UPUD

Project:	Sailfish Cove RPUD
Date	6.23.2020

Adjacent N	Saint Lucie River
Adjacent S	SW Seminole Street and Commerical
Adjacent E	Vacation rental property and Commercial properties
Adjacent W	Vacation rental units/ quadri-plex Restaurant & City of Stuart Administrative Building
Total Floor Space (sq.ft)	**7,005 sq. ft.bldg footprint tot. (Ground floor)**

LDR Reference	Land Development Regulations	RPUD REVIEW STATUS
2.07.00 D.1	Land Use Designation Ord. 2423-2020	COMPLY
2.07.00 D.2 a	Uses Ord. 2423-2020	COMPLY
2.07.00 D.2 b	Compatible Residential Uses	COMPLY
2.07.00 D.2 c	Commercial (<30%)	COMPLY
2.07.00.D.2.d	Commercial Uses (<30%) vertical	COMPLY
2.07.00.D.3	Density Ord. 2423-2020	EXCEPTION REQUESTED
2.07.03 D.4.b	Open Space (>30%) Ord. 2423-2020	COMPLY
2.07.03 D.4.c	FAR Ord. 2423-2020	COMPLY
2.07.03.D.4.d	Native Vegetaion (>25%) Ord. 2423-2020	NOT APPLICABLE

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	NOT APPLICABLE
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	COMPLY
2.04.06	Certain street setbacks	EXCEPTION REQUESTED
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE
3.01.01	Generally	COMPLY
3.01.03E.1a	Principal building placement	EXCEPTION REQUESTED
3.01.03E.1b	side setbacks	COMPLY
3.01.03E.1c	rear setbacks	COMPLY
3.01.03E.1d	vista	COMPLY
3.01.03E.1e	front building façade	EXCEPTION REQUESTED
3.01.03E.2	Principal building height	COMPLY
3.01.03E.3	Principal building parking	COMPLY
3.01.03E.4	Architectural requirements	COMPLY

3.01.03E.5	Outbuildings	COMPLY
3.01.03E.6	Curbcuts	COMPLY
3.01.04 A-K	Architectural Standards and Regulations	COMPLY
3.01.04 L	Parking located within a building envelope	EXCEPTION REQUESTED
4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	NOT APPLICABLE
5.03.02	Wetland Protection	NOT APPLICABLE
5.04.00	Evironmentally sensitive lands	NOT APPLICABLE
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	NOT APPLICABLE
5.05.02	Tree removal	NOT APPLICABLE
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	TO BE REVIEWED
Comp Plan	Comprehensive Plan	COMPLY

TRANSPORTATION

6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	TO BE REVIEWED
6.01.18	Off-Street Loading	NOT APPLICABLE
6.01.19	PILOP	TO BE REVIEWED

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	COMPLY
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	COMPLY

6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 B.1	Landscaped Area >20%	COMPLY
6.04.03 B.2	Interior landscaping >50%	COMPLY
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE
6.04.03 B.8	Visibility triangles	COMPLY
6.04.06	Land Use Transitions	NOT APPLICABLE

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private propery	NOT APPLICABLE
6.04.07 B.1	Landscaped strip adjacent to private property	COMPLY
6.04.07 B.2a	Parking area adjacent to private property	COMPLY
6.04.07 B.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	NOT APPLICABLE
6.04.07 B.3	Shrubs/ground cover	COMPLY
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vechicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY

6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visability triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	COMPLY
6.05.02 C	Building Orientation	COMPLY
6.05.02 D	Façade Design	COMPLY
6.05.02 E	Massing	COMPLY
6.05.02 F	Other Features	COMPLY
6.05.02 G	Transitional Elevations	COMPLY
6.05.03 B	Blank Wall Area	COMPLY
6.05.03 C	Repeating Façade	COMPLY
6.05.04	Additional Façade	COMPLY
6.05.05	Roof Treatments	COMPLY
6.05.06	Entryways and customer entrance	COMPLY
6.05.07	Materials and Color	COMPLY
6.06.00	Green Development	COMPLY
6.07.00	Lighting	TO BE REVIEWED
6.08.00	Dumpster & Recycling	COMPLY
6.09.05	Fences	COMPLY
6.11.00	Signs	TO BE REVIEWED

Trees

	Shade or Canopy
	Palm
	Flowering
	Accent

Tree Species	Name	number	interior
(Ptychosperma elegans)	Alexander Palm*		
(Ilex opaca)	American Holly		
(Cordia boissieri)	Anacahuita, White Corda*		
(Phoenix canariensis)	Canary Island Date Palm*		
(Prunus caroliniana)	Cherry Laurel		
(Livistonia chinensis)	Chinese Fan Palm*		
(Ilex cassine)	Dahoon Holly		
(Ilex attenuata 'EastPalatka')	East Palatka Holly		
(Plumeria acuminata)	Frangipani Plumeria*		
(Cordia sebestena)	Geiger Tree		
(Cassia surattensis)	Glaucous Cassia*		
(Duranta repens)	Golden Dewdrop		
(Koelreuteria formosana)	Golden Rain Tree*		
(Bauhinia blakeana)	Hong Kong Orchid*		
(Capparis cynophallophora)	Jamaica Caper		
(Parkinsonia aculeata)	Jerusalem Thorn*		
(Quercus laurifolia)	Laurel Oak		
(Callistemon lanceolata)	Lemon Bottlebrush*		
(Quercus virginiana)	Live Oak		
(Gordonia lasianthus)	Loblolly Bay		
(Ptychosperma macarthuri)	MacArthur Palm*		
(Swietenia mahagoni)	Mahogany		
(Washingtonia robusta)	Mexican Washington Palm*		
(Myrsine guianensis)	Myrsine		
(Simaruba glauca)	Paradise Tree		
(Acoelorrhaphe wrightii)	Paurotis Palm		
(Tabebuia heterophylla)	Pink Tab or Trumpet Tree*		
(Tibouchina grandiflora)	Princess Flower Tree*		
(Tibouchina grandiflora)	Princess Flower Tree1*		
(Arecastrum romanzoffianum)	Queen Palm*		
(Lagerstromia speciosa)	Queens Crepe Myrtle*		
(Persea borbonia)	Red Bay		
(Acer rubrum)	Red Maple		

(Cocothrinax argentata)	Silver Palm		
(Tabebuia caraiba)	Silver Trumpet*		
(Pinus elliottii)	Slash Pine		
(Magnolia grandiflora)	Southern Magnolia		
(Magnolia virginiana)	Sweet Bay		
(Liquidambar styraciflua)	Sweet Gum		
(Plantanus occidentalis)	Sycamore		
(Myrica cerifera)	Wax Myrtle		
(Callistemon viminallis)	Weeping Bottlebrush*		
(Tecoma stans)	Yellow Elder		
Other			
	TOTALS	**0**	**0**

Shrubs/ground cover

	Shrub
	Ground Cover
	Vine

Shrub/Ground cover Species	Name	number	native
(Antigonon Leptopus)	Coral Honeysuckle		0
(Blechnum serrulatum)	Swamp Fern		0
(Catharanthus roseus)	Periwinkle		0
(Chrysobalanus icaco)	Cocoplum		0
(Conocarpus erectus sericeus)	Silver Buttonwood		0
(Conocarpus erectus)	Buttonwood		0
(Crinum americanum)	Swamp Lilly		0
(Forestiera segregata)	Florida Privet		0
(Glesminum Sempervirens)	Carolina Jessamine		0
(Hamelia patens)	Firebush		0
(Helianthus debilis)	Beach Sunflower		0
(Hymenocallis latifolia)	Spider Lily		0
(Ilex glabra)	Gallberry		0
(Lantana spp.)	Lantana species		0
(Lonicera)	Trumpet Honeysuckle		0
(Myrcianthes fragrans)	Simpson's Stopper		0
(Myrica cerifera)	Wax Myrtle		0
(Myrsine guianensis)	Myrsine		0
(Nephrolepis cordifolia)	Erect Swordfern		0
(Prunus caroliniana)	Cherry Laurel		0
(Spartina bakerii)	Cordgrass		0
(Sysirinchium)	Blue Eyed Grass		0
(Urechites lutea)	Wild Allamanda		0

(Vaccinium myrsinites)	Shiny Blueberry		0
(Viburnum obovatum)	Walter's Virburnum		0
(Zamia floridana)	Coontie		0
Other			0
	TOTALS	0	0

	tree	shrub	shade tree	palms	tree+shrub	Interior Shade
native	0	0	0	0	0	
other	0	0	0	0	0	
Total	0	0	0	0	0	0
interior	0		0			
Perimeter	0		0			

	%
Native	#DIV/0!
Shade	#DIV/0!
Int Shade	#DIV/0!