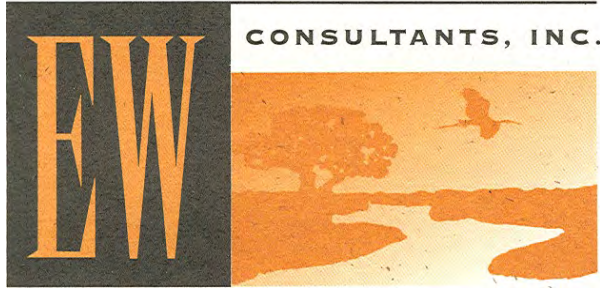


EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services



KANNER CPUD/RPUD

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

M&M REALTY PARTNERS

Prepared by:

EW CONSULTANTS, INC.

March 2021

INTRODUCTION

The 48.6+/- acre Kanner CPUD/RPUD property covered by this Environmental Assessment is located in the City of Stuart within Section 16 and Hanson Grant, Township 38S, and Range 41E. The property is located approximately one-half mile north of Indian Street and approximately one-half mile south of Monterey Road, between Kanner Highway (SR76) and Willoughby Boulevard. Please refer to Figure 1 Location Map and Figure 2 Quad Map, provided in the Appendix.

The property is adjacent to and bounded to the west by Kanner Highway, to the north by a landscape nursery, to the east by SE Willoughby Boulevard, and undeveloped lands to the south. Figure 3 in the Appendix provides a 2020 aerial photo of the subject property and immediate surroundings.

The Kanner CPUD/RPUD property has been disturbed to varying degrees by historic activities on the site and on surrounding properties. There are multiple structures (residential and agricultural) found throughout the site and much of the property has been cleared and/or altered for agricultural purposes and other uses over time. Aside from relic areas of pine flatwoods, the majority of the vegetative cover on the site is comprised of invasive non-native species that have taken over after previous disturbances.

SOILS

A U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Custom Soil Resource Report was generated for the subject property and is provided in the Appendix. This report contains a soils map with the boundary of the property depicted as well as additional information and descriptions of soil resources for the subject property. According to the soil survey data, four soil types are found on the subject property, with an additional area classified as open water.

It is important to note that the description of these soils, in their natural state, according to the NRCS, was generated in the early 1970s, and therefore predates the more recent land management activities or alterations that have occurred since publication of the Soil Survey.

NATURAL COMMUNITIES AND LAND COVER

The natural communities and land cover types on the subject property have been classified in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS, January 1999) published by the Florida Department of Transportation. A description of the observed land cover types is provided below and a FLUCFCS Map is provided in the Appendix as Figure 4. All acreage figures are estimates based on aerial photo interpretation and multiple field assessments conducted on the property from July 2018 through September 2020.

#191 - Undeveloped Land in Urban Areas -

The majority of the site has been converted into a mosaic of disturbed non-native open herbaceous areas and areas dominated by invasive exotic vegetation with several residential homes and accessory structures (barns and sheds). The property is surrounded by urban development including a County high school, regional medical facilities, office development and existing residential development. As such, this portion of the property has been categorized as Undeveloped Land in Urban Areas.

Where tree canopy is present, invasive non-native species are dominant including java plum, Indian laurel, royal poinciana, eucalyptus, neem, Australian pine, seaside mahoe, and melaleuca. Scattered native trees remain, including slash pines and laurel oaks. The understory is typically sparse or dominated by invasive non-native vegetation such as Brazilian pepper. Old world climbing fern and air potato (also invasive non-native species) are draping most trees in this land cover.

In areas that are regularly mowed, the ground cover is comprised of non-native pasture grasses (bahia grass) and other ruderal weeds (torpedo grass, flatsedges, creeping ox-eye). Open areas that are not regularly mowed are dominated by a dense, monotypic cover of invasive non-native napier grass and guineagrass.

#411 - Pine Flatwoods -

There are relic areas in the southern portion of the property that exhibit the typical characteristics of pine flatwoods. The vegetative composition of this land cover type is predominantly native with the canopy dominated by slash pine, cabbage palm, and laurel oak. Invasive non-native species are also present including java plum, Indian laurel and Brazilian pepper. The sub-canopy is generally dense and dominated by native species such as saw palmetto, myrsine, wax myrtle, and gallberry along with invasive non-native species including strawberry guava and Brazilian pepper. The native vegetative ground cover, when present, is comprised of love grass, swamp fern, broomsedge, and road grass.

Native species of vines include greenbrier, blackberry, and wild grape which are also found in this area. Invasive non-native species including old-world-climbing-fern and air potato have encroached into this habitat with some areas exhibiting near-dominance of the native tree and shrubs species.

#436 – Upland Scrub, Pine and Hardwoods -

There is an area in the south eastern portion of the property that exhibit the typical characteristics of an upland scrub habitat. The vegetative composition of this land cover type is predominantly native with the canopy dominated by sand pine, scrub oak, myrtle oak, and sand live oak. The sub-canopy is generally dense and dominated by native species such as saw palmetto, and rusty staggerbush. Native species of vines include greenbrier, blackberry, and wild grape which are also found in this area. Due to the dense canopy and sub-canopy, groundcover vegetation is sparse.

#510 – Ditches -

The site exhibits several linear man-made ditches. Portions of the ditches are currently under a dense Brazilian pepper tree cover. A ditch that spans east-west, from Willoughby Boulevard to Kanner Highway, across the southern portion of the site serves as a drainage conveyance system for offsite lands. This feature has been partially relocated and re-constructed as a result of the recent completion of the onsite FDOT surface water management pond.

#534 – Reservoirs less than 10 acres -

There are several excavated ponds that are scattered throughout the site. These man-made water bodies have generally been in place for an extended period of time and are surrounded by seaside mahoe and Australian pine, both invasive non-native species. This category also includes an FDOT surface water management pond in the southwestern portion of the property, serving as drainage for Kanner Highway.

#618 – Willow and elderberry -

This wetland area exhibits deep water habitats that are likely the result of historic excavation that created an upland island in the northern portion of this wetland. The predominant vegetation is Carolina willow within the central area of the wetland. The deeper excavated fringe areas exhibit invasive species including Peruvian primrose willow and wild taro, along with native species such as giant leather fern and swamp mallow.

#619 – Exotic Hardwood Wetland -

There is a wetland located in the northern portion of the site that has a tree canopy dominated by melaleuca. The ground cover is comprised of swamp fern and day flowers. The eastern portion of this wetland has been encroached by seaside mahoe, an invasive non-native species.

#641 – Freshwater marsh -

There are several freshwater marshes are found scattered throughout the property. The two freshwater marshes located in the northern portion of the site have been degraded by surrounding land uses and off-road vehicle usage. The other wetlands found in the southern portion of the site exhibit native vegetation comprised of grasses, sedges, spike rush and water lilies. Invasive exotic vegetation including torpedo grass and melaleuca trees are present as well.

#643 – Wet prairies -

There are several shallow wet prairie wetlands on the property. As a result of surrounding land uses, most of these wetlands do not exhibit a natural plant composition. The wet prairie located along the northwestern property boundary is comprised of native day flowers and swamp fern

along with invasive non-native species including guinea grass, napier grass, and seaside mahoe. Another wet prairie exists in the central portion of the northern portion of the property. It is dominated by flatsedges, roadgrass, and swamp mallow, along with invasive non-native species including torpedo grass, Peruvian primrose willow, wild taro, and napier grass. A third wet prairie exhibits a natural plant composition and is found in the southeastern portion of the site.

#740 – Disturbed Lands -

Several areas of the property are categorized as the “disturbed lands” cover type based on past land disturbances. The primary area in this category is the southern fringe of the property that has become dominated by napier grass. An additional area occurs immediately west of the FDOT pond at the southwest corner of the property as well as the associated drainage improvements in this area.

WETLAND DETERMINATION

The limits of state jurisdictional wetlands have been field-flagged and field-verified by the South Florida Water Management District (SFWMD). Please refer to the Informal Wetland Determination issued on November 19, 2018, a copy of which is provided in the Appendix of this document.

A Conceptual Environmental Resource Permit (ERP) was recently issued based on this SFWMD wetland delineation and jurisdictional determination. Please refer to the Conceptual ERP issued on August 26, 2020, a copy of which is provided in the Appendix of this document.

The remainder of the property received an Informal Wetland Determination (IWD) from the SFWMD. Please refer to the IWD issued on November 3, 2020, a copy of which is provided in the Appendix of this document.

Based on these verified wetland determinations from SFWMD,, the property contains 6.5 +/- acres of wetlands and 4.1 +/- acres of “other surface waters”, of which, 3.7 +/- acres are a “Permitted Surface Water Management Facility” for DOT drainage along Kanner Highway.

According to the definition of Outstanding Resource Wetland in Chapter XII of the City of Stuart Land Development Code, there are no Outstanding Resource Wetlands present on site as none of the wetlands are naturally connected to the St. Lucie River.

WILDLIFE EVALUATION

During the field assessment of the property, observations were made to evaluate the presence or potential presence of wildlife. In particular, observations were made for species listed by Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened or of special concern.

The site reconnaissance conducted between July 2018 and September 2020 included observations of the following non-listed species on the subject property:

Bird species including boat-tail grackle, blue jay, cardinal, and mockingbird. Mammals including grey squirrels and raccoons were observed in the tree canopy along with indicators of the presence of rabbits in the form of scat found throughout the property.

Given the surrounding urban development and activity as well as the historic and ongoing agricultural and residential activities, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species.

Gopher tortoises are listed as a Threatened species by the State of Florida. Based on the findings of a preliminary survey, gopher tortoise burrows were found in several locations within the property. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

Wading birds are the only other listed species that may potentially utilize portions of the property for foraging. Any such use by these species would be transient in nature and no roosting or nesting areas have been observed on the site.

PRESERVE AREA AND UPLAND BUFFER EVALUATION

The subject property is approximately 48.6 acres. The wetland determination indicates that there are 6.5 +/- acres of wetlands and 4.1 +/- acres of other surface waters within the property.. The remaining 38 +/- acres comprise the upland acreage of the site. In accordance with City Code, 25% of the upland acreage is used to calculate the projected upland preserve requirement at 9.5 +/- acres.

SUMMARY

Overall, the wetlands found on the property are isolated and no longer exhibit a natural or native plant composition. The isolation of the wetlands and the surrounding urban development act to reduce their interaction with regional landscape features as well as wildlife support. These wetlands are degraded by historic hydrologic alterations and invasive species encroachment and thus offer minimal ecological functions for fish and wildlife.

Similarly, the upland pine flatwoods found on site are considered native upland habitat but have been encroached by invasive non-native vegetation and are isolated from larger natural areas by the surrounding urban development.

The uplands on the site provide varying quality suitable habitat for gopher tortoises. Gopher tortoise burrows identified during preliminary surveys were concentrated in the upland scrub portion of the property with sparse occurrences in the undeveloped uplands on the property. No other listed wildlife species were observed on site. Wading birds are the only likely listed species that could potentially utilize some portions of the property however, any such use is likely to be transient.

APPENDIX

Maps and Figures:

Figure 1: Location Map

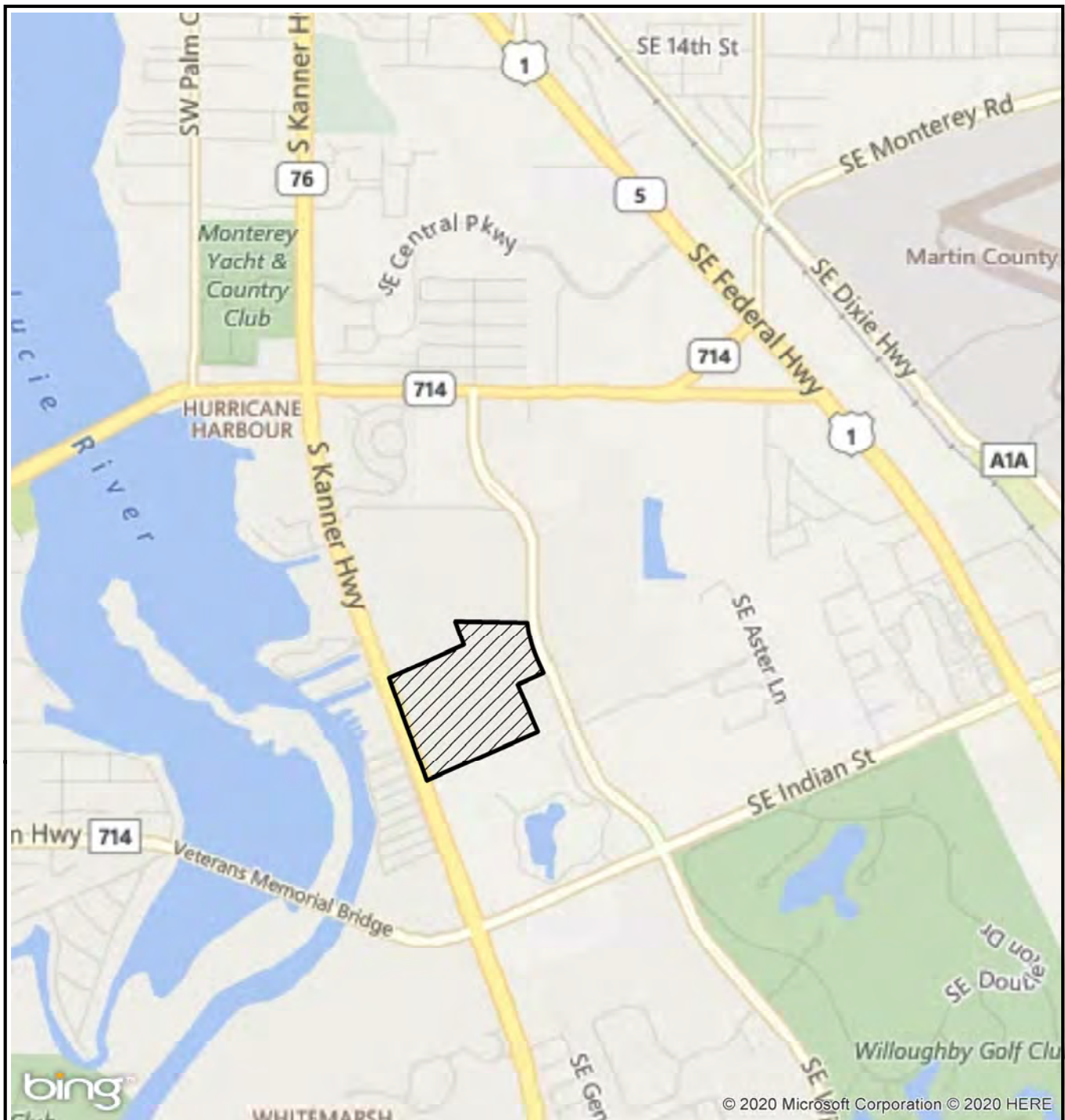
Figure 2: Quad Map

Figure 3: Aerial Photograph


Figure 4: FLUCFCS Map

SFWMD Conceptual Environmental Resource Permit
SFWMD Informal Wetland Determination

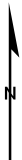
USDA Custom Soil Resource Report



LEGEND

 - SITE (48.6+/- AC)

0 2,000 Feet



KANNER CPUD/RPUD LOCATION MAP

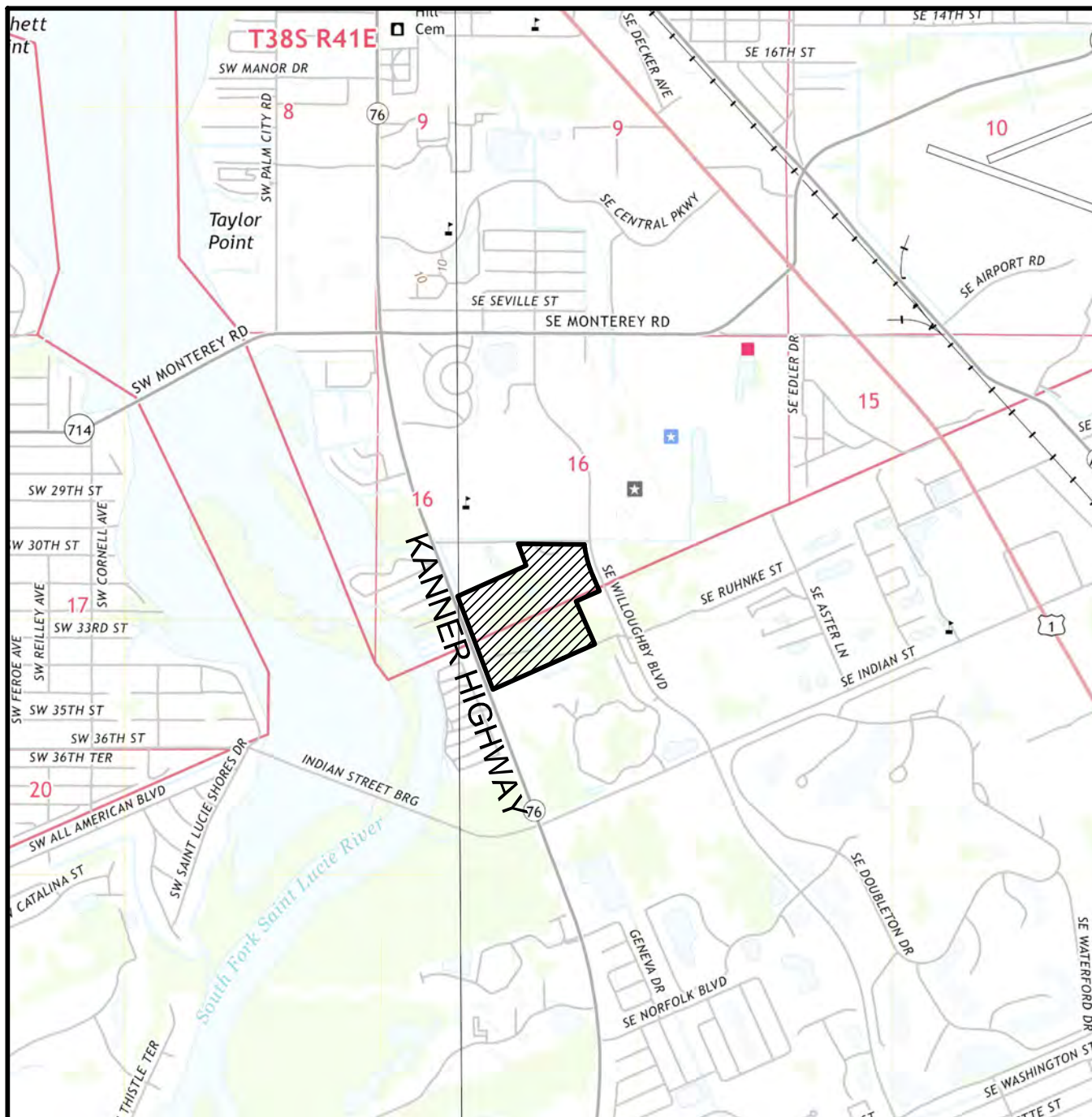


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FIGURE

1



USGS QUAD MAP "ST LUCIE INLET", SECTION 16 & HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'56" LONGITUDE -80°14'52"

LEGEND

 - SITE (48.6± AC)

0 2000
SCALE IN FEET



KANNER CPUD/RPUD QUAD

Kanner CPUD RPUD.dwg QUAD

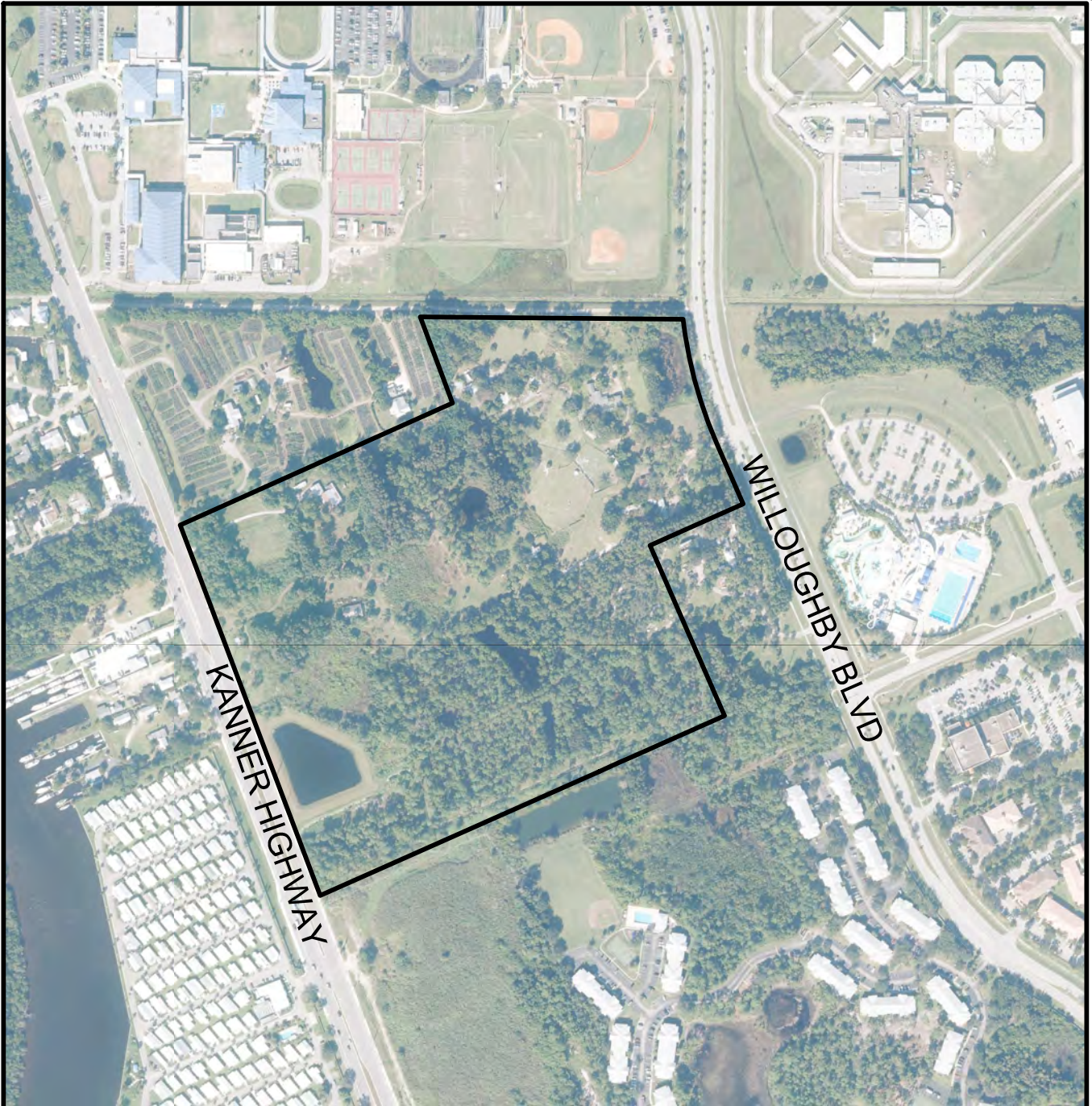


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FIGURE

2



MARTIN COUNTY AERIALS DATED 2020

0 500
SCALE IN FEET



KANNER CPUD/RPUD AERIAL

Kanner CPUD RPUD.dwg AERIAL

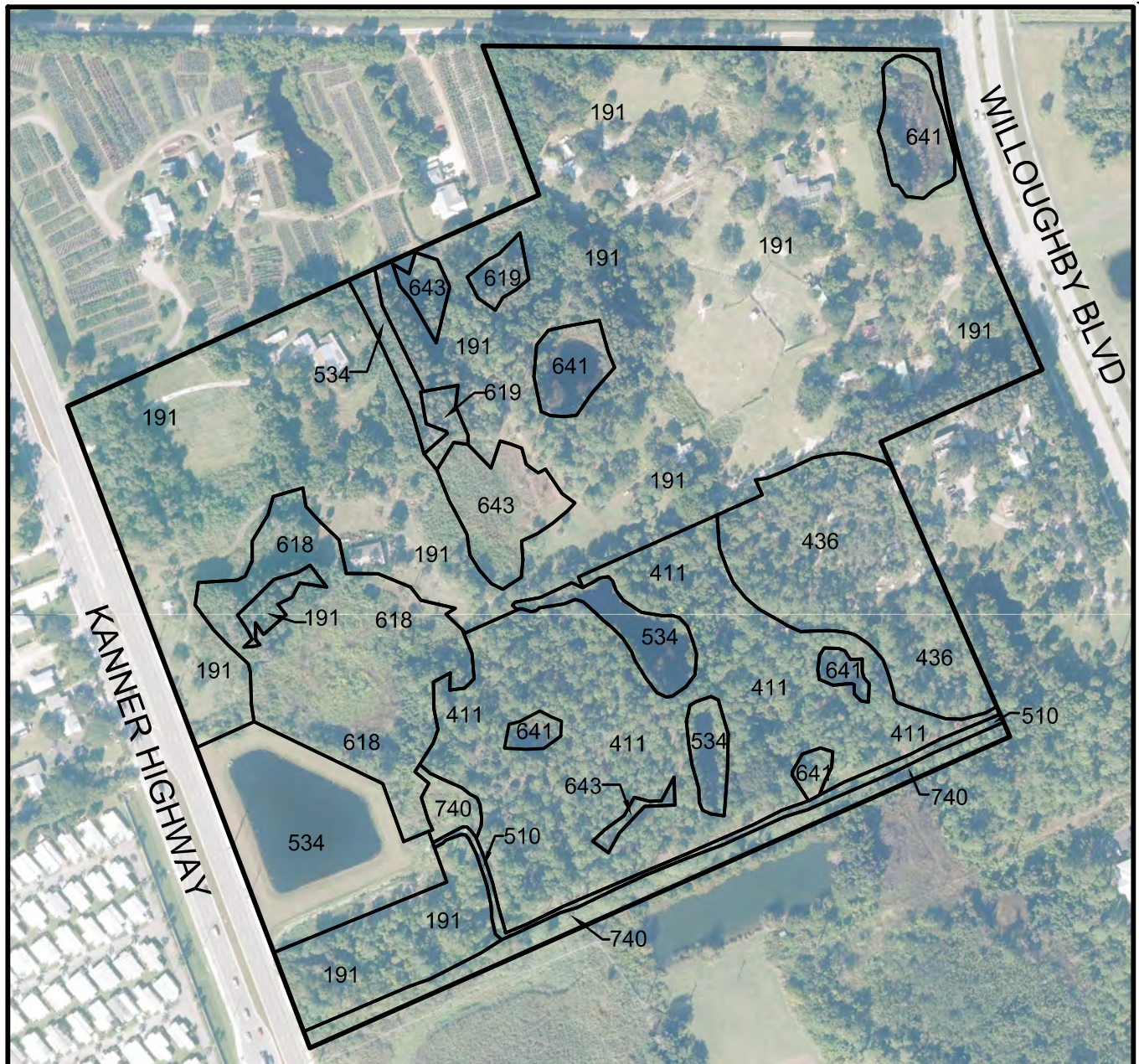


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FIGURE

3



MARTIN COUNTY AERIALS DATED 2020

LEGEND

191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (25.8± AC)

411 - PINE FLATWOODS (7.8± AC)

436 - UPLAND SCRUB, PINE, HARDWOODS (3.1±AC)

510 - DITCHES (0.4± AC)

534 - RESERVOIRS LESS THAN 10 ACS (3.7± AC)

618 - WILLOW & ELDERBERRY (3.5± AC)

619 - EXOTIC WETLAND HARDWOODS (0.3± AC)

641 - FRESHWATER MARSHES (1.5± AC)

643 - WET PRAIRIES (1.2± AC)

740 - DISTURBED LANDS (1.3± AC)

TOTAL SITE (48.6± AC)

0 300
SCALE IN FEET

KANNER CPUD/RPUD

FLUCFCS

OCT 2020

FIGURE

4

Kanner CPUD RPUD.dwg FLUCFCS



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KANNER CPUD

SFWMD Conceptual ERP

Application No. 200323-3070

Conceptual Permit No. 43-103195-P

Date Issued: August 26, 2020



South Florida Water Management District
Conceptual Permit No. 43-103195-P
Date Issued: August 26, 2020

Permittee: M&M Stuart, LLC
1260 Stelton Road
Piscataway, NJ 08854

Project: Kanner CPUD

Application No. 200323-3070

Location: Martin County, See Exhibit 1

Your application for a Conceptual Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.



Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District
Conceptual Permit No. 43-103195-P**

Date Issued:	August 26, 2020	Expiration Date:	August 26, 2040
Project Name:	Kanner CPUD		
Permittee:	M&M Stuart, LLC 1260 Stelton Road Piscataway, NJ 08854		
Operating Entity:	M&M Stuart, LLC 1260 Stelton Road Piscataway, NJ 08854		
Location:	Martin County		
Permit Acres:	32.61 acres		
Project Land Use:	Commercial Residential		
Special Drainage District:	N/A		
Water Body Classification:	CLASS III		
FDEP Water Body ID:	3210		
Wetland and Surface Water Impacts:	6.45 acres		
Sovereign Submerged Lands:	No		

Project Summary

This permit authorizes Conceptual Approval of a stormwater management (SWM) system serving 32.61-acres of mixed use development known as Kanner CPUD.

The project includes a commercial shopping center, refueling station, residential units, supporting infrastructure, and SWM systems.

The project will include relocation of the existing Florida Department of Transportation (FDOT) SWM facilities serving Basin 8 of Kanner Highway that are located on the site. The project will include three driveway connections and turn lanes within South Kanner Highway for ingress and egress.

The project site receives offsite runoff from the north, south, and east that will be routed through the project.

Please refer to SWM plans Exhibit No. 2.0 and the SWM Maps Exhibit No. 2.2 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description

The site is located in Martin County. Please refer to Exhibit No. 1.0 for a location map.

The site includes a SWM system serving a portion of Kanner Highway pursuant to Permit No. 43-00785-S. The site includes a ditch system that conveys off site flows from Willoughby Boulevard and areas to the east through the site to the St. Lucie River via cross culverts under Kanner Highway.

The site is primarily undeveloped with native uplands, wetlands and other surface waters. For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the stormwater management system is the responsibility of M&M Stuart, LLC. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

The project area is currently under contract for purchase by M&M Stuart, LLC who will be the sole owner of the project area and who has indicated that the perpetual operating entity for this project will be M&M Stuart, LLC. If the subject property is subdivided in the future, a permit modification will be required to address the need for an appropriate operating entity, such as a property owners association, in accordance with Section 12.3, Vol I.

M&M Stuart, LLC submitted two purchase agreements as demonstration of real property interest for the project area. Prior to commencement of any phase of construction, documentation of ownership must be submitted to the Agency. If the property is conveyed to an entity other than the permittee, a permit transfer will be required.

Prior to commencement of any phase of construction, authorization for works proposed on FDOT property must be submitted to the Agency.

Engineering Evaluation:

Land Use

Please refer to the data tables and Exhibit No. 2.1 for additional land use details.

Water Quality

The project will provide the required water quality treatment volume based on 2.5 inches over the imperviousness of the controlled basin areas. Commercial parcels will be required to provide half of one inch of dry pre-treatment prior to discharge to the wet detention systems.

The project is located within the St. Lucie Basin, which is impaired pursuant to 62-304.705 F.A.C. In order to provide reasonable assurance that the proposed project will not contribute to the existing impairment, an additional 50% water quality treatment volume is provided. A site specific pre vs. post development nutrient analysis has been provided demonstrating that the proposed system will not increase the annual nutrient loading over existing conditions

Water Quantity

The proposed SWM design is based on the pre- vs post-development analysis of the existing drainage patterns of a 107.42-acre watershed that includes the site. The three basins discharging through the site are mapped and identified on the system maps within Exhibit No. 2.2 as points of interest (POI) A, B, and C.

The three systems are further described below and, for simplicity, will be referred to as Basin A, Basin B and Basin C. Within each Basin the various sub-basins are also identified based on their associated sub-basin letter and number.

The Basin A system includes offsite runoff from approximately 66.41 acres east of the proposed project including portions of Willoughby Boulevard and areas east of Willoughby Boulevard, and

approximately 25.72 acres within the developed sub basins of the project: A-NWW-6, A-NWW 6-A, A-NWW 6-B, A-NWW-6C, A-NWW-6D. The onsite Basin A sub-basins are collectively referred to as Basin A-6 in the data tables.

Within the developed portions of the site, the existing ditch system that conveys offsite runoff from properties to the east will be replaced with a swale and box culvert collection system. The sub-basin 6 control structure will discharge to the offsite bypass box culvert system. Basin A also receives offsite runoff from sub-basin A-1 from the South. The Basin A system discharges to an existing pair of 24-inch cross culverts within Kanner Highway and ultimately to the St. Lucie River through the FDOT outfall. The pre-developed discharge rate for Basin A was determined to be 46.23 cfs. The post-development discharge rate for Basin A was determined to be 42.82 cfs.

The site conditions are not conducive to recovery of retention volumes by infiltration. Pursuant to Section 4.2.1 (a) (3) Vol. II., in order to provide reasonable assurance of the long-term flood protection capacity of the system, minimum flood protection levels were established based on the initial stage of the system starting at the retained elevation of 4.33-ft. NAVD.

Basin B is primarily the existing Florida Department of Transportation (FDOT) pond located on the site that serves Basin 8 of Kanner Highway and includes sub-basins B-NWW-4, B-NWW-4A, B-NWW-4.1. The Basin B pond will continue to serve Kanner Highway and a portion of the site along Kanner Highway as well as some offsite area to the north of the property. The pre-developed discharge rate for Basin B was determined to be 10.52 cfs. The post-development discharge rate for Basin B was determined to be 9.98 cfs.

Basin B-NWW-4 includes the existing pond serving Basin 8 of Kanner Highway. The pond will be enlarged from 1.10 acres to 1.45 acres, and relocated on the site.

Basin B-NWW-4.1 includes a small portion of the site along the northern property line as well as some offsite areas. The Basins 4.1 system also includes a dry detention system to attenuate the existing offsite flows. The basin will discharge to the existing FDOT basin control structure which discharges via the existing 18-in. pipe within the FDOT Kanner Highway system at POI B.

The existing FDOT basin 8 control structure will be maintained, and a 12-ft x12-ft concrete box will be constructed around the existing structure to allow the relocated pond to be hydraulically connected to the control structure via an 18-in. pipe to maintain its existing functionality. The Basin B system will discharge via the existing FDOT Kanner Highway system at POI B.

Basin C is a small portion of the site along the northern boundary that will continue to follow its historic pattern of sheet flow to an existing offsite pond on the Lychee Tree Farm that discharges to the ditch system adjacent to the Martin County High School.

Please see the land use data tables Exhibit No. 2.1 and system maps Exhibit No. 2.2 for additional details.

Discharge

The proposed discharge rate is based on a pre- vs post-development analysis of the existing drainage patterns of a 107.42-acre water shed including the project.

Parking Lot Design

As found in Water Quantity Data Table minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Finished Floors

As found in Water Quantity Data Table minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Offsite Flows

The project receives offsite runoff from the adjacent areas to the north, south and east.

The portion of the existing drainage ditch that conveys offsite flows of 24.24 cfs from the east through the site will be replaced with a box culvert as a result of the proposed development. A proposed swale system will be extended north along the eastern boundary to collect and convey offsite runoff from areas draining to the site from the east. A box culvert will be constructed through the developed portion of the site to convey stormwater to the existing twin 24-inch cross-culverts under Kanner Highway as part of the FDOT system. Please refer to location POI A within the system maps Exhibit No. 2.2 for additional details.

Certification, Operation, and Maintenance:

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables: Land Use

Basin	Land Type	Area (ac)	% of Total Basin
A-6	Building Cover New	5.15	20.02
	Impervious	15.89	61.78
	Lake	1.68	6.53
	Pervious	3.00	11.66
	Total:	25.72	100%
B-4	Pavement	6.75	49.82
	Lake	1.45	10.70
	Pervious	5.35	39.48
	Total:	13.55	100%
C-1	Pervious	1.72	100.00
	Total:	1.72	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Length Required (ft)	Length Provided (ft)	Overflow Elevation (ft NAVD88)
A-6	Treatment	WET RETENTION	2.70	2.70	N/A	N/A	4.33
	Treatment	EXFILTRATION TRENCH	0.78	0.78	2860.00	2860.00	5.75
B-4	Treatment	WET DETENTION	2.10	2.10	N/A	N/A	4.18

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
A-6	Finished Floor	100Y3D	14.00	10.70	10.75	N/A	N/A
	Perimeter Berm/ Discharge	25YR3D	11.50	7.50	7.50	27.76	27.76
	Parking Lot	25YR3D	11.50	7.50	7.50	N/A	N/A
B-4	Discharge	25YR3D	11.50	5.85	5.85	9.98	10.52
C-1	Discharge	25YR3D	11.50	5.62	5.62	8.01	8.01

Bleeder

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
B-4	3.00	FDOT OCS	Water Quality	1	Circular Orifice	3.00	3.00	St Lucie River

Inlets

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Length (in)	Width (in)	Crest EL (ft NAVD88)	Receiving Body
A-6	3.00	NWW6 OCS	Discharge	1	49.0	37.0	7.50	St Lucie River

Weir

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NAVD88)	Receiving Body
A-6	3.00	NWW6 OCS	Discharge	2	Rectangular Orifice	18.00	24.00	4.33	St Lucie River
				1	Rectangular Orifice	36.00	24.00	4.33	
B-4	3.00	FDOT OCS	Discharge	1	Rectangular Orifice	84.00	28.00	4.18	St Lucie River

Environmental Evaluation:

Wetlands and Other Surface Waters

The project site contains seven wetlands totaling 5.59 acres and four other surface waters totaling 0.86 acres. An informal wetland determination was conducted on August 21, 2018 (Application No. 180814-761) and District staff conducted a follow up site visit on January 13, 2020 to complete functional assessments of the wetlands in anticipation of an ERP application submittal for development. Please see Exhibit No. 3.0 for wetland and other surface water locations. The wetlands can generally be described as freshwater marsh, wet prairie, and mixed wetland hardwoods. All wetlands have some melaleuca trees present. Additional wetland descriptions are available in the ePermitting file.

The applicant evaluated several design modifications of the project; however, impacts to wetlands and other surface waters could not be reduced or eliminated in any scenario due to the large size of the proposed warehouse-style retail store (150,000 sf) and connected fueling station. Additionally, requirements associated with the number of parking spaces for a retail store of this size limit the options for alternative designs. Consequently, the applicant has demonstrated compliance with elimination or reduction of impacts criteria described in Section 10.2.1 of the Applicant's Handbook Volume I. The analysis can be found in the ePermitting file.

The project will result in 5.59 acres of wetland impacts and work in 0.86 acres of other surface waters as described in the table below. Exhibit No. 3.1 (Sheet 2 of 7 of the conceptual plan set) identifies the locations of the wetlands and other surface waters being impacted.

Impact to five of the wetland areas, totaling 1.06 acres, does not require compensatory mitigation because all of these wetlands meet the qualifying criteria described in Section 10.2.2.1 of the Applicant's Handbook Volume I. Cumulatively, wetlands numbered 2 through 6 represent a functional loss of 0.41 units. To mitigate for the remaining 4.53 acres of impacts to Wetland 1 and Wetland 7, the applicant proposes to purchase 1.97 mitigation bank credits from Bluefield Ranch Mitigation Bank. The amount of required mitigation was determined using the Wetland Rapid Assessment Procedure. The final scores can be found in the ePermitting file.

The project also includes work in 0.66 acres of existing ponds and 0.20 acres of existing ditches. These ponds and ditches are classified as other surface waters constructed in uplands and mitigation for these impacts is not required pursuant to Section 10.2.2.2 of the Applicant's Handbook Volume I.

The proposed mitigation is not physically located within the same basin as the impacts; however, the applicant demonstrated compliance with Section 10.2.8 of the Applicant's Handbook Volume I. The proposed mitigation fully offsets the adverse impacts within the impacted basin based on factors such as connectivity of waters, hydrology, habitat range of affected species, and water quality. Therefore, the project (as currently envisioned) will not result in unacceptable cumulative impacts upon wetlands and other surface waters within the St. Lucie Basin. The analysis can be found in the ePermitting file.

Fish, Wildlife, and Listed Species

The wetlands and other surface waters to be impacted do not provide significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning. Submitted information indicates that potential use of the site by such species is minimal.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Environmental Evaluation Tables: Summary

Wetlands and Other Surface Waters: 6.45 acres
 Direct Impacts: 6.45 acres
 Secondary impacts: 0 acres
 Net UMAM Functional Loss/ Gain: 0 units
 Total Onsite Mitigation Area: 0 acres
 Total Offsite Mitigation Area: 0 acres

Total Mitigation Bank Credits Provided

Mitigation Bank	Type	Total Credits
Bluefield Ranch	FH	1.97
Total:		1.97

Kanner CPUD Conceptual

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
2	0.19	Direct Impact	Mixed Wetland Hardwoods	0	0	0.000
3	0.45	Direct Impact	Freshwater Marshes	0	0	0.000
4	0.2	Direct Impact	Wet Prairies	0	0	0.000
5	0.09	Direct Impact	Wet Prairies	0	0	0.000
6	0.13	Direct Impact	Freshwater Marshes	0	0	0.000
1	0.28	Works in Surface Waters	Ponds	0	0	0.000
2	0.3	Works in Surface Waters	Ponds	0	0	0.000
3	0.2	Works in Surface Waters	Ditches and Canals	0	0	0.000
5	0.08	Works in Surface Waters	Ponds	0	0	0.000
Total: 1.92						0.000

Activities in Wetlands or Other Surface Waters, With Mitigation at a Bank

ID	Acres	Community Description	Bank Name	Method	Current Score	With Score	Ratio or Add'l factor	Minimum Credits Needed
1	1.04	Wet Prairies	Bluefield Ranch	WRAP	0.41	0	1	0.43
7	3.49	Freshwater Marshes	Bluefield Ranch	WRAP	0.44	0	1	1.54
Total: 4.53								

Related Concerns:**Water and Wastewater Service**

City of Stuart

Historical/ Archeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Conceptual Permits

1. This permit does not authorize any construction, alteration, maintenance, operation, removal, or abandonment, except where such activities are specifically authorized as the first phase of an individual permit or are authorized to occur in accordance with a general permit or exemption under Chapter 62-330, F.A.C.
2. This permit does not:
 - (a) Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - (b) Convey to the permittee or create in the permittee any interest in real property;
 - (c) Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - (d) Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
3. The permittee shall notify the Agency in writing:
 - (a) Immediately if any previously submitted information is discovered to be inaccurate; and
 - (b) Within 30 days of any conveyance or division of ownership or control of the property or the system, the name and contact information for the new owner.
4. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample, and test the project site to ensure conformity with the permit.
5. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
6. This conceptual approval permit only authorizes design concepts for a master or future plan to construct, alter, operate, maintain, remove, or abandon projects that require a permit under Part IV of Chapter 373, F.S. It does not authorize any construction, alteration, operation, maintenance, removal, or abandonment, or the establishment and operation of a mitigation bank, or relieve the permit holder of any requirements to obtain such permits.
7. Subsequent applications to construct and operate activities shall be prepared and submitted using the applicable procedures in Rules 62-330.052, 62-330.054, 62-330.060, and 62-330.402 F.A.C., and sections 4.2.2, 4.2.3, 4.3, and 4.4 of Volume I. An application for conceptual approval for a mitigation bank shall also include the materials required by Chapter 62-342, F.A.C.
8. Issuance of this conceptual approval permit is a determination, within the level of detail provided in the application, that the activities approved in this permit are consistent with applicable rules at the time of issuance. This permit provides the conceptual approval permit holder with a rebuttable presumption, during the duration of this permit, that the engineering design and scientific principles upon which the conceptual approval permit approved herein are likely to meet applicable rule criteria for issuance of permits for subsequent phases of the project, provided all of the following are met at the time of receipt of a complete application to construct and operate the future phases:
 - (a) The application to construct and operate the future phases remains consistent with the designs and conditions of this permit. Primary areas for consistency comparisons include the size, location, and extent of the activities proposed, the type and nature of the activities, percent imperviousness, allowable discharge and points of discharge, location and extent of wetland

and other surface water impacts, mitigation plans implemented or proposed, control elevations, extent of stormwater reuse, detention and retention volumes, and the extent of flood elevations. If an application for construction of any portion of the land area covered by this permit is inconsistent with the design concepts and conditions approved herein, the application will be reviewed to determine the extent to which the inconsistency will affect the designs and conditions for the remainder of the lands contained in this permit. If the inconsistency will materially affect those designs and conditions, then the applicant must demonstrate that the holder of this permit agrees to that inconsistency. In such a case, the holder of the conceptual approval permit may:

1. Modify the conceptual approval permit to conform to the revised design;
2. Abandon reliance on the conceptual approval permit; or
3. Rely on those portions of the conceptual approval permit for only those areas that were not affected by the inconsistency.

(b) There are no changes to state water quality standards that would be affected by activities authorized in the conceptual approval permit that have not already been authorized for construction or operation.

(c) There have been no amendments to Florida law governing special basin criteria that would affect future activities authorized by the conceptual approval permit that have not already been authorized for construction.

(d) There are no substantive changes in the site characteristics that would affect whether the design concepts approved in the conceptual approval permit can continue to be reasonably expected to meet the conditions for authorizing construction of future phases. This shall include such things as changes in the designation of listed species, and changes to nesting, denning, and critical designation status of listed species that exist within the lands served by the project area.

9. If changes are proposed to the design of existing or future phases, or where there have been changes to state water quality standards, special basins, or site characteristics as described in conditions (3)(a) through (d), above, during the duration of this permit, the applicant must modify this permit if it wishes to continue to rely on this permit as a basis that reasonable assurance exists for the Agency to issue future construction or operation permits under the terms and conditions of this permit. If the permittee fails to do this, this conceptual approval permit can no longer be relied upon as a basis, in part or whole, under which permits to construct or operate future phases will be issued, and the Agency will reevaluate the terms and conditions of this permit at the time a permit application is received to construct the next phase of activities, or at the next requested extension of this permit's duration in accordance with subsection 62-330.056(11), F.A.C., whichever occurs first.

Special Conditions for Conceptual Permits

1. The Conceptual Approval shall expire on the date shown on page 2 of this permit, in accordance with Rules 62-330.056(9) and (10), F.A.C.
2. Operation and maintenance of the stormwater management system shall be the responsibility of M&M Stuart, LLC. The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.
3. Pursuant to Section 4.2.3(d)(3) of Applicant's Handbook Volume I, prior to commencement of any phase of construction, documentation of ownership for the property subject to this conceptual approval must be submitted to the Agency. If the property is conveyed to an entity other than the permittee, a permit transfer will be required.
4. The delineation of the extent of wetlands and/or other surface waters located within the limits of the proposed development has been determined pursuant to Rule 62-340, F.A.C and shall be considered binding.
5. At the time of application for any phase of construction that includes wetland impacts, the permittee shall demonstrate that an adequate portion of the mitigation plan has been or shall be executed and completed in a timely manner (i.e., concurrent with the wetland impacts) and that the specified mitigation will adequately offset the wetland impacts associated with that phase.
6. This permit does not eliminate the need to obtain any and all necessary easements and rights of way prior to the start of any activity approved herein. This permit does not convey to the permittee, or create for the permittee, any property right, or any interest in real property; nor does it authorize any entrance upon, or activities on, property which is not owned or controlled by the permittee; or convey any rights or privileges other than those specified in the permit and Chapter 62-330, F.A.C.
7. The future construction of the SWM system serving Kanner highway (Basin B4) will require a joint application between the permittee and the Florida Department of Transportation.

Distribution List

Russell Mcfall, II, Maser Consulting PA

Eileen Nehme, Nehme Holdings LLC

Mahmoud Hadid, Willoughby Group LLC

Tim Voelker, City Of Stuart

James Poole, PE, Florida Department Of Transportation

US Army Corps of Engineers - Permit Section

Martin County Board of County Commissioners

Martin County Growth Management Department

Martin County Engineering Department

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 200323-3070 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 SWM Plans](#)

[Exhibit No. 2.1 Landuse](#)

[Exhibit No. 2.2 SWM Maps](#)

[Exhibit No. 3.0 Wetland Location Map](#)

[Exhibit No. 3.1 Wetland and OSW Impact Map](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

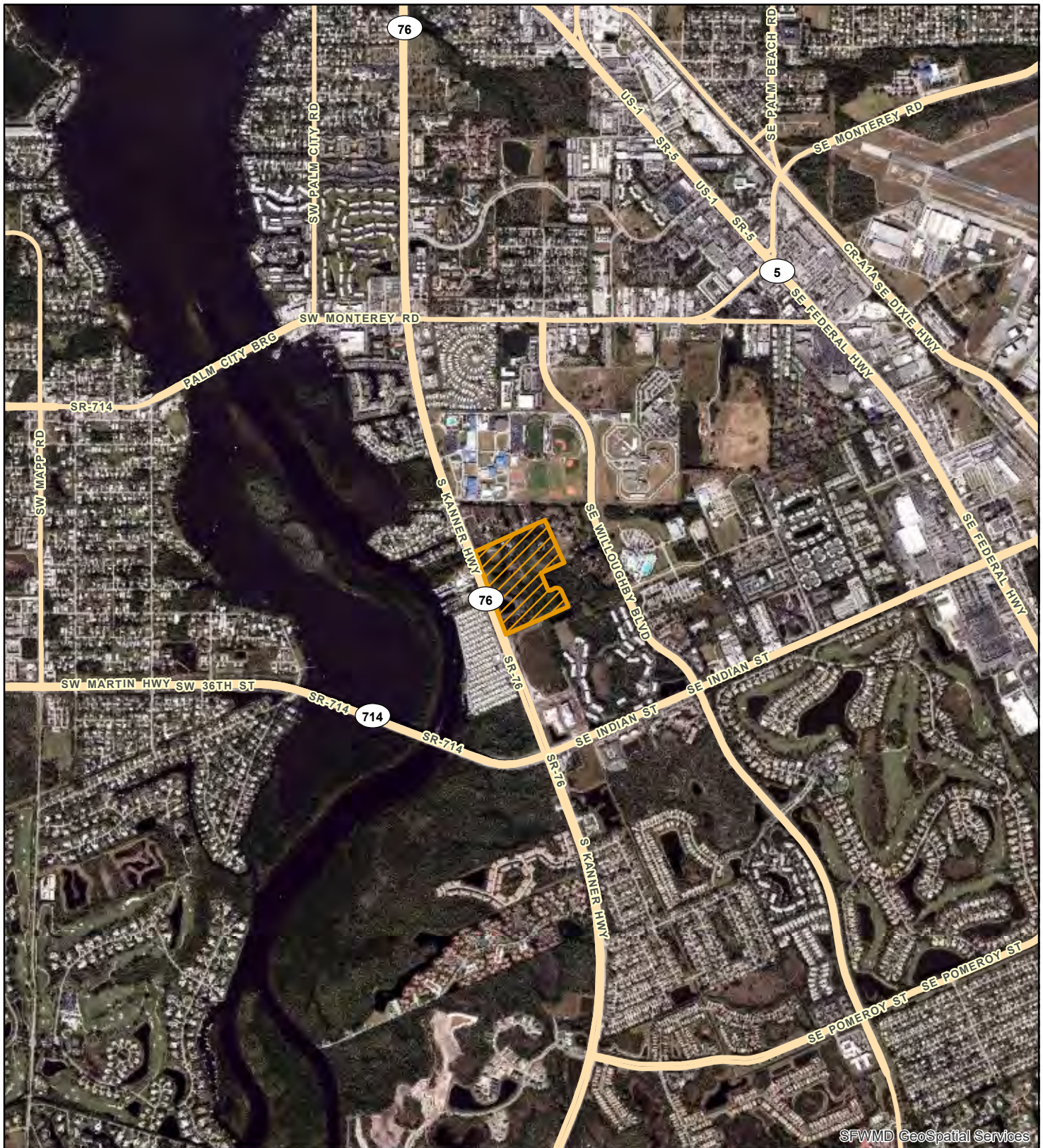
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION






The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.



SFWMD GeoSpatial Services

Exhibit No:1.0	Exhibit Created On: 2020-03-26	MARTIN COUNTY, FL	 Application	
<div><div>REGULATION DIVISION Project Name: Kanner CPUD</div><div><div>01,7503,500</div><div><div></div><div></div></div>Feet</div><div><div>N</div><div></div></div></div>			Permit No: 43-103195-P	Application Number: 200323-3070
			<div><div>Created by IT GIS Section</div><div>South Florida Water Management District</div></div>	

EXHIBITS 2.0

EXHIBITS 2.1

EXHIBITS 2.2

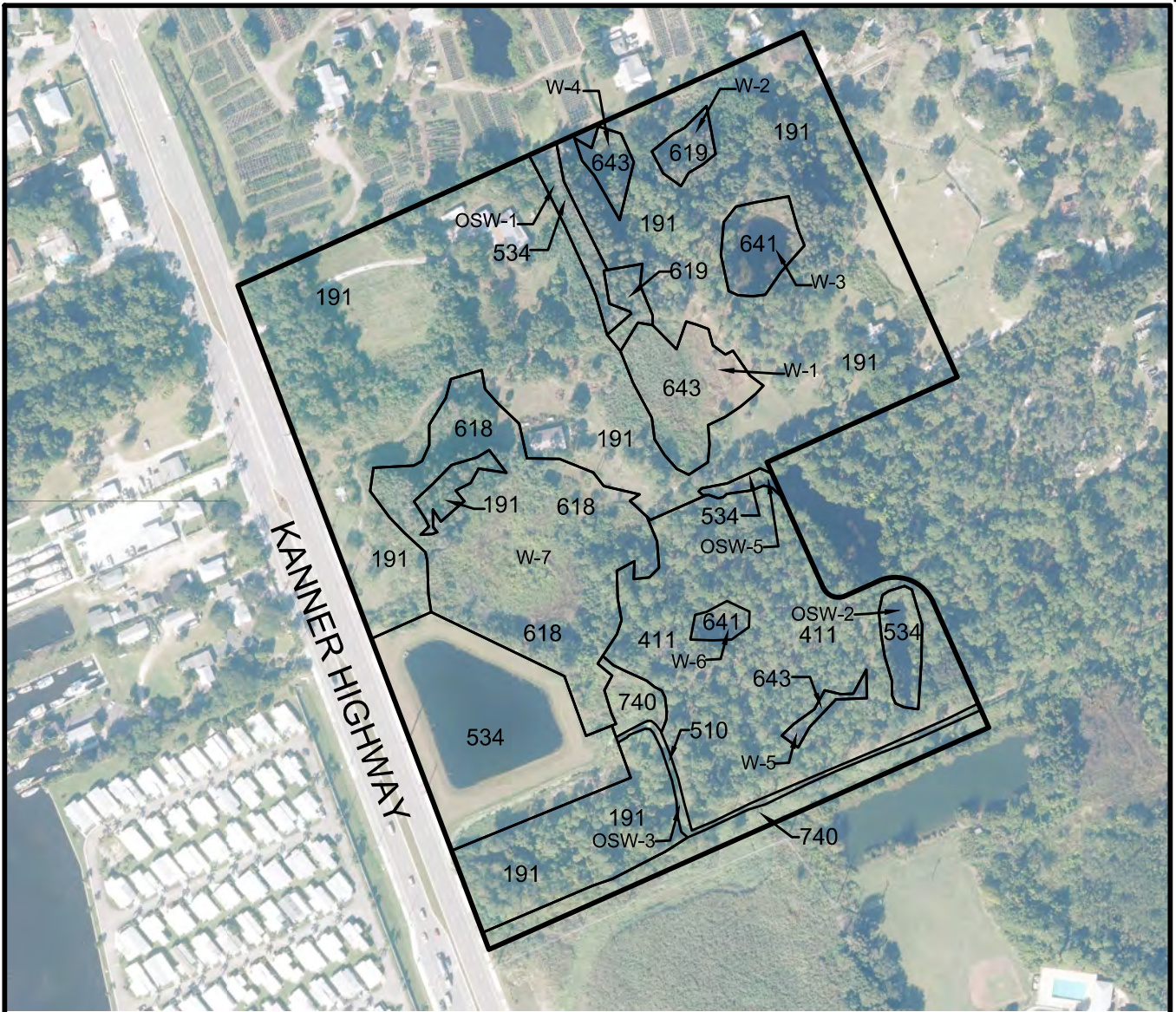
Omitted due to file size limitations

**Exhibits available for download from the SFWMD
ePermitting:**

[Exhibit No. 2.0 SWM Plans](#)

[Exhibit No. 2.1 Landuse](#)

[Exhibit No. 2.2 SWM Maps](#)



MARTIN COUNTY
AERIALS DATED 2020

LEGEND

- 191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (15.1± AC)
- 411 - PINE FLATWOODS (4.8± AC)
- 510 - DITCHES (0.2± AC)
- 534 - RESERVOIRS LESS THAN 10 ACS (3.2± AC)
- 618 - WILLOW & ELDERBERRY (3.5± AC)
- 619 - EXOTIC WETLAND HARDWOODS (0.3± AC)
- 641 - FRESHWATER MARSHES (0.6± AC)
- 643 - WET PRAIRIES (1.2± AC)
- 740 - DISTURBED LANDS (1.0± AC)
- TOTAL SITE (29.9± AC)

0 300
SCALE IN FEET

M&M REALTY PARTNERS FLUCFCS



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2020

FIGURE

3



POI C - EXISTING OFF-SITE POND
DRAINS TO WILLOUGHBY
BOULEVARD OUTFALL #2
WHICH DRAINS TO SOUTH
FORK ST. LUCIE RIVER

POI B - EXISTING 18" PIPE
DRAINS TO SOUTH FORK ST. LUCIE RIVER

POI A - EXISTING (2) - 24" PIPES
DRAINS TO SOUTH FORK ST. LUCIE RIVER

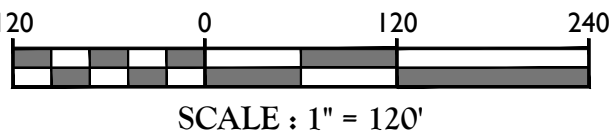
	EXISTING (AC)	PROP (AC)	NET CHANGE
W-1	1.04	0	-1.04
W-2	0.19	0	-0.19
W-3	0.45	0	-0.45
W-4	0.20	0	-0.20
W-5	0.09	0	-0.09
W-6	0.13	0	-0.13
W-7	3.49	0	-3.49
SUBTOTAL	5.59	0	-5.59
NWW-1	0.32	0.12	-0.20
NWW-2	0.26	0	-0.26
NWW-3	0.39	0.13	-0.26
NWW-4	1.10	1.45	0.35
NWW-5	0.54	0.43	-0.11
SUBTOTAL	2.61	2.14	-0.47

GENERAL NOTES:

1. NOT FOR CONSTRUCTION
2. ELEVATIONS SHOWN ARE IN FEET NAVD 1988. TO CONVERT TO NGVD 1929, ADD 1.48'.
3. EXISTING CONTOURS SHOWN ARE BASED ON 2016 MARTIN COUNTY LIDAR.
4. FOR DRAINAGE BASIN BOUNDARIES, REFER TO THE DRAINAGE AREA MAPS INCLUDED IN THE "CONCEPTUAL STORMWATER REPORT FOR PROPOSED LAND DEVELOPMENT FOR KANNER CPUD," PREPARED BY MASER CONSULTING P.A.

LEGEND

- PROPERTY LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING WETLAND WATERS TO BE REMOVED
- EXISTING NON-WETLAND WATERS TO REMAIN
- EXISTING NON-WETLAND WATERS TO BE REMOVED
- EXISTING NON-WETLAND WATERS TO BE MODIFIED



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- Pittsburgh, PA
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- Jacksonville, FL
- Sterling, VA
- Norfolk, VA
- Albuquerque, NM
- Columbia, MD

FLORIDA CERTIFICATE OF AUTHORIZATION No. 30301

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/20	EWG	SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUEST FOR ADDITIONAL INFORMATION

RUSSELL T. McFALL II
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 75738

CONCEPTUAL
STORMWATER MASTER
PLAN PERMIT DRAWINGS
FOR

M & M STUART, LLC

CITY OF STUART
MARTIN COUNTY
FLORIDA

EXTON OFFICE
410 Eagleview Boulevard
Suite 104
Exton, PA 19341
Phone: 610.254.9140
Fax: 610.254.9141

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/05/2020	DB	RTM

PROJECT NUMBER: 19005342A DRAWING NAME: CLAYT-SWMP

SHEET TITLE:

EXISTING CONDITIONS (WEST)

SHEET NUMBER: 2 of 7

KANNER RPUD

SFWMD Informal Wetland Determination

Application No. 201015-4488

Conceptual Permit No. 43-104226-P

Date Issued: November 3, 2020



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

November 3, 2020

** Delivered via email*

Joe Marino *
M&M Realty Partners
160 Essex Street
Suite 200
Lodi, FL 07644

Subject: Kanner Rpu
Application No. 201015-4488
Informal Wetland Determination No. 43-104226-P
Martin County

Dear Mr. Marino:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on October 22, 2020.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink that reads "Barbara Conmy".

Barbara Conmy
Section Leader

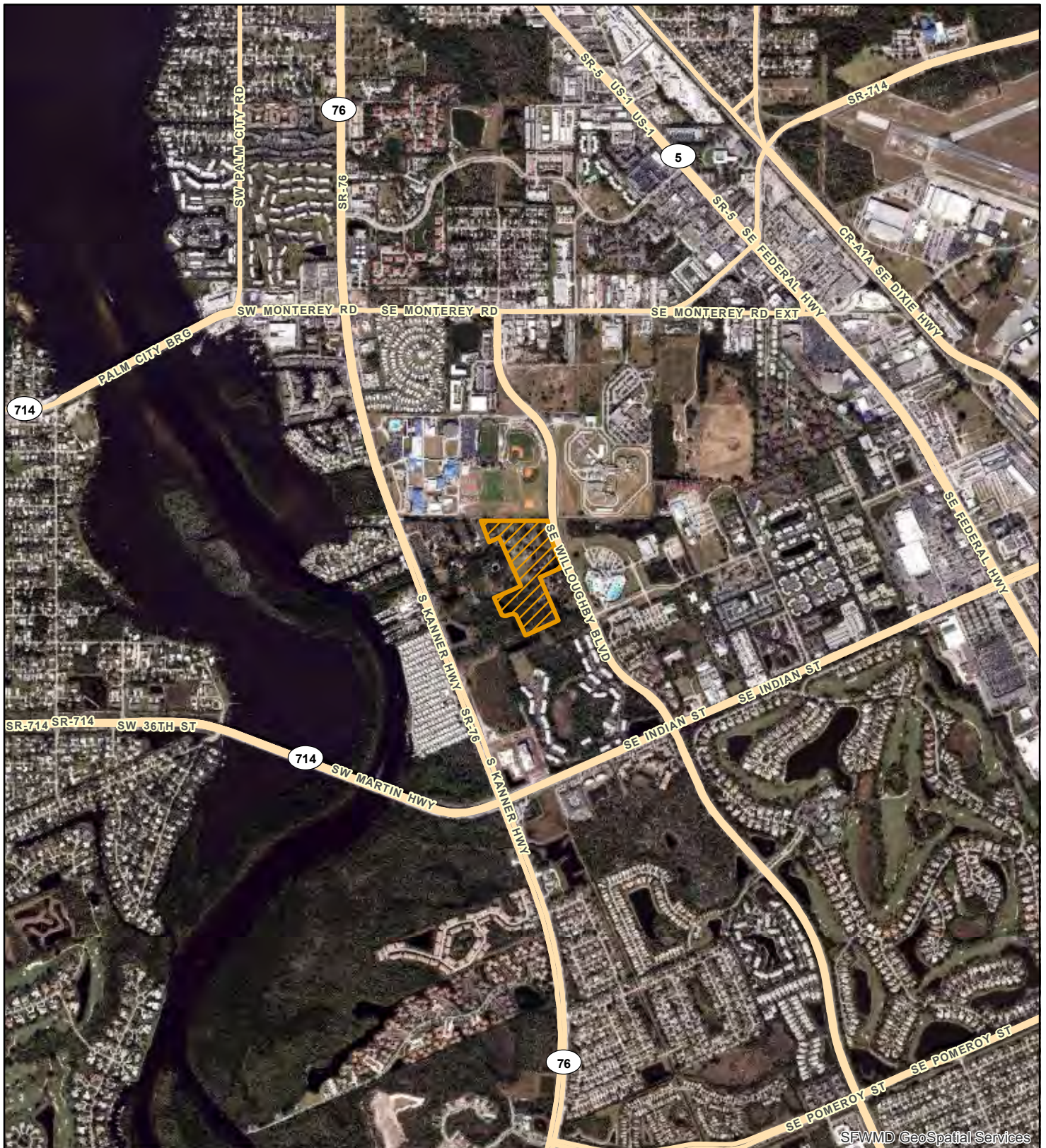
c: Arnaud Roux, EW Consultants, Inc *

Exhibits

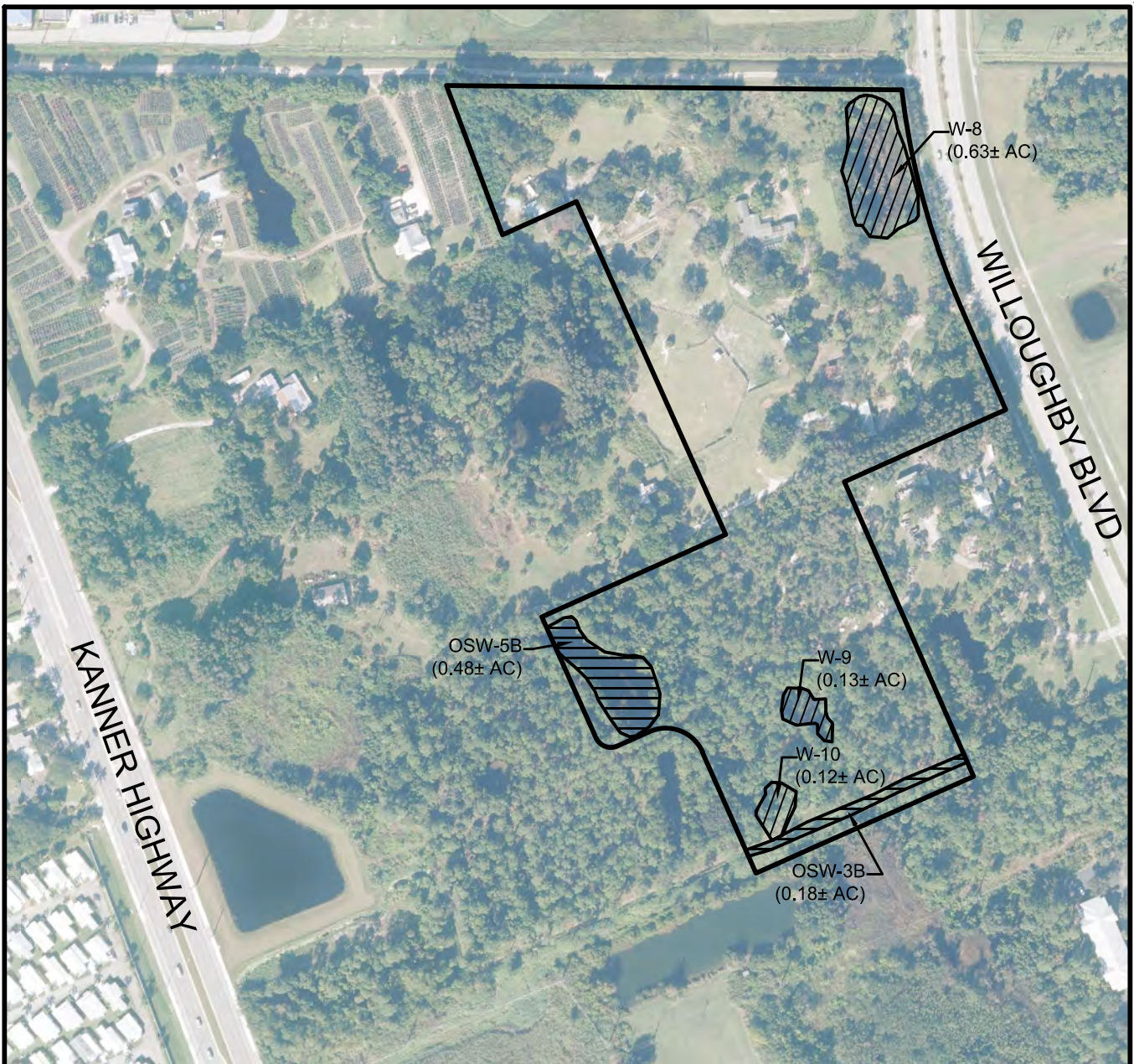
The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 201015-4488 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland/OSW Map](#)



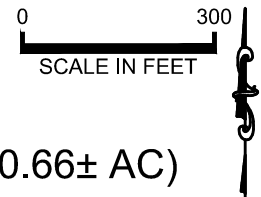
<p>Exhibit No:1.0</p>	<p>Exhibit Created On: 2020-10-15</p>	<p>MARTIN COUNTY, FL</p>	<div data-bbox="956 1663 1042 1713" data-label="Image"> </div> <div data-bbox="1081 1673 1215 1703" data-label="Text"> <p>Application</p> </div> <div data-bbox="1372 1663 1466 1834" data-label="Image"> </div> <div data-bbox="925 1804 1324 1834" data-label="Text"> <p>Application Number: 201015-4488</p> </div> <div data-bbox="1097 1854 1293 1895" data-label="Text"> <p>sfwmd.gov</p> </div> <div data-bbox="1097 1895 1324 1925" data-label="Text"> <p>Created by IT GIS Section</p> </div> <div data-bbox="987 1925 1426 1955" data-label="Text"> <p>South Florida Water Management District</p> </div>
<div data-bbox="125 1834 219 1935" data-label="Image"> </div> <div data-bbox="321 1733 705 1774" data-label="Section-Header"> <h3>REGULATION DIVISION</h3> </div> <div data-bbox="305 1774 635 1814" data-label="Text"> <p>Project Name: Kanner Rpud</p> </div> <div data-bbox="305 1884 721 1955" data-label="Figure"> </div> <div data-bbox="807 1824 862 1945" data-label="Image"> </div>			



MARTIN COUNTY AERIALS DATED 2020

LEGEND

-  - WETLANDS (0.88± AC)
-  - OTHER SURFACE WATERS (0.66± AC)



KANNER RPUD WETLAND & OSW MAP

OCT 2020

FIGURE

4

Kanner RPUD SFWMD.dwg WETLAND & OSW

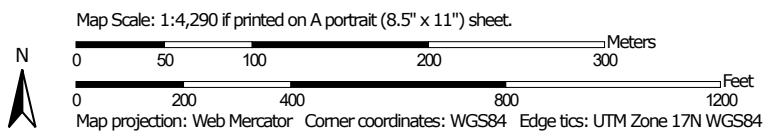


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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

Soil Map—Martin County, Florida
(KANMER CPUD/RPUD)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/1/2020
Page 1 of 3

Soil Map—Martin County, Florida
(KANNER CPUD/RPUD)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 19, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

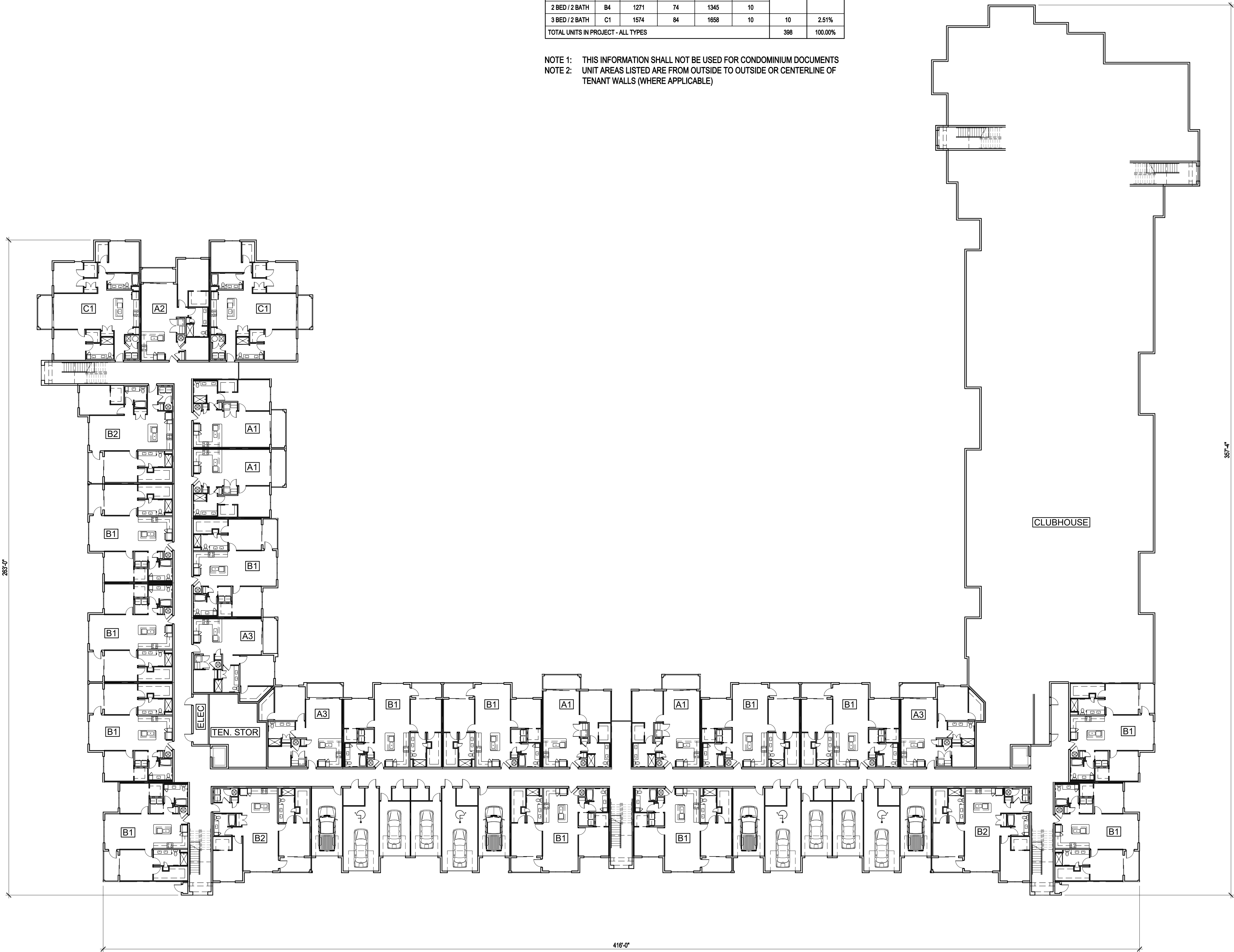
Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	26.1	53.6%
5	Waveland and Lawnwood fine sands, depressional	2.3	4.8%
35	Salerno sand	6.1	12.5%
41	Jonathan sand, 0 to 5 percent slopes	13.2	27.1%
99	Water	1.0	2.0%
Totals for Area of Interest		48.6	100.0%

Scale: 1" = 240'



UNIT AREA TABLE						
UNIT TYPE	UNIT NAME	UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	UNIT TOTAL BY TYPE
		A/C	NON-A/C			
1 BED / 1 BATH	A1	863	94	957	48	148
1 BED / 1 BATH	A2	980	84	1064	70	
1 BED / 1 BATH	A3	942	86	1028	30	
2 BED / 2 BATH	B1	1225	74	1299	138	240
2 BED / 2 BATH	B2	1206	74	1280	92	
2 BED / 2 BATH	B4	1271	74	1345	10	
3 BED / 2 BATH	C1	1574	84	1658	10	10
TOTAL UNITS IN PROJECT - ALL TYPES					398	100.00%

NOTE 1: THIS INFORMATION SHALL NOT BE USED FOR CONDOMINIUM DOCUMENTS
NOTE 2: UNIT AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OR CENTERLINE OF TENANT WALLS (WHERE APPLICABLE)

1 First Floor Plan

1" = 20'-0"

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407.830.140
AR001122

www.forumarchitecture.com

Stuart Apartments

Stuart, FL

05/12/2021
James B. Black
AR0011224

SET DISTRIBUTIONS:

12/14/20 Owner Review
12/16/20 Owner Review
05/10/21 Owner Review
05/12/21 Owner Review

SHEET REVISIONS:

PROJECT NO.

4126

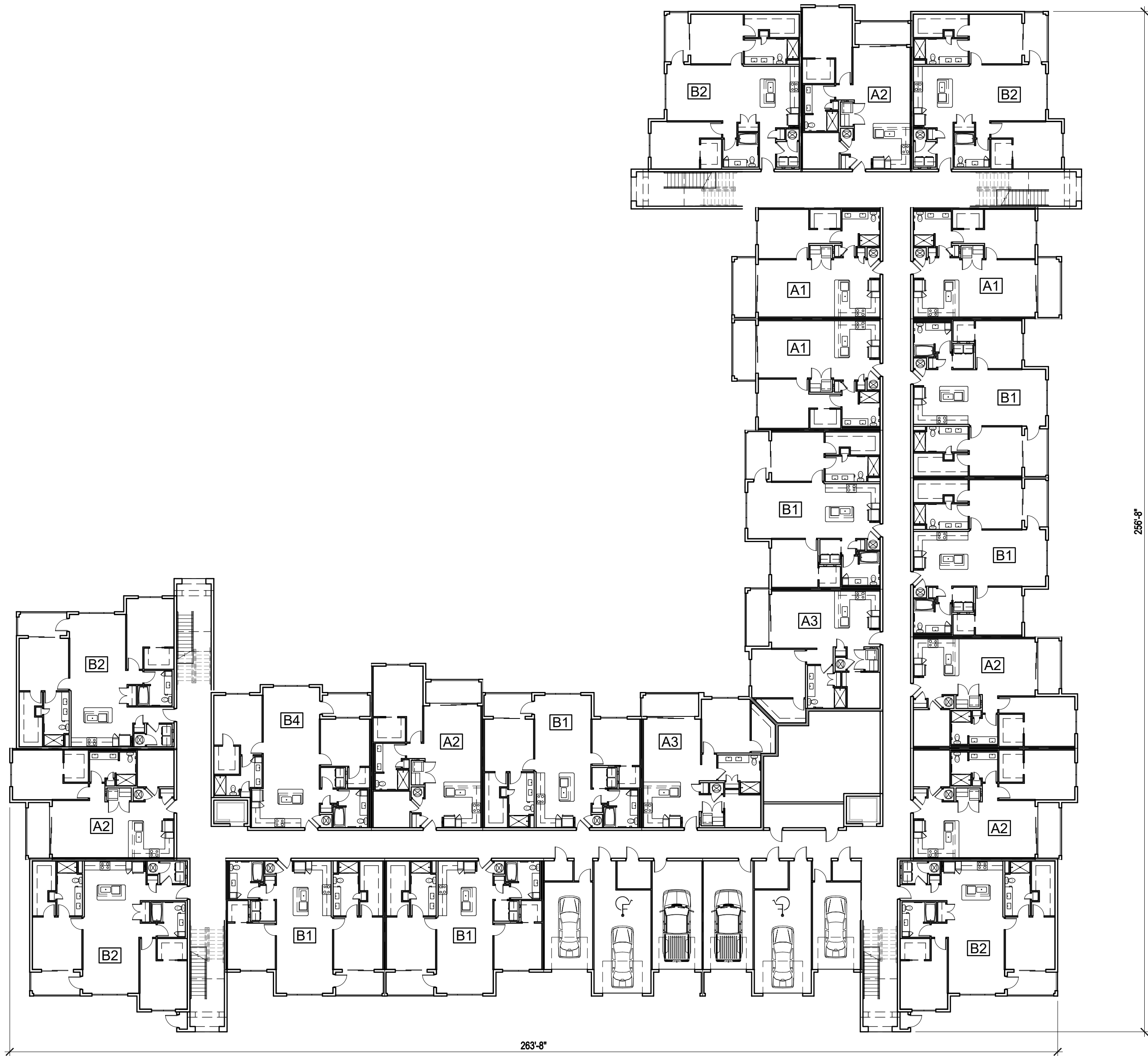
Building Type I

First Floor Plan

A5.11

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Scale: 1" = 240'



1 First Floor Plan

1" = 20'-0"

Stuart
Apartments

Stuart, FL

05/12/2021
James B. Black
AR0011224

SET DISTRIBUTIONS:

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12/16/20	Owner Review
05/10/21	Owner Review
05/12/21	Owner Review

SHEET REVISIONS:

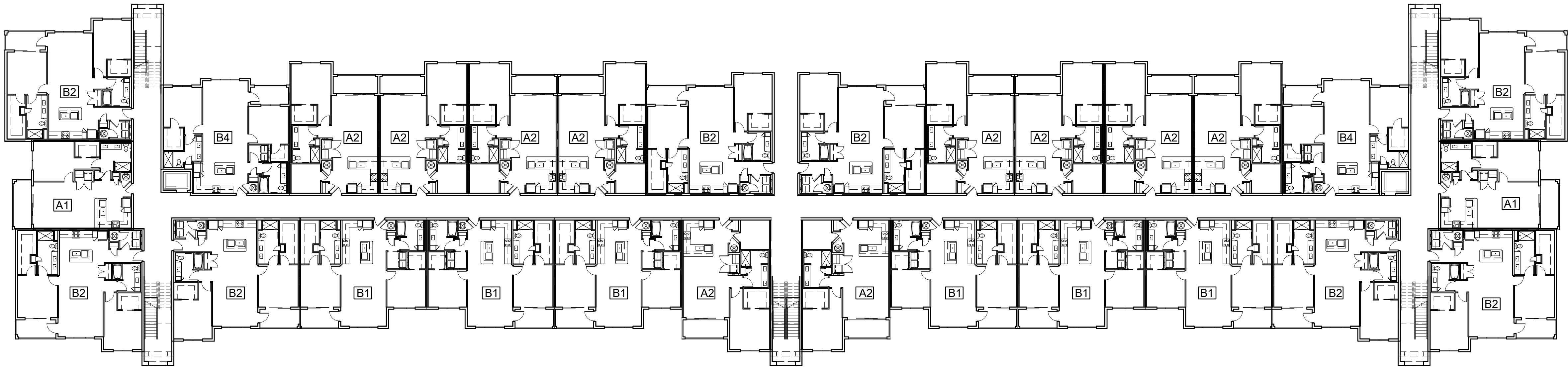
PROJECT NO. 4126

Building Type II

First Floor Plan

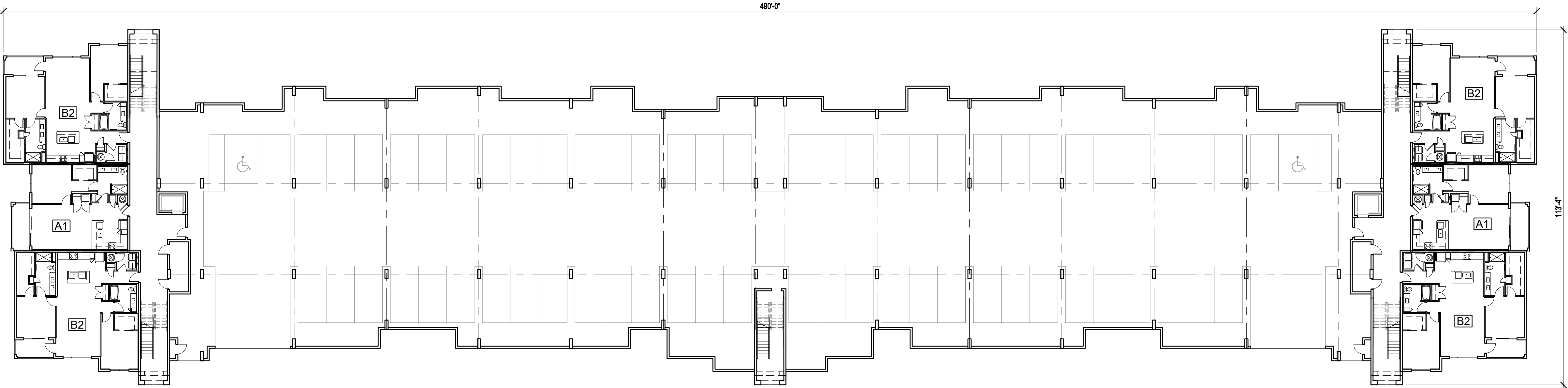
A5.21

Scale: 1" = 240'



2 Second Floor Plan

1" = 20'-0"



1 First Floor Plan

1" = 20'-0"

**Stuart
Apartments**

Stuart, FL

05/12/2021
James B. Black
AR0011224

SET DISTRIBUTIONS:

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12/16/20	Owner Review
05/10/21	Owner Review
05/12/21	Owner Review

SHEET REVISIONS:

PROJECT NO. 4126

Building Type III

First Floor Plan

A5.31

Scale: 1" = 240'



7 Pool Courtyard Side Elevation
Facing Southwest

1" = 20'-0"



6 Pool Courtyard Elevation
Facing Southeast

1" = 20'-0"



5 Rear Elevation
Facing Southeast

1" = 20'-0"



4 Right Side Elevation
Facing Southwest

1" = 20'-0"



3 Rear Elevation
Facing Southeast

1" = 20'-0"



2 Left Side Elevation
Facing Northeast

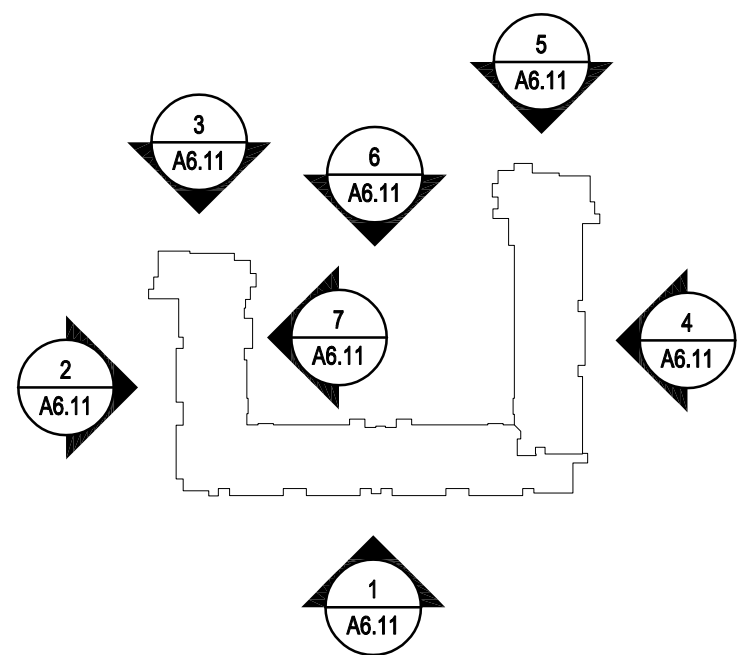
1" = 20'-0"



1 Front Elevation
Facing Northwest

1" = 20'-0"

KEY PLAN



Stuart
Apartments

Stuart, FL

05/12/2021
James B. Black
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SET DISTRIBUTIONS:

12/14/20	Owner Review
12/16/20	Owner Review
05/10/21	Owner Review
05/12/21	Owner Review

SHEET REVISIONS:

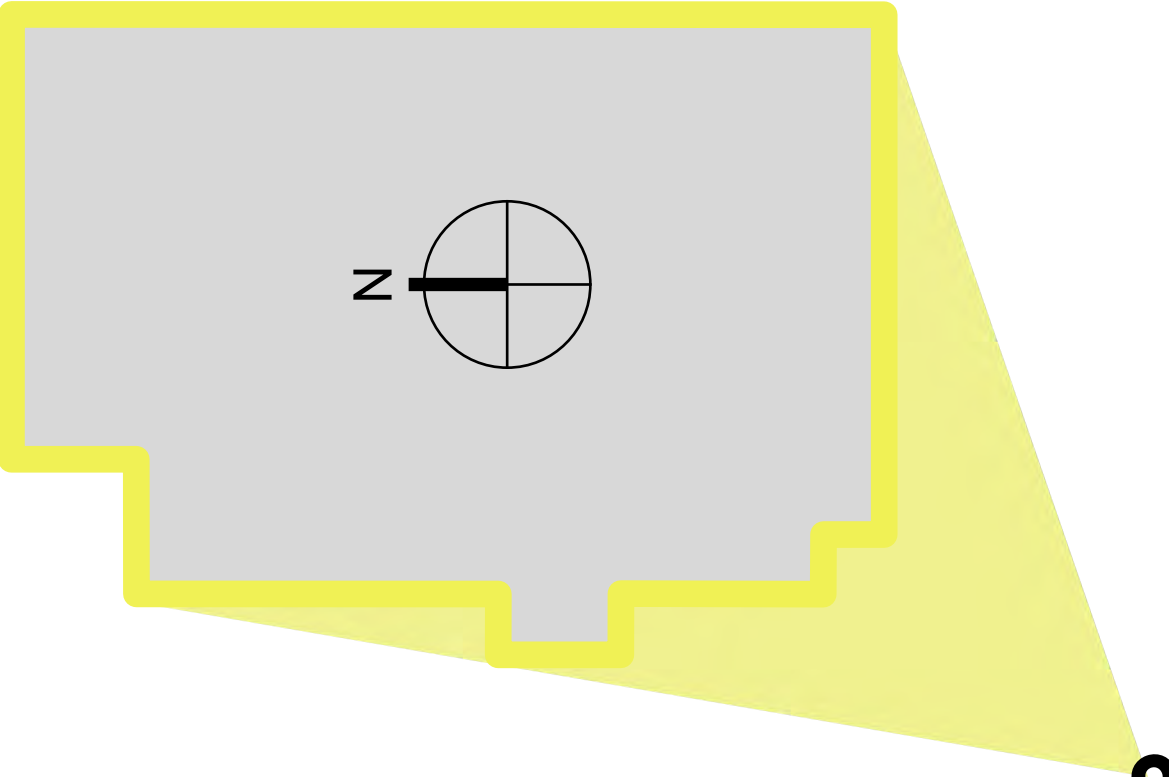
PROJECT NO. 4126

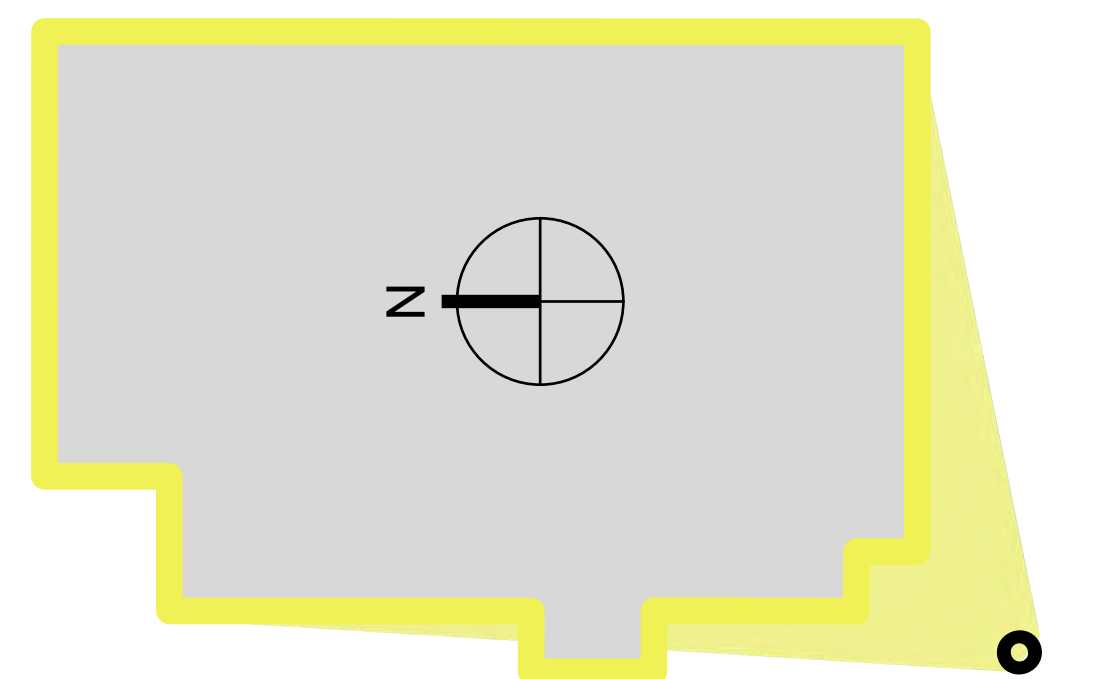
Building Type I

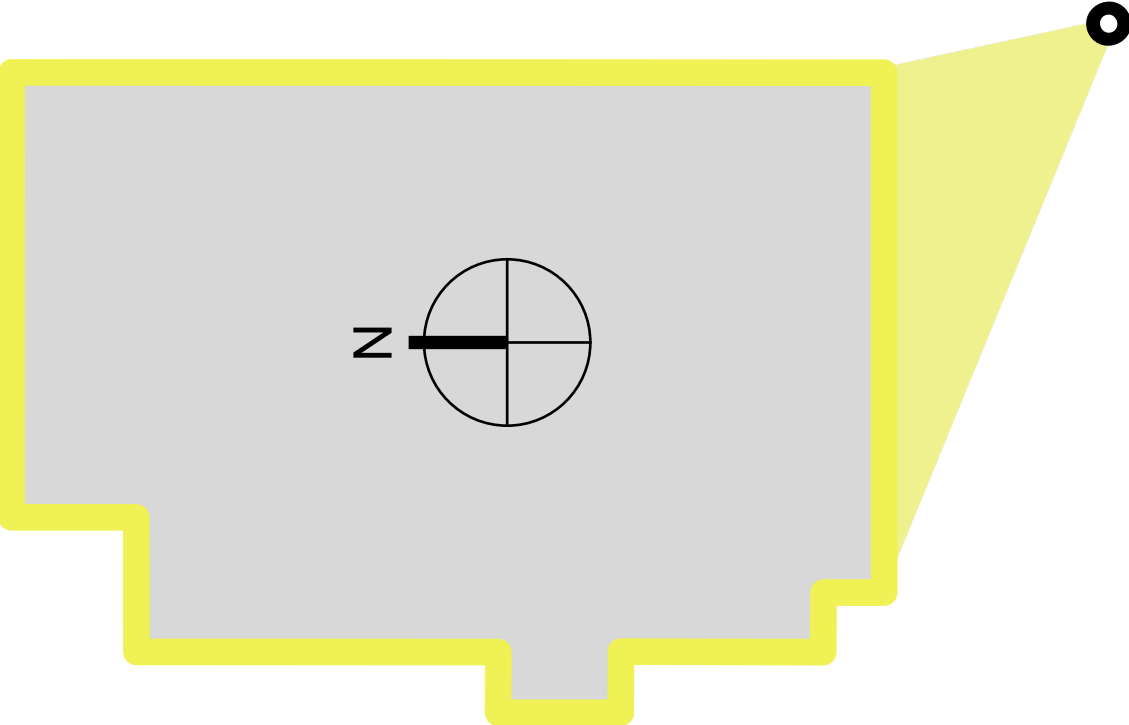
Exterior Elevations

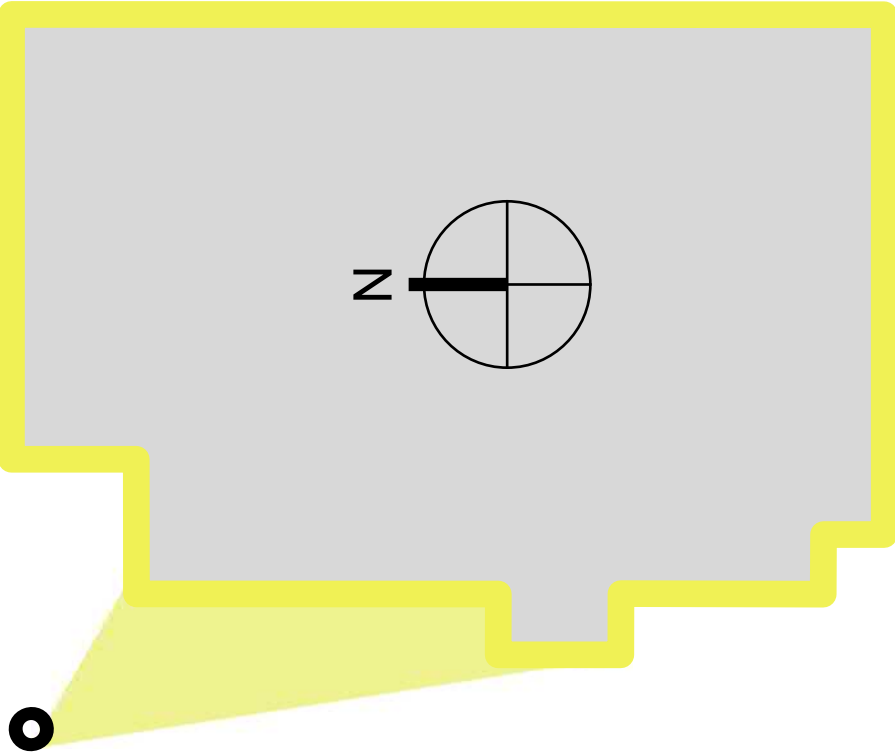
A6.11

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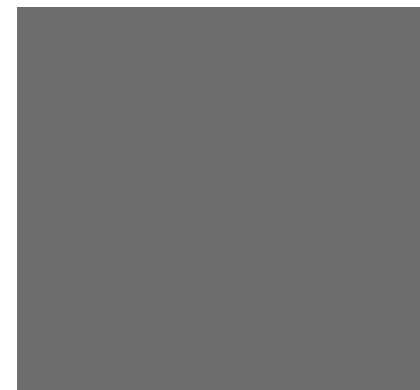








1. COPING
Manufacturer: Butler Manufacturing
Color: "COOL HARVEST"



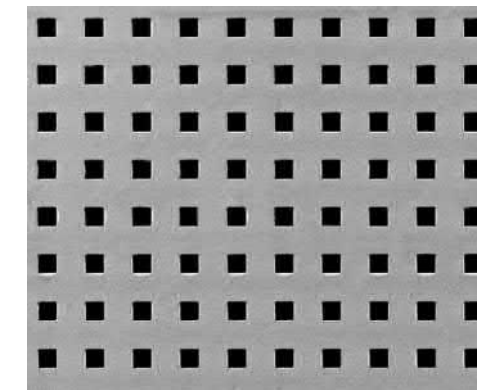
2. STEEL CHANNEL
Manufacturer: MBS
Color: Galvanized Steel



3. WALL SIDING
Manufacturer: McElroy Metal
Horiz. - Mega Rib
Color: "Sandstone"



4. STEM WALL - MASONRY
Manufacturer: Old Castle Coastal
Split Face
Color: "SLATE GRAY"



5. WALL - PERFORATED PANEL
27% OPEN AREA
Finish: Aluminum



6. LED SIGN LIGHTING
Manufacturer: TECHLIGHT
Color: "BRONZE"



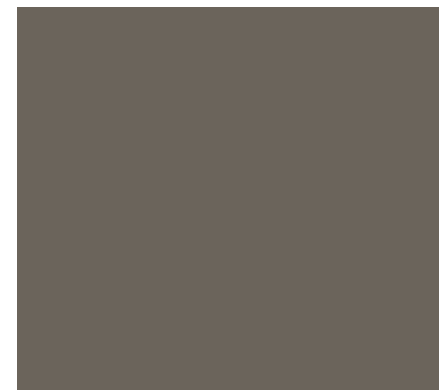
7. COLUMN - MASONRY
Manufacturer: Old Castle Coastal
Smooth Face
Color: "POTOMAC PLUM"



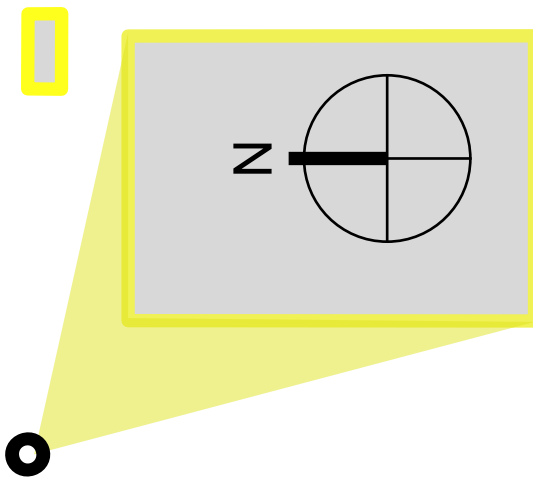
8. WALL SIDING
Manufacturer: McElroy Metal
Vertical - Butler II
Color: "METALLIC CHAMPAGNE"

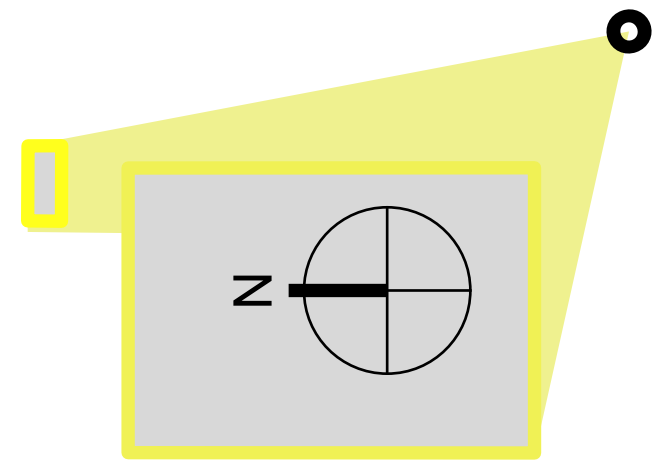


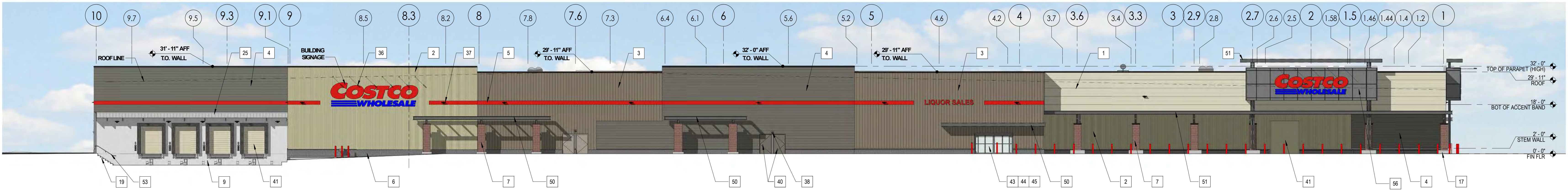
9. WALL SIDING
Manufacturer: McElroy Metal
Vertical - Stylwall II
Color: "LIGHT STONE"



10. WALL SIDING
Manufacturer: McElroy Metal
Horiz. - Mega Rib
Color: "MISTIQUE PLUS"

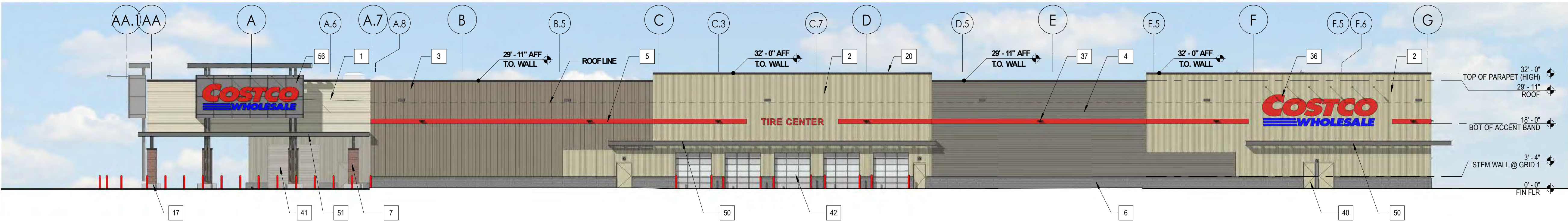






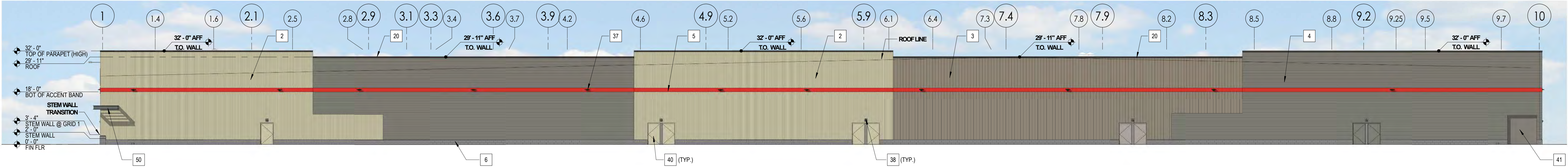
10 GRID-A WALL ELEVATION

SCALE: 1/16" = 1'-0"



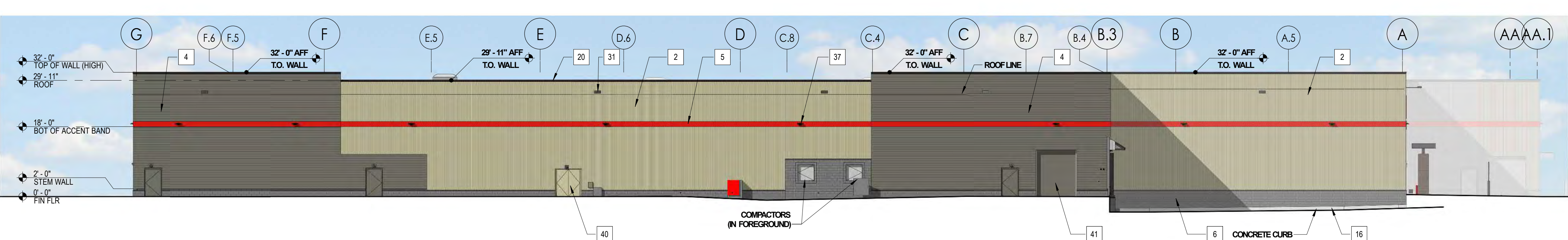
8 GRID-1 WALL ELEVATION

SCALE: 1/16" = 1'-0"



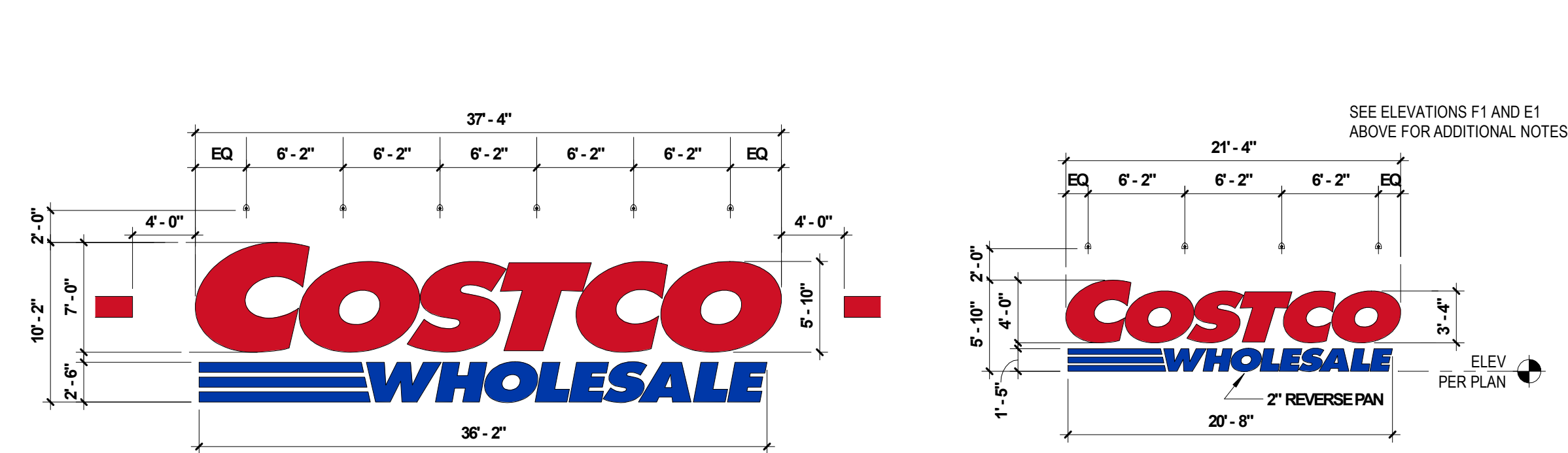
7 GRID-G WALL ELEVATION

SCALE: 1/16" = 1'-0"



6 GRID-10 WALL ELEVATION

SCALE: 1/16" = 1'-0"



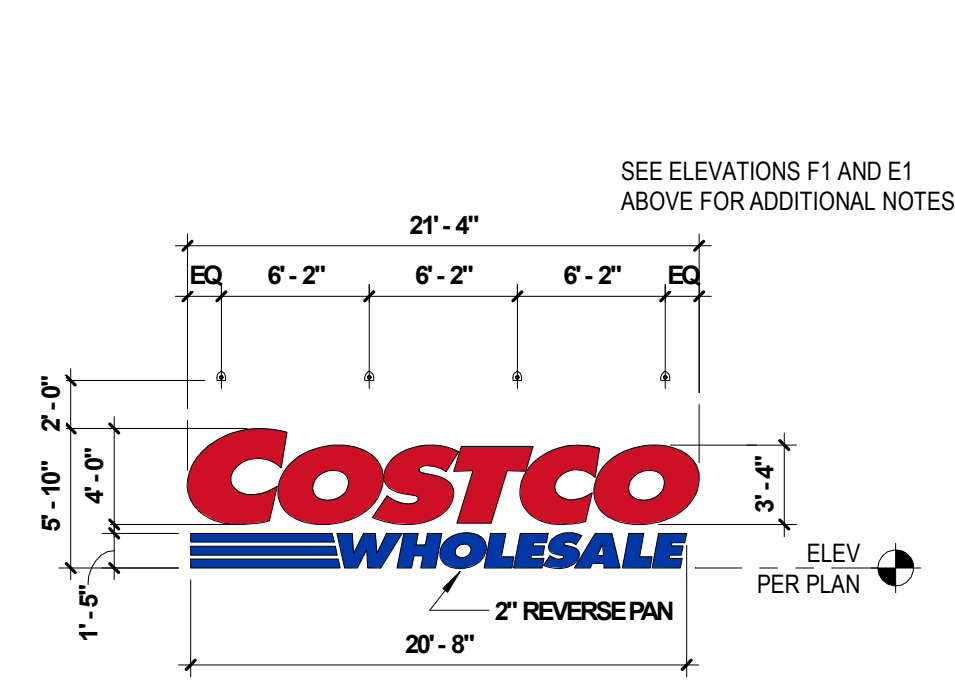
NOTE :
PROVIDE BACK PANEL ON ALL SIGNAGE EXCEPT WHEN APPLIED TO SOLID FLAT SURFACE; E.G., CMU, TEXTURED PANELS, ETC.

1 BUILDING SIGNAGE

SCALE: 1/8" = 1'-0"

(SUPPLIED AND INSTALLED BY MBS)

1015

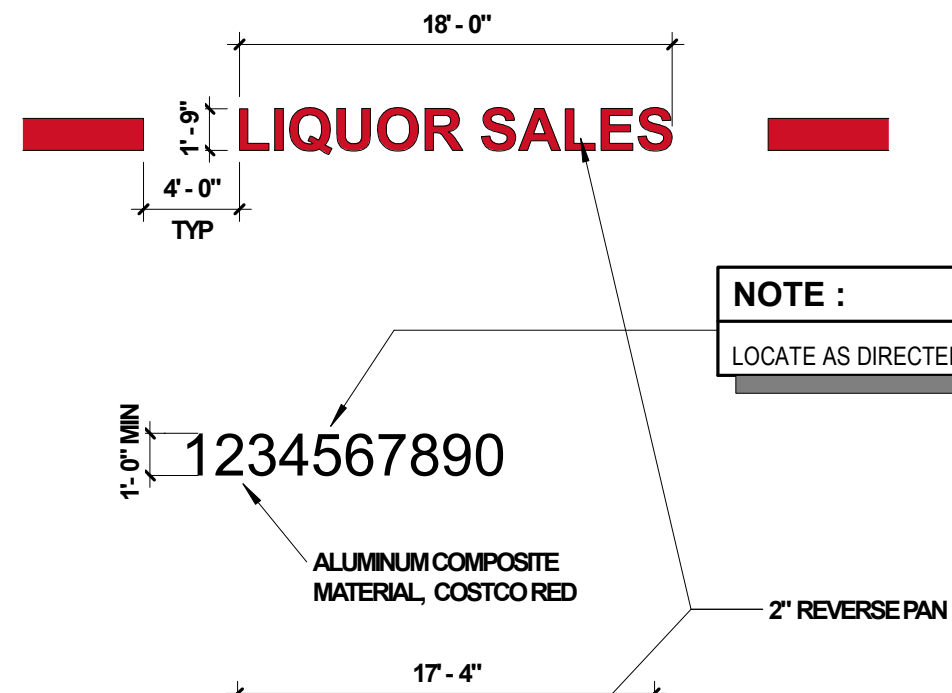


2 CANOPY SIGNAGE

SCALE: 1/8" = 1'-0"

(SUPPLIED AND INSTALLED BY MBS)

1015



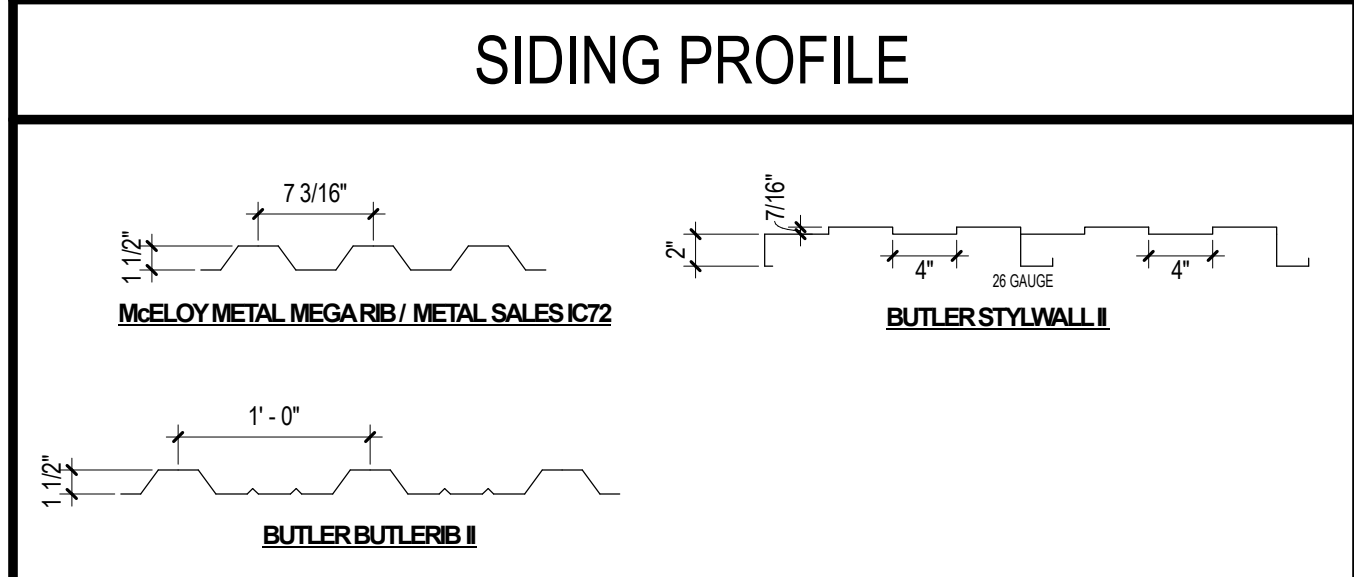
3 LOCATION SIGNAGE

SCALE: 1/8" = 1'-0"

(SUPPLIED AND INSTALLED BY MBS)

1115

SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA(SF) EA	TOTAL SF
2	COSTCO WHOLESALE	6'-0" X 1'-0"	280 SF	560
1	TIRE CENTER	17'-4" X 1'-0"	31 SF	31
TOTAL SIGNAGE AREA				591



EXTERIOR FINISH SCHEDULE									
#	ITEM	MATERIAL	FINISH	COLOR	MFR. NOTES	#	ITEM	MATERIAL	FINISH
1	METAL PANELS - MEGARIB	METAL	PRE-FINISHED	SANDSTONE	1	36	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED
2	METAL PANELS - BUTLERB II	METAL	PRE-FINISHED	LIGHT STONE	1	37	WALL PACK FIXTURE	METAL	PRE-FINISHED
3	METAL PANELS - BUTLERB II	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1	38	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED
4	METAL PANELS - MEGARIB	METAL	PRE-FINISHED	MISTIQUE PLUS	1	40	DOOR AND FRAME	STEEL	PAINT BY GC
5	ACCENT BAND	METAL	PRE-FINISHED	SLATE GRAY	1	41	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED
6	MASONRY SPLIT - FACE	CMU	WATER REPELLENT	POTOMAC PLUM	5	42	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED
7	MASONRY SMOOTH FACE	CMU	WATER REPELLENT	NATURAL	1	44	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED
9	CONCRETE CAST IN PLACE	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	1	45	GLAZING	INSULATED GLASS	1
10	CONCRETE PRECAST	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	1	50	TRELLIS	STEEL	PAINT BY GC
16	WALL CURBS	CONCRETE	WATER REPELLENT			51	ACCENT CHANNEL	STEEL	PAINT BY GC
17	COLUMN PLINTH PLINTHBENCH	CONCRETE	WATER REPELLENT			52	STRUCTURAL FRAMING	STEEL	PAINT BY GC
18	WALL REVEALS / CONTROL JOINT	CONCRETE	WATER REPELLENT			53	HANDRAIL GUARDRAIL	STEEL	PAINT BY GC
19	STARS	CONCRETE	WATER REPELLENT			54	BOLLARD	STEEL PIPE	PLASTIC SLEEVED
20	COPINGS 1x4	SHEET METAL	PRE-FINISHED		1	56	DECORATIVE SCREEN	CONCRETE FILL	1
25	STANDING SEAM VSR	METAL	PRE-FINISHED		1				
31	SCUPPER	SHEET METAL	PAINT BY GC		1/4				
33	JOINT COVER	SHEET METAL	PRE-FINISHED		1				

NOTES:
1. SUPPLIED AND INSTALLED BY MBS
2. SUPPLIED BY MBS, INSTALLED BY GC
3. GRATE LANDING AND TREADS WITH SAFETY NOSING
4. LOCATE SUPPLIER PER 14, 15A202.1
5. SEE A301.2 FOR LOCATIONS WHERE SMOOTH FACE IS REQUIRED.

COSTCO WHOLESALE

STUART, FLORIDA

BUILDING ELEVATIONS

DECEMBER 16 , 2020

Costco
WHOLESALE

STUART, FLORIDA

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McLean, VA 22102
703 564 8484
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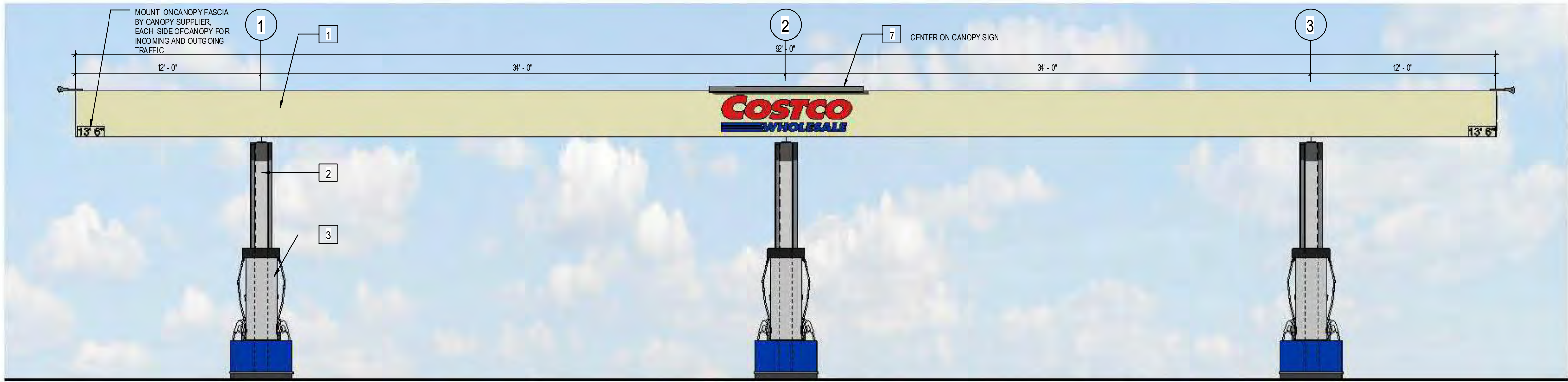
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18-5324-01
DECEMBER 16 , 2020

BUILDING
ELEVATIONS

DD31-01

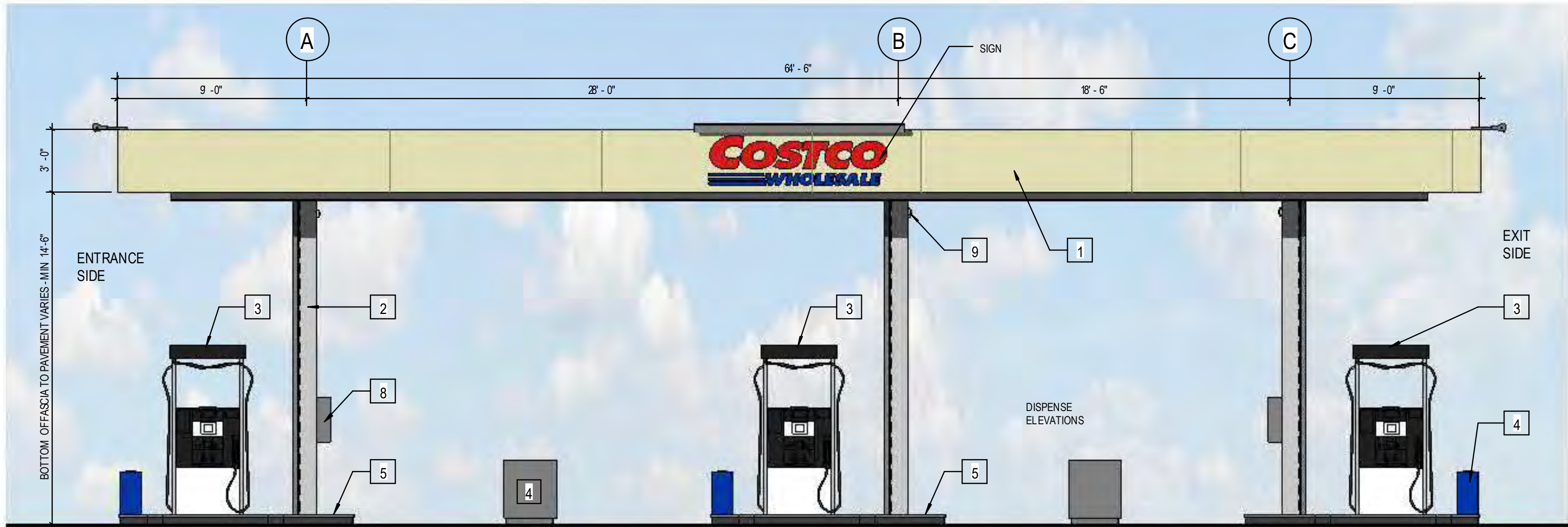
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1 CANOPY AND DISPENSER ISLANDS

SCALE: 1/4" = 1'-0"

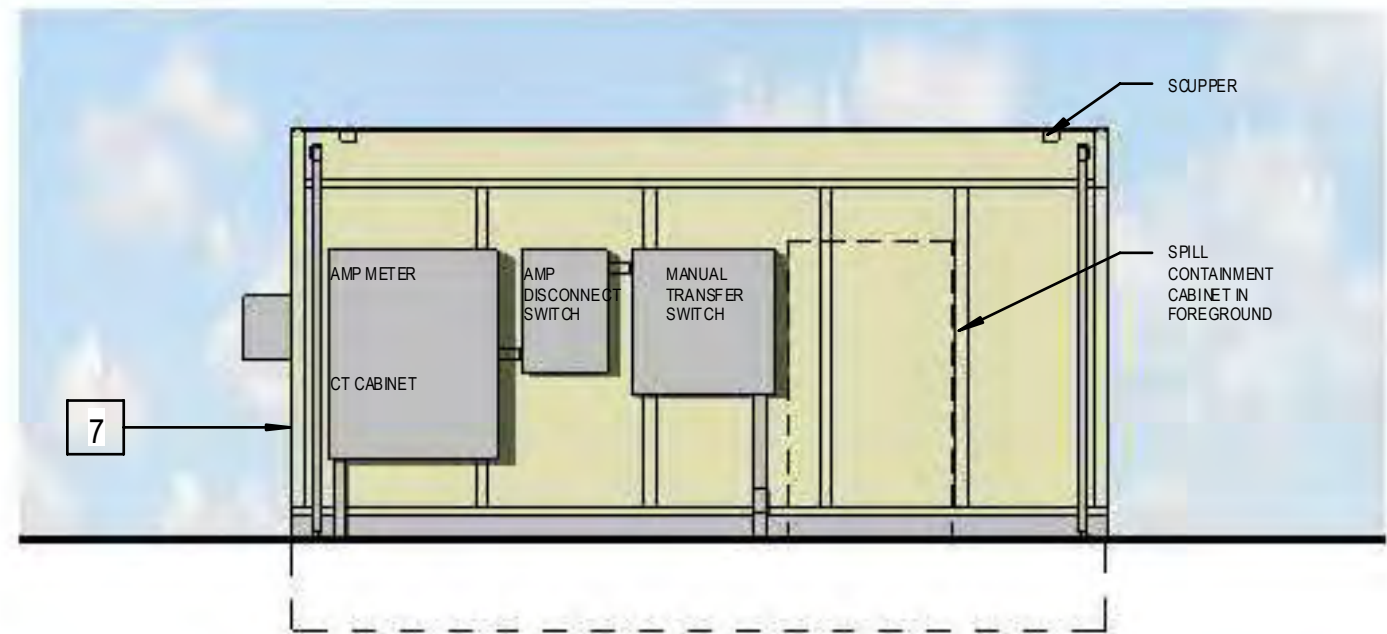
0717



2 CANOPY AND DISPENSER ISLANDS

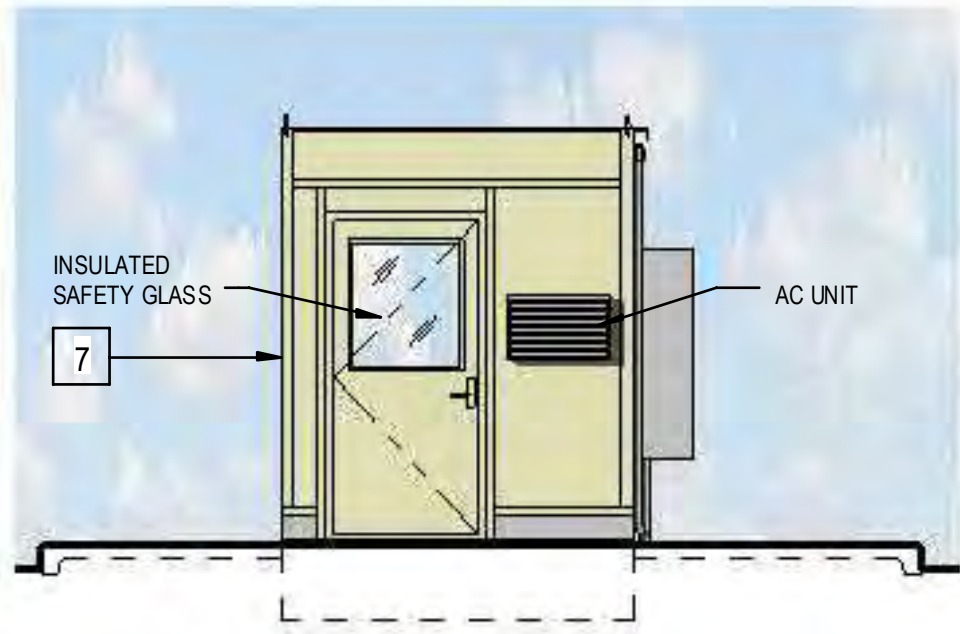
SCALE: 1/4" = 1'-0"

0717



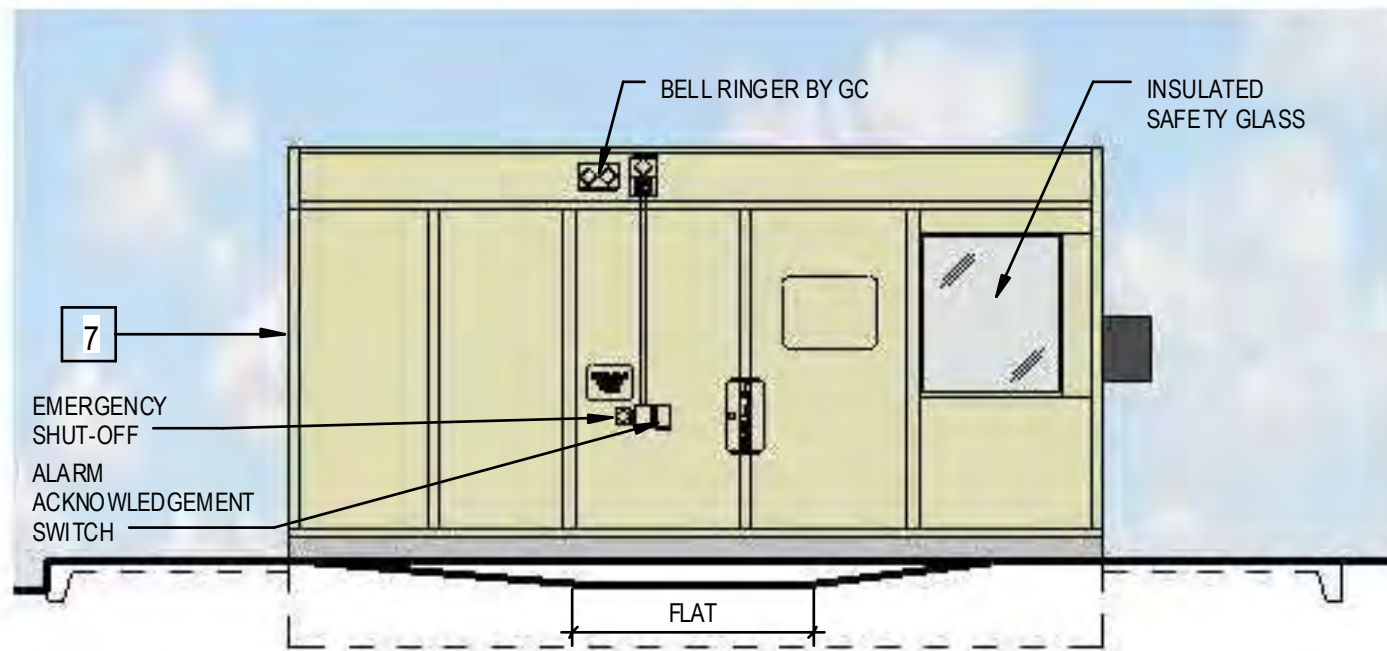
4 SIDE FACING AWAY FROM CANOPY

SCALE: 1/4" = 1'-0"



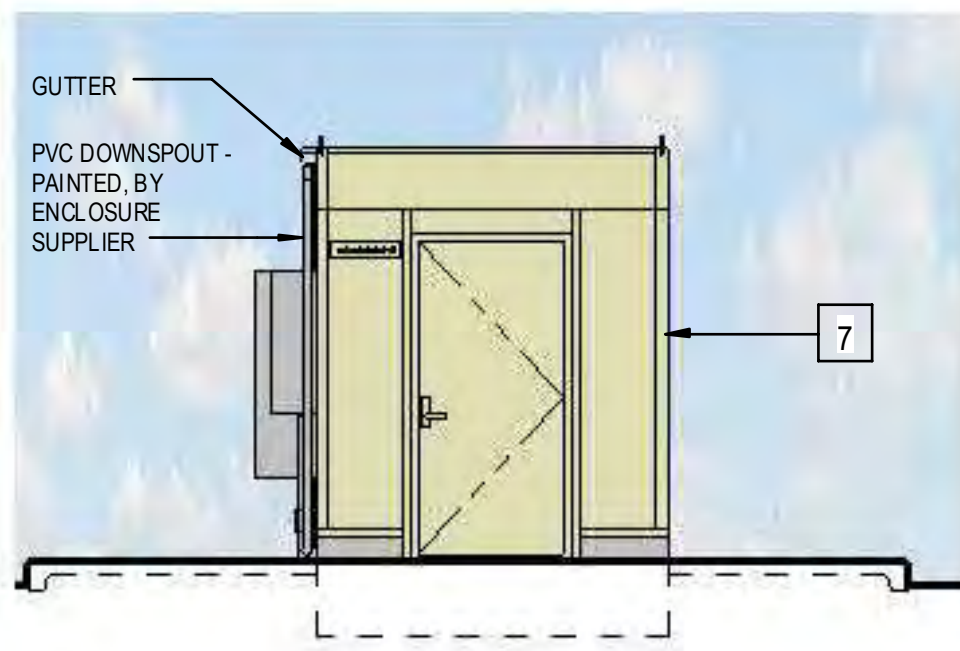
5 ENCLOSURE ENTRY

SCALE: 1/4" = 1'-0"



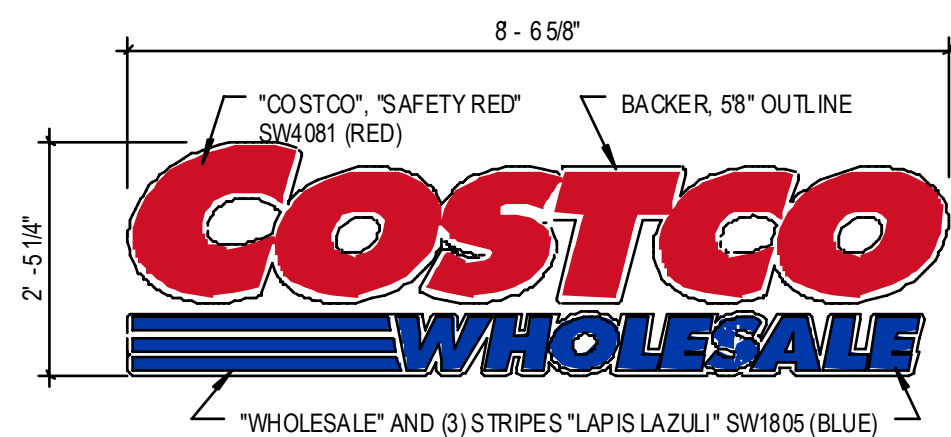
6 SIDE FACING CANOPY

SCALE: 1/4" = 1'-0"



7 ELECTRICAL ENTRY

SCALE: 1/4" = 1'-0"



3 CANOPY SIGN

SCALE: 1/2" = 1'-0"

KEYNOTES

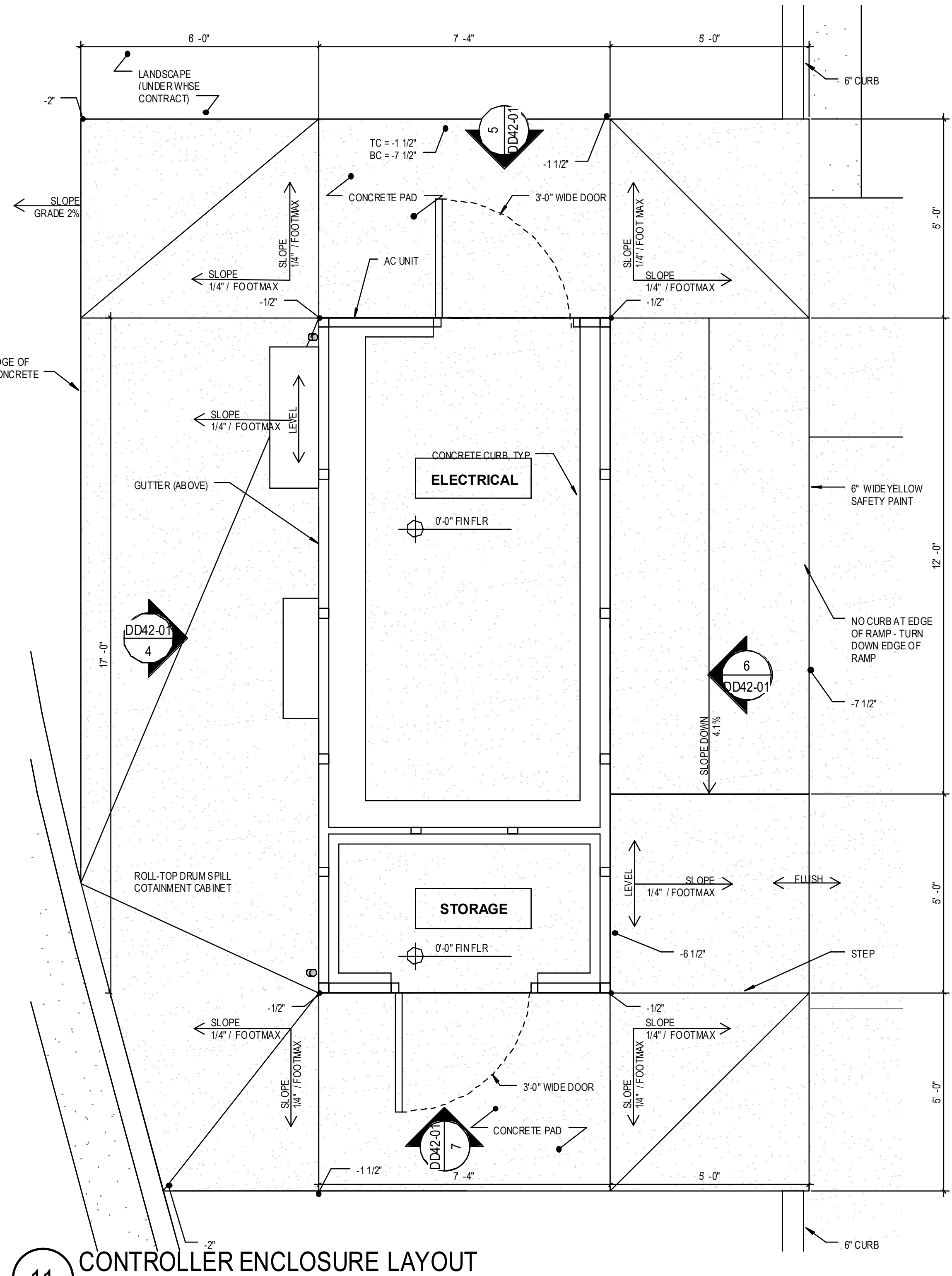
- 1 PRE-FINISHED METAL FASCIA PANEL - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
- 2 COLUMN - SEE STRUCT DWGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
- 3 ACCESSIBLE MULTIPRODUCT DISPENSER
- 4 CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 3'0" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
- 5 RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
- 6 WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
- 7 CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC) - REFER TO DETAIL
- 8 FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
- 9 VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS
- 10 CALK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT - SEE T-DWGS, TYPICAL

EXTERIOR FINISH SCHEDULE

#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER/NOTES
1	FASCIA	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
2	CONTROLLER ENCLOSURE	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
3	CANOPY CEILING	METAL	POWDER COATED	YELLOW GREYRAL 7034	PRG
4	COLUMN	METAL	POWDER COATED	MS19 SILVER PCTT31035	PRG

SIGNAGE AREA TABULATION (CANOPY SIGNS)

QTY	SIGN	SIZE	AREA (SQ. FT.)	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
4			TOTAL SIGNAGE AREA	56.16 SF



11 CONTROLLER ENCLOSURE LAYOUT

SCALE: 1/2" = 1'-0"

COSTCO WHOLESALE

STUART, FLORIDA

FUEL FACILITY

DECEMBER 16, 2020

COSTCO
WHOLESALE

STUART, FLORIDA

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DECEMBER 16, 2020

FUEL FACILITY

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