BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NO. 941

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, EXTENDING THE CITY LIMITS OF THE CITY BY ANNEXATION OF CONTIGUOUS PARCEL(S) UPON PETITION OF ALL OWNERS THEREOF AND REDEFINING THE BOUNDARIES OF SAID CITY OF STUART TO INCLUDE SAID PARCEL(S) PURSUANT TO SECTION 177.044, FLORIDA STATUTES; AMENDING CHAPTER 18 OF THE STUART CODE OF ORDINANCES BY DESIGNATING THE FOLLOWING DESCRIBED PARCEL(S) OF LAND TO CPUD CITY ZONING CLASSIFICATION; AND AMENDING THE CITY'S COMPREHENSIVE PLAN ACCORDINGLY;

THE LAND TO BE REZONED IS OWNED BY THE STUART NEWS COMPANY AND IS DESCRIBED AS FOLLOWS:

BE IT ENACTED BY THE PEOPLE OF THE CITY OF STUART, FLORIDA:

PART ONE: ANNEXATION

All acts having been performed under FLORIDA STATUTES upon which to predicate the annexation prayed for, the above-described real property be and hereby is annexed into the City of Stuart with the city zoning designation of CPUD.

PART TWO: AMENDING CITY ZONING CODE, ZONING MAP AND COMPREHENSIVE PLAN ACCORDINGLY

The City Zoning Code (as set out in Chapter 18, Stuart Code of Ordinances), the City Zoning Map, and the City Comprehensive Plan be and hereby are amended accordingly.

PART THREE: REPEAL

All ordinances or parts thereof in conflict with this ordinance be and hereby are repealed to the extent of such conflict.

PART FOUR: EFFECTIVE DATE

This ordinance shall become effective thirty days after the date of final passage.

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot Z; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way lin of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way a easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, togethe with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895. feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 523.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.36 feet

THE STUART NEWS

COMMERCIAL

PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

461894

THIS AGREEMENT, made and entered into this 20th day of December, 1982, by and between STUART NEWS COMPANY, a Florida corporation, hereinafter referred to as the "DEVELOPER"; and the CITY OF STUART, Florida, a Florida municipal corporation, hereinafter referred to as the "CITY".

W I T N E S S E T H:

WHEREAS, it is the desire of the DEVELOPER as owner of the property described in Exhibit "A" attached hereto, to develop a Planned Unit Development consisting of: a 30,529 square foot Production Building housing printing presses, warehouse, mailroom, and appurtenant facilities; a 2,268 square foot two-story Production Services Building; a 40,610 square foot two-story Office Building; a 3,200 square foot Vehicle Maintenance/ Groundskeeper Building; a railroad siding; and appurtenant facilities and improvements, including, but not limited to, parking areas, landscaping, entrances, exits, perimeter road and a perimeter buffer area, to be constructed in two phases as set forth in Exhibit "E" attached hereto, said development to be known as "THE STUART NEWS", situated and being in the City of Stuart, Martin County, Florida, and legally described in Exhibit "A", which is attached hereto and made a part hereof; and,

WHEREAS, the Zoning Regulations of the CITY permit this

I. UNITY OF TITLE.

The DEVELOPER hereby warrants that it has unified ownership of all real property included in this PUD (C). A document certifying title is attached hereto and incorporated herein as Exhibit "B" and a Unity of Title by the DEVELOPER is attached hereto and incorporated herein as Exhibit "C".

II. DEVELOPMENT.

The DEVELOPER agrees that this PUD (C) will be undertaken and carried out in accordance with the following:

1. It is agreed and understood that the development of the PUD (C) will be undertaken and carried out in accordance with the Preliminary and Final Development Plans as officially adopted by the CITY. Construction may take place within the "building envelope" set forth in Exhibit "D" attached hereto, said Exhibit "D" being Site Plans, Floor Plans and Drainage Plan, pages 1 through 6, prepared by H.J. Ross Associates, Inc., dated June 2, 1982 and amended August 6, 1982.

(a) It is agreed and understood that the development of this PUD (C) at preliminary development approval stage shall be accomplished in accordance with the approved Preliminary Development Plans, a copy of which is attached hereto as Exhibit "D" and by reference made a part hereof.

(b) It is agreed and understood that the remaining development of this PUD (C) must be accomplished in accordance with the Final Development Plans to be approved by the CITY, and upon acceptance and approval thereof by the CITY, shall, by reference, become incorporated herein.

2. The Timetable of Development as officially adopted by the CITY and agreed to by the DEVELOPER, as shown in

forth in the Final Development Plan. Notwithstanding the foregoing, DEVELOPER agrees to comply with all construction and fire codes in effect at the time of issuance of each building permit and to pay all required rates, fees and charges, levied or collectable which are in effect from time to time in the future at such time as building permits are issued on the project. With respect to Phase II of the project, the CITY may require an updated traffic report and may determine water and sewer availability prior to the issuance of building permits for the same.

4. DEVELOPER hereby agrees to the Conditions adopted by the CITY in the process of the approval of the zoning change to PUD (C) for the property, which requirements are set forth in Exhibit "F", attached hereto and incorporated herein. The sewer collection lines and force main shall be constructed by the DEVELOPER and maintained by the CITY up to the DEVELOPER'S property. The water distribution system shall be installed by the DEVELOPER and maintained by the CITY up to and including the water meters, and shall be dedicated to the CITY upon completion. A five (5) foot wide sidewalk/bikepath shall be installed by the DEVELOPER adjacent to Monterey Road and, upon completion, shall be dedicated to Martin County.

III. PROPERTY MAINTENANCE

1. In the event that DEVELOPER, or any successor, fails at any time to maintain the non-structural elements (all areas other than buildings) of the PUD (C) in a safe, neat, orderly, litter-free condition in accordance with the approved Final Development Plans, then the CITY may, at its option, proceed as set forth hereinbelow on giving the required notice. The CITY, at DEVELOPER'S expense, shall serve written notice, by certified

and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that the DEVELOPER, or any successor, appear before the CITY at a specified time [at least ten (10) days, but not more than thirty (30) days after the sending of such notice] either to contest the alleged failure to maintain the PUD (C) as required herein or to show cause why it cannot remedy such failure within the thirty (30) day period or such longer period as the CITY may have allowed, then the CITY, in order to preserve the taxable values of the real peroperty within the PUD (C) and to prevent the PUD (C) from becoming a public nuisance, shall hold a public hearing to consider the advisability of the CITY entering upon the PUD (C) and maintaining it for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the DEVELOPER, or any successor, and shall be published, one time, in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing the CITY may determine that it is or is not advisable for the CITY to enter upon the PUD (C), take non-exclusive possession of the non-structural elements and maintain them for one (1) year. Such entry, possession and maintenance when followed in accordance with the above procedures shall not be deemed a trespass.

2. The CITY may upon public hearing, with notice given and published in the same manner as above, return possession and maintenance of such areas to the DEVELOPER, or any successor, abandon such possession and maintenance, or continue such possession and maintenance for additional one (1) year periods.

3. The cost of such maintenance by the CITY,

IV. DESTRUCTION.

In the event that all or a portion of the PUD (C) should be destroyed by storm, fire or other common disaster, DEVELOPER, its grantees, successors or assigns, shall have the right to rebuild and/or repair so long as there is strict compliance with the Final Development Plans, and CITY laws and ordinances in force and effect at that time.

V. CHANGE OR AMENDMENT.

There shall at all times be strict adherance to this Agreement and the approved Final Development Plans. Any change or amendment to this Agreement or such plans can only be made after review and recommendations by the CITY Planning and Advisory Board to the CITY Commission and approved by the CITY Commission at a public meeting set for such purposes.

VI. BREACH OF AGREEMENT.

1. In the event that the DEVELOPER, or any successor, has not sought building permits for Phase I within twelve (12) months from the date this Agreement is signed by all parties, or the date of Final Development Plan approval, whichever is later, or has fallen behind the agreed development construction schedule as set forth in Exhibit "E" by six (6) months or more due to causes within its control, the CITY shall serve notice to the DEVELOPER, or any successor, in writing, of the date and place of a public hearing on the PUD (C), at which time the DEVELOPER, or any successor, will be given an opportunity to explain the reasons for the scheduling delays and to propose a method of fulfilling its obligations under this Agreement. The CITY may, at its discretion, allow the DEVELOPER, or any successor, time to demonstrate its willingness to meet the CITY'S conditions.

the PUD (C), the purpose of which shall be to cause the property to revert to an appropriate zoning classification (other than PUD) as the CITY may determine to be consistent with any comprehensive land use plan then in effect.

3. In the event of breach of this Agreement, and the reversion of the property to its prior zoning classification or such other classification(s) as the CITY may determine, no further building permits shall be issued to the DEVELOPER, or any successor, based upon the Final Development Plans. Those portions of the property which may have buildings or structures constructed upon them in conformity with the Final Development Plans shall thenceforth be regarded as nonconforming uses with respect to the revised zoning classification, if, in fact, they are.

VII. JURISDICTION.

The parties hereto further agree that any and all suits or actions at law shall be brought in Martin County, Florida, and no other jurisdiction.

VIII. SUCCESSORS AND ASSIGNS.

This Agreement shall be binding upon the parties hereto, their successors in interest, grantees, heirs, assigns, and representatives.

IX. NOTICE.

All notices given pursuant to the terms of this Agreement or which any party may desire to give hereunder shall be in writing and delivered personally, telegraphed or sent registered or certified mail and shall be conclusively presumed to have been given by such delivery. All notices shall be given to each of the following:

DEVELOPER:

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Dennis D. Watson

Jessica K. Freeman

STUART NEWS COMPANY, a Florida Corporation

By: H. Gardner Pate
H. GARDNER PATE, President

(Corporate Seal)

STATE OF FLORIDA)

COUNTY OF MARTIN)

BEFORE ME, the undersigned officer duly authorized to take acknowledgments and administer oaths, personally appeared H. GARDNER PATE, President of STUART NEWS COMPANY, a Florida Corporation, who after being by me duly sworn acknowledged to me that he executed the foregoing Planned Unit Development Zoning Agreement as such officer on behalf of said corporation by the authority vested in him by the corporation for the purposes stated therein.

WITNESS my hand and seal this 10 day of December, 1982.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 6 1983
BONDED THRU GENERAL INS. UNDERWRITERS

(Notary Seal)

Karen Powell
Notary Public
My Commission Expires:

CITY OF STUART, FLORIDA

ATTEST:

Betty H. Kenny
Betty H. Kenny, City Clerk

By: Joan Jefferson
Joan Jefferson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

THE STUART NEWS

EXHIBIT "A"

LEGAL DESCRIPTION

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot Z; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record, and including adjacent abandoned road rights of way.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

OR BOOK 560 PAGE 1556

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895.3 feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature;

THE STUART NEWS

EXHIBIT "B"

TITLE CERTIFICATION

I, LAWRENCE E. CRARY III, a member of the Florida Bar, hereby certify that apparent record title to the land described in Exhibit "A" of this Commercial Planned Unit Development Zoning Agreement, known as THE STUART NEWS is vested in the name of STUART NEWS COMPANY, a Florida corporation.

Dated this 9TH day of December, 1982.

Lawrence E. Crary III

LAWRENCE E. CRARY III

THE STUART NEWS

Exhibit "C"

UNITY OF TITLE

In consideration of the issuance to STUART NEWS COMPANY, a Florida corporation, of the building permits necessary for the construction of a Commercial Planned Unit Development under Commercial Planned Unit Development (PUD C) zoning in the City of Stuart, Martin County, Florida, and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the lands described in Exhibit "A" attached to this PUD (C) Agreement in the following manner:

1. That the property shall be considered as one plot and parcel of land and that no portion of said parcel of land shall be sold, transferred, devised or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, its successors and assigns until such time as the same may be released in writing by the City Commission of the City of Stuart, Florida.

3. The undersigned further agrees that this instrument may be recorded in the Public Records of Martin County, Florida.

Signed, sealed, executed and acknowledged this 10TH day of December, 1982.

OR BOOK 560 PAGE 1558

Signed, sealed and delivered in the presence of

STUART NEWS COMPANY
a Florida Corporation

STATE OF FLORIDA)

COUNTY OF MARTIN)

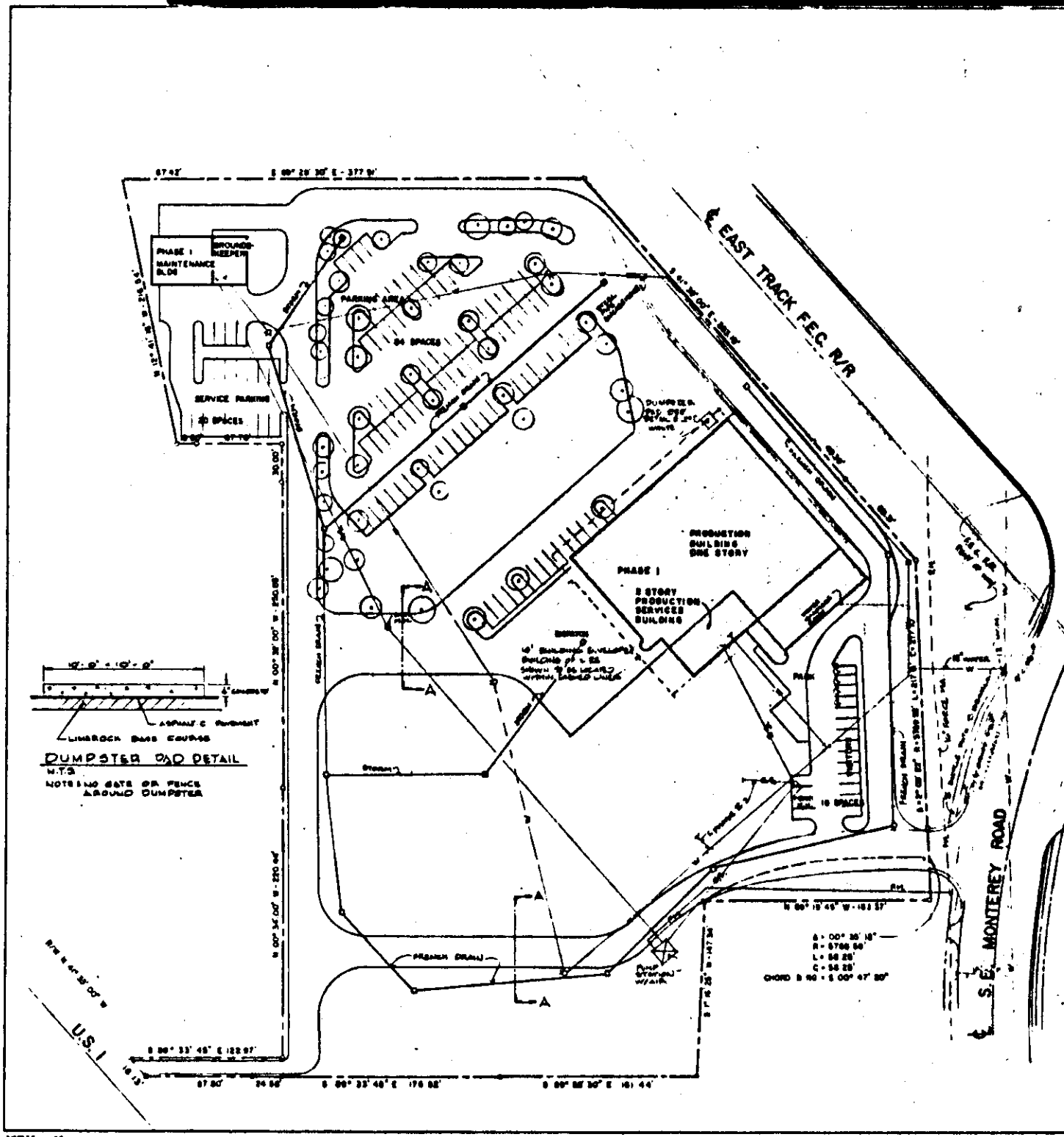
BEFORE ME, the undersigned officer duly authorized to take acknowledgments and administer oaths, personally appeared H. GARDNER PATE, President of STUART NEWS COMPANY, a Florida Corporation, who after being by me duly sworn acknowledged to me that he executed the foregoing Unity of Title as such officer on behalf of said corporation by the authority vested in him by the corporation for the purposes stated therein.

WITNESS my hand and seal this 10 day of December, 1982.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 6 1983
BONDED THRU GENERAL INS. UNDERWRITERS

(Notary Seal)

Notary Public
My Commission Expires:



PROPOSED PHASE I C

AREA

PRODUCTION SERVICES FIRST FLOOR
SECOND FLOOR

MAIL ROOM
FP & L VAULT/SWITCHGEAR ROOM
PRESS ROOM, INCL. SHOP/QUIET ROOM
WAREHOUSE
JOB SHOP AND COMMERCIAL OFFICES
MECHANICAL EQUIPMENT
TOILETS, LOCKERS, STAIRS, HALLS, ETC.

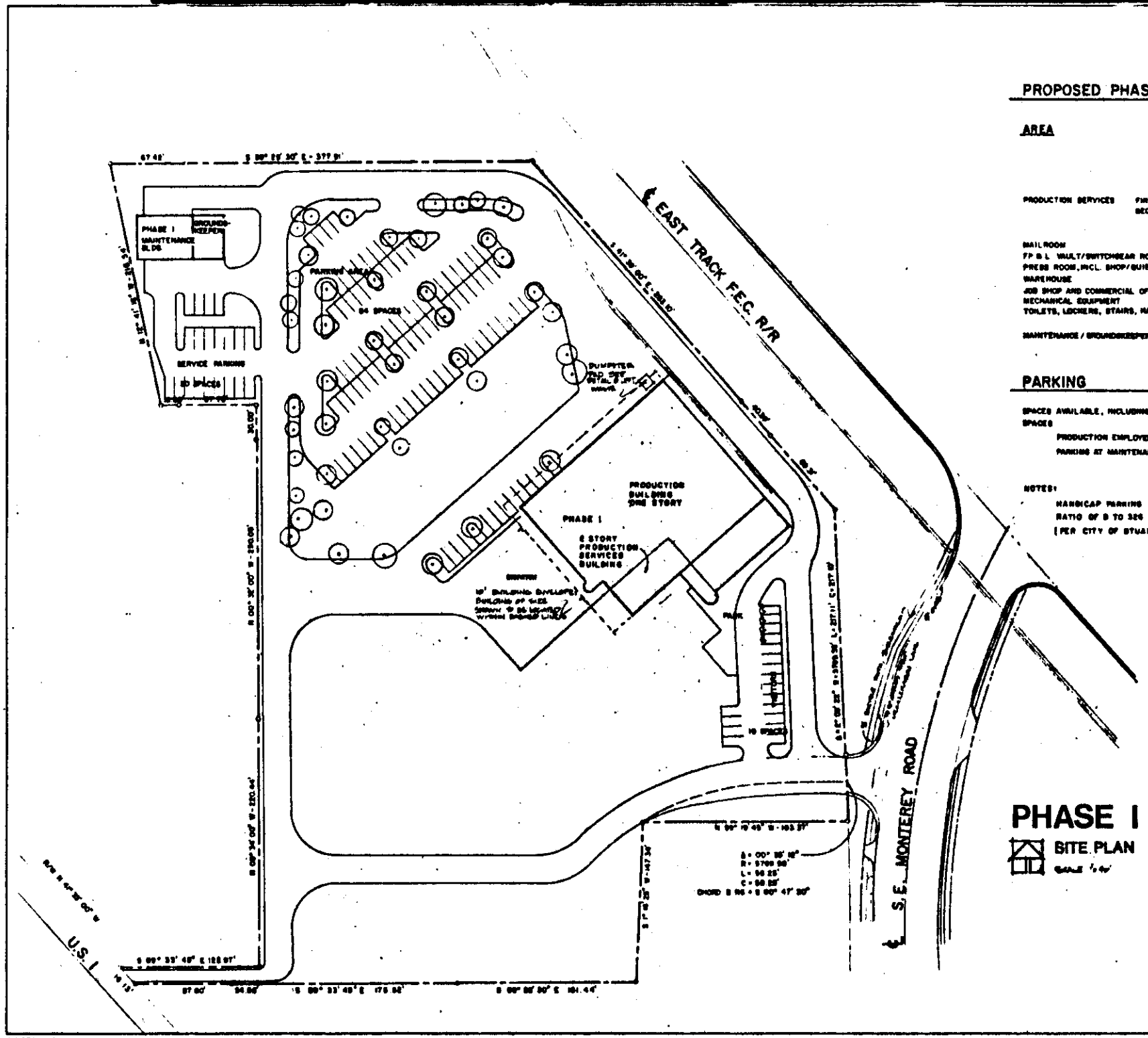
MAINTENANCE / GROUNDSKEEPER

PARKING

SPACES AVAILABLE, INCLUDING VISITORS
SPACES
PRODUCTION EMPLOYEES AT ONE
PARKING AT MAINTENANCE BUILDI

NOTES:
HANDICAP PARKING SPACE TO
RATIO OF 8 TO 326 SPACES.
(PER CITY OF STUART REQUI

UTILITIES SITE PLAN
PHASE I
SITE PLAN



PROPOSED PHASE I C

AREA

PRODUCTION SERVICES FIRST FLOOR
SECOND FLO

MAIL ROOM
FP & L VAULT/SWITCHGEAR ROOM
PRESS ROOM, INCL. SHOP/QUIET ROOM
WAREHOUSE
JOB SHOP AND COMMERCIAL OFFICES
MECHANICAL EQUIPMENT
TOILETS, LOCKERS, STAIRS, HALLS, ETC

MAINTENANCE / GROUNDSKEEPER

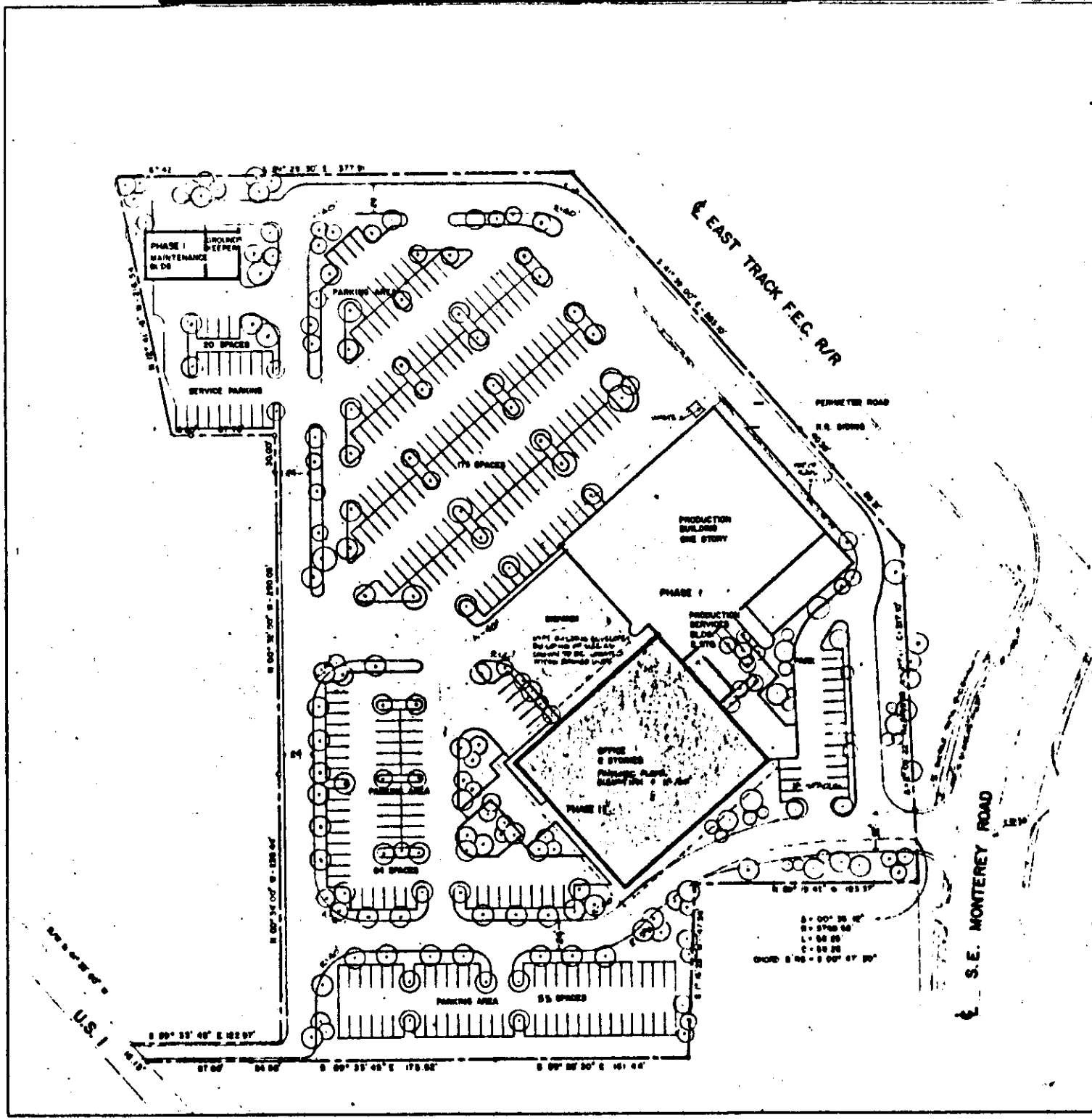
PARKING

SPACES AVAILABLE, INCLUDING VISITOR
SPACES
PRODUCTION EMPLOYEES AT ON
PARKING AT MAINTENANCE BUIL

NOTES:
HANDICAP PARKING SPACE TO
RATIO OF 8 TO 326 SPACES.
(PER CITY OF STUART REQU

PHASE I

BITE PLAN



PROPOSED PHASE I

AREA

PRODUCTION SERVICES FIRST FLOOR
SECOND FLOOR

MAIL ROOM
P.P.& L. VAULT/SWITCHGEAR ROOM
PRESS ROOM, INCL. SHOP/QUIET ROOM
WAREHOUSE
JOB SHOP AND COMMERCIAL OFFICES
MECHANICAL EQUIPMENT
TOILETS, LOCKERS, STAIRS, HALLS, ET

MAINTENANCE / GROUNDSKEEPER

PROPOSED PHASE II

OFFICE FIRST FLOOR
SECOND FLOOR

PARKING

SPACES AVAILABLE (AFTER PHASE
SPACES REQUIRED
PHASE I PRODUCTION EM
AT ONE TO ONE
PHASE II 40,000 SF AT

PHASE II

SITE PLAN

	A					

FIRST FLOOR PLAN

PHASE II

PHASE I

THE STUART NEWS

Exhibit "E"

TIMETABLE OF DEVELOPMENT

The Commercial Planned Unit Development shall be constructed in two (2) phases:

Phase I: Production Building, Production Services Building, Vehicle Maintenance/Groundskeeper Building, Railroad Siding, appurtenant facilities and landscaping,all as shown on Phase I Site Plan. Construction shall begin by June 1, 1983 and be substantially completed by December 31, 1985, for inclusion on the 1986 tax rolls;

PHASE II: Office Building, appurtenant facilities and landscaping, all as shown on Phase II Site Plan. Construction shall begin by June 1, 1994 and be substantially completed within three (3) years thereafter.

DEVELOPER and the CITY agree that "substantially completed" shall be defined as that point in time at which the phase is completed according to the Martin County property Appraiser for inclusion on the tax rolls as improved property.

Prior to the issuance of a certifiate of occupancy for Phase I, the DEVELOPER shall complete all improvements to Monterey Road and U.S. 1 (as shown on Exhibit "D"), all entrances, all perimeter and service roads, all improved parking areas to comply

THE STUART NEWS

EXHIBIT "F"

SPECIAL CONDITIONS

The following special conditions are to be incorporated in and by reference made a part of the Commercial Planned Unit Development PUD (C) for THE STUART NEWS and are otherwise agreed to by the parties to said Agreement:

1. The Production Building, Production Services Building and Office Building to be constructed by DEVELOPER shall include a fire sprinkler system and the Final Development Plans as approved by the CITY shall include the necessary fire prevention and fighting devices at locations consistent and in compliance with applicable fire and building codes. Fire hydrants as approved by the City shall be placed at locations consistent with the applicable fire and building codes. The Fire Chief of the CITY shall review and approve the Final Development Plans. In addition, DEVELOPER will comply with I.S.O. (Insurance Services Officers) "fire flow" requirements. Storage tanks will meet the National Fire Code.

2. All sewer collection and water distribution lines within the property shall be installed by DEVELOPER. The sewer force main shall be furnished and installed by the DEVELOPER and maintained by the CITY to the boundary of the property described in Exhibit "A". The water distribution system (except water for irrigation and sprinkling systems) shall be installed by DEVELOPER and maintained by the CITY up to and including the water meters, and shall be dedicated to the CITY. Any wells installed by the

Florida Department of Transportation and Martin County standards, and upon the issuance of a Certificate of Occupancy for Phase I, the pedestrian sidewalk and bike path will be dedicated, with all appropriate documents, to Martin County.

4. Such traffic signals and signs as may be necessary and required by the Florida Department of Transportation and Martin County shall be purchased and installed by DEVELOPER at the intersection of the main entrance and Monterey Road and at the U.S. #1 exit intersection.

5. All surface water drainage on the property shall be in accordance with criteria established by both the South Florida Water Management District and the City of Stuart. Permits from both agencies will be obtained. Prior to obtaining any building permit, copies of all applications for permits shall be submitted to the CITY.

6. The existing uses, including storage tanks, on the property described in Exhibit "A" shall be discontinued and removed on or before the date of the issuance of a Certificate of Occupancy for any building within the PUD (C). All existing septic tanks and wells shall be abandoned in accordance with Department of Environmental Regulation and Health Department regulations.

7. A master water meter shall be purchased by DEVELOPER, and installed above ground as required by the CITY. A single master meter shall be used for the entire PUD (C). The DEVELOPER shall pay the water and the sewer tap-in fees as required by ordinance.

8. No Australian Pines shall be used in any landscaping. An opaque landscape buffer (hedge) shall be created along

10. The Landscape Plan has been prepared by Maddux and Sugg, Inc., and dated May 17, 1982, as revised June 4, 1982, and as revised August 14, 1982. The Landscape Plan shall comply with the CITY landscape ordinance in force and effect at the date of the P.U.D. Agreement and the DEVELOPER shall provide a detailed list of all trees, plants and ground cover depicted in said Landscape Plan at the time the DEVELOPER requests the initial building permit. The DEVELOPER shall install an automatic irrigation sprinkler system for landscape watering. Any perimeter hedges must be maintained as a solid hedge and shall be at least three (3') feet in height at planting, with the exception of the Peppertree buffer along the northeast border of the property, which shall exist as an opaque buffer with a minimum base width of five (5') feet.

11. Lighting of the PUD (C) shall be directed in such a manner as to minimize light pollution of adjacent properties.

12. All traffic exiting THE STUART NEWS at U.S. #1 shall make a right turn only onto U.S. #1.

13. No entrance for the PUD (C) shall be permitted from U.S. #1.

14. DEVELOPER shall provide easily assessable handicapped parking with necessary ramps.

15. DEVELOPER agrees that all signs in the project will comply with the City Code by separate permit, and Monterey Road is determined to be the front of the PUD (C).

16. DEVELOPER and CITY agree that a construction trailer may be located within the PUD (C) with appropriate One Thousand Dollar ($1,000.00) bond and landscape plan to be removed at or prior to the issuance of a certificate of occupancy for each

said amendments will be done by DEVELOPER'S attorney at DEVELOPER'S sole cost and expense.

18. Each Phase of the PUD (C) shall contain the requisite parking spaces as depicted in Exhibit "D" of the PUD Zoning Agreement.

19. The unimproved, non-paved areas of the land described in Exhibit "A" shall be sodded and maintained in a safe, neat, orderly and litter-free condition.

20. The DEVELOPER shall be responsible for all applicable impact fees in force and effect at the time of Final Development Plan approval for the respective Phases of the PUD(C).

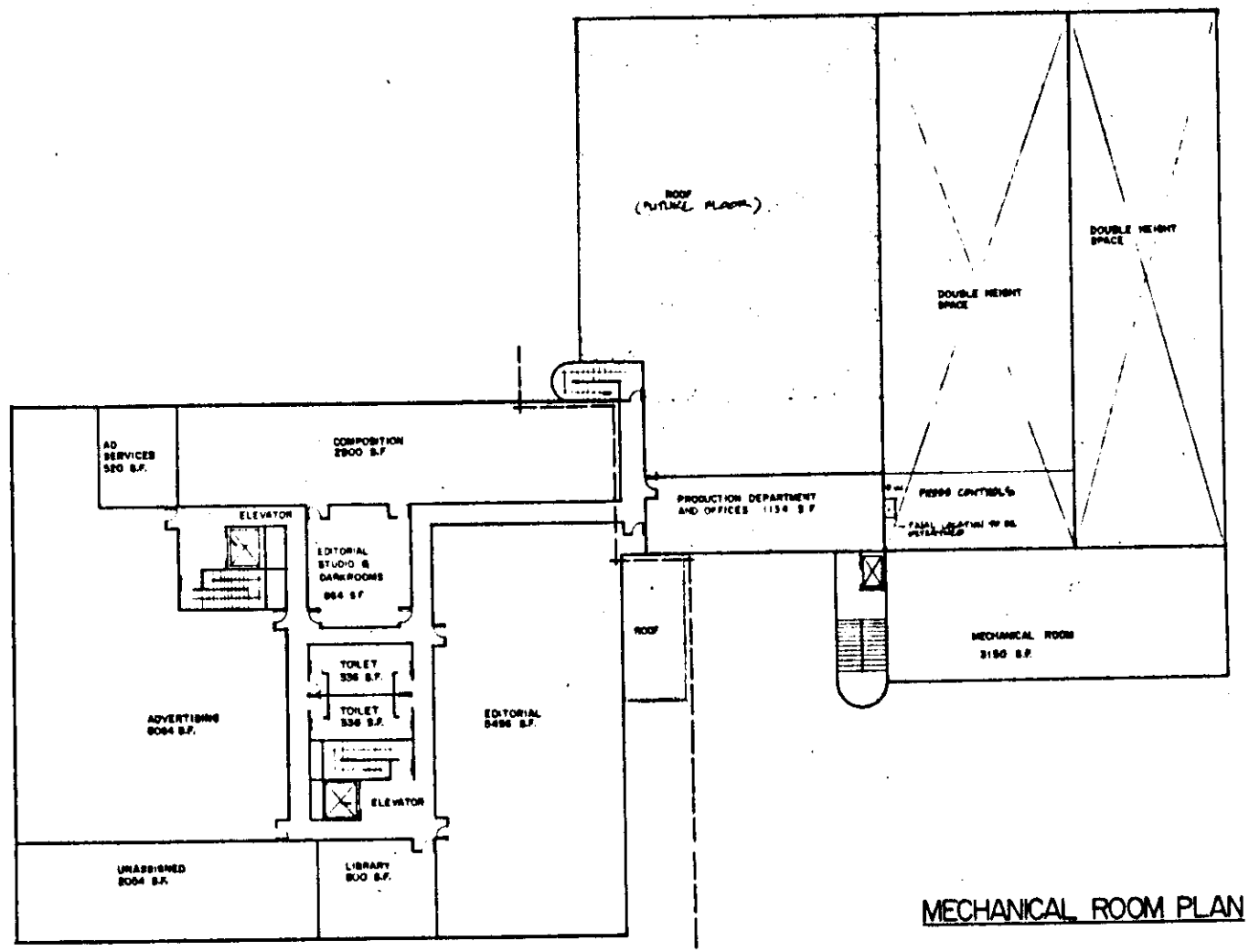
21. All elevators shall be constructed to accomodate stretchers and shall therefore be at least seven (7') feet in depth.

22. The DEVELOPER shall conform with the State Energy Codes.

23. Traffic improvements to be installed by the DEVELOPER include Monterey Road decleration lane (Northwest side), curb cuts for Monterey Road and U.S. 1 accesses, stop signs at exits, and "No Left Turn" sign at U.S. 1 exit.

24. No structure shall be higher than forty (40') feet above grade level.

25. Notwithstanding the provisions of the P.U.D. Agreement the DEVELOPER agrees that the permit plans shall comply with all building ordinances and building codes and all other applicable laws, codes and ordinances (except to the extent that the same are specifically varied or granted special exception in this P.U.D. Agreement) in effect at the time of submission of the respective permit plans.



SECOND FLOOR PLAN

SCALE 1/8"=1'-0"

MECHANICAL ROOM PLAN

Back up material

and/or

Agenda material

CITY OF STUART

PETITION FOR ANNEXATION

AND

APPLICATION FOR PROPOSED ZONING

1. PETITIONER/APPLICANT: STUART NEWS COMPANY

2. OWNER (if other than Petitioner/Applicant): SAME

3. ADDRESS: P.O. Box 396, Stuart, Florida 33495

4. TELEPHONE NO.: 287-1550

5. PROOF OF PARCEL OWNERSHIP: DEED DATED 8/17/77, RECORDED IN O.R. BOOK 426, PAGE 1209, Martin County, Florida public records, attached hereto.

6. PARCEL LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof

7. ZONING DATA: Annexation and Proposed Zoning - complete (a.), (c.) and (d.). City Parcel with Proposed Zoning Only - complete (b.), (c.) and (d.).

(a.) Present County Zoning: M-1, pursuant to County Zoning Regulations, Article 37, Page 2052.60

(b.) Current City Zoning: N/A, pursuant to Zoning Code of the City of Stuart, Section 37-_____, Paragraph _____.

(c.) Requested City Zoning: PUD (I), pursuant to Zoning Code of the City of Stuart, Section ~~XX~~ 18-71, Paragraph _____.

EXHIBIT "A"

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot Z; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895.3 feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.36 feet to a Point of

PETITIONER CERTIFICATION

FOR ANNEXATION CONSIDERATION

I/We, the undersigned Petitioner(s) and Owner(s) of the above-described parcel of land in the unincorporated area of Martin County, Florida, said parcel being contiguous to the existing City Limits of the City of Stuart, hereby petition for annexation to the Municipality of Stuart by Ordinance of the City Commission.

I/We certify that the Petitioner's obligations as outlined in Ordinance No. 764 will be complied with at the appropriate stages of Petition consideration.

Submitted with this Petition for Annexation is a Petition fee of $ 150.00 , and appropriate Petition attachments.

Petition for Annexation Attachments:

1. Survey Map
2. Certified List of Property Owners within 300 feet of Parcel.
3. Proof of Parcel Ownership (Deed)
4. Petition fee of $ 150.00

FOR PROJECT DEVELOPERS ONLY:

5. Project Developer Supplemental Petition for Annexation

STUART NEWS COMPANY, a Florida corporation

By: _____

Petitioner & Owner

Its: General Manager

_____

~~Owner~~

APPLICANT CERTIFICATION

FOR PROPOSED ZONING CONSIDERATION

I/We, the undersigned Applicant(s) and Owner(s) of the above described parcel of land hereby submit this Application for Proposed Zoning.

I/We certify that the following requirements for Application of Proposed Zoning have been or will be complied with:

1. In the case of this application being submitted for proposed zoning of a city parcel, the owner obligations outlined in Ordinance No. 660 will be complied with at appropriate stages of Application consideration.

2. Submitted with this Application for Proposed Zoning is an Application Fee of $ 150.00 and appropriate Application attachments.

I/We have read the City of Stuart regulations for PUD (I) zoning and am/are aware of the use requirements.

I/We further certify that existing deed restrictions or covenants on this property are attached and that if this Application is approved, all necessary permits will be obtained and that all orders, codes, conditions, rules and regulations pertaining to the approved use of the above described property will be complied with.

I/We understand that if the City Commission approves this Application for Proposed Zoning, the new zoning classification shall be effective for a period of six (6) months and revert to its previous classification, unless the property is improved or utilized under its new zoning classification within this time period.

Application for Proposed Zoning Attachments:

1. Survey Map

FOR PROJECT DEVELOPERS ONLY:

5. Existing Deed Restrictions or Covenants

6. Project Developer Supplemental Application For Proposed Zoning

STUART NEWS COMPANY, a Florida corporation

BY: H Gardner Pate
APPLICANT & OWNER
Its: General Manager

OWNER

EXHIBIT "B"

MERITS OF REZONING (ANNEXATION) STATEMENT

The Stuart News has been an institution in Stuart for over fifty years. Its ties to the City of Stuart are well established and the Stuart News Company would very much like to continue its long-standing association and operation within the City of Stuart.

In August of 1977 the Stuart News Company acquired the Luce Flower farm on the corner of Palm Beach Road and A-1-A immediately south of the City of Stuart. The Stuart News Company intends to relocate all of the facilities pertaining to The Stuart News onto this property in the future. The property is bordered both on the north and south by the city limits of the City of Stuart, therefore, it would be entirely appropriate for the property in question to be incorporated within the city limits of the City of Stuart. Furthermore, it is the fervent desire of the Stuart News Company to retain the distinction and advantages of having all of its operations located in the City of Stuart.

The property in question is currently zoned M-1 within the jurisdiction of Martin County. The nearest compatable zoning classification in the City of Stuart is Industrial (I). Consequently, if annexation is permitted by the City of Stuart, it is requested that the property be brought in under an Industrial zoning classification. The immediately adjacent property to the north is currently zoned Industrial within the City of Stuart, as is the property located along the southeast border. The property located along the southwest border of the property is currently zoned B-2. As a result of these factors, a zoning classification of I is the most appropriate classification for the property.

CITY OF STUART

PROJECT DEVELOPER

SUPPLEMENTAL PETITION FOR ANNEXATION

AND

SUPPLEMENTAL APPLICATION

FOR PROPOSED ZONING

1. **PETITIONER/APPLICANT:** STUART NEWS COMPANY, a Florida corporation

2. **TITLE TO PROJECT:** THE STUART NEWS

3. **NAME OF DEVELOPER:** STUART NEWS COMPANY

4. **ADDRESS:** P. O. Box 396, Stuart, Florida 33495

5. **TELEPHONE NO.:** 287-1550

6. **DESCRIPTION OF AVAILABLE UTILITIES, WATER AND SEWER:**

Electricity - Florida Power & Light Company
Water - City of Stuart
Sewer - City of Stuart

7. **DESCRIPTION OF DRAINAGE PATTERNS:**

All drainage requirements of the City of Stuart and the South Florida Water Management District will be met. Discussions are currently going on regarding these requirements between the Developer and the staff of the City of Stuart.

9. Attached and made a part of this Supplemental Petition for Annexation and Supplemental Application for Proposed Zoning are the following items as required by the Planning Advisory Board of the City of Stuart:

(a.) Location Map including property boundaries (Exhibit A)

(b.) Plat Plan showing building location, parking and traffic patterns, open (green) space, architectural drawing of elevation (appearance) of building(s) (Exhibit B)

(c.) Reports from Building and Engineering Departments (Exhibit C) OR

(d.) Statement of Compliance with P.U.D. Ordinance No. 652 (Exhibit C)

Same
Owner

STUART NEWS COMPANY,
a Florida corporation

BY: _____
Petitioner/Applicant
Its: General Manager

Same
Developer

CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE NO. 41513

Chicago Title Insurance Company hereby certifies, according to records in this office and the tax roll in the Tax Collector's office that the following is a true and correct list of property owners within a 300 foot radius of the described in Exhibit "A" attached hereto:

LAWLER HEIGHTS

Lots 15,16 & 17 in Blk 1	Jack S. Mintzer, P.O. Box 538 Stuart, FL 33494
Lot 18 & S 20' of Lot 19 in Block 1	General Textiles Co. Inc. 1850 Palm Beach Road Stuart, Florida 33494
Lots 20 & 21 of Block 1	General Textiles Co. Inc. 18 50 Palm Beach Road Stuart, Florida 33494
Lot 22, Block 1	Donald J. Page & Sandra L. Page, his wife 1645 State Road A-1-A Stuart, Florida 33494
N 70' of Lot 19 in Block 1	General Textiles Co. Inc. 1850 Palm Beach Road Stuart, Florida 33494

GLENDALE SUBDIVISION

N 272.34' of Tracts Q, R, & S	S & M Unlimited Inc. P.O. Drawer 24 Stuart, Florida 33494
Part of Tracts Y & Z & Strip Adjoining S/LN, Beg. SE corner of Sec. 9, N along Section line 1602.76' & WLY 15' for POB, continue WLY 193.71', N208.71, E 208,71', S 208.71', W 208.71' to POB	Mosley & Son Const. Inc. P.O. Box 1736 Stuart, Florida
Tracts V, W, & X NELY of E R/W of US 1 (Less S 12' & E 128.07')	Kiplinger Washington Editors Inc. 1729 H Street NW Washington, DC 20006
S 210' of Lots Q, R, S, & T (Less Tracts to Armellini & Luce)	Big J Corp. Central Bank & Trust Co. of Miami Tract # 78-LT-38-1 1313 NW 36th Street Miami, Florida 33142
Part of Lots R & S, Beg. .94' E ofSW corner Lot S, NWLY at an angle of 103°	Big J Corp. % Central Bank & Trust Co. of Miami Tract # 78-LT-38-1267

GLENDALE SUBDIVISION (cont'd)

Part of Lots W, X, Y, & Z, Beg. 33' E of C/LN Fed. Hwy ELY along S/LN Ethel Ave. 538.74' for Beg. CO NT ELY 460.54' to Ry, SELY along Ry 143.66', S along E/LN Lot Z 235.33'	Stuart News Co. P.O. Box 396 Stuart, FL 33494

Section 9 Township 38 S Range 41 E

Beg. E 200' R/w US 1 & E/LN of Section 9, NWLY alongR/W 360'+ for POB cont NWLY 125', N 47° 34' 23" E 267', S42° 25' 37" E 125' & S 47° 34' 23", 267' to POB	Larry Catron Invest. Inc. (1/2) Dan A. Gallo (1/2) 3606 Peay Memphis, TN 38128
Beg. ELY 200' R/W US 1 & E/LN of Sec. 9, NWLY along R/W 485' -/- for POB, cont. NWLY 115', N 48° 32' 18" E 275', SELY 21', SWLY 4', SELY Parallel to Hwy 115', SWLY 267' to POB,	Charles A. Von Stein Charles H. Von Stein Lee T. Von Stein 4875 N. Federal Hwy Ft. Lauderdale, FL 33308
Beg. ELY 200' R/W US 1 & E L/N Sec. 9 NWLY along R/W 600' +/- for POB, cont NWLY 115', N 48° 32' 18" E 187.08', ELY 17.40' along GLENDALE S/D S/LN, SELY Parallel to R/W 103.35', SWLY 267' to POB	James M. Hunley P.O. Box 6388 Vero Beach, FL 32960
Beg. ELY 200' R/W US 1 & E/LN of Sec. 9 NWLY along R/W 115' +/- for POB, cont NWLY 170' +/- to S/LN of GLENDALE S/D, ELY along S/D 254.03', S 48° 32' 18" W 187.08' to POB	First National Bank & Trust Co. of Stuart P.O. Box 2316 Stuart, FL 33494
Beg. ELY 200' R/W US 1 & E/LN of Sec. 9, NWLY along R/W 360' +/- N 48 32' 08" E 200' for POB, N 41° 27' 42" W 328.05', NELY 4', NWLY 21', SWLY 4', NWLY Parallel to Hwy 103.33', to S/LN of GLENDALE S/D, ELY 90.13', SLY 65.41', ELY 208.71', SLY 72.01' to POB (Less 15 x 127 Tract to County in NE corner)	

Section 9 Township 38 S Range 41 E (cont'd)

Beg. E Sec. LN & SW R/W US 1 NELY along R/W 837.25' for Beg., cont NELY 150', S 48°32' 18" W 150' SELY Parallel to Hwy 150' & NELY 150' to Beg.	Jane R. Moe Lloyd E. Dutcher Ann M. Dutcher 585 N.E. Ocean Blvd Stuart, FL 33494
Start E/LN Sec. 9 & SWLY R/W US 1, NWLY along R/W 1137.25' for POB, S 48°32' 18" W 300', NWLY Parallel R/W 125', N 48° 32' 18" 300' to R/W & SELY 125' to POB	Frank R. Pasqualino 2024 S. Federal Hwy Ft. Pierce, FL 33450
Start SW R/W US 1 & NW R/W of New County Rd, NWLY along Hwy 850' for POB , cont NW along 463', SWLY 600', SELY 463' & NELY 600' to POB, Being part of Lots U, V, & W of GLENDALE S/D	Sherden Realty Assoc. P.O. Box 106 Stuart, FL 33494
Start at SE corner of Sec. 9, run N 00°48' 38" E along E/LN of Sec. 9 747.39' to point of intersec of E/LN & WLY R/W of S.R. 5, run N 41° 27' 42" W along WLY R/W LN of S.R. 5 for 1262.25' for POB, S 48°32' 18" W 600', N 41° 27' 42" W 188', N 48°32' 18" E 600' to WLY R/W of S.R. 5, S 41° 27' 42" E along WLY 188' tp POB	Federal Square Inc. 909 Krueger Parkway Stuart, FL 33494
Start at SE corner of Sec. 9, N 00 48' 38" E along E/LN of Sec. 747.39' to point of intersec of E/LN with WLY R/W W of S.R. 5, N 41° 27' 42" W along WLY R/W Ln of S.R. 5 1262.25', S 48°32' 18", 300' for POB, S 41° 27' 42" E 50', S 48° 32' 18" W 300', N 41° 27' 42" W 50', N 48°32' 18"E 300' to POB + R/W Easement	

Section 10 Township 38 S Range 41 E

Section 9 &
Section 10 Township 38 S Range 41 E

Florida East Coast R. R. ✓
St. Augustine, Florida

Dated July 22, 1981 at 8 o'clock a.m.

CHICAGO TITLE INSURANCE COMPANY

Grace McCollum

BY: Grace McCollum
Authorized Signature

NOTICE OF
PUBLIC HEARING

The City of Stuart, City Commission will hold a public hearing at its' regular meeting June 14, 1982, at 7:00 p.m. at the City Hall to discuss the following:

Property owned by the Stuart News Company. The property owners are requesting annexation and are requesting City zoning, C-PUD.

LEGAL DESCRIPTION ATTACHED
EXHIBIT "A"

The public is invited to attend and be heard or to send written comments to the City Manager, P. O. Dr. 599, Stuart, Fl 33495.

BY ORDER OF CITY COMMISSION
CITY OF STUART

Betty H. Kenny

Betty H. Kenny
City Clerk

Pub: 5-26-82

EXHIBIT "A"

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot Z; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way lin of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way a easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, togethe with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895. feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.36 feet to a Point of Reverse Curvature; thence Northerly

STAFF CONFERENCE

Meeting held Tuesday, June 1, 1982 with the Stuart News.

10:15 A.M. - 11:30 A.M.

Present from City Hall:

Mr. Edwin L. Glasscock, City Manager
Mr. Robert McGrath, Assistant City Manager
Mr. Sandy Mitchell, Public Works
Mr. Steve Calvert, City Attorney
Chief Louis Papitto, Fire Chief
Mr. Timothy Collins, Planner
Mr. Paul Myers, Superintendent of Sanitation and Streets
Mr. Andy Vascellaro, Building Dept.

Present from Stuart News:

Mr. Gardner Pate, General Manager
Mr. Lou Durant, Engineer
Mr. Larry Crary, Attorney

Mr. Crary said they had contacted property owners on either side of the connector road leading to U.S. 1 to see about purchasing a strip of the land. The owners are willing to sell all of the land but not just a strip.

Joe McMann did not do another traffic study but will include a supplemental statement.

Sandy Mitchell said they would have a problem with the placement of the dumpsters as shown on the drawing as our sanitation trucks will not back up. They will need to move the dumpsters. Sandy told them that paving on the truck route will have to have an 8" base.

Landscaping will be watered by their own pump and well. The master water meter must be above ground.

Dumpster pads will be 10' x 10' and 4" high. There will be no gate or fence around the dumpsters.

Gas storage tanks and buildings to be removed from property before construction begins.

Access road onto U.S. 1 will be right turn only. There will be a sign saying "NO LEFT TURN".

Chief Papitto said all fire hydrants are squared away.

They were told when they go before the Commission on June 14th to designate building envelopes so they can be shifted around without having to appear before the Commission if changes were made. This should be shown on the drawings and also put into the CPUD agreement. Normally you can vary 10' or so on a building envelope.

Elevators need to be at least 7' in one direction for stretchers.

Signage needs to be part of the drawings but on a separate sheet. Wording on signage needs to be in CPUD agreement.

Mr. Mitchell suggested they check with Barbara Sumner at D.E.R. to see if there are any existing wells.

The City will want in the CPUD agreement that all septic and wells be abandoned ~~per D.~~E.R. requirements.

The City told them there will be no wood frame construction and they must comply with the State Energy Codes.

The County said a deceleration lane is not required on Monterey Road. The City will need something in writing from the County.

The pumping station is okay.

The City still wants a Fiscal Impact Study. The Stuart News said it will be done.

Phase II verbage needs to be in CPUD agreement.

Bikepaths on Monterey Road need to be marked on site plan.

The City needs an amendment to make this annexation part of the Comprehensive Plan. Will put in annexation ordinance that Comprehensive Plan is amended accordingly.

Regarding the time frame on Phase I. The clock starts running when contract is signed by all parties. The Stuart News should be prepared to negotiate the 12-year time frame in CPUD.

The City will require a paragraph in CPUD that road rights-of-way, dumpsters, bikepaths, etc. to be dedicated to the City.

Traffic signals were discussed. Verbage in draft CPUD to say that signals to be purchased and installed by Developer. Nothing has been decided as yet. The County has not mentioned it.

The City will need ten (10) copies of everything for the Public Hearing on June 14th including the supplement letter on the traffic study and the Fiscal Impact Study.

Stuart News will need a drawing showing elevations.

Need in the CPUD that a D.E.R. permit is required for the well.

A depth of 5' is required between landscaping and right-of-ways and 2½' on other abutting property.

Stuart News to be prepared to discuss the sign on A1A with the Commission.

All paperwork to be back in City Hall on Wednesday, June 9th.

Neg Fisc\Impact

MINUTES
PLANNING ADVISORY BOARD
APRIL 21, 1982

At Stuart City Hall, Wednesday, April 21, 1982 the following was discussed:

ROLL CALL

Present	Absent
Richard McHardy	Suzanne Hutcheson
Hubert VanDyke	James Schmoyer
Bob Chapman	Steve Swann
Bill Mathers	

Also in attendance: Stephen Calvert, City Attorney; Tim Collins, City Planning Technician, Building Official, H. C. Hoffner and Secretary, Anne Craig.

Corrections or Additions and Approval of Minutes.

Mr. VanDyke made a motion that the minutes from March 17, 1982 be approved as read. Seconded by Mr. McHardy.

FIRST ORDER OF BUSINESS

A. Public Hearing on an Annexation/P.U.D. for Stuart News

Mr. Collins informed the Board members that all notices have appeared in the paper, signs posted on property and notices have been sent to property owners within 300'. No letters of objection were received on this project.

Mr. Larry Crary of Crary, Buchanan, Bowdish and Bovie, representing the Stuart News, came forward. He said also present to answer any questions are Gardner Pate, General Manager of the Stuart News and representatives from the engineering and architectural firm.

Last August there was a petition for a zoning change on this particular piece of property which is located at the intersection of the airport by-pass road and A1A. We are on the west side of that intersection. The property is contiguous to parcels that are already in the City of Stuart. We have been before this board and it was requested, during the proceedings last fall, that this would be an appropriate project for a Planned Unit Development as opposed to a straight zoning change. What we have done over these past months is to develop a PUD concept for the property. The Stuart News has been a part of this community for over 50 years. There is

a very strong desire on the part of the Stuart News to continue to be closely associated with the City of Stuart including being within the city limits. We, therefore, are requesting the annexation. This is intended to be initially in two phases. Phase I, the initial phase of the site plan, shows the proposed Phase I construction with a grand total of approximately 37,000 square feet and entails production services. It is intended to be a one story production building to house the press, which the Stuart News is currently in the process of acquiring, to meet the demands of the growth in the area. It is an essential part of the ongoing program of the Stuart News Company to be able to serve the area as the principal daily newspaper for the area. As you can see, the initial phase calls for the production building and associated parking and landscaping. Phase II of the proposed project begins to bring in a two story office building to complement the production building. If you are familiar with the Stuart News production facilities now with the scattering of the different buildings, the idea is to bring together the Stuart News production services, and the office buildings onto a unified site at this location.

At the access off of Palm Beach Road or Airport By-Pass Road there will be a connector road with the railroad which is one of the crucial reasons for the location. It is a great site because it is located adjacent to the railroad. The main entrance off of the airport by-pass road with a connector road leading to U.S. 1 is intended as a one-way exit road as opposed to a main entrance and exit. We have been talking to property owners north and south of that corridor to see if we could perhaps work out something with them to make it a regular corridor road. We are still in the process of talking to them about that. We have worked very closely with the Staff on this and have had various staff meetings to provide something that is in accord with the codes of the City. Basically, what we are seeking tonight is your recommendation for approval for this particular project.

Mr. McHardy inquired as to when they planned to start Phase II.

Mr. Crary said Phase I would begin immediately. Phase II involves moving a considerable amount of the facilities out to the site and are looking at 10-12 years for the completion of Phase II.

Mr. Mathers requested Mr. Collins to give a brief outline on the feelings of the Staff in regards to this project.

Mr. Collins referred to the width of the access onto U.S. 1. It is only 16' wide.

Mr. Crary said it would be one way only. Originally we were talking about a two way right turn into the property and right turn only out of the property. But a 16' width would not be sufficient to accommodate two way traffic. One way traffic flow, right turn only, with 16' is adequate.

Mr. Mathers asked if it was necessary to have an access onto U.S. 1 at all for this project.

Mr. Collins said that in the staff meetings this point was raised and they would like access onto U.S. 1 to eliminate traffic flow on Palm Beach Road. He referred to Ethel Street which does run into the property and as far as he knew it had not been abandoned. He suggested that Ethel Street could be used as access to U.S. 1 as it has a 30' width and since it has not been abandoned, does the Stuart News have a right to utilize it as part of their property.

There was going to be a revised traffic report submitted. The traffic report that the Board has now is the one that was originally submitted. In the traffic report we were under the assumption that Palm Beach Road would extend behind the Lil General Store to A1A. Subsequently, the County has gone ahead and decided, contrary to what the City would like to see, to have Palm Beach Road extend directly into the by-pass road. He doesn't know whether this affected the traffic analysis findings and recommended improvements. In other words, does the Palm Beach Road extension change the findings in the traffic report.

Mr. Collins referred to the Landscape Plan that was given to him this morning. They have provided shrubbery or a hedge almost around the entire perimeter of the project. He was concerned about the portion along the railroad track because behind it is a residential area. Visually, from the residential area, the hedge will provide some screening in that area.

Mr. Chapman wanted to know which way the railroad tracks came in onto the property. He was told north.

Mr. Collins did an existing land use to show what is around the adjacent parcels.

Mr. VanDyke wanted to know, if in the staff meetings, did we review the retention requirements.

Mr. Collins said it is all business or industrial zoning in that area. The portion in the County is slated in their Comprehensive Plan as industrial. He mentioned that the only other item not on the site plan was bikepaths or sidewalks along Palm Beach Road. It was shown on the plan but not marked as such.

Mr. VanDyke asked Tim if the County had been solicited for comments on this project. Tim said he would drop off a copy of the traffic report and the plans before it gets to the Commission.

Mr. Mathers said they had to vote on two separate items tonight: (1) the annexation and (2) the PUD site plan.

Mr. Calvert said in an annexation you have to rezone the property as it is contingent upon the annexation.

Mr. Crary came forward to address some of the questions brought up during the discussion.

With regard to the Ethel Street question on abandonment, we will have to investigate it but I believe that was abandoned while still in the County. Gardner Pate informed him that the road adjacent is no longer called Palm Beach Road. It is now called Monterey Road. The County informed them yesterday that they are changing the name to Monterey Road.

An attempt has been made in the landscape plan to really screen the project from adjacent properties. To reiterate, the property is zoned industrial in the County right now and the surrounding properties are zoned industrial, so we are asking for something that is directly in character with the area. On the site plan it does show a sidewalk along Monterey Road (Palm Beach Road); it just has not been labeled.

The elements of the traffic plan were done taking into consideration the County shift-over into the by-pass road. The only thing that has changed from the traffic plans is the fact that they had originally planned that Palm Beach Road would come in and go behind the Lil General store to a stop street, and now it is going to loop around toward the airport.

Mr. Joe McMann came forward to discuss his traffic report. There were two alternatives being considered when he got involved in this analysis: (1) to go behind the Lil General store and connect to Dixie Highway and (2) to connect directly to the by-pass road. That was examined and it was concluded that the worst case situation would be if you were to come behind the Lil General store, because then you would have people making left turns right in front of the property. So his analysis said it would be better to connect directly to the by-pass.

Mr. Lou Durant, Stuart News engineer, said they were advised by City Staff that they would have to retain 100% of a ten-year storm on site. There is another drawing that shows utilities, drains and other provisions that will be incorporated in the final design.

Mr. Collins asked why the parking area for Phase I was chosen to be placed where it was in lieu of another area.

Mr. Durant said they put the parking where it was because they will have about 20 distribution vans and the maintenance building will be used to maintain those vehicles.

Mr. Mathers asked about fencing the property. Our City Ordinance requires the property be fenced.

Mr. Dan Sutter from Maddox and Sons came forward. The areas that are not developed (Phase II) will be sodded or grassed and maintained as lawn until the Phase II is installed. The interior planting in the parking area will not be installed until the Phase II is implemented. All of the perimeter planting will be accomplished in the initial phase.

Mr. Mathers asked Mr. Crary if they were seeking approval of Phase I or both Phase I and Phase II.

Mr. Crary said, that for purposes of approval tonight, we would like to request of the Board as to annexation and the rezoning to PUD and approval of the site plans so that it can be included within a proposed PUD agreement to go before the City Commission. So we are requesting the annexation and rezoning to PUD and the approval of the site plan so that we can begin to develop the PUD zoning agreement for the City Commission.

Mr. Crary said it is the desire of the Stuart News to remain in the City of Stuart and the change that we are asking for is really one that does not involve a zoning change but merely to be included within the City. He thought this would be of benefit to the City as it will create an increase in a tax base without a tremendous amount of impact upon City services.

Mr. Mathers opened the dicussion to Board members and closed it to the public.

Mr. VanDyke said he has not seen any recommendations from the Staff on the three issues; the annexation, the PUD, and the recommendation on the preliminary site plan.

Mr. Collins said, to his knowledge, the Staff are satisfied with what has been presented so far.

Mr. Hoffner came forward and said there were no objections from the Staff. Any problems had been overcome to their satisfaction. It was the suggestion of the City Manager that they come before the Planning Advisory Board.

Mr. VanDyke asked if the City Commission, at the present time, have formal or informal policies on annexation.

Mr. Hoffner replied yes; that on PUD's, our ordinance says that the applicant must meet with Staff until the City Manager is satisfied that all objections are overcome. It then goes to the Planning Advisory Board.

Mr. VanDyke wanted to know if the City would receive a significant tax revenue from this project being in the City.

Mr. Hoffner said we have not asked for an impact analysis study but we do have the right to do so.

Mr. Chapman questioned the impact fees of 17¢ per square foot of office space excluding warehouses. He wanted to know how this affected the production building.

Mr. Calvert said it includes all commercial property.

Mr. Chapman made a motion that the City of Stuart annex property discussed tonight which would have to meet a CPUD zoning situation. Seconded by Mr. McHardy.

Mr. VanDyke asked if we needed to resolve the question of the status of Ethel Street?

Mr. Mathers said that should come under voting on the site plan.

Votes on the motion were as follows:

Mr. VanDyke	Yes
Mr. McHardy	Yes
Mr. Chapman	Yes
Mr. Mathers	Yes

Motion carried 4/0.

Mr. Mathers said that voting on the site plan, any recommendations for changes be included.

Mr. VanDyke said, that at this point, it would be appropriate that this board recommend that the Ethel Street question and the coordination with the County be completed prior to the time it goes before the City Commission. He thinks they would want both of these questions resolved before they took final action.

Mr. Mathers asked Steve Calvert if, in their motion, prior to being before the City Commission that comments from the County be received?

Mr. Calvert would not recommend it. To be frank, the County has not been too concerned about the City's feelings on the by-pass road so I would not expect to get any swift answer from them. It is unfair to the applicant to put an external requirement on approval of the site plan.

Mr. VanDyke said they couldn't mandate that the County has to reply but thinks it is a matter of courtesy.

Mr. Mathers feels the County should have a chance to see the plans.

Mr. Calvert suggested a time limit be set on when they should reply.

Mr. VanDyke asked Mr. Hoffner if he knew when this would come before the City Commission.

Mr. Hoffner. The recommendation of this Board will come before the Commission the first meeting next month and then the Commission will set a public hearing date. The County was notified of this annexation by certified mail.

Mr. Mathers feels the motion should include that the sidewalk be noted in the specifications and also the 16' wide access road be noted. He would like to see this Board make a recommendation that the above be part of the site plan.

Mr. Crary said they would do everything they could to get a wider access route through and are currently talking to the property owners and if something can be worked out on Ethel Street it will be, because they wish to have a wider access also.

Mr. Hoffner said that Ethel Street is about 50' wide but you only need 24' for a two lane road.

Mr. Chapman made a motion that the site plan, as presented, be approved with considerations for sidewalk, 16' access road and possible use of Ethel Street, be approved by Staff as they see fit. Seconded by Mr. McHardy.

Mr. VanDyke recommended to the City Commission that there be a fencing requirement included as part of the PUD contract.

Mr. Hoffner said the Board has the right to make them fence it.

Mr. Crary said, at this time, the Stuart News did not plan to fence the project. He feels this will be accomplished by the hedge around the border of the property.

Votes on the motion were as follows:

Mr. VanDyke	Yes
Mr. McHardy	Yes
Mr. Chapman	Yes
Mr. Mathers	Yes

Motion carried 4/0.

Mr. Mathers. Tonight we have approved the annexation into the City with a PUD zoning classification; also approved the site plan as presented to us with the recommendations that have been passed along to the City Commission.

Meeting held March 4, 1982 with Stuart News.

Meeting began at 11 AM with the following present:

Larry Crary - Stuart News Attorney
Gardner Pate - Stuart News, General Manager
Lou Durant - Stuart News Engineer
Lou Papitto
Sandy Mitchell
Fred Walton
Charles White
Bob McGrath
Mr. Glasscock
Tim Collins
H. C. Hoffner (arrived late)

Mr. Durant began the meeting by mentioning that they had met with their production people and press manufacturer on the 17th of February. He said they are holding the site plan to what was being shown here today for Phase I and Phase II through the year 2000 and possibly beyond year 2000. Have indicated on drawings where the parking will be. Phase II will be office buildings but not to be built at this time.

Mr. Mitchell said that Mosley was putting up an office and that the Stuart News might want to work a combined situation with them.

Mr. Durant said they are about 18" above crown of Palm Beach Road where curve cut is; a floor elevation of 1850.

Landscape. Where they will enter on the side, it should be a joint decision between the County and City.

Chief White pointed out that they do not have a stacking lane or deceleration lane. Mr. Glasscock suggested they put a deceleration lane on the land they are abandoning. Sandy Mitchell said with a 60' pavement they will have room for left hand storage lane but still need a deceleration lane.

Mr. McGrath said the Stuart News needs to be aware of our sign codes. The County is already doing work on the triangle so they had better get with them fast.

Sanitation. Paul Myers said they will have to widen the roads as he needs 35'.

Lou Papitto said we require a 90' turnaround. The Fire Hydrants are okay. Concerned with getting in and out of parking area where they have tight turns. Chief White suggested they consider widening the entrance for rigs.

The Stuart News will be supplying their own storage tanks for gas. They were reminded they must meet National Fire Codes.

Lou Papitto said they did the fire flow requirements and that would determine the size of water main. We will require that information when the Stuart News gets more involved to the point where they must submit prints to the fire department, building department, engineering department, etc. Were told to submit everything to the building department and they will distribute them.

Sandy Mitchell said they still have to size their international lines. They need a pumping station into the sewer. We require that you put in an air compressor. They have to go to SFWMD for approval on the water plan.

Lou Papitto said they should have a generator for emergency fire pump. That is up to the Stuart News whether or not they have one.

Mr. McGrath asked the Stuart News to keep us informed as to their progress.

They were asked to show on up to date drawings only Phase I and to use an overlay for Phase II.

Meeting adjourned at 12:15 PM.

Stuart News will appear before the Planning Advisory Board on 21 April 1982.

Proposed Annexation and P.U.D. between the CITY OF STUART and STUART NEWS. Minutes from a meeting held 02/15/82 in the conference room at City Hall - meeting began at 2:30 and adjourned at 4:15.

Present representing The Stuart News: Larry Crary, Attorney: Lou Durant, Engineer; and Gardner Pate, General Manager.

Present representing the City of Stuart: Edwin L. Glasscock, City Manager; Sandy Mitchell, Public Works Director; Charles White, Police Chief; Louis Papitto, Fire Chief; Bob McGrath, Assistant City Manager; Stephen Calvert, City Attorney; Timothy Collins, City Planner; and H. C. Hoffner, Building Official.

Mr. Durant opened the meeting by stating that these are only preliminary prints and not working prints and they are anxious to work with the City and get their input and recommendations prior to the printing of the working prints.

WATER and WASTEWATER:

It was stated that the City's water main is located across the street and was recommended that possibly a 12" line be run to the project and done now, as Dickerson's is currently working in the area and it would be cheaper to do it now than after the road work is completed.

Stuart News stated that they will not be putting any types of chemicals into the sewer lines and that all chemicals will be filtered out and no Ph's will be in the line. The line will be used basically for domestic use. They will not have a cafeteria - vending machines only.

FEES:

They were reminded of the water and sewer availability fees and also the impact fees (17¢ per square foot of office space - excluding warehouse)

STREETS/SANITATION:

It was stated that the roads in the complex need to be wide enough to accommodate both the sanitation trucks and emergency vehicles. Dumpsters need to be located in an open area, allowing the trucks to move the dumpsters back and then dump them. They are not to be enclosed by gates. They were asked if they would use compactors and their reply was yes. Most of their waste would be located behind the production building and would not include any chemicals. Emergency vehicles need to be able to reach all areas and landscaping should be kept in mind - comply with codes, but don't overdo and hinder these vehicles.

A lengthly discussion was had regarding the location of the entrance into the project. It was recommended that they get with the County as to just where the by-pass road will go in relation to their project and then get with us to work out the best location. It was recommended to put the entrance as far away as possible from the interesection - meaning south.

It was questioned if there was enough room near the railroads for trucks to maneuver. They said "Yes". Most of their paper comes in by rail and they do not anticipate their cars backing up onto Palm Beach Road and blocking it.

FIRE:

A hydrant will be placed on the complex. They need to get with the Fire Department on various stairwells in the buildings, sprinkling system and necessity for a auxiliary power system. They did not plan on having a generator, but it maybe necessary - again, depending on their sprinkling system. They were reminded that no PVC pipe is allowed, unless enclosed behind a one hour fire rated section.

CODES:

They were told they must comply with all City of Stuart codes/ordinances, South Florida Water Management and the Department of Environmental Regulations.

Landscaping:
They will have to comply with our code and work around the areas where emergency vehicles need access. All property not developed must be maintained and kept clean. A landscaping plan must be included.

Water retention:
Tests need to be run and must comply with S.F.W.M.D.. No perc tests yet.

Parking:
The working prints must meet our requirements and show parking for the entire project when completed. For every 326 spaces there are to be 8 spaces marked for handicapped

A copy of our codification was sold to Larry Crary.

GENERAL:

They will not have a daycare facility as previously indicated. They questioned their employees and there was not a need for this.

They were told that they cannot use City water for irrigation, but must have a well.

PROCEDURES:

They need to get back with the City as soon as they have made the various changes and recommendations, met with the County regarding the by-pass road. Come before the P & Z Board, get their approval and then come before

the City Commission. It will take approximately 8 months from this date to have the annexation and PUD - if there are no problems along the way. The City will need 2 sets of construction prints and 4 sets of engineering prints.

The P & Z Board members will need 10 sets of the site plan and traffic analysis. An additional 10 sets will be needed when you appear before the City Commission.

Any correspondence the City sendsout is to be sent to Lou Durant, the Engineer, and Gardner Pate, General Manager for Stuart News.

PUD AGREEMENT:

The PUD Agreement should spell out the three phases and time frames anticipated for the build-out. It was stated that the production area will be built first. It was suggested that Larry Crary go to the City Clerk's office and review the various PUD agreements we have and use them as a guide.

The meeting adjourned with the City expressing their willingness to meet with the Stuart News on an individual basis and cover all areas of the project before working prints are submitted for approval. The Stuart News is anxious to get the project going.

BUILDING DEPARTMENT

City of Stuart

P O DRAWER 599 • STUART, FLORIDA 33494

TELEPHONE 305/287-3444

April 22,1982

TO: Honorable City Commission Via
Edwin L. Glasscock, City Manager

Gentlemen and Honorable Mayor:

At the Planning Advisory Board meeting, held Wednesday, April 21,1982, at City Hall, the following was discussed:

A. Public Hearing on an Annexation/P.U.D. for Stuart News.

Upon hearing testimony from interested parties regarding this matter and upon full discussion by the Board a motion was made and second to approve this annexation with a C.P.U.D. zoning category. Furthermore, a motion was made and second to approve the site plan providing a sidewalk is provided along Palm Beach Road and access to U.S.#1 be provided Via Ethel Street or the 16' wide access strip.

B. Appearance Board.

Commissioner Miller expressed his views to the Board regarding this item and after a brief discussion the Board requested that a copy of the standards utilized by Boca Raton be obtained and other model ordinances from various municpalities be provided to the Board.

C. Fence Ordinance - Tabled

D. Taxi Cab Ordinance

This matter was briefly discussed regarding inspection of vehicles. City Attorney is to provide the Board with a Draft Ordinance.

E. Revision to Sign Ordinance.

The Board discussed the section of the sign ordinance pertaining to the number of American and State flags permitted to be displayed. It was the consensus of the Board that this section be amended to limit

the number of flags to one each, unless otherwised permitted by the City Manager or Building Official, subject to Federal and State Statutes.

F. Mixed use's in B-1 and B-2 zoning districts.

The Board briefly discussed this item, however no final decision was made.

G. Code Enforcement Board.

The Board discussed the possibility of attending the City of Port St. Lucie's Code Enforcement Board meeting to be held on May 11,1982, at 7:30 p.m., at the Port St. Lucie City Hall Chambers. It was decided those who could attend, should do so, and an alternative date in June will be provided to the remaining members.

H. Solar Energy Licensing - Tabled until the June meeting.

There being no further business before the Board, the meeting was adjourned. The nexted regularly scheduled meeting will be held on May 19,1982, with the possibility of having a special meeting on May 20,1982 if deemed necessary.

Respectfully submitted

Timothy Collins
Planning Technician

H.E.

Kenny

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982

SITE PLAN - SHEET 1

IDENTIFY THE TWO STORY PRODUCTION SERVICES BUILDING.

IDENTIFY THE BICYCLE PATH/ GIVE DIMENSIONS
IDENTIFY GRASSED AREA BETWEEN BIKE PATH AND ROAD/ GIVE DIMENSIONS

DESIGNATE HANDICAPPED SPACES

LANDSCAPE PLAN

EXPLORE POSSIBILITY OF MAINTAINING INDIGENOUS MATERIAL ALONG RAILROAD TRACKS.

INDICATE THAT HEDGES WILL BE THREE FEET AT TIME OF PLANTING.

UTILITIES SITE PLAN

GIVE COMMISSION COPIES OF BORING TESTS - GIVE EVIDENCE THAT SOIL WILL FUNCTION PROPERLY WITH FRENCH DRAINS TO MEET OUR STORM RETENTION ORDINANCE.

INDICATE SPRINKLER SYSTEM LOCATION

TRAFFIC REPORT

PROCURE LETTER FROM FEC STATING THAT THEY WILL HONOR OUR FIVE MINUTE RAILROAD TRAIN BLOCKING ORDINANCE, AND THAT DELIVERY TO THE STUART NEWS WILL NOT CAUSE THE BLOCKING OF ANY INTERSECTION FOR LONGER THAN FIVE MINUTES.

THE STUART NEWS WILL CONSIDER THE FEASIBILITY OF AN ACCELERATION LANE ON US 1 AND DISCUSS THE POSSIBILITY WITH DOT.

ZONING AGREEMENT

PAGE 1.

DELETE THE WORDS (IN ACCORDANCE WITH DEVELOPMENT PLANS, AS THE SAME MAY BE REVISED FROM TIME TO TIME AFTER APPROVAL OF THE CITY COMMISSION)

PAGE TWO.

11. DEVELOPMENT - PAR. 1.

IDENTIFY THE PAGE NUMBERS OF THE PLANS SUBMITTED FOR PRELIMINARY AND FINAL DEVELOPMENT, AND SHOW WHO PREPARED THE PLANS, AND THE DATE THE PLANS WERE PREPARED.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982
PAGE TWO.

ZONING AGREEMENT CONTINUED:

PAGE THREE. PARAGRAPH 3.

ADD VERBAGE TO ALLOW CURRANT COMMISSION FOR PHASE 11 THE OPPORTUNITY TO REQUEST A NEW TRAFFIC REPORT, A NEW WATER AVAILABILITY REPORT, AND A NEW SERVICE AVAILABILITY REPORT.

PAGE THREE. PARAGRAPH 5.

ADD LANGUAGE SHOWING WHEN RIGHT-OF-WAYS, BIKEPATHS, WATER SYSTEM, ETC. WILL BE DEDICATED TO CITY/COUNTY.

PAGE FIVE. - BREACH OF AGREEMENT. PARAGRAPH 1.

CHANGE ALL 12 MONTH TIME FRAMES TO 6 MONTHS.

PAGE FIVE. - PARAGRAPH 2.

ATTORNEYS WILL MAKE SUGGESTIONS AS TO REVERTER CLAUSE.

TIMETABLE OF DEVELOPMENT

DELETE THE TWO BOTTOM PARAGRAPHS AND INSERT:

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE 1, THE DEVELOPER SHALL COMPLETE ALL IMPROVEMENTS TO MONTEREY ROAD AND US 1 (AS SHOWN ON EXHIBIT "D"), ALL ENTRANCES, ALL PERIMETER AND SERVICE ROADS, ALL IMPROVED PARKING AREAS TO COMPLY WITH THE PARKING RATIOS SET FORTH IN THE CPUD AGREEMENT, ALL PERIMETER HEDGING, ALL BICYCLE PATHS (AS SHOWN ON EXHIBIT "D") AND ALL LANDSCAPING EXCEPT THOSE LAND AREAS WHICH ARE SODDED AND MAINTAINED PENDING FUTURE DEVELOPMENT.

SPECIAL CONDITIONS

PAGE ONE - PARAGRAPH 1.

DELETE AND INSERT:

THE PRODUCTION BUILDING, PRODUCTION SERVICES BUILDING AND OFFICE BUILDING TO BE CONSTRUCTED BY DEVELOPER SHALL INCLUDE A FIRE SPRINKLER SYSTEM AND THE FINAL DEVELOPMENT PLANS AS APPROVED BY THE CITY SHALL INCLUDE THE NECESSARY FIRE PREVENTION AND FIGHTING DEVICES AT LOCATIONS CONSISTENT AND IN COMPLIANCE WITH APPLICABLE FIRE AND BUILDING CODES. FIRE HYDRANTS AS APPROVED BY THE CITY SHALL BE PLACED AT LOCATIONS CONSISTENT WITH THE APPLICABLE FIRE AND BUILDING CODES. THE FIRE CHIEF OF THE CITY SHALL REVIEW AND APPROVE THE FINAL DEVELOPMENT PLANS. IN ADDITION, DEVELOPER WILL COMPLY WITH ISO (INSURANCE SERVICES OFFICES) "FIRE-FLOW" REQUIREMENTS. STORAGE TANKS WILL MEET NATIONAL FIRE CODE.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982
PAGE THREE.

SPECIAL CONDITIONS CONTINUED

PAGE TWO. PARAGRAPH 9.

A COPY OF THE PLAN GIVEN BY THE ENGINEER TO THE DEVELOPER SHOWING DUMPSTER LOCATION, PAD SIZE, ROAD BASE AND DIMENSIONS TO BE INCLUDED AS AN EXHIBIT.

PAGE TWO. PARAGRAPH 10.

DELETE AND INSERT:

THE LANDSCAPE PLAN SHALL COMPLY WITH THE CITY LANDSCAPE ORDINANCE IN FORCE AND EFFECT AT THE DATE OF THIS AGREEMENT, AND THE DEVELOPER SHALL PROVIDE A DETAILED LIST OF ALL TREES, PLANTS AND GROUND COVER DEPICTED IN THE SAID LANDSCAPE PLAN AT THE TIME THE STUART NEWS REQUESTS THE INITIAL BUILDING PERMIT.

PAGE THREE. PARAGRAPH 16.

ADD LANGUAGE THAT SHOW THE TRAILER REMOVED AFTER THE C/O HAS BEEN ISSUED.

PAGE THREE. PARAGRAPH 19.

ADD LANGUAGE THAT WOULD INDICATE THAT THE UNIMPROVED, NON-PAVED AREAS OF LAND WOULD BE SODDED AND MAINTAINED.

PAGE THREE. PARAGRAPH 21.

ADD: ELEVATORS MUST BE 7' FOR STRETCHERS.

PAGE THREE. PARAGRAPH 22.

ADD: THE DEVELOPER AGREES TO CONFORM TO STATE ENERGY CODES.

PAGE THREE. PARAGRAPH 23.

ADD: SPECIFY EACH OF THE TRAFFIC IMPROVEMENTS.

PAGE THREE. PARAGRAPH 24.

ADD: NO STRUCTURE SHALL BE HIGHER THAN 40'

PAGE THREE. PARAGRAPH 25.

ADD: LANGUAGE DESCRIBING AUTOMATED SPRINKLER SYSTEM.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982
PAGE FOUR.

SPECIAL CONDITIONS CONTINUED

PAGE THREE. PARAGRAPH 26.

ADD: NOTWITHSTANDING THE PROVISIONS OF THE AGREEMENT THE STUART NEWS AGREES THAT THE PERMIT PLANS SHALL COMPLY WITH ALL BUILDING ORDINANCES AND BUILDING CODES AND ALL OTHER LAWS, CODES AND ORDINANCES (EXCEPT TO THE EXTENT SAID LAWS, CODES AND ORDINANCES ARE IN CONFLICT WITH THIS AGREEMENT) IN EFFECT AT THE TIME OF SUBMISSION OF THE RESPECTIVE PERMIT PLANS.

MISC.

ADDRESS COMMISSIONER MILLER'S CONCERN REGARDING BUILDING MATERIALS TO BE USED IN CONSTRUCTION.

PREPARED BY JOAN JEFFERSON
6-15-82

STUART NEWS

IMPACT ANALYSIS

JUNE 9, 1982

STUART NEWS IMPACT ANALYSIS

CONCLUSIONS

1. The proposed Stuart News development has a positive overall fiscal impact. The second year of the first phase is the single annual negative impact, in each other year the positive fiscal impact is significant.

2. The impact fee is important in providing a positive fiscal impact for the first two years of the project.

3. The findings are consistent with the general understanding that places of employment are of fiscal benefit to the communities in which they operate. This in addition to the general economic value of the jobs they create.

STUART NEWS IMPACT ANALYSIS
ASSUMPTIONS

1. The construction will take place in two phases with the first phase consisting of 37,434 square feet to be completed and occupied in 1984 and the second phase with 40,610 to be completed and occupied in 1997.

2. The first phase will house the production facilities and will have a taxable value of $2,400,000 for the building, $332,952 for land, and $2,400,000 for the equipment.

3. The present facilities of the Stuart News will continue to be used as office space, with the existing production facilities being converted for that use when the new facility is complete. There will be no change in the taxable values in the existing property.

4. Phase 2 will have a taxable, assessed value of $2,100,000. The personal property will have the same value and be the same property that is in the present building.

5. The city milage rate will remain constant.

6. 1982 dollars are assumed for both income and expense.

7. The department expenses are based on the 1981 City of Stuart budget with the following portions of commercial and residential services applying:

   Fire: 60% commercial, 40% residential
   Police: 60% commercial, 40% residential
   Parks: 60% commercial, 40% residential

Recreation: 20% commercial, 80% residential
General Budget: 50% commercial, 50% residential
Sanitation: 50% commercial, 50% residential

8. The City of Stuart has 9,000,000 square feet of commercial (non-residential, non-institutional) space.

9. No building or other permit fees are included as income, the expenses associated with these services are included expenses. The effect of this is to understate the income and overstate the expense.

10. Water, wastewater and traffic are not considered. The water and wastewater are assumed to be self supporting. The roads affected are county and/or state.

11. The expenses associated with capital outlays are included in the budget and these amounts are not excluded for the purposes of this study. It must be emphasized that the impact fees are to pay for capital expenditures required by any construction "up front". This will overstate the expenses for the initial years. It is understood that capital expenditures for replacement will be necessary in future years, hence the long range (over 10 years) the expense figures will be accurate.

12. The sanitation department is excluded in that the requirements for service and equipment will not change, just the location of that service.

13. All assumptions are designed for accuracy with any errors in the conservative direction, that is to say, lower fees and taxes to the city, greater expenses to the city.

14. The fees, license, and tax income is allocated on a 50% residential and 50% commercial basis. It is the assumption that persons working in an area as well as the companies doing business in an area are likely to purchase taxable items in that area as well as incur certain fines and fees.

Table 1
STUART NEWS
Annual Income (Expense) to the City of Stuart
1984-1999

Income (Expense)	1984	1985	1986	---	1997	1998	1999
Income	$10,730	$5,606	$29,960	...	$39,348	$34,870	$45,567
(Expense)	(4,854)	(9,709)	(9,709)	...	(20,268)	(20,286)	(20,286)
Net Income (Expense)	$5,876	(4,103)	$20,251	...	$19,080	$14,594	$25,281

Table 2

STUART NEWS

INCOME GENERATED BY YEAR AND TYPE

1984-1999

TYPE	1984	1985	1986	---	1997	1998	1999
Impact Fee	$6,348	--	--	...	$6,903	--	--
Personal Prop.Tax	--	--	$12,177	...	$12,177	$12,177	$12,177
Advalorem/ Building	--	--	$12,177	...	$12,177	$12,177	$22,814
Advalorum/ Land	$1,689	$1,689	$1,689	...	$1,689	$1,689	$1,689
Utility/ Tax-Fees	$1,223	$2,447	$2,447	...	$4,252	$6,057	$6,057
Other Income	$625	$1,250	$1,250	...	$1,930	$2,610	$2,610
License Fees	$220	$220	$220	...	$220	$220	$220
TOTAL	$10,730	$5,606	$29,960	...	$39,348	$34,930	$45,567

Table 3

STUART NEWS

INCOME GENERATED BY YEAR

Fees, Licenses, Non-Advalorem Taxes

TYPE	PHASE 1	PHASE 1 & 2
FPL Franchise Fee & Tax	$1,457	$4,077
So. Bell Fee & Tax	$990	$1,980
Fines	$205	$428
Gasoline Tax	$168	$351
Cigarette Tax	$373	$779
Cig. 2¢	$280	$585
Fed. Rev. Share	$224	$467
Occupational Lisc.	$220	$220

Table 4

STUART NEWS

EXPENSES TO THE CITY OF STUART

By Department and Total in General Fund

PHASE	POLICE	RECREATION	PARKS	FIRE	---	GENERAL FUND
Phase 1	$2,614	$224	$299	$1,120	...	$9,709
Phase 1 & 2	$5,457	$468	$624	$2,339	...	$20,268

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309

Phone (305) 971-4400

REPORT OF SUBSOIL INVESTIGATION

FOR

STUART NEWS BUILDING SITE

AT

STUART, FLORIDA

By

FLORIDA TESTING & ENGINEERING CO.

Fort Lauderdale, Florida

March, 1982

Florida Testing & Engineering Co.
Engineers Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

INTRODUCTION:

The intent of this report is to present the results of a subsoil investigation for the proposed Stuart News Plant at Palm Beach Road, Stuart, Florida. The purpose of the investigation was to provide sufficient data to allow developement of recommendations for site preparation necessary for adequate foundation support.

PROJECT DESCRIPTION:

The project is intended to be developed in two phases. Phase One will consist of a 2-story office building, a 2-story production services building, a 1-story production building and a 1-story maintenance/groundskeeper building. The total floor area of Phase One is 72,260 square feet. Phase Two will be a production building consisting of 35,400 square feet of floor area.

SITE DESCRIPTION:

The project site is situated in Stuart, Florida, and is bounded on the East by Palm Beach Road and on the Northeast by the Florida East Coast Railroad. No elevation datum was provided, however there appears to be a maximum differential from grade of two (2) feet between borings. Several drainage ditches were noted about the property. Weed growth covers the majority of the property, with larger brush or trees noted along the Northeasterly portion and the westerly portion. Three (3) single-story frame structures are currently on the property.

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

FIELD EXPLORATION:

The field exploration consisted of thirteen (13) standard penetration borings varying in depth from 20' to 40'. All borings were conducted in accordance with A.S.T.M. D-1586 standards. Where hammer blows on sampler are indicated, they reflect the energy created by a 140-lb. hammer, falling 30 inches. Hammer blows on sampler were recorded for each six inches of penetration. Hollow auger was used to case the borings. Representative samples were secured from each strata recorded on the boring logs, placed in plastic sample cups and returned to the laboratory for classification.

FIELD & LABORATORY TESTS:

Field testing consisted of three (3) D.O.T. Percolation (Exfiltration) tests for design of on-site drainage. Copies of these tests are included in this report. No laboratory tests were performed.

GROUND WATER CONDITIONS:

The ground water level at the time of testing varied from 14' to 15.5' below the existing surface. This level may be expected to rise as much as 2' during the rainy season.

BORING RESULTS:

The material at the site consisted primarily of a medium to fine grained silica sand from the surface to terminal depth of the borings. Some traces of clay were noted in two boring locations. The soil varied in density from very loose (Boring #10) to

medium dense. Below a depth of ten (10) feet, the soil appears to be quite uniform in density.

CONCLUSIONS & RECOMMENDATIONS:

On the basis of this study, we wish to offer the following relative to support of the planned construction:

Loading criteria have been based upon a net settlement of one inch for maximum anticipated column loads of 300 Kips. A factor of safety of two against failure in shear has been considered and a uniformity of profile between borings has been assumed. All recommended loadings should be interpreted to apply only to the types of foundation elements hereafter discussed.

We recommend the use of continuous rectangular footings and square column pads. The column pads may be isolated or incorporated in the continuous footing matrix as required by structural design considerations. The bottom of footings should be placed at a depth of one to four feet below the existing ground surface and designed for a maximum allowable soil bearing pressure of 3000 p.s.f. To achieve this bearing value, however, consolidation of the looser soils encountered at the site will have to be undertaken. The following procedure for attaining and verifying this bearing value is recommended:

Remove the top five (5) feet of existing soil from the building areas and a five (5) foot perimeter beyond the limits of foundation construction.

Flood the excavated areas sufficiently to bring the remaining soils

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

to optimum moisture for an additional five (5) feet in depth. Once this has been accomplished, compact the building sites, including the 5' perimeter, with twenty (20) overlapping passes of a CA-25 vibratory roller. After completing 20 passes with the roller, conduct additional shallow (6' deep) SPT's to assess the results of the compactive effort applied. This process should be repeated as often as necessary to produce a minimum N value of ten (10) for the 6' depth. After the compaction process has been satisfactorily completed, bring the site to construction grade by replacing the excavated material in lifts not to exceed 12" in thickness and compacted to a minimum density of 98% of A.A.S.H.O. T-180-70.

Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.

J.W. Winterholler

J.W. Winterholler, Jr., P.E.
Registered Engineer No. 6893
State of Florida

Florida Testing & Engineering Co.

Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R.,Stuart,Fla. — REPORT No. 1

LOCATION as shown on sketch. — HOLE No. 1

DATE STARTED 3/18/82

DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/18/82

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				2/2	1	HOLLOW
1.5'	1.5'	Dark gray medium fine silica sand	1	2/3	2	AUGER
				4/5	3	
4.0'	2.5'	Gray medium fine silica sand	2	5/7	4	
5.0'	1.0'	Dark brown medium fine silica sand	3	3/4	5	
				5/5	6	
				5/3	7	
				2/2	8	
9.0'	4.0'	Brown medium fine silica sand	4	2/3	9	
				3/4	10	
				2/4	11	
				4/4	12	
13.0'	4.0'	Brown-tan medium fine silica sand	5		13	
					14	
15.0'	2.0'	Tan medium fine silica sand	6		15	
				3/5	16	
				7/9	17	
					18	
					19	
20.0'	5.0'	Tan-brown fine medium silica sand	7		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2...

Water level: 14.0' 'below surface @ 9:20

Date: [illegible]ove.

Florida Testing & Engineering Co.

By J. V. Winterholler

J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 1 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				3/3	21	HOLLOW
				8/9	22	AUGER
					23	
				2/3	24	
25.0	5.0'	Tan fine medium silica sand	8	5/6	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winter

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineers Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
LOCATION as shown on sketch.
DRILLER Haire DRILL No. 2

ORDER No. 8564
REPORT No. 1
HOLE No. 2
DATE STARTED 3/17/82
DATE COMPLETED 3/17/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand w/some shell fragments	1	2/5	1	HOLLOW
				6/7	2	AUGER
				3/5	3	
3.5'	2.5'	Gray medium fine silica sand	2	6/8	4	
5.0'	1.5'	Dark brown medium fine silica sand	3	8/8	5	
				3/5	6	
				3/3	7	
				2/3	8	
				2/2	9	
10.0'	5.0	Brown medium fine silica sand	4	3/5	10	
				5/4	11	
					12	
					13	
					14	
15.0'	5.0	Tan medium fine silica sand	5		15	
				4/4	16	
				6/7	17	
					18	
					19	
20.0'	5.0	Tan-brown medium fine silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2..

Water level: 14.0' below surface @ 3:20
Date: [illegible] above.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

...ation to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 2 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given. DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
		3/3	21	HOLLOW
		4/5	22	AUGER
			23	
		4/6	24	
25.0'5.0' Brown fine medium silica sand	7	5/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineers Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. — REPORT No. 1
LOCATION as shown on sketch. — HOLE No. 3
DATE STARTED 3/16/82
DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/16/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark brown-brown medium fine silica sand	1	2/3	1	HOLLOW
				4/7	2	AUGER
				7/8	3	
4.0'	3.0'	Gray medium fine silica sand	2	12/11	4	
5.0'	1.0'	Dark brown medium fine silica sand	3	4/5	5	
				5/5	6	
7.0'	2.0'	Brown medium fine silica sand	4	3/5	7	
				6/7	8	
8.5'	1.5'	Dark brown medium fine silica sand	5	6/6	9	
				8/9	10	
				4/5	11	
				6/6	12	
13.0'	4.5'	Tan-brown medium fine silica sand w/trace of clay	6		13	
					14	
15.0'	2.0'	Tan-brown medium fine silica sand w/trace of clay	7		15	
				5/5	16	
				6/9	17	
					18	
					19	
20.0'	5.0'	Dark brown medium fine silica sand	8		20	

boring contd. on Page 2..

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 14.0' below surface @ 9:10
[illegible] above .

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

[illegible] and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 3 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				2/2	21	HOLLOW
				3/6	22	AUGER
					23	
				3/4	24	
25.0	5.0	Brown fine medium silica sand	9	5/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT: THE STUART NEWS
ORDER No.: 8564
PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
REPORT No.: 1
LOCATION: as shown on sketch.
HOLE No.: 4
DATE STARTED: 3/17/82
DRILLER: Haire
DRILL No.: 2
DATE COMPLETED: 3/17/82

GROUND ELEVATION: Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark gray medium fine silica sand	1	2/3	1	HOLLOW
				4/4	2	AUGER
				5/8	3	
4.0'	3.0'	Gray medium fine silica sand	2	6/9	4	
				4/7	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	3/4	6	
				3/6	7	
				2/4	8	
8.5'	2.5'	Brown medium fine silica sand	4	2/3	9	
				4/5	10	
				3/3	11	
				4/7	12	
13.0'	4.5'	Tan-gray medium fine silica sand	5		13	
					14	
15.0'	2.0'	Tan-gray medium fine silica sand	6		15	
				4/5	16	
				5/9	17	
					18	
				4/6	19	
20.0'	5.0'	Brown fine medium silica sand	7	7/8	20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 14.0' below surface @ 11:45
Date: see above.

Florida Testing & Engineering Co.
By: J. V. Winterholler
J. V. Winterholler, P.E.

...further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R.,Stuart,Fla.
LOCATION as shown on sketch.
DRILLER Haire DRILL No. 2

ORDER No. 8564
REPORT No. 1
HOLE No. 5
DATE STARTED 3/18/82
DATE COMPLETED 3/18/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand	1	2/3	1	HOLLOW
				3/4	2	AUGER
				3/5	3	
4.0'	3.0'	Gray medium fine silica sand	2	2/4	4	
				5/6	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	8/9	6	
				3/4	7	
				3/3	8	
				2/3	9	
				4/5	10	
11.0'	5.0'	Tan-brown medium fine silica sand	4	3/4	11	
				6/7	12	
					13	
					14	
15.0'	4.0'	Tan medium fine silica sand	5		15	
				4/5	16	
				5/7	17	
					18	
				3/3	19	
20.0'	5.0'	Brown fine medium silica sand	6	17/9	20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 14.0' 'below surface @ 11:00
Date: see above .

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

...protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT: THE STUART NEWS
ORDER No. 8564
PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
REPORT No. 1
LOCATION: as shown on sketch.
HOLE No. 6
DATE STARTED: 3/18/82
DRILLER: Haire
DRILL No. 2
DATE COMPLETED: 3/18/82

GROUND ELEVATION: Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Tan medium fine silica sand and shell	1	2/6	1	HOLLOW
2.0'	1.0'	Dark gray medium fine silica sand	2	4/5	2	AUGER
				5/7	3	
				6/6	4	
5.0'	3.0'	Gray medium fine silica sand	3	5/5	5	
				7/9	6	
7.0'	2.0'	Dark brown medium fine silica sand	4	8/8	7	
				9/11	8	
9.0'	2.0'	Brown-dark brown medium fine silica sand	5	3/5	9	
				4/4	10	
				3/6	11	
				7/5	12	
13.0'	4.0'	Brown medium fine silica sand	6		13	
					14	
15.0'	2.0'	Tan-brown medium fine silica sand	7		15	
				2/3	16	
				6/6	17	
					18	
				4/4	19	
20.0'	5.0'	Brown fine medium silica sand	8	5/7	20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 15.5' below surface @ 3:20
Date: see above.

Florida Testing & Engineering Co.
By J. V. Winterholler, P.E.

...clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. — REPORT No. 1
LOCATION as shown on sketch. — HOLE No. 7
DATE STARTED 3/16/82
DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/16/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark brown medium fine silica sand	1	2/3	1	HOLLOW
				5/6	2	AUGER
				4/7	3	
4.0'	3.0'	Gray medium fine silica sand	2	8/8	4	
5.0'	1.0'	Dark brown medium fine silica sand	3	5/5	5	
				6/9	6	
				5/6	7	
				7/7	8	
				3/5	9	
10.0'	5.0'	Brown-tan medium fine silica sand	4	6/7	10	
				5/5	11	
				5/7	12	
					13	
					14	
15.0'	5.0'	Tan medium fine silica sand	5		15	
				3/4	16	
				5/5	17	
					18	
					19	
20.0'	5.0'	Brown fine medium silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2..

Water level: 14.0' below surface @ 10:55
Date: see above .

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

... submitted as the confidential property of clients, and authorization ...

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 7 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				2/4	21	HOLLOW
				4/5	22	AUGER
					23	
				3/5	24	
25.0	5.0	Brown-dark brown fine medium silica sand	7	4/8	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
REPORT No. 1
LOCATION as shown on sketch.
HOLE No. 8
DATE STARTED 3/18/82
DRILLER Haire
DRILL No. 2
DATE COMPLETED 3/18/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				2/2	1	HOLLOW
1.5'	1.5'	Brown medium fine silica sand	1	3/5	2	AUGER
				2/2	3	
4.0'	2.5'	Gray medium fine silica sand	2	3/4	4	
				4/5	5	
				6/7	6	
7.0'	3.0'	Dark brown medium fine silica sand	3	5/5	7	
				4/5	8	
				3/3	9	
				2/4	10	
				5/5	11	
12.0'	5.0'	Brown-tan medium fine silica sand	4	4/7	12	
					13	
					14	
15.0'	3.0'	Brown-tan medium fine silica sand	5		15	
				2/4	16	
				5/5	17	
					18	
					19	
20.0'	5.0	Brown medium fine silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2.

Water level: 14.0' 'below surface @ 1:45
Date: see above

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E

...protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 8 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				2/3	21	HOLLOW
				4/6	22	AUGER
					23	
				4/7	24	
25.0	5.0'	Brown-tan fine medium silica sand	7	6/8	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineers Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT: THE STUART NEWS
ORDER No. 8564
PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
REPORT No. 1
LOCATION: as shown on sketch.
HOLE No. 9
DATE STARTED: 3/16/82
DRILLER: Haire
DRILL No. 2
DATE COMPLETED: 3/16/82

GROUND ELEVATION: Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand	1	2/4	1	HOLLO
				3/6	2	AUGER
				4/4	3	
4.0'	3.0'	Gray medium fine silica sand	2	5/6	4	
				6/7	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	8/9	6	
				5/5	7	
				3/7	8	
				5/7	9	
10.0'	4.0'	Brown-tan medium fine silica sand	4	4/4	10	
				3/5	11	
				6/7	12	
					13	
					14	
15.0'	5.0'	Tan-gray fine medium silica sand	5		15	
				6/6	16	
				7/9	17	
					18	
					19	
20.0'	5.0'	Tan fine medium silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd on Page 2

Water level: 15.0' 'below surface @ 3:45
Date: see above .

Florida Testing & Engineering Co.
J. V. Winterholler, P.E

...reports are to...the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No see pg.1

ORDER No 8564
REPORT No 1
HOLE No 9 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				5/8	21	HOLLOW
				7/8	22	AUGER
					23	
				3/3	24	
25.0	5.0'	Tan-brown fine medium silica sand	7	5/8	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.
REPORT No. 1
LOCATION as shown on sketch.
HOLE No. 10
DATE STARTED 3/15/82
DRILLER Haire
DRILL No. 2
DATE COMPLETED 3/15/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand	1	1/2	1	HOLLOW
				2/2	2	AUGER
				1/2	3	
4.0'	3.0'	Tan-brown medium fine silica sand	2	1/1	4	
				2/2	5	
				1/2	6	
7.0'	3.0'	Brown-tan fine medium silica sand w/some clay	3	2/2	7	
				1/2	8	
				2/2	9	
				3/4	10	
				2/3	11	
12.0'	5.0	Tan-gray fine medium silica sand	4	4/6	12	
					13	
					14	
15.0'	3.0	Tan-gray fine medium silica sand	5		15	
				3/5	16	
				6/8	17	
					18	
					19	
20.0'	5.0	Brown medium fine silica sand	6		20	

boring contd. on Page 2.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 14.0' below surface @ 3:45
Date: see above.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 10 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				4/4	21	HOLLOW
				5/7	22	AUGER
					23	
				2/3	24	
25.0	5.0'	Brown-tan fine medium silica sand	7	7/8	25	
				3/3	26	
				5/6	27	
					28	
					29	
30.0	5.0'	Brown-tan fine medium silica sand	8		30	
				4/6	31	
				8/7	32	
					33	
					34	
35.0	5.0'	Brown-tan fine medium silica sand	9		35	
				3/4	36	
				8/8	37	
					38	
				4/4	39	
40.0	5.0'	Dark gray fine medium silica sand	10	5/8	40	

Boring completed.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 11 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				4/4	21	HOLLOW
				6/9	22	AUGER
					23	
				3/6	24	
25.0	5.0'	Tan fine medium silica sand	7	7/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. — REPORT No. 1
LOCATION as shown on sketch. — HOLE No. 11
DATE STARTED 3/17/82
DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/17/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Tan medium fine silica sand and shell w/some clay	1	2/2	1	HOLLOW
				3/4	2	AUGER
				3/5	3	
4.0'	3.0'	Gray medium fine silica sand	2	5/5	4	
				4/6	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	8/9	6	
				2/4	7	
				5/5	8	
				2/3	9	
				4/5	10	
11.0'	5.0'	Brown-tan medium fine silica sand	4	6/7	11	
				4/6	12	
					13	
					14	
15.0'	4.0	Dark brown-brown medium fine silica sand	5		15	
				3/4	16	
				5/8	17	
					18	
					19	
20.0'	5,0	Tan fine medium silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2..

Water level: 14.0' 'below surface @ 9:30
Date: see above .

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization ...

Florida Testing & Engineering Co.
Engineers Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R.,Stuart,Fla. — REPORT No. 1
LOCATION as shown on sketch. — HOLE No. 1 2
DATE STARTED 3/17/82
DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/17/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark brown-brown medium fine silica sand	1	2/4	1	HOLLOW
				5/7	2	AUGER
				3/4	3	
				5/5	4	
4.5'	3.5'	Gray medium fine silica sand	2	4/5	5	
6.0'	1.5'	Dark brown medium fine silica sand	3	6/9	6	
				3/5	7	
				3/4	8	
				2/3	9	
10.0'	4.0'	Brown medium fine silica sand	4	2/2	10	
				2/4	11	
				3/3	12	
					13	
					14	
15.0'	5.0'	Tan-brown medium fine silica sand	5		15	
				5/6	16	
				8/9	17	
					18	
					19	
20.0'	5.0'	Tan-brown medium fine silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2.

Water level: 14.0' below surface @ 11:10
Date: [illegible] above.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
(305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 12 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
				4/5	21	Hollow
				6/7	22	Auger
					23	
				3/3	24	
25.0	5.0	Brown fine medium silica sand	7	5/8	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS — ORDER No. 8564
PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. — REPORT No. 1
LOCATION as shown on sketch. — HOLE No. 13
DATE STARTED 3/16/82
DRILLER Haire — DRILL No. 2 — DATE COMPLETED 3/16/82

GROUND ELEVATION Not Given.

		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark gray medium fine silica sand	1	1/2	1	HOLLOW
				2/2	2	AUGER
				2/4	3	
3.5'	2.5'	Tan-gray medium fine silica sand	2	5/4	4	
5.0'	1.5'	Dark brown medium fine silica sand	3	5/8	5	
				9/9	6	
7.0'	2.0'	Brown-tan medium fine silica sand	4	5/7	7	
				8/8	8	
				4/6	9	
				7/8	10	
				4/4	11	
12.0'	5.0'	Tan fine medium silica sand	5	3/5	12	
					13	
					14	
15.0'	3.0'	Gray-tan fine medium silica sand	6		15	
				2/4	16	
				5/6	17	
					18	
					19	
20.0'	5.0'	Tan fine medium silica sand	7		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2.

Water level: 14.0' below surface @ 1:55
Date: see above.

Florida Testing & Engineering Co.
By J. V. Winterhalter, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.
Engineer's Laboratory
6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
Phone (305) 971-4400

TEST BORING REPORT

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1. DRILL No. see pg.1

ORDER No. 8564
REPORT No. 1
HOLE No. 13 (Pg.2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

			DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
					2/4	21	HOLLOW
					8/11	22	AUGER
						23	
					2/2	24	
25.0	5.0		Tan-gray fine medium silica sand	8	6/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

All reports are submitted as the confidential property of clients, and authorization



Florida Testing & Engineering Co.

Engineering Laboratory

TEST NO. 1

REPORT OF: D.O.T. Percolation (Exfiltration) Test

CLIENT: Stuart News

PROJECT: Proposed Stuart News @ Palm Beach Road & F.E.C. R.R., Stuart

LOCATION: As shown on plans

TESTED BY: Haire DATE: _____

RESULTS OF TEST:

TIME, MINUTES	WATER, INPUT, GAL./MIN.
1	2.0
2	2.0
3	1.5
4	1.5
5	1.5
6	1.0
7	1.0
8	1.0
9	0.5
10	0.5

SOIL LOG

0'-1.0': Brown medium fine silica sand

1.0'-3.0': Gray medium fine silica sand

3.0'-4.5': Dark brown medium fine silica sand

4.5'-7.0': Brown-dark brown medium fine silica sand

7.0'-10.0: Brown medium fine silic sand

Ground Water Elevation at time of test: 14.0'

Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.

J. V. Winterholler

J. V. Winterholler, Jr., P.E.



4788 NW 11th Ave. Ft. Lauderdale, Florida 33309 (305) 971-4000

Florida Testing & Engineering Co.

Engineering Laboratory

TEST NO. 2

REPORT OF: D.O.T. Percolation (Exfiltration) Test

CLIENT: Stuart News

PROJECT: Proposed Stuart News @ Palm Beach Road & F.E.C. R.R., Stuart

LOCATION: As shown on plans

TESTED BY: Haire DATE: _____

RESULTS OF TEST:

TIME, MINUTES	WATER, INPUT, GAL./MIN.
1	2.0
2	2.0
3	1.0
4	1.0
5	0.5
6	0.5
7	0.5
8	0.5
9	0.5
10	0.5

SOIL LOG

0-0.5': Dark gray medium fine silica sand

0.5'-3.5': Gray medium fine silica sand

3.5'-4.5': Dark brown medium fine silica sand

4.5'-10.0': Brown medium fine silica sand

Ground Water Elevation at time of test: 14.0'

Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.

J. V. Winterholler

J. V. Winterholler, Jr., P.E.

4298 NW 17th Ave. Ft. Lauderdale, Florida 33309 (305) 971-4400

Florida Testing & Engineering Co.

Engineering Laboratory

TEST NO. 3

REPORT OF: D.O.T. Percolation (Exfiltration) Test

CLIENT: Stuart News

PROJECT: Proposed Stuart News @ Palm Beach Road & F.E.C. R.R., Stuart

LOCATION: As shown on plans

TESTED BY: Haire DATE: _____

RESULTS OF TEST:

TIME, MINUTES	WATER, INPUT, GAL./MIN.
1	1.5
2	1.0
3	1.0
4	1.0
5	0.5
6	0.5
7	0.5
8	0.5
9	0.5
10	0.5

SOIL LOG

0-1.0': Brown medium fine silica sa and shell fragments
1.0'-3.0': Gray medium fine silica sand
3.0'-5.0': Dark brown medium fine silica sand
5.0'-7.0': Brown medium fine silica sand
7.0'-10.0': Tan-brown medium fine silica sand

Ground Water Elevation at time of test: 14.0'

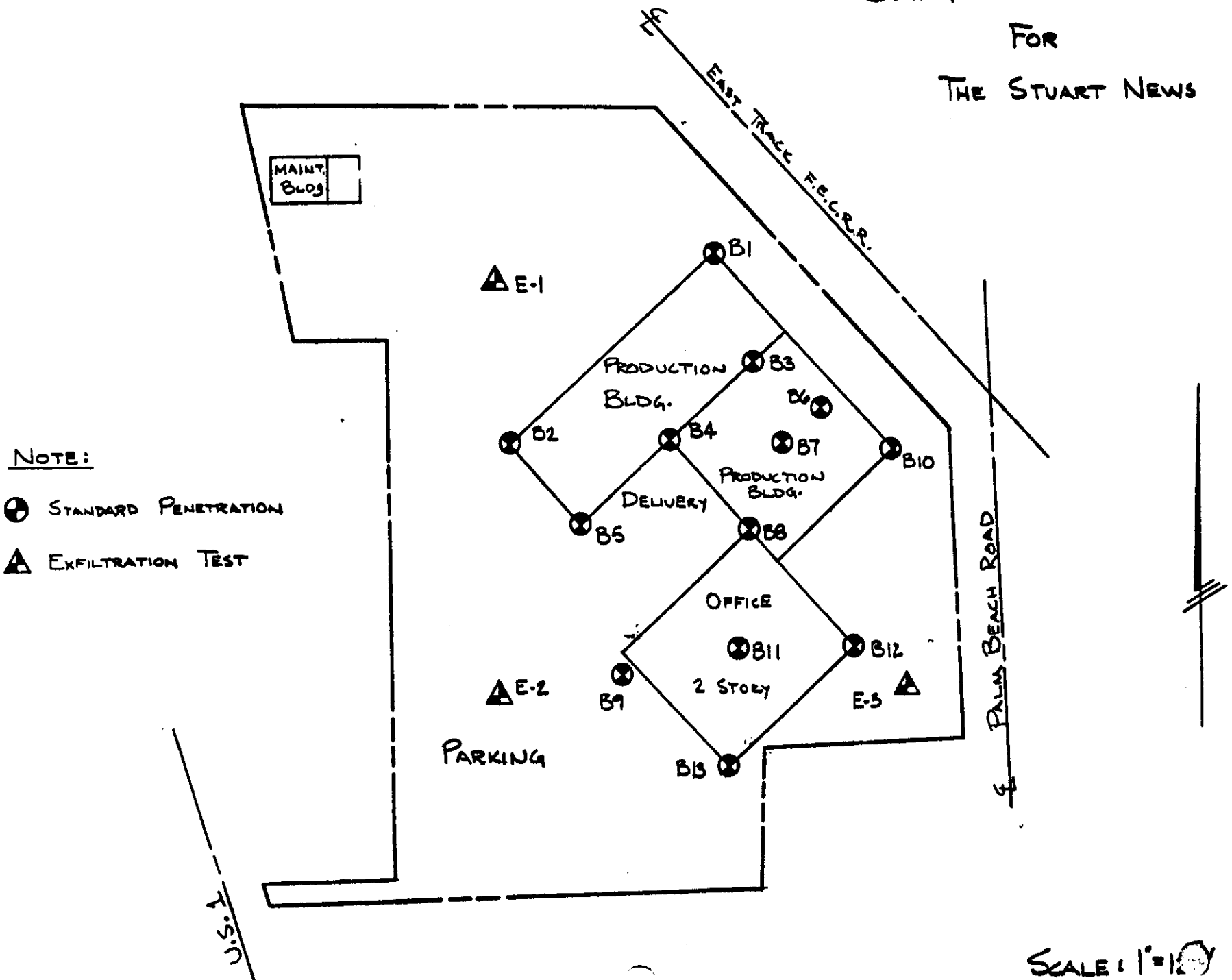
Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.

J. V. Winterholler

J. V. Winterholler, Jr., P.E.

6794 N.W. 17th Ave. Ft. Lauderdale, Florida 33309 (305) 971-4400

Boring Location Sketch
For
The Stuart News



NOTE:

- Standard Penetration
- Exfiltration Test

Scale: 1" = 1