FOX McCLUSKEY BUSH ROBISON, PLLC

M. LANNING FOX
Board Certified Real Estate Lawyer
MICHAEL J. McCLUSKEY
Board Certified Business Litigation Lawyer
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
TYSON J. WATERS
Board Certified Real Estate Lawyer
FREDERIK W. van VONNO (1951-2017)
Board Certified City, County &
Local Government Lawyer

The Tower Building at Willoughby Commons
3473 SE Willoughby Boulevard
P.O. Drawer 6
Stuart, Florida 34995-0006
Jupiter Location (Limited Services Available)
Telephone:
(772) 287-4444 * (561) 744-6499
Fax:
(772) 283-4637

www.foxmccluskey.com

ANTHONY D. GEORGE, JR.

VALERIE A. CHESNUT
PHILIP W. GROSDIDIER
LL.M. - Master of Laws in Taxation

Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
ROBERT A. GOLDMAN
ADAM G. SCHWARTZ

April 17, 2019

Thomas Reetz
Senior Planner
Development Department
121 SW Flagler Avenue
Stuart, Florida 34994

Dear Tom:

Please find enclosed the School Board of Martin County's, as contract purchaser, application to amend the Stuart News Commercial Planned Unit Development ("Stuart News CPUD"). The filing fee of $3,072.00 for a major Planned Unit Development amendment is enclosed. In addition, the following materials are included with this application and enclosed herewith:

1. Justification Statement;
2. Survey of subject property; and
3. Letter of Authorization from NP Scripps Operating, LP, as property owner.

The sole purpose of the request, and basis for the proposed amendment, is to amend the Stuart News CPUD to add and allow as a permitted use governmental buildings. Governmental buildings are an allowable use with the subject property's land use designation (Commercial) and zoning designation (CPUD) upon approval of the City Commission. No other change or revision to the Stuart News CPUD is being requested.

We would ask that City staff review the enclosed materials and process the Stuart News CPUD amendment application in an expeditious manner.

Should there be questions or anything further required please contact me.

Sincerely,

Tyson J. Waters

TJW
Enclosures

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____
Reviewed by: _____
Approved by: _____

Planned Unit Development (PUD) Amendment Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name: Stuart News Commercial Planned Unit Development Amendment	
Parcel ID# 09-38-41-004-000-00191-0	Project Address: 1939 SE Federal Highway, Stuart, FL
Zoning/CRA Sub-district: CPUD	
Subdivision: N/A	Lot(s): N/A

Fees: Major PUD Amendment - $3,072.00; Minor PUD Amendment: $2,048.00; PUD Agreement Amendment (text change only): $1,024.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

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

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

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

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

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

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

(over)

General Information

(Please Print or Type)

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

Name: Laurie Gaylord	City/State/Zip Code: Stuart, Florida 34994
Title: Superintendent of Schools	Telephone Number: 772-219-1200
Company: Martin County School Board (as Contract Purchaser)	Facsimile Number:
Company Address: 500 E. Ocean Boulevard	Email Address (optional): gaylorl@martin.k12.fl.us

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

Name: Tyson J. Waters, Esq.	City/State/Zip Code: Stuart, Florida 34994
Title: Attorney	Telephone Number: 772-287-4444
Company: Fox McCluskey Bush Robison, PLLC	Facsimile Number:
Company Address: 3473 SE Willoughby Blvd.	Email Address (optional): twaters@foxmccluskey.com

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

Name: Laurie Gaylord	City/State/Zip Code: Stuart, Florida 34994
Title: Superintendent of Schools	Telephone Number: 772-219-1200
Company: Martin County School Board (as Contract Purchaser)	Facsimile Number:
Company Address: 500 E. Ocean Boulevard	Email Address (optional): gaylorl@martin.k12.fl.us

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

4. Signed this 15 day of April, 2019.

Laurie J. Gaylord

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 15 day of April 2019 by Laurie J. Gaylord who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Dianne M. Falls

Notary Signature

Commission Expires

DIANNE M. FALLS
Commission # FF 224222
Expires June 2, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

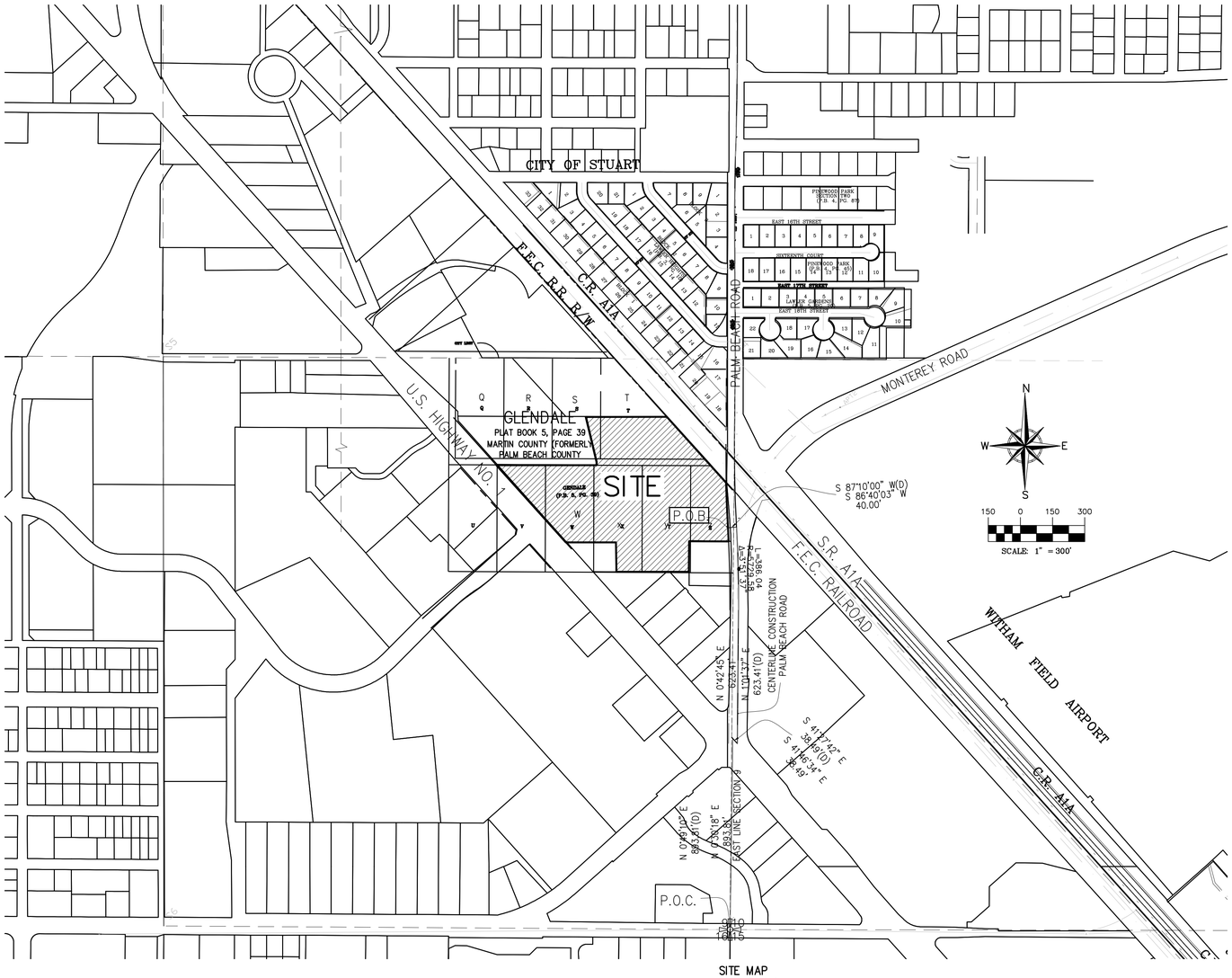
JUSTIFICATION STATEMENT

The Martin County School Board, as contract purchaser, is requesting to amend the Stuart News Commercial Planned Unit Development agreement ("Stuart News CPUD") in order to allow governmental buildings as a permitted use therein. Governmental buildings are permitted in the Commercial land use category and are an allowable use within the CPUD zoning designation, upon approval of the City Commission. Approving the proposed amendment to the Stuart News CPUD will allow the Martin County School Board to close on the proposed acquisition of the subject property and facilitate the relocation and consolidation of Martin County School District staff, and associated services, to this location.

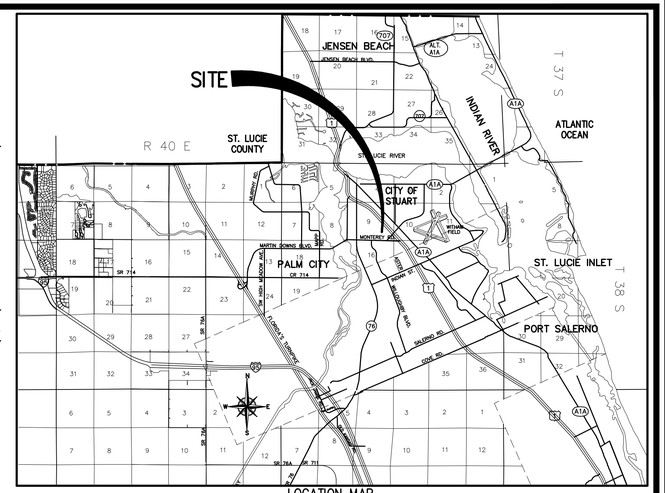
The Stuart News property is centralized within the City of Stuart municipal boundaries and offers the School District, and community, a more centralized and convenient location for the School District administrative operations. The Martin County School Board chambers will also be relocated to the Stuart News property.

No other changes or revisions are being requested to the Stuart News CPUD as part of this application.

The proposed amendment to allow governmental buildings within the Stuart News CPUD is consistent with the relevant components of the City of Stuart Comprehensive Plan, including concurrency with adopted levels-of-service for utilities and is compatible with existing uses in the surrounding areas. The proposed amendment complies with all relevant development standards of the City of Stuart Land Development Code.



SITE MAP
SCALE; 1"=300'



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

Δ	CENTRAL (DELTA) ANGLE
BL	BETSY LINDSAY, INC
BLDG	BUILDING
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
C.R.	COUNTY ROAD
(D)	PER DEED
EL.	ELEVATION
E.O.P.	EDGE OF PAVEMENT
INV.	INVERT
F.E.C. R.R.	FLORIDA EAST COAST RAILROAD
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
IPC	IRON PIPE & CAP
IRC	IRON ROD & CAP
L	LENGTH
MAINT	MIANTENANCE
M.E.S.	MITERED END SECTION
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	COMMENCEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP.	TOWNSHIP
W/	WITH

SYMBOL LEGEND

11.25	FIELD LOCATED POINT WITH ELEVATION
WPB	WIRING PULL BOX
FH	FIRE HYDRANT
CB	CATCH BASIN
GA	GUY ANCHOR AND WIRE
B	BOLLARD
PT	PALM TREE
WPP	WOOD POWER POLE
OT	OAK TREE
D	DRAINAGE MANHOLE
CY	CYPRESS TREE
MT	MAPLE TREE
S	SANITARY MANHOLE
PT	PINE TREE
T	TREE
BFP	BACK FLOW PREVENTOR
WV	WATER VALVE
TR	TELEPHONE RISER
SCO	SANITARY CLEAN-OUT
CLP	CONCRETE LIGHT POLE
SY	SYCAMORE TREE
W	WELL
CPP	CONCRETE POWER POLE
RPT	ROYAL PALM TREE
FDC	FIRE DEPARTMENT CONNECTION
SL	SPOT LIGHT
FP	FLAG POLE
SIGN	SIGN
TV	CABLE TELEVISION RISER
T	TELEPHONE MANHOLE
MLP	METAL LIGHT POLE
F	OIL MANHOLE
LS	LIFT STATION
E	ELECTRIC SERVICE
MA	MAST-ARM
TSP	TRAFFIC SIGNAL POLE
G GAS RISER	GAS LINE RISER

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, IN THE PLAT OF GLENDALE SUBDIVISION O.R. BOOK 5 PAGE 39 PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, WITHIN THE CITY OF STUART, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00°49'10" EAST FOR 893.81 FEET; THENCE SOUTH 41°27'42" EAST FOR 38.49 FEET TO THE BEGINNING OF A PORTION OF THE CENTERLINE OF CONSTRUCTION FOR PALM BEACH ROAD, THENCE NORTH 01°01'37" EAST FOR 623.41 FEET; TO THE BEGINNING OF A CONCAVE CURVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 88°58'23" EAST; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5729.58 FEET THROUGH A CENTRAL ANGLE OF 03°51'37" ARC DISTANCE OF 386.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTH 87°10'00" WEST RADIAL TO THE AFOREMENTIONED CURVE FOR 40.00 FEET TO THE BEGINNING OF A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 87°10'00" WEST HAVING A RADIUS OF 5689.58 FEET THROUGH A CENTRAL ANGLE OF 00°37'35" WEST AND AN ARC DISTANCE OF 62.20 FEET; THENCE NORTH 89°11'17" WEST FOR 179.20 FEET, THENCE SOUTH 01°24'53" WEST FOR 142.34 FEET; THENCE NORTH 89°20'02" WEST FOR 161.44 FEET; THENCE NORTH 89°25'17' WEST FOR 175.61 FEET; THENCE NORTH 00°24'41" WEST FOR 137.23 FEET; THENCE NORTH 89°25'32" WEST FOR 232.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 81; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 41°27'42" WEST FOR 484.21 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE SOUTH 89°29'00" EAST FOR 466.50 FEET ALONG THE CENTERLINE OF THE ABANDONED ETHEL AVENUE. THENCE NORTH 00°31'00" EAST FOR 15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ETHEL AVENUE; THENCE NORTH 12°41'18" WEST FOR 215.70 FEET; THENCE SOUTH 89°29'00" EAST FOR 378.05 FEET; THENCE SOUTH 41°30'32" EAST FOR 403.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 89°20'58" WEST HAVING A RADIUS OF 5769.58 FEET THROUGH A CENTRAL ANGLE OF 02°10'58" AND AN ARC LENGTH OF 219.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.841 ACRES MORE OR LESS.

ALL OF THE ABOVE BEING THE SAME PROPERTY CONVEYED TO SCRIPPS MEDIA, INC., A DELAWARE CORPORATION (SUCCESSOR BY MERGER TO STUART NEWS COMPANY, A FLORIDA CORPORATION) BY WARRANTY DEED DATED AUGUST 17, 1977 AND RECORDED IN BOOK 426, PAGE 1209 OF THE OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL ID:09-38-41-004-000-00191-0
ADDRESS: 1939 SE FEDERAL HWY, STUART, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N41°56'40"W ALONG THE NE RIGHT OF WAY LINE OF US HWY 1.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARKS "MONT PB", ELEVATION = 15.69 FEET AND "US-MONT", ELEVATION = 13.58 FEET
4. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120165, PANEL 0161, SUFFIX G, EFFECTIVE DATE MARCH 16, 2015. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
5. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
7. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JANUARY 9, 2019, AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

_____
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 01/09/2019
SCALE 1" = 300'
FIELD BK. MC 54
DRAWN BY C.R.
CHECKED BY E.A.L.

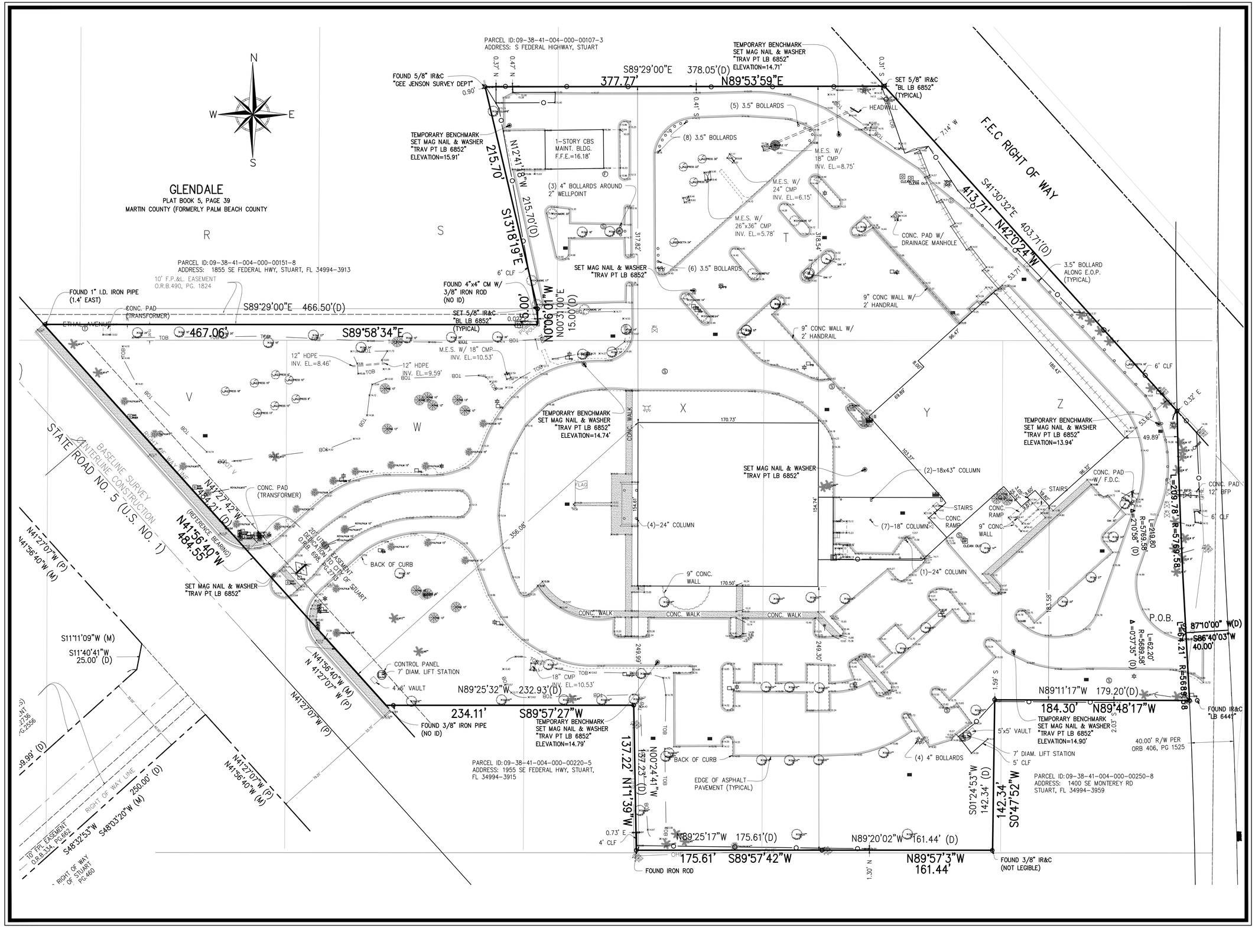
STUART NEWS SITE
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY

MARTIN COUNTY SCHOOL BOARD

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 18-125

S:\18 PROJECTS\18-125\dwr\mxd\pg\BND-24x36-stuartnews.dwg, 2/6/2019 12:25:24 PM, DWG To PDF.pc3, 11: C.R.



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 01/09/2019
SCALE 1" = 40'
FIELD BK. MC 54
DRAWN BY C.R.
CHECKED BY E.A.L.

STUART NEWS SITE
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY

MARTIN COUNTY SCHOOL BOARD

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 18-125

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GANNETT

La Guardia Myers
Sr. Director of Real Estate

April 15, 2019

City of Stuart
c/o Planning and Zoning Department
Attn: Kev Freemen
121 S. Flagler Avenue
Stuart, Florida 34994

Re: Legal Representative Authorization
Planned Unit Development Amendment Application
Parcel # 09-38-41-004-000-00191-0; 1939 SE Federal Highway, Stuart, Florida

Dear Mr. Freeman:

As owner of the property referenced above, please consider this letter as formal authorization for the Martin County School Board, as the contract purchaser of the above referenced property, and the law firm of Fox McCluskey Bush Robison, PLLC, including but not limited to Tyson J. Waters, Esq., on its behalf, to execute and file an application for an amendment to the Stuart News Commercial Planned Unit Development to allow for governmental buildings (e.g. the Martin County School Board offices and other facilities) to be a permitted use on the subject property and to file such other documents as they deem necessary and to represent the contract purchaser at all meetings, hearings and in relation to all other governmental actions in furtherance of such application.

Thank you for your attention to this matter.

Sincerely,

La Guardia Myers

For and on behalf of Scripps NP Operating, LLC
Owner of the Subject Property

7950 Jones Branch Dr. · McLean, VA 22107 · office: 703.854.4465 · lgmyers@gannett.com