Offsite Improvement Amendment

Justification Statement

City of Stuart

Development Department

121 SW Flagler Ave

Stuart, FL 34994

RE: Avonlea PUD Offsite Improvement Plan Amendment

The objective of this submittal is to clarify obligations of developer(s) related to parcels within the New Avonlea PUD. Subsequent to past approvals, survey and engineering work performed has revealed challenges impeding development of the improvements as proposed and recent applications have revealed confusion related to the obligations of parcel owners.

The intention of this amendment is to clarify these issues and develop a more fluid and realistic plan for the proposed offsite improvements at Avonlea.

1. **Sidewalks**

We have proposed amending the plan to eliminate sidewalks where grade changes and slopes into wetlands create challenges to development. These changes are made with the intention of preserving pedestrian connectivity, and connectivity through the project and eliminating potential negative impacts to wetland areas from additional runoff, rubbish and other conditions.

The challenge:



View East along South Side of Baker Road abutting Wetland 1



View West along south side of Baker Road abutting Wetland 1



View North along East side of Greenriver Parkway abutting Wetland 1



View North along East side of Greenriver Parkway abutting Wetland 1

Existing Conditions:



Existing Sidewalk along the north side of Baker Road



Existing Sidewalk Along the north side of Baker Road

No development may construct a sidewalk that does not connect to an existing sidewalk system, except that a sidewalk may connect to the interior of a site where applicable and may dead end offsite if right of way ownership or topography prevents the continuation of the improvement. If such a plan is proposed, the permitted set of construction plans must identify the future connection to an existing sidewalk system even if the connection is outside of the responsibility of that party by the colored legend.

Where sidewalks and crosswalks are shown on the offsite plan may be amended with site plan approval so long as the new location does not compromise connectivity.

2. Gateway/Project Identity Features

Gateway/Project Identity Features are designed to be features that identify development areas as part of the Avonlea community and bring art to public places. The location and design of these features is shown in the offsite plan to 1. Identify the party responsible for the feature and 2. Give guidance to the design team and staff in the design of the feature proposed with the parcel to construct the feature. A feature will qualify as a Gateway/Project Identity Feature when it accomplishes the following:

1. Identifies the project as part of Avonlea
2. Is visible, accessible or otherwise available to the public.

The location of the Gateway/Project Identity Feature on the Offsite Improvement Plan is conceptual, the feature may be moved based on the site plan submitted for each parcel so long as the feature is constructed by the responsible part and so long as the feature meets the above criteria.

Art may be added to the gateway/project identity feature and will qualify as art in public places. In the site plan approval process the developer of the proposed site plan shall show a base feature and a feature with art. The art shown on the feature will be added to the offsite plan as an existing art and future art will be in harmony with the existing art installed/developed by previous phases of the project.

Staff may approve features as Gateway/Project Features in the site plan approval process by administrative approval.

3. Cross Sections

Cross sections will be provided at the time of the site plan approval and will match in concept the Offsite Improvement Plan with adjustments made to accommodate field conditions.