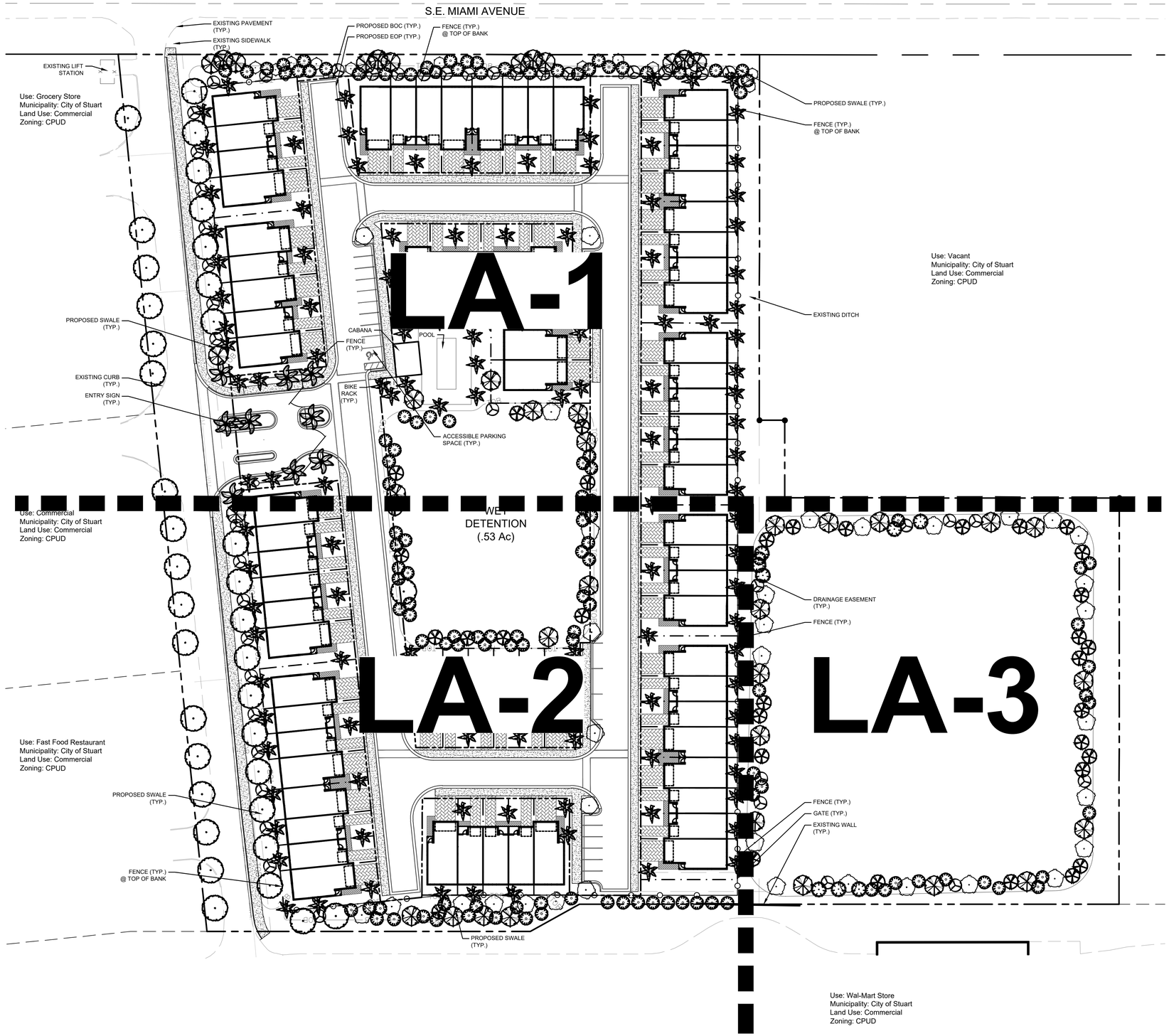


Landscape Data:

Total Landscape Area Required (Section 6.04.03.B.1):
411,484 sf, 9.45 ac * 20% = 82,297 sf + 2,500 sf
from additional parking (Section 6.04.03.B.7)
= 84,797 sf of Landscape Area

Total Landscape Area Provided:
125,133 sf, 2.87 ac (31%)

Landscape Requirements

Total Site Area: 411,484 sf, 9.45 ac (100%)
Landscape Area: 125,133 sf, 2.87 ac (31%)

Required Tree Credits: 275 Trees

Multi-Family Residential - Total Site Trees Required (Section 6.04.08.B): 275 Trees
(411,484 sf Total Site Area / 1,500 = 274.32)

Parking Terminal Island Trees Required (Sec. 6.04.07.C, @ 8 Islands): 8 Trees
Additional Trees Required for Parking: (Sec. 6.04.03.B.7, @ 2,500 sf): 5 Trees

Provided Tree Credits: 332 Trees*
Shade Tree Credits Provided: 209 Trees (63%)
Palm Tree Credits Provided: 123 Trees (37%)

*Note: (57) Additional trees planted above required credits to satisfy tree mitigation on site. See Sheets LA-5 and LA-6 for Tree Mitigation Calculations)

Landscape Notes

- Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation. Trees and shrub species may be substituted based on availability.

- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.

- No Cypress Mulch is to be used on site.

- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.

- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.

- All prohibited exotic and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.

- See engineer's plans for all overhead & underground utility locations

- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'

- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees (height at maturity of more than 30') from the nearest overhead power line. Medium height tree (height at maturity between 20' and 30' shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.

- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

- All above ground utilities shall be screened in accordance with City of Stuart requirements

- All plant material to be Florida No. 1 quality and standards or better.

Irrigation Notes

- All Landscape & Sod areas shall be irrigated by an automated system that provides 100% coverage & overlap.

- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

- Irrigation Water Source: To Be Determined

- All irrigation systems shall include a 'rain switch' to monitor rain levels and irrigation needs.

Required Xeriscape Points

**At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Extra shade trees in vehicular use areas 25% more of required shade trees in vehicular use area	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

**Total Sod Area (See Plant Schedule on Sheet LA-4): 100,651 sf (100%)

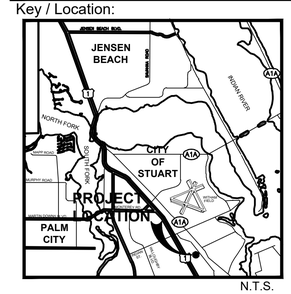
Bahia Sod Area (Drought-Tolerant): 77,168 sf (77%)
St. Augustine 'Floratam' Sod Area: 23,483 sf (23%)

Sheet Index:

LANDSCAPE PLANS & PLANT SCHEDULES ___ LA-1 to LA-3
MASTER PLANT SCHEDULE ___ LA-4
TREE MITIGATION PLAN ___ LA-5
EXISTING TREE TABLE ___ LA-6
LANDSCAPE DETAILS ___ LA-7
LANDSCAPE SPECIFICATIONS ___ LA-8

lucido & associates
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Project Team:

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Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: The Milcor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
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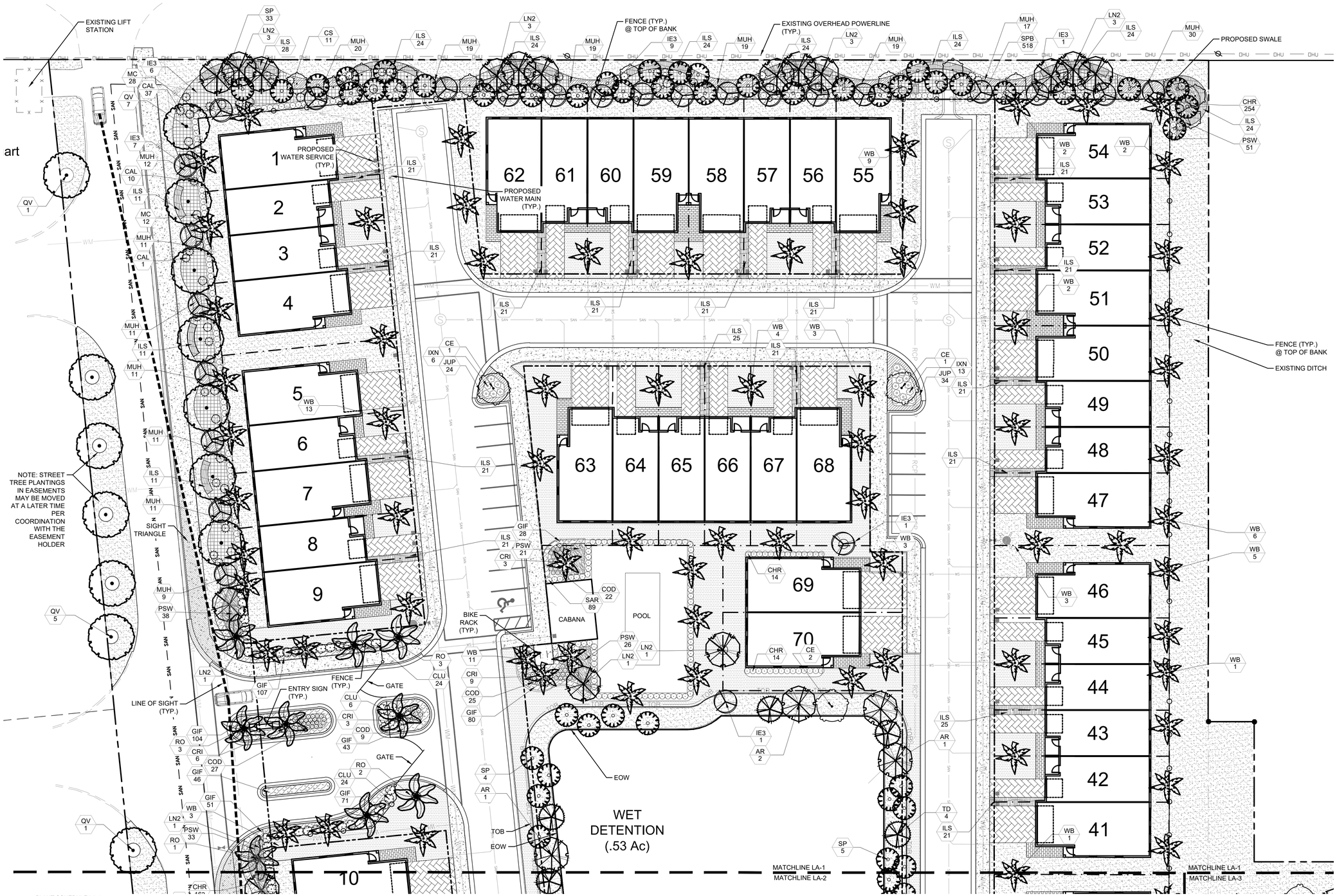
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REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	CV
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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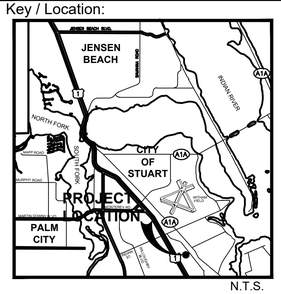
PLANT SCHEDULE LA-1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	4	Acer rubrum	Red Maple	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CE	3	Conocarpus erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CS	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	30G	10' HT	4' SPR		Native	1.5" Caliper
	IE3	25	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.5" DBH
	LN2	15	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native	2.5" DBH
	QV	14	Quercus virginiana	Southern Live Oak	FG	16 - 18' HT	8' SPR	F, SP	Native	4.5" DBH
	TD	4	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	RO	9	Roystonea regia	Florida/Cuban Royal Palm	FG	20' CT		F, SP, No Scars	Native	
	SP	46	Sabal palmetto	Sabal Palm	FG	17' CT		HVY CAL, SP	Native	
	WB	67	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		Full Head, Str, Specimen	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CAL	46	Callicarpa americana	American Beautyberry	3G	24" HT	18"W	F	Native
	CHR	282	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	CLU	51	Clusia guttifera	Small-Leaf Clusia	15G	5'HT	4'W	FTB	Non-native
	COD	83	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	18" HT	18"W	FTB, SP	Non-native
	CRI	21	Crinum sp.	Green Crinum	7G	30" OA		F, SP	Non-native
	IXN	19	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native
	MC	40	Myrica cerifera	Wax Myrtle	3G	24" OA		FTB, SP	Native
	SAR	89	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	219	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
	PSW	136	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.
	SPB	518	Spartina bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	Gif	530	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	ILS	573	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	24" o.c.
	JUP	58	Juniperus chinensis 'Parsonii'	Parsons Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
	PAS	35,342 sf	Paspalum notatum 'Argentine'	Bahiagrass	SOD					
	STF	17,599 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					

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Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Plan & Plant Schedule

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
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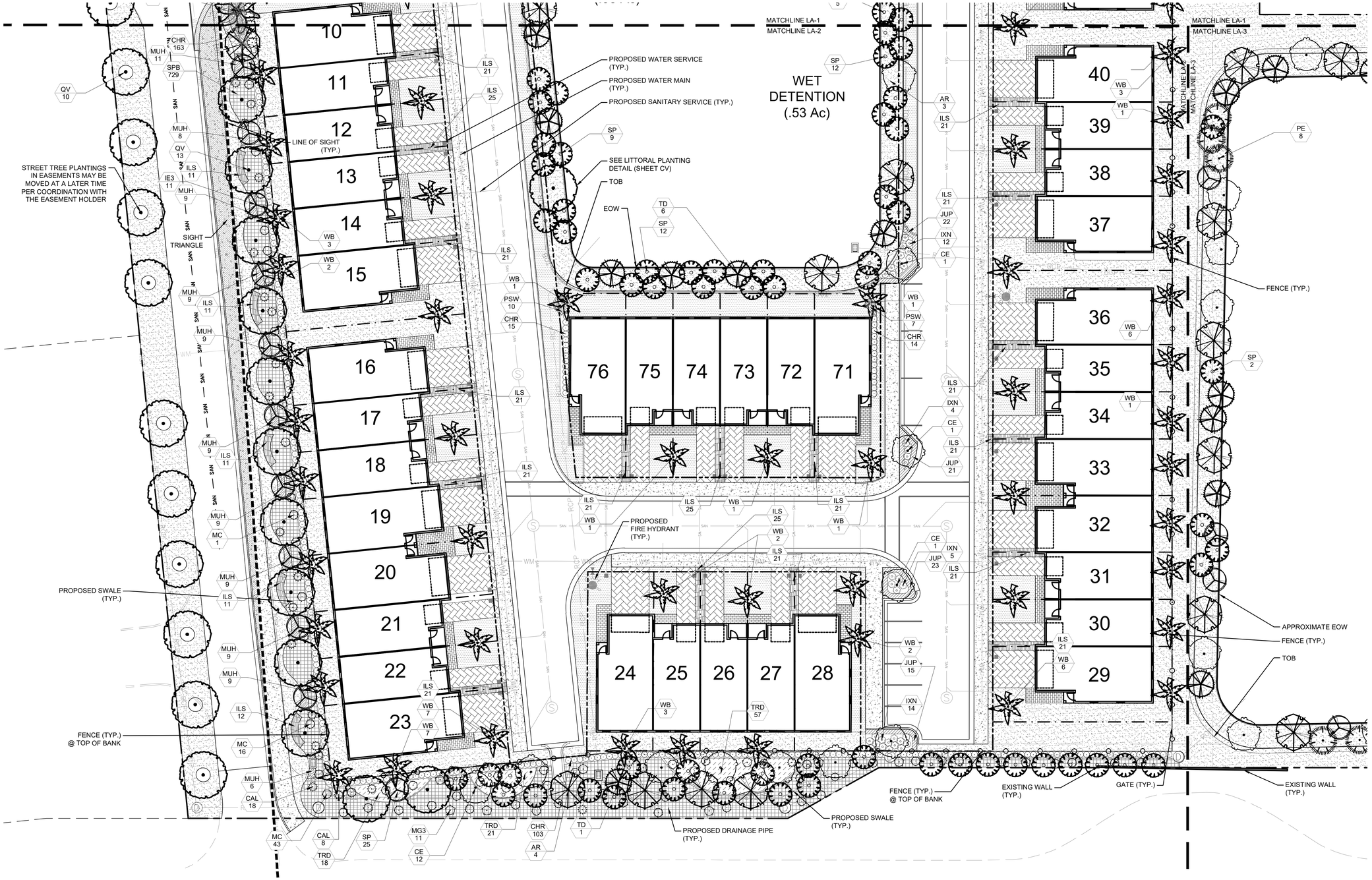
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REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	**LA-1**
Municipal Number	---	
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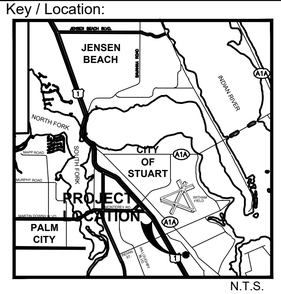
PLANT SCHEDULE LA-2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	6	Acer rubrum	Red Maple	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CE	11	Conocarpus erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	IE3	11	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.5" DBH
	LN2	1	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native	2.5" DBH
	QV	23	Quercus virginiana	Southern Live Oak	FG	16' - 18' HT	8' SPR	F, SP	Native	4.5" DBH
	TD	7	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SP	54	Sabal palmetto	Sabal Palm	FG	17' CT		HVY CAL, SP	Native	
	WB	49	Wodyetia bifurcata	Foxtail Palm	FG	16'CT		Full Head, Str. Specimen	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CAL	26	Callicarpa americana	American Beautyberry	3G	24" HT	18"W	F	Native	
	CHR	293	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	CLU	3	Clusia guttifera	Small-Leaf Clusia	15G	5'HT	4'W	FTB	Non-native	
	IXN	35	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native	
	MC	60	Myrica cerifera	Wax Myrtle	3G	24" OA		FTB, SP	Native	
	MG3	11	Myrsine guianensis	Myrsine	3G	24" HT	18"W		Native	

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	97	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
	PSW	50	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.
	SPB	729	Spartina bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
	TRD	96	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	42" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	51	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	ILS	425	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	24" o.c.
	JUP	81	Juniperus chinensis 'Parsonii'	Parsons Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
	PAS	32,089 sf	Paspalum notatum 'Argentine'	Bahiagrass	SOD					
	STF	5,884 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					

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Trillium RPUD

City of Stuart, Martin County, Florida

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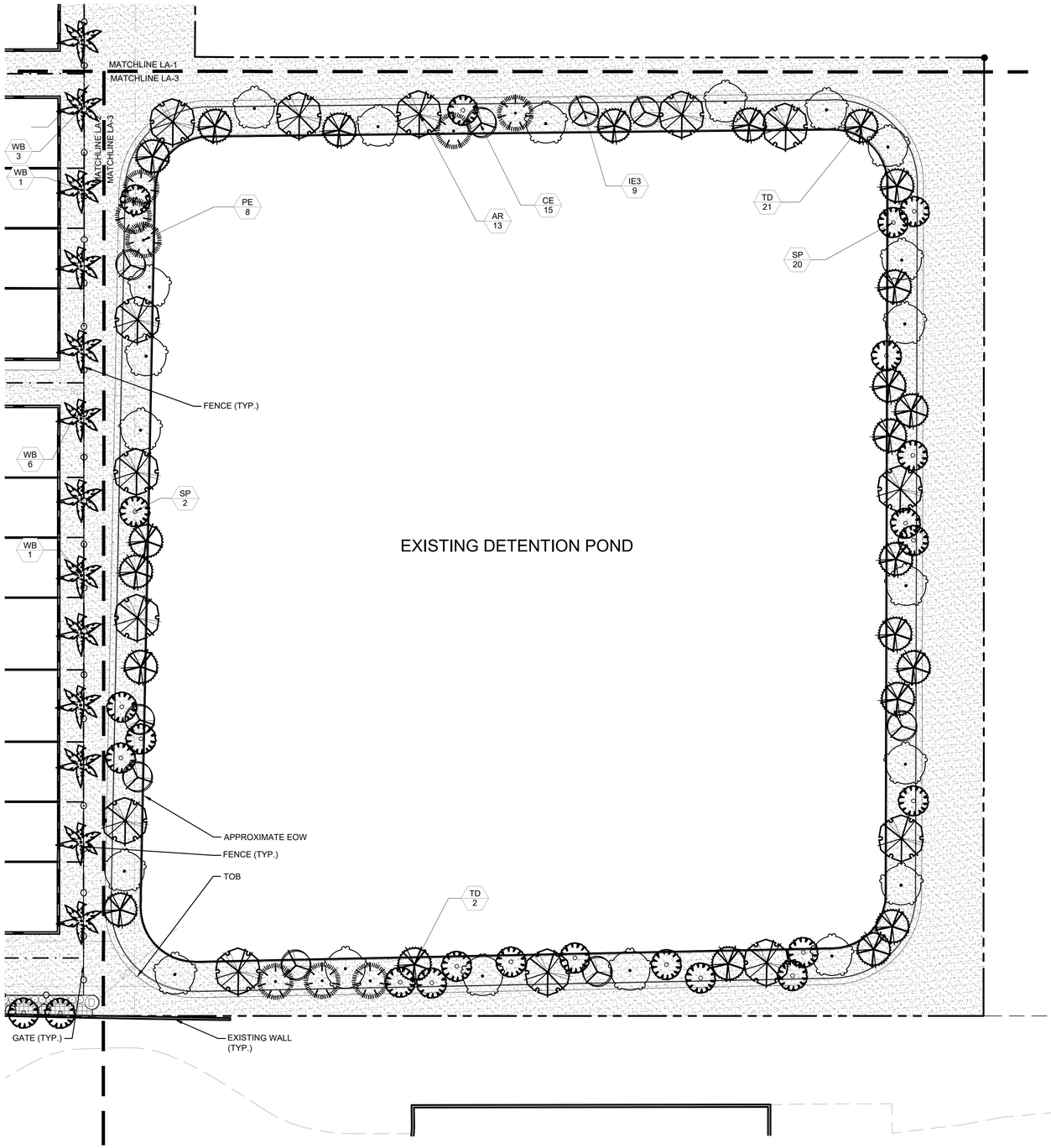
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REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	LA-2
Project Number	18-1110	
Municipal Number	---	
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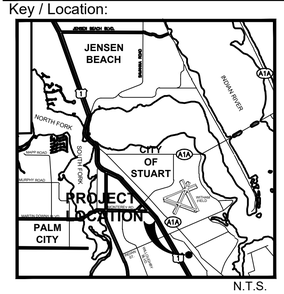
PLANT SCHEDULE LA-3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	14	Acer rubrum	Red Maple	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH
	CE	20	Conocarpus erectus	Green Buttonwood	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH
	IE3	9	Ilex x attenuata `Eagleston`	Eagleston Holly	FG	14` HT	6` SPR	4` CT, F, SP	Native	2.5" DBH
	PE	8	Pinus elliotti var. Densa	Slash Pine	FG	14` HT	7` W		Native	2.5" DBH
	TD	23	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SP	22	Sabal palmetto	Sabal Palm	FG	17` CT		HVY CAL, SP	Native	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	PAS	9,736 sf	Paspalum notatum `Argentine`	Bahiagrass	SOD				

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REG. # 1018
Thomas P. Lucido

Designer	J.J.
Manager	D.F.
Project Number	18-1110
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Sheet **LA-3**

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PLANT SCHEDULE MASTER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	24	Acer rubrum	Red Maple	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH
	CE	34	Conocarpus erectus	Green Buttonwood	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH
	CS	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	30G	10` HT	4` SPR		Native	1.5" Caliper
	IE3	45	Ilex x attenuata `Eagleston`	Eagleston Holly	FG	14` HT	6` SPR	4` CT, F, SP	Native	2.5" DBH
	LN2	16	Lagerstroemia indica `Natchez`	Natchez Crape Myrtle	FG	12` HT	6` SPR	ML, SP	Non-native	2.5" DBH
	PE	8	Pinus elliotti var. Densa	Slash Pine	FG	14` HT	7` W		Native	2.5" DBH
	QV	37	Quercus virginiana	Southern Live Oak	FG	16`- 18` HT	8` SPR	F, SP	Native	4.5" DBH
	TD	34	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	2.5" DBH

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	RO	9	Roystonea regia	Florida/Cuban Royal Palm	FG	20`CT		F, SP, No Scars	Native	
	SP	122	Sabal palmetto	Sabal Palm	FG	17` CT		HVY CAL, SP	Native	
	WB	116	Wodyetia bifurcata	Foxtail Palm	FG	16`CT		Full Head, Str, Specimen	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CAL	74	Callicarpa americana	American Beautyberry	3G	24" HT	18"W	F	Native
	CHR	575	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	CLU	54	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Non-native
	COD	83	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	FTB, SP	Non-native
	CRI	21	Crinum sp.	Green Crinum	7G	30" OA		F, SP	Non-native
	IXN	54	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native
	MC	100	Myrica cerifera	Wax Myrtle	3G	24" OA		FTB, SP	Native
	MG3	11	Myrsine guianensis	Myrsine	3G	24" HT	18"W		Native
	SAR	89	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native

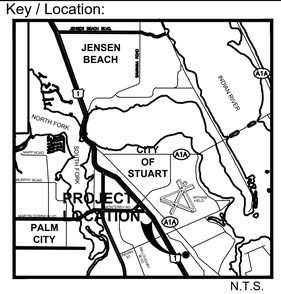
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	316	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
	PSW	186	Pennisetum setaceum `White`	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.
	SPB	1,247	Spartina bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
	TRD	96	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	42" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	530	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	ILS	998	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	24" o.c.
	JUP	139	Juniperus chinensis `Parsonii`	Parsons Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
	PAS	77,168 sf	Paspalum notatum `Argentine`	Bahiagrass	SOD					
	STF	23,483 sf	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD					

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Meritage Homes, 5337 Millenia Lakes Blvd, Suite 410, Orlando, Florida 32839

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: The Milcor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Master Plant Schedule

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments

NORTH

SCALE: 1" = 0'

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	LA-4
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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TREE MITIGATION CALCULATIONS

**Pine Calculation				
	Total Inches Removed:			
	1527	inches (x) 1.5 =	2290.5	Inches
	Total Inches Required (2.5" DBH min.)		2290.5	Inches
	Total Inches Provided for Mitigation:		**2292.5**	**Inches**
	37	Quercus virginiana (4.5" DBH)	166.5	Inches
	8	Pinus elliottii var. densa (2.5" DBH)	20	Inches
	45	Ilex x attenuata 'Eagleston' (2.5" DBH)	112.5	Inches
	34	Taxodium distichum (2.5" DBH)	85	Inches
	34	Conocarpus erectus (2.5" DBH)	85	Inches
	24	Acer rubrum (2.5" DBH)	60	Inches
	116	Wodyetia bifurcata (16' CT, 6.5")*	754	Inches
	9	Roystonea regia (20' CT, 10.5")*	94.5	Inches
	122	Sabal palmetto (17' CT, 7.5")*	915	Inches
*Note: 14' CT Palm = 4.5" DBH				
16' CT Palm = 6.5" Mitigation Provided (4.5" + 2" *(1" add'tl per 1' add'tl CT)*)				
17' CT Palm = 7.5" Mitigation Provided (4.5" + 3" *(1" add'tl per 1' add'tl CT)*)				
20' CT Palm = 10.5" Mitigation Provided (4.5" + 6" *(1" add'tl per 1' add'tl CT)*)				
**Note: See Sheet LA-6 for Existing Tree Table				

TREE MITIGATION LEGEND

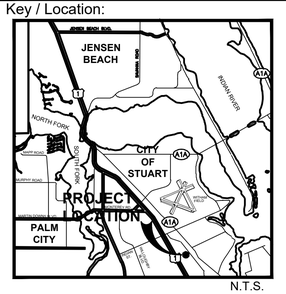
XXX EXISTING TREE TO BE REMOVED

OOO EXISTING TREE (NO MITIGATION REQUIRED)

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Trillium RPUD

City of Stuart, Martin County, Florida

Tree Mitigation Plan

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	LA-5
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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TREE TABLE

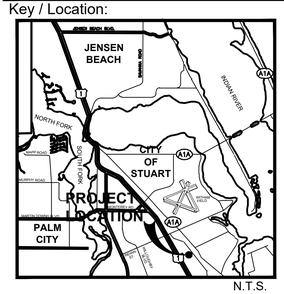
POINT ID	DIAMETER	TREE TYPE	STATUS
223	**12"**	**PINE TREE**	**REMOVE**
224	**12"**	**PINE TREE**	**REMOVE**
225	**12"**	**PINE TREE**	**REMOVE**
226	**10"**	**PINE TREE**	**REMOVE**
227	**14"**	**PINE TREE**	**REMOVE**
228	5"	PINE TREE	REMOVE
229	4"	PINE TREE	REMOVE
230	4"	PINE TREE	REMOVE
231	5"	PINE TREE	REMOVE
232	8"	PINE TREE	REMOVE
233	4"	PINE TREE	REMOVE
234	**16"**	**PINE TREE**	**REMOVE**
235	**14"**	**PINE TREE**	**REMOVE**
236	**10"**	**PINE TREE**	**REMOVE**
237	8"	PINE TREE	REMOVE
238	4"	PINE TREE	REMOVE
239	**14"**	**PINE TREE**	**REMOVE**
240	7"	PINE TREE	REMOVE
241	5"	PINE TREE	REMOVE
242	8"	PINE TREE	REMOVE
243	8"	PINE TREE	REMOVE
244	6"	PINE TREE	REMOVE
245	**10"**	**PINE TREE**	**REMOVE**
246	6"	PINE TREE	REMOVE
247	5"	PINE TREE	REMOVE
248	6"	PINE TREE	REMOVE
249	6"	PINE TREE	REMOVE
250	4"	PINE TREE	REMOVE
251	7"	PINE TREE	REMOVE
252	4"	PINE TREE	REMOVE
253	6"	PINE TREE	REMOVE
254	8"	PINE TREE	REMOVE
255	4"	PINE TREE	REMOVE
256	**12"**	**PINE TREE**	**REMOVE**
257	**10"**	**PINE TREE**	**REMOVE**
258	**12"**	**PALM TREE**	**REMOVE**
259	8"	PINE TREE	REMOVE
260	4"	PINE TREE	REMOVE
261	8"	PINE TREE	REMOVE
262	6"	PINE TREE	REMOVE
263	**10"**	**PINE TREE**	**REMOVE**
264	8"	PINE TREE	REMOVE
265	8"	PINE TREE	REMOVE
266	5"	PINE TREE	REMOVE
267	6"	PINE TREE	REMOVE
268	5"	PINE TREE	REMOVE
269	**16"**	**PINE TREE**	**REMOVE**
270	8"	PINE TREE	REMOVE
271	4"	PINE TREE	REMOVE
272	**10"**	**PINE TREE**	**REMOVE**
273	5"	PINE TREE	REMOVE
274	**10"**	**PINE TREE**	**REMOVE**
275	**12"**	**PINE TREE**	**REMOVE**
276	7"	PINE TREE	REMOVE
277	5"	PINE TREE	REMOVE
278	**12"**	**PINE TREE**	**REMOVE**
279	**12"**	**PINE TREE**	**REMOVE**
280	**14"**	**PINE TREE**	**REMOVE**
281	7"	PINE TREE	REMOVE
282	6"	PINE TREE	REMOVE
283	**12"**	**PINE TREE**	**REMOVE**
284	**12"**	**PALM TREE**	**REMOVE**
285	**17"**	**PINE TREE**	**REMOVE**
286	**16"**	**PINE TREE**	**REMOVE**
287	4"	PINE TREE	REMOVE
288	6"	PINE TREE	REMOVE
289	5"	PINE TREE	REMOVE
290	**20"**	**PINE TREE**	**REMOVE**
291	**10"**	**PINE TREE**	**REMOVE**
292	**12"**	**PINE TREE**	**REMOVE**
293	**12"**	**PINE TREE**	**REMOVE**
294	**14"**	**PINE TREE**	**REMOVE**
295	6"	PINE TREE	REMOVE
296	5"	PINE TREE	REMOVE
297	5"	PINE TREE	REMOVE
298	4"	PINE TREE	REMOVE
299	5"	PINE TREE	REMOVE
300	7"	PINE TREE	REMOVE
301	5"	PINE TREE	REMOVE
302	6"	PINE TREE	REMOVE
303	5"	PINE TREE	REMOVE
304	4"	PINE TREE	REMOVE
305	6"	PINE TREE	REMOVE
306	8"	PINE TREE	REMOVE
307	5"	PINE TREE	REMOVE
308	6"	PINE TREE	REMOVE
309	**10"**	**PINE TREE**	**REMOVE**
310	8"	PINE TREE	REMOVE
311	8"	PINE TREE	REMOVE
312	**11"**	**PINE TREE**	**REMOVE**
313	5"	PINE TREE	REMOVE
314	5"	PINE TREE	REMOVE
315	8"	PINE TREE	REMOVE
316	5"	PINE TREE	REMOVE
317	**10"**	**PINE TREE**	**REMOVE**
318	5"	PINE TREE	REMOVE
319	4"	PINE TREE	REMOVE
320	6"	PINE TREE	REMOVE
321	5"	PINE TREE	REMOVE
322	5"	PINE TREE	REMOVE
323	6"	PINE TREE	REMOVE
324	6"	PINE TREE	REMOVE
325	5"	PINE TREE	REMOVE
326	**14"**	**PINE TREE**	**REMOVE**
327	**12"**	**PINE TREE**	**REMOVE**
328	**12"**	**PINE TREE**	**REMOVE**
329	4"	PINE TREE	REMOVE
330	**10"**	**PINE TREE**	**REMOVE**
331	**13"**	**PINE TREE**	**REMOVE**
332	5"	PINE TREE	REMOVE
333	5"	PINE TREE	REMOVE
334	5"	PINE TREE	REMOVE
335	6"	PINE TREE	REMOVE
336	6"	PINE TREE	REMOVE
337	4"	PINE TREE	REMOVE
338	6"	PINE TREE	REMOVE
339	7"	PINE TREE	REMOVE
340	8"	PINE TREE	REMOVE
341	**10"**	**PINE TREE**	**REMOVE**
342	**10"**	**PINE TREE**	**REMOVE**
343	**10"**	**PINE TREE**	**REMOVE**
344	8"	PINE TREE	REMOVE
345	**10"**	**PINE TREE**	**REMOVE**
346	**10"**	**PINE TREE**	**REMOVE**
347	8"	PINE TREE	REMOVE
348	8"	PINE TREE	REMOVE
349	7"	PINE TREE	REMOVE
350	6"	PINE TREE	REMOVE
351	8"	PINE TREE	REMOVE
352	**12"**	**PINE TREE**	**REMOVE**
353	**12"**	**PINE TREE**	**REMOVE**
354	4"	PINE TREE	REMOVE
355	14"	PALM TREE	REMOVE
356	**16"**	**PINE TREE**	**REMOVE**
357	8"	PINE TREE	REMOVE
358	8"	PINE TREE	REMOVE
359	**12"**	**PINE TREE**	**REMOVE**
360	8"	PINE TREE	REMOVE
361	6"	PINE TREE	REMOVE
362	**12"**	**PINE TREE**	**REMOVE**
363	5"	PINE TREE	REMOVE
364	7"	PINE TREE	REMOVE
365	5"	PINE TREE	REMOVE
366	**12"**	**PINE TREE**	**REMOVE**
367	5"	PINE TREE	REMOVE
368	8"	PINE TREE	REMOVE
369	14"	PALM TREE	REMOVE
370	**14"**	**PINE TREE**	**REMOVE**
371	14"	PALM TREE	REMOVE
372	**10"**	**PINE TREE**	**REMOVE**
373	8"	PINE TREE	REMOVE
374	**10"**	**PINE TREE**	**REMOVE**
375	**10"**	**PINE TREE**	**REMOVE**
376	**12"**	**PINE TREE**	**REMOVE**
377	**10"**	**PINE TREE**	**REMOVE**
378	**12"**	**PINE TREE**	**REMOVE**
379	6"	PINE TREE	REMOVE
380	**12"**	**PINE TREE**	**REMOVE**
381	**16"**	**PINE TREE**	**REMOVE**
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383	8"	PINE TREE	REMOVE
384	**10"**	**PINE TREE**	**REMOVE**
385	6"	PINE TREE	REMOVE
386	**12"**	**PINE TREE**	**REMOVE**
387	**20"**	**PINE TREE**	**REMOVE**
388	6"	PINE TREE	REMOVE
389	**12"**	**PINE TREE**	**REMOVE**
390	**12"**	**PINE TREE**	**REMOVE**
391	6"	PINE TREE	REMOVE
392	4"	PINE TREE	REMOVE
393	5"	PINE TREE	REMOVE
394	**12"**	**PALM TREE**	**REMOVE**
395	4"	PINE TREE	REMOVE
396	**12"**	**PALM TREE**	**REMOVE**
397	8"	PINE TREE	REMOVE
398	**10"**	**PINE TREE**	**REMOVE**
399	8"	PINE TREE	REMOVE
400	6"	PINE TREE	REMOVE
401	8"	PALM TREE	REMOVE
402	6"	PINE TREE	REMOVE
403	6"	PINE TREE	REMOVE
404	8"	PALM TREE	REMOVE
405	4"	PINE TREE	REMOVE
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407	**10"**	**PINE TREE**	**REMOVE**
408	4"	PINE TREE	REMOVE
409	**10"**	**PINE TREE**	**REMOVE**
410	6"	PINE TREE	REMOVE
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413	5"	PINE TREE	REMOVE
414	12"	PALM TREE	REMOVE
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416	6"	PINE TREE	REMOVE
417	6"	PINE TREE	REMOVE
418	8"	PINE TREE	REMOVE
419	7"	PINE TREE	REMOVE
420	**12"**	**PINE TREE**	**REMOVE**
421	10"	PALM TREE	REMOVE
422	12"	PALM TREE	REMOVE
423	**10"**	**PINE TREE**	**REMOVE**
424	5"	PINE TREE	REMOVE
425	5"	PINE TREE	REMOVE
426	5"	PINE TREE	REMOVE
427	5"	PINE TREE	REMOVE
428	4"	PINE TREE	REMOVE
429	**10"**	**PINE TREE**	**REMOVE**
430	14"	PALM TREE	REMOVE
431	**14"**	**PINE TREE**	**REMOVE**
432	10"	PALM TREE	REMOVE
433	**12"**	**PINE TREE**	**REMOVE**
434	**10"**	**PINE TREE**	**REMOVE**
435	**10"**	**PINE TREE**	**REMOVE**
436	**10"**	**PINE TREE**	**REMOVE**
437	4"	PINE TREE	REMOVE
438	**10"**	**PINE TREE**	**REMOVE**
439	5"	PINE TREE	REMOVE
440	**12"**	**PINE TREE**	**REMOVE**
441	4"	PINE TREE	REMOVE
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449	8"	PINE TREE	REMOVE
450	10"	PALM TREE	REMOVE
451	10"	PALM TREE	REMOVE
452	10"	PALM TREE	REMOVE
453	10"	PALM TREE	REMOVE
454	6"	PINE TREE	REMOVE
455	6"	PINE TREE	REMOVE
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460	6"	PINE TREE	REMOVE
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462	8"	PINE TREE	REMOVE
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502	4"	PINE TREE	REMOVE
503	6"	PINE TREE	REMOVE
504	8"	PINE TREE	REMOVE
505	**10"**	**PINE TREE**	**REMOVE**
506	4"	PINE TREE	REMOVE
507	6"	PINE TREE	REMOVE
508	6"	PINE TREE	REMOVE
509	6"	PINE TREE	REMOVE
510	8"	PINE TREE	REMOVE
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513	4"	PINE TREE	REMOVE
514	6"	PINE TREE	REMOVE
515	4"	PINE TREE	REMOVE
516	4"	PINE TREE	REMOVE
517	8"	PINE TREE	REMOVE
518	6"	PINE TREE	REMOVE
519	14"	PALM TREE	REMOVE
520	**10"**	**PINE TREE**	**REMOVE**
521	8"	PINE TREE	REMOVE
522	4"	PINE TREE	REMOVE
523	6"	PINE TREE	REMOVE
524	8"	PINE TREE	REMOVE
525	8"	PINE TREE	REMOVE
526	4"	PINE TREE	REMOVE
527	4"	PINE TREE	REMOVE
528	**10"**	**PINE TREE**	**REMOVE**
529	6"	PINE TREE	REMOVE
530	6"	PINE TREE	REMOVE
531	8"	PINE TREE	REMOVE
532	8"	PINE TREE	REMOVE
533	4"	PINE TREE	REMOVE
534	**10"**	**PINE TREE**	**REMOVE**
535	**10"**	**PINE TREE**	**REMOVE**
536	6"	PINE TREE	REMOVE
537	8"	PINE TREE	REMOVE
538	8"	PINE TREE	REMOVE
539	**10"**	**PINE TREE**	**REMOVE**
540	**10"**	**PINE TREE**	**REMOVE**
541	**10"**	**PINE TREE**	**REMOVE**
542	6"	PINE TREE	REMOVE
543	6"	PINE TREE	REMOVE
544	6"	PINE TREE	REMOVE
545	6"	PINE TREE	REMOVE
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550	4"	PINE TREE	REMOVE
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552	8"	PINE TREE	REMOVE
553	8"	PINE TREE	REMOVE
554	12"	PALM TREE	REMOVE
555	5"	PINE TREE	REMOVE
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557	4"	PINE TREE	REMOVE
558	**10"**	**PINE TREE**	**REMOVE**
559	**10"**	**PINE TREE**	**REMOVE**
560	**10"**	**PINE TREE**	**REMOVE**
561	5"	PINE TREE	REMOVE
562	6"	PINE TREE	REMOVE
563	6"	PINE TREE	REMOVE
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566	6"	PINE TREE	REMOVE
567	8"	PINE TREE	REMOVE
568	4"	PINE TREE	REMOVE
569	**10"**	**PINE TREE**	**REMOVE**
570	**12"**	**PINE TREE**	**REMOVE**
571	**12"**	**PINE TREE**	**REMOVE**
572	**12"**	**PINE TREE**	**REMOVE**
573	5"	PINE TREE	REMOVE
574	14"	PALM TREE	REMOVE
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576	8"	PINE TREE	REMOVE
577	4"	PINE TREE	REMOVE
578	8"	PINE TREE	REMOVE
579	4"	PINE TREE	REMOVE
580	8"	PINE TREE	REMOVE
581	4"	PINE TREE	REMOVE
582	4"	PINE TREE	REMOVE
583	14"	PALM TREE	REMOVE
584	**10"**	**PINE TREE**	**REMOVE**
585	**10"**	**PINE TREE**	**REMOVE**
586	**12"**	**PINE TREE**	**REMOVE**
587	4"	PINE TREE	REMOVE
588	8"	PINE TREE	REMOVE
589	**14"**	**PINE TREE**	**REMOVE**
590	6"	PINE TREE	REMOVE
591	4"	PINE TREE	REMOVE
592	4"	PINE TREE	REMOVE
593	4"	PINE TREE	REMOVE
594	6"	PINE TREE	REMOVE
595	4"	PINE TREE	REMOVE
596	4"	PINE TREE	REMOVE
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601	5"	PINE TREE	REMOVE
602	4"	PINE TREE	REMOVE
603	5"	PINE TREE	REMOVE
604	7"	PINE TREE	REMOVE
605	5"	PINE TREE	REMOVE
606	5"	PINE TREE	REMOVE
607	6"	PINE TREE	REMOVE
608	5"	PINE TREE	REMOVE
609	4"	PINE TREE	REMOVE
610	**10"**	**PINE TREE**	**REMOVE**
611	4"	PINE TREE	REMOVE
612	5"	PINE TREE	REMOVE
613	4"	PINE TREE	REMOVE
614	4"	PINE TREE	REMOVE
615	4"	PINE TREE	REMOVE
616	6"	PINE TREE	REMOVE
617	4"	PINE TREE	REMOVE
618	5"	PINE TREE	REMOVE
619	5"	PINE TREE	REMOVE
620	4"	PINE TREE	REMOVE
621	**10"**	**PINE TREE**	**REMOVE**
622	5"	PINE TREE	REMOVE
623	4"	PINE TREE	REMOVE
624	4"	PINE TREE	REMOVE
625	4"	PINE TREE	REMOVE
626	5"	PINE TREE	REMOVE
627	5"	PINE TREE	REMOVE
628	6"	PINE TREE	REMOVE
629	5"	PINE TREE	REMOVE
630	5"	PINE TREE	REMOVE
631	4"	PINE TREE	REMOVE
632	**10"**	**PINE TREE**	**REMOVE**
633	6"	PINE TREE	REMOVE
634	5"	PINE TREE	REMOVE
635	8"	PINE TREE	REMOVE
636	8"	PINE TREE	REMOVE
637	7"	PINE TREE	REMOVE
638	5"	PINE TREE	REMOVE
639	5"	PINE TREE	REMOVE
640	8"	PINE TREE	REMOVE
641	6"	PINE TREE	REMOVE
642	5"	PINE TREE	REMOVE
643	8"	PINE TREE	REMOVE
644	8"	PINE TREE	REMOVE
645	7"	PINE TREE	REMOVE
646	6"	PINE TREE	REMOVE
647	5"	PINE TREE	REMOVE
648	8"	PINE TREE	REMOVE
649	7"	PINE TREE	REMOVE
650	7"	PINE TREE	REMOVE
651	6"	PINE TREE	REMOVE
652	6"	PINE TREE	REMOVE
653	5"	PINE TREE	REMOVE
654	7"	PINE TREE	REMOVE
655	**10"**	**PINE TREE**	**REMOVE**
656	4"	PINE TREE	REMOVE
657	6"	PINE TREE	REMOVE
658	8"	PINE TREE	REMOVE
659	8"	PINE TREE	REMOVE
660	5"	PINE TREE	REMOVE
661	5"	PINE TREE	REMOVE
662	5"	PINE TREE	REMOVE
663	4"	PINE TREE	REMOVE
664	4"	PINE TREE	REMOVE
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666	6"	PINE TREE	OFFSITE
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671	12"	OAK TREE	OFFSITE
672	12"	OAK TREE	OFFSITE
673	8"	PINE TREE	OFFSITE
674	8"	OAK TREE	OFFSITE
675	6"	OAK TREE	OFFSITE
676	6"	OAK TREE	OFFSITE
677	6"	OAK TREE	OFFSITE
678	7"	OAK TREE	OFFSITE
683	6"	PINE TREE	REMOVE
684	5"	PINE TREE	REMOVE
685	5"	PINE TREE	REMOVE
686	4"	PINE TREE	REMOVE
687	6"	PINE TREE	REMOVE
688	4"	PINE TREE	REMOVE
689	5"	PINE TREE	REMOVE
690	5"	PINE TREE	REMOVE
691	4"	PINE TREE	REMOVE
692	4"	PINE TREE	REMOVE
693	**10"**	**PINE TREE**	**REMOVE**
694	5"	PINE TREE	REMOVE
695	4"	PINE TREE	REMOVE
696	4"	PINE TREE	REMOVE
697	5"	PINE TREE	REMOVE
698	4"	PINE TREE	REMOVE
699	**10"**	**PINE TREE**	**REMOVE**
700	8"	PINE TREE	REMOVE
701	5"	PINE TREE	REMOVE
702	7"	PINE TREE	REMOVE
703	6"	PINE TREE	REMOVE
704	6"	PINE TREE	REMOVE
705	4"	PINE TREE	REMOVE
706	4"	PINE TREE	REMOVE
707	4"	PINE TREE	REMOVE
708	4"	PINE TREE	REMOVE
709	6"	PINE TREE	REMOVE
710	4"	PINE TREE	REMOVE
711	6"	PINE TREE	REMOVE
712	5"	PINE TREE	REMOVE
713	4"	PINE TREE	REMOVE
714	4"	PINE TREE	REMOVE
715	6"	PINE TREE	REMOVE
716	4"	PINE TREE	REMOVE
717	7"	PINE TREE	REMOVE
718	**10"**	**PINE TREE**	**REMOVE**
719	**10"**	**PINE TREE**	**REMOVE**
720	5"	PINE TREE	REMOVE
721	5"	PINE TREE	REMOVE
722	5"	PINE TREE	REMOVE
723	4"	PINE TREE	REMOVE
724	4"	PINE TREE	REMOVE
725	4"	PINE TREE	REMOVE
726	5"	PINE TREE	REMOVE
727	5"	PINE TREE	REMOVE
728	6"	PINE TREE	REMOVE
729	8"	PINE TREE	REMOVE
730	**12"**	**PINE TREE**	**REMOVE**
731	**11"**	**PINE TREE**	**REMOVE**
732	8"	PINE TREE	REMOVE
733	**10"**	**PINE TREE**	**REMOVE**
734	**10"**	**PINE TREE**	**REMOVE**
735	**12"**	**PINE TREE**	**REMOVE**
736	8"	PINE TREE	REMOVE
737	6"	PINE TREE	REMOVE
738	**11"**	**PINE TREE**	**REMOVE**
739	5"	PINE TREE	REMOVE
740	**10"**	**PINE TREE**	**REMOVE**
741	**12"**	**PINE TREE**	**REMOVE**
742	**14"**	**PINE TREE**	**REMOVE**
743	**12"**	**PINE TREE**	**REMOVE**
744	**10"**	**PINE TREE**	**REMOVE**
745	9"	PINE TREE	REMOVE
746	**12"**	**PINE TREE**	**REMOVE**
747	5"	PINE TREE	REMOVE
748	8"	PINE TREE	REMOVE
749	**10"**	**PINE TREE**	**REMOVE**
750	6"	PINE TREE	REMOVE
751	6"	PINE TREE	REMOVE
752	**12"**	**PINE TREE**	**REMOVE**
753	7"	PINE TREE	REMOVE
754	7"	PINE TREE	REMOVE
755	6"	PINE TREE	REMOVE
756	5"	PINE TREE	REMOVE
757	**12"**	**PINE TREE**	**REMOVE**
758	**10"**	**PINE TREE**	**REMOVE**
759	**10"**	**PINE TREE**	**REMOVE**
760	9"	PINE TREE	REMOVE
761	**12"**	**PINE TREE**	**REMOVE**
762	**10"**	**PINE TREE**	**REMOVE**
763	5"	PINE TREE	REMOVE
764	8"	PINE TREE	REMOVE
765	5"	PINE TREE	REMOVE
766	**12"**	**PINE TREE**	**REMOVE**
767	**10"**	**PINE TREE**	**REMOVE**
768	**10"**	**PINE TREE**	**REMOVE**
769	9"	PINE TREE	REMOVE
770	**10"**	**PINE TREE**	**REMOVE**
771	**12"**	**PINE TREE**	**REMOVE**
772	5"	PINE TREE	REMOVE
773	4"	PINE TREE	REMOVE
774	**10"**	**PINE TREE**	**REMOVE**
775	5"	PINE TREE	REMOVE
776	6"	PINE TREE	REMOVE
777	4"	PINE TREE	REMOVE
778	5"	PINE TREE	REMOVE
779	**12"**	**PALM TREE**	**REMOVE**
780	4"	PINE TREE	REMOVE
781	5"	PINE TREE	REMOVE
782	6"	PINE TREE	REMOVE
783	5"	PINE TREE	REMOVE

REQUIRED MITIGATION TREE, TYPICAL:

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Meritage Homes, 5337 Millenia Lakes Blvd, Suite 410, Orlando, Florida 32839

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: The Milcor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Tree Table

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments

NORTH

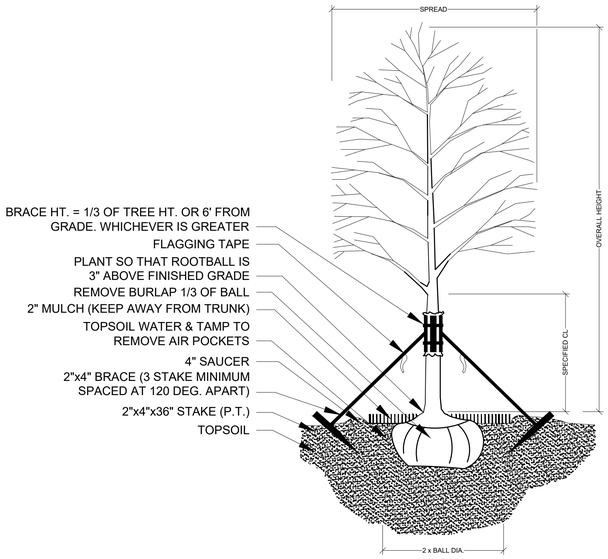
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REG. # 1018
Thomas P. Lucido

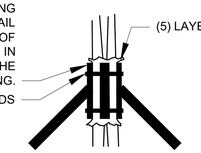
Designer	J.J.	Sheet
Manager	D.F.	**LA-6**
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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TREE PLANTING & STAKING

NOT TO SCALE

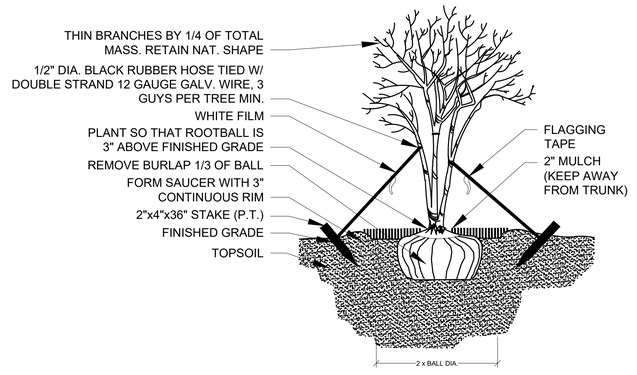


BRACING DETAIL

NOT TO SCALE

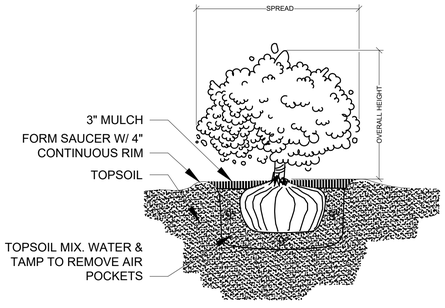
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



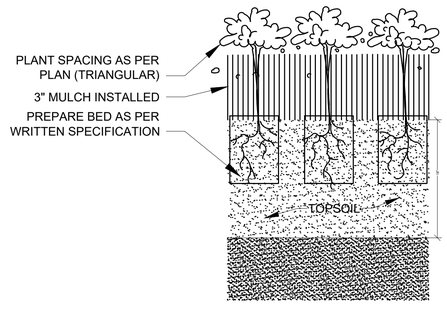
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



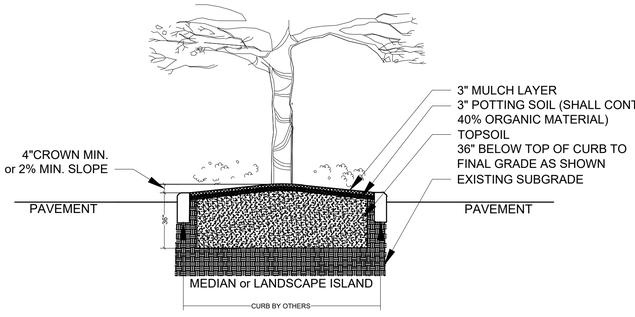
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

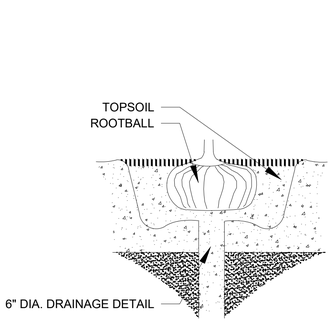


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

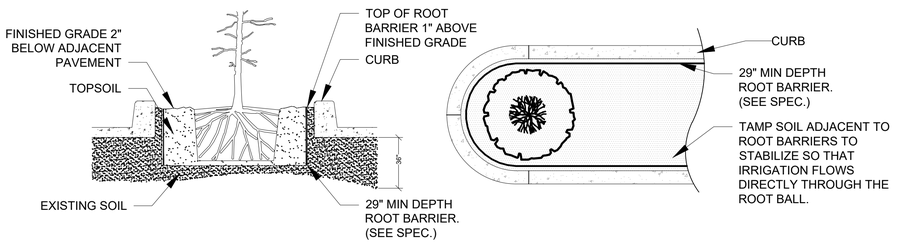
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

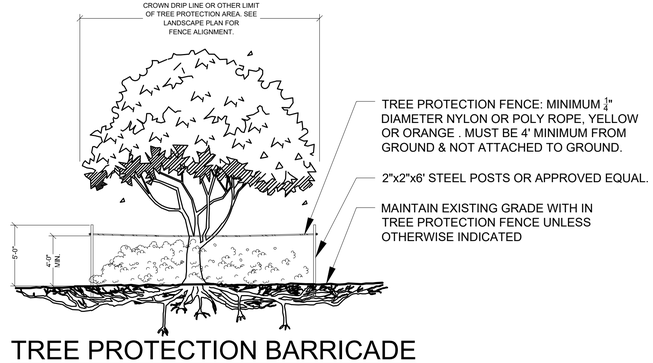
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

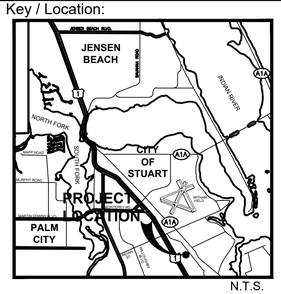
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
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Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Details

Date	By	Description
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10.07.19	B.W.	Response to Comments

NORTH

SCALE: 1" = 0'

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	LA-7
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

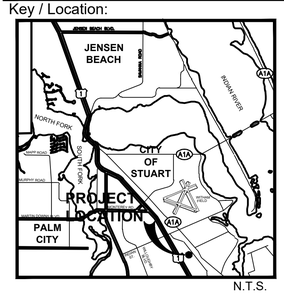
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner: Meritage Homes, 5337 Millenia Lakes Blvd, Suite 410, Orlando, Florida 32839

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: The Milcor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Specifications

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments

NORTH

SCALE: 1" = 0'

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	LA-8
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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CONTEMPORARY ELEVATION

FRONT

BUILDING BHHB



LEFT



RIGHT

BUILDING BHHB



REAR

BUILDING BHHB

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

TRILLIUM

Environmental Assessment Report

Prepared for:

Meritage Homes

Prepared by:

EW Consultants, Inc.

September 2019

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INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on an approximately 9.5 +/- acre property (Parcel 6) located within the City of Stuart. The site is located east of Federal Highway (US1), west of Commerce Avenue, south of and adjacent to Miami Avenue.

The site is situated within Hanson Grant, Township 38 South, Range 41 East, within the municipal limits of the City of Stuart, Martin County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

SOILS

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

It is important to note that the description of these soils, in their natural state, according to the NRCS, was generated in the early 1970s, and therefore predates land alterations that have occurred since the publication of the Soil Survey. Namely, the excavated pond is not reflected as "water" as it is typically depicted on soils map.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections of this report.

There were six different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

#411 – Pine Flatwoods (Disturbed)

The vegetated upland areas found on site are pine flatwoods habitat albeit disturbed by invasive exotic vegetation. The canopy stratum is heavily infested by invasive exotic trees such as java plum, Brazilian pepper, earleaf acacia, and melaleuca. There remain scattered slash pines, laurel oaks, and cabbage palms throughout this habitat. The sub-canopy is also heavily infested by Brazilian pepper shrubs and earleaf acacia saplings. Scattered clumps of saw palmetto, gallberry, and rusty lyonia remain throughout the property. The groundcover is devoid of vegetation, covered in leaf litter from invasive exotic trees or shaded by the sub-canopy vegetation. Limited signs of wildlife utilization have been observed on site including raccoons, opossum, and several common birds. Several vagrant camps were also observed on site and thus, this activity may also be contributing to limit some wildlife usage.

#510 – Ditches

Two man-made ditches are found on site. The first one crosses the site east-west, connecting the on-site excavated pond to off-site drainage. This ditch was constructed at the time the on-site pond was excavated. This ditch exhibits open water and some emergent vegetation, and thus offers some opportunities for wildlife foraging. This activity is likely transient in nature. The second ditch extends north from the northwest corner of the pond and terminates at Miami Avenue. This ditch is located under a canopy of Brazilian pepper shrubs and offers limited value for wildlife. Signs of wildlife usage included raccoon tracks.

#534 – Reservoir less than 10 acres

A pond has been previously excavated in the southeast portion of the site. This feature is part of an overall drainage system for this property and adjacent parcels located within the Stuart Business Park commercial Planned Unit Development.

#641 – Freshwater marsh

An herbaceous wetland is found in the southern portion of the site. This wetland exhibits maidencane, beakrush, and spikerush but has been severely encroached by melaleuca trees. Potential for wildlife usage is limited to small or medium mammals, and due to the dense exotic tree canopy, usage by wading birds is severely limited.

An informal wetland determination was issued on August 28, 2019, indicating that the property contains one wetland. A copy of the approved informal wetland determination is included in the Appendix.

#740 – Disturbed lands

This non-native land cover is comprised of the access and maintenance areas for the drainage ditch and pond system. It exhibits a regularly mowed ruderal herbaceous ground cover.

#814 – Roads

This land cover corresponds to the existing cross-access paved drive built under the 2012 SFWMD permit, connecting Miami Avenue to the Walmart property to the south.

WILDLIFE EVALUATION

The site reconnaissance conducted between January and March 2019 and July 2019 found indicators of common wildlife species including raccoons, opossum, and several common birds such as blue jays and crows.

With regard to protected species and their potential for occurrence on the site, the following table summarizes the likelihood of occurrence of such species based on the observed habitat characteristics and field reconnaissance efforts.

Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
					State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian transects	L	FT(S/A)
Audubon's Crested Caracara	*Polyborus plancus audubonii*	Open prairies and rangeland	Pedestrian transects	L	FT
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes, and wetlands	Pedestrian transects	L	No longer listed, Nest trees protected
Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian transects	L	ST
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat, agricultural lands	Pedestrian transects	L	FT
Florida Grasshopper Sparrow	*Ammodramus savannarum floridanus*	Open prairies and rangeland	Pedestrian transects and playback tapes	L	FE

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Florida panther	*Felis concolor coryi*	Large wilderness areas	Pedestrian transects	L	FE
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage pastures/prairies	Pedestrian transects; aerial nest survey	L	ST
Snail Kite	*Rostrhamus sociabilis plumbeus*	Long hydroperiod wetlands/aquatic systems with *Pomacea* snails	Pedestrian transects	L	FE
Florida Pine Snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open canopy	Pedestrian transects; inspection of burrow entrances	L	ST
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey of suitable habitat	M	ST
Sherman's Fox Squirrel	*Sciurus niger shermani*	Longleaf pine, turkey oak, sandhills, and flatwooods	Pedestrian transects	L	SSC
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian transects	L	FE
Roseate Spoonbill	*Platalea ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Southeastern American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian transects	L	ST
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, estuaries	Pedestrian transects	L	ST
Whooping Crane	*Grus americana*	Breed in emergent palustrine wetlands; forage in pastures	Pedestrian transects	L	"Experimental population"
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian transects	L	FT

[1] Observed transient
[2] Observed nesting and/or resident
*O= Observed; H= High probability; M= Medium; L= Low; FE = Federally Endangered; FT = Federally Threatened; FT(S/A) = Federally Threatened due to similarity of appearance; ST = State Threatened; SSC = State Species of Special Concern

Based on this summary, the likelihood of occurrence of any State or Federally designated threatened or endangered species on the site is low. There are no confirmed observations of any such species or indicators of their presence.

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat. While this habitat is present on site it is heavily infested with melaleuca trees and thus not suitable for sandhill crane foraging or nesting. The pond and ditches shorelines offer some potential for foraging however, this activity by sandhill cranes on the property would be transient in nature.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site. According to the FFWCC database the closest documented bald eagle nests are located approximately 2.3 miles west, 2.3 miles north, and 3.7 miles southeast of the subject property.

Although the subject site is within the consultation area of the Audubon's crested caracara, use of the site by caracara for foraging and the potential of caracara nesting on site or in the areas surrounding the site is unlikely. Caracara nesting habitat is not present on the site or in the surrounding areas. No crested caracara or crested caracara nests were observed during the site reviews.

The wood stork is a federally listed threatened species that nests in natural forested wetlands and forages in shallow open waters. No wood storks have been observed on site. The property does not provide suitable nesting habitat. The excavated pond and ditch do provide some suitable forage habitats. The site is within the 18.6-mile core forage area of wood stork rookeries as per USFWS database.

The site does not provide suitable nesting habitat for State Threatened wading birds. Any occurrence of these species would be transient in nature.

The burrowing owl is a small ground-dwelling owl often found in open, treeless fields, where it spends most of its time on the ground, perching on dirt mounds, small posts, fences, or short shrubs. The site does not provide nesting habitat for burrowing owls and no burrowing owls or burrowing owl burrows were observed during the site reconnaissance.

Gopher tortoises are listed as a Threatened species by the State of Florida. No gopher tortoises, burrows, or signs thereof were found on the property. While not directly observed on the subject property, this species has a moderate potential of being present on the site. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occupy gopher tortoise burrows which may occur on the property. Nevertheless, the isolated nature of the site by surrounding development is such that indigo snakes are not likely to occur on the subject property. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

Given the surrounding urban development and activity, the dominance of non-native vegetation and habitat, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species. Coordination with the USFWS has been initiated via the issuance of a Public Notice by the U.S. Army Corps of Engineers as part of the permit application review process. Coordination with the Florida Fish and Wildlife Conservation Commission will be initiated by the SFWMD at the time of application for an Environmental Resource permit.

WETLAND EVALUATION

The informal wetland determination issued on August 28, 2019, indicates that the property contains one wetland. The informal wetland determination also indicates that the property received an Environmental Resource Permit (ERP) in 2012 that authorized the impacts to the on site wetland. In order to receive an ERP from the SFWMD, an applicant had to demonstrate that efforts to eliminate and reduce (avoid and minimize) wetland impacts have been made and that no further elimination or reduction of impacts was feasible for the project. The issuance of the ERP by the SFWMD indicates that the state requirements for elimination and reduction (avoidance and minimization) of wetland impacts have been addressed. The 2012 permit and required mitigation authorized the impact to the on site wetland. Compensatory wetland mitigation has been completed with the purchase of 0.45 herbaceous wetland mitigation credits from the Bluefield Ranch Mitigation Bank (BRMB) on November 28, 2012. Please refer to the attached memorandum from BRMB indicating the completion of the purchase of the credits and the removal of 0.45 credits from the BRMB ledger maintained by the SFMWD.

PRESERVE AREA AND UPLAND BUFFER EVALUATION

The subject property is part of a larger assemblage of parcels for which a comprehensive off site upland preserve area plan was approved by the City of Stuart to provide for a contiguous, larger, and higher quality upland preserve. This off site upland preserve area was approved as Ordinance number 2361-2018 by the City Commission on February 26, 2018 (copy attached in Appendix). In accordance with this ordinance, there is no on site upland preserve required for this site.

SUMMARY

Vegetation

Preservation requirements for the on-site native habitat have been met through the establishment of an approved off-site upland preserve area.

Wetlands

There is one jurisdictional wetland on the property as demonstrated by an informal wetland determination completed in August 2019 by South Florida Water Management District. The wetland determination also confirmed that the wetland had previously been authorized for impact and that 0.45 herbaceous mitigation credits have been purchased. The compensatory wetland mitigation was addressed and fulfilled the requirements of the state. As such there is no requirement for wetland preservation or mitigation.

Listed Species

No signs of gopher tortoises were observed on the property. The gopher tortoise is listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) as threatened, thus any development of the subject site that may impact gopher tortoises and/or their burrows would require FFWCC authorization. Prior to the commencement of construction activities, a 100% habitat survey of the site is recommended to confirm the findings of this assessment.

APPENDIX



MARTIN COUNTY AERIALS DATED 2019

0 200
SCALE IN FEET

TRILLIUM TOWNHOMES

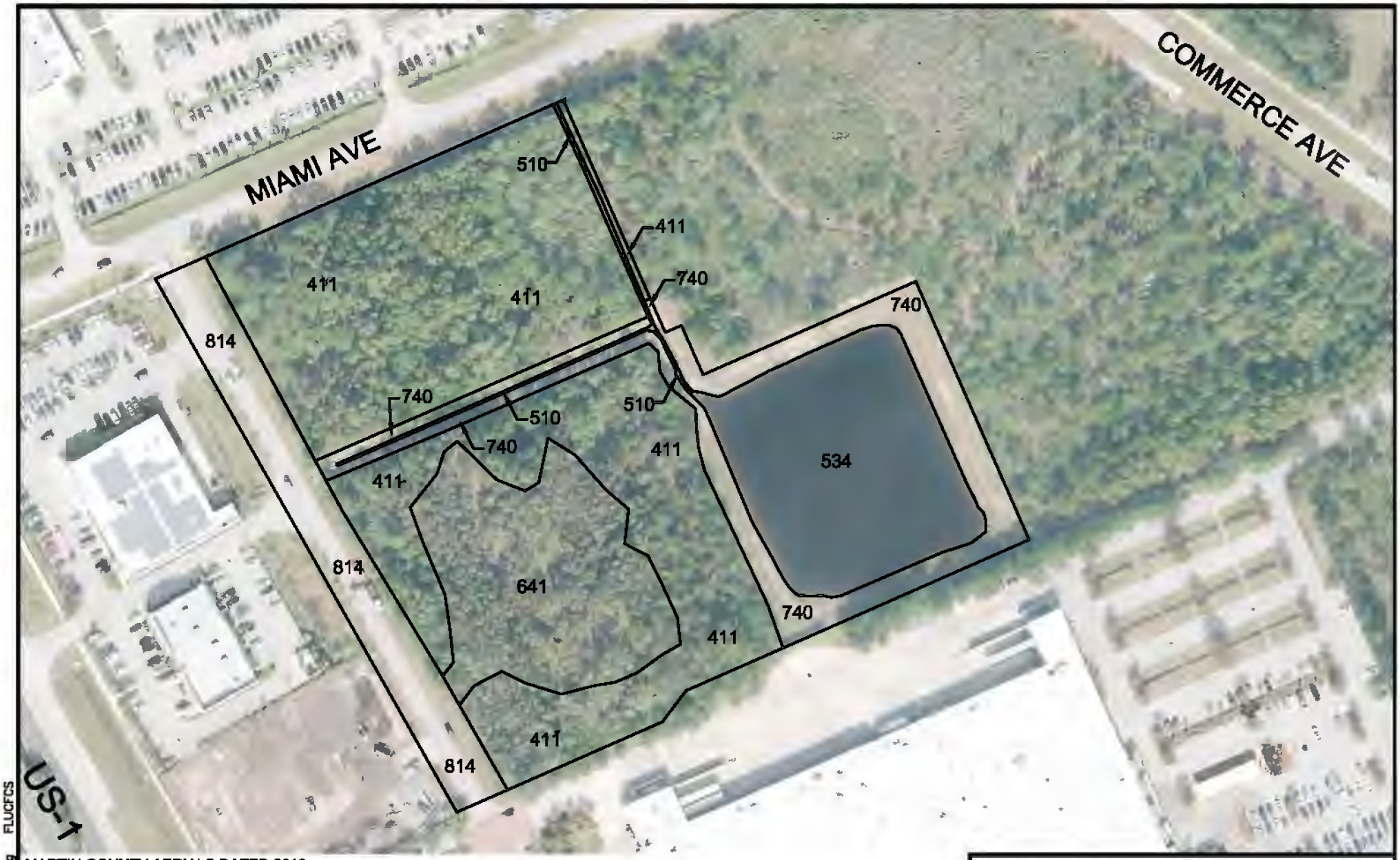
AERIAL

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FIGURE
3

TRILLIUM TOWNHOMES.dwg AERIAL



MARTIN COUNTY AERIALS DATED 2019

LEGEND

411 - PINE FLATWOODS (4.6± AC)
510 - DITCHES (0.1± AC)
534 - RESERVOIRS LESS THAN 10 ACS (1.4± AC)
641 - FRESHWATER MARSHES (1.4± AC)
740 - DISTURBED LANDS (1.0± AC)
814 - ROADS (0.9± AC)
SITE (9.4± AC)

0 150
SCALE IN FEET

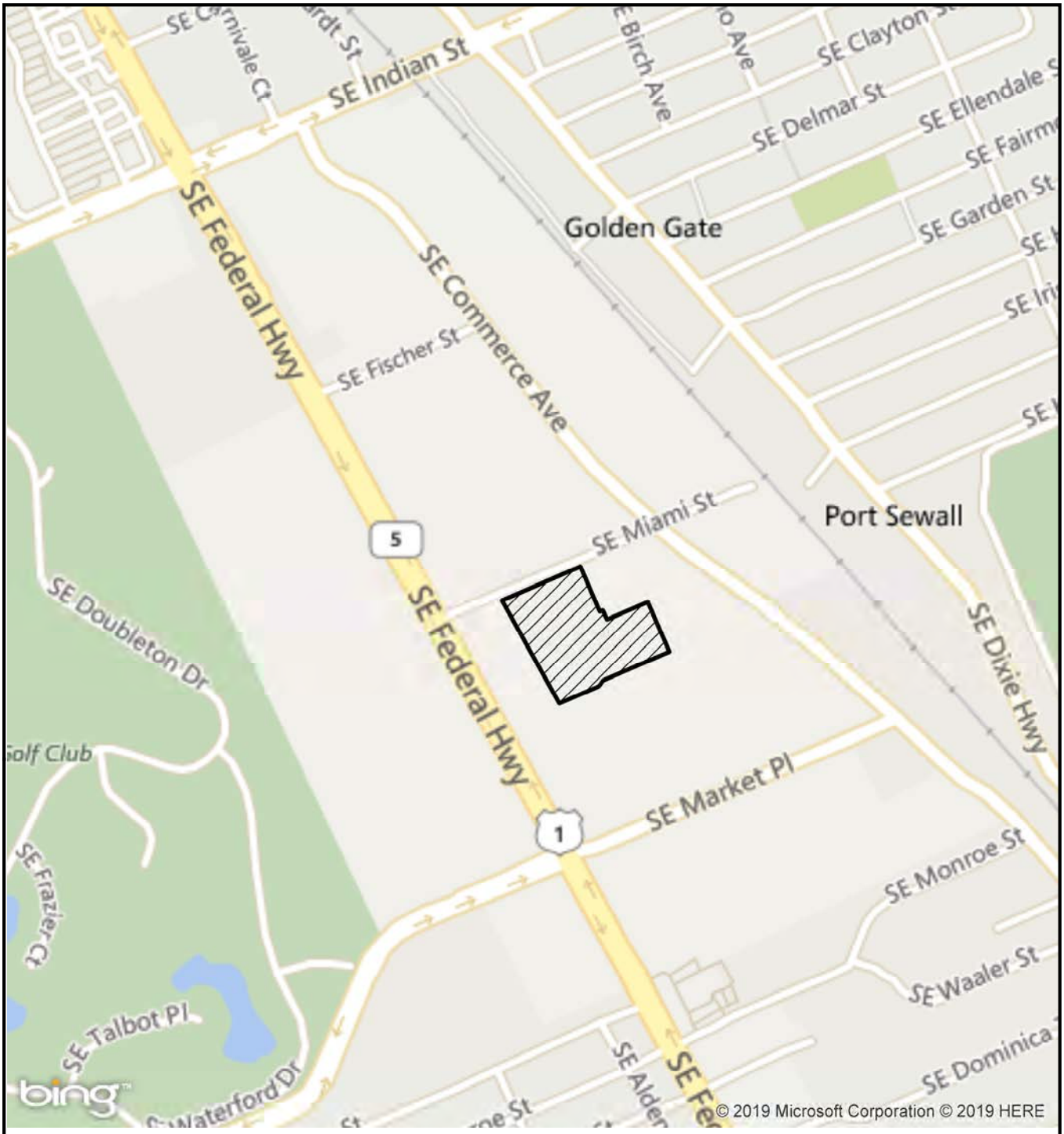
TRILLIUM TOWNHOMES
FLUCFCS MAP

EW CONSULTANTS, INC.

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FIGURE 4

TRILLIUM TOWNHOMES.dwg FLUCFCS



LEGEND

▨ - SITE (9.4+/- AC)

TRILLIUM TOWNHOMES
LOCATION MAP

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FIGURE

1



USGS QUAD MAP "ST LUCIE INLET", HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'30.34" LONGITUDE -80°13'12.10"

LEGEND

▨ - SITE (9.4± AC)

0 1000

SCALE IN FEET

TRILLIUM TOWNHOMES

QUAD

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FIGURE

2

TRILLIUM TOWNHOMES.dwg QUAD

Soil Map—Martin County, Florida
(TRILLIUM TOWNHOMES)



Map Scale: 1:2,080 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 17, Sep 17, 2018

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

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	51.0%
5	Waveland and Lawnwood fine sands, depressional	4.6	49.0%
Totals for Area of Interest		**9.4**	**100.0%**

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 28, 2019

** Delivered via email*

Meritage Homes Of Florida, Inc *
Ted Glasrud Associates Fl, LLC *
See Attached for Addresses

Subject: Meritage Homes
Application No. 190820-1700
Informal Wetland Determination No. 43-101930-P
Martin County

Dear Mr. Glasrud and Mr. Fraiegari:

The District reviewed your request for an informal determination of the jurisdictional wetland boundaries, as defined in Chapter 62-340, Florida Administrative Code, within the subject property located as shown on the attached Exhibit No. 1.0. The purpose of this request is to revise the jurisdictional wetland boundaries for the 9.4-acre parcel as described in Application No. 181226-1080 (Permit No. 43-100937-P) to instead reflect the wetland limits depicted in the 2012 permit issued by the District (Application No. 120614-2, Permit No. 43-00014-S). The 2012 permit authorized impacts to a total of 1.38 acres of wetlands occurring on the property at that time. Although the entirety of the wetland impacts were not completed, mitigation for the total 1.38 acres of onsite wetlands was addressed and fulfilled through the purchase of 0.45 credits at Bluefield Ranch Mitigation Bank.

Based on the information provided, the District has made a determination to honor the wetland boundaries as delineated pursuant to the 2012 permit. As a result, this informal wetland determination shall supersede the 2018 delineation regarding this parcel only. Please note, although wetland impacts have been mitigated for, a new permit will still be needed to reauthorize wetland impacts and development of the site. Exhibit No. 2, attached, identifies the boundaries of the subject property and the approximate landward limits of the wetlands.

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

Sincerely,

Barbara Conmy
Section Leader

c: Arnaud Roux, EW Consultants, Inc *
Edward Weinberg, EW Consultants, Inc *

Addresses:

Dante Fraiegari
Meritage Homes Of Florida, Inc
1127 Gateway Boulevard
Boynton Beach, FL 33426

Theodore Glasrud
Ted Glasrud Associates Fl, LLC
759 SW Federal Highway Suite 217
Stuart, FL 34994

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 190820-1700.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland Map

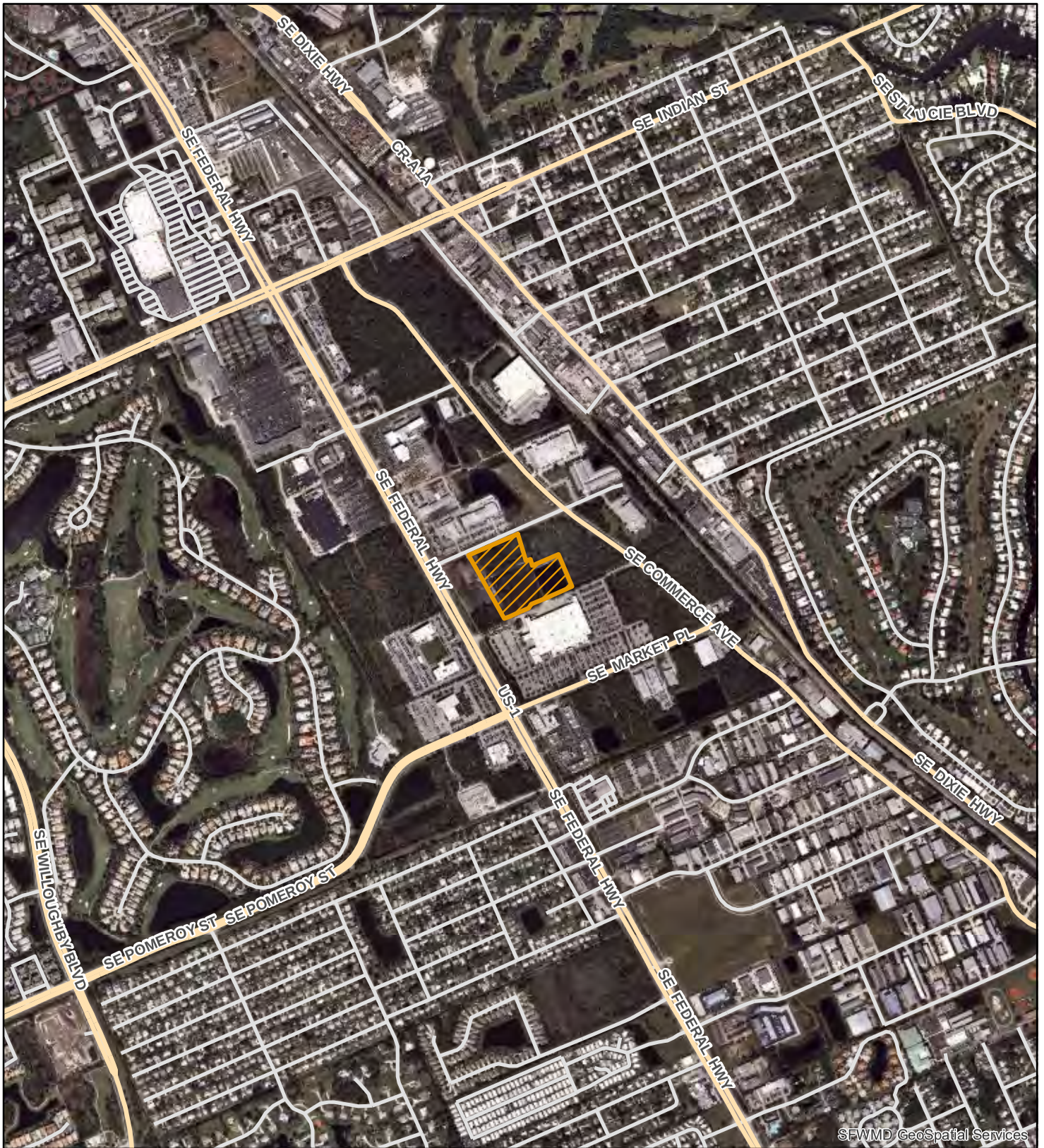


Exhibit No:1.0	Exhibit Created On: 2019-08-21	MARTIN COUNTY, FL

Application

REGULATION DIVISION

Project Name: Meritage Homes

Application Number: 190820-1700

0 1,150 2,300 Feet

N

sfwmd.gov

Created by IT GIS Section

South Florida Water Management District

Exhibit No. 2.0

Application No. 190820-1700



MERITAGE HOMES SFWMD.dwg WETLAND

MARTIN COUNTY AERIALS DATED 2019

0 150
SCALE IN FEET

MERITAGE HOMES WETLAND MAP

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

JULY 2019

FIGURE 4

Bluefield Ranch Mitigation Bank

David McIntosh, Trustee
901 North Olive Avenue
West Palm Beach, FL 33401
P (772) 708-1776
Dave@BluefieldRanch.com

Memorandum by email

To: Ms. Anita Bain, Bureau Chief, Environmental Resource Permitting
South Florida Water Management District
ABain@SFWMD.gov

From: Dave McIntosh

Subject: Industrial Development Corporation:
Stuart Business Park cross access drive
App# 120614-2; Permit # 43-00014-S
Wetland mitigation at Bluefield Ranch Mitigation Bank

Date: November 28, 2012

Dear Ms. Bain:

On October 26, 2012, I advised you that Industrial Development Corporation had reserved forty-five one hundredths of one (0.45) herbaceous wetland mitigation credit for its use at its Stuart Business Park's cross access drive project.

I now advise you that Industrial Development Corporation has completed all of its contract obligations for the purchase of that partial credit. Therefore, I authorize and request that you remove that fort-five one hundredths of one (0.45) herbaceous wetland mitigation credit from the Bluefield Ranch Mitigation Bank ledger that you maintain and that you immediately and permanently associate that same partial credit with the above-referenced Application and Permit of Industrial development Corporation for its Stuart Business Park cross access drive project.

If you have any questions, please contact me directly.

Thank you.

David McIntosh

Copy: Mr. Brad Dubner, VP, Industrial Development Corp. (bdub99@bellsouth.net)

NANCE NUMBERS 2361-2018 AND 2362-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

Any person deciding to appeal any decision made by the Commission at the public hearing will need to ensure that a verbatim record of the proceedings is made. In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at 288 5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

STUART CITY COMMISSION
2 16/ 2018

0000309614-01

Inst. # 2685382
Bk: 2982 Pg: 1278 Pages: 1 of 11
Recorded on:3/23/2018 2:59 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $95.00

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2363-2018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT(CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1533-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 6, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C" ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE THE REQUIRED UPLAND PRESERVE OF APPROXIMATELY 3.64 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDINANCE NOs. 2361-2018 AND 2362-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, the City Commission approved Ordinance No. 1533-97 which granted Commercial Planned Unit Development (CPUD) zoning for the subject property for that certain 55.83 acre of land located on the East side of SE Federal Highway between SE Miami Street and SE Market Place; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 1915-2003 for development of Walmart Supercenter on a portion of a parcel; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 2313-2015 for development of Aldi Food Store on a portion of a parcel; and

WHEREAS, an application for a major amendment to Ordinance No. 1533-97 was properly filed on behalf of the petitioner, Ted Glasrud (Owner) of Ted Glasrud Associates FL, LLC.

WHEREAS, the applicant, Ted Glasrud, recently purchased several large, scattered parcels including Parcels 6 and 6A, located on the East side of SE Federal Highway between SE Miami Street and SE Market Place and are legally described as set forth in **Exhibit "A"**; and

WHEREAS, the City's consultant, EW Consultants, Inc., has prepared an Environmental Inventory and Evaluation dated August 4, 2017 for the 10 parcels to provide the existing habitat characteristics and calculations of preservation requirements on each parcel and the basis to aggregate conservation areas in higher quality existing habitat and concurrently free up areas of lower ecological quality; and

WHEREAS, the consultant finds it advantageous to consolidate the required native upland preservation areas in order to increase ecological functions; and

WHEREAS, the applicant is seeking to terminate an obligation to provide a total of approximately 3.64 acres of on-site upland preserve on Parcel 6 and transfer of said obligation to adjacent undeveloped Parcel 6A,

WHEREAS, the applicant is seeking to provide aggregation of upland preservation for a total of approximately 8.29 acres on Parcel 6A consisting of superior quality habitat and satisfying the obligation to provide the required upland preserve of approximately 3.64 acres of Parcel 6 and nearby undeveloped parcels governed by Ordinance No. 2361-2018 and Ordinance No. 2362-2018 and as depicted on a Parcel Map in **Exhibit "B"** of this ordinance; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the CPUD amendment; and

WHEREAS, City's Local Planning Agency held a properly noticed public hearing at a regularly scheduled meeting on January 18, 2018, to consider a major amendment to Ordinance 2363-2018, and recommended approval to the City Commission; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Comprehensive Plan, and Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

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

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

SECTION 2: The legal description of the Parcels 6 and 6A is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A Parcel Map is attached hereto as **Exhibit "B"** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 3: The Owners' written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

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

SECTION 5: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing

before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the CPUD property or any portion of the CPUD property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

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

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

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

SECTION 8: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 9: The complete execution and recording of this ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

SECTION 10: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owners', the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on First Reading this 12th day of FEBRUARY, 2018.

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

	YES	NO	ABSENT
KELLI GLASS-LEIGHTON, MAYOR	X		
BECKY BRUNER, VICE MAYOR	X		
EULA R. CLARK, COMMISSIONER	X		
THOMAS CAMPENNI, COMMISSIONER	X		
TROY A. MCDONALD, COMMISSIONER	X		

ADOPTED on second reading this 26th day of February, 2018.

ATTEST:

CHERYL WHITE
CITY CLERK

KELLI GLASS-LEIGHTON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Alicia Fisch
Print Name: Alicia Fischer

Print Name:

Ted Glasrud Associates FL, LLC.

By: _____
Ted Glasrud, Property Owner

OWNERS ACKNOWLEDGMENT

2363-2018 KB

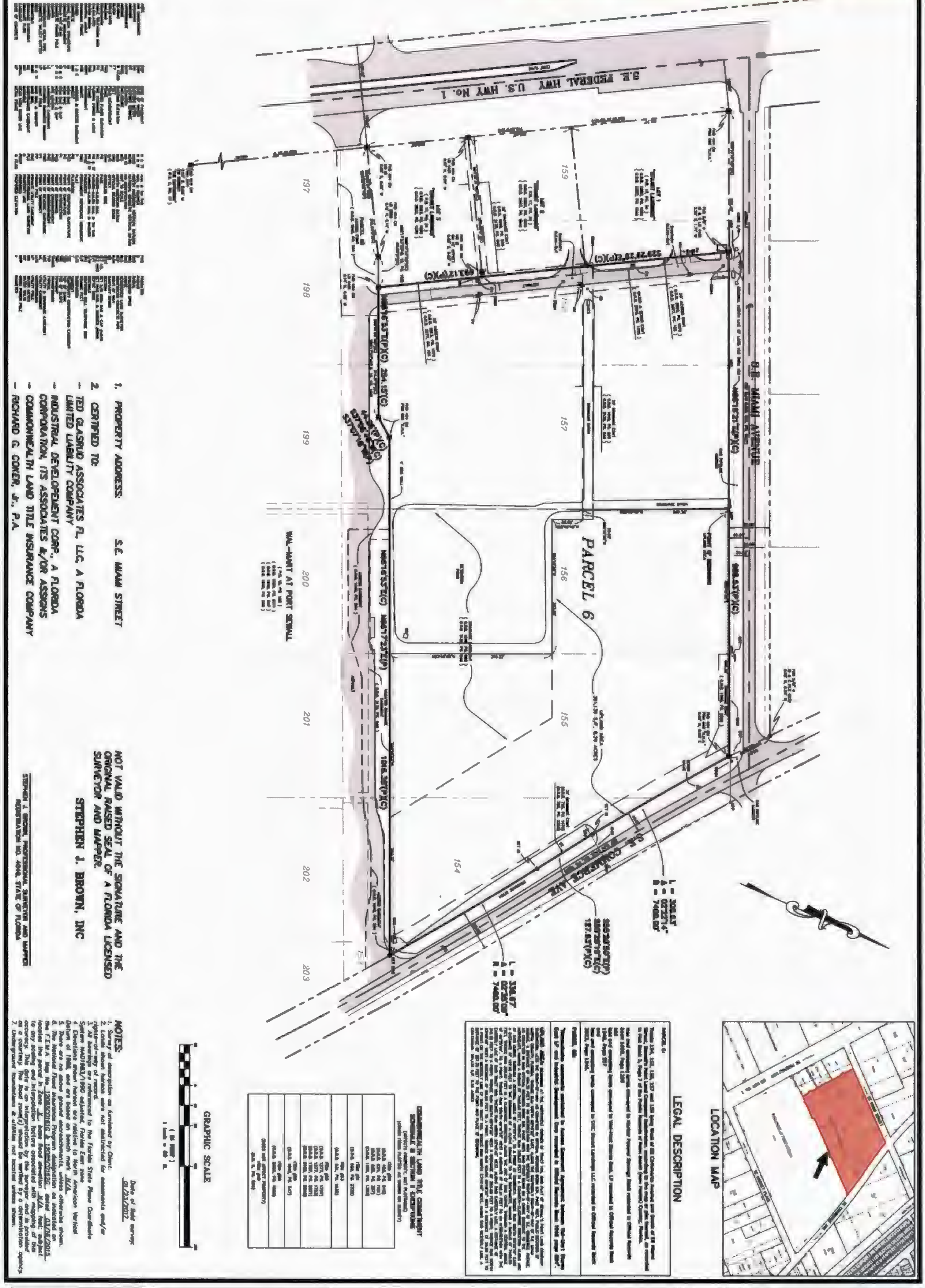
The above Acceptance and Agreement of Ordinance No. ~~1583-17~~ was acknowledged before me this 13th day of March, 2018, by Ted Glasrud, Property Owner of Ted Glasrud Associates FL, LLC.

KRISTEN R BROWN
Notary Public - State of Florida
Commission # GG 138758
My Comm. Expires Sep 29, 2021
Bonded through National Notary Assn.

Kristen R Brown
Notary Public, State of Florida
My Commission Expires:
Notary Seal

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

"EXHIBIT A" - BOUNDARY SURVEY AND LEGAL DESCRIPTION OF PARCEL 6 AND DESIGNATED UPLAND PRESERVE AREA (REFERRED TO AS PARCEL 6A)



PREPARED FOR: TED GLASRUD ASSOCIATES FL, LLC

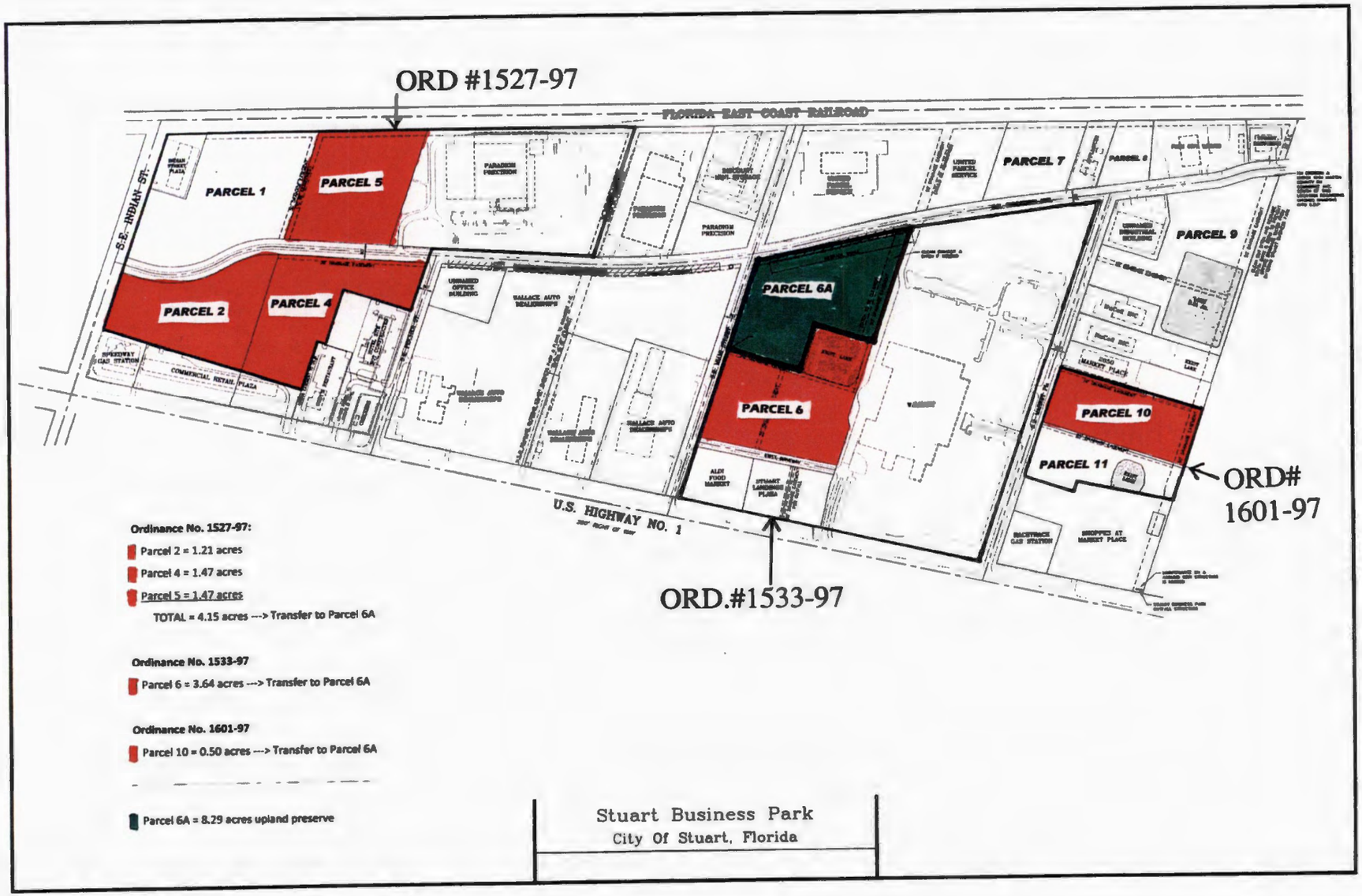
STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER:6484

SURVEYORS · DESIGNERS · LANDPLANNERS · CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 PHONE: (772)-288-7176

BOUNDARY SURVEY

DRAWN	R.F.C
CHECKED	S.J.B
DATE	02/17/2017
SCALE	1" = 80'
JOB NO.	6986-06-01
SHEET	ONE
OF	ONE



"EXHIBIT B" - PARCEL MAP

"EXHIBIT C"
DEVELOPMENT CONDITIONS
(Amendment to Ordinance No. 1527-97)

Amendment to the Ordinance Section:

SECTION 7: DEVELOPMENT STANDARDS. Review of the final development plan prior to adoption of the Rezoning Ordinance shall be governed by the following standards:

a. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR except as may be modified as provided in the Rezoning Ordinance.

b. Not less than 25% of the CPUD shall be open space as defined in the LDR. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

Amendment to the Master Commercial Planned Unit Development Agreement Development Conditions:

8. Excluding wetlands defined by the South Florida Water Management District, the required total of approximately 3.64 acres of on-site upland preserve on Parcel 6 shall be transferred to adjacent undeveloped Parcel 6A, consisting on 8.29 acres of superior quality habitat.

9. Prior to the development of other sites (Parcel 2, 4, 5, 6 and 10), the applicant shall prepare a Preservation Area Management Plan (PAMP) for the upland preserve area of approximately 8.29 acres on Parcel 6A that is acceptable to the City and shall be submitted no later than 12 months of this approval. The upland preserve area shall be the maintained by the property owner, including removal of any exotic vegetation. The upland preserve area shall be deeded to the City. The City reserves the right to assign a future land use designation of "Conservation" for the off-site upland preservation as described in the deed.

City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Telephone (772) 288-3599
Fax (772) 288-5305

City Clerk Department
Mary R. Kindel
Deputy City Clerk

mkindel@ci.stuart.fl.us

March 22, 2018

Clerk of the Circuit Court
Attn: Recording
P.O. Box 9016
Stuart, FL 34995

RE: PLEASE RECORD:
Ordinance No. 2363-2018 Amending Ordinance No. 1533-97; Upland Preserve/Ted Glasrud Associates FL, LLC

Please record the above named documents into the public records of Martin County. Upon completion, please return the original document back to my attention via inter-office mail.

Should you have any questions or comments, please do not hesitate to contact me at 772-288-3599 or mkindel@ci.stuart.fl.us.

Thank you,

Mary R. Kindel
Deputy City Clerk

Enc.

#10350

The Palm Beach Post

Palm Beach Daily News | ideabar

ADVERTISING INVOICE

BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #
47003	02/19/2018	$450.64	
BILLING PERIOD	**TERMS OF PAYMENT**		**PAGE #**
2/16/2018	Upon Receipt		1 of 1
ADVERTISER CLIENT #	**ADVERTISER/CLIENT NAME**		
47003	Stuart City Clerk, City of		

Stuart City Clerk, City of
Cherie White
121 SW Flagler Ave
Stuart, FL 34994

For questions concerning this bill call 855-333-2676
If paid, please disregard. Thank You

Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Gross Amount	Net Amount
02/16/2018 02/26/2018	I00309614-02182016	The Palm Beach Post	NOTICE OF PROPOSED ORDINANCES AND SECOND PUBLIC ADOPTION HEARING NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ord Legals Page B|9	1 x 131 L 131	1	$450.64	$450.64

2/19/2018 **Total Amount Due** **$450.64**

ORD.
2361-18
2362-18
2363-18

PURCHASE ORDER DF
VENDOR NO 1173.
DEPARTMENT 001 ACCT 208100
PROJECT NAME
PROJECT ACCT
APPROVED BY

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

PAYMENT COUPON

STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
	02/19/2018	Upon Receipt	47003	Stuart City Clerk, City of

Please send your payment to:

CMG - PBN Remittance Address
PO BOX 645098
CINCINNATI, OH 45264-5098

47003
Stuart City Clerk, City of
121 SW Flagler Ave
Stuart, FL 34994

TOTAL AMOUNT	AMOUNT ENCLOSED
$450.64	

00500000047003000004700300000000000000450644

The Palm Beach Post

Palm Beach Daily News | ideabar

PROOF OF PUBLICATION

STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Hearing was published in said newspaper on: first date of Publication 02/16/2018 and last date of Publication 02/16/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

STUART CITY CLERK, CITY OF
121 SW FLAGLER AVE
STUART, FL 34994

Invoice/Order Number:	0000309614
Ad Cost:	$450.64
Paid:	$0.00
Balance Due:	$450.64

Signed _____
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 19th day of February, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed _____

NOTARY PUBLIC (Notary) STATE OF OHIO

JUSTIN PETERSON, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2019

Please see Ad on following page(s).

STUART CITY CLERK, CITY OF
121 SW FLAGLER AVE
STUART, FL 34994

Invoice/Order Number:	0000309614
Ad Cost:	$450.64
Paid:	$0.00
Balance Due:	$450.64

NOTICE OF PROPOSED ORDINANCES AND SECOND PUBLIC ADOPTION HEARING

NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ordinances will be produced in writing and adopted at a meeting of the City Commission of the City of Stuart, at City Hall, 121 SW Flagler Avenue on February 26, 2018 at 5:30 p.m. A full copy of said Ordinance, entitled hereafter, may be inspected at the Office of the City Clerk during regular business hours from this date forward. All interested parties may attend said meeting and be heard or send comments to the office mentioned above.

ORDINANCE No. 2361-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1527-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 4.15 ACRES OF ON-SITE UPLAND PRESERVE ON PARCELS 2, 4 AND 5, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE No. 2362-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT(CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO 1601-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY .50 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 10, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE No. 2363-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT(CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1533-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 6, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C" ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE THE REQUIRED UPLAND PRESERVE OF APPROXIMATELY 3.64 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDI-