CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION

Reviewed By: SM

Application must be legible with all relevant fields completed.

Pre-App Conference Date:	Application Date: January 7, 2020
Project Name: The Industrial Park at Avonlea	
Parcel ID#	Project Address: Corner of SR 707 and Savannah Road
Zoning/CRA Sub-district: Avonlea Industrial Park Planned Unit Development	
Subdivision:	Lot(s):

Fees: Major PUD Amendment - $3,148.00; Minor PUD Amendment: $2,099.00; PUD Agreement Amendment (text change only): $1,049.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

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

Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

General Information
(Please Print or Type)

1. **Property Owner**, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Carol S. Waxler, as Trustee	City/State/Zip Code: Stuart, FL 34994
Title: Manager	Telephone Number: (772) 283-1088
Company: The Industrial Park at Avonlea, LLC	Facsimile Number:
Company Address: 56 SW Albany Avenue	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Carol S. Waxler, as Trustee	City/State/Zip Code: Stuart, FL 34996
Title: Manager / Attorney for Applicant	Telephone Number: (772) 287-4404
Company: Alley, Maass, Rogers & Lindsay, P.A.	Facsimile Number: (772) 287-4044
Company Address: 1331 SE Ocean Boulevard	Email Address (optional): cwaxler@amrl.com

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

Name: Carol S. Waxler, as Trustee	City/State/Zip Code: Stuart, FL 34994
Title: Manager	Telephone Number: (772) 283-1088
Company: The Industrial Park at Avonlea, LLC	Facsimile Number:
Company Address: 56 SW Albany Avenue	Email Address (optional):

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

4. Signed this 7th day of January, 2020.

The Industrial Park at Avonlea, LLC

By: _____
Carol S. Waxler, as Trustee - Manager
Signature of **Property Owner**, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 7th day of January, 2020, by Carol S. Waxler, as Trustee, as Manager of The Industrial Park at Avonlea, LLC, **who is personally known to me**, or who has produced _____ as identification and who did/did not take an oath.

_____
Notary Signature PAMELA A. COWHAM

Commission expires: July 16, 2023

PAMELA A. COWHAM
MY COMMISSION # GG 327552
EXPIRES: July 16, 2023
Bonded Thru Notary Public Underwriters

LAW OFFICES

ALLEY, MAASS, ROGERS & LINDSAY, P.A.

1331 S.E. OCEAN BOULEVARD
STUART, FL 34996-2621
(772) 287-4404
FACSIMILE (772) 287-4044

CAROL S. WAXLER
CWAXLER@AMRL.COM

PALM BEACH OFFICE:
340 ROYAL POINCIANA WAY
SUITE 321
P.O. BOX 431
PALM BEACH, FL 33480-0431
TEL: (561) 659-1770
FAX: (561) 833-2261

January 7, 2020

City of Stuart
Development Department
121 SE Flagler Avenue
Stuart, FL 34994-2139

HAND DELIVERED

Re: The Industrial Park at Avonlea, LLC – Planned Unit Development (PUD) Amendment Application (the "Application")

Dear Sir/Madam:

Enclosed please find the following with regarding to the above Application:

1. **Original**, completed and executed Planned Unit Development (PUD) Amendment Application;
2. Justification statement regarding the Application;
3. check number 2265 in the amount of $2,099.00 issued to the City of Stuart;
4. copy of City of Stuart Ordinance No. 2061-05
5. Exhibit 1 – copy of the current elevations for the buildings fronting Savannah Road and State Road 707;
6. Exhibit 2 – copy of the proposed elevations for the buildings fronting Savannah Road and State Road 707; and
7. pdf formatted disc containing copies of items 1 – 6 above.

If you have any questions or require anything further in this regard, please do not hesitate to contact me. Thank you.

Sincerely,

CAROL S. WAXLER

CSW/pac
enclosures

Justification for
Planned Unit Development (PUD) Amendment Application
for The Industrial Park at Avonlea, LLC

The Industrial Planned Unit Development (IPUD) for the 9.2 acres at Savanna Road and State Road 707 was granted by City of Stuart Ordinance No. 1994-04 and was subsequently amended by Ordinance No. 2061-05 (the "Amendment"), a copy of the Amendment is included with this justification. Exhibit C to the Amendment at Item Number 10 states as follows:

"The final design of the buildings, with the exception of the buildings facing Savanna Road may be modified subject to the review and approval of the Planning and Development Department. If staff and the developer are unable to reach a consensus on a building design a Minor PUD amendment shall be required."

The original conceptual elevations for the two buildings facing Savanna Road, a copy of which is attached hereto as Exhibit 1, are not in keeping with the current architecture of the existing commercial buildings in this area of the city. The original conceptual elevations are no longer practical, cost effective, and are not in keeping with the elevations of existing commercial buildings and anticipated new commercial development.

The Applicant met with the Planning and Development Staff to formulate and develop elevations that are complimentary to the existing and further communal building in this area of the City. A copy of the proposed elevations resulting from these discussions is attached hereto as Exhibit 2. Staff advised that they were not authorized to approve the elevation in light of the language in Exhibit C, Item Number 10, and that it was necessary for the property owner to seek a Minor PUD Amendment before the City Comission.

The Applicant is requesting a Minor PUD amendment to revise Item Number 10 of Exhibit C to Ordinance No. 2061-05 to delete the following language: "with the exception of the buildings facing Savanna Road" and add language to the effect that the final designs of the two buildings fronting Savanna Road will be substantially the same as the elevations set forth in Exhibit 2.

The Applicant respectfully requests that the current Exhibit 1 elevation in Ordinance No. 2061-05 be replaced with the elevations depicted in Exhibit 2.

Return to:

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

City of Stuart
ADOPTED
Sailfish Capital of the World

INSTR # 1900533
OR BK 02098 PG 2855
Pgs 2855 - 2866; (12pgs)
RECORDED 01/03/2006 02:47:04 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2061- 05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING AND RESTATING AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) ORIGINALLY GRANTED BY ORDINANCE No. 1994-04, FOR AN INDUSTRIAL PARK "FLEX" SPACE BUSINESS CENTER OF 65,457 SQUARE FEET CONSISTING OF SIX (6) BUILDINGS ON THE 9.32 ACRE PARCEL ON THE SOUTH EAST SIDE OF SAVANNAH ROAD AND SR 707 PROVIDING FOR APPROVAL OF A MASTER/FINAL SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS TO ESTABLISH THE "INDUSTRIAL PARK AT AVONLEA," AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD); DECLARING THE IPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, the Industrial Planned Unit Development (IPUD) for the 9.32 acres at the south side of Savannah Road and State Road 707 was granted by Ordinance No. 1994-04,

adopted July 26, 2004, and recorded at Official Records Book 1930, Page 149 of the Public Records of Martin County, Florida ("the "Property"); and

WHEREAS, the IPUD was approved for an industrial park "flex" space business center consisting of 65,457 square feet within six (6) buildings on the site; and

WHEREAS, Industrial Park at Avonlea, LLC, a Florida Limited Liability Company is the owner/ applicant of the Property; and

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

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application; and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning an WHEREAS, the owner's representative, Frank Wacha, Jr. has requested certain amendments to the original IPUD; and the City Commission has considered and determined the amendments are in keeping with the overall intent, standards and conditions of the IPUD, and otherwise conform to all ordinances and development standards of the city; and

WHEREAS, this restatement replaces all of the terms and conditions of Ordinance No. 1994-04.

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

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

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

SECTION 3: The property is zoned as "Avonlea Industrial Park Planned Unit Development" (IPUD). This ordinance, including the development agreement at the bottom of this ordinance, and is hereby approved and shall be executed by the Owner and by the City and recorded in the Martin County, Florida, Public Records. The Owner's written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: The IPUD zoning classification is consistent with the Comprehensive Plan of the City of Stuart, Florida.

SECTION 5: The zoning map of the City shall be amended in proper part to reflect this amendment.

SECTION 6: The following documents, on file as public records of the City at the office of the City Development Department in City Hall, hereinafter the "Development Documents", shall be deemed a part of the development regulations applicable to the Property:

A. "Final Site Plan" prepared by Laurence L. Parr, Landscape Architect, dated 12/30/03 and revised November 4, 2005;

B. "Landscape Plan" prepared by Laurence L. Parr, Landscape Architect, dated 10/27/030and revised 11/07/05;

C. "Building Elevations" prepared by Braden & Braden accepted by the Development Department on 6/22/05

Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. Failure to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City.

SECTION 7: The zoning of the Property is subject to the conditions of development set forth in "Exhibit C" attached hereto and made a part hereof by reference.

SECTION 8: Except as otherwise provided herein, no building permits, certificates of occupancy or other development orders or approvals shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further building permits, certificates of occupancy or other development approvals or orders shall be issued by the City until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

SECTION 9: In addition to any other action for failure to complete development or to comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the

time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach.

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

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

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

SECTION 10: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof be and the same are hereby repealed to the extent of such conflict.

SECTION 11: 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 12: 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 13: This ordinance shall take effect immediately upon adoption at second reading.

PASSED on first reading this 5th day of December, 2005.

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

	YES	NO	ABSENT
KARL J. KRUEGER, MAYOR			X
CAROL WAXLER, VICE MAYOR (ABSTAIN)			
JEFFREY KRAUSKOPF, COMMISSIONER	X		
MARY HUTCHINSON, COMMISSIONER	X		
MICHAEL MORTELL, COMMISSIONER	X		

ADOPTED on second and final reading this 12 day of December 2005

ATTEST:

CHERYL WHITE
CITY CLERK

KARL J. KRUEGER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL J. NICOLETTI
CITY ATTORNEY

RENDERED & FILED IN
THE OFFICE OF
THE STUART CITY CLERK
ON Dec. 12, 2005

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN ORDINANCE 1994-04, AS AMENDED BY THIS ORDINANCE NUMBER 2061-05, AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

David Collier
Print Name: DAVID COLLIER

Mary A. Ghianuly
Print Name: MARY A. GHIANULY

INDUSTRIAL PARK AT AVONLEA, LLC,
a Florida Limited Liability Company

By: _____
Its Representative

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 21 **day of** ~~October~~ September, **2005, by** FRANK WACHA, **the** Representative **of Industrial Park at Avonlea, LLC.**

Mary A. Ghianuly
Notary Public, State of Florida
My Commission Expires:

Notary Seal

Notary Public State of Florida
Mary A Ghianuly
My Commission DD388433
Expires 02/18/2009

Personally Known __X__ OR Produced Identification _____
Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 13 day of DECEMBER, 2005, by Karl J. Krueger, and Cheryl White, the Mayor and City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

PAUL J. NICOLETTI
Commission # DD0104688
Expires 7/26/2008
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Notary Seal

Notary Public, State of Florida
My Commission Expires:

Personally Known __X__ OR Produced Identification _____
Type of Identification Produced _____

EXHIBIT "C"

The following conditions are incorporated into the ordinance and PUD agreement:

1. The development shall be subject to the Master/Final Site Plan prepared by Laurence L. Parr, Landscape Architect, dated 12/30/03 and revised on 11/4/05. Job # 0325.00.

2. The development shall be subject to the Landscape Plan prepared by Laurence L. Parr, Landscape Architect, dated 10/27/03 and revised on 11/7/05. Job # 0325.00.

3. The development shall be subject to the Tree Survey/Site Plan Overlay prepared by Laurence L. Parr, Landscape Architect. Revision dated 11/02/05.

4. The development shall be subject to the Tree Restoration Planting Area Plan prepared by Laurence L. Parr, Landscape Architect. Dated 11/3/05.

5. The development shall be subject to the building elevations prepared by Braden & Braden, and accepted by the Development Department on 6/2205. Job # 05298.

6. Permitted uses on the subject property include all uses consistent with the B-4 and I Zoning District with the exception of the following prohibited uses:

    - Business or Professional Offices exceeding 50% or more of office space for each individual tenant space.
    - Heavy industrial manufacturing operations which are deemed to be harmful to the health safety and welfare based on substantial noise, smoke, dust, cold, radiation emissions, glare, night illumination, vibrations, smell, risk of spills, fires, explosions, or other physical hazards.
    - Slaughterhouses.
    - Wrecking or salvage yards.
    - Concrete or asphalt processing plants.
    - Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities.
    - Drive thru restaurants.
    - Bars, cocktail lounges, pubs, beer gardens or similar uses.
    - Adult businesses.
    - Stealth communication facilities/towers.
    - Commercial retail.
    - Outdoor automotive repair of motor vehicles and marine vessels.
    - Boat storage.

7. Prior to the issuance of a development permit a contribution, in the amount of $63,525.00 shall be submitted to the City Development Department for mitigation of the removal of protected trees in accordance with the Natural Resource Protection Standards of the City's Land Development Regulations, Section 5.05.03. The total monetary contribution may be adjusted based on a revised tree mitigation plan submitted by the developer subject to the review and approval of the Development Department prior to the issuance of a Site Development Permit.

8. A Minor PUD Amendment shall be required for an individual tenant(s) exceeding 50% or more of office space for each individual tenant space.

9. The Wetland and Upland Preserve Area shall be placed under a conservation easement and shall remain in perpetuity. Prior to the issuance of a development permit, approval documents from South Florida Water Management District (SFWMD) shall be provided to the City. The Conservation Easement shall be recorded in the public records at Martin County. In addition, no permits will be issued until the documents are recorded and the restoration of the preserve area is completed prior to the issuance of Certificate of Occupancy for the first building.

10. The final design of the buildings, with the exception of the two buildings facing Savannah Road may be modified subject to the review and approval of the Planning and Development Department. If staff and the developer are unable to reach a consensus on a building design a Minor Pud Amendment shall be required. All buildings are subject to the requirements set forth in Section 6.09.00 of the Land Development Regulations.

11. The development shall be subject to the requirements set forth in Section 7.02.00 **Outdoor Storage.**

12. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water tricks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

13. Pervious concrete shall be maintained in accordance with the manufactures specifications on the material.

14. All regulatory agency permits, including but not limited to the South Florida Water Management District, Army Corp of Engineers, Florida Department of Transportation shall be obtained by the applicant and copies provided to the City prior to the issuance of development permits.

15. Development shall comply with the City's Concurrency Management System prior to the issuance of development permits. A concurrency reservation certificate shall be binding upon the applicant meeting the following three standards:

    - Site Plan construction approval;
    - The issuance of building permits to commence construction; and
    - Pays all applicable impact and permit fees.

16. Final site plan construction drawings shall be reviewed and approved by all applicable city departments.

17. A subdivision plat shall be approved by the City Commission and shall be recorded in the public records at Martin County prior to the issuance of any development permits.

18. Time table for development shall be as follows:

    A building and site development permit shall be submitted no later then December 31, 2006 and a certificate of occupancy shall be obtained no later then December 31, 2010.

19. Construction activity shall be limited to 7:00 am to 7:00 pm Monday through Friday; and 8:00 am to 6:00 pm Saturday and Sunday.

20. A traffic signage plan shall be required with the final site plan review which provides for safe vehicular and pedestrian circulation and addresses potential conflicts.

21. Backflow preventions devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view from the public right-of-way.

22. One ground based monument sign shall be permitted for the project along SR 707. The sign shall be limited to a maximum of 60 square feet/30 square feet each sign face and limited to a maximum of six feet in height. All signage colors shall be earth tone muted colors. The sign shall be architecturally consistent with the architecture of the principal buildings. Illumination of the sign shall be ground based. Cabinet or box lighting is prohibited.

23. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the city code.

24. All mechanical equipment associated with the development shall be roof top or located behind the building. Equipment shall be equipped with decorative screening or landscaped with hedge material.

25. Street furniture provided on-site shall be of high quality and aesthetically pleasing appearance. Street furniture shall be reviewed and approved by staff prior to the issuance of a building permit.

26. Applicant shall provide a digital boundary survey and site plan prior to the issuance of a development permit.

27. No accessory buildings or storage sheds shall be permitted.

28. No temporary or modular buildings are permitted on the property.

29. Bollards shall be painted with a muted color that compliments the building color.

30. Billboards are prohibited on the property.

31. Banners and any other sign or advertising device not in accordance with the city's Land Development Regulations are prohibited.

32. A sales trailer shall be allowed on-site and shall be certified by the Department of Community Affairs. The sales trailer requires a separate permit.

33. The sidewalk along Savannah Road shall be constructed at a minimum width of six feet. Proof of permits from Martin County/FDOT is required prior to the issuance of a development permit. Internal sidewalks shall be a minimum of five feet in width.

34. The development shall be subject to the decorative lighting detail submitted by the applicant. The maximum height of light poles shall be limited to 15 feet in height. A light reading measured from the common boundary shall be required during final site plan review to demonstrate that no light source exceeds 0.2 foot candles from the common boundary.

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

36. 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.

37. A Landscape Maintenance Agreement, executed in accordance with the Land Development Regulations, shall be submitted prior to the issuance of a certificate of occupancy.

38. "Hat racking" of trees is prohibited on the property.

EXHIBIT 1

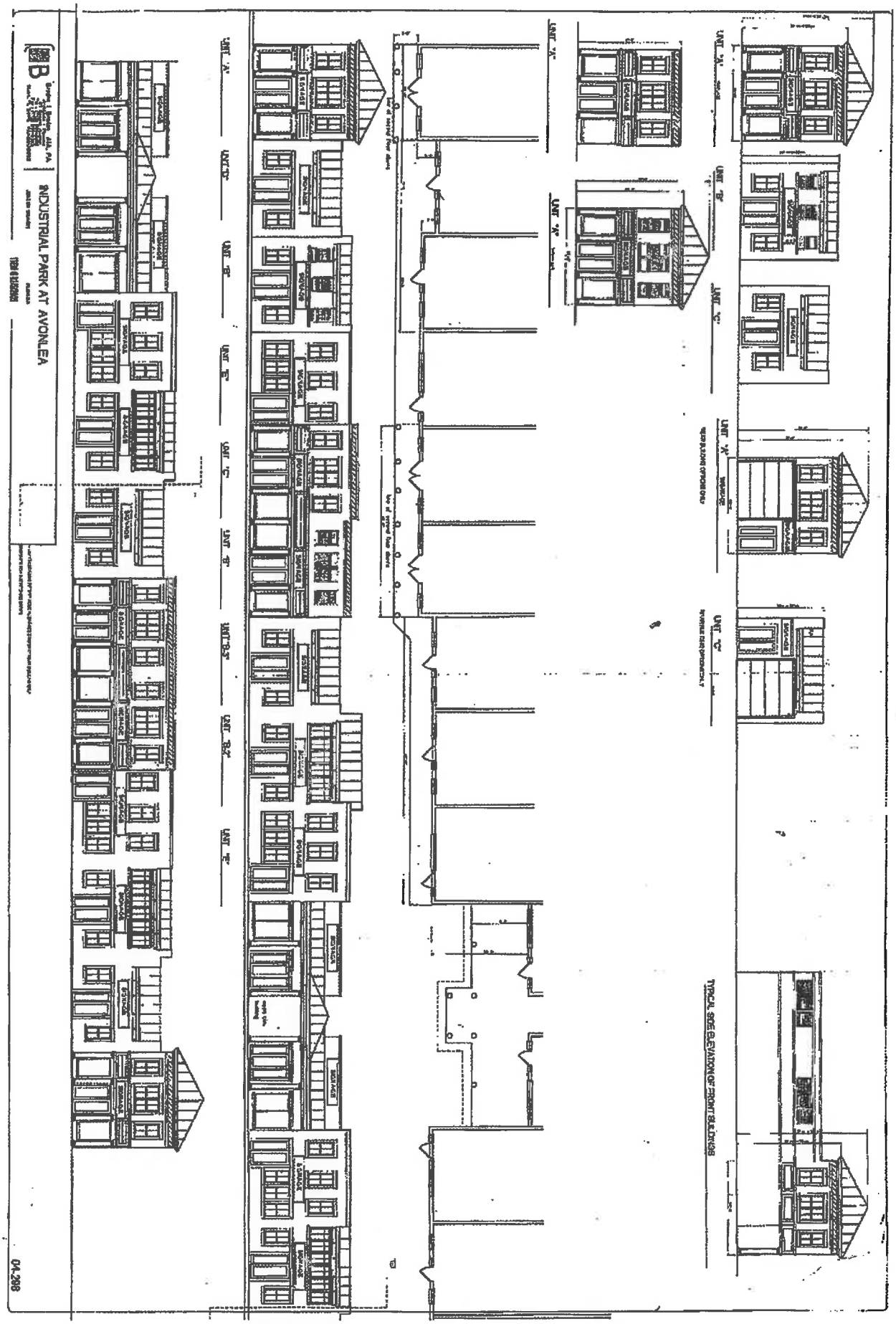
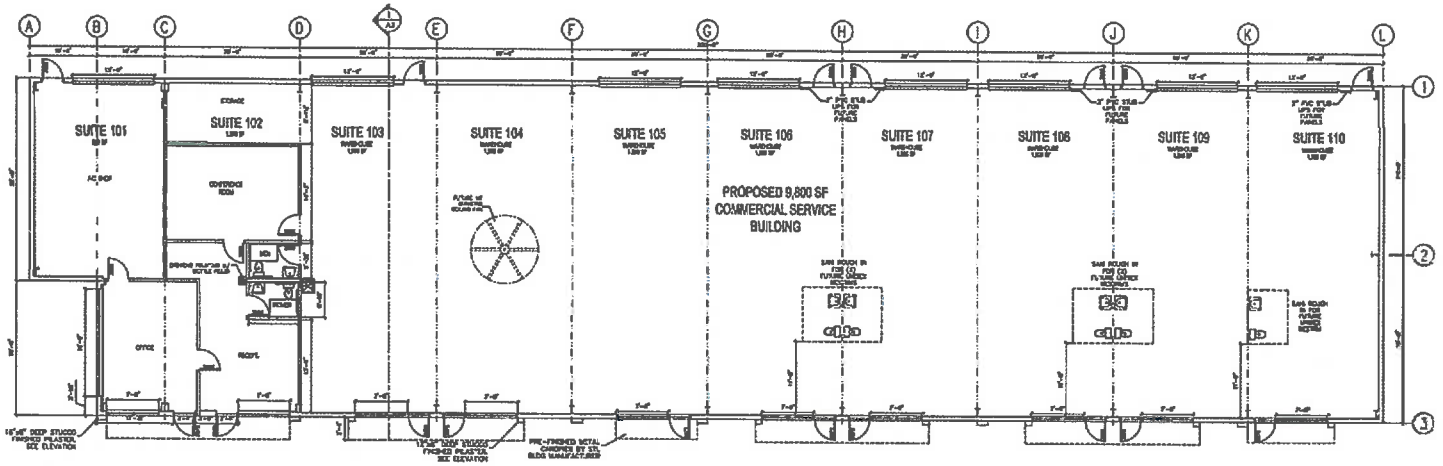
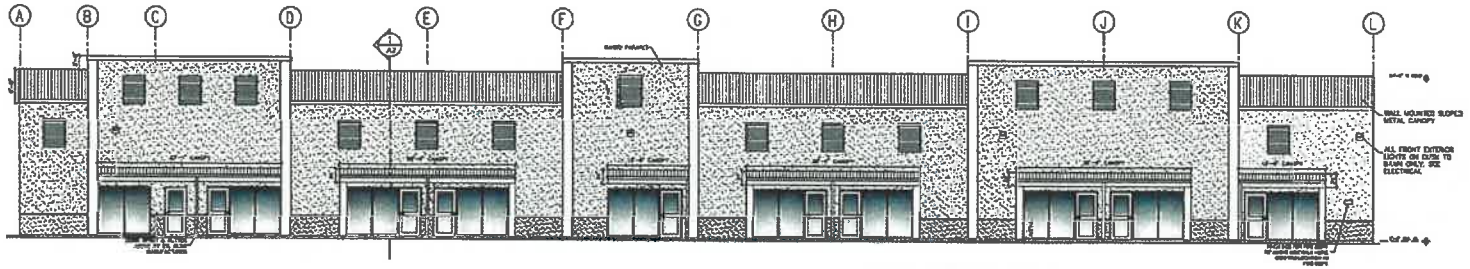


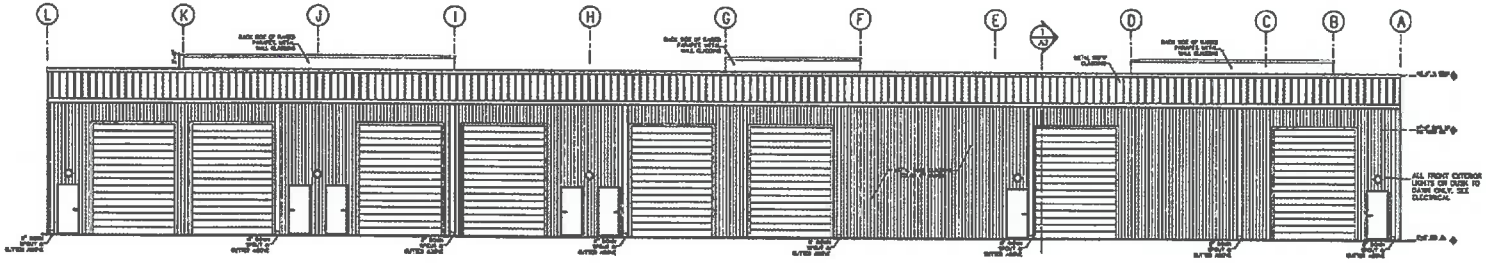
EXHIBIT 2



FLOOR PLAN



NORTH ELEVATION - FRONT



SOUTH ELEVATION - REAR

ARIA NEELY ARCHITECTURE & Planning

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURERS SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

NEW BUILDING - 458 Warehouse

INDUSTRIAL PARK AT AVONLEA

START DATE	11.08.19
NO	REVISION / ISSUE DATE
1	1ST. REVISION
2	2ND. REVISION
3	3RD. REVISION

CLIENT:

COMPLETE COOLING & HEATING SERVICES, INC

A-1

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

THE INDUSTRIAL PARK AT AVONLEA, LLC
56 SW ALBANY AVENUE
STUART, FL 34994
772-283-1088

SEACOAST NATIONAL BANK
815 COLORADO AVENUE
STUART, FL 34994

2265
63-515/670

1/6/2020

PAY TO THE ORDER OF City of Stuart

$ **2,099.00

Two Thousand Ninety-Nine and 00/100********** DOLLARS

City of Stuart
Annual Life Safety Inspection
121 SW Flagler Avenue
Stuart, Fl 34994

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002265⑈ ⑆067005158⑆ 40173068 9⑈

THE INDUSTRIAL PARK AT AVONLEA, LLC

WWW.COMPUCHECKS.COM 888.368.5681

2265

City of Stuart

1/6/2020

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/6/2020	Bill	CPUD modification	2,099.00	2,099.00		2,099.00
					Check Amount	2,099.00

Cash-SeaCoast Natio 2,099.00