**BEFORE THE CITY COMMISSION**
**CITY OF STUART, FLORIDA**

**RESOLUTION NUMBER 55-2020**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO ALLOW THE DEVIATION OF REQUIREMENTS REGARDING THE PRINCIPAL BUILDING PLACEMENT, FRONT STREET FAÇADE WIDTH, PARKING LOCATION, AND CERTAIN ARCHITECTURAL REQUIREMENTS WITHIN THE URBAN CENTER ZONING DISTRICT; APPROVING PLANS FOR DEVELOPMENT TO ALLOW THE CONSTRUCTION OF 11,929 SQUARE FEET OF OFFICE, RETAIL AND RESTAURANT WITHIN TWO BUILDINGS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; AND FOR OTHER PURPOSES.**

* * * * *

**WHEREAS,** the City Commission of Stuart, Florida, has adopted and administers Section 3.01.06 of the Land Development Code; and

**WHEREAS,** the applicant, Ted Glasrud Associates FL, LLC (The "Owner") filed an application for a Major Urban Code Conditional Use Permit to allow deviations from the Urban Code, Chapter 3 of the City of Stuart's Land Development Code, to allow the construction of 11,929 square feet of commercial office, retail and restaurant at S Colorado Ave, Stuart, Florida.

**WHEREAS**, the City Commission held a properly noticed hearing on May 26, 2020, to consider the application for a reduction of required parking as a conditional use; and

**WHEREAS,** at a public hearing the applicant has shown by substantial competent evidence that the proposed use does not create any detrimental effects on adjacent properties, within three hundred (300) feet of the proposed location; and

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

SECTION 1: Subject to the conditions attached hereto, the City Commission hereby grants a Major Urban Code Conditional Use Approval to Robert Levy, as the contract purchaser of property on S Colorado Ave, Stuart, Florida, with the PCN Number of 05-38-41-03-200-000-0200000.0. This conditional use runs with the land; and

SECTION 2: A legal description of the Property is set forth in **Exhibit A** of this Resolution. A survey depicting the property and location of the property is attached hereto as **Exhibit B** and made a part hereof by reference; and

SECTION 3: The site layout, landscaping, tree mitigation, elevations and parking locations are defined on the site plan, landscape plan and elevations herein and attached hereto as **Exhibit C**; and

SECTION 4: This resolution shall take effect upon adoption; and

SECTION 5: The project shall be completed via a Certificate of Occupancy by June 1, 2022, or this Major Urban Conditional Use shall be deemed void.

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

Resolution #55-2020
Shoppes on Colorado Annex
Major Conditional Use Approval

| | YES | NO | ABSENT | ABSTAIN |
|---|---|---|---|---|
| REBECCA S. BRUNER, | | | | |
| EULA R. CLARKE, | | | | |
| KELLI GLASS LEIGHTON, | | | | |
| MERRITT MATHESON, | | | | |
| MIKE MEIER, | | | | |

ADOPTED this ___ day of _____, 2020.

ATTEST:

_____ _____

MARY R. KINDEL
CITY CLERK

MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

MICHAEL MORTELL
CITY ATTORNEY

STATE OF _____

COUNTY OF _____

CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

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

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires:

Notary Seal:

## ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING RESOLUTION, 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 RESOLUTION. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS RESOLUTION 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 RESOLUTION, 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:

_____
Print Name:_____

_____
Print Name:_____

OWNER

By:_____
Ted Glasrud Associates FL, LLC

## OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

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

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires:

Notary Seal:

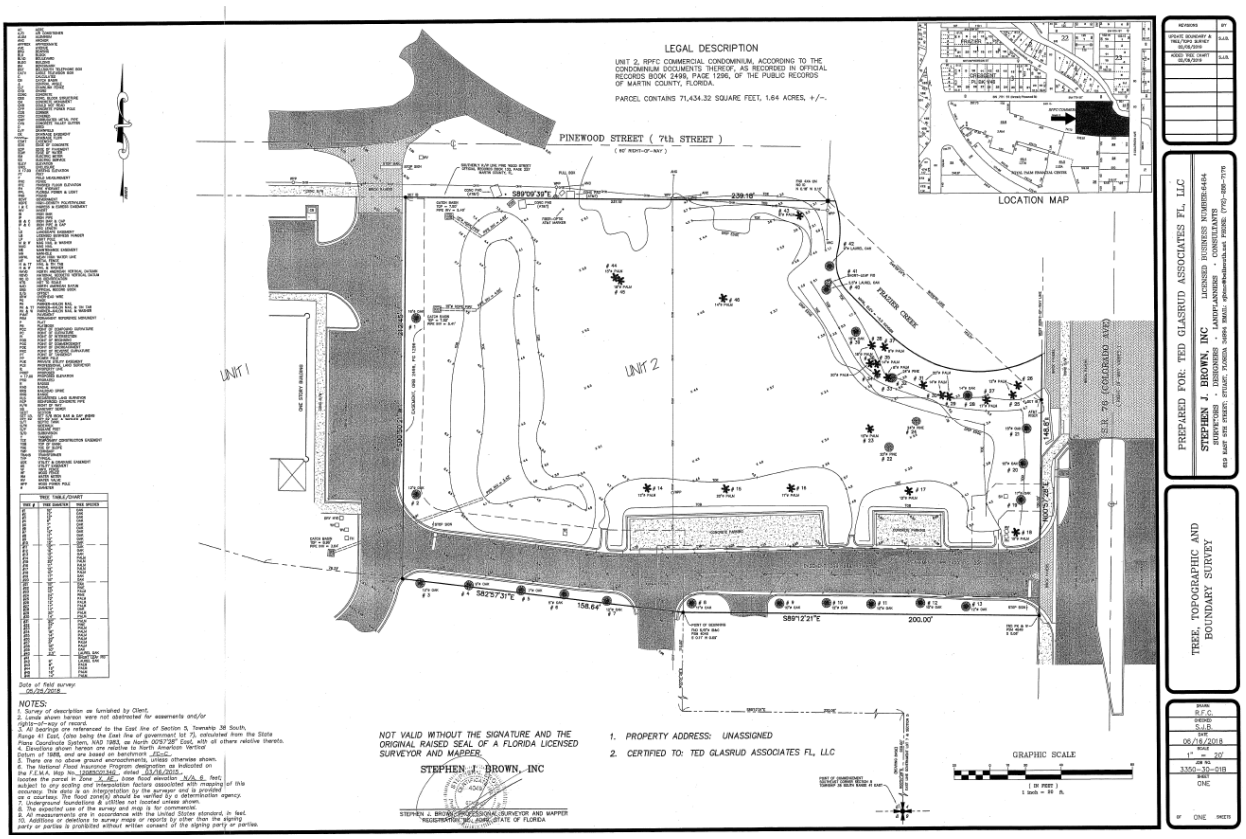
**Exhibit A – Legal Description**

## LEGAL DESCRIPTION

UNIT 2, RPFC COMMERCIAL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DOCUMENTS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2499, PAGE 1296, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

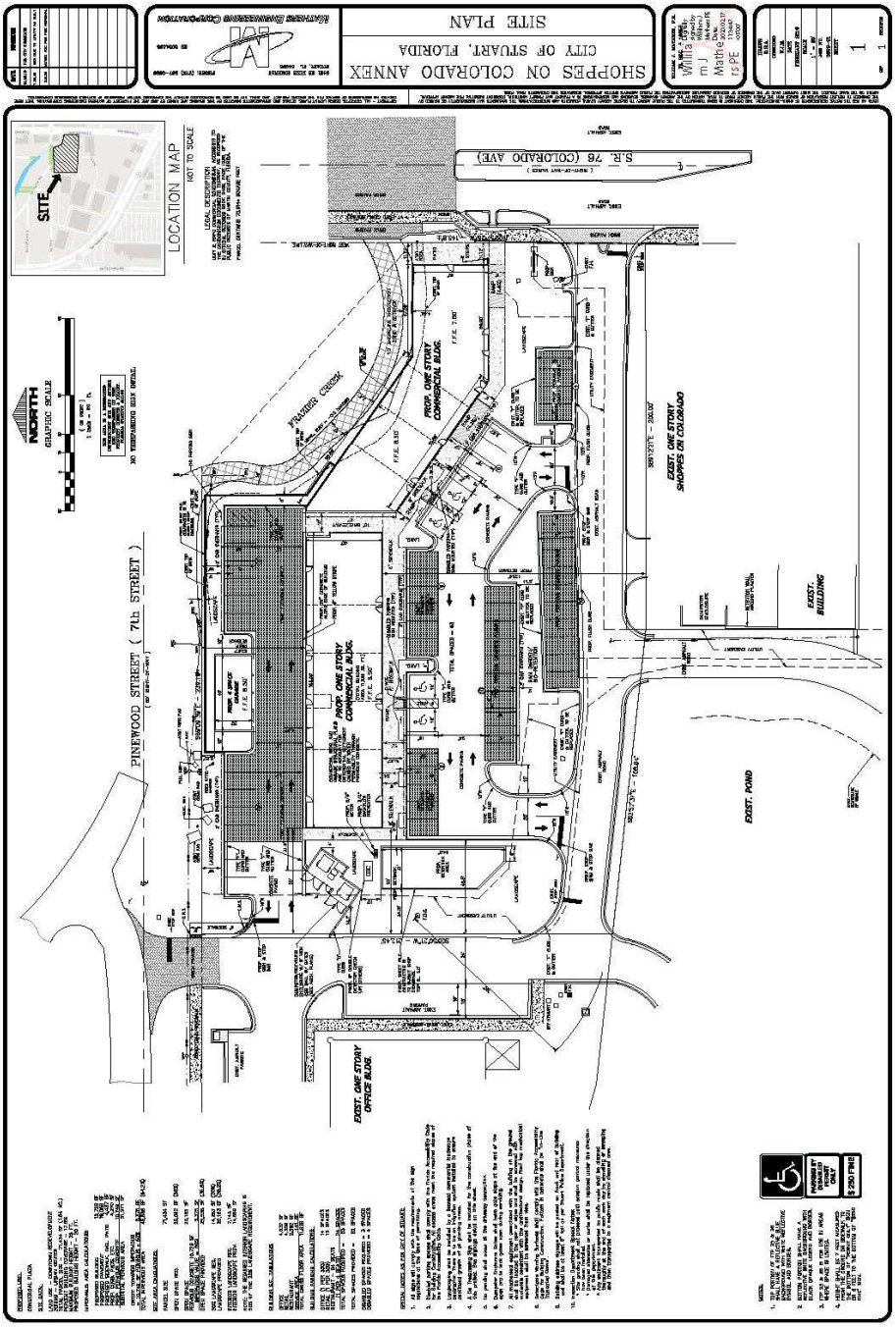
PARCEL CONTAINS 71,434.32 SQUARE FEET, 1.64 ACRES, +/−.

# Exhibit B
# Legal Survey



# Exhibit C

## Approval Documents



## Notes

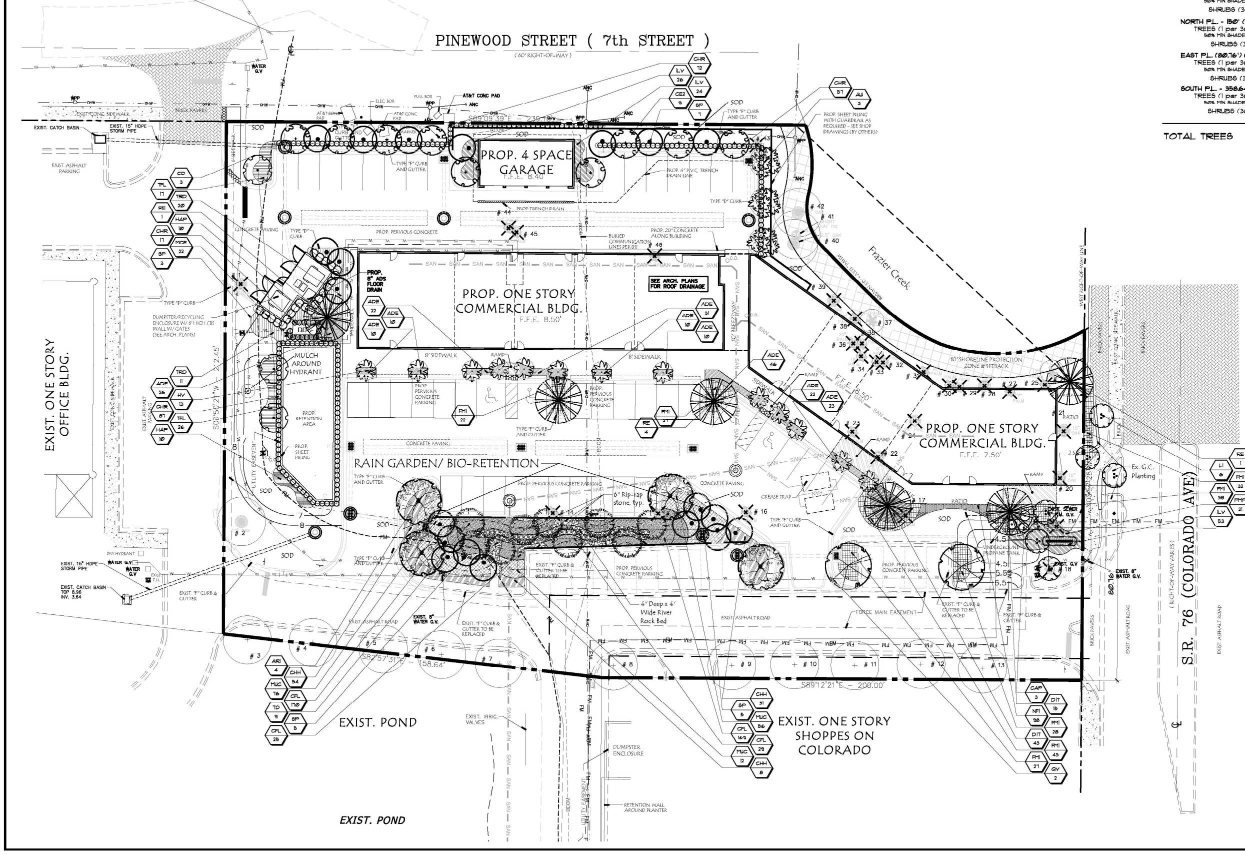
1. ALL PROHIBITED, EXOTIC AND INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. (CODE 4.664, LDR)
2. USE OF CYPRESS MULCH IS PROHIBITED.
3. ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENT SHALL BE CONSISTENT WITH FP&L'S TREE LIST AS SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES. (SEE LP-2 FOR FPL DETAIL)
4. ALL PROPOSED TREES AND PALMS IMMEDIATELY ADJACENT TO UNDERGROUND UTILITIES SHALL HAVE ROOT PROTECTION BARRIER.
5. ALL OPEN AREA ARE TO BE LANDSCAPED IN ACCORDANCE WITH THIS PLAN.
6. SECURITY IS REQUIRED FOR 50% OF THE COST OF THE LANDSCAPE MATERIAL AND ITS INSTALLATION. THE APPLICANT SHALL WARRANT AND GUARANTEE SURVIVAL OF ALL REQUUIRED PLANTINGS FOR A PERIOD OF 24 MONTHS FOLLOWING THE EXPIRATION OF TIME FOR INSTALLATION, OR 24 MONTHS FOLLOWING CERTIFICATION OF INSTALLATION BY THE APPLICANT'S CONSULTANT, WHICHEVER IS EARLIER. (CODE 4.665.B.3, LDR)
7. ALL TREES AND SHRUBS ARE LOW TO MODERATE WATER USAGE AREAS. (ONCE ESTABLISHED) ALL SOD AREAS ARE HIGH WATER USAGE AREAS.
8. ALL EXISTING ON-SITE VEGETATION TO REMAIN, TO BE RELOCATED OR REMOVED. SEE SHEET TDP-1 FOR DETAILS.
9. ALL EXISTING VEGETATION THAT IS TO REMAIN ON-SITE IS NOTED. (SEE LEGEND)
10. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION.
11. PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPING IN EASEMENTS THAT MAY BE DISTURBED BY FUTURE MAINENANCE.

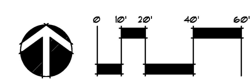
## Landscape Data

| | | |
|---|---|---|
| TOTAL SITE | 71,434 S.F. (1.64 ACRES) | |
| TOTAL OPEN SPACE PROVIDED (MIN. 35%): | 25,295 S.F. (35.4%) | |
| LANDSCAPED AREA PROVIDED: | 19,920 S.F. (27.8%) | |
| | REQUIRED | PROPOSED |
| MINIMUM FOR SITE | | |
| OVERALL LANDSCAPE AREA of Developed site (58,000 S.F.) | 20% (14,287 SF) | 27.8% (19,920 S.F.) |
| INTERIOR LANDSCAPE | 7,143 S.F. | 14,626 S.F. |
| TREES (MIN. 1 per 2,500 S.F.) (71,434 S.F./2,500 S.F. = 29) (Includes Buffers, see below) (26) (Parking Island trees included - 1 tree perX14) | 43 | 77 |
| CANOPY/SHADE TREES (Includes existing Oaks) | 22 (50%) | 48/77 (62%) |
| NATIVE PLANT MATERIAL | | |
| SHRUBS/ GROUNDCOVER (50% MIN. REQUIRED) | (50%) | 1,085/1,663 (65%) |
| TREES (50% MIN. REQUIRED) | 22 (50%) | 71/77 (92%) |
| PERIMETER LANDSCAPE AREA (Excludes areas within shoreline protection zone) | | |
| WEST P.L. 185' (PARKING ADJACENT TO DRIVE ISLE) | | |
| TREES (1 per 30 L.F ) (185'/30') 50% MIN SHADE TREES (3) | 6 | 6 3 (50%) |
| SHRUBS (30" O.C. MAX) | 74 | 90 |
| NORTH P.L. - 150' (AREA ALONG PARKING ONLY) 10' BUFFER | | |
| TREES (1 per 30 L.F ) (150'/30') 50% MIN SHADE TREES (3) | 5 | 10 7 (70%) |
| SHRUBS (30" O.C. MAX) (150'/2.5') | 60 | 106 |
| EAST P.L. (80.76') (AREA ALONG PARKING ONLY) 10' BUFFER | | |
| TREES (1 per 30 L.F ) 80.76'/30') 50% MIN SHADE TREES (2) | 3 | 4 3 (100%) |
| SHRUBS (30" O.C. MAX) (80.76'/2.5') | 32 | 47 |
| SOUTH P.L. - 358.64' (P.L. ACCROSS DRIVE ISLE) EX. BUFFER | | |
| TREES (1 per 30 L.F ) (358.64'/30') 50% MIN SHADE TREES (6) | 12 | 11 (existing) 11 (100%) |
| SHRUBS (30" O.C. MAX) (358.64'/2.5') | N/A | N/A |
| TOTAL TREES | 43 | 76 |

## WATER CONSERVATION POINT SCALE

| DESIGN OPTIONS | LDR POINTS | PLAN POINTS |
|---|---|---|
| UTILIZATION OF MOISTURE-SENSING CONTROLLER (OTHER THAN RAINSWITCH) | 5 | 5 |
| PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN. | 5 | 5* |
| 25% TO 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST. | 5 | X |
| 51% PERCENT OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST. | 10 | 10 |
| 25% TO 50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST. | 5 | X |
| 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM TH LIST. | 10 | 10 |
| 25%T TO 50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST. | 5 | X |
| 51% OR MORE OF THE REQUIRED TREES ARE MADE OF DROUGHT-TOLERANT SPECIES FROM THE LIST. | 10 | 10 |
| 25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA. | 5 | X |
| 50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA. | 10 | X |
| SOD AREA LESS THAN 50% OF THE TOTAL LANDSCAPE AREA. | 5 | X |
| UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER. | 10 | 10 |
| TOTAL POINTS FOR WATER CONSERVATION (50 pts. required) | | 50 |




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# Landscape Development Plan
# Shoppes on Colorado Annex
City of Stuart, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 2-12-19
Job no. 18-1103
Revisions: 9-12-19
10-28-19
2-11-20

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: 1"=20'

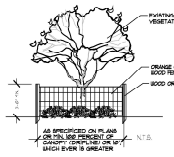
Sheet No.
LP-1
18-1103

Resolution #55-2020
Shoppes on Colorado Annex
Major Conditional Use Approval

## Vegetation Protection Detail

NOT TO SCALE

PRESERVED TREES




FENCING OF UNDISTURBED AREAS.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREES WITHIN A FENCE OR SIMILAR BARRIERS AS SHOWN. WOODEN (OR EQUIVALENT) POSTS STEEL, REBAR OR WOOD AT LEAST 2 x 2 INCHES SHALL BE PERMANENTLY IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 30 FEET APART, AND RAIL 1, PIP 1 INCH) TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC. SHALL OCCUR WITHIN THE VEGA PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

FLATWORK CONSTRUCTION WITHIN CANOPY 4 TREE BARRICADE SHALL I BE PIP DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY 4 TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE NECESSARY INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL I BE PLACED IN ANY PROTECTED ZONE AT THE CONCLUSION OF SAID ACTIVITY. THE WORKZONE SHALL BE CLEANED UP 4 TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

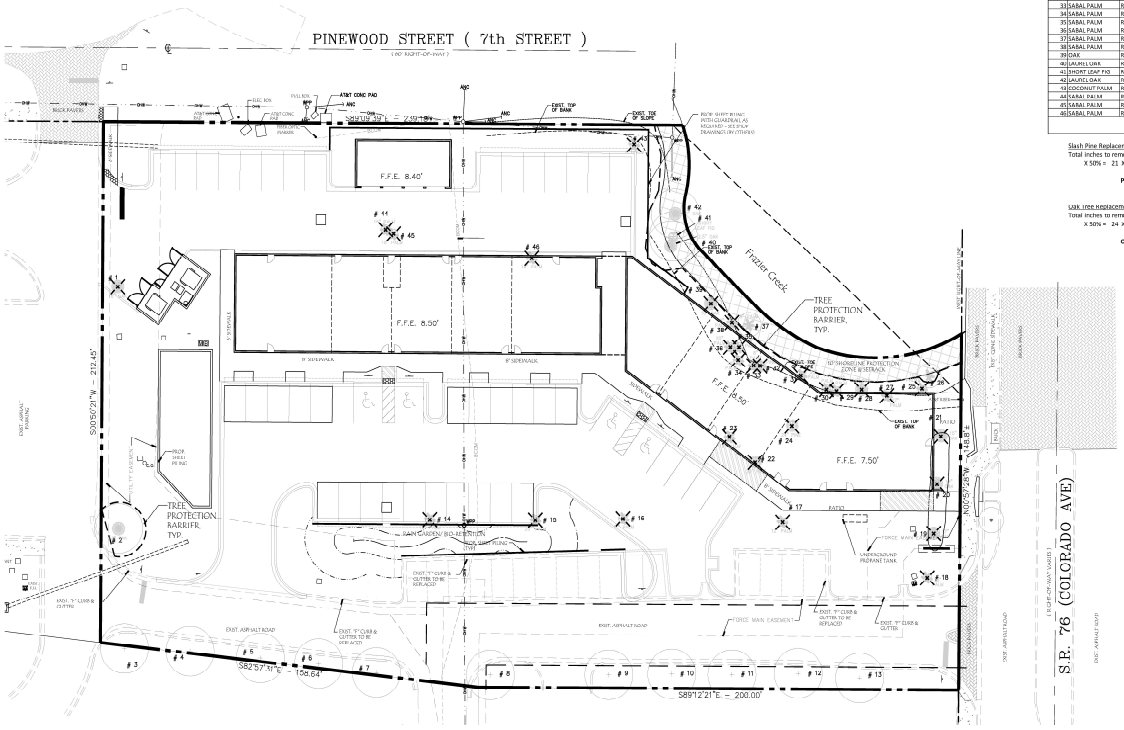
## Tree Disposition Notes:

ALL EXISTING TREES TO BE PRUNED BY A CERTIFIED ARBORIST ONE MONTH PRIOR TO C.O. TO INSURE HEALTH OF TREES AND SIGHT VISIBILITY AS REQUIRED FOR SAFE TRAVEL.

ALL EXISTING TREES TO BE KEPT IRRIGATED DURING CONSTRUCTION

ALL EXISTING TREES MUST BE DELIVERED AT THE END OF THE PROJECT IN EQUAL OR BETTER CONDITION WHICH ADDRESSES THE SHAPE AND SIZE OF THE CANOPY AND THE SIGNS OF THE QUALITY AND VIGOROUS GROUTH.

ALL PROHIBITED, EXOTIC AND INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.




## Existing Tree Fate Table

**Shoppes on Colorado Annex**
February 10

| Tag # | Species | Proposed Disposition | Size (DBH) | In Development Area | In Preserve Area | Specimen/Historic | Pine Mitigated Inches | Oak Mitigated Inches | Replacement Palms (1:1) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | OAK | REMOVE | 16 | Y | | S | | 16 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 2 | OAK | REMAIN | 12 | Y | | S | | | | |
| 3 | OAK | REMAIN | 14 | Y | | S | | | | |
| 4 | OAK | REMAIN | 9 | Y | | S | | | | |
| 5 | OAK | REMAIN | 7 | Y | | S | | | | |
| 6 | OAK | REMAIN | 6 | Y | | S | | | | |
| 7 | OAK | REMAIN | 13 | Y | | S | | | | |
| 8 | OAK | REMAIN | 13 | Y | | S | | | | |
| 9 | OAK | REMAIN | 10 | Y | | S | | | | |
| 10 | OAK | REMAIN | 12 | Y | | S | | | | |
| 11 | OAK | REMAIN | 12 | Y | | S | | | | |
| 12 | OAK | REMAIN | 10 | Y | | S | | | | |
| 13 | OAK | REMAIN | 12 | Y | | S | | | | |
| 14 | SABAL PALM | REMOVE | 12 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 15 | SABAL PALM | REMOVE | 10 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 16 | SABAL PALM | REMOVE | 11 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 17 | SABAL PALM | REMOVE | 12 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 18 | QUEEN PALM | REMOVE | 10 | Y | | | | | | NO REQUIREMENT |
| 19 | OAK | REMOVE | 17 | Y | | S | | 17 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 20 | OAK | REMOVE | 15 | Y | | S | | 15 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 21 | OAK | REMOVE | 15 | Y | | S | | 15 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 22 | PINE | REMOVE | 20 | Y | | S | 20 | | | MITIGATE/REPLACE WITH PINE TREES, MIN. 12' |
| 23 | SABAL PALM | REMOVE | 15 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 24 | PINE | REMOVE | 24 | Y | | S | 24 | | | MITIGATE/REPLACE WITH PINE TREES, MIN. 12' |
| 25 | SABAL PALM | REMOVE | 12 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 26 | SABAL PALM | REMAIN | 12 | Y | | | | | | |
| 27 | SABAL PALM | REMOVE | 17 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 28 | OAK | REMOVE | 14 | Y | | S | | 14 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 29 | SABAL PALM | REMOVE | 20 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 30 | SABAL PALM | REMOVE | 14 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 31 | SABAL PALM | REMOVE | 30 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 32 | PINE | REMOVE | 34 | Y | | S | 34 | | | MITIGATE/REPLACE WITH PINE TREES, MIN. 12' |
| 33 | SABAL PALM | REMOVE | 8 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 34 | SABAL PALM | REMOVE | 18 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 35 | SABAL PALM | REMOVE | 14 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 36 | SABAL PALM | REMOVE | 20 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 37 | SABAL PALM | REMAIN | 8 | | Y | | | | | |
| 38 | SABAL PALM | REMOVE | 18 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 39 | OAK | REMOVE | 10 | Y | | S | | 10 | | MITIGATE/REPLACE WITH OAK TREES, MIN. 4" |
| 40 | LAUREL LUMA | REMAIN | 4.9 | | Y | | | | | |
| 41 | SHORT LEAF FIG | REMAIN | - | | Y | | | | | |
| 42 | LAUCEL OAK | REMAIN | 9 | | Y | | | | | |
| 43 | COCONUT PALM | REMOVE | 8 | Y | | | | | | NO REPLACEMENT |
| 44 | SABAL PALM | REMOVE | 15 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 45 | SABAL PALM | REMOVE | 18 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| 46 | SABAL PALM | REMOVE | 14 | Y | | | | | 1 | MITIGATE/REPLACE 14' C.T. |
| | | TOTAL REPLACEMENTS: | | | | | 98" | 87" | 18 palms | PER CITY FORMULA: 41 PINES AND 46 OAKS TO REPLANT OR MITIGATE (SEE BELOW) |

Slash Pine Replacement Formula: 68 "
Total inches to remove X 1.5, divided by 2.5" = 41 total trees to replant. OR
X 50% = 21 X 175% of Plant Finder cost( $125 X 175% = $219 ) = $4,599 (total to pay into City fund)

Pine Replacement - 41 trees (2.5") OR 50% of trees ( 21 trees) and $4,599
(based on a $125 Plant Finder replacement - 12' )

Oak tree replacement formula: 87 "
Total inches to remove X 2.5, divided by 4.5" = 46 total trees to replant. OR
X 50% = 24 X 175% of Plant finder cost( $800 X 175% = $1,400 ) = $33,600 (total to pay into City fund)

Oak Replacement - 46 trees (4.5") OR 50% of trees ( 24 trees) and $33,600
(based on a $1,400 Plant Finder replacement - 4.5")

* THE APPLICANT TO PLANT 50% OF THE REQUIRED MITIGATION TREES OFF SITE AS PERMITTED BY SECTION 5.05.02

## Existing Tree Legend

- # 44 — EXISTING TREE NUMBER
- EXISTING TREE SIZE AND SPECIES
- EXISTING TREE SYMBOL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION BARRIER

0 10' 20' 40' 60'


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561-575-5262 FAX
www.2GHO.com


Tree Disposition & Mitigation Plan
Shoppes on Colorado Annex
City of Stuart, Florida

Designed: DSI
Drawn: DSI
Approved: GGG/BGN/MTH
Date: 2-24-20
Job no. 18-1105
Revisions 9-13-19
10-28-19
2-12-20 Rear Update

Seal

LC 0000777

Sheet Title:
Landscape Development Plan

Scale: 1"=20'

Sheet No.
TDP-1

18-1105

Resolution #55-2020
Shoppes on Colorado Annex
Major Conditional Use Approval

## Plant List

**TREES**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | CALIPER | SPACING | D.T. | NATIVE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| AR1 | 4 | ACER RUBRUM 'FLORIDA FLAME' | FLORIDA FLAME MAPLE | 12' | 3-4' | 2.5" | A.S. | V | Y | |
| CD | 3 | COCCOLOBA DIVERSIFOLIA | PIGEON PLUM | 12' | 4' | | A.S. | M | Y | |
| CE2 | 9 | CONOCARPUS ERECTUS 'SERICEUS' | SILVER BUTTONWOOD | 12' | 3-4' | 2" | A.S. | V | Y | Standard |
| I I | 6 | I AGIRERTROPMIA INDICA 'MUSKOGEE' | CREPP MYRTLE | 12' | 3-4' | 2" | A.S. | V | N | Standard |
| QV | 2 | QUERCUS VIRGINIANA | LIVE OAK | 12' | 3-4' | 2.5" | A.S. | V | Y | |
| TD | 9 | TAXODIUM DISTICHUM | BALD CYPRESS | 12' | 3-4' | 2.5" | A.S. | V | Y | |

**PALMS**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | | CALIPER | SPACING | D.T. | NATIVE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| AW | 3 | ACOELORRAPHE WRIGHTII | EVERGLADES PALM | 14-18' | O.A. | MULTI. | A.S. | V | Y | |
| HV | 13 | HYOPHORBE VERSCHAFFELTII | SPINDLE PALM | 4' | G.W. | SINGLE | A.S. | V | N | |
| RE | 6 | ROYSTONEA ELATA | ROYAL PALM | 8' | G.W. | SINGLE | A.S. | V | Y | |
| SP | 20 | SABAL PALMETTO | CABBAGE PALMETTO | 8' | C.T. | | A.S. | V | Y | HURRICANE CUT HEADS, SLICK, STAGGER HEIGHTS |

**SHRUBS**

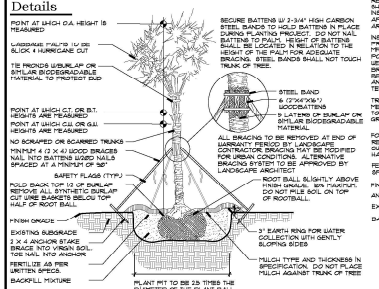
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| CAP | 3 | CALYPTRANTHES PALLENS | SPICEWOOD | 6' | 3' | | A.S. | V | Y | FULL TO BASE |
| CHH | 93 | CHRYSOBALANUS ICACO HORIZONTAL | HORIZONTAL COCOPLUM | 24" | 24" | | 2.5' O.C. | V | Y | |
| CHR | 233 | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | 24" | 18" | | 2' O.C. | V | Y | |
| DIT | 58 | DIANELLA TASMANICA | BLUEBERRY FLAX LILY | 18 IN | 18" | | 2' O.C. | V | N | |
| FNI | 217 | FICUS MICROCARPA 'GREEN ISLAND' | GREEN ISLAND FICUS | 24" | 24" | | 2' O.C. | V | N | |
| HAP | 20 | HAMELIA PATENS | FIREBUSH | 24" | 18" | | 2.5' O.C. | V | Y | |
| ILV | 103 | ILEX VOMITORIA 'STOKES DWARF' | STOKES DWARF | 18" | 18" | | 2' O.C. | V | Y | |
| MJC | 144 | MUHLENBERGIA CAPILLARIS | MUHLY GRASS | 24" | 24" | | 2.5' O.C. | V | Y | |
| MCE | 22 | MYRICA CERIFERA | WAX MYRTLE | 48" | 3' | | 3' O.C. | V | Y | |
| PMP | 21 | PODOCARPUS MACROPHYLLUS 'PRINGLES' | DWARF JAPANESE YEW | 24" | 18" | | 1.5' O.C. | M | N | FULL TO BASE |
| TRD | 31 | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | 36" | 24" | | 3' O.C. | V | Y | |
| TFL | 43 | TRIPSACUM FLORIDANA | FLORIDA GAMMA GRASS | 18" | 18" | | 2.5' O.C. | V | Y | |

**GROUNDCOVER**

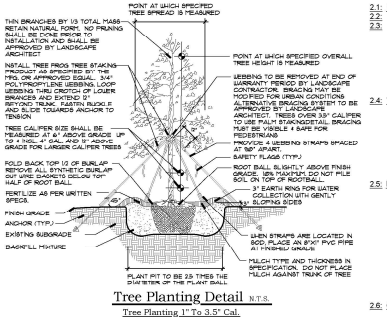
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| ADE | 210 | ASPARAGUS DENSIFLORUS 'MEYERSII' | FOXTAIL FERN | 18" | 18" | #1 FULL POT | 1.5' O.C. | V | N | |
| CFL | 383 | CANNA FLACCIDA | YELLOW CANNA | 18" | 12" | #3 | 1.5' O.C. | M | Y | |
| NFI | 99 | NEOREGELIA 'FIREBALL' | FIREBALL BROMELIAD | 6" | 6" | #1 | 1' O.C. | V | N | |

ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

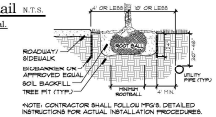
## Details



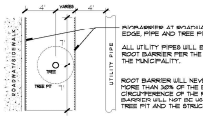

Palm Planting Detail N.T.S.
Tree Planting Over 3.5" Cal.



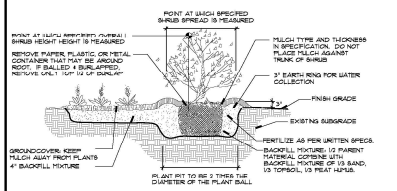

Tree Planting Detail N.T.S.
Tree Planting 1" To 3.5" Cal.



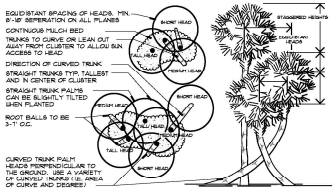

Tree Root Barrier Section N.T.S.




Tree Root Barrier Plan N.T.S.




Shrub & Ground Cover Planting Detail N.T.S.




Typical Cabbage Palm Layout N.T.S.

## Specifications – Exterior Plants

1.4: QUALITY ASSURANCE:
SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTRACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:
PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:
WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY LARGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:
MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:
THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:
PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:
TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:
SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

- ENDOMYCORRHIZAL FUNGI
- ECTOMYCORRHIZAL FUNGI
- BENEFICIAL BACTERIA
- HUMIC ACID
- SOLUBLE SEA KELP
- AMINO ACIDS
- HORTA-SORB WATER MANAGEMENT GEL
- TRICHODERMA
- YUCCA PLANT EXTRACTS
- VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:
PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:
PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 5.70 CUPS / 12-18" MATERIAL
3.00 LBS. OR 5.70 CUPS / 12-18" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS UN 1/2 CUP / 3 GAL MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:
MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:
BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:
PREPARATION. PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL. IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:
LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 MCT ODS FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.3: PLANTING SHRUBS:
EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:
LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

## Specifications - Lawns and Grasses

2.1: PRODUCTS:
SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:
FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE SOD BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:
SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

## Landscape Certificatoin

LANDSCAPE CERTIFICATION. THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

## General Notes:

SOD TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED WITH A RAIN SENSOR

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:
ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE

811 Know what's **below.** **Call** before you dig.

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Landscape Specifications Plan
Shoppes on Colorado Annex
City of Stuart, Florida

Designed: DSI
Drawn: DSI
Approved: GGO/KOM/MTH
Date: 2-12-19
Job no.: 18-1109
Revisions: 9-12-19
10-28-19
2-11-20

LC 0000111
Sheet Title:
Landscape Specifications Plan

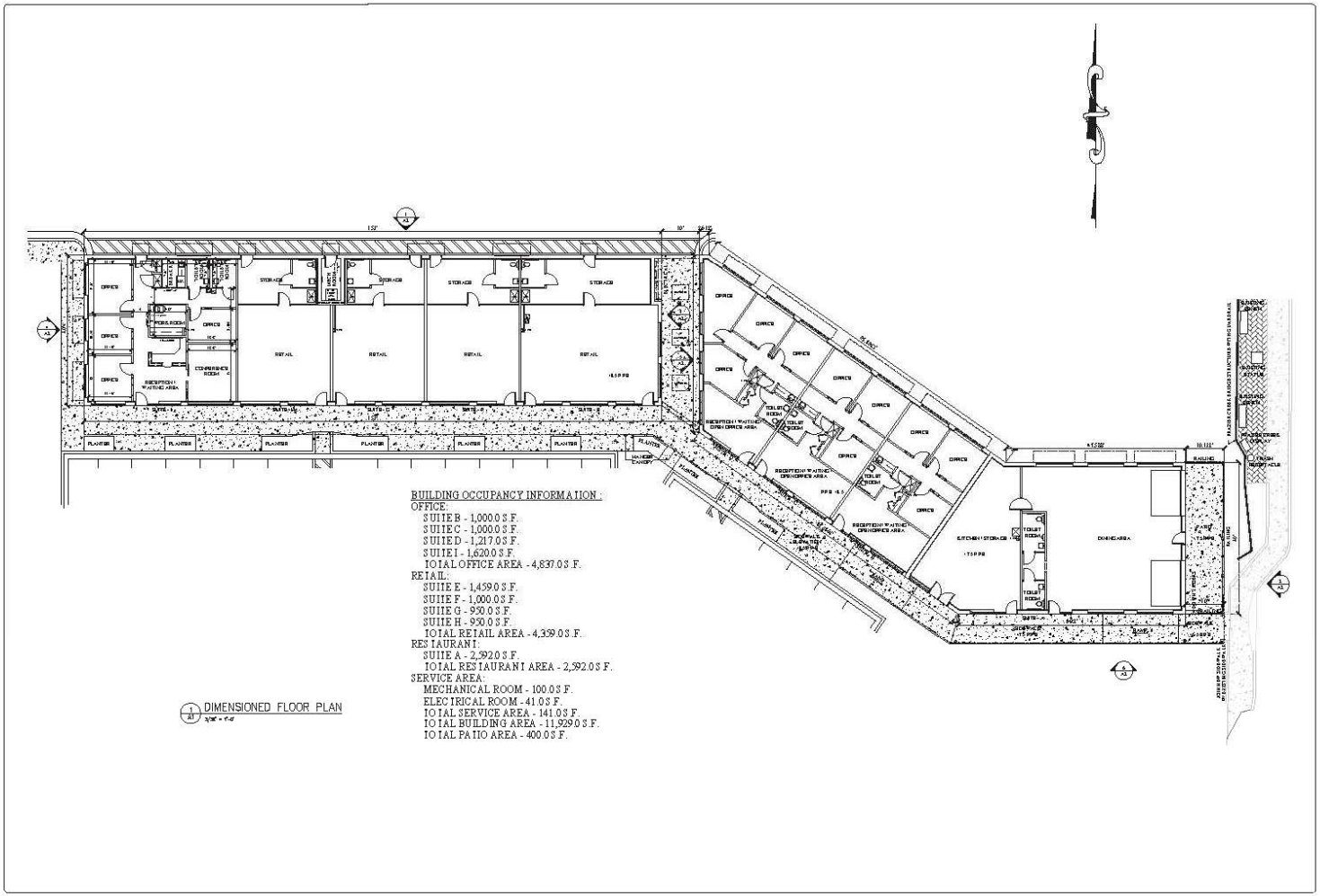
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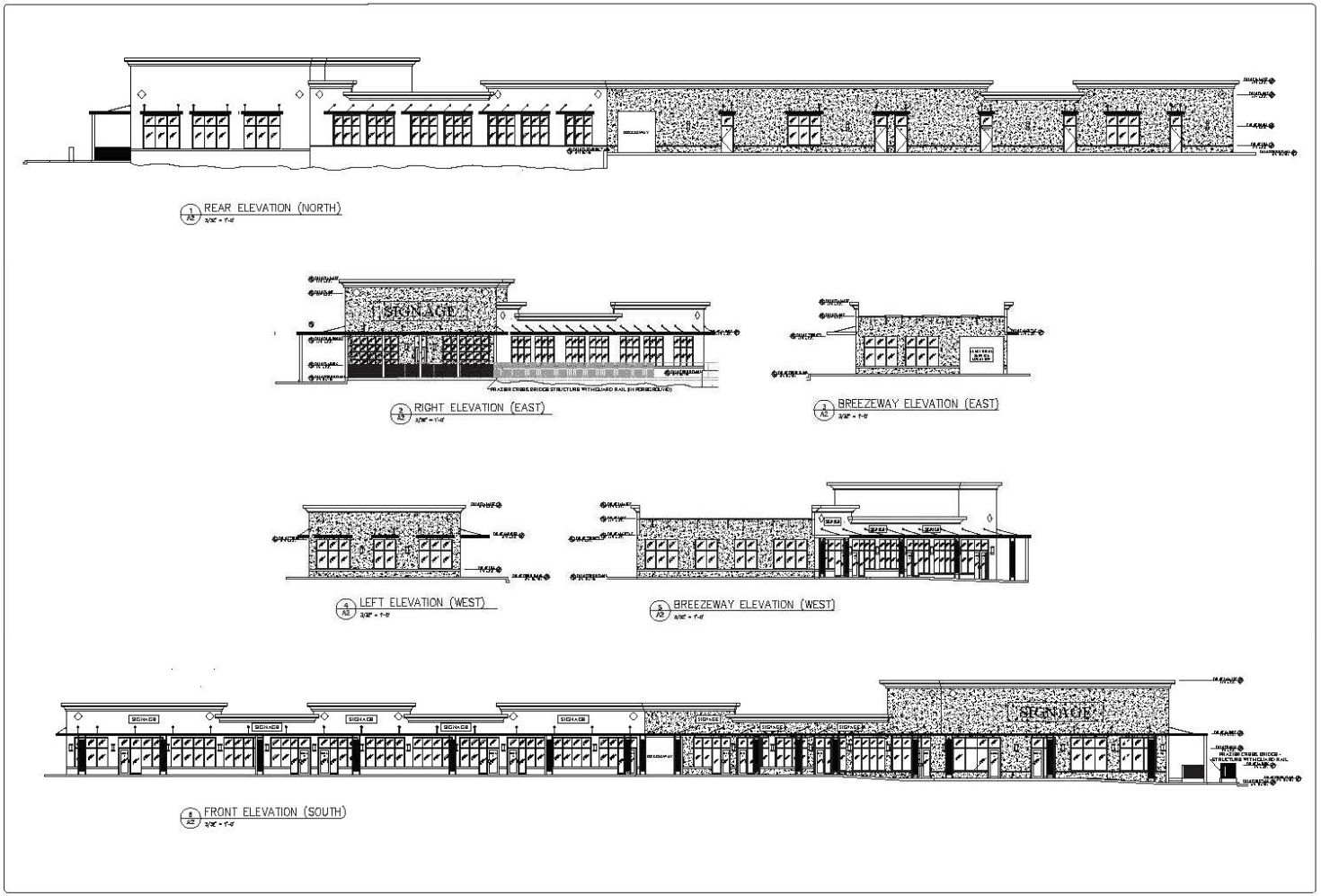
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LP-2

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PLOTTED ON 02/20/2020 BY ANDREW
FILE: P:\18-1109\DRAWINGS\FILES\CURRENT\SHOPPES AT COLORADO ANNEX_PLAN_LP-2.DWG

Resolution #55-2020
Shoppes on Colorado Annex
Major Conditional Use Approval




REAR ELEVATION (NORTH)
SIGNAGE
RIGHT ELEVATION (EAST)
BREEZEWAY ELEVATION (EAST)
LEFT ELEVATION (WEST)
BREEZEWAY ELEVATION (WEST)
SIGNAGE
FRONT ELEVATION (SOUTH)
PROPOSED BUILDING
SHOPPES ON COLORADO ANNEX
EXTERIOR ELEVATIONS
SHEET NO.
A2