Inst. # 2658704
Bk: 2952 Pg: 2025 Pages: 1 of 18
Recorded on:10/9/2017 10:59 AM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $154.50

Return to:

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

ORDINANCE No. 2350-2017

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE COMPREHENSIVE PLAN USE PLAN OF THE CITY OF STUART TO "COMMERCIAL," PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA FOR PARCEL OF LAND FRONTING NW FEDERAL HIGHWAY (U.S. HIGHWAY 1) SOUTH OF ABUTTING NORTH STUART BAPTIST CHURCH, CONSISTING OF 2.57 ACRES OWNED BY ALAN M. KORNBLUH, AS TRUSTEE OF THE ALAN M. KORNBLUH REVOCABLE TRUST AGREEMENT DATED APRIL 24, 2006, MARGO RAUSENBERGER AND LISA SARASOHN; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; SAID LAND TO BE CONCURRENTLY DESIGNATED AS A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DISTRICT ON THE CITY OF STUART OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

******

WHEREAS, Petitioners, Alan M. Kornbluh, Trustee, Margo Rausenberger and Lisa Sarasohn, constituting the fee simple title holder to the land fronting NW Federal Highway (U.S. Highway-1), consisting of 2.57 acres, more particularly described in **Exhibit "A"**, attached hereto and made a part thereof, and

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

and Zoning District for said land; and

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

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

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

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

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

SECTION 4. The legal description of the property, reflecting the 2.57 acre parcel, is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A boundary and topographical survey depicting the Property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

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

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

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

1. **Site Plan prepared by HJA Design Studio, Job #16021, Dated 06/09/17.**
2. **Landscape Plan prepared HJA Design Studio, Job #16021, Dated 06/09/17.**
3. **Architectural Concepts Plan prepared by HJA Design Studio, Job # 16021, Dated 04/20/17.**

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

SECTION 5. Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.

b. Direct the City Development Director to initiate the process to rezone the CPUD property or any portion of the CPUD property.

c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

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

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 7. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8. The provisions of the Future Land Use Amendment and Zoning Map shall be codified in the City of Stuart Comprehensive Plan, and official zoning map, respectively.

SECTION 9. This ordinance shall be effective upon its adoption. However, the Future Land

Use Designation granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law F.S. 163.3187.

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

Passed on first reading the 14th day of August, 2017.

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

	YES	NO	ABSENT
TROY A. MCDONALD, MAYOR	X		
KELLI GLASS-LEIGHTON, VICE MAYOR	X		
JEFFREY A. KRAUSKOPF, COMMISSIONER	X		
EULA R. CLARKE, COMMISSIONER	X		
THOMAS CAMPENNI, COMMISSIONER	X		

ADOPTED on second and final reading this 28th day of August, 2017.

ATTEST:

CHERYL WHITE
CITY CLERK

KELLI GLASS LEIGHTON
VICE MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MIKE MORTELL, CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Print Name: Kathryn T. McDermott

Print Name: Susannah L Haskell

Alan M. Kornbluh Revocable Trust
Agreement Dated April 24, 2006

By: Alan M Kornbluh
Alan M. Kornbluh, Trustee

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. 2350-2017 was acknowledged before me this 27th day of September, 2017, by Alan M. Kornbluh, Trustee of Alan M. Kornbluh Revocable Trust Agreement dated April 24, 2006.

STEPHANIE F. SMITH
NOTARY PUBLIC
Buncombe County, NC

Stephanie F Smith
Notary Public, State of ~~Florida~~ North Carolina
My Commission Expires: 02-23-2021
Notary Seal

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Drivers License

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Print Name: Jennifer MacMahon

Print Name: Tyler M. Farmer

By: Margo R
Margo Rausenberger

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. 2350-2017 was acknowledged before me this 29th day of September, 2017, by Margo Rausenberger.

MEAGAN MCCORMACK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174004044
MY COMMISSION EXPIRES JANUARY 26, 2021

Notary Public, State of Colorado
My Commission Expires: 01/26/2021
Notary Seal

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced ____

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Print Name: Scott Tater

Print Name: Tyler M. Forman

By: Lisa Sarasohn
Lisa Sarasohn

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. 2350-2017 was acknowledged before me this 29th day of September, 2017, by Lisa Sarasohn.

MEAGAN MCCORMACK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174004044
MY COMMISSION EXPIRES JANUARY 26, 2021

Notary Public, State of Colorado
My Commission Expires: 01/26/2021
Notary Seal

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced ____

Exhibit "A"
Legal Description

A PORTION OF LOT 11 AND 12, BLOCK 2, PLAT NO. 1, SAINT LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 365.24 FEET MORE OR LESS OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. 1) BEING 335' FEET WIDE AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY RIGHT-OF-WAY LINE; LESS AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

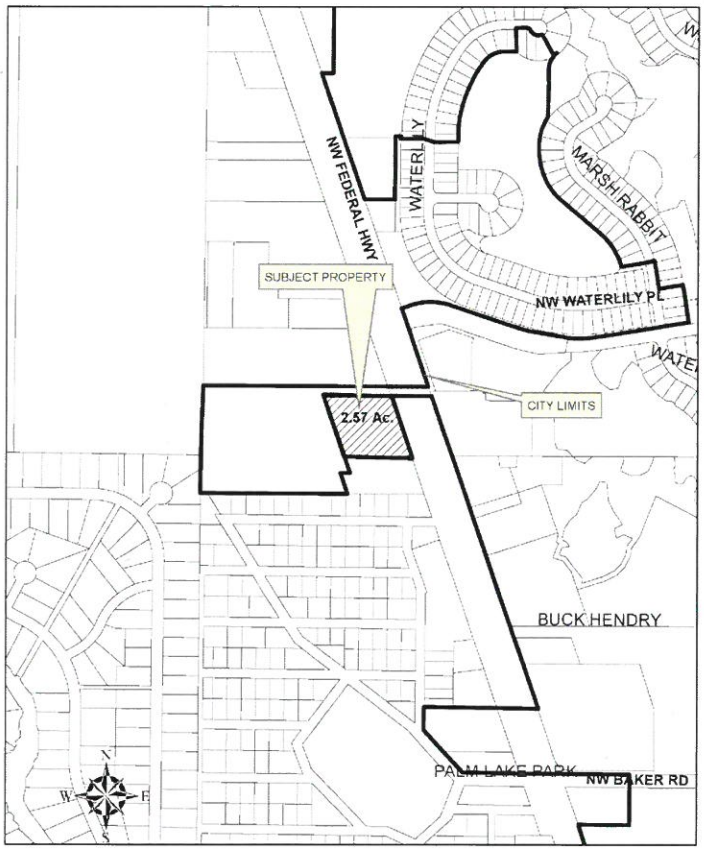
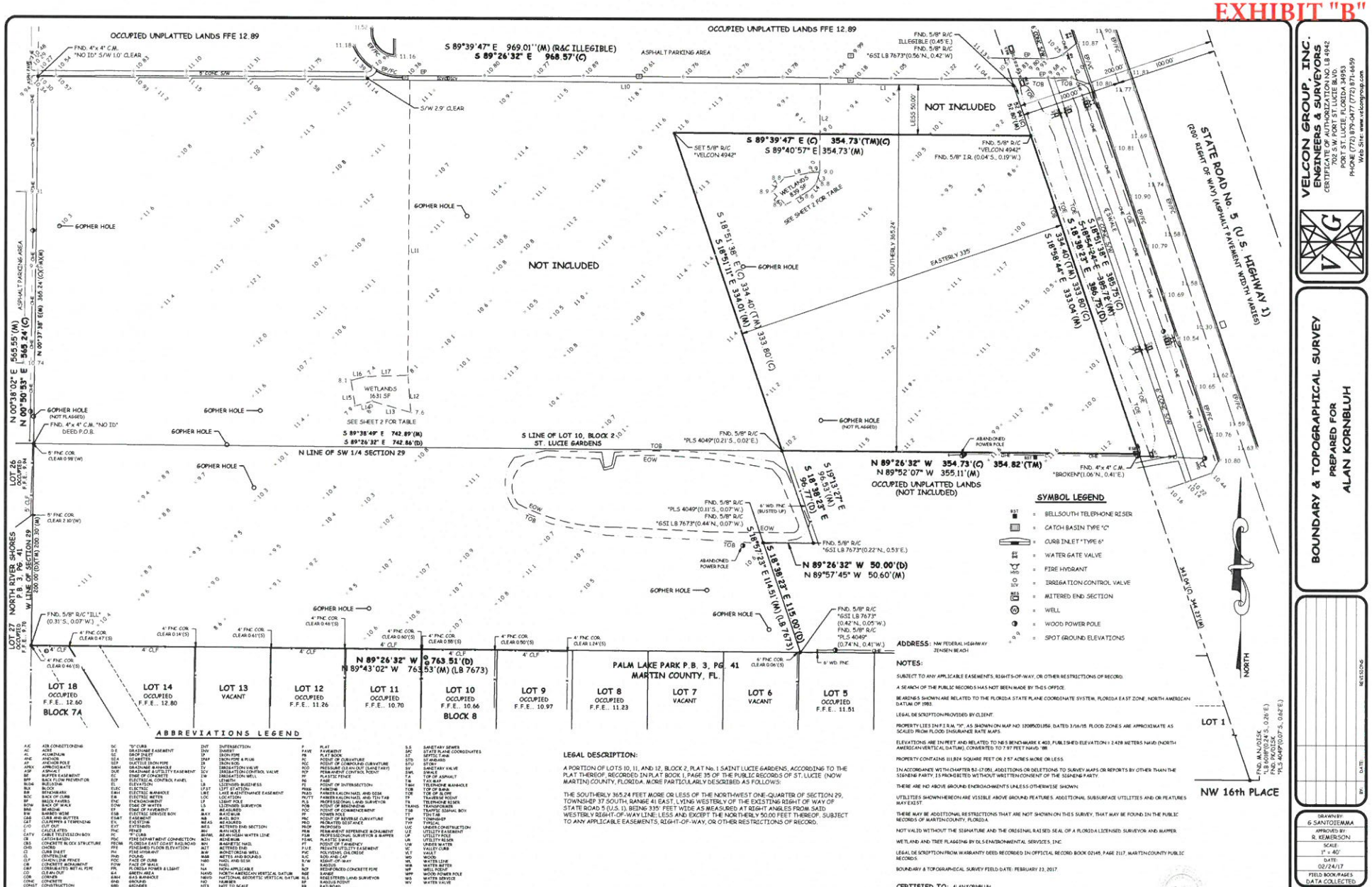


EXHIBIT "B"



SYMBOL LEGEND

- = BELLSOUTH TELEPHONE RISER
- = CATCH BASIN TYPE "C"
- = CURB INLET "TYPE 6"
- = WATER GATE VALVE
- = FIRE HYDRANT
- = IRRIGATION CONTROL VALVE
- = MITERED END SECTION
- = WELL
- = WOOD POWER POLE
- = SPOT GROUND ELEVATIONS

ADDRESS: NW FEDERAL HIGHWAY JENSEN BEACH

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

PROPERTY LIES IN F.I.R.M. "X", AS SHOWN ON MAP NO. 12085C0135G, DATED 3/16/15. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

ELEVATIONS ARE IN FEET AND RELATED TO NGS BENCHMARK K 403, PUBLISHED ELEVATION = 2.428 METERS NAVD (NORTH AMERICAN VERTICAL DATUM), CONVERTED TO 7.97 FEET NAVD '88.

PROPERTY CONTAINS 111,824 SQUARE FEET OR 2.57 ACRES MORE OR LESS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WETLAND AND TREE FLAGGING BY OLS ENVIRONMENTAL SERVICES, INC.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 07145, PAGE 2117, MARTIN COUNTY PUBLIC RECORDS.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: FEBRUARY 23, 2017.

CERTIFIED TO: ALAN KORNBLUH

LEGAL DESCRIPTION:

A PORTION OF LOTS 10, 11, AND 12, BLOCK 2, PLAT No. 1 SAINT LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 365.24 FEET MORE OR LESS OF THE NORTH-WEST ONE-QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING WESTERLY OF THE EXISTING RIGHT OF WAY OF STATE ROAD 5 (U.S. 1), BEING 335' FEET WIDE AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY RIGHT-OF-WAY LINE; LESS AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	ENT	INTERSECTION	P	PLAT	SS	SANITARY SEWER
AC	ACRE	D.E.	DRAINAGE EASEMENT	ENV	INVERT	PAVE	PAVEMENT	SSC	STATE PLANE COORDINATES
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	PB	PLAT BOOK	ST	STATE LAND
ANC	ANCHOR	DEA	DEAMETER	IPAP	IRON PIPE & PLUG	PC	POINT OF CURVATURE	STD	STANDARD
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PCC	POINT OF COMPOUND CURVATURE	STU	STORY
APPROX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IV	IRRIGATION VALVE	POD	PRESSURE CLEAN OUT (SURETAN'T)	SV	SANITARY VALVE
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	ICV	IRRIGATION CONTROL VALVE	POT	PERMANENT CONTROL POINT	SWAL	SWALE
BFP	BACK FLOW PREVENTER	DW	DRIVEWAY CONCRETE	IW	IRRIGATION WELL	PT	POINT	TA	TOP OF ASPHALT
BFPP	BACK FLOW PREVENTOR PIPE	ECP	ELECTRICAL CONTROL PANEL	LF	LENGTH	PVC	POLYVINYL	TAN	TANGENT
BLDG	BUILDING	EL	ELEVATION	LB	LICENSED BUSINESS	PI	POINT OF INTERSECTION	TBM	TELEPHONE MANHOLE
BLK	BLOCK	ELEC	ELECTRIC	LF.ST	LIFT STATION	PKNL	PARKING	TOB	TOP OF BANK
BM	BENCHMARK	EMH	ELECTRIC MANHOLE	LMT	LAKE MAINTENANCE EASEMENT	PKND	PARKER-KALON NAIL AND DISK	TOE	TOE OF SLOPE
BOC	BACK OF CURB	EM	ELECTRIC METER	LOC	LOCATION	PK/TY	PARKER-KALON NAIL AND TIN TAB	TP	TRAVERSE POINT
BP	BACK PAVERS	ENC	ENCROACHMENT	LP	LIGHT POLE	PLS	PROFESSIONAL LAND SURVEYOR	TR	TELEPHONE RISER
BRW	BRICK WALL	EOP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLSM	PROFESSIONAL LANDSCAPING	TRANS	TRANSFORMER
BRB	BEARING	EP	EDGE OF PAVEMENT	M	MEASURED	POC	POINT OF COMMENCEMENT	TSB	TRAFFIC SIGNAL BOX
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	MAX	MAXIMUM	PP	POWER POLE	TSP	TRAFFIC SIGNAL POLE
C&G	CURB AND GUTTER	ESMT	EASEMENT	MB	MAIL BOX	PRC	POINT OF REVERSE CURVATURE	TWP	TOWNSHIP
CAT	CULVERTPIPE & TERMINI'AN	E'L	EXISTING	MEAS	MEASURED	PRO	PRORATED DISTANCE	TYP	TYPICAL
C/O	CUT OUT	EXT	EXTENSION	MES	MITERED END SECTION	PROP	PROPOSED	UC	UNDER CONSTRUCTION
CL	CENTER LINE	FNC	FENCE	MH	MAN HOLE	PRM	PERMANENT REFERENCE MONUMENT	UE	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	FC	FENCE CORNER	MHWL	MEAN HIGH WATER LINE	PSM	PROFESSIONAL SURVEYOR & MAPPER	UP	UTILITY POLE
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MLW	MINIMUM	PS/WL	PLASTIC SHACK	UR	UTILITY RISER
CBS	CONCRETE BLOCK STRUCTURE	FECBR	FLORIDA EAST COAST RAILROAD	MM	MAGNETIC NAIL	PT	POINT OF TANGENCY	UW	UNDER WATER
CHRD	CHORD	FFE	FINISHED FLOOR ELEVATION	MLT	MITERED END	PUE	PRIVATE UTILITY EASEMENT	VC	VALLEY CURB
CI	CURB INLET	FH	FIRE HYDRANT	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VLT	VAULT
CL	CENTERLINE	FND	FOUND	MEB	METES AND BOUNDS	R/C	ROD AND CAP	WD	WOOD
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	NAD	NAIL AND DISK	R/W	RIGHT-OF-WAY	WL	WATER LINE
CM	CONCRETE MONUMENT	FOW	FACE OF WALL	NO	NUMBER	RAD	RADIUS	WM	WATER METER
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WP	WELL POINT
CO	CLEAN OUT	G/A	GREEN AREA	NAVD	NORTH AMERICAN VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COR	CORNER	GMH	GAS MANHOLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CONC	CONCRETE	GND	GROUND	NO	NUMBER	RP	RADIUS POINT	WV	WATER VALVE
CONST	CONSTRUCTION	GRD	GUARD	NTS	NOT TO SCALE	RR	RAILROAD		
COR	COVERED	GV	GATE VALVE	OHW	OVERHEL	RRS	RAILROAD SPIKE		
CE	COVERED ENTRY	HCP	HANDICAP	O/A	OVERALL	R/W	RIGHT-OF-WAY		
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	OE	OVERHEAD EASEMENT	SAN	SANITARY SEWER MANHOLE		
CPP	CONCRETE POWER POLE	HW	HOSE WORK	ONE	OVERHEAD ELECTRIC	SBT	SOUTHERN BELL TELEPHONE		
CMPTH	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OHU	OVERHEAD UTILITY	SEC	SECTION		
CS	CONCRETE SLAB	HYD	HYDRANT	OR	OFFICIAL RECORD	SF	SQUARE FEET		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	ORB	OFFICIAL RECORD BOOK	SHP	SHOP SPIKE OR BOLT		
D/F	DRAIN FIELD	ID	IDENTIFICATION	P/C	PROPERTY CORNER	SLCR	ST LUCIE COUNTY RECORDS		
D	DEED INFORMATION	ILL	ILLEGIBLE	P/L	PROPERTY LINE	SLP	STREET LIGHT SUPPORT POLE		

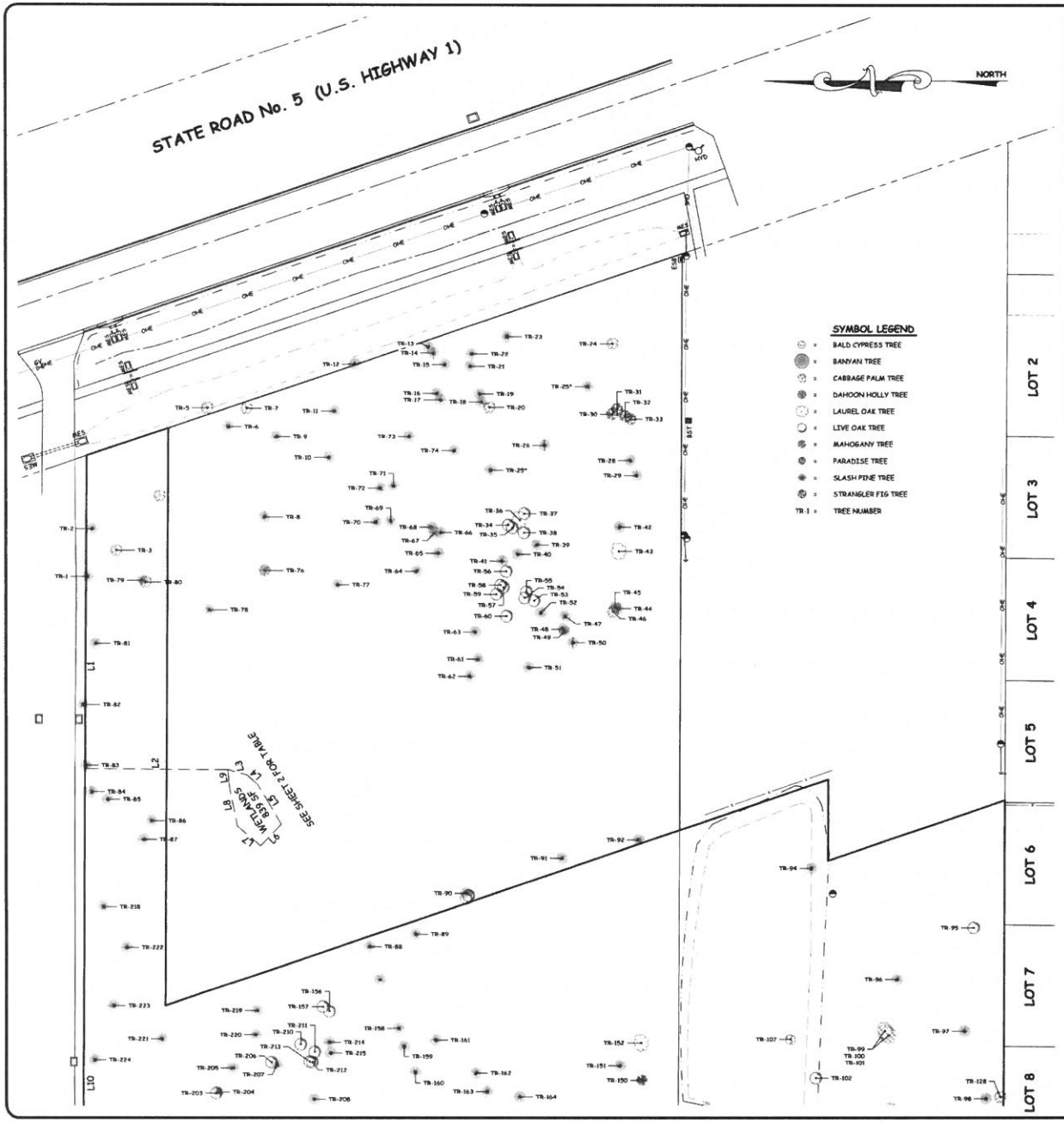
VELCON GROUP, INC.
ENGINEERS & SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. LB 4942
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477 (772) 871-6459
Web Site: www.velcongroup.com

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
ALAN KORNBLUH

BY:	DATE:	REVISIONS

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 40'
DATE: 02/24/17
FIELD BOOK/PAGES DATA COLLECTED
JOB NUMBER: 17-020
SHEET: 1 OF 1

F:\Projects\17-JOBS\17-020\17-020 BNDY-TOPO dwg, BNDY-TOPO SURVEY SHT 1, 2/27/2017 3:44:43 PM, Velcon Group, Inc., (772)879-0477



TREE TABLE

TREE No.	SIZE	DESCRIPTION	GROUND ELEVATION
1	12"	SLASH PINE	11.9
2	13"	SLASH PINE	11.1
3	4 1/2"	CABBAGE PALM	10.1
4	10"	SLASH PINE	9.2
5	4 1/2"	CABBAGE PALM	8.9
6	12"	SLASH PINE	9.4
7	4 1/2"	CABBAGE PALM	8.4
8	10"	SLASH PINE	8.7
9	11"	SLASH PINE	
10	13"	SLASH PINE	
11	18"	SLASH PINE	9.7
12	11"	SLASH PINE	10.9
13	11"	SLASH PINE	10.5
14	11"	SLASH PINE	11.5
15	12"	SLASH PINE	11.0
16	13"	SLASH PINE	11.0
17	12"	SLASH PINE	10.7
18	17"	SLASH PINE	10.8
19	14"	SLASH PINE	10.8
20	4 1/2"	CABBAGE PALM	11.2
21	14"	SLASH PINE	11.0
22	12"	SLASH PINE	10.8
23	17"	SLASH PINE	10.5
24	4 1/2"	CABBAGE PALM	10.0
25	13"	SLASH PINE	11.0
26	12"	SLASH PINE	11.2
27	14"	SLASH PINE	11.0
28	11"	SLASH PINE	11.2
29	11"	SLASH PINE	9.9
30	11"	STRANGLER FIG	9.6
31	8"	STRANGLER FIG	9.6
32	26"	STRANGLER FIG (MT)	9.6
33	10"	STRANGLER FIG	9.6
34	11"	LIVE OAK	11.2
35	11"	LIVE OAK	11.2
36	4"	LAUREL OAK	11.1
37	10"	LIVE OAK	11.1
38	8"	LIVE OAK	11.6
39	20"	SLASH PINE	11.6
40	16"	SLASH PINE	11.6
41	12"	SLASH PINE	11.7
42	16"	SLASH PINE	
43	9"	LAUREL OAK	
44	17"	SLASH PINE	11.1
45	15"	SLASH PINE	11.1
46	1/2"	CABBAGE PALM	11.1
47	12"	SLASH PINE	11.9
48	13"	SLASH PINE	12.0
49	13"	SLASH PINE	12.0
50	15"	SLASH PINE	12.5
51	14"	SLASH PINE	12.2
52	12"	SLASH PINE	12.0
53	6"	LIVE OAK	12.0
54	6"	LIVE OAK	12.0
55	6"	LIVE OAK	12.0
56	4"	LIVE OAK	11.4
57	6"	LIVE OAK	11.4
58	5"	LIVE OAK	11.4
59	7"	LIVE OAK	11.4
60	4"	LIVE OAK	11.4
61	18"	SLASH PINE	11.9
62	14"	SLASH PINE	11.6
63	13"	SLASH PINE	11.6
64	18"	SLASH PINE	11.9
65	11"	SLASH PINE	11.9
66	11"	SLASH PINE	11.3
67	10"	SLASH PINE	11.2
68	10"	SLASH PINE	11.5
69	11"	SLASH PINE	11.4
70	14"	SLASH PINE	11.5
71	13"	SLASH PINE	11.7
72	11"	SLASH PINE	11.3
73	12"	SLASH PINE	11.4
74	11"	SLASH PINE	11.5
75	12"	SLASH PINE	NO LOCATION
76	3"	DAHOON HOLLY	9.8
77	13"	SLASH PINE	10.6
78	12"	SLASH PINE	10.5
79	13"	SLASH PINE	10.1
80	4.5"	CABBAGE PALM	10.1
81	12"	SLASH PINE	11.4
82	13"	SLASH PINE	11.2
83	13"	SLASH PINE	10.7
84	15"	SLASH PINE	10.9
85	13"	SLASH PINE	10.6
86	12"	SLASH PINE	10.1
87	18"	SLASH PINE	8.7
88	14"	SLASH PINE	11.4
89	16"	SLASH PINE	11.2
90	16"	SLASH PINE	11.1
91	19"	SLASH PINE	10.7
92	19"	SLASH PINE	10.1
93	12"	SLASH PINE	10.6
94	12"	SLASH PINE	10.6
95	17"	LIVE OAK	10.4
96	15"	SLASH PINE	11.3
97	16"	SLASH PINE	11.4
98	12"	SLASH PINE	10.8
99	13"	LAUREL OAK	10.7
100	13"	LAUREL OAK	10.8
101	9"	LAUREL OAK	10.7
102	8"	LIVE OAK	10.0
103	8"	BALD CYPRESS	7.9
148	16"	SLASH PINE	9.5
149	16"	SLASH PINE	10.7
150	16"	MAHOGANY	10.1
151	16"	SLASH PINE	7.5
152	7"	LAUREL OAK	
153	17"	SLASH PINE	NO LOCATION
154	12"	SLASH PINE	NO LOCATION
155	13"	SLASH PINE	11.4
156	5"	LIVE OAK	11.3
157	10"	LIVE OAK	11.3
158	16"	SLASH PINE	11.1
159	15"	SLASH PINE	11.1
160	17"	SLASH PINE	11.3
161	20"	SLASH PINE	11.5
162	14"	SLASH PINE	10.8
163	12"	SLASH PINE	10.6
164	12"	SLASH PINE	10.4

CONTINUE TREE TABLE

TREE No.	SIZE	DESCRIPTION	GROUND ELEVATION
203	8"	LIVE OAK	11.3
204	12"	SLASH PINE	11.3
205	16"	SLASH PINE	11.3
206	5"	LIVE OAK	11.6
207	11"	SLASH PINE	11.6
208	11"	SLASH PINE	12.0
209	12"	SLASH PINE	11.6
210	6"	LIVE OAK	11.6
211	5"	LIVE OAK	11.6
212	9"	LIVE OAK	11.6
213	6"	LIVE OAK	11.6
214	11"	SLASH PINE	11.5
215	13"	SLASH PINE	11.6
216	12"	SLASH PINE	11.8
217	30"	SLASH PINE	11.8
218	13"	SLASH PINE	12.3
219	12"	SLASH PINE	11.9
220	11"	SLASH PINE	11.9
221	15"	SLASH PINE	11.6
222	12"	SLASH PINE	11.3
223	15"	SLASH PINE	11.7
224	13"	SLASH PINE	11.8

SHEET 3 TREE TABLE

TREE No.	SIZE	DESCRIPTION	GROUND ELEVATION
470	19"	SLASH PINE	9.5
471	6"	PARADISE	9.0
472	4 1/2"	CABBAGE PALM	9.1
473	4 1/2"	CABBAGE PALM	9.3
474	10"	SLASH PINE	8.7
475	16"	SLASH PINE	8.9
476	12"	SLASH PINE	8.9
477	12"	SLASH PINE	9.6
478	8"	LAUREL OAK	9.6
479	12"	PARADISE	10.4
480	19"	LIVE OAK	10.3
481	17"	LIVE OAK	10.3
482	8"	LIVE OAK	10.3
483	12"	LIVE OAK	10.2
484	7"	LIVE OAK	10.3
485	10"	LIVE OAK	10.6
486	8"	LIVE OAK	11.1
487	8"	LIVE OAK	11.1
488	7"	LIVE OAK	11.1
489	111"	BANYON	
490	4 1/2"	CABBAGE PALM	9.1
491	4 1/2"	CABBAGE PALM	8.8
492	4 1/2"	CABBAGE PALM	9.1
493	4 1/2"	CABBAGE PALM	9.1
494	4 1/2"	CABBAGE PALM	9.1
495	4 1/2"	CABBAGE PALM	9.4
496	4 1/2"	CABBAGE PALM	8.9
497	6"	PARADISE	8.9
498	14"	SLASH PINE	8.9
499	10"	SLASH PINE	9.7
500	12"	SLASH PINE	9.7
501	4 1/2"	CABBAGE PALM	9.4
502	17"	SLASH PINE	9.5
503	6"	PARADISE	9.5
504	15"	SLASH PINE	10.3
505	5"	LIVE OAK	11.6
506	13"	SLASH PINE	11.6
507	7"	LIVE OAK	12.5
508	8"	LIVE OAK	12.6
509	8"	LIVE OAK	12.6
510	5"	LIVE OAK	12.6
511	5"	LIVE OAK	12.6
512	5"	LIVE OAK	12.6
513	8"	LIVE OAK	12.6
514	8"	LIVE OAK	12.7
515	4 1/2"	LIVE OAK	12.7
516	6"	LIVE OAK	12.7
517	9"	LIVE OAK	13.3
518	9"	LIVE OAK	11.2
519	9"	LIVE OAK	11.2
520	9"	LIVE OAK	11.2
521	17"	SLASH PINE	11.2
522	11"	SLASH PINE	11.1
523	20"	SLASH PINE	11.3
524	16"	SLASH PINE	11.7
525	6"	LIVE OAK	10.6
526	17"	SLASH PINE	12.2
527	16"	SLASH PINE	11.9
528	13"	SLASH PINE	11.7
529	6"	LIVE OAK	10.5
530	7"	LIVE OAK	10.1
531	11"	SLASH PINE	10.8

WETLAND TABLE

No.	BEARING	DISTANCE
L1	N 89°39' 47" W	192.13
L2	S 00°20' 13" W	87.66
L3	S 15°27' 45" W	12.38
L4	S 42°28' 26" W	8.66
L5	S 59°57' 14" W	28.39
L6	N 46°10' 01" W	18.44
L7	N 40°29' 55" E	16.59
L8	N 78°53' 43" W	25.15
L9	N 64°53' 41" E	10.25
L10	N 89°39' 47" W	407.64
L11	S 00°20' 13" W	293.39
L12	S 04°14' 50" E	37.37
L13	N 73°56' 18" W	39.72
L14	S 74°31' 22" W	17.57
L15	N 09°24' 16" W	25.75
L16	N 74°54' 19" E	14.56
L17	N 87°36' 56" E	42.32

VELCON GROUP, INC.
ENGINEERS & SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. LB 4942
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0447 / (772) 871-6659
Web Site: www.velcongroup.com

BOUNDARY/TOPOGRAPHICAL SURVEY
OF SITE ON NW FEDERAL HIGHWAY
JENSEN BEACH, FLORIDA
(TUCKERS COVE)

REVISIONS
BY: DATE:

DRAWN BY: T.C.MULLIN
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 02/03/16
FIELD BOOK/PAGES: DATA COLLECTED

JOB NUMBER: 16-015

SHEET: 2 OF 3

Exhibit "C"
Development Conditions

Approved Plans and Documents

1. The project shall comply with the Site Plan by HJA Design Studio, Last Revised 06/09/2017.

2. The project shall comply with the Landscape Plan by HJA Design Studio, Last Revised 06/09/2017.

3. The architectural elevations shall demonstrate compliance with all applicable commercial development standards in Section 6.05.00 of the Land Development Code. At the minimum, the project shall comply with the Architectural Concepts by HJA Design Studio, Last Revised 04/20/17.

4. Any modifications to the CPUD Site Plan, due to final engineering, that exceeds 10% of the approved building footprint, building setbacks; gross square footage; building location; parking size; location and number; drainage areas; and location of landscaping shall require further approval by the City Commission via a public hearing.

Permitted Uses

5. The project has been approved for a stand-alone 16,800 square foot retail building. Uses within the retail building are limited to uses allowed in B-2 zoning district including hotel, retail – strip shopping center/non-intensive sales and service, retail – intensive sales and service, restaurant – general/limited, fitness center/health club, microbreweries and craft distilleries, medical/health related office, low intensity medical office, business and professional office and bank. However, the uses that are not allowed within the retail building are night club, arcade, pool hall, medical marijuana treatment center, outdoor entertainment and adult businesses and bars.

Prior to Issuance of Site Permits

6. Applicant shall provide a floor plan for the proposed retail building.

7. Civil plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

8. The applicant is responsible for obtaining all state, federal and local permits.

9. Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by Police for CPTED/Crime Prevention recommendations. Lighting shall include shields to direct the light away from the future residential/multi-family development to the west of the property.

10. A Preserve Area Management Plan (PAMP), in accordance with LDC Section 5.04.03, shall be submitted and approved prior to the issuance of a site permit.

11. The tree mitigation requirements are set forth in the Landscape Plan by HJA Design Studio, item #2 above. The tree mitigation to be provided shall meet the standards sets forth in Section 5.05.02 for tree replacement and/or mitigation through the City tree fund at the replacement ratios specified prior to the approval of a site permit.

12. There is exotic vegetation on site according to the Environmental Assessment prepared by EW Consultants, Inc. The exotic vegetation will be evaluated prior to the issuance of a site permit.

13. Verification of gopher tortoise relocation in accordance with Florida Fish and Wildlife Conservation Commission shall be provided.

14. Since the project access will consist of a right-in/right-out driveway connection to US-1, the upstream and downstream U-turn movements should be evaluated to ensure they have adequate queue storage to handle the additional U-turns generated by this project prior to the issuance of a site permit. The two specific U-turn movements requiring evaluation include the northbound left-turn lane at the signalized intersection of US-1 & NW Windemere Drive and the southbound left-turn lane adjacent to the RaceTrac gas station. PM peak hour back of queue evaluations are also required. The U-turn evaluations shall be reviewed and approved prior to the approval of a site permit.

Landscaping

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

16. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.

17. A landscape maintenance plan, executed in accordance with the LDC, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

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

Development and Construction

19. Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.

20. Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 db at the property line.

Non-emergency testing of generators shall be limited to the hours of 12:00 p.m. to 3:00 p.m. on weekdays.

21. All mechanical equipment associated with the development shall be roof top or located along the side or rear of the building and decoratively screened or landscaped with hedge material. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.

22. To the extent possible, all on-site utilities must be buried except for any existing FPL transmission lines.

23. Backflow prevention devices and required above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

24. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

25. All utility improvements constructed by the developer including all lift stations shall be constructed in a manner and form acceptable to the City of Stuart Utility Department. The developer shall grant any such utility easements necessary for this site as may be required by the City.

26. No temporary or modular buildings are permitted on the property except for permitted temporary construction trailers.

27. Any proposed signage shall comply with Section 6.11.00 of the Land Development Code. A separate permit(s) for all signs are required.

28. The building shall be fire sprinklered based on occupancy, unless subsequent plans submitted show conditions for which exceptions are allowed by the FFPC.

29. If, at the time of this approval, a valid access easement, in favor of the applicant exists on the 50-foot wide portion of the adjacent property to the north/west, or if the adjacent property owner to the north/west subsequently grants an access easement in favor of the applicant, the applicant shall, upon direction by the City Commission, construct the northern driveway connection as depicted on the CPUD Site Plan dated 06-09-17 prepared by HJA Design Studio, within 180 days of the City Commission's direction to do so. The City shall notify the applicant, the owners of the property to the north/west and the owner of the North Baptist Church property, in writing 30 days in advance of any City Commission meeting at which direction to construct the northern driveway connection is considered.

30. As determined by the Development Director, the deceleration right turn lane may be subject for reduction in length to avoid conflict with the entrance to the 9-acres parcel to the west.

Development Timetable

31. Timetable for development shall be as follows:

- Site and Building Permit Submission – March 2019
- Certificate of Occupancy – March 2021

EXHIBIT "D" - DEVELOPMENT DOCUMENTS

Site Data

Total Site Area	(111,824 Sf) 2.57 Ac.
Existing Future Land Use	Comm. General
Proposed Future Land Use	Commercial
Existing Zoning	GC
Proposed Zoning	C-PUD
Existing Use	Vacant
Proposed Use	See Allowed Uses Below
Building Coverage	16,800sf
Max. Building Height	40'
Property Control #	29374100400200110400000

PUD Allowed Uses

Hotel, Retail - Strip Shopping Center / Non Intensive Sales, Retail - Intensive and Service, Restaurant - General / Limited , Fitness Center / Health Club,Microbreweries and Craft Distilleries, Medical/ Health Related Office, Business and Professional Office, Low Intensity Medical Office, Bank

PUD Uses Not Allowed

Night Club, Arcade, Pool Hall, Medical Marijuana Treatment Center, Outdoor Entertainment, Adult Businesses, Bars

Wetland / Upland Preserve / Nature Area

Total Ex. On-site Wetlands	840 sf	0.02 Ac.	1%
Required Upland Preservation - 25% of Upland Areas. Excludes Existing Wetland from total site area (110,984 x .25)	27,746 sf	0.64 Ac.	25%
Proposed Upland Preservation	28,204 sf	0.65 Ac.	25%
Dry Detention Area :	11,479 sf	0.26 Ac.	10%
Total Nature Area :	40,523 sf	0.93 Ac.	36%

Open Space

Open Space Required:	27,956 sf	0.64 Ac.	25%
Open Space Provided:	45,208 sf	1.04 Ac.	40%
Dry Detention Area	11,479 sf		
Landscape Buffers	4,885 sf		
Upland Preserve	28,204 sf		
Existing Wetland:	840 sf		

Impervious Area

Building Coverage	16,800 sf		
Vehicular Use Area	28,909 sf		
Sidewalks / Pads	8,758 sf		
Total:	54,467 sf	1.2 Ac.	48%

Pervious Area

Dry Detention Area	11,479 sf		
Upland Preserve Area	28,204 sf		
Total Landscape Areas	16,834 sf		
Existing Wetland:	840 sf		
Total:	57,357 sf	1.3 Ac.	52%

Parking Requirements (9' x 18')

	Required
Retail - Strip Shopping Center / Non Intensive Sales	(1 per 250 Sf)
Retail -Intensive Sales and Service	(1 per 200 Sf)
Hotel	(1 per rental room plus 2 spaces per 3 employees)
Office- Business and Professional	(1 per 300 Sf)
Office- Medical / Health Related	(1 per 200 Sf)
Office- Low Intensity Medical	(1 per 300 Sf)
Bank	(1 per 300 Sf)
Microbreweries and Craft Distilleries	(1 per employee plus 1 per 250 sf for tasting, tap room and gift shops)
Restaurant - General	(1 per 3 seats on maximum seating capacity of building plus 1 per employee)
Restaurant - Limited	(1 per 4 seats on maximum seating capacity of building plus 1 per employee)
Fitness Center / Health Club	(1 per 200 Sf if located with Retail, 1 per 150 Sf if located independently)

Total of 71 Spaces will be provided including 4 handicap spaces

* The parking demand for one or a combination of uses shall not exceed 71 spaces

* If uses proposed have different hours of operation (i.e. nighttime only restaurant) a shared parking study will be provided

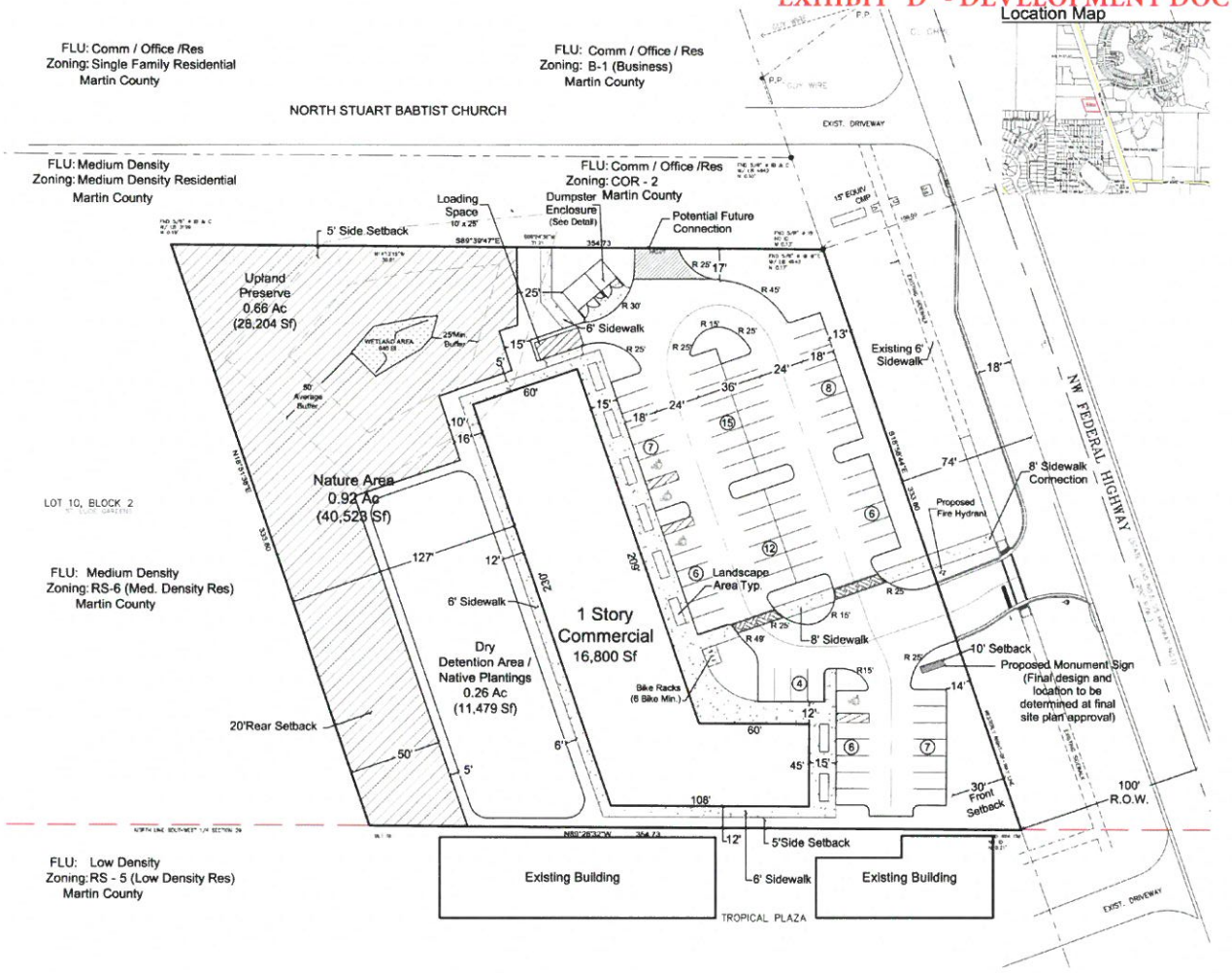
Loading Requirements (10' x 25')	Required	Provided
Small Commercial Site (Floor area 5,000 - 80,000 Sf)	1 Space	1 Space

Landscape Buffer Requirement

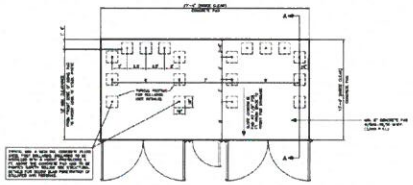
North: 5' South: 5'
East: 10' West: 25'

Required Building Setbacks

Front: 30'
Side: 5'
Rear: 20'



Dumpster Enclosure Detail



* Final dumpster location will be determined at time of site permit.

General Notes

1. The building shall be fire sprinklered based on occupancy, unless subsequent plans submitted show conditions for which exceptions are allowed by the FFPC.

Legal Description

A PORTION OF LOTS 10, 11 AND 12, BLOCK 2, PLAT NO. 1, ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHERLY 365.24 FEET, MORE OR LESS, OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. 1), BEING 335 FEET WIDE AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY RIGHT-OF-WAY LINE, LESS AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF, SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS

Timetable of Development

- Site and Building Permit Submission - March 2019
- Certificate of Occupancy - March 2021

Scale: 1" = 30'

0' 15' 30' 60' 90' North

Location Map

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Kornbluh Parcel

City of Stuart Florida

CPUD Site Plan

Copyright
The following drawings are instruments of service in the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, prepared, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	6021
Drawn By:	ES
Checked By:	MH
Approved By:	MH
Submittal Dates:	5-03-17
	5-26-17
Revision Dates:	6-09-17

SP-1

Landscape Data

Total Site Area	(111,824 Sf)	2.57 Ac.
Landscape Area Required (20%)		0.51 Ac.
Landscape Area Provided (52%)		1.34 Ac.

Perimeter Landscaping Adjacent to Streets

10' Min. Landscape Buffer - 1 Tree per 30 LF and perimeter hedge required. Not less than 25% of strip shall be groundcover.

US 1 Hwy:

Trees Required: (291LF / 30)	= 10 Trees
Trees Provided:	= 10 Trees (5 Trees + 10 Sabal Palms)

Perimeter Landscaping Adjacent to Private Property:

5' Min. Landscape Buffer - 1 Tree per 30 LF and perimeter hedge required. Not less than 25% of strip shall be groundcover.

Along North Property Line:

Trees Required: (121 LF / 30)	= 5 Trees
Trees Provided:	= 5 Trees (3 Trees + 4 Sabal Palms)

Along South Property Line:

Trees Required: (270 LF / 30)	= 9 Trees
Trees Provided:	= 9 Trees (1 Tree + 16 Sabal Palms)

Interior Landscaping around Perimeter of Building:

A 5' min. landscape strip shall be provided along all sides of the building which abut a parking area. This strip shall contain 1 Tree per 30 LF and hedge.

Proposed Building:

Trees Required: (314 LF / 30)	= 11 Trees
Trees Provided:	= 11 Trees (1 Tree = 4 Sabal Palms at 2:1 = 8 Palms at 1:1)

Interior Landscaped Islands:

Each interior island shall contain a min. of 1 shade tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24".

Trees Required:	= 3Trees
Trees Provided:	= 3 Trees

Interior Terminal Landscaped Islands:

Each interior island shall contain a min. of 1 shade tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24".

Trees Required:	= 13 Trees
Trees Provided:	= 13 Trees (6 Sabal Palms =10 Trees)

Tree Mitigation Data

Protected Specimen / Hardwood Trees (Excluding Slash Pines)	
Total Inches to be Removed	141 Inches
Total Required Inches for Mitigation (2.5 x 141 inches)	352.5 Inches
Protected Specimen Slash Pines	
Total Inches to be Removed	632 Inches
Total Required Inches for Mitigation (1.5 x 632 inches)	948 Inches

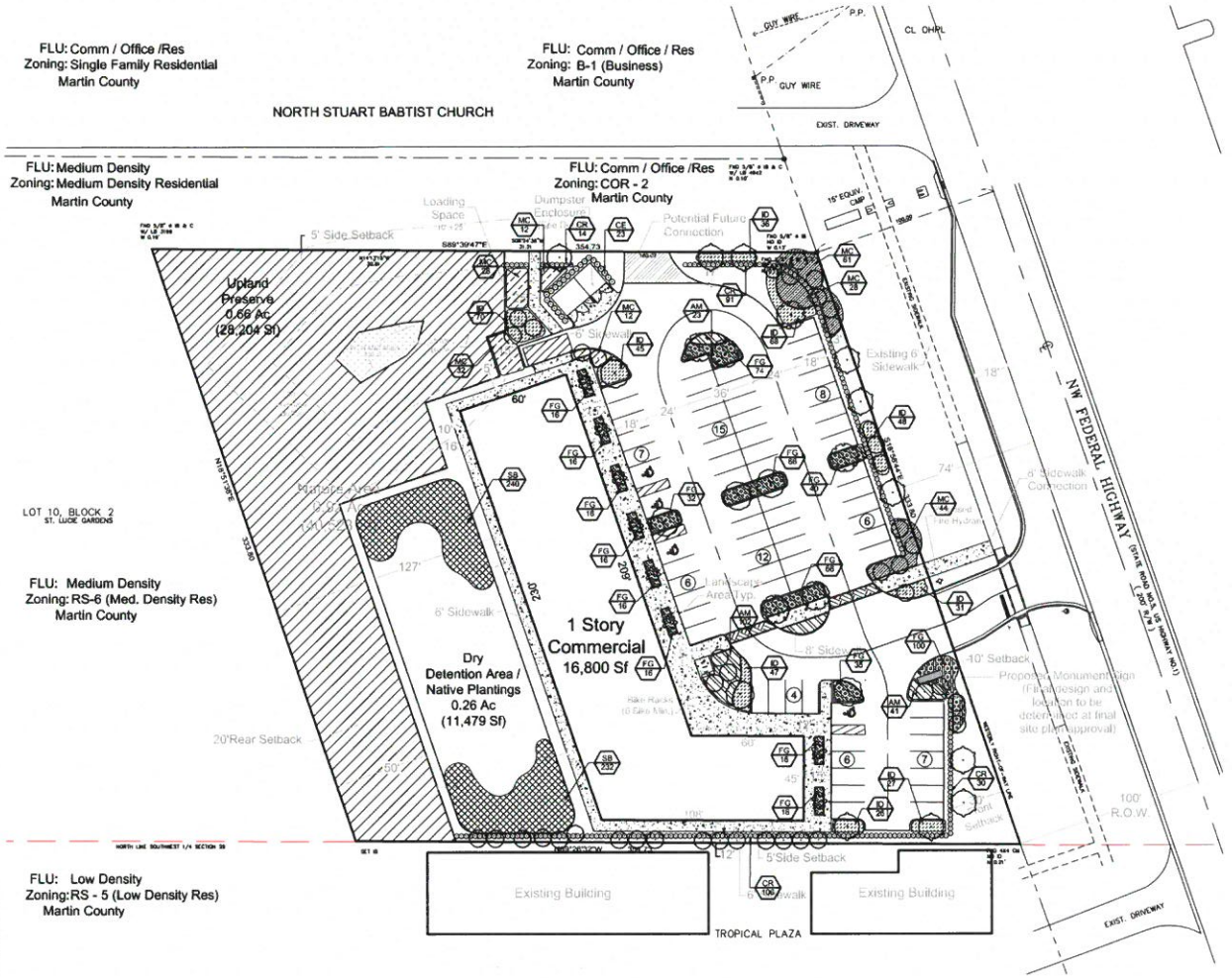
* Note: Tree Mitigation to be provided shall meet the standards set forth in The City of Stuart's LDC, Section 5.05.02. for tree replacement and / or mitigation through the city tree fund at the replacement ratios specified prior to the approval of a site permit.

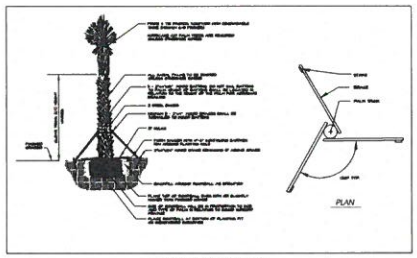
SHRUB SCHEDULE

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	DETAILS	NATIVE	
CR	239	Red Tip Cocoplum / Chrysobalanus icaco 'Red Tip'	3 gal	24" Ht. Min.	Yes	
CE	23	Buttonwood / Conocarpus erectus	3 gal	24" Ht. Min.	Yes	
SHRUB AREAS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	DETAILS	NATIVE	SPACING
AM	198	Foxtail Fern / Asparagus meyeri	3 gal	Full	No	24" o.c.
FG	535	Green Island Ficus / Ficus microcarpa 'Green Island'	3 gal	Full	No	24" o.c.
ID	395	Dwarf Schillings Holly / Ilex vomitoria 'Schillings Dwarf'	3 gal	Full	Yes	24" o.c.
MC	217	Pink Muhly / Muhlenbergia capillaris	3 gal	Full	Yes	36" o.c.
SB	472	Sand Cord Grass / Spartina bakeri	1 gal	Full	Yes	36" o.c.

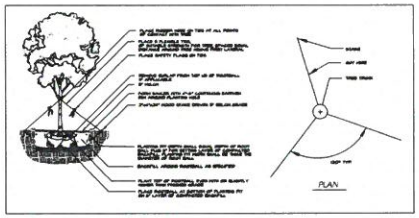
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NATIVE
	10	Pigeon Plum / Coccoloba diversifolia	2.5" Cal, 12' Ht. x 5-6' Spr., Std., 4-5' ct.	Yes
	6	Green Buttonwood / Conocarpus erectus	2.5" Cal, 12' Ht. x 5-6' Spr., Std., 5' ct.	Yes
	6	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" Cal, 12' Ht. Min. x 5-6' Spr., Std., 4-5' ct.	No
	8	Alexander Palm / Ptychosperma elegans	16' - 18' Ht., Double Specimen, Match Heights	No
	43	Cabbage Palmetto / Sabal palmetto	10' - 16' CT., Stagger Heights	Yes

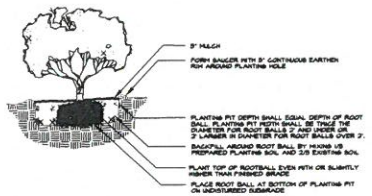




PALM PLANTING DETAIL



TREE PLANTING DETAIL



SHRUB/GROUNDCOVER PLANTING DETAIL

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Kornbluh Parcel

City of Stuart Florida

CPUD Landscape Plan

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the Landscape Architect. They were created and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	1602
Drawn By	ES
Checked By	MH
Approved By	MH
Submittal Dates	5-03-17
	5-26-17
Revision Dates	6-04-17

LP-1

Architectural Elevations:

Building facades shall either have windows along no less than 50 % of their horizontal length or a primary customer entrance. Building shall be oriented to maximize pedestrian access. The primary facade shall include a repeating pattern of no more than 30', either horizontally or vertically as well as:

1. Texture change
2. Architectural banding
3. Building projections

Roof treatment:

1. Parapets shall be used to cancel roof top equipment
2. Additional vertical roof changes with a minimum change in elevations

Commercial Building Elevation Features





HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Kornbluh Parcel
City of Stuart Florida
Architectural Concepts

Copyright
All ideas, designs and drawings are instruments of service to the Landscape Architect. They are still products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	16021
Drawn By	ES
Checked By	MH
Approved By	MH
Submittal Dates	5-03-17
Revision Dates	4-20-17

EX-1