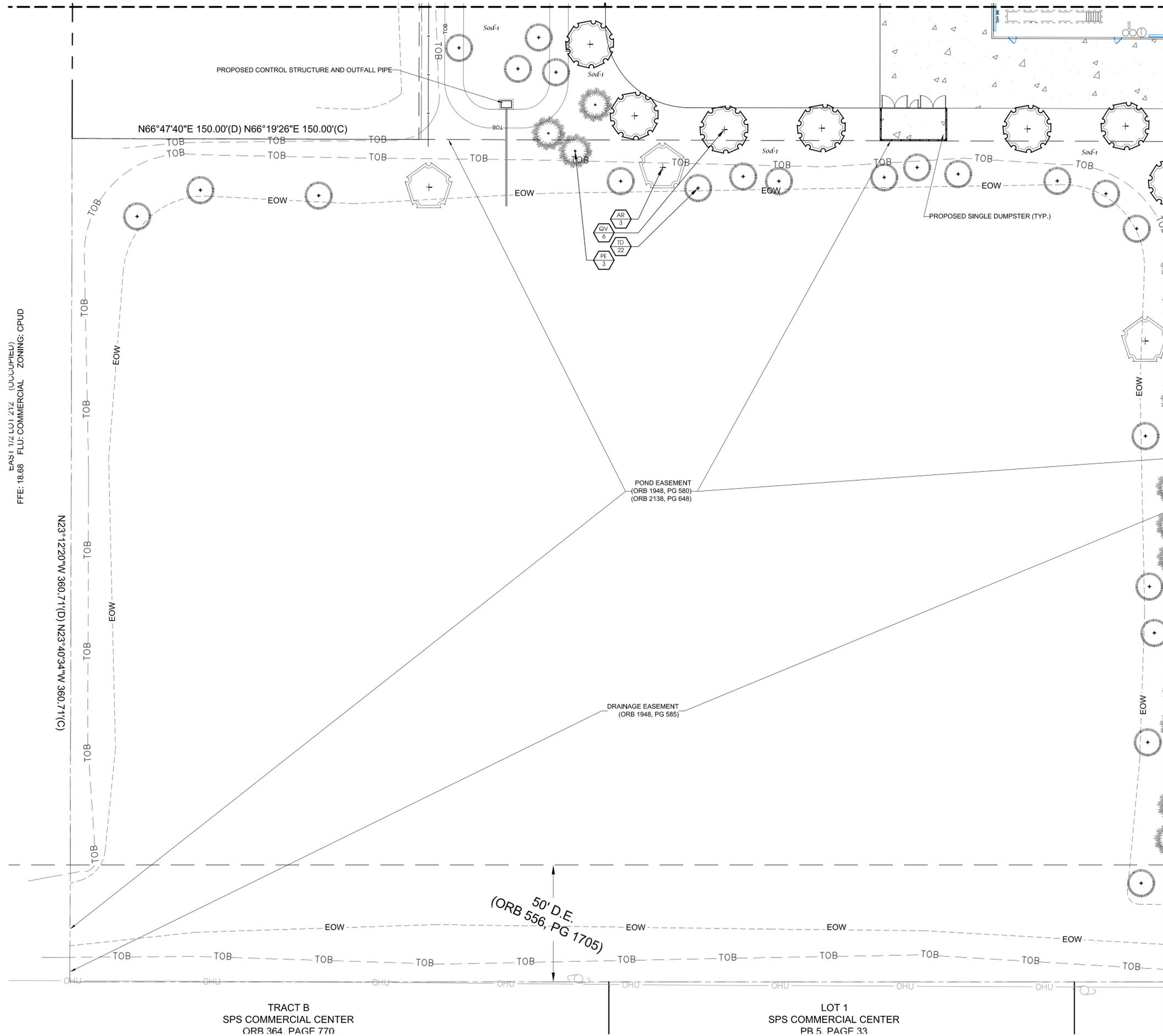
Jeffrey W. Smith, RLA  
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5 6  
 Sheet of



EAS 1 1/2 LOT 212 (OCCUPIED)  
 FFE: 18.68 FLU: COMMERCIAL ZONING: CPUD

N23°12'20"W 360.71'(D) N23°40'34"W 360.71'(C)

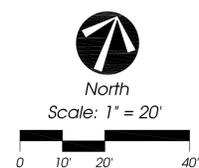
N66°47'40"E 150.00'(D) N66°19'26"E 150.00'(C)

50' D.E.  
 (ORB 556, PG 1705)

TRACT B  
 SPS COMMERCIAL CENTER  
 ORR 364 PAGE 770

LOT 1  
 SPS COMMERCIAL CENTER  
 PB 5 PAGE 33

# Landscape Plan



# Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty:** All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area. Call 811 - Sunshine State One Call of Florida, Inc. - www.sunshine811.com
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- All plant material and sod shall be fertilized in accordance with Martin County's fertilizer ordinance. Soil tests are required from the site to be in compliance with the ordinance and shall be taken from the minimum required areas as stated in the ordinance. Fertilizer shall be a complete natural organic fertilizer and slow release.

Fertilized with a complete natural organic fertilizer with a ratio as allowed by the County.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agfroom 20-0-5 (If allowed by County) twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the Irrigation contractor for approval prior to installation.

12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.

13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.

14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.

15. Maintain positive drainage, no planting is to block drainage.

16. Drainage Testing

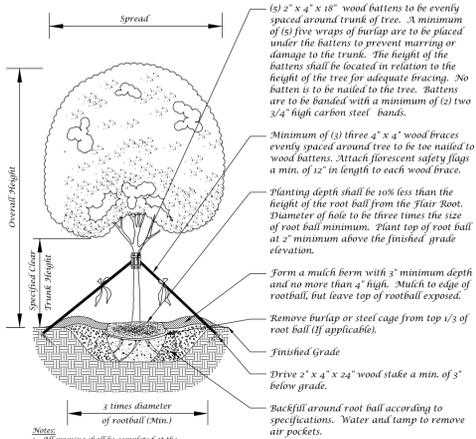
- Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
- Dig each planting pit to the minimum specified size.
  - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
  - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
  - Discard all material removed from the drainage channel.
  - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

**NOTE:**  
Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.

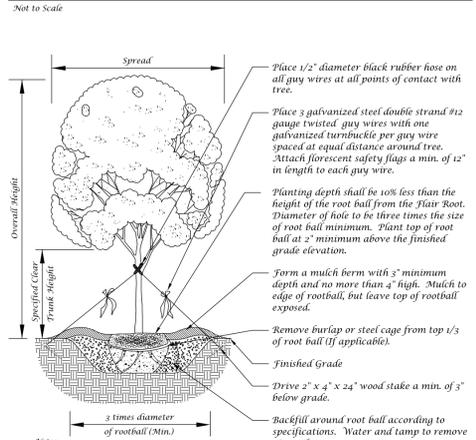
## General Notes

- No plant substitutions can be made without City of Stuart approval.
- All required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- All planting areas and sod to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the Irrigation contractor for approval prior to installation.
- The irrigation system shall be continuously maintained in working order.
- An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
- Sod and irrigation will be installed in any adjacent right-of-way, between walks and curbs.
- Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of curbs or sidewalks in public right-of-way.

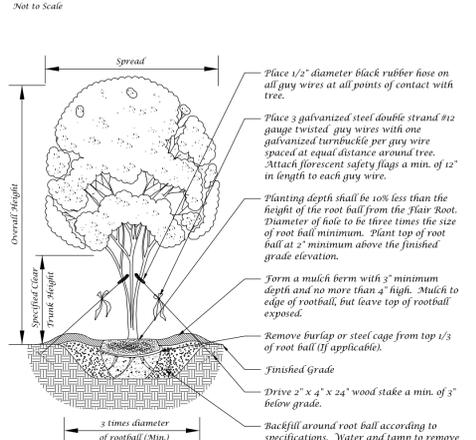
# Landscape Details



## Large Tree Planting Detail (5" Caliper or Greater)

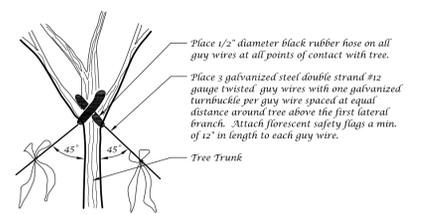


## Tree Planting Detail



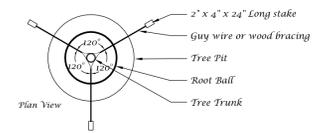
## Multi-Trunk Tree Planting Detail

Not to Scale



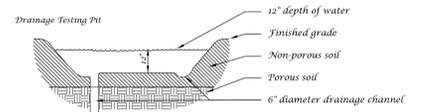
## Guy Wire Attachment Detail

Not to Scale

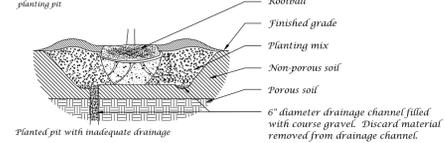


## Staking Detail

Not to Scale

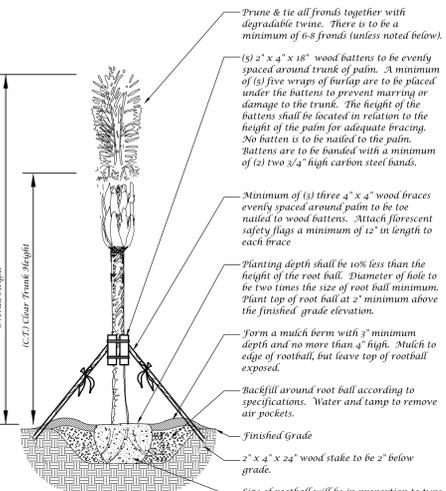


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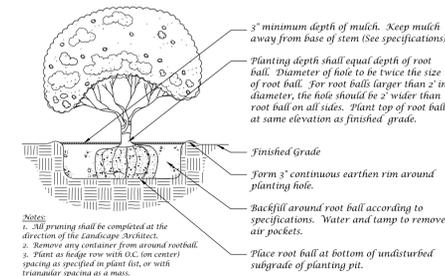
## Drainage Testing Detail

Not to Scale



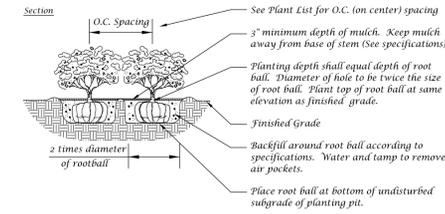
## Palm Planting Detail

Not to Scale

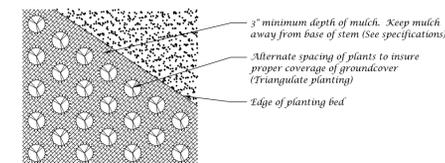


## Shrub Detail

Not to Scale



Not to Scale



## Ground Cover Detail

Not to Scale

# Conceptual Design Group, Inc.

Landscape Architecture - Site Planning  
900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LC: 26000198

# Waterblasting

City of Stuart, Florida

City Project Number:

Jeffrey W. Smith, RLA  
Florida Registration Number:  
LA 0001635

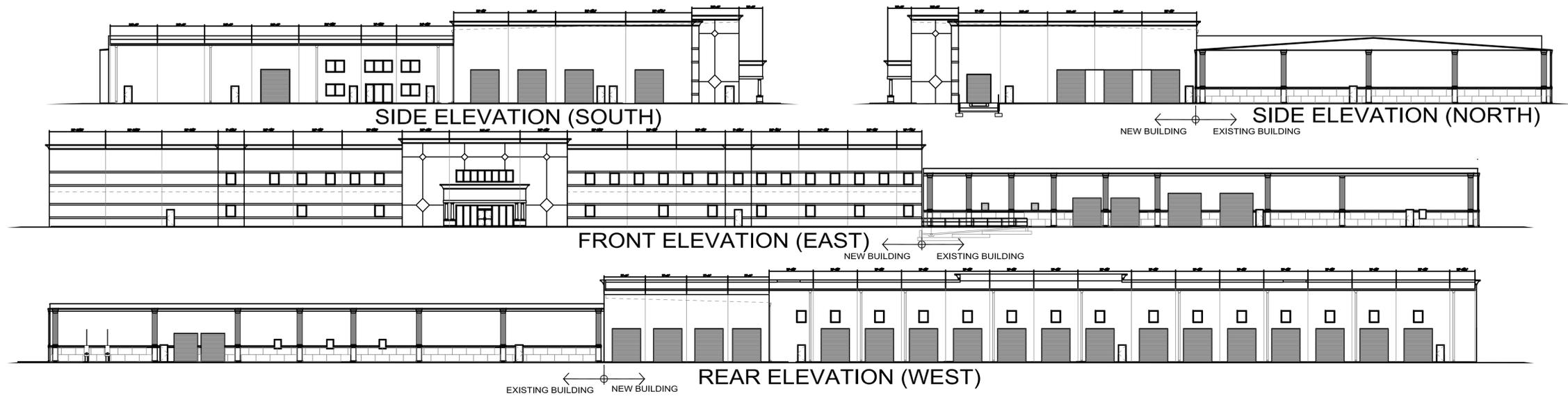
Job No. 17-0802  
Drawn By JWS  
Submission Dates 12-21-2017  
1-31-2018

Revision Dates  
New Base 1-31-2018

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

# Landscape Plan

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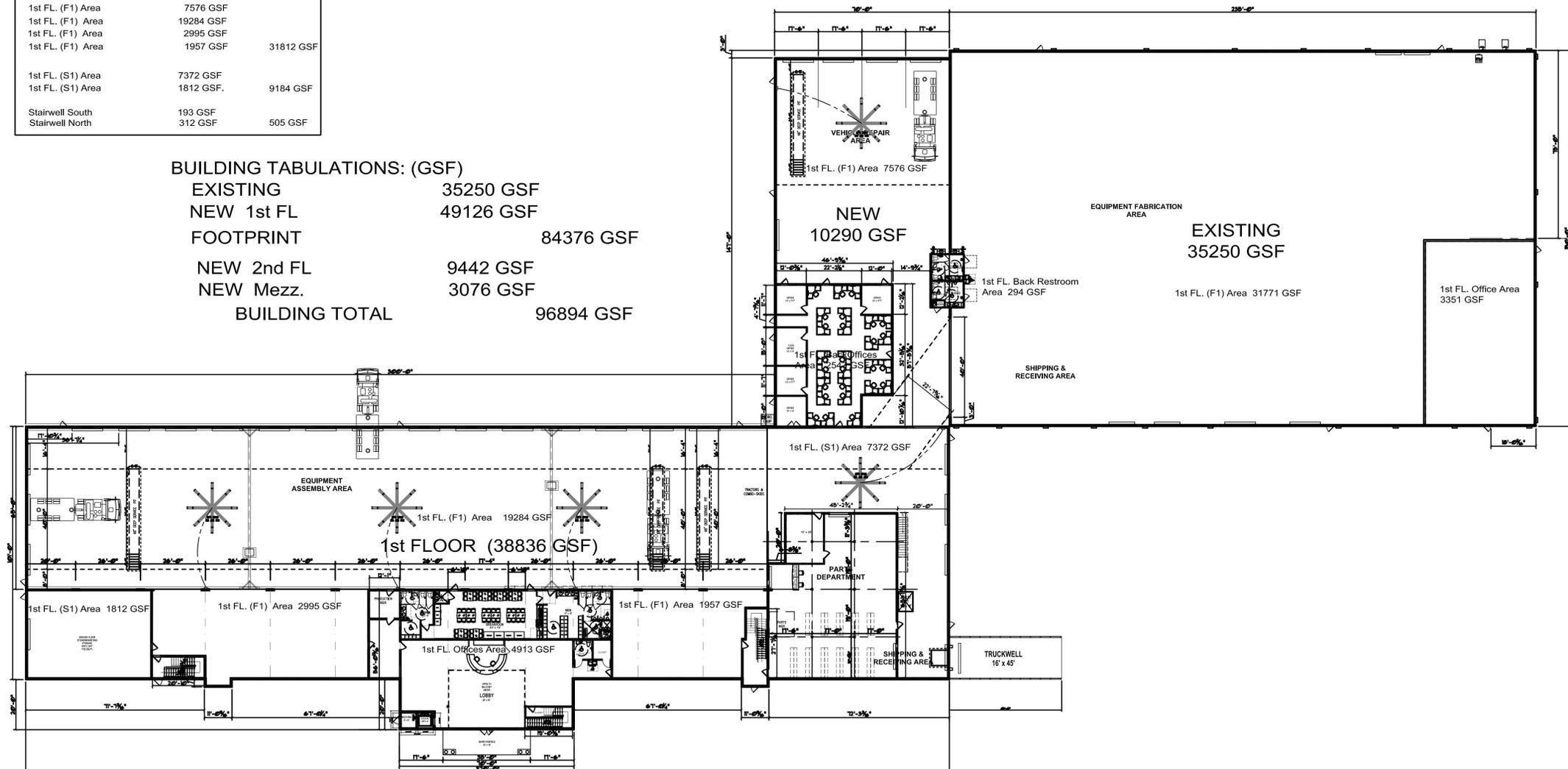


NEW BUILDINGS 1st FLOOR		49126 GSF
1st FL. Offices Area	4913 GSF	
1st FL. BackOffices Area	2547 GSF	
Restroom	165 GSF of NEW	7625 GSF
1st FL. (F1) Area	7576 GSF	
1st FL. (F1) Area	19284 GSF	
1st FL. (F1) Area	2995 GSF	
1st FL. (F1) Area	1957 GSF	31812 GSF
1st FL. (S1) Area	7372 GSF	
1st FL. (S1) Area	1812 GSF.	9184 GSF
Stairwell South	193 GSF	
Stairwell North	312 GSF	505 GSF

EXISTING BUILDING 35250 GSF	
1st FL. Office Area	3351 GSF
Restroom	128 GSF of EXISTING
1st FL. (F1) Area	31771 GSF

**BUILDING TABULATIONS: (GSF)**

EXISTING	35250 GSF
NEW 1st FL	49126 GSF
<b>FOOTPRINT</b>	<b>84376 GSF</b>
NEW 2nd FL	9442 GSF
NEW Mezz.	3076 GSF
<b>BUILDING TOTAL</b>	<b>96894 GSF</b>



**BUILDING ADDITION 1st FLOOR LAYOUT PLAN & ELEVATIONS**  
 SCALE: 1"=25'-0"

PROJECT TITLE  
**WATER BLASTING TECHNOLOGIES**  
 NEW CONSTRUCTION & RENOVATION  
 SE COMMERCE AVENUE  
 STUART, FLORIDA 34996

REV. DATE

PROJECT 17-2024 ISSUED

SHEET

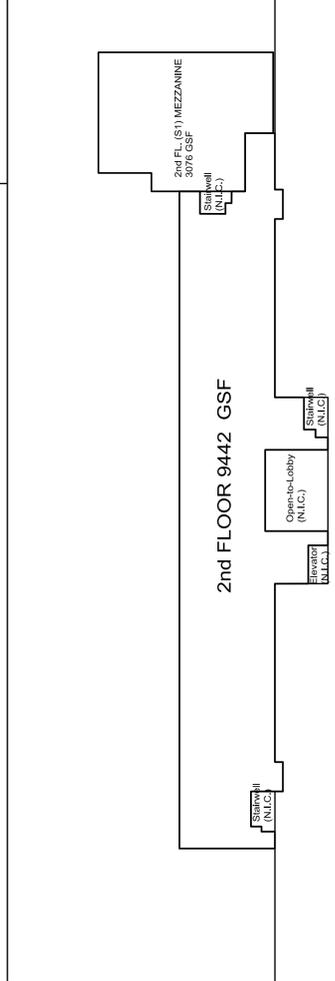
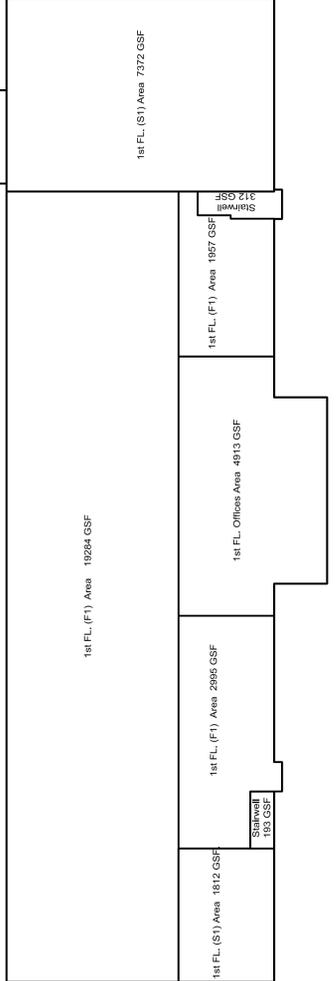
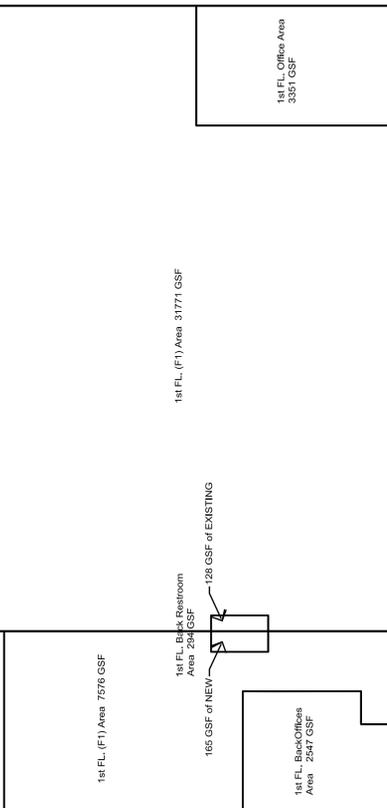
**SD-1**

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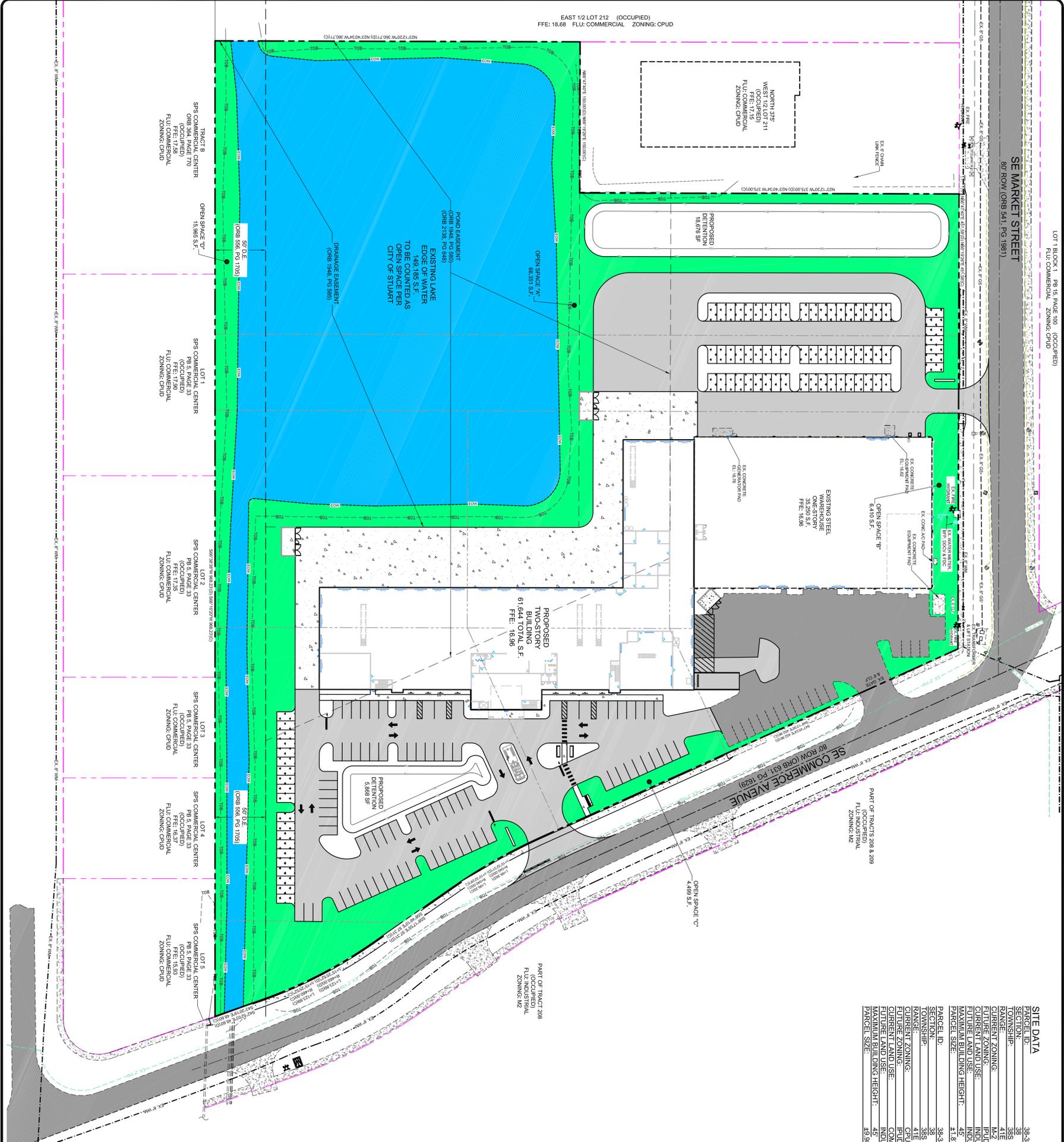
**EXISTING BUILDING 35250 GSF**  
 1st FL. Office Area 3351 GSF  
 Restroom 128 GSF of EXISTING  
 1st FL. (F1) Area 31771 GSF

<b>NEW BUILDINGS 1st FLOOR</b>	49126 GSF
1st FL. Offices Area	4913 GSF
1st FL. Back/Offices Area	2547 GSF
Restroom	165 GSF of NEW
1st FL. (F1) Area	7676 GSF
1st FL. (F1) Area	19284 GSF
1st FL. (F1) Area	2995 GSF
1st FL. (F1) Area	1957 GSF
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Stairwell South	193 GSF
Stairwell North	312 GSF



PROJECT TITLE  
**WATER BLASTING TECHNOLOGIES**  
 NEW CONSTRUCTION & RENOVATION  
 SE COMMERCE AVENUE  
 STUART, FLORIDA 34996

REV. DATE	
PROJECT	ISSUED
17-2024	
SHEET	<b>SD-4</b>



**SITE DATA**

PARCEL ID:	38-38-41-002-209-00001-8
SECTION:	38
TOWNSHIP:	38S
RANGE:	41E
CURRENT ZONING:	M-2
FUTURE ZONING:	IND
FUTURE ZONING - USE:	INDUSTRIAL
FUTURE LAND USE:	INDUSTRIAL
MAXIMUM BUILDING HEIGHT:	45'
PARCEL SIZE:	1.87 AC
PARCEL ID:	38-38-41-002-209-00001-9
SECTION:	38
TOWNSHIP:	38S
RANGE:	41E
CURRENT ZONING:	CPUD
FUTURE ZONING:	CPUD
FUTURE LAND USE:	COMMERCIAL
MAXIMUM BUILDING HEIGHT:	45'
PARCEL SIZE:	49.98 AC

**LEGEND**

	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT
	EXISTING LAKE
	PROPOSED OPEN SPACE

1" = 50' FT.

**Total Site Area => 11.85 Acre => 100 %**

PARCEL SIZE 516,176 S.F. 11.85 AC. 100.000%

**LAND USE TABLE**

EXISTING BUILDING AREA	35,250 S.F.	0.81 AC.	6.83%
PROPOSED BUILDING AREA	49,128 S.F.	1.13 AC.	9.52%
EXISTING PAVED AREA	21,874 S.F.	0.50 AC.	4.24%
PROPOSED PAVED AREA	78,124 S.F.	1.79 AC.	15.14%
PROPOSED STAB. GRASS AREA	33,978 S.F.	0.78 AC.	6.58%
PROPOSED STAB. CONCRETE AREA	262 S.F.	0.01 AC.	0.05%
EXISTING LAKE	149,185 S.F.	3.43 AC.	28.90%
DETENTION AREA	24,544 S.F.	0.56 AC.	4.75%
<b>IMPERVIOUS/PERVIOUS</b>			
TOTAL IMPERVIOUS AREA	381,502 S.F.	8.76 AC.	73.92%
TOTAL PERVIOUS AREA	134,674 S.F.	3.09 AC.	26.08%
<b>OPEN SPACE BREAKDOWN</b>			
OPEN SPACE "A"	68,351 S.F.	1.57 AC.	13.24%
OPEN SPACE "B"	6,410 S.F.	0.15 AC.	1.23%
OPEN SPACE "C"	4,499 S.F.	0.10 AC.	0.87%
OPEN SPACE "D"	15,965 S.F.	0.37 AC.	3.09%
EXISTING LAKE	149,185 S.F.	3.42 AC.	28.90%
TOTAL OPEN SPACE	244,410 S.F.	5.61 AC.	47.35%

<p><b>WATERBLASTING</b></p> <p><b>MARKET STREET</b></p> <p><b>OPEN SPACE EXHIBIT</b></p> <p>CITY OF STUART      FLORIDA</p>	<p>1-31-18      CLARIFY SQUARE FOOTAGES PER STAFF COMMENTS      REVISION COMMENTS</p> <p>DATE      DATE      DATE</p>	<p>JDF DESIGNED BY</p> <p>VER DRAWN BY</p> <p>17-274-00-00-00-16.dwg FILENAME</p> <p>Open Space LAYOUT</p> <p>AS SHOWN</p> <p>SCALE</p> <p>12DEC17 DATE</p>	<p><b>EDC</b> ENGINEERS &amp; SURVEYORS</p> <p>PORT SAINT LUCIE OFFICE 10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 PHONE: 772-462-2455 WWW.EDC-FL.COM</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION 9895 L.B. CERTIFICATE OF AUTHORIZATION 8698</p>
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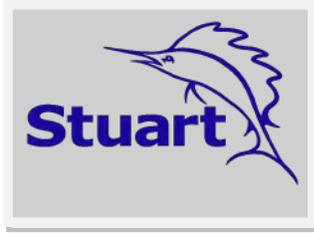
17-274

1 OF 1

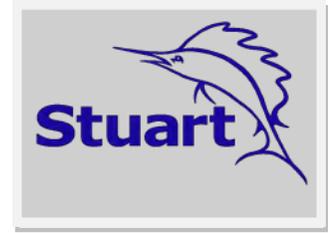
R.J. KENNEDY, P.E. (DATE)  
#55218

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

# STAFF REPORT



**CITY OF STUART  
CITY COMMISSION**  
March 26, 2018



<b>Project Name:</b> Waterblasting Technologies	<b>Property Owner:</b> The Crocker Group LLC and Ted Glasrud Associates FL, LLC				
<b>Project No.:</b> Z17110013, Z17110014, Z17110015, and Z17110016	<b>Applicant/Petitioner:</b> The Crocker Group LLC				
<b>Ordinance No:</b> 2367-2018 and 2368-2018	<b>Agent/Representative:</b> Brad Currie, EDC Engineers and Surveyors				
	<b>Case Planner:</b> Pinal Gandhi-Savdas				
<b>Location:</b> Parcel of land south of SE Market Place and west of SE Commerce Avenue					
<b>Parcel #</b>	<b>Parcel ID</b>	<b>Address</b>	<b>Acreege</b>	<b>Current FLU</b>	<b>Current Zoning</b>
1	38-38-41-002-209-00001-8	3920 SE Commerce	1.87	(MC) I	(MC) M-2
2	38-38-41-002-208-00001-0	SE Commerce Avenue	9.92	COM	CPUD



<b>PROJECT SUMMARY</b>		
<b>Property Size (area)</b>	Parcel 1 - 1.87 acres Parcel 2 - 9.92 acres TOTAL 11.79 ACRES	
<b>Present Use</b>	Parcel 1 - Developed Parcel 2 - Undeveloped	
<b>Subject Property Land Use</b>	Parcel 1 - Martin County - Industrial Parcel 2 - City of Stuart - Commercial	
<b>Adjacent FLU</b>	<i>North</i>	City of Stuart - Commercial
	<i>South</i>	Martin County - Industrial
	<i>East</i>	Martin County - Industrial
	<i>West</i>	City of Stuart - Commercial
<b>Subject Property Zoning</b>	Parcel 1 - Martin County - M-2 Commercial Limited Parcel 2 - City of Stuart - CPUD	
<b>Adjacent Zoning</b>	<i>North</i>	City of Stuart - CPUD
	<i>South</i>	Martin County – M-1 Commercial General
	<i>East</i>	Martin County - M-2 Commercial Limited
	<i>West</i>	City of Stuart - CPUD
<b>Proposed Land Use Designation &amp; Zoning District</b>	Industrial and Industrial Planned Unit Development (IPUD)	
<b>Proposed Use</b>	Industrial – Expansion of an existing warehouse that is 35,250 sq. ft. to an additional 58,388 sq. ft. two-story warehouse building on the subject property.	
<b>City Approvals</b>	<ul style="list-style-type: none"> <li>• Building Department – No comments at this time.</li> <li>• Fire Department – Approved</li> <li>• Public Works – Approved with Comments - See attached comments.</li> <li>• Police Department – Approved</li> <li>• Engineering and Traffic (Captec) – See attached comments.</li> </ul>	
<b>Brief Explanation</b>	The intent of this application is to request a voluntary annexation of the 1.87-acre parcel into the City of Stuart and combining the adjacent parcel of land within the City of Stuart limits consisting of 9.92 acres with the proposed annexed parcel of land into a single parcel totaling 11.79 acres and establishing a Future Land Use Map designation of “Industrial” and Zoning District designation of “Industrial Planned Unit Development” (IPUD) on the zoning map and site plan approval for an expansion of an existing warehouse (35,250 sq. ft.) to an additional 61,644 sq. ft. two-story building on the subject property.	
<b>Staff Recommendation:</b> Subject to the attached development conditions staff offers no objection to the annexation of the 1.87-acre parcel, and the Future Land Use designation to Industrial and zoning district designation to Industrial Planned Unit Development (IPUD) for the combined parcel consisting of 11.79 acres.		

## STAFF REPORT AND RECOMMENDATION

### I. LEGAL NOTICE REQUIREMENTS

**A. Requirements for Application** – The applications for annexation, Future Land Use amendment to Industrial, zoning district designation to IPUD and a final site plan 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, as well as applicable sections in F.S. Ch. 163, Part II and Ch. 171, Part II.

**B. Site Posting Date:** 12-28-17

**C. Mail Notice Postmark:** 12-28-17 to property owners within 300 feet

**D. Publication Date:** January 12, 2018; February 5, 2018; March 12, 2018; and March 19, 2018

### II. COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2368-2018 (Attachment A)

III. APPLICATION See Attachment B to this report.

### IV. STAFF ANALYSIS

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

The subject property consists of newly annexed parcel (1.87 acres) and the adjacent undeveloped parcel of land within the City of Stuart limits consisting of 9.92 acres, combining into a single parcel totaling 11.79 acres in size, located on the south side of SE Market Place and west of SE Commerce Avenue.

<b>Direction</b>	<b>Current Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
North	Upland Preserve for Walmart CPUD (City of Stuart)	CPUD	Commercial
South	Manufacturing/Repair service shops/Warehouse (Martin County)	Martin County M-1 Commercial General	Martin County Industrial
East	NuCO2 Distribution Company (City of Stuart)	Martin County M-2 Commercial Limited	Martin County Industrial
West	Warehouse/Distribution	CPUD	Commercial

## **B. Project Description**

The subject property consists of newly annexed parcel (1.87 acres) and the adjacent undeveloped parcel of land within the City of Stuart limits consisting of 9.92 acres, combining into a single parcel totaling 11.79 acres in size, located on the south side of SE Market Place and west of SE Commerce Avenue.

There is an existing 35,250 square foot one-story warehouse on the 1.87-acre parcel. The applicant is proposing to expand the existing warehouse footprint to an additional 61,644 sq. ft. two-story building on the subject property.

Waterblasting Technologies manufactures large vehicles that remove rubber from the runways for the safe landing of incoming aircraft. They also manufacture a variety of other road and runway maintenance vehicles designed to take the paint markings off of highways, recess pavement markings in snowy states where plows can damage the marking and make machinery for putting rumble strips in the highways and also melting and painting vehicles that place durable markings on highways and runways so cars and planes travel in their respective lanes.

The company currently employs 140 full-time employees in various locations within the County. The locations include: 3920 SE Commerce Avenue (annexation parcel), 3170 SE Slater Street (main building), 3130 Slater Street and 4551 Hampton Court. The current development project is undertaken to consolidate the workforce into one location. Currently, there are 26 employees at 3920 SE Commerce Avenue location and the site has existing 37 parking spaces.

The salary for employees range from \$30,000 per year to \$200,000 per year with average annual salary of \$40,000-\$45,000 per year. The company provides full benefits to full-time employees. They plan to double their workforce over the next 5 years from 140 to 280 full-time employees. This requires additional building space/parking to accommodate the future growth of the company.

## **C. Annexation**

### **i. Reason for Request**

### **ii. Revenues**

The table below is a draft analysis which includes a breakdown of the estimated reoccurring annual and one-time revenue from the proposed project.

Waterblasting Technologies Site Annexation, Existing and New Development: Fiscal Analysis -- Estimate of Reoccurring Annual Revenues (January, 2018)										DRAFT		
Annexation, Existing and New Development (Expansion) Scenario												
Parcels 1 and 2				REVENUES								
	<u>Land Value</u> (Annexed Parcel)	<u>Imp. Value</u> (Existing and Expansion)	<u>Total Value</u>	<u>City Ad Valorem</u> (4.5 mills)	<u>City Pub. Safety Bld. Debt</u> (.2572 mills)	<u>County Ad Valorem</u> (6.3887 mills)	<u>City Electricity Franchise</u> 4%	<u>City Utility Tax</u> Electricity 10%	<u>City Sales Tax</u> <sup>2</sup>	<u>City Business License Tax</u>	<u>City Storm Water Utility</u>	<u>City Trash and Recycling</u>
A	\$325,830	\$5,686,510	\$6,012,340	\$27,056	\$1,546	\$38,411	Combined revenues from both the 4% electricity franchise and the 10% electricity tax, based on the existing operation and projected build-out scenario, will be around \$6,000 a month or \$72,000 a year. <sup>1</sup>		Note: Martin County revenue = \$299,000	\$100		\$14,641
<b>Total(s)</b>			<b>\$6,012,340</b>	<b>\$27,056</b>	<b>\$1,546</b>	<b>\$38,411</b>		<b>\$10,080</b>	<b>\$32,000</b>	<b>\$100</b>	<b>\$0</b>	<b>\$14,641</b>

<sup>1</sup> Based on the operation at the existing building, the average electricity cost is approximately \$5,000 per month (including one laser equipment). With the expansion of the existing building, the average annual electricity cost could increase to additional \$1,000 per month, with the total of approximately \$6,000 per month for electricity. \$6,000 x 12 months = \$72,000 x 14% = \$10,080 annual electricity tax revenue.

<sup>2</sup> Annual sales for the existing business in multiple locations within the County is \$37M/year; Consolidating its warehouse facilities into one strategic location within the City limits with expected revenue of \$65M/year with the proposed expansion.

### Estimated Building Permit and Impact Fees:

Zoning Permits: \$10,240  
 Building Permits: \$37,895  
 City Impact Fees: \$28,752  
 County Impact Fees: \$73,058

### iii. Impact on Police and Emergency Services

The City's Police and Fire Departments have reviewed all plans and state the proposed annexation would not have a significant impact on police and fire services.

### iv. Access, Drainage, and Utility Statement

- Access: An ingress/egress access point is proposed on SE Market Place and SE Commerce Avenue, which are both Martin County roadways. The applicant shall obtain the appropriate Martin County permit(s) for the driveway connection and other traffic improvements on SE Market Street and SE Commerce Avenue that may be required prior to issuance of a site permit. The County's right-of-way shall be restored according to Martin County requirements for any necessary site improvements.

Drainage: According to the preliminary drainage statement provided by the project engineer, the site will be able to comply with all applicable City of Stuart and state agency stormwater requirements (refer to site plan).

Utilities: Potable water would be provided by the Martin County's Consolidated System. There is an existing water main in the SE Market Place and SE Commerce Avenue right-of-way adjacent to the site. Additionally, the site would be served by Martin County's Tropical Farms Wastewater Facility. There is also an existing force main in the adjacent SE Commerce Avenue right-of-way. Connection to the wastewater system would require construction of a private lift station for force main extension.

*Projected Consumption (expansion only)*  
 49,060 sf wholesale trades and services 2,100 GPD (.0021 MGD)  
 With 140 employees at 15 gpd per employee

*Potable Water (Consolidated System)*  
 Permitted Maximum Daily Capacity: 18.800 MGD  
 Total Maximum Daily Past 12 Months: 13.400 MGD  
 Projects with Service Agreements: 0.460 MGD  
 Available Capacity: 4.940 MGD

*Wastewater (Tropical Farms System)*  
 Permitted Capacity: 5.900 MGD  
 Continuous 3 Month Average Daily Flow: 2.899 MGD  
 Projects with Service Agreements: 0.365 MGD  
 Available Capacity: 2.636 MGD

**v. Intergovernmental Coordination**

A copy of the application for annexation, Comprehensive Plan amendment and zoning designation was transmitted to Martin County Growth Management Department on November 17, 2017. We have not received any comments.

**D. Comprehensive Plan Consistency Review**

A review of the Comprehensive Plan finds that the application is consistent with the relevant components of the plan:

<p><b>Element I, Objective A.3:          Environmentally Sensitive Issues</b>          Environmentally sensitive natural resources shall be protected including native vegetative communities, listed wildlife species and associated habitat. Development shall be directed away from resource. Impacts shall be compensated for or minimized.</p>	<p>Based on the Environmental Inventory and Evaluation memo prepared by Ed Weinberg on August 4, 2017 for Glasrud properties including the undeveloped 9.92-acre parcel, there are no native upland on the subject property, therefore no upland preserve is required. However, the approved Ordinance No. 1607-97, which granted CPUD zoning for the subject property requires that 25% of the CPUD shall be open space as defined in the City’s LDC. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open</p>
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	space. The Open Space Exhibit depicts 18% of the site as open space and 28% of the site has an existing lake. The applicant intends to plant native vegetation in the open space and around the existing lake.
<b>Element I, Objective A.4: Flood Management</b> Development shall not be planned to interfere with waterways, water collection areas or drainage systems.	The surface water management system for the project will collect site runoff in a series of inlets which will route the runoff to the proposed dry retention areas which are sized to accept the proposed connection. The proposed drainage system shall comply with existing SFWMD system permit as well as the City of Stuart LDR.
<b>Element I, Objective A.7: Future Land Use Categories</b>	The applicant is requesting an IPUD zoning and Industrial Land Use designation which allows warehouse/manufacturing and is consistent with surrounding land uses.
<b>Element I, Objective A.8: Land Development Regulations</b>	As proposed, the proposed development meets or exceeds all City of Stuart LDR requirements for an Industrial Planned Unit Development.
<b>Element I, Objective B1, Policy B1.4</b> Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City	The proposed project would occur on an undeveloped site which is surrounded by existing industrial uses such as manufacturing, warehouse, distribution center, etc.
<b>Element II: Transportation</b>	SE Market Place and SE Commerce Avenue are Martin County roadways and will require approval from Martin County Engineering Dept. for the proposed driveway connections.
<b>Element IV: Infrastructure</b>	Martin County Utilities shall supply water and sewer service. Existing water and sewer service will be utilized for the existing building. The proposed building will have water sewer connected to existing water main and will have sewer service connected to the existing gravity system.
<b>Element V, Conservation, Objective A.1: Surface Water Quality</b> Stormwater plans shall adhere to the City of Stuart master Drainage Plan. In an effort to benefit surface water quality, a program to eradicate all invasive exotic trees and vegetation shall be implemented.	Stormwater system shall contain the 3-day, 25-year storm event, with overflow for major storm, directed to native areas, with ultimate outfall to the proposed dry detention areas. All invasive exotic trees and vegetation shall be removed from the site prior to development.
<b>Element V, Conservation, Objective A.3: Water Conservation</b>	All new construction shall be equipped with low- flow/low-volume plumbing

<p>Minimize water consumption and implement water shortage protocols during drought events. Use water saving devices such as low-flow/low-volume plumbing fixtures, drip irrigation, etc.</p>	<p>fixtures. Roof runoff shall be directed to an underground cistern, water- storage system in order to reduce municipal water consumption for on-site irrigation. Irrigation system shall be designed using drip and micro-jets delivery systems. Native and other, drought-tolerant materials shall be incorporated into the final landscape to reduce ultimate water consumption.</p>
<p><b>Element XI, Economic Development, Goal Statement A</b>  The City will develop and maintain an economic environment that will encourage the creation, expansion and retention of business within City limits while maintaining a high quality of life for its residents.</p>	<p>Waterblasting Technologies currently has an existing warehouse building that employs 140 full-time employees with earning ranging from \$30,000 per year to \$200,000 per year with average annual earnings in the \$40,000-\$45,000 per year. The proposed consolidation of workforce into one location and expansion of the existing warehouse building will allow the business to double their workforce over the next 5 years from 140 to 280 full-time employees. The proposed expansion will help to diversity the local economy, enhance the quality of life and provide and generate additional local tax base.</p>

**E. Rezoning and Land Development Code Consistency Review**

The application has been reviewed for consistency with the City’s LDC. Approval of the rezoning to IPUD would allow for an industrial use at this site.

**F. Technical Review by Other Agencies and Other Relevant Documents (Attachment D)**

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.

The Public Works, Fire, and Police Departments and Zoning have reviewed the applications and have offered their comments as well as City’s professional consultant – Captec. Each department will provide specific comments at final site approval for permitting.

**V. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)**

Subject to the conditions contained in the attached Ordinance and consideration before the LPA, staff offers no objection to the proposed annexation, future land use amendment to Industrial, and rezoning to an IPUD.

## **VI. ATTACHMENTS**

### **Attachment A:**

*Proposed Ordinance No. 2368-2018 (Land Use Change, Rezoning and Site Plan)*

### **Attachment B: Application Materials**

*Application Form; and supporting information*

### **Attachment C: Site and Area Characteristics**

*Location Map*

*Aerial Map*

*Martin County Future Land Use*

*City of Stuart Future Land Use Map*

*Martin County Zoning Map*

*City of Stuart Zoning Map*

### **Attachment D: Technical Review Memorandums and Other Relevant Documents**

*January 9, 2018 - Memo from Michael Mortell, City Attorney, regarding annexation technical review*

*January 8, 2018 – Review comments from Public Works Dpt.*

*January 5, 2018 – Review comments from Captec*

*August 4, 2017 – EW Consultants, Inc. – Environmental Evaluation (Parcel #9)*

*December 20, 2017 - F.S. 171.044 Notice to Martin County BOCC*

# MAPS

# AERIAL







### Layer List

Operational Layers

- Road Names
- Parcels
- Future Landuse and Zoning
- Future Landuse
  - Rural Density -up to 0.5 UPA
  - AgTEC
  - Rural Heritage -up to 0.5 UPA
  - Estate Density -up to 1 UPA
  - Estate Density -up to 2 UPA
  - Low Density -up to 5 UPA
  - Medium Density -up to 8 UPA
  - High Density -up to 10 UPA
  - Mobile Home Density -up to 8 UPA
  - Commercial General
  - Commercial Limited
  - Commercial / Office / Residential
  - Commercial Waterfront
  - Recreational
  - Public Conservation Area
  - General Institutional
  - Industrial
  - Agricultural
  - Agricultural Ranchette
  - Major Power Generation Facility
  - No Data (May Include Incorporated Area)
- WATER

# Waterblasting Technologies

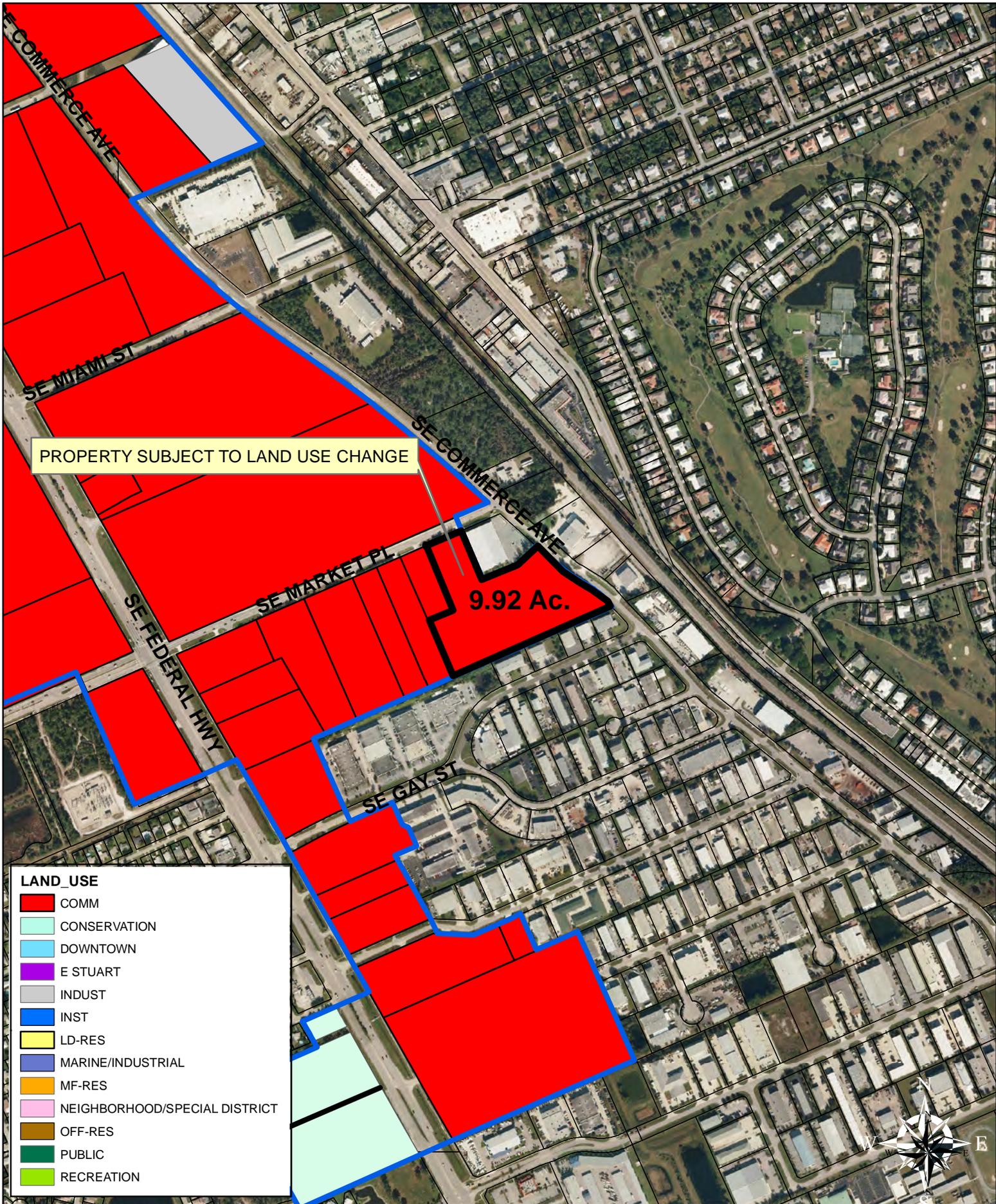
Stuart, Florida

Zoning Map

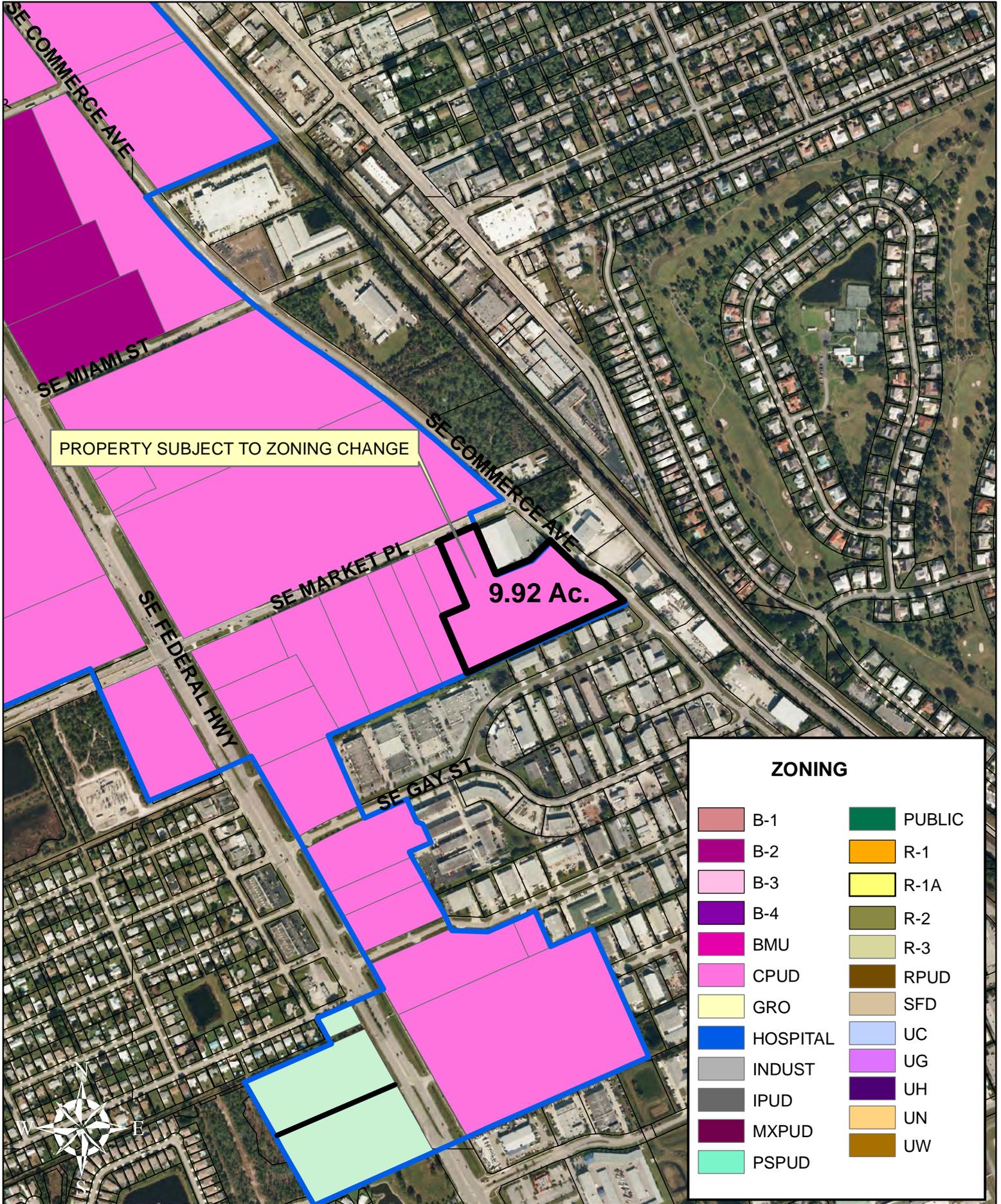
CURRENT ZONING MAP - 1.87 ACRES PARCEL

MARTIN COUNTY MAP

# CITY OF STUART CURRENT FUTURE LAND USE MAP



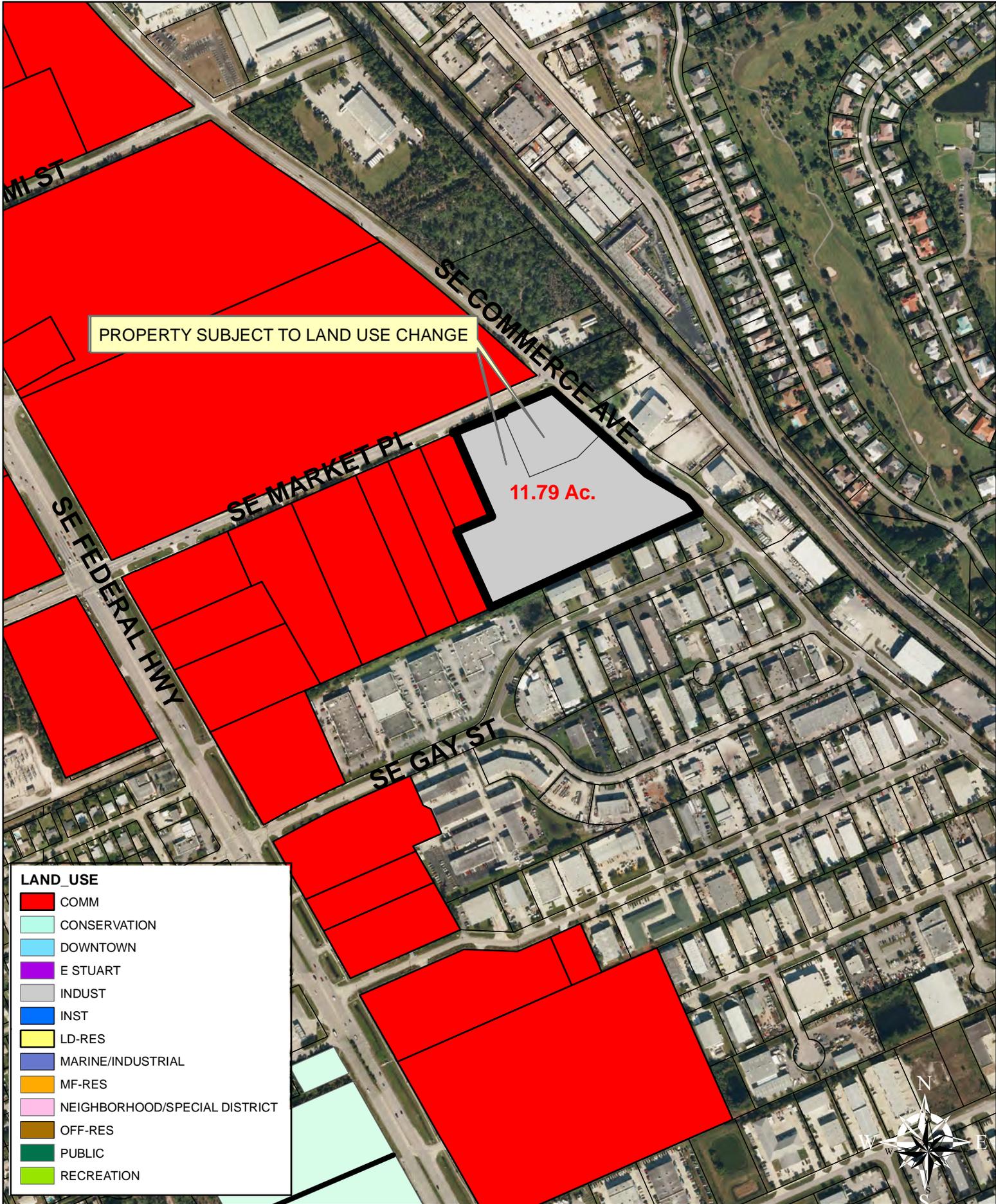
# CITY OF STUART CURRENT ZONING MAP



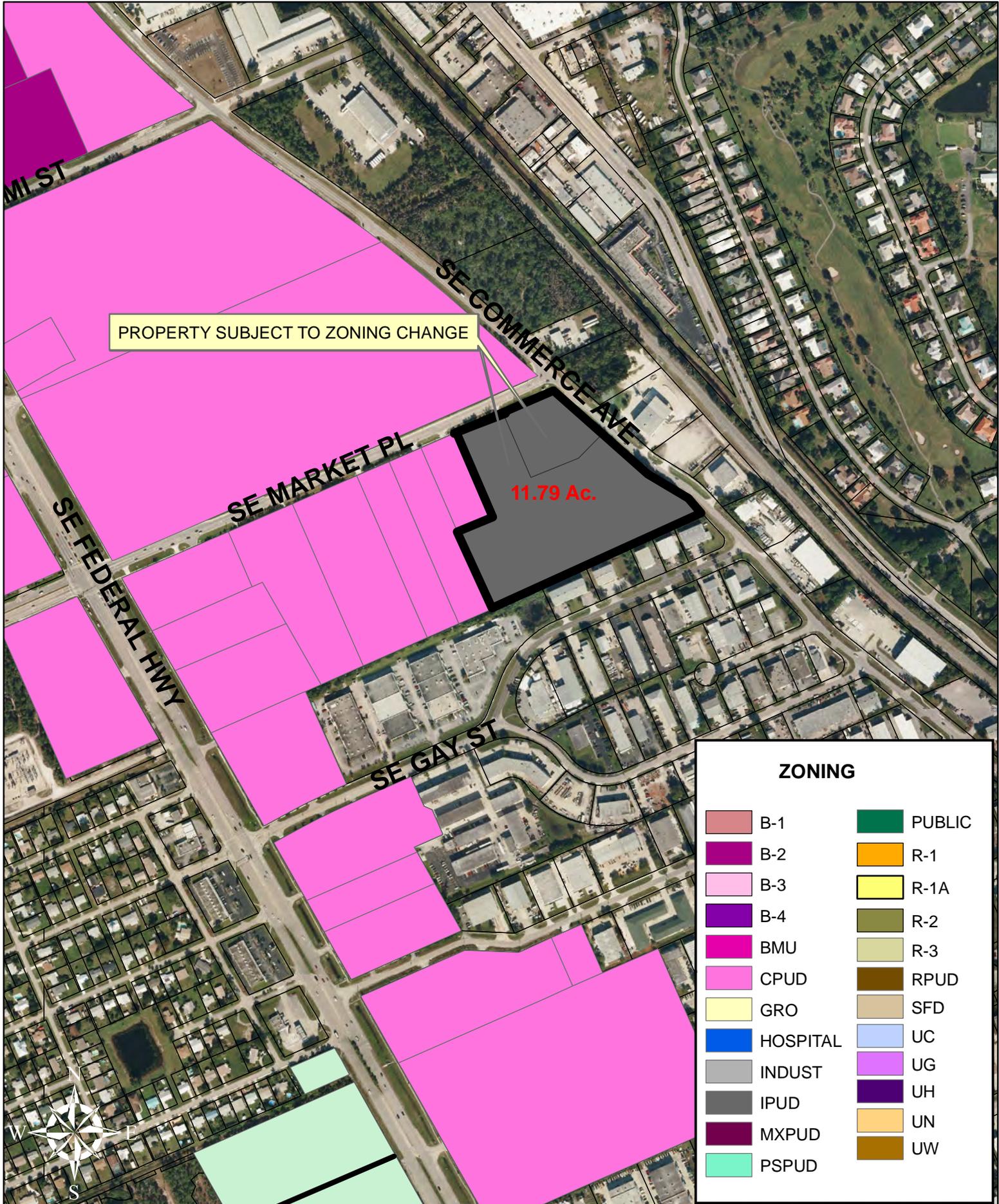
## ZONING

<span style="display: inline-block; width: 15px; height: 15px; background-color: #C08080; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px solid black;"></span> PUBLIC
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> B-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> R-1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-1A
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> R-2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> BMU	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> R-3
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> CPUD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> RPUD
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> GRO	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> SFD
<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> HOSPITAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> UC
<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> INDUST	<span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> UG
<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> IPUD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4B0082; border: 1px solid black;"></span> UH
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> MXPUD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> UN
<span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black;"></span> PSPUD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> UW

# CITY OF STUART PROPOSED FUTURE LAND USE MAP



# CITY OF STUART PROPOSED ZONING MAP



# MINUTES

(City Commission –  
Adoption Hearing)

## MINUTES

REGULAR MEETING OF THE STUART CITY COMMISSION  
HELD March 26, 2018  
AT 5:30 PM Commission Chambers  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994

### CITY COMMISSION

Mayor Kelli Glass Leighton  
Vice Mayor Becky Bruner  
Commissioner Nick Blount  
Commissioner Troy A. McDonald  
Commissioner Eula R. Clarke

### ADMINISTRATIVE

City Manager, Dave Ross, PhD.  
City Attorney, Michael J. Mortell  
City Clerk, Cheryl White

### ROLL CALL

 5:30 PM Roll Call.

Present: Commissioner McDonald, Mayor Glass Leighton, Commissioner Clarke,  
Vice Mayor Bruner, Commissioner Blount.

 5:31 PM PLEDGE OF ALLEGIANCE

 5:31 PM 1. Oath of Newly Appointed Commissioner

Commissioner Nick Blount took the Oath of Office as City Commissioner.  
Commissioner Blount thanked the commission, his wife, and all who encouraged him  
in being a Commissioner.

 5:36 PM 2. Reorganization of Appointments of City Commissioners to Community  
Boards

 5:36 PM Motion: Add Nick Blount to the Treasure Coast Council of Local  
Governments and Treasure Coast Regional League of Cities., Action: Approve,  
Moved by Commissioner McDonald, Seconded by Commissioner Clarke.  
Motion passed unanimously.

## PROCLAMATIONS

 **5:36 PM** 3. Service Day of Recognition - April 3, 2018

**Frank Tidikis, representing United Way Martin's Volunteer Program, came forward to accept the Proclamation and stated what Martin Volunteer's does in our community.**

 **5:40 PM** 4. Child Abuse Prevention Month - April 2018

Recipient: Jill Rodriguez, Community Relations Specialist of St. Lucie/Martin County - CASTLE

**Jill Rodriguez graciously accepted the Proclamation, thanked the Commission and announced that the 126 white flags recently flown at the Sea Coast corner represent the number of children who have lost their lives to abuse in Florida in the last year.**

**Mayor Glass Leighton recognized Martin County Commissioner Ed Ciampi, County Administrator Taryn Kryzda, and County Attorney Sarah Woods in the audience.**

## PRESENTATIONS

 **5:43 PM** 5. March Service Awards  
**Edward Fitzgerald – 5 years of service**

 **5:44 PM** 6. Employee of the Month

Kevin Edwards, IS Director announced Mick Jacobson as Employee of the Month.

**Mick Jacobson came forward and thanked the Commission and for the support and resources provided that enable them to get the job done.**

 **5:47 PM** COMMENTS BY CITY COMMISSIONERS

**Commissioner Blount –**

**Recently attended a neighborhood meeting at Pier Point Condominiums and commended Police Chief David Dyess for working so well with the community. Also attended the Catch the Wave Mural Ribbon Cutting Ceremony on the AT&T Building. AT&T's Ian Cotton, Regional Director of External Legislative Affairs was instrumental in getting the mural approved.**

**Commissioner Clarke –**

**Congratulated Commissioner Blount.**

**Reported that she attended a crime watch meeting at Poppleton Creek and is pleased with the coordination between the Police, Code Enforcement, and the community to be informed and involved. Went on a ride-along with Police Department Officer Jacobson then with the Fire Department and had an excellent experience.**

**Announced StuArt and the importance of supporting the arts.**

**Commended Assistant to the City Manager, Teresa Lamar-Sarno for the job she has done in the City of Stuart.**

**Commissioner McDonald –**  
**Commented on the Catch the Wave of Hope Mural, and reminded all of its purpose/meaning.**  
**Welcomed Nick Blount.**  
**Johnsen Ave. and Kindred, important to continue the MPO project.**  
**Noted the many events that take place in Memorial Park.**

**Vice Mayor Bruner –**  
**No comments.**

 **5:56 PM COMMENTS BY CITY MANAGER**

**Expressed appreciation to Martin County and wanted to thank them for their professionalism and being willing to work with City.**

**Introduced and announced Teresa Lamar-Sarno to thank her work and years of service.**

**Teresa Lamar-Sarno came forward in appreciation and thanked the Commission and staff for their support throughout the years.**

**APPROVAL OF AGENDA**

 **5:59 PM Motion: , Action: Approve, Moved by Commissioner Clarke, Seconded by Commissioner McDonald.**  
**Motion passed unanimously.**

**COMMENTS FROM THE PUBLIC (5 min. max)**

**Armond Pasquale – Expressed displeasure with the recent downtown events.**

**Michael Meier – Complemented the Public Works Department for a speedy response to a sprinkler problem over a recent weekend.**  
**Been researching Kiwanis Park Solar Stations and found the state of Florida is within the top 10 of most electric vehicle and growth in electric vehicle use. Suggested a public/private partnership to create a program for owners of such vehicles to contribute to solar stations.**

**Goyana Ferreira – Local teacher and has suggestions/concerns to improve Confusion Corner, crosswalk light improvements near school zones, the Round-Up product and problems it causes, and .**

 **6:12 PM CONSENT CALENDAR**

**7. RESOLUTION No. 34-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION OF A SITE ACCESS AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ITS CONTRACTOR, SUBCONTRACTORS, AND VENDORS**

PURSUANT TO CHAPTER 62-780, FLORIDA ADMINISTRATIVE CODE, WITHOUT COST TO THE CITY TO LOCATE CONTAMINATION, DETERMINE CONTAMINATION LEVELS AND, WHEN NECESSARY, REMOVE AND REMEDIATE CONTAMINATION, DETERMINE CONTAMINATION WHICH MAY BE PERFORMED BY THE DEPARTMENT AND ITS CONTRACTOR. PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

8. RESOLUTION No. 35-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. #10, A "MID-YEAR" ADJUSTMENT TO THE OPERATING BUDGET AND CAPITAL IMPROVEMENT PROJECTS (CIP) LIST TO REFLECT VARIOUS UNANTICIPATED CHANGES IN REVENUES, APPROPRIATIONS, AND CAPITAL PROGRAMS.

#### **END OF CONSENT CALENDAR**

 **6:12 PM**  **6:12 PM Motion: , Action: Approve, Moved by Commissioner Blount, Seconded by Commissioner Clarke.**  
**Motion passed unanimously.**

#### **COMMISSION ACTION**

#### **ORDINANCE FIRST READING**

 **6:13 PM** 9. QUASI-JUDICIAL PUBLIC HEARINGS: Continued from March 12, 2018) ORDINANCE No. 2366-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE FIRST AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA PRESERVE A (PARCEL 2) AND B (PARCEL 12); PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Mortell announced that this item is related to the water and sewer Interlocal Agreement with Martin County and that there is an upcoming meeting with Staff to discuss a clause in the agreement as it relates to an alternative dispute resolution.**

**Attorney Terry McCarthy gave brief explanation of the status. Requests a two (2) week postponement.**

**Nick Schroth came forward to also request a two (2) week continuation extension for the first reading of the project.**

**Commissioner McDonald questioned what an alternate dispute resolution entailed.**

**Attorney Mortell clarified that he has met and discussed this project prior to this meeting and explained the scenarios of moving forward.**

**Sarah Woods, Martin County Attorney, brought forward and briefly reviewed the Interlocal Agreement and the status of the issues.**

**Commissioner McDonald prefers to resolve this without legal issues.**

 **6:31 PM Motion: Continue for 2 weeks to Aril 9, 2018 and direct our staff to make all efforts to resolve this matter prior to that meeting., Action: Approve, Moved by Commissioner McDonald, Seconded by Commissioner Clarke. Motion passed unanimously.**

**Commissioner Ciampi, speaking on behalf of himself and not the Board. The County had this conversation at their last meeting and he feels the issues between City and County meeting is long overdue. County Commissioners are looking for resolution.**

**Item continued to April 9, 2018.**

## **ORDINANCE SECOND READING**

 **6:40 PM 10. QUASI-JUDICIAL PUBLIC HEARINGS: ORDINANCE No. 2364-2018; 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" TO THE 9.45 ACRE PROPERTY, OWNED BY ANCHOR COMMERCIAL BANK, LOCATED ON N.W. FEDERAL HIGHWAY, SOUTH OF AND ABUTTING NORTH STUART BAPTIST CHURCH; SAID LAND, ANNEXED BY ORDINANCE NO. 2345-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "RPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE 182-UNIT, AGE-RESTRICTED "SOVANA AT STUART" RESIDENTIAL PLANNED UNIT DEVELOPMENT CONSISTING OF THREE AND FOUR STORY APARTMENT BUILDINGS; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE OF DEVELOPMENT; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; REPEALING ALL ORDINANCES IN CONFLICT HEREW ITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.**

**5 people sworn in.**

**Tom Reetz and Terry O'Neil of the Development Department.**

**Tom Reetz, reviewed the revisions with a brief presentation. Revisions include an improved stormwater design and parking spaces.**

**Tom Reetz announced a correction to Ordinance 2364-2018 for typos; the revised site plan should read the corrected date of March 13, 2018 and the Boundary and Top Graphical Survey should go back to its original date.**

 **6:44 PM Motion: , Action: Approve, Moved by Commissioner Clarke, Seconded by Vice Mayor Bruner.  
Motion passed unanimously.**

**Tim Haskins, United Development explained that parking stickers are provided for all vehicles so staff can identify cars that belong.**

 **6:46 PM 11. QUASI-JUDICIAL PUBLIC HEARINGS: ORDINANCE No. 2367-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND SOUTH OF SE MARKET PLACE AND WEST OF SE COMMERCE AVENUE, CONSISTING OF 1.87 ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

 **6:46 PM Motion: , Action: Approve, Moved by Commissioner McDonald, Seconded by Commissioner Clarke.  
Motion passed unanimously.**

 **6:47 PM 12. QUASI-JUDICIAL PUBLIC HEARINGS: ORDINANCE No. 2368-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND CITY'S ZONING MAP FOR A 9.92-ACRE PARCEL ON THE SOUTH SIDE OF SE MARKET PLACE AND WEST OF SE COMMERCE AVENUE AND VOIDING ORDINANCE No. 1606-97 AND ORDINANCE No. 1607-97 FOR THE SAID PARCEL; COMBINING SAID PARCEL WITH THE NEWLY ANNEXED PARCEL (1.87 ACRES) INTO SINGLE PARCEL TOTALING 11.79 ACRES OWNED BY THE CROCKER GROUP, LLC; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; THEREBY ESTABLISHING A FUTURE LAND USE DESIGNATION OF THE COMBINED PARCEL OF LAND TO "INDUSTRIAL" AND CONCURRENTLY ZONING DESIGNATION OF "INDUSTRIAL PLANNED UNIT DEVELOPMENT" (IPUD), WHICH SHALL BE REFLECTED ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A FINAL SITE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

 **6:48 PM Motion: Approve but rebate back to the Crocker Group a \$1,792.00, the application fee for the PUD because of the economic development benefit that is coming to the City of Stuart., Action: Approve, Moved by Commissioner McDonald, Seconded by Commissioner Clarke.**  
**Motion passed unanimously.**

 **6:50 PM 13. QUASI-JUDICIAL PUBLIC HEARINGS: ORDINANCE No. 2369-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 1.92-ACRE COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AND A 9.35-ACRE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) AGREEMENT KNOWN AS THE CLARITY POINTE PUD, ADOPTED BY ORDINANCE NO. 2340-2017, THEREBY APPROVING A SITE PLAN FOR THE 1.92-ACRE CPUD PARCEL TO CONSTRUCT 16,000 SQUARE FEET OF COMMERCIAL; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT SPECIFIC TO THE CPUD; PROVIDING FOR TIMETABLES OF DEVELOPMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.**

 **6:50 PM Motion: , Action: Approve, Moved by Commissioner Blount, Seconded by Commissioner McDonald.**  
**Motion passed unanimously.**

 **6:51 PM 14. QUASI-JUDICIAL PUBLIC HEARINGS: ORDINANCE No. 2370-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING ORDINANCE NO. 1601-97 WHICH ASSIGNED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING TO A 11.42 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF MARKET PLACE EAST OF U.S. HIGHWAY ONE, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR MASTER SITE PLAN APPROVAL, DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT AND MANDATORY PLATTING FOR AN APPROXIMATE 4.9 ACRE PORTION OF THE 11.4 ACRE SITE TO ACCOMMODATE 56,960 SQUARE FEET OF COMMERCIAL DEVELOPMENT AND 4,862 SQUARE FEET OF OUTDOOR STORAGE KNOWN AS MARKET PLACE CENTER; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

 **6:51 PM Motion: Approve including changes., Action: Approve, Moved by Commissioner Clarke, Seconded by Commissioner McDonald.**  
**Motion passed unanimously.**

**Stephen Mayer, Development Department recommended an additional condition to allow for a minor change to the site plan, shifting the foot print of the two warehouse buildings 2 and 3, to be a single wall plane.**

**Attorney Mortell commented on the timing of the refund vs. the project completion for Ordinance 2368-2018. All agreed that the refund would be issued upon the CO.**

**DISCUSSION AND DELIBERATION**

**Commissioner Bruner – requested status on a condemned house at Kruger Creek and 10<sup>th</sup> St. that is dated back to 2015.**



**6:57 PM ADJOURNMENT**

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**Cheryl White, City Clerk**

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**Kelli Glass Leighton, Mayor**

**Minutes to be approved at the Regular Commission Meeting this 9<sup>th</sup> day of April, 2018.**

# PROOF OF NOTIFICATION

# POST IN TALLAHASSEE

OPIOID CRISIS

## Fla. Legislature passes \$53.5M plan to battle opioids

Bill would fund drug-assisted treatment, limit prescriptions.

By Christine Sexton  
News Service of Florida

TALLAHASSEE — In the waning hours of the annual session, the Florida Legislature approved tough new restrictions Friday on prescription drugs and agreed to spend more than \$53 million on treatment and prevention to battle the state's opioid crisis.

Despite the issue being a top priority for the 2018 session, the final vote on the measure (HB 2) almost didn't come as the Senate and House were at odds for hours over whether the bill should include dedicated funding for Vivitrol, which is a monthly shot that has been successful in helping people with opioid addictions.

The House and Senate passed a compromise that sets aside money but makes clear that it shouldn't be used only for the brand name Vivitrol. The bill passed both chambers unanimously Friday night and is headed to Gov. Rick Scott's desk.

Lawmakers finished most of the session's business Friday night but returned Sunday to pass a budget and a tax-cut package.

While the drama on Friday may have focused on funding for treatment, much of the attention during the session focused on preventing addiction. That strategy included trying to prevent people from getting addicted to prescription painkillers, which can lead to abusing street drugs such as heroin and fentanyl.

To that end, the bill would impose a three-day limit on prescriptions for treatment of acute pain. Physicians could prescribe up to seven-day supplies of controlled substances if deemed medically necessary. Cancer patients, people who are terminally ill, patients receiving palliative care and those who suffer from major trauma would be exempt from the limits.

The bill also would require physicians or their staff members to check with a statewide database before prescribing or dispensing the drugs.

The goal is for the database, known as the prescription drug monitoring program, to interface with physicians' offices and electronic health records used by doctors. To help make that a reality, lawmakers agreed to spend \$99,000 for improvements.

The bill also would require physicians to take a two-hour, board-approved continuing education course on prescribing controlled substances.

With the prescription limits, education requirements and funding for treatment, House sponsor Jim Boyd, R-Bradenton, said the bill will go a long way in helping curb a growing opioid crisis.

"In the big picture, I think it's a great initiative, and I think it will definitely save lives," Boyd said.

In 2016, heroin caused 952 deaths in Florida, fentanyl caused 1,390 deaths, oxycodone caused 723 deaths, and hydrocodone caused 245 deaths. Those statistics

led Scott in May 2017 to declare a state of emergency.

The House and Senate had differences about funding for medication-assisted treatment and whether insurance companies should be required to provide it. The Senate, in part, wanted to direct money to be spent on Vivitrol.

Alkermes, the manufacturer of Vivitrol, spent more than \$55,000 on campaign contributions in Florida during 2016 and directed \$50,000 to Senate President Joe Negron and political committees he controlled.

House Appropriations Chairman Carlos Trujillo, R-Miami, grew frustrated Friday evening, issuing a terse statement that the Senate holding "up the passage of vital addiction services legislation while demanding one company receive... taxpayer money every year puts profits before people."

Ultimately, though, the chambers agreed to spend \$53.5 million in opioid funding.

The bill targets \$14.6 million in recurring funds to the Department of Children and Families to take steps to increase access to treatment and reduce waitlists.

It also allows funding to be directed to case management, residential services, outpatient services, aftercare services and medication-assisted treatment, which includes a number of options, including Vivitrol.

The bill earmarks another \$6 million to the Office of State Court Administrator for medication-assisted treatment but again allows for a variety of options. The bill also would direct \$5 million to the Florida Department of Health for emergency opioid antagonists to be made available to emergency responders.

The Senate also wanted to make medication-assisted treatment easily accessible and proposed preventing Medicaid managed-care plans and commercial insurance companies from requiring patients to obtain prior authorization before getting medication-assisted treatment.

c.sexton@newserviceofl.com

### LEGISLATURE AT A GLANCE

#### Tax-cut bill focuses on Irma losses

A tax package that provides relief for farmers and property owners who suffered losses from Hurricane Irma, while offering sales-tax breaks in the aftermath of the school year and hurricane season, was approved by the House and Senate in a rare Sunday conclusion to the legislative session.

Gov. Rick Scott's office didn't indicate Sunday if he would sign the package, which totals about \$170 million, saying he will read the bill when it arrives on his desk.

Less robust than what lawmakers had initially proposed, the package (HB 7087) offers tax breaks on agricultural fencing materials purchased for repairs after Hurricane Irma. It also includes tax breaks for citrus-packing houses that had their busi-

nesses interrupted by Hurricane Irma or by the deadly disease citrus greening and for fuel used to transport agricultural products after the storm.

It also includes a property-tax break for homeowners displaced by Irma and a break for nursing homes that purchase electric generators.

The House agreed to a Senate proposal to reduce a commercial lease tax from 5.8 percent to 5.7 percent. The House had earlier proposed dropping the tax rate to 5.5 percent.

Tax "holidays" included in the bill are the back-to-school tax holiday, lifting sales taxes on clothes costing \$60 or less and school supplies costing \$15 or less, over three days in early August; and starting June 1, a seven-day tax holiday on hurricane-related gear, such as tarpaulins, batteries and portable generators.

The bill also includes a 9

percent reduction on civil penalties for non-criminal traffic infractions, such as speeding within 30 mph over the posted limit, if motorists attend driver-improvement school.

The House voted 93-32 for the bill, with all of the opposition coming from Democrats. That came after the Senate voted 33-3 for the bill, with opposition from three Democratic leaders, including Sen. Jose Javier Rodriguez, D-Miami. Rodriguez said much of the package is crafted to allow Republicans to campaign on reducing taxes, while the Legislature failed to address issues that have more impact on Floridians, such as climate change and the influx of citizens from Puerto Rico due to Hurricane Maria.

#### Students with extra hours get break

Students who take too many classes while earning bachelor's degrees at Florida public universities could avoid a financial penalty if they graduate within four years, under a bill headed to Gov. Rick Scott. The Senate on Friday voted 37-0 for the measure (HB 565), which the House earlier approved 115-0.

Since 2012, university students who take more than 132 credit hours of classes for a major that typically needs only 120 credit hours must pay an excess-hour surcharge, which doubles the tuition rate for the additional credits. \$200 to \$400 per credit hour.

The bill would give first-time college students up to 12 extra hours, penalty-free,

if they graduate within four years of enrollment. They would pay the penalty but be reimbursed through a refund. Analysis project it could help nearly 1,500 students avoid the surcharge annually.

#### Latvala formally exits governor's race

Former state Sen. Jack Latvala, who resigned his Senate seat after a sexual-harassment investigation, formally withdrew from the gubernatorial campaign Friday.

Latvala, R-Clearwater, advised Secretary of State Ken Detmer that he was terminating his campaign.

A special master in December found probable cause to support allegations that the senator had repeatedly groped a Senate aide and engaged in a pattern of making unwelcome remarks about women's bodies. Latvala asserted his innocence in his Senate resignation letter.

#### Scott appoints Rep. Metz as circuit judge

Before the Florida House finished its vote on the state budget Sunday, Gov. Rick Scott visited the chamber to announce he had appointed state Rep. Larry Metz, R-Yalaha, as a Central Florida circuit judge.

Metz, a key lieutenant for House Speaker Richard Corcoran, could not run again this year for his House seat because of term limits. Scott appointed Metz, 62, to judgeship in the 5th Judicial Circuit.

News Service of Florida

**CITY OF STUART**  
**NOTICE OF PUBLIC HEARING**  
 ON THE ANNEXATION OF LAND,  
 ADOPTION OF LARGE SCALE  
 COMPREHENSIVE PLAN AMENDMENT  
 AND OFFICIAL ZONING MAP AMENDMENT

In accordance with the requirements of Chapter 171, Part 1 and Chapter 183, Part 8, Florida Statutes, the City of Stuart will hold public hearings on Ordinances 2367-2018 and 2368-2018, a proposed annexation, proposed Future Land Use Map Comprehensive Plan Amendment and Zoning Map Amendment.

**ORDINANCE No. 2367-2018**

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND SOUTH OF SE MARKET PLACE AND WEST OF SE COMMERCIE AVENUE, CONSISTING OF 1.87 ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, PROVIDING DIRECTIONS TO THE CITY CLERK, PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**ORDINANCE No. 2368-2018**

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND CITY'S ZONING MAP FOR A 9.92-ACRE PARCEL ON THE SOUTH SIDE OF SE MARKET PLACE AND WEST OF SE COMMERCIE AVENUE AND CODING ORDINANCES NO. 1607-97 AND ORDINANCE No. 1607-97 FOR THE SAID PARCEL, COMBINING SAID PARCEL WITH THE NEWLY ANNEXED PARCEL (1.87 ACRES) INTO SINGLE PARCEL OF 11.79 ACRES OWNED BY THE CROCKER GROUP, LLC, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, THEREBY ESTABLISHING A FUTURE LAND USE DESIGNATION OF THE COMBINED PARCEL OF LAND TO "INDUSTRIAL" AND CONCURRENTLY ZONING DESIGNATION OF "INDUSTRIAL PLANNED UNIT DEVELOPMENT" (PUD), WHICH SHALL BE REFLECTED ON THE CITY'S OFFICIAL ZONING MAP, APPROVING A FINAL SITE PLAN, PROVIDING DIRECTIONS TO THE CITY CLERK, PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The ordinances will be considered by the Stuart Local Planning Agency (LPA) on Thursday, January 18, 2018 at 5:30 PM and by the Stuart City Commission on Monday, February 12, 2018 and Monday, March 26, 2018 at 3:00 PM. All hearings will take place at the Stuart City Hall Commission Chambers, 121 SW Flagler Avenue, Stuart, Florida. Interested parties may appear and be heard with regard to the proposed ordinance.

**LOCATION MAP**

Copies of all documents pertaining to the proposed ordinance including the complete legal description by metes and bounds are available to the public on weekdays in the Development Department, City Hall 121 SW Flagler Avenue, Stuart, Florida, between the hours of 8:30 a.m. - 5:00 p.m. Monday-Friday.

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3/19/18

# POST COVERAGE: SOUTHERN BOULEVARD BRIDGE



Orange designates the location of the temporary vertical lift span that will connect traffic from West Palm Beach to Palm Beach while a new bridge is built. The state decided to build the temporary bridge to reduce the chances for traffic and construction delays during the building of the permanent span. FLORIDA DEPARTMENT OF TRANSPORTATION

## Bridge

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chances for traffic and construction delays during the building of the permanent span.

The state chose the vertical lift span design because it's easier to assemble and disassemble than a temporary bascule drawbridge while costing \$1.2 million less.

They also wanted to avoid the kinds of problems and delays that plagued the area's most recent bridge replacement project, the four-lane Flagler Memorial Bridge, known by locals as the "North Bridge." It opened in August after nearly five years of construction. That project did not include a replacement bridge, meaning traffic patterns were shifted as the bridge was rebuilt.

The temporary vertical lift span will cost about \$15 million, which is part of the overall \$93 million cost for the entire Southern Boulevard bridge replacement project.

The main pieces of the temporary bridge, manufactured by a company called ACROW, were assembled at the Port of Palm Beach after they arrived by truck from New Jersey. They were placed onto barges and sailed down the Intracoastal to the construction site where crews with Johnson Bros. Corp., the project's contractor, started



A welder works on pilings beneath the temporary bridge on Thursday. The temporary span will cost about \$15 million, which is part of the overall \$93 million cost for the entire bridge replacement project. GREG LOVETT / THE PALM BEACH POST

to assemble them last month. "Before the towers were erected, it was just a couple of pieces of concrete supported on piles," Parker said. "And then the towers go up, and all of a sudden it's a bridge. It's impressive how quickly it goes up and changes the image of the job."

The road section, or lift span, will be installed later

this spring. But the work already has dramatically altered the skyline over the Intracoastal Waterway.

"It sneaks up on you," Parker said with a laugh. "I think it's gorgeous."

Residents who live nearby might not agree, but they

admit they have been impressed watching it come together.

"It was incredible to watch them lift that center span from a barge because the barge was as long as the span, and the red crane and the orange crane lifted it,

positioned it and lowered it into place," said Geraldine McNamara, who lives in the Portafino South condo building.

Before the temporary bridge started to rise, the eastern view from McNamara's condo was dom-

inated by Mar-a-Lago, President Donald Trump's winter White House.

"My view is different now," she said. "We'll just have to be patient."

The temporary bridge will include a sidewalk on the north side. Like the current span, it will not have designated bike lanes.

The permanent bridge will have 6-foot-wide sidewalks in both directions and 10-foot-wide paved shoulders with 7-foot-wide bike lanes. The new drawbridge will have a vertical clearance of 21 feet.

Once the permanent span opens, the temporary bridge will be taken apart and available for use on another project.

Parker said the new permanent bridge will be a beautiful addition to the area, but he admits he may feel a little sad when the temporary one is taken down.

"You go to lot of countries and something of this quality, something of this magnitude, is the permanent bridge," said Parker, a native of London. "It's astounding to me, it blows me away, that this is the temporary bridge while we build the signature bridge."

jcapozi@pbpost.com  
Twitter: @jcapozi2pbpost

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