



**Agenda
Special Meeting
of the Mary Esther Local Planning Agency
November 17, 2025 - 5:00 PM
195 Christobal Road – North, Mary Esther, FL 32569**

- 1. INVOCATION**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING**
- 6. ITEMS FOR CONSIDERATION**
 - 6.1. Big Box Retail/ Grocery Market Major Preliminary Development Order**
- 7. ADJOURN**

******* PLEASE TURN OFF OR SILENCE ALL CELL PHONES *******

VIEWING ONLINE

To watch the meetings virtually, citizens may log onto the city's website (www.cityofmaryesther.com), click the "Public Meetings" section, and select the meeting they would like to watch.

NOTES:

- 1) *Adjournment with continuation on the following day at 6:00 PM may be called if the meeting proceeds past 6:00 PM.*
- 2) *The City does not keep verbatim minutes as a matter of record. If a person decides to appeal any decision made by the Local Planning Agency with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. See Florida Statute 286.0105*
- 3) *Any invocation that may be offered before the official start of the Local Planning Agency meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Local Planning Agency. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Local Planning Agency, and the Local Planning Agency is not allowed by law to endorse the religious beliefs or views of this or any other speaker.*

AGENDA ITEM

Agenda Item 6.1.

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Reed, Community Development Director

DATE: November 17, 2025

SUBJECT: Big Box Retail/ Grocery Market Major Preliminary Development Order

BACKGROUND:

I. SUMMARY

The applicant, Mullins Engineering, LLC, on behalf of David Schonberger, requests a recommendation for approval of a Preliminary Development Order (PDO) for the redevelopment of a portion of the Santa Rosa Mall property to accommodate a new big-box retail/grocery market and an associated fuel station.

The project area is approximately 11.25 acres and proposes more than 48,000 sq. ft. of impervious surface, qualifying as a Major Development pursuant to LDC Section 2.05.00. Accordingly, City Council approval is required following a recommendation by the Local Planning Agency (LPA).

II. PROPERTY INFORMATION

- Location: Santa Rosa Mall Property
- Future Land Use: Commercial
- Zoning: C-2 (General Commercial District)
- Acreage: Approximately 11.25 acres
- Proposed Use: Grocery Store and fuel station
- The existing zoning and Future Land Use Map (FLUM) allow for a grocery store and a fuel station. The property is part of the larger Santa Rosa Mall redevelopment area, envisioned as a mixed-use town center under the newly adopted Town Center Overlay.

III. COMPREHENSIVE PLAN CONTEXT

The City of Mary Esther Comprehensive Plan was adopted by Ordinance No. 2025-4 on September 3, 2025, and transmitted to FloridaCommerce for coordinated state review pursuant to Sections 163.3184(2) and (4), Florida Statutes.

As a result of this determination, the adopted Comprehensive Plan 2050 is now in compliance and effective, repealing and replacing the City's 2007 plan. This means the proposed project is part of the Town Center Overlay and shall comply with the goals of the City of Mary Esther

Vision Plan, as outlined in the Comprehensive Plan 2050.

DISCUSSION:

IV. Architectural Design & Town Center Integration

- Staff recommends integration with future development within the Town Center Overlay to achieve coordinated redevelopment consistent with the Mary Esther Vision Plan.
- Staff recommends that elevations submitted at the PDO stage be classified as conceptual and that final design elements be refined at the Final Development Order (FDO) stage to ensure architectural consistency across future parcels consistent with the future character of the area. The applicant has agreed to this consideration and has requested that final elevations be approved in the Final Development Order phase.

V. UNITY OF TITLE AND ZONING COORDINATION

A. Background

The applicant intends to record a Unity of Title to tie together multiple parcels within the Santa Rosa Mall redevelopment area, ensuring unified site access, infrastructure, and coordinated development. The proposed title identifies three lots—Parcel 1, Parcel 2, and Parcel 3—which will function as an integrated development. Parcel 2 contains the proposed grocery store use, while Parcels 1 and 3 are planned for ingress/egress, future development, and open space, respectively.

B. Staff Findings and Concerns

Staff identified a potential zoning conflict related to the proposed rezone of Parcel 1. A portion of Parcel 1 is bordered by Parcels 2 and 3, and the rezoning application proposes that Parcel 1 be rezoned to a Planned Mixed-Use Development District (PMDD).

If this occurs, the property would have split zoning between the existing C-2 (General Commercial) and PMDD, which is not permitted under the Land Development Code. Staff has advised the applicant that dual zoning within a unified parcel cannot be supported and may create future complications in the PDO and FDO process, including conflicts with use permissions, development standards, and enforcement.

Despite these concerns, the owner has elected to proceed with the current PDO application and is aware of the implications. Staff will require the zoning issue to be resolved prior to or concurrent with final platting and future rezoning actions.

C. Applicant's Response

The applicant provided the following written clarification:

“As discussed, the current project boundary for the PMDD does not include the portion of Parcel 1 being utilized by the current PDO development, except for ingress/egress from Mary Esther

Blvd (such ingress/egress easement to be addressed at the time of platting for the PMDD). Let me know if you need anything further from me on this.”

Staff acknowledges this clarification and will continue coordination to ensure that the final plat, zoning map, and Unity of Title documentation clearly delineate parcel boundaries and zoning designations.

D. Staff Recommendation

Prior to Council consideration, staff recommends that the applicant:

1. Submit an exact resolution to fix the Unity of Title/ Zoning issue.
2. Confirm that the Unity of Title will not merge parcels with differing zoning designations; and if needed to revise the Unity of Title, create a plat through the platting process and/or revise legal descriptions as necessary to prevent dual zoning conflicts.

FINANCIAL IMPACT:

There are no anticipated financial impacts of this proposal.

RECOMMENDATION:

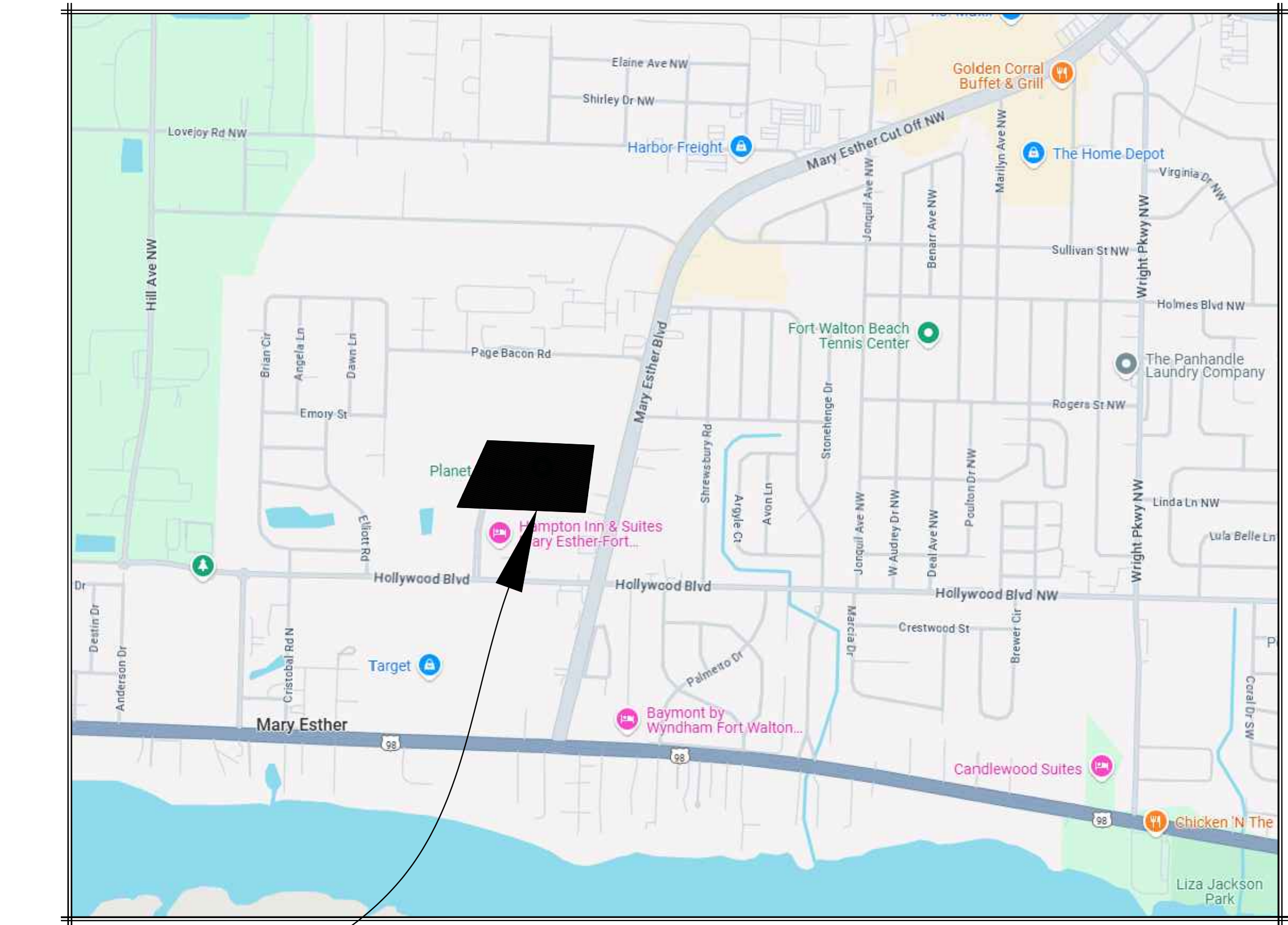
Motion for the Local Planning Agency (LPA) to forward a recommendation to the City Council to approve, deny, or table the Preliminary Development Order (PDO) for the proposed Big Box Retail / Grocery Market, consistent with the findings and conditions outlined in this report, subject to the resolution of outstanding issues related to the Unity of Title and zoning consistency.

Should the LPA recommend approval, staff further recommends that such approval be subject to the resolution of outstanding issues related to the Unity of Title and zoning consistency as discussed in Section V of this report. The applicant shall continue to coordinate with City staff to ensure full compliance with the adopted Comprehensive Plan, Land Development Code, and Vision Plan objectives prior to issuance of a final development order.

ATTACHMENT(S):

1. Big Box Retail Mary Esther - PDO Set
2. Conceptual Building Elevations
3. Preliminary Perspective for PDO application
4. Fuel Station Conceptual Elevations
5. Unity of Title Boundary Survey
6. 10-3-25 Jacobs Concurrency Review
7. Unity of Title Agreement Draft

8. Public Notice
9. PowerPoint Presentation



Site

General Notes

1. All work to be done in accordance with City of Mary Esther and Florida Department of Transportation standards and specifications, latest edition.

2. This site shall meet the requirements set forth in the *2010 ADA Standards for Accessible Design* manual, including but not limited to, accessible paths/routes, parking spaces, etc. The Contractor is responsible for ensuring the site is constructed according to these standards and any repairs/corrections/etc. necessary to comply with these standards shall be at the expense of the Contractor. These standards are available at: <https://www.ada.gov/law-and-regs/design-standards/2010-stds/#top>

3. Prior to any construction activity, a pre-construction conference will be held. Attendees to include the Owner, Engineer, Survey Crew Supervisor and Contractor's Superintendent.

4. The Contractor is responsible for notifying the applicable governmental agencies and departments of the beginning of construction.

5. Contractor is responsible for applying and paying for necessary permits.

6. The Contractor is responsible for having all existing utilities located, by calling Sunshine One (1-800-432-4770), prior to any construction. All existing utilities to be uncovered and verified as to size, location, elevation and condition prior to commencement of construction. Contractor shall be fully responsible for any and all damages which might occur by failure to exactly locate and preserve any and all utilities.

7. No deviation from the plans is allowed without prior approval from the Engineer. Said approval shall be given in writing. No change orders or quantity adjustments will be considered without said written approval.

8. The Contractor is responsible for coordinating with the various utility companies on the placement of their conduits and services.

9. Any work on public right of way will require a traffic control plan in accordance with the M.U.T.C.D. preparation and submittal of said plan to the appropriate authority is the responsibility of the Contractor. Contractor shall provide adequate traffic control devices and safety measures for construction work within public right-of-ways in accordance with the M.U.T.C.D.

10. Clearing limits to be kept to the minimum required for the construction of the improvements.

11. The Contractor is responsible for keeping mud/debris/materials off adjacent property, public streets and rights of way. Clean up is required daily.

12. Utility trenches shall be cut with a machine that removes only the minimum amount of material so that the trench width is minimum necessary to lay the respective underground utility.

13. Backfill of utility trenches within the proposed right of way to be in accordance with the City of Mary Esther specifications.

14. All utility trenches shall be compacted to at least 95% Standard Proctor density according to FHA data sheet 79-G.

15. Stumps, roots, trees and other organic waste material must be burned or carried off-site for disposal at the Contractor's expense. No burial of these materials or any other waste will be allowed. Should the Contractor choose to burn waste on-site, they shall obtain a burn permit from the City of Mary Esther Fire Department.

16. As a minimum, final cleanup and dress-up of the Project to include the following:

A. Removal of all clearing and grubbing debris.

B. Removal of all trash and construction debris.

C. Final grading of lots and public right of way.

D. Respreading of topsoil at landscaped areas.
16. All boulders, debris, excess construction materials, material generated from demolition of existing structures and facilities or trash shall be removed from site at Contractor's expense.

17. The Contractor shall prevent the destruction of all survey monuments, bench marks, property corners and all other survey points. Where the removal of such points are necessary for the accomplishment of the work, the Contractor shall inform the Engineer in writing, prior to the disturbance of any point, and shall not disturb the point until written permission to do so has been issued by the Engineer.

18. Pavement cuts shall be repaired with material in-kind to that removed.

19. In accordance with generally accepted construction practices, the Contractor is solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement applies continuously and shall not be limited to normal working hours.

20. The duty of the Engineer to conduct construction observation of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures, in, on or near the construction site.

21. The Contractor shall be responsible for cleaning dirt and debris from the adjoining streets, parking lots, and drives during construction. Any damage to adjoining and existing facilities shall be repaired by the Contractor, at no additional cost to the Owner, during the construction of this site.

22. No fill dirt shall be placed on the property that might interfere with drainage flow from adjacent property. Storm drainage system shall be installed prior to fill material being placed.

23. The Contractor shall be totally responsible for TVI, vacuum testing manholes, and air testing sewer lines if required.

30. Any signage requires separate review, approval, and permitting.

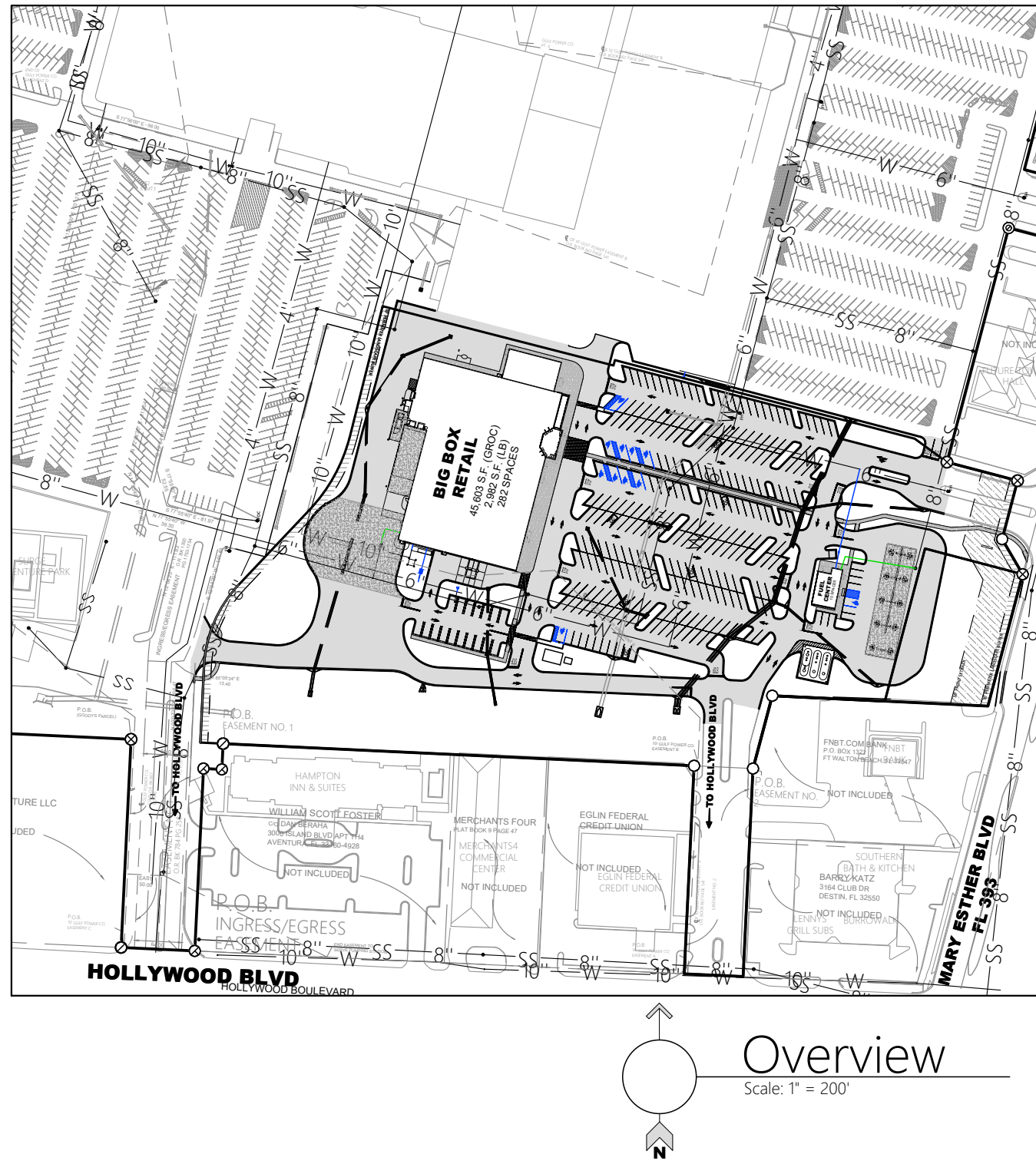
31. No changes shall be made to these approved plans without the Engineer of Record being notified before changes are made and the Engineer of Record acquiring approval from the City Engineer.

32. If approval from any state or federal regulatory agency is required to perform work on this project, a copy of each permit required shall be delivered to the City of Mary Esther's Land Development Department prior to approval of said plans.

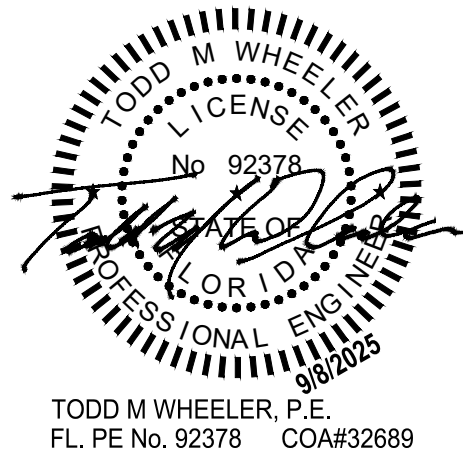


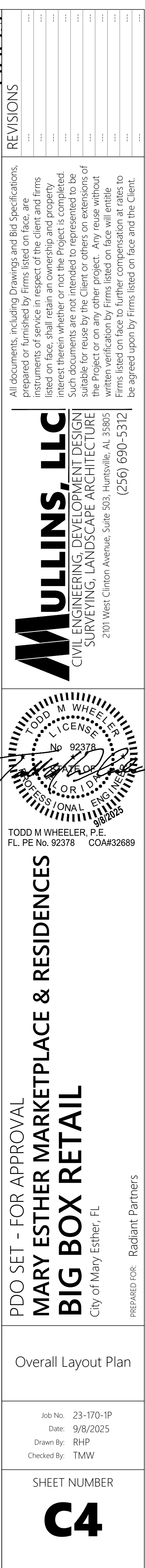
Sheet Index

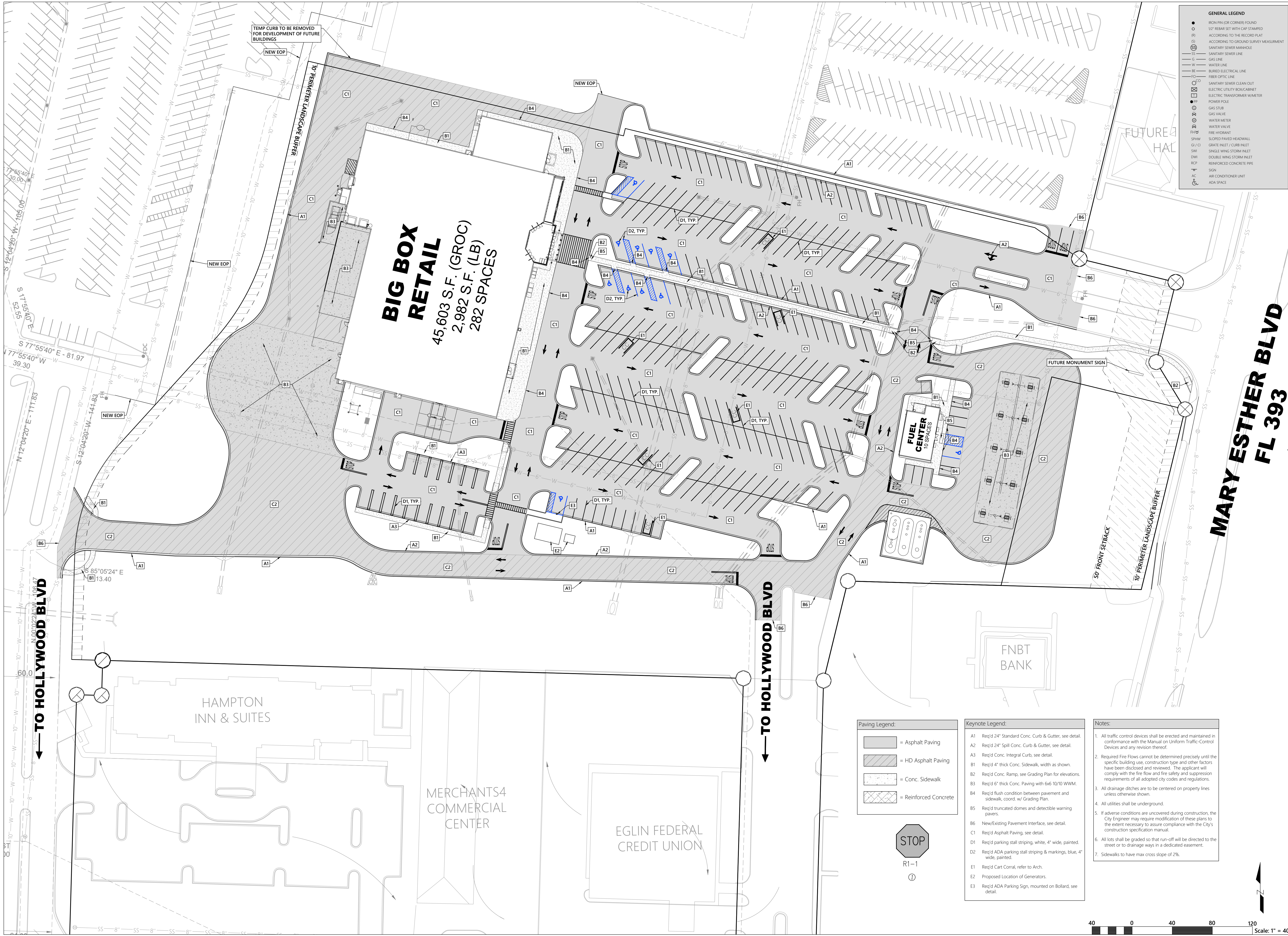
Sheet Name	Sheet No.	Revision	Rev. Date
Cover	C0	---	---
Civil Specifications	C1	---	---
Civil Specifications	C2	---	---
Existing Conditions	C3	---	---
Overall Future Layout Plan	C4	---	---
Keynote Plan	C5	---	---
Layout Plan	C6	---	---
Utility Plan	C7	---	---
Grading Plan	C8	---	---
Tree Survey	C9	---	---
SWPPP Plan	C10	---	---
Erosion Control Plan - Phase 1	C11	---	---
Erosion Control Plan - Phase 2	C12	---	---
Civil Details	C13	---	---
Civil Details	C14	---	---



PDO SET - FOR APPROVAL







GENERAL LEGEND	
●	IRON PIN (OR CORNER) FOUND
○	1/2" REBAR SET WITH CAP STAMPED
○	ACCORDING TO THE RECORD PLAT
○	ACCORDING TO GROUND SURVEY MEASUREMENT
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER LINE
○	GAS LINE
○	WATER LINE
○	BURIED ELECTRICAL LINE
○	FIBER OPTIC LINE
○	SANITARY SEWER CLEAN OUT
○	ELECTRIC UTILITY BOX/CABINET
○	ELECTRIC TRANSFORMER W/METER
○	POWER POLE
○	GAS VALVE
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	SCLOPED PAVED HEADWALL
○	GRATE INLET / CURB INLET
○	SINGLE WING STORM INLET
○	DOUBLE WING STORM INLET
○	REINFORCED CONCRETE PIPE
○	SIGN
○	AIR CONDITIONER UNIT
○	ADA SPACE

REVISIONS	
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All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by firms listed on face and the Client.

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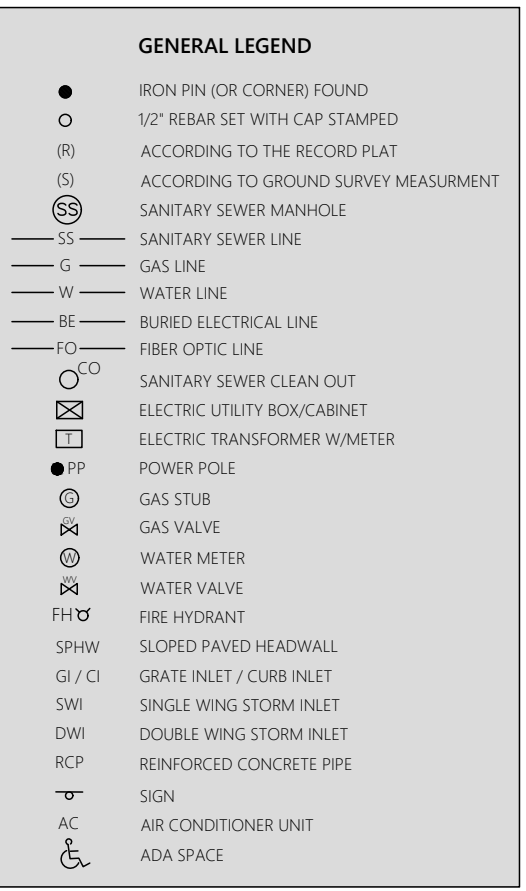
TODD M. WHEELER, P.E.
FL PE No. 92378 COA#32689

PDO SET - FOR APPROVAL
MARY ESTHER MARKETPLACE & RESIDENCES
BIG BOX RETAIL
City of Mary Esther, FL
PREPARED FOR: Radiant Partners

Keynote Plan

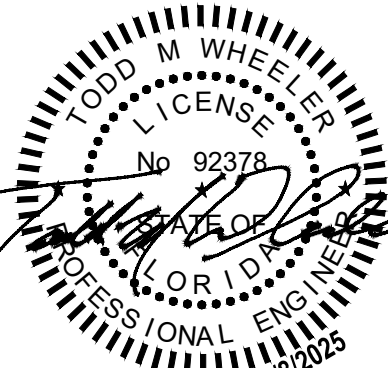
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C5



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PDO SET - FOR APPROVAL
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BIG BOX RETAIL
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PREPARED FOR: Radiant Partners

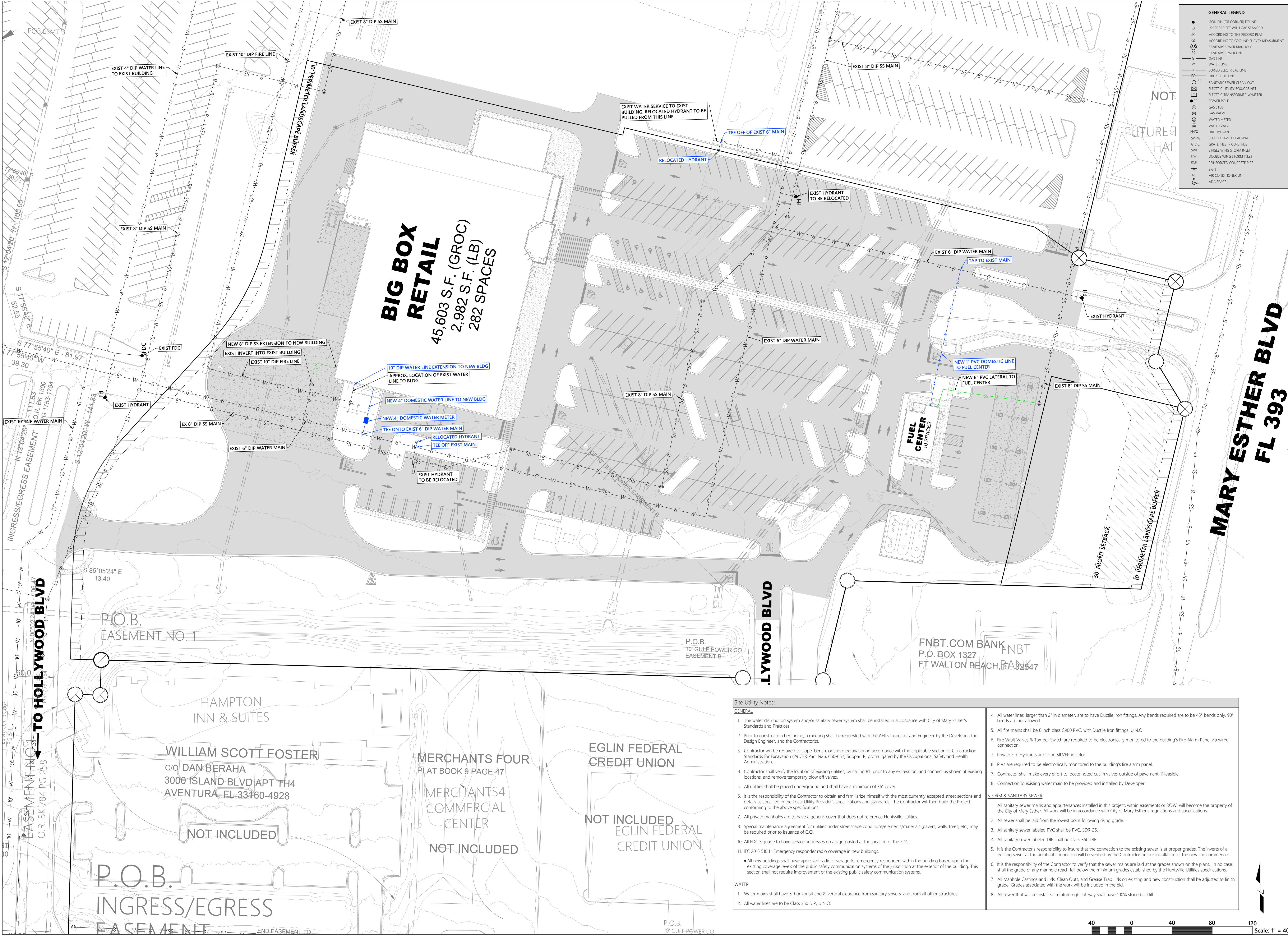
Layout Plan

Job No. 23-170-1P
Date: 9/8/2025
Drawn By: RHP
Checked By: TMW

SHEET NUMBER

C6

PREPARED FOR: Radiant Partners



GENERAL LEGEND	
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○	1/2" REBAR SET WITH CAP STAMPED ACCORDING TO THE RECORD PLAT
⊙	SANITARY SEWER MANHOLE
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PDO SET - FOR APPROVAL
MARY ESTHER MARKETPLACE & RESIDENCES
BIG BOX RETAIL
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PREPARED FOR: Radiant Partners

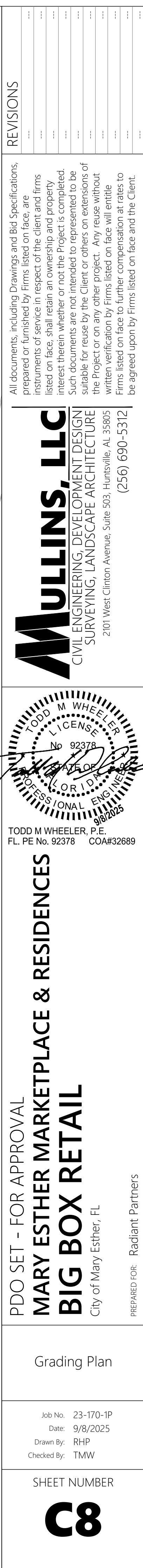
Utility Plan

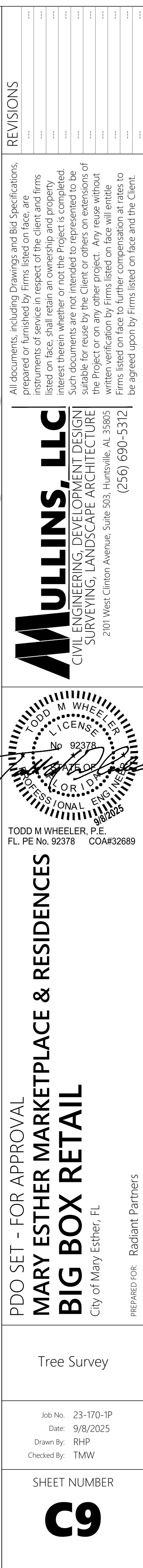
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Date: 9/8/2025
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C7

- Site Utility Notes:**
GENERAL
 - The water distribution system and/or sanitary sewer system shall be installed in accordance with City of Mary Esther's Standards and Practices.
 - Prior to construction beginning, a meeting shall be requested with the AHJ's Inspector and Engineer by the Developer, the Design Engineer, and the Contractor(s).
 - Contractor will be required to slope, bench, or shore excavation in accordance with the applicable section of Construction Standards for Excavation (29 CFR Part 1926, 650-652) Subpart P, promulgated by the Occupational Safety and Health Administration.
 - Contractor shall verify the location of existing utilities, by calling 811 prior to any excavation, and connect as shown at existing locations, and remove temporary blow off valves.
 - All utilities shall be placed underground and shall have a minimum of 36" cover.
 - It is the responsibility of the Contractor to obtain and familiarize himself with the most currently accepted street sections and details as specified in the Local Utility Provider's specifications and standards. The Contractor will then build the Project conforming to the above specifications.
 - All private manholes are to have a generic cover that does not reference Huntsville Utilities.
 - Special maintenance agreement for utilities under streetscape conditions/elements/materials (pavers, walls, trees, etc.) may be required prior to issuance of C.O.
 - All FDC Signage to have service addresses on a sign posted at the location of the FDC.
 - IFC 2015 510.1: Emergency responder radio coverage in new buildings.
 - All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.**WATER**
 - Water mains shall have 5' horizontal and 2' vertical clearance from sanitary sewers, and from all other structures.
 - All water lines are to be Class 350 DIP, U.N.O.
- All water lines, larger than 2" in diameter, are to have Ductile Iron fittings. Any bends required are to be 45° bends only, 90° bends are not allowed.
 - All fire mains shall be 6 inch class C900 PVC, with Ductile Iron fittings, U.N.O.
 - Fire Vault Valves & Tamper Switch are required to be electronically monitored to the building's Fire Alarm Panel via wired connection.
 - Private Fire Hydrants are to be SILVER in color.
 - PIVs are required to be electronically monitored to the building's fire alarm panel.
 - Contractor shall make every effort to locate noted cut-in valves outside of pavement, if feasible.
 - Connection to existing water main to be provided and installed by Developer.**STORM & SANITARY SEWER**
 - All sanitary sewer mains and appurtenances installed in this project, within easements or ROW, will become the property of the City of Mary Esther. All work will be in accordance with City of Mary Esther's regulations and specifications.
 - All sewer shall be laid from the lowest point following rising grade.
 - All sanitary sewer labeled PVC shall be PVC, SDR-26.
 - All sanitary sewer labeled DIP shall be Class 350 DIP.
 - It is the Contractor's responsibility to insure that the connection to the existing sewer is at proper grades. The inverts of all existing sewer at the points of connection will be verified by the Contractor before installation of the new line commences.
 - It is the responsibility of the Contractor to verify that the sewer mains are laid at the grades shown on the plans. In no case shall the grade of any manhole reach fall below the minimum grades established by the Huntsville Utilities specifications.
 - All Manhole Castings and Lids, Clean Outs, and Grease Trap Lids on existing and new construction shall be adjusted to finish grade. Grades associated with the work will be included in the bid.
 - All sewer that will be installed in future right-of-way shall have 100% stone backfill.







SITE DESCRIPTION
THE PROPOSED PROJECT IS LOCATED ON THE WEST SIDE OF MARY ESTHER BLVD AND NORTH SIDE OF HOLLYWOOD BLVD IN THE CITY OF MARY ESTHER , FL. THE TOTAL ACERAGE OF THE EXISTING SITE IS ±10.76 AC. WITH THE DISTURBED AREA OF THIS SWPPP PLAN BEING ±10.76 AC. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY. MOST ALL OF THE EXISTING GROUND COVER IS PREVIOUSLY DEVELOPED PAVED AREA WITH UNDERLYING SOILS CLASSIFIED AS A HYDRAULIC SOIL GROUP 'A' & 'B'. THE MAJORITY OF STORMWATER FLOW ON-SITE DRAINS INTO EXISTING STORM INFRASTRUCTURE AND DETENTION POND PRIOR TO OUTFALL INTO THE FDOT RIGHT-OF-WAY AND CONTINUES TO THE SOUTH.

THE LATITUDE AND LONGITUDE OF THE PROPERTY IS 30°24'54.90"N AND 86°39'20.80"W (OBTAINED FROM GOOGLE MAPS).

THE PROPOSED PLAN INCLUDES DEMOLITION OF APPROXIMATELY 2.68 AC OF THE EXISTING SANTA ROSA MALL, AND ITS NECESSARY EROSION CONTROL MEASURES. STORMWATER WILL CONTINUE TO BE COLLECTED VIA SWALES/INLETS AND PIPED TO A DRY DETENTION PONDS THAT WILL STORE AND TREAT THE STORMWATER RUNOFF.

EROSION AND SEDIMENTATION CONTROLS
EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE SHALL BE CONTROLLED AT ALL TIMES USING BEST MANAGEMENT PRACTICES (BMPs). PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO CLEARING ACTIVITIES OR ANY CONSTRUCTION ACTIVITY THAT DISTURBS SOILS. INSTALLATION OF THOSE CONTROLS MAY BE STAGED TO CORRESPOND WITH THE CLEARING AND CONSTRUCTION SCHEDULE. IMMEDIATELY AFTER CLEARING ACTIVITIES APPROPRIATE CONTROLS SHALL BE INSTALLED TO LIMIT AND MINIMIZE THE VELOCITY OF STORMWATER RUNOFF OVER UNPROTECTED SOILS. TEMPORARY BMPs SHALL BE USED AS NECESSARY INSIDE THE PERIMETER CONTROLS AS THE CONSTRUCTION PROGRESSES. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPHILL OF THE PERIMETER CONTROLS. TEMPORARY CONTROLS SHALL BE REMOVED WHEN STABILIZATION IS ACHIEVED OR WHEN NECESSARY FOR THE NEXT STAGE OF CONSTRUCTION. CONTROLS SHALL BE CONSISTENT WITH THE PERFORMANCE STANDARDS FOR EROSION AND SEDIMENTATION CONTROL AS SET FORTH IN SECTION 62-40.432 F.A.C.

STABILIZATION AND STRUCTURAL PRACTICES
STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, MULCHING, GEOTEXTILES AND PRESERVATION OF EXISTING VEGETATION. PRESERVATION OF THE EXISTING VEGETATION SHOULD ALWAYS BE FIRST CHOICE BMP. A RECORD SHALL BE MAINTAINED OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE AND WHEN STABILIZATION MEASURES ARE INITIATED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS, IN THOSE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

STRUCTURAL PRACTICES SHALL DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, RETAIN SEDIMENT ON-SITE, OR OTHERWISE LIMIT RUNOFF AND DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SUCH PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, SILT FENCE, EARTH DIKES, DIVERSION SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

STORMWATER MANAGEMENT
A SINGLE ROW OF SILT FENCE SHALL BE INSTALLED AROUND THE CONSTRUCTION SITE PRIOR TO LAND DISTURBANCE ACTIVITIES TO PREVENT SEDIMENT FROM LEAVING THE SITE.

AFTER CLEARING ACTIVITIES, ADDITIONAL SILT FENCE AND HAY BALES SHALL BE INSTALLED, AS NECESSARY, UPHILL OF THE PERIMETER CONTROLS TO REDUCE RUNOFF VELOCITIES AND THE POTENTIAL FOR EXCESSIVE EROSION.

EROSION CONTROL FACILITIES SHALL ACTIVELY MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND SHALL REMAIN UNTIL FINAL STABILIZATION IS ACHIEVED AND ACCEPTANCE BY THE OWNER.

CONTROLS FOR OTHER POTENTIAL POLLUTANTS
A MATERIALS MANAGEMENT AREA SHALL BE DESIGNATED ON-SITE FOR PROTECTED STORAGE OF CHEMICALS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS. STORAGE AREAS CAN BECOME A MAJOR SOURCE OF RISK DUE TO POSSIBLE MISHANDLING OF MATERIALS AND ACCIDENTAL SPILLS. AN INVENTORY SHOULD BE COMPILED AND MAINTAINED OF THE STORAGE AREA AND THE SITE. SPECIAL CARE SHOULD BE TAKEN TO IDENTIFY ANY MATERIALS THAT HAVE THE POTENTIAL TO COME INTO CONTACT WITH STORMWATER.

PETROLEUM PRODUCTS SUCH AS OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORMWATER. THESE MANAGEMENT PRACTICES SHOULD BE USED TO REDUCE THE RISKS OF USING PETROLEUM PRODUCTS.

- HAVE EQUIPMENT AVAILABLE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES.
- WHERE POSSIBLE, STORE PETROLEUM PRODUCTS AND FUEL VEHICLES IN COVERED AREAS AND CONSTRUCT DIKES TO CONTAIN AND SPILLS.
- CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
- PERFORM PREVENTATIVE MAINTENANCE FOR ON-SITE EQUIPMENT TO PREVENT LEAKAGE.
- APPLY ASPHALTIC SUBSTANCES PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

HAZARDOUS PRODUCTS INCLUDING, BUT NOT LIMITED TO, PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS SHOULD BE PROPERLY HANDLED. THESE PRACTICES WILL HELP AVOID POLLUTION OF STORMWATER BY THESE MATERIALS:

- KEEP EQUIPMENT TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THE MATERIALS ARE STORED.
- CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
- KEEP MATERIALS IN A DRY, COVERED AREA.
- STORE MATERIALS IN THE ORIGINAL MANUFACTURER'S CONTAINERS WHENEVER POSSIBLE, BECAUSE SPECIAL HANDLING INSTRUCTIONS ARE USUALLY PRINTED ON THE CONTAINERS.

PESTICIDES INCLUDE INSECTICIDES, RODENTICIDES, AND HERBICIDES THAT ARE COMMONLY USED ON CONSTRUCTION SITES. THESE MANAGEMENT PRACTICES WILL REDUCE THE AMOUNTS OF PESTICIDES THAT COULD CONTACT STORMWATER:

- HANDLE PESTICIDES AS INFREQUENTLY AS POSSIBLE.
- STORE MATERIALS IN THE ORIGINAL MANUFACTURER'S CONTAINERS WHENEVER POSSIBLE, BECAUSE SPECIAL HANDLING INSTRUCTIONS ARE USUALLY PRINTED ON THE CONTAINERS.
- OBSERVE ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS WHEN USING, HANDLING, OR DISPOSING OF PESTICIDES.
- STORE PESTICIDES IN A DRY, COVERED AREA.
- PROVIDE CURBS OR DIKES TO CONTAIN SPILLS.
- HAVE MEASURES ON SITE TO CONTAIN AND CLEAN UP SPILLS.
- STRICTLY FOLLOW RECOMMENDED APPLICATION RATES AND METHODS.

FERTILIZER AND DETERGENTS USUALLY CONTAIN NUTRIENTS THAT CAN BE A MAJOR SOURCE OF POLLUTION IN STORMWATER. THESE PRACTICES SHOULD BE USED TO REDUCE THE RISKS OF NUTRIENT POLLUTION:

- LIMIT THE APPLICATION OF FERTILIZERS TO THE MINIMUM AREA AND THE MINIMUM RECOMMENDED AMOUNTS.
- REDUCE EXPOSURE OF NUTRIENTS TO STORMWATER RUNOFF BY WORKING THE FERTILIZER INTO THE SOIL TO A DEPTH OF 4 TO 6 INCHES.
- APPLY FERTILIZER MORE FREQUENTLY, BUT AT LOWER APPLICATION RATES.
- LIMIT HYDROSEEDING IN WHICH LIQUE AND FERTILIZERS ARE APPLIED TO THE GROUND SURFACE IN ONE APPLICATION.
- IMPLEMENT GOOD EROSION AND SEDIMENT CONTROL TO HELP REDUCE THE AMOUNT OF FERTILIZER LOST AS A RESULT OF EROSION.
- LIMIT THE USE OF DETERGENTS ON THE SITE. WASH WATER CONTAINING DETERGENTS SHOULD NOT BE DISCHARGED TO THE STORMWATER MANAGEMENT SYSTEM.
- APPLY FERTILIZER AND USE DETERGENTS ONLY IN THE RECOMMENDED MANNER AND AMOUNTS.

PROPER MANAGEMENT AND DISPOSAL OF BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES ARE AN ESSENTIAL PART OF POLLUTION PREVENTION. CONSTRUCTION WASTES INCLUDE SURPLUS OR REFUSE BUILDING MATERIALS AS WELL AS HAZARDOUS WASTES. MANAGEMENT PRACTICES FOR THESE WASTES INCLUDE TRASH DISPOSAL, RECYCLING, MATERIAL HANDLING, AND SPILL PREVENTION AND CLEAN UP. THESE PRACTICES SHOULD PROVIDE FOR PROPER DISPOSAL OF CONSTRUCTION WASTES:

- DESIGNATE A WASTE DISPOSAL AREA ON THE SITE.
- PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL.
- LOCATE CONTAINERS IN COVERED AREAS, WHERE POSSIBLE.
- ARRANGE FOR SCHEDULED WASTE PICK UP. ADJUST WASTE COLLECTION SCHEDULE AS NECESSARY TO PREVENT OVERFLOW OF THE CONTAINERS.
- ENSURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL REGULATIONS.

OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GYRATION OF DUST SHALL BE MINIMIZED. OFF-SITE SEDIMENT REMOVAL SHOULD BE CONDUCTED AT A FREQUENCY NECESSARY TO MINIMIZE IMPACTS. VEHICLE WASH AREA SHOULD BE CONSIDERED IF OFF-SITE TRACKING BECOMES EXCESSIVE.

THE CONSTRUCTION SITE MAY NEED TEMPORARY SANITARY SEWER FACILITIES FOR ON-SITE PERSONNEL. PORTABLE FACILITIES MAY BE UTILIZED THROUGHOUT THE SITE. LICENSED DOMESTIC WASTE HAULERS MUST BE CONTRACTED TO REGULARLY REMOVE THE SANITARY WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER. THE TEMPORARY CONSTRUCTION TRAILER MAY HAVE SANITARY SEWER FACILITIES WITH A HOLDING TANK. A LICENSED DOMESTIC WASTE HAULER SHALL ALSO SERVICE THIS FACILITY. AN ON-SITE SEPTIC SYSTEM FOR THE CONSTRUCTION TRAILER IS NOT ALLOWED. TEMPORARY SANITARY SEWER FACILITIES SHALL BE PERMITTED BY THE LOCAL BUILDING DEPARTMENT IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

MAINTENANCE AND INSPECTION CONTROLS
CONTROLS OF POLLUTANTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD UNTIL STABILIZATION IS ACHIEVED. QUALIFIED PERSONNEL SHALL INSPECT ALL POINTS OF DISCHARGE AND ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROLS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF EVERY STORM EVENT THAT PRODUCES AT LEAST 0.50 INCHES OF RAINFALL DETERMINED BY AN ON-SITE RAIN GAGE. WHEN THE SITE HAS BEEN FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED. A NOTICE OF TERMINATION FORM IS SHOWN ON THIS SHEET. CONTRACTOR SHALL USE THE INSPECTION FORM ON THIS SHEET TO DOCUMENT THE REQUIRED INSPECTIONS AND SHALL KEEP THE INSPECTION FORM ON-SITE FOR REGULATOR REVIEW IF REQUIRED.

- STABILIZATION MEASURES - DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS LEAVING THE SITE. THE INSPECTION SHOULD REVEAL WHETHER THE AREA WAS STABILIZED CORRECTLY, WHETHER THERE HAS BEEN DAMAGE TO THE AREA SINCE IT WAS STABILIZED, AND WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS.
- STRUCTURAL CONTROLS - SILT FENCES, HAY BALES AND OTHER EROSION CONTROL MEASURES SHALL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. THE INSPECTION SHOULD REVEAL WHETHER THE CONTROL WAS INSTALLED CORRECTLY, WHETHER THERE HAS BEEN DAMAGE TO THE CONTROL SINCE INSTALLATION, AND WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS. SEDIMENT SHOULD BE REMOVED FROM THE UPHILL SIDE OF THE SILT FENCE AND THE FENCE SHOULD BE RECONSTRUCTED AS NECESSARY. HAY BALES SHALL BE ADDED OR REPLACED AS NECESSARY TO PROVIDE EFFECTIVE CONTROL.
- DISCHARGE POINTS - DISCHARGE POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM LEAVING THE SITE. SILT FENCES AND HAY BALES SHALL BE MAINTAINED OR REPLACED AS NECESSARY. THE INSPECTION SHOULD REVEAL WHETHER THE ON-SITE BMPs ARE EFFECTIVE, AND WHAT SHOULD BE DONE TO INCREASE THE EFFECTIVENESS.
- CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- AREAS USED FOR STORAGE OF EXPOSED MATERIALS - SHALL BE INSPECTED WEEKLY AND ADDITIONAL SEDIMENT CONTROL MEASURES INSTALLED AS NECESSARY IF EXISTING MEASURES ARE NOT ADEQUATE.

CONTRACTOR CERTIFICATION
BASED ON THE RESULT OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER FUNCTION OF ALL CONTROLS, BMPs, PRACTICES OR MEASURE IDENTIFIED IN THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATED TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND MODIFICATIONS TO THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE PREPARED AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORT SHALL IDENTIFY ANY INCIDENCE OF NON-COMPLIANCE.

THIS STORMWATER POLLUTION PREVENTION PLAN MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE STORMWATER POLLUTION PREVENTION PLAN, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) OR SUBCONTRACTOR(S) IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME	TITLE	COMPANY NAME, ADDRESS & PHONE NUMBER	DATE

CONTRACTOR REQUIREMENTS
THE CONTRACTOR MUST HAVE TECHNICAL EXPERTISE IN EROSION PREVENTION AND SEDIMENT CONTROL. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN EROSION CONTROL METHODS THAT PREVENT ANY VIOLATION OF THE NPDES PROGRAM.

FAULTY INSTALLATION AND/OR POOR MAINTENANCE
MOST NONCOMPLIANCE OCCURS BECAUSE MEASURES WERE NOT INSTALLED CORRECTLY OR MAINTAINED PROPERLY, OR BOTH. DETERMINING THE REASON WHY THE MEASURES ARE FAILING REQUIRES TECHNICAL KNOWLEDGE ABOUT THE DEVICES AND HOW TO CONSTRUCT THEM PROPERLY. CONTRACTORS FAILURE TO CONTROL EROSION, SEDIMENTATION OR TURBIDITY BOTH ON-SITE AND OFF-SITE IS NOT ACCEPTABLE. FAILURE TO DO SO MAY RESULT IN POSSIBLE FINES AND/OR TERMINATION FROM THE SITE WITHOUT PAYMENT FOR CONSTRUCTION PROGRESS.

COMPLIANCE
REMEMBER THAT THE GOAL OF THE PROGRAM IS TO PREVENT ACCELERATED EROSION AND OFF-SITE SEDIMENTATION. AS THE CONTRACTOR, YOU ARE THE FIRST PERSON TO DETERMINE IF THE PERFORMANCE STANDARDS AND INTENT OF THE RULE ARE BEING MET. YOU ARE THE KEY PERSON IN ENSURING THAT THE CONSTRUCTION SITE IS EVALUATED FAIRLY AND CONSISTENTLY AND THAT YOU KEEP THE SITE IN COMPLIANCE.

THE EROSION AND SEDIMENT CONTROL RULES ARE PERFORMANCE ORIENTED. THAT IS, THE MEASURES USED AT A CONSTRUCTION SITE MUST BE EFFECTIVE IN CONTROLLING EROSION AND PREVENTING OFF-SITE SEDIMENTATION FOR THE SITE TO BE IN COMPLIANCE. FOLLOWING AN APPROVED PLAN AND INSTALLING THE CONTROL MEASURES MAY NOT BE ENOUGH FOR A SITE TO BE IN COMPLIANCE WITH THE RULES. IF EROSION AND OFF-SITE SEDIMENTATION OCCUR, THE CONTRACTOR WILL RESPONSIBLE FOR INSTALLING ADDITIONAL MEASURES TO CORRECT ANY PROBLEM ASSOCIATED WITH COMPLIANCE OF THE NPDES PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE SITE CONSTRUCTION. THE CONTRACTOR WILL ALSO BE COMPLETELY RESPONSIBLE FOR ANY FINES LEVIED BY ANY GOVERNING AGENCY ON THE PROJECT DURING CONSTRUCTION.

THE RULES ARE ALSO FLEXIBLE, ALLOWING THE CONTRACTOR TO DECIDE THE MOST ECONOMICAL EFFECTIVE MEANS OF EROSION CONTROL. THIS ENCOURAGES THE USE OF INNOVATIVE TECHNIQUES AND SPECIFICALLY DESIGNED EROSION CONTROL SYSTEMS. THE CONTRACTOR IS THE KEY INDIVIDUAL IN MAKING THIS KIND OF PERFORMANCE FAILURES AND REMEDY THE PROBLEMS.

THE CONTRACTOR'S JOB IS TO:

1. DETERMINE THAT AN EROSION AND SEDIMENT CONTROL PLAN FOR THE SITE HAS BEEN APPROVED.
2. DETERMINE THAT ALL SPECIFIED PRACTICES HAVE BEEN INSTALLED AND ARE BEING MAINTAINED ACCORDING TO THE PLAN.
3. DETERMINE THAT BOTH ON-SITE AND OFF-SITE SEDIMENTATION, EROSION OR TURBIDITY IS BEING PREVENTED. IF THE CONTRACTOR FINDS DEFICIENCIES, APPROPRIATE ACTION MUST BE TAKEN TO ATTAIN COMPLIANCE.

CONTROL OF NON-STORMWATER DISCHARGES
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD, WATER FROM WATER LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IF SAID DISCHARGES DO OCCUR, IT SHALL BE TREATED SO AS TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

RESPONSIBLE AUTHORITY
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

PROJECT NAME AND LOCATION INFORMATION:	PROJECT CONTACT & RESPONSIBLE AUTHORITY INFORMATION
MARY ESTHER MARKETPLACE & RESIDENCES 300 MARY ESTHER BLVD MARY ESTHER, FL 32569	DAVID SCHONBERGER w/ RADIANT PARTNERS, LLC 393 CANAL STREET, #288 NEW YORK, NY 10013 917-885-7714

SIGNATURE (OPERATOR AND/OR RESPONSIBLE AUTHORITY)

DATE



NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER NOTICE OF TERMINATION (RULE 62-621.300(6), F.A.C.)

You must use this form to terminate coverage under the Generic Permit for Stormwater Discharges from Large and Small Construction Activities provided in subsection 62-621.300(4), F.A.C., the Multi-Sector Generic Permit for Stormwater Discharges Associated with Industrial Activity provided in subsection 62-621.300(5), F.A.C. as well as the conditional exclusion for "no response" of industrial activities and materials to stormwater provided in paragraph 62-620.100(2)(c), F.A.C.

All information provided on this form shall be typed or printed in ink.

I. TERMINATION INFORMATION:

A. Facility ID/Project Number:	
B. Reason for Termination:	Check all that apply:
☐	No longer operator of the facility/project.
☐	Final stabilization criteria is met and all stormwater discharges associated with construction activity including dewatering operations have ceased (for construction activity only).
☐	All stormwater discharges associated with industrial activity have ceased (for industrial activity only).
☐	No longer meet the condition of "no exposure" (for industrial activity only).

II. OPERATOR INFORMATION:

A. Operator Name:		
B. Address:		
C. City:	D. State:	E. Zip Code:
F. Responsible Authority:		G. Responsible Authority's Phone No.:
H. Responsible Authority's E-mail Address:		I. Responsible Authority's Fax No.:

III. FACILITY/PROJECT INFORMATION:

A. Name:		
B. Address/Location:		
C. City:	D. State:	E. Zip Code:
F. County:		

DEP Form 62-621.300(6)
Effective June 22/2015

Page 1 of 4

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CIVIL ENGINEERING, DEVELOPMENT DESIGN SURVEYING

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(850) 462-8412

1000 M WHEELER
LICENSEE
No. 92378
FOR ID
PROFESSIONAL ENGINEER
9/8/2005

TODD M WHEELER, P.E.
FL PE No. 92378 COA#32689

PDO SET - FOR APPROVAL

MARY ESTHER MARKETPLACE & RESIDENCES

BIG BOX RETAIL

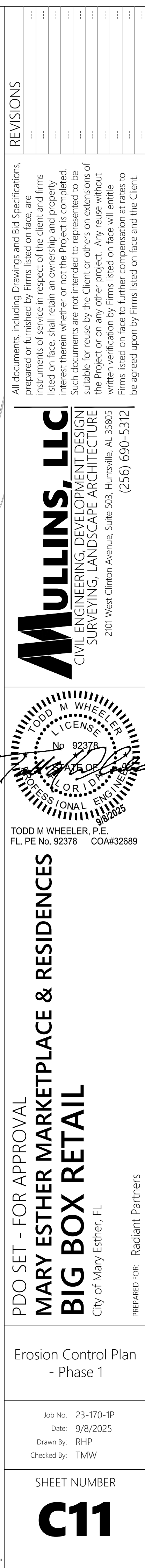
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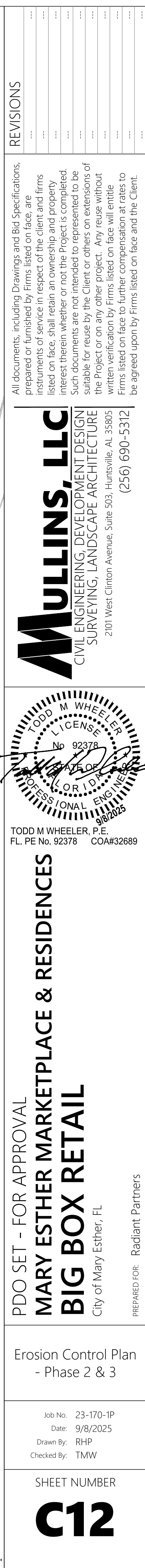
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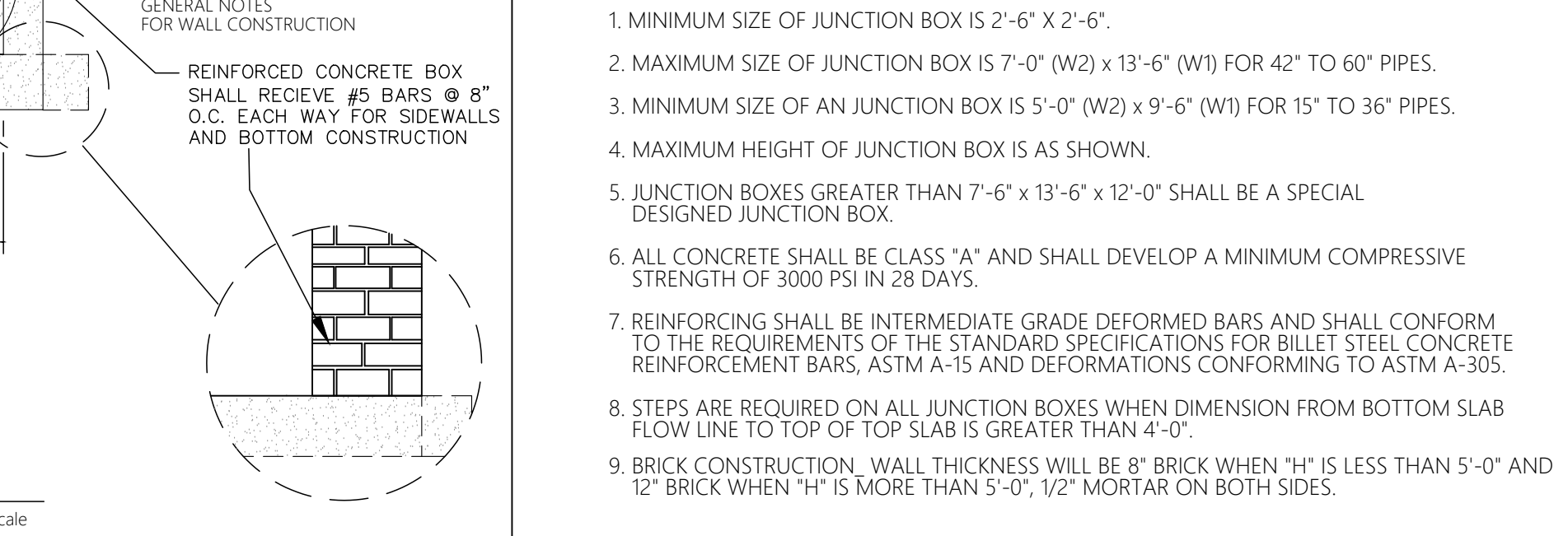
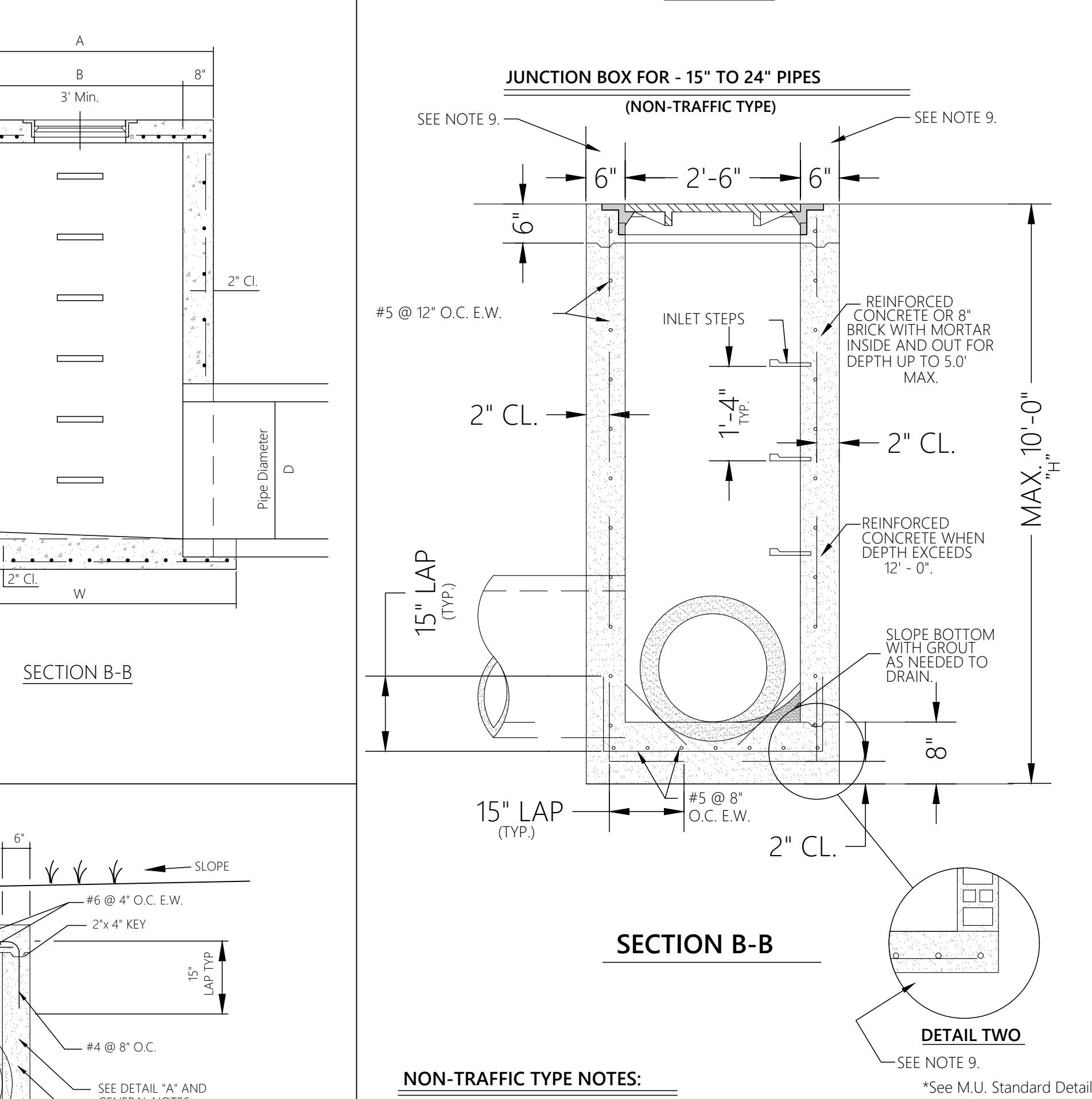
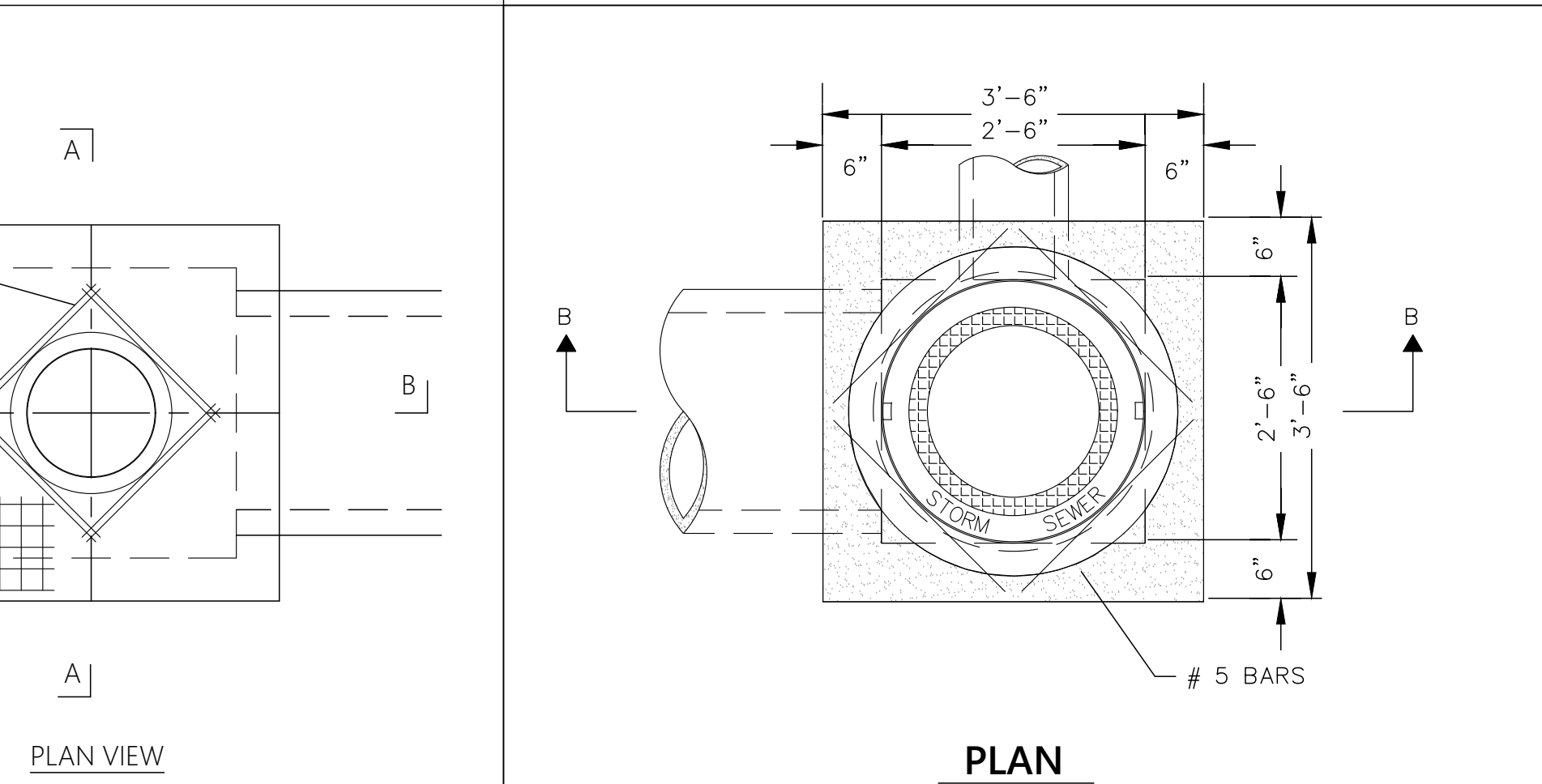
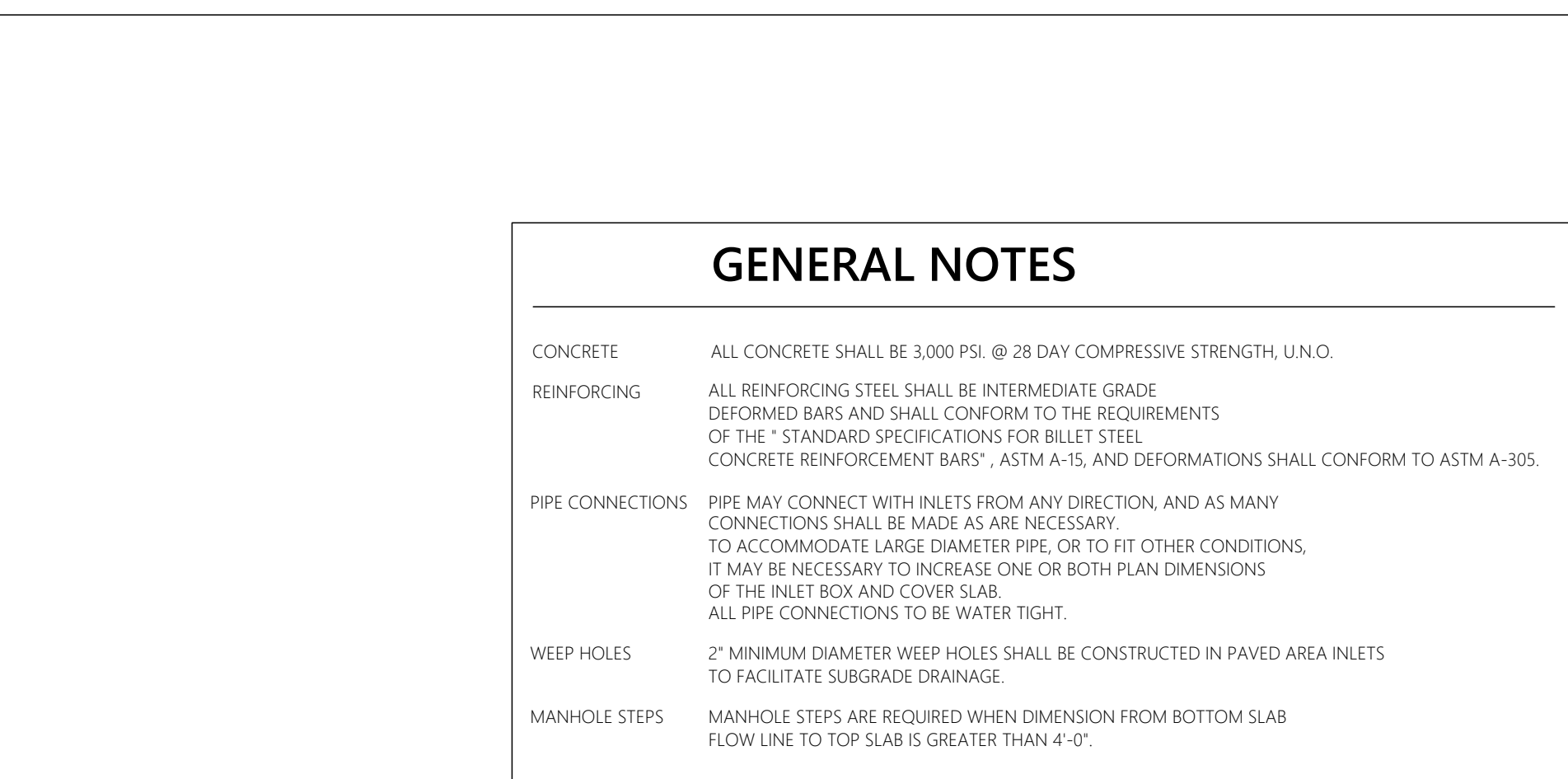
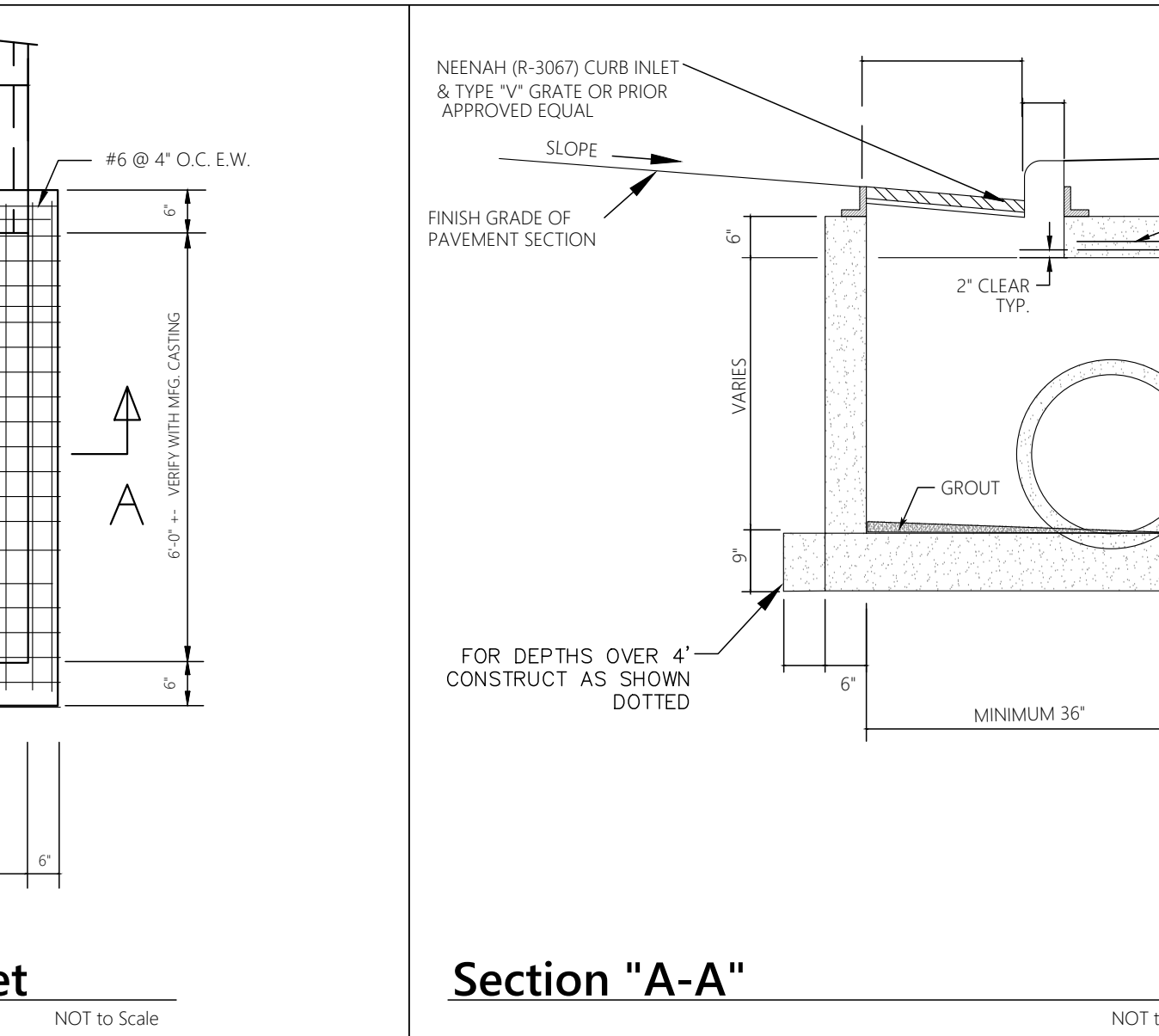
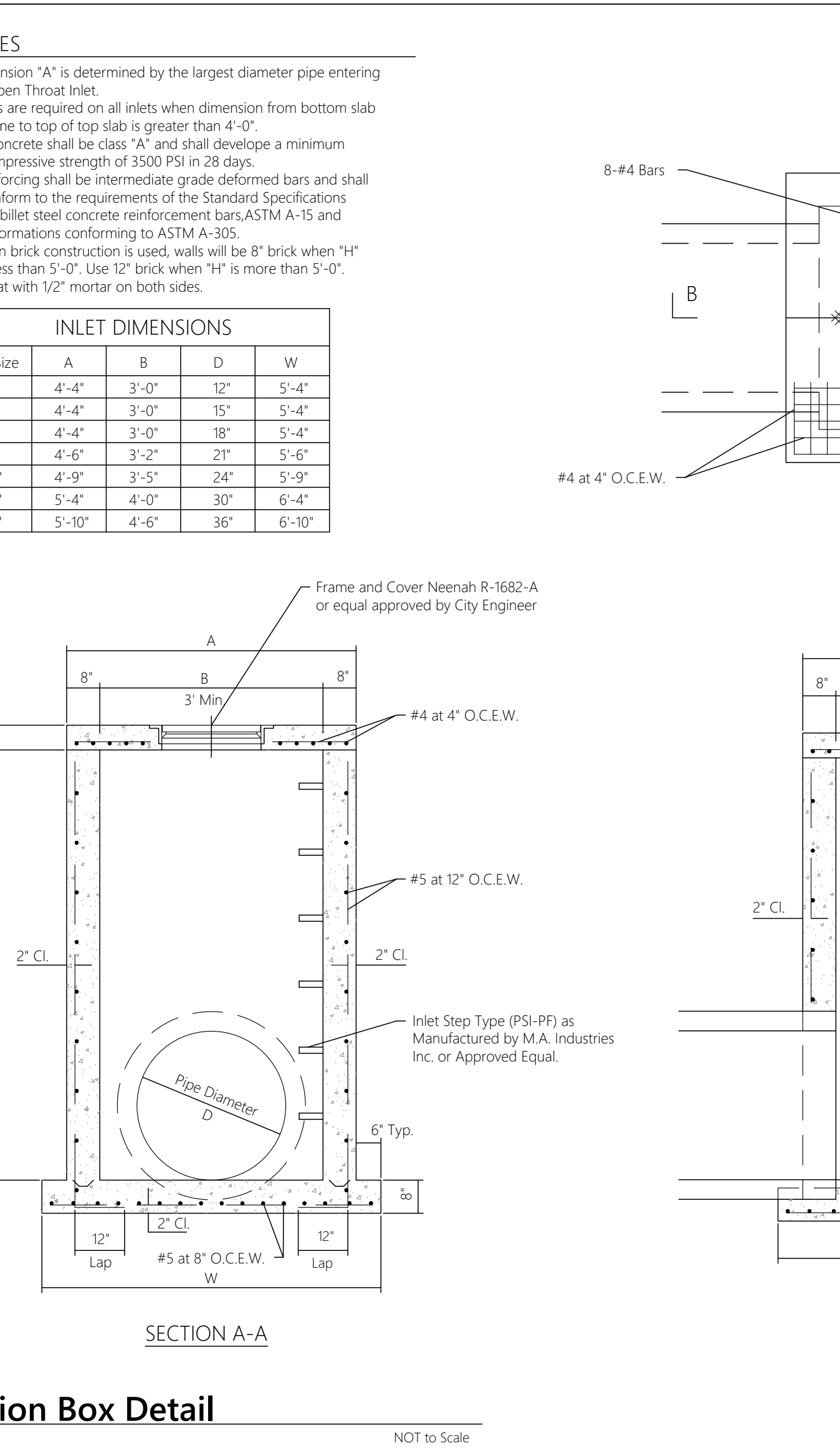
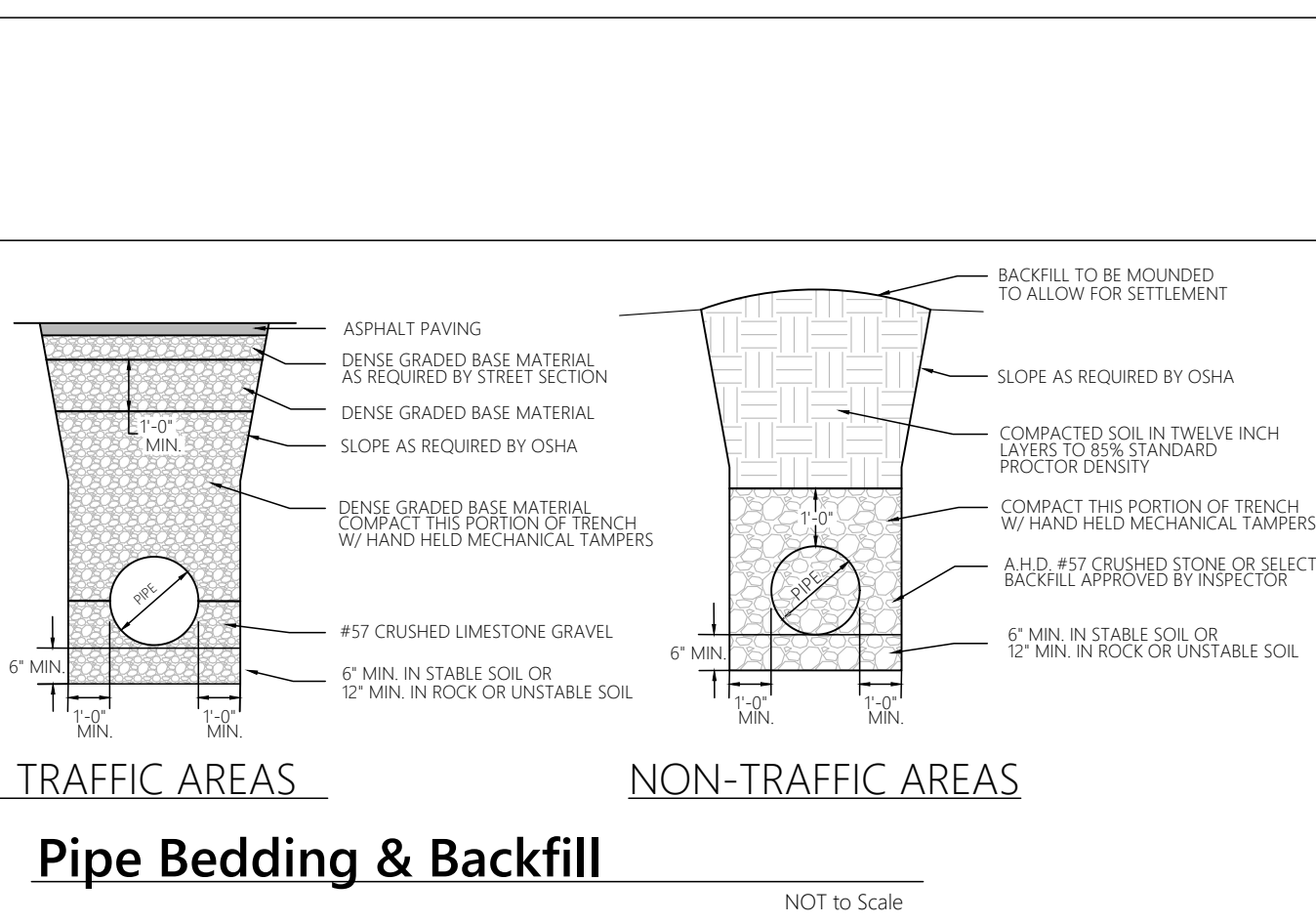
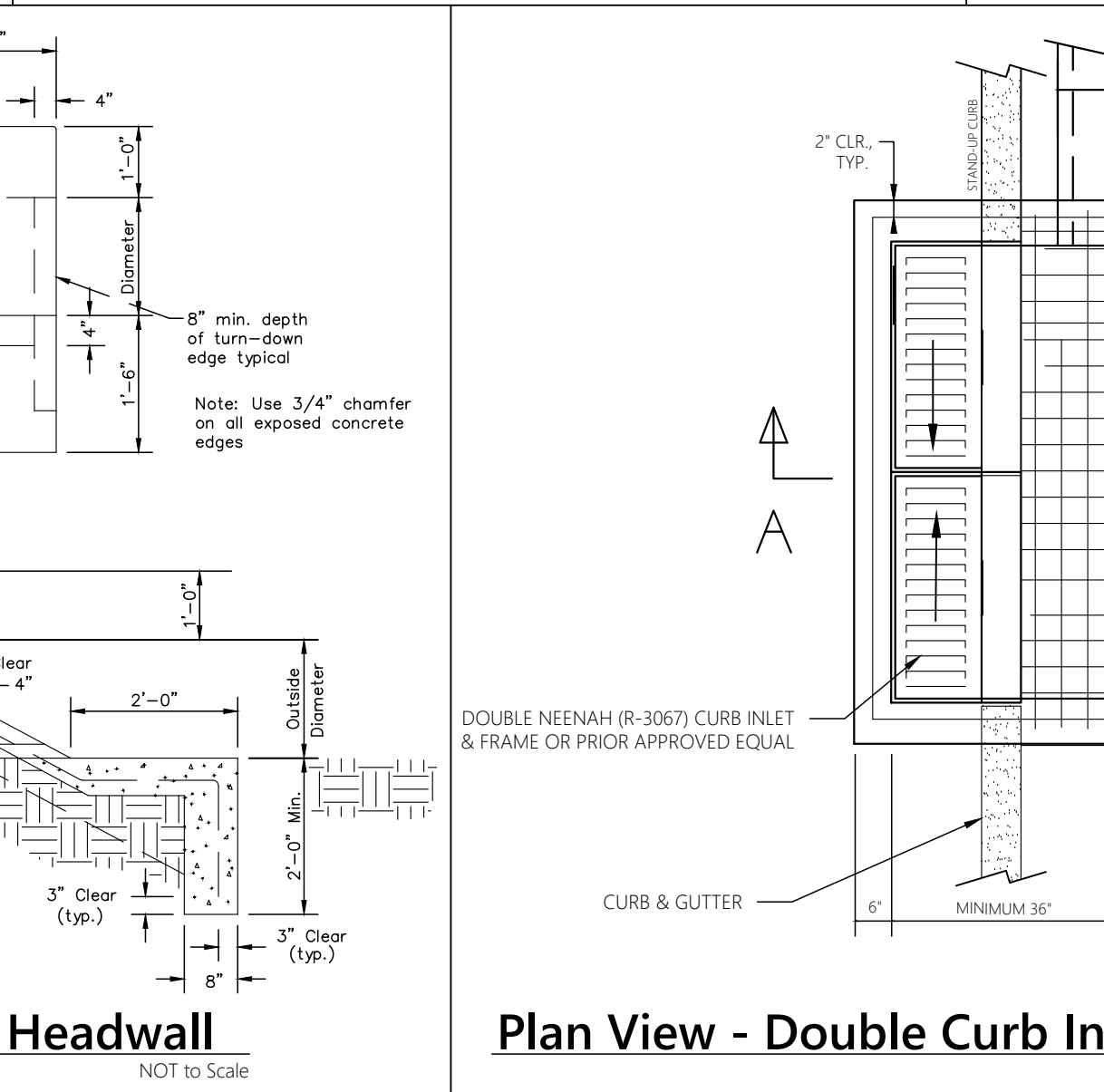
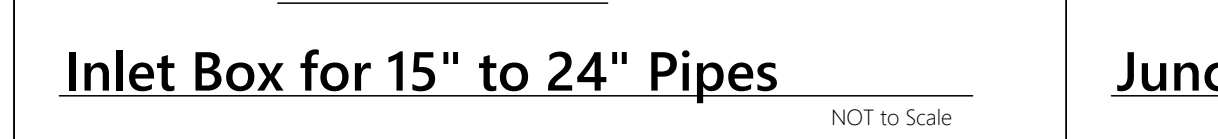
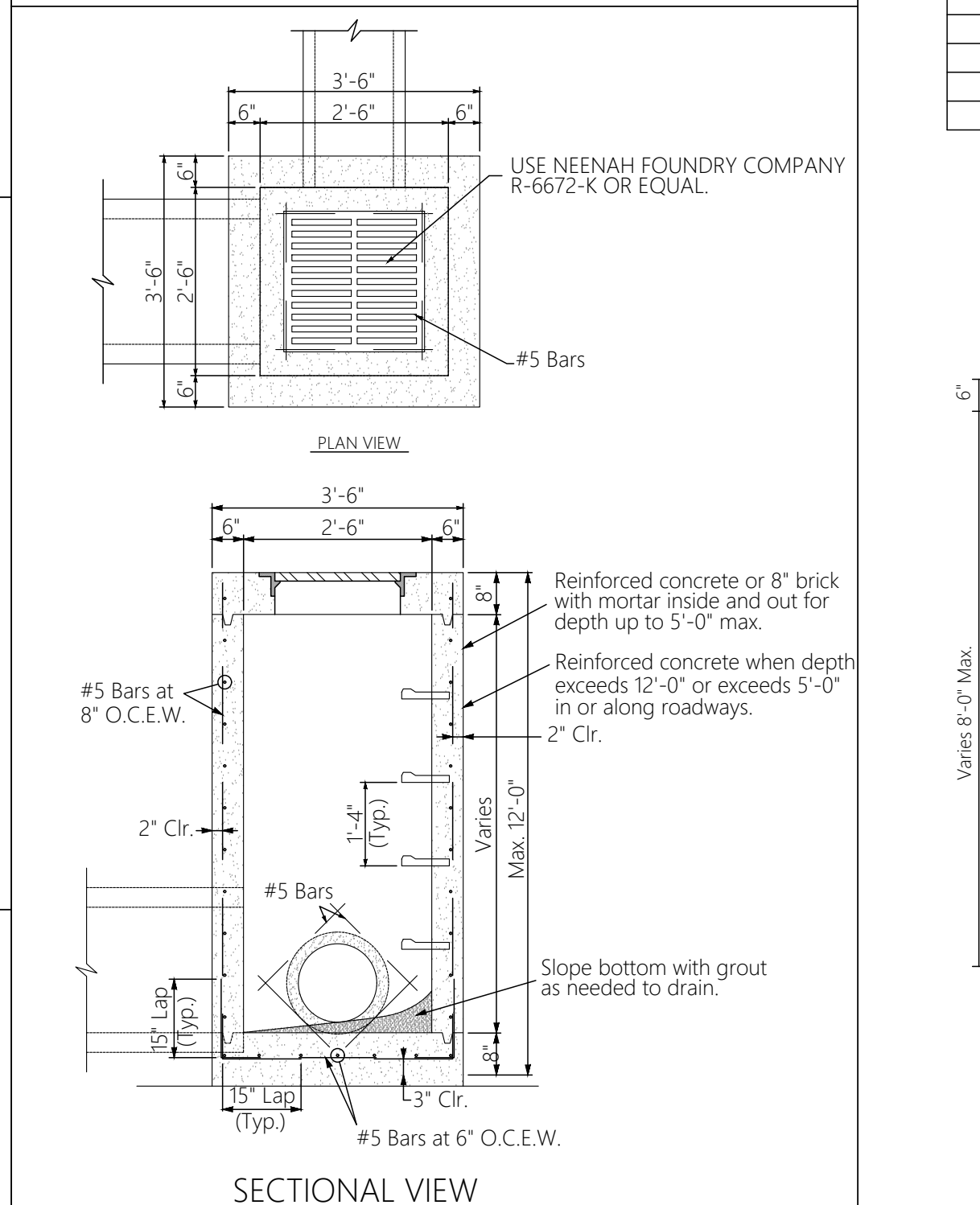
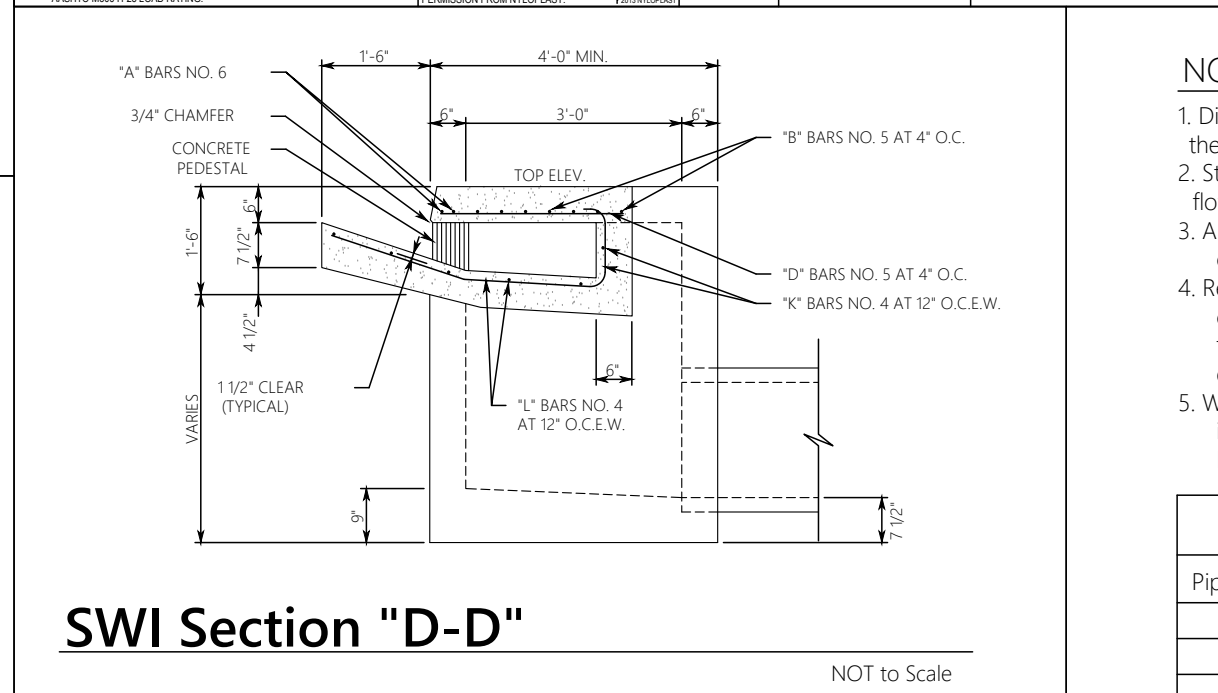
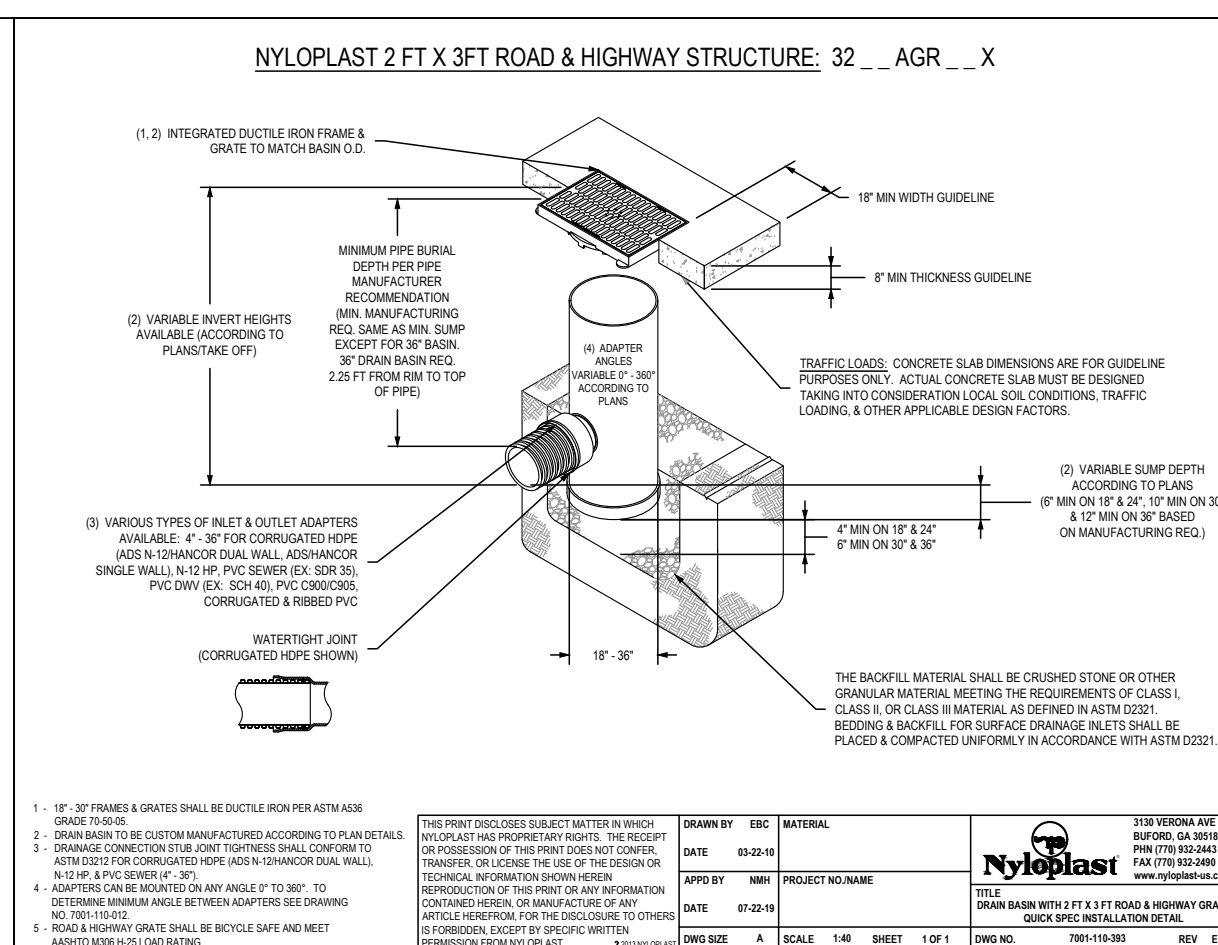
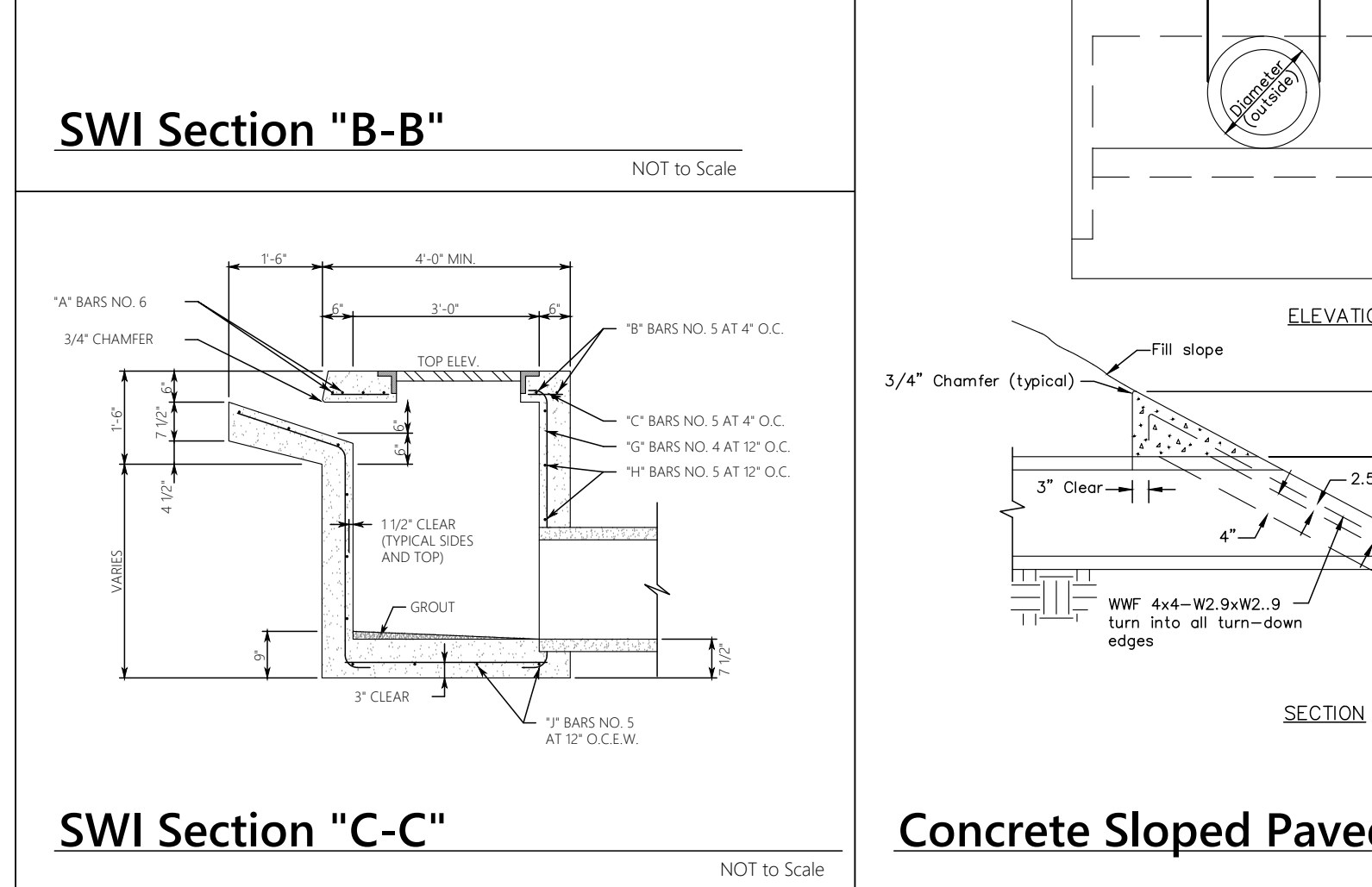
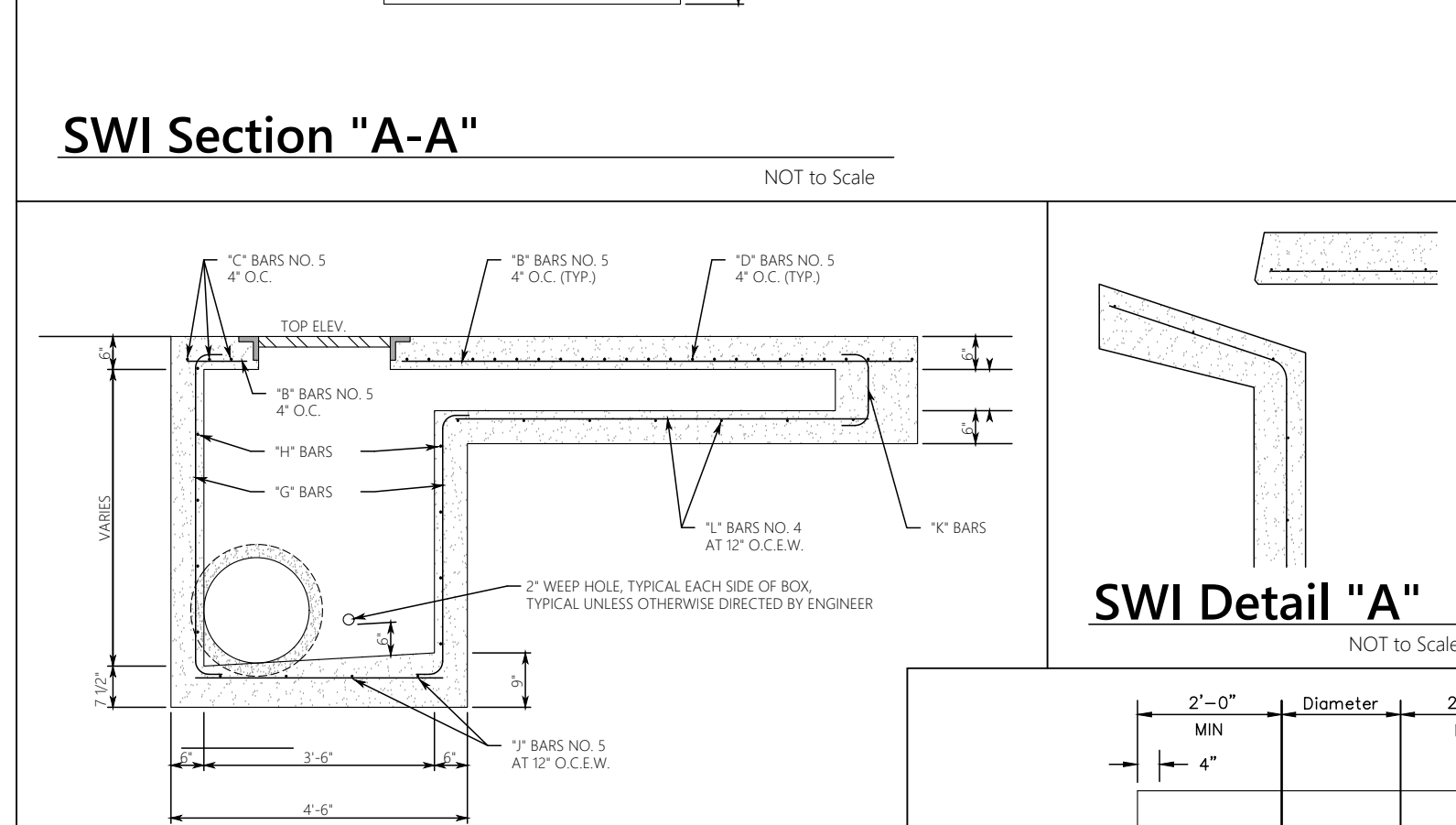
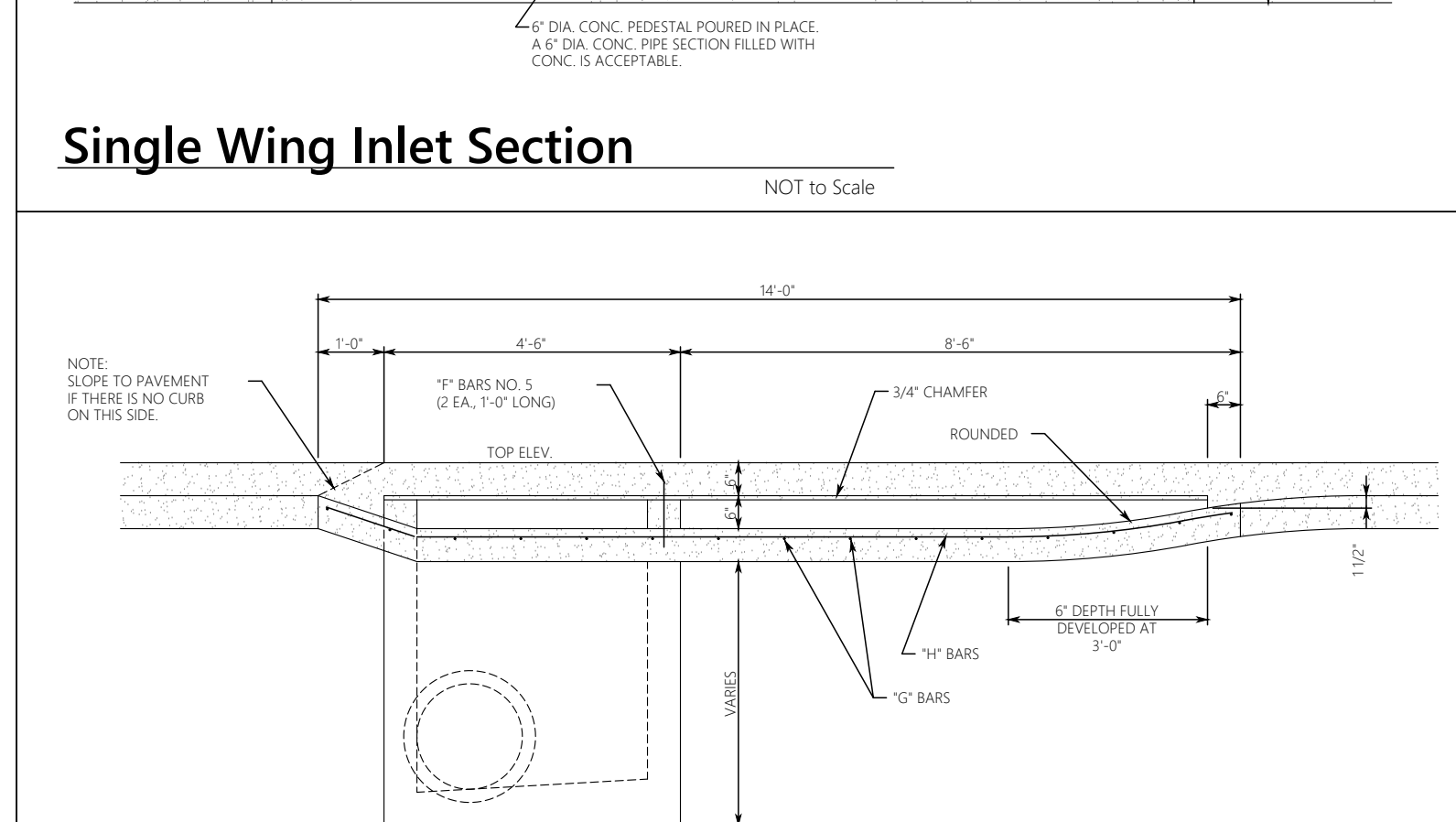
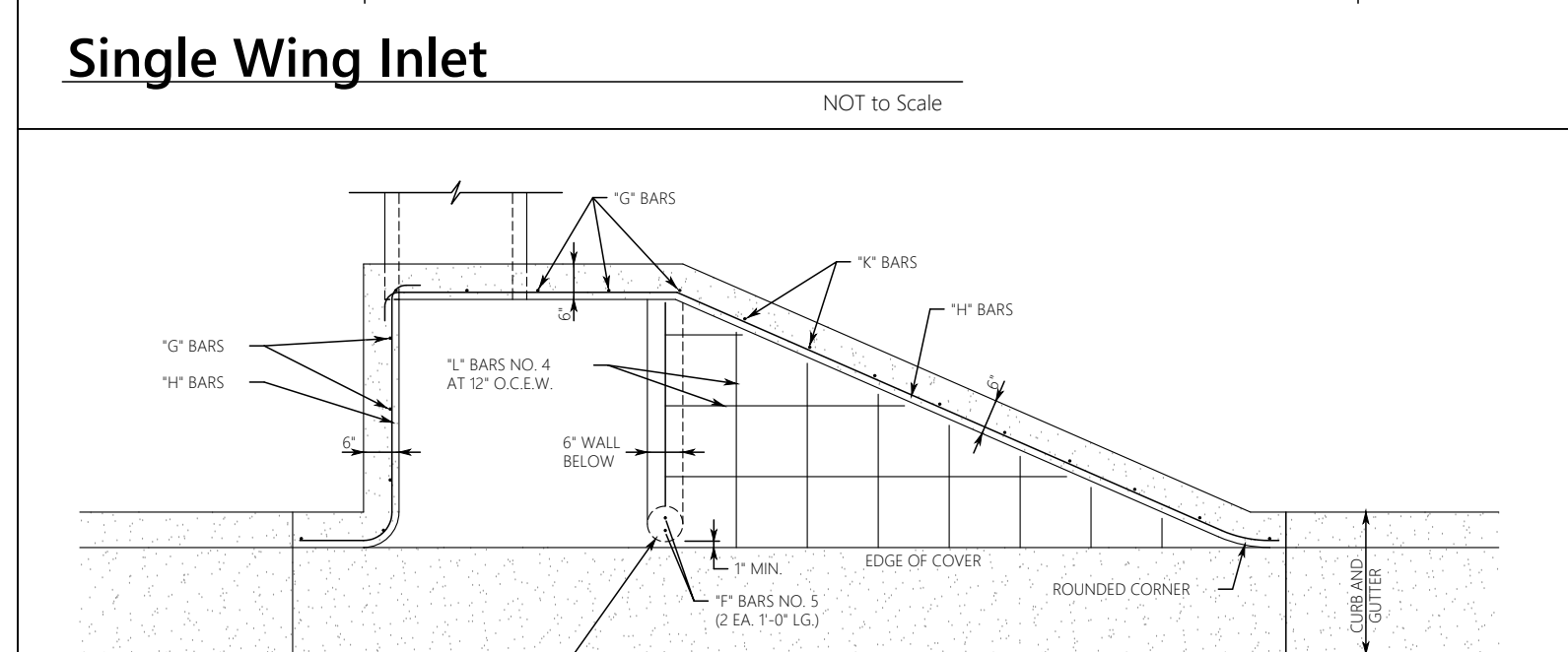
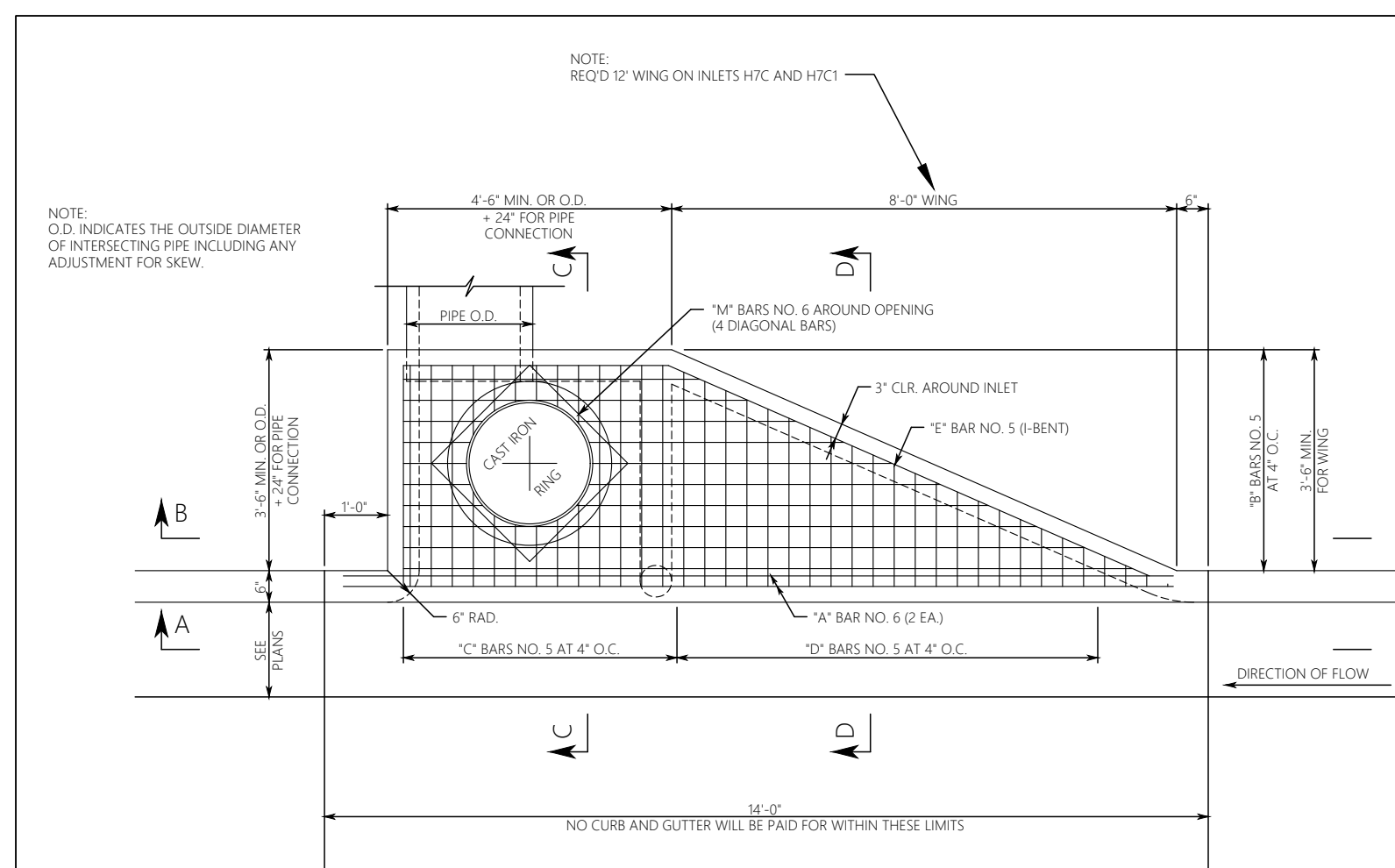
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Job No: 23-170-1P
Date: 9/8/2025
Drawn By: RHP
Checked By: TMW

SHEET NUMBER
C10

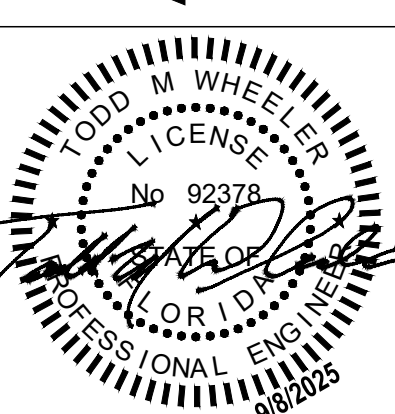




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TODD M WHEELER, P.E.
FL. PE No. 92378 COA#32689

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MARY ESTHER MARKETPLACE & RESIDENCES

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City of Mary Esther, FL

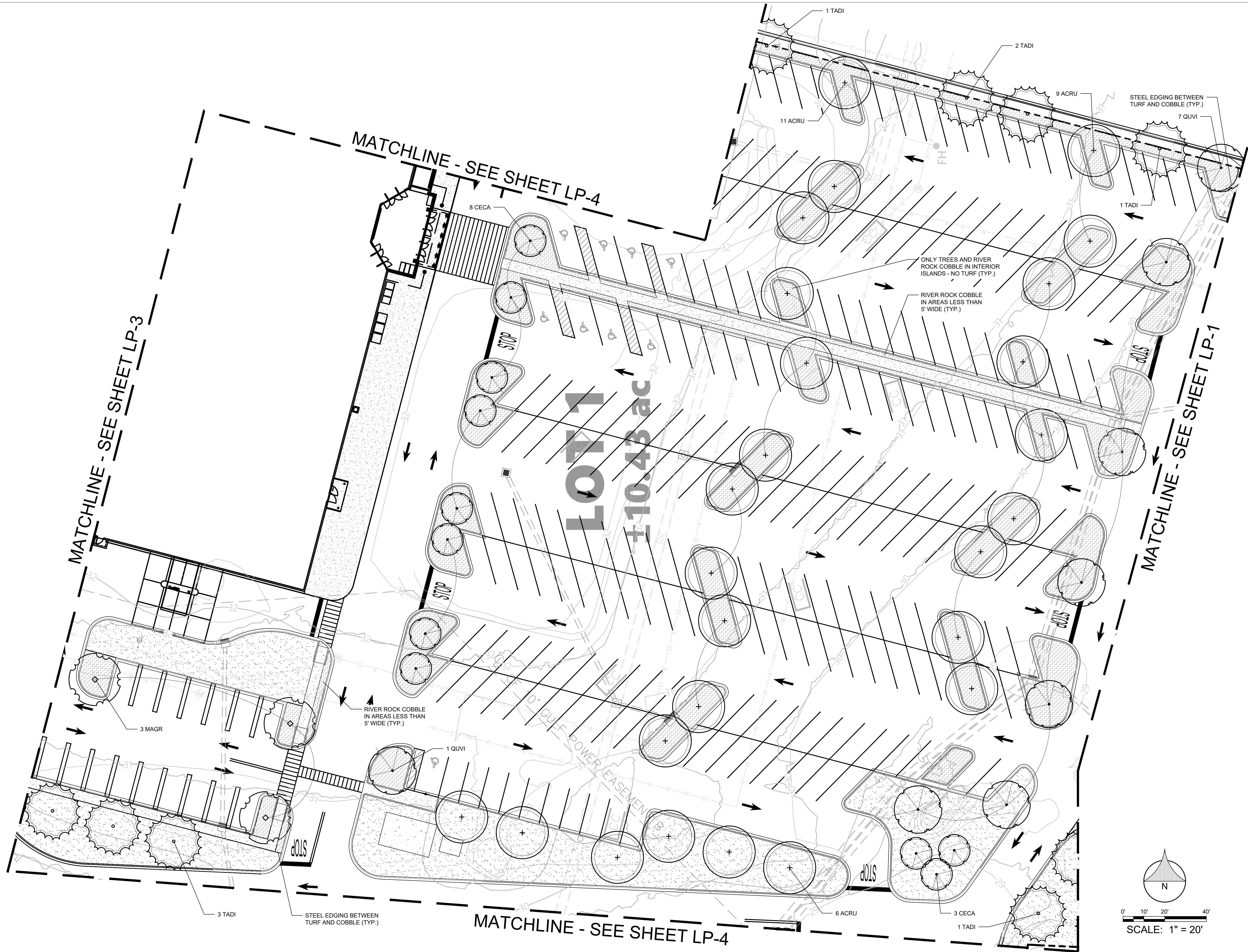
PREPARED FOR: Radiant Partners

Civil Details

Job No. 23-170-1P
Date: 9/8/2025
Drawn By: RHP
Checked By: TMW

SHEET NUMBER

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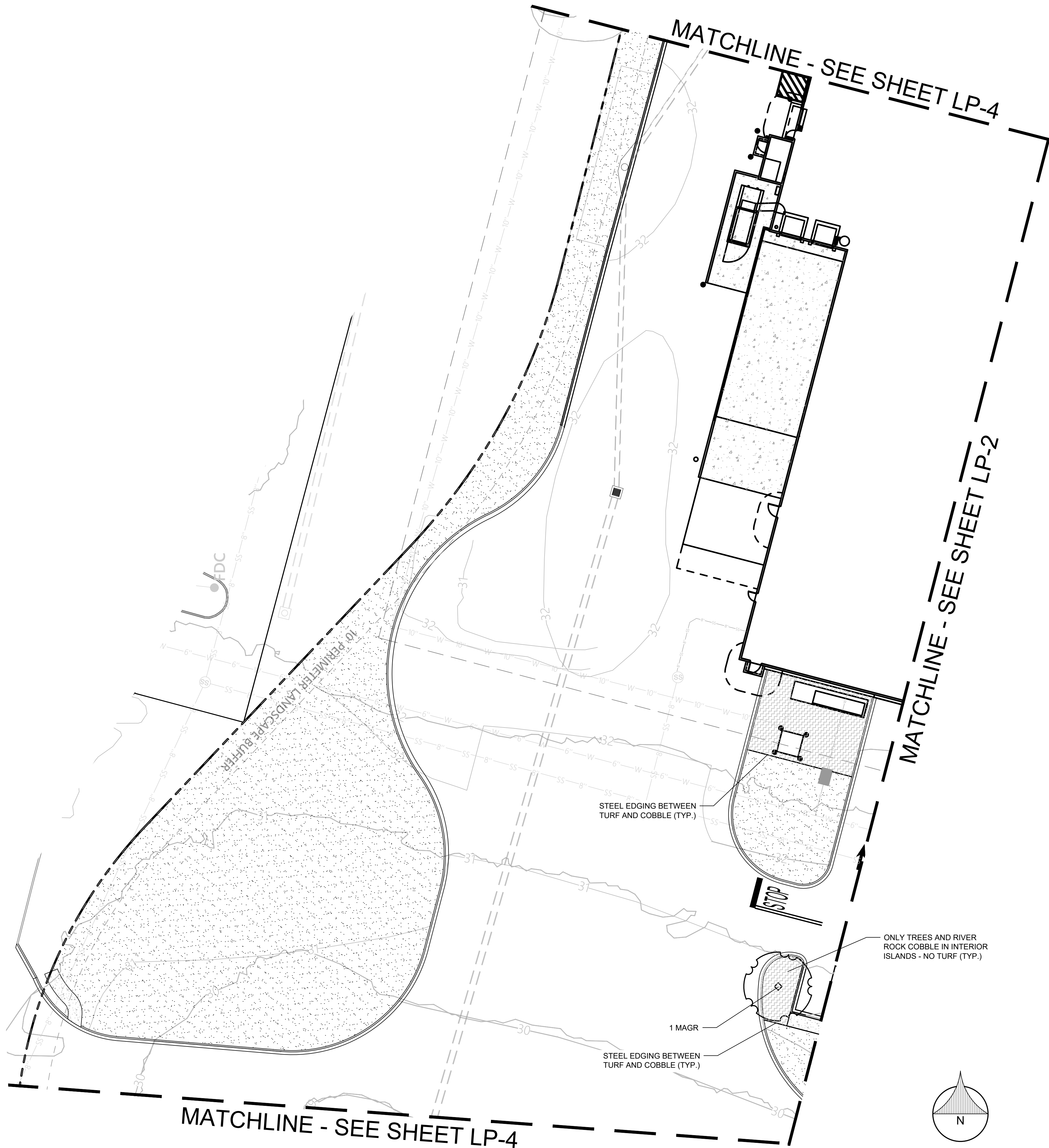
CITY OF MARY ESTHER, FL

DATE	ISSUE/REVISION

PLANTING PLAN
SHEET NUMBER

LP-2

TWO OF FIVE



SOURCE DATA FOR SITE PLAN PROVIDED BY MULLINS, LLC

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LANDSCAPE ARCHITECT

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SANTA ROSA MALL
BIG BOX RETAIL

CITY OF MARY ESTHER, FL

DATE	ISSUE/REVISION

LANDSCAPE ARCHITECT
ALAN D. HOLT, ASLA
FLORIDA
SEPT 8, 2025

PLANTING PLAN
SHEET NUMBER

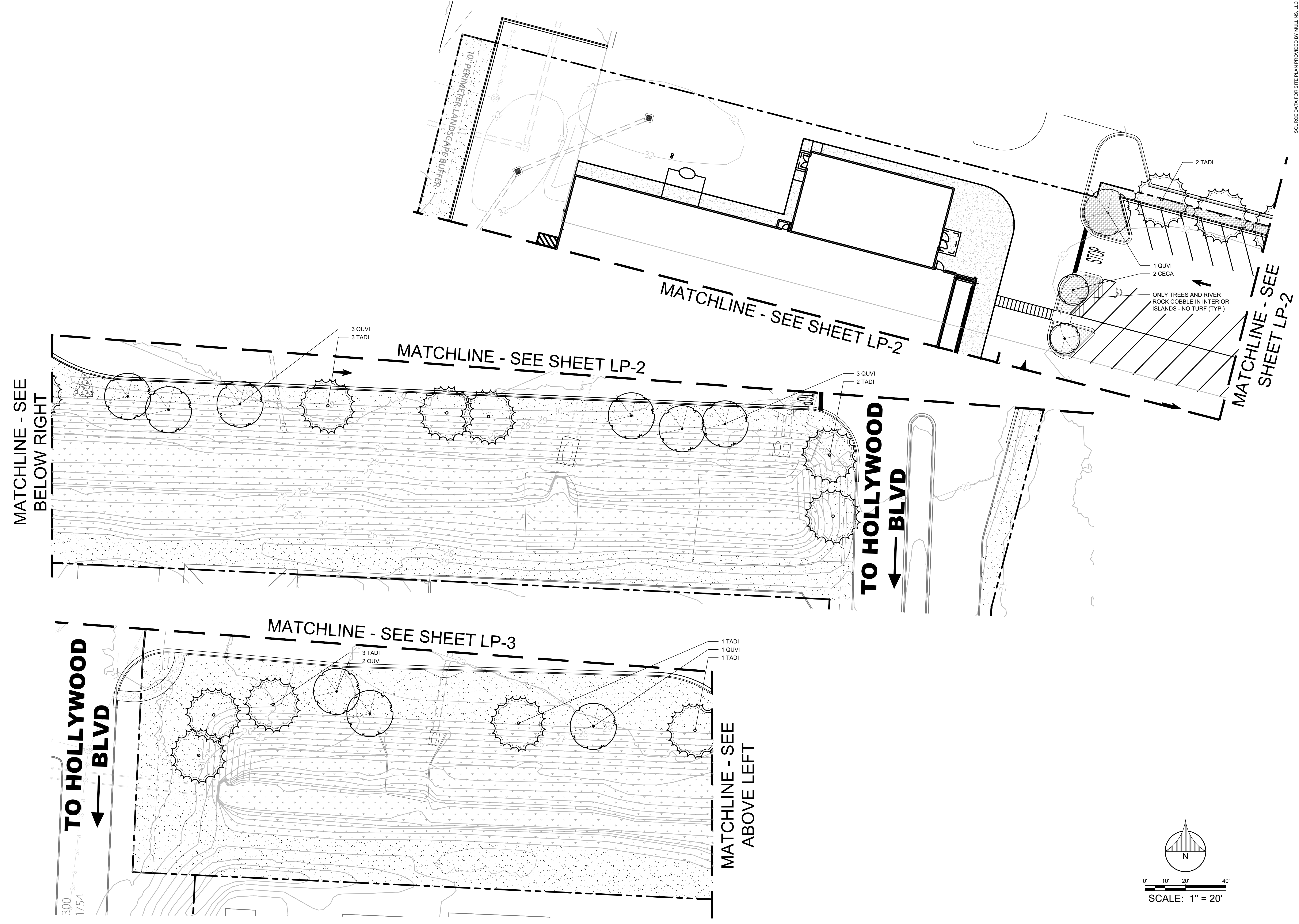
LP-3

THREE OF FIVE

0' 10' 20' 40'

SCALE: 1" = 20'

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25042 - BIG BOX RETAIL

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LANDSCAPE ARCHITECT

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**SANTA ROSA MALL
BIG BOX RETAIL**

CITY OF MARY ESTHER, FL

DATE	ISSUE/REVISION

PLANTING PLAN
SHEET NUMBER

LP-4

FOUR OF FIVE

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

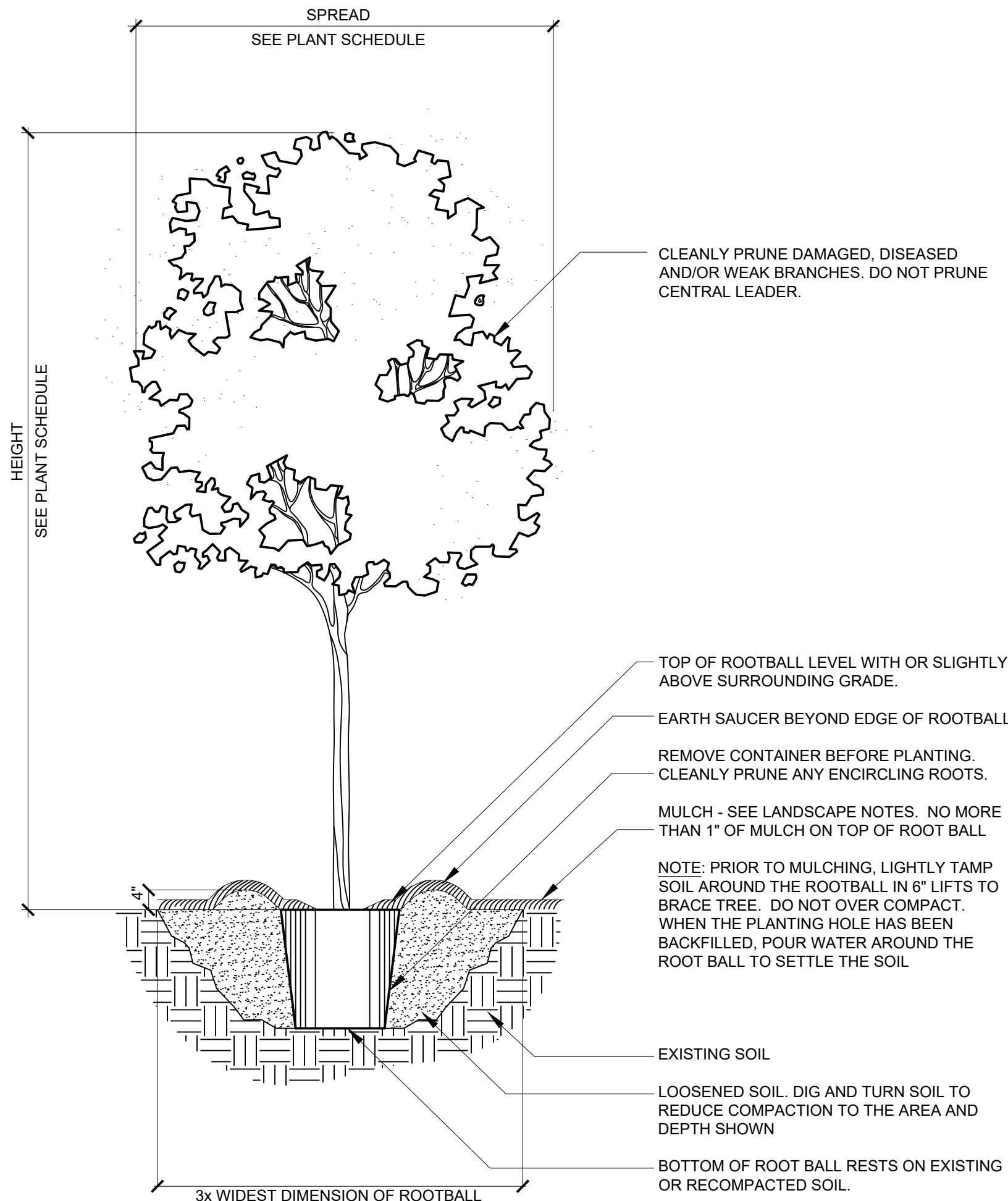
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCLD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANCAED IN FORMS UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 - SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 10 TO 100 MG/CM3; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - TREE STAKING AND GUYING:
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COI-MET OR APPROVED EQUAL.
 - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

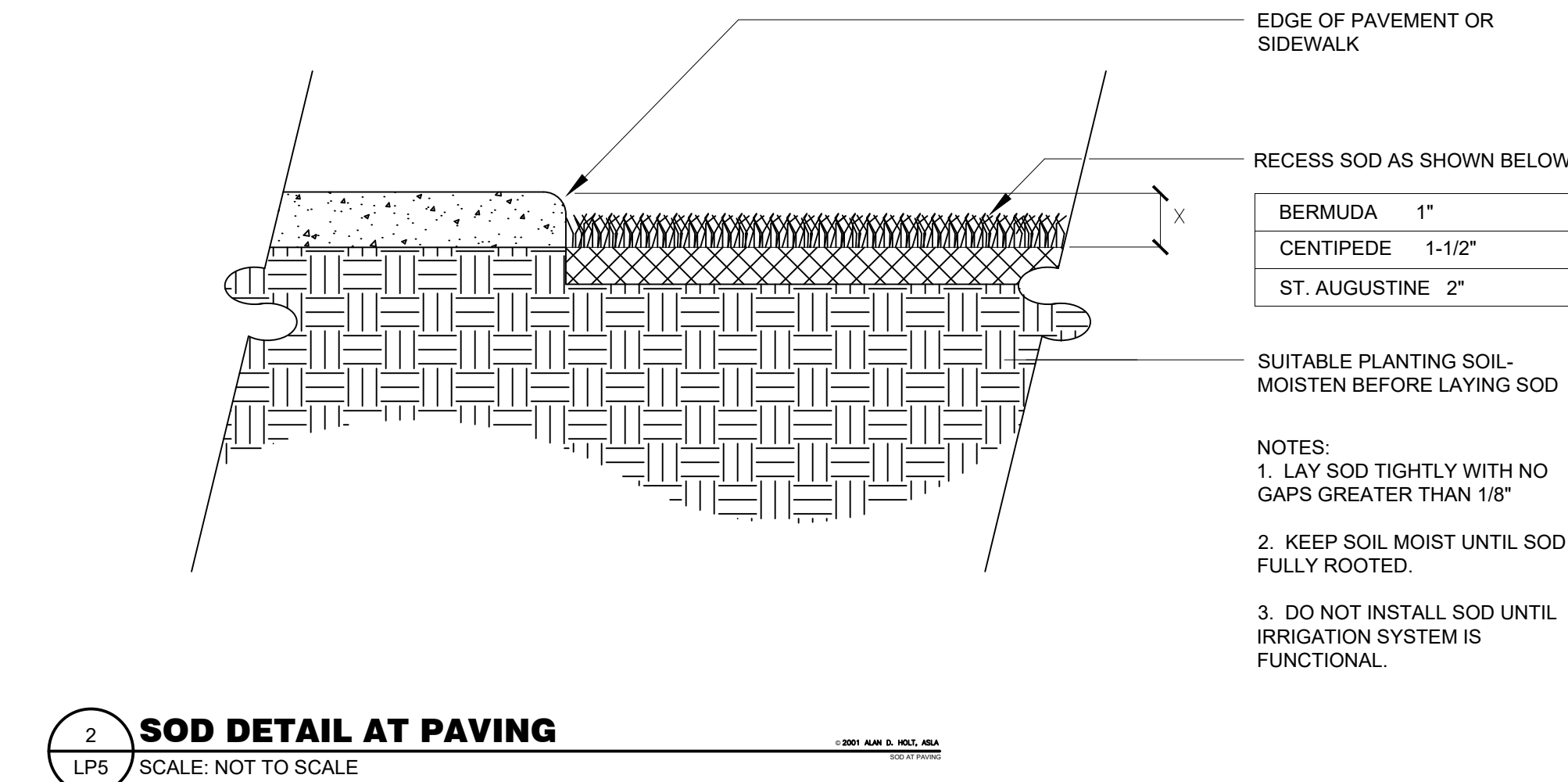
- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRERS FOR THE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS AND MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1" - 2" TREES: TWO STAKES PER TREE
 - 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: CUT AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANT.
- F. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND
- H. MULCH
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESETTling OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY PLANT GROWTH PRIOR TO FINAL ACCEPTANCE.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE AREAS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FROM PLANTING). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- NOTES:
- REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 - REMOVE ALL STRAPS, ROPES, WIRE &/OR STRINGS USED TO LIFT THE ROOTBALL.
 - REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 - TOP OF FIRST FEEDER ROOT TO BE SET SLIGHTLY ABOVE SURROUNDING FINISH GRADE.

1 TREE PLANTING
LP5 SCALE: NOT TO SCALE



2 SOD DETAIL AT PAVING
LP5 SCALE: NOT TO SCALE

SOURCE DATA FOR SITE PLAN PROVIDED BY MULLINS, LLC

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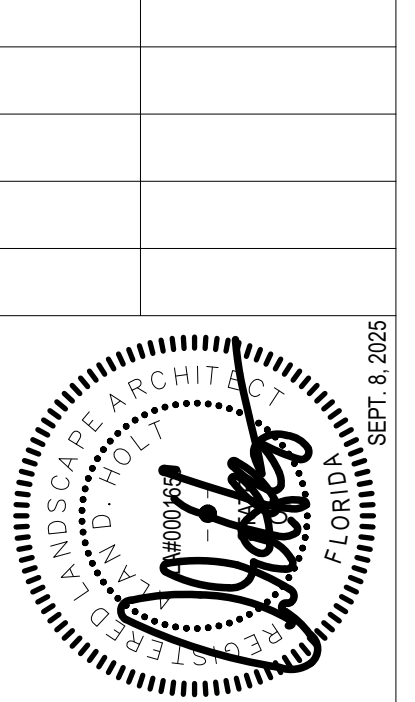
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BIG BOX RETAIL

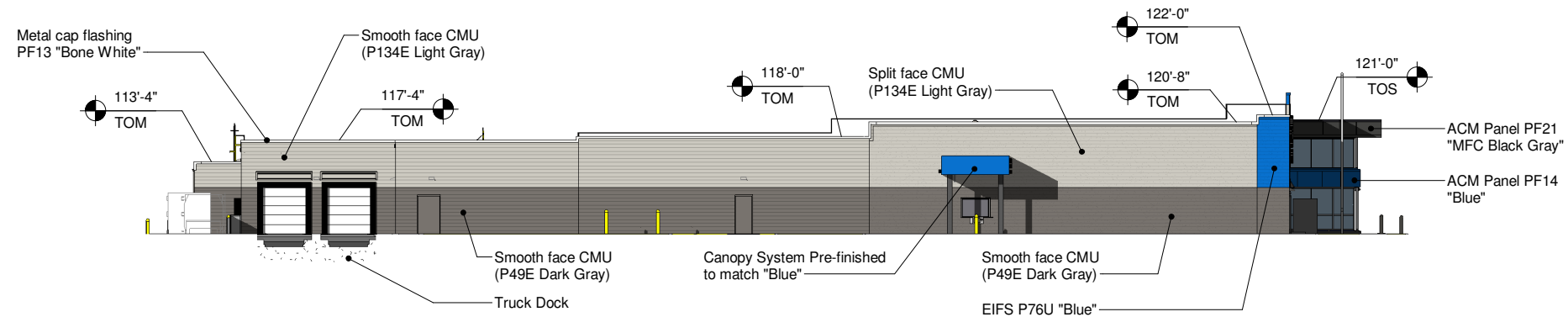
CITY OF MARY ESTHER, FL

DATE ISSUE/REVISION

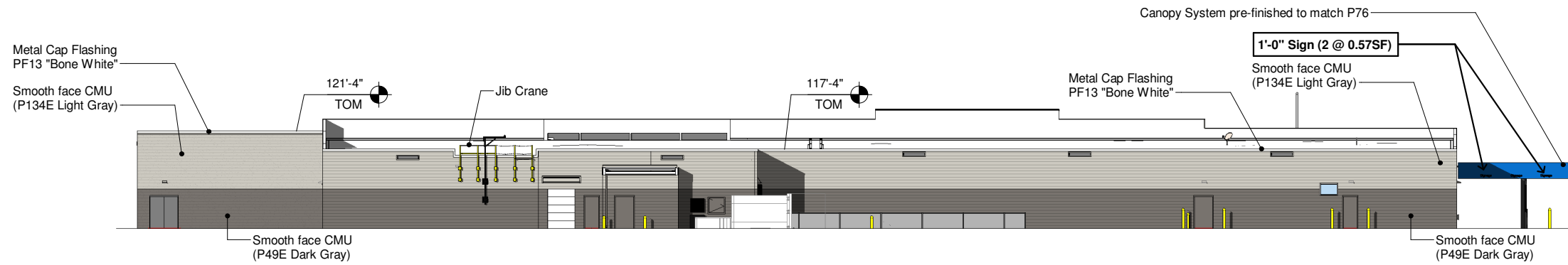


PLANTING PLAN
SHEET NUMBER

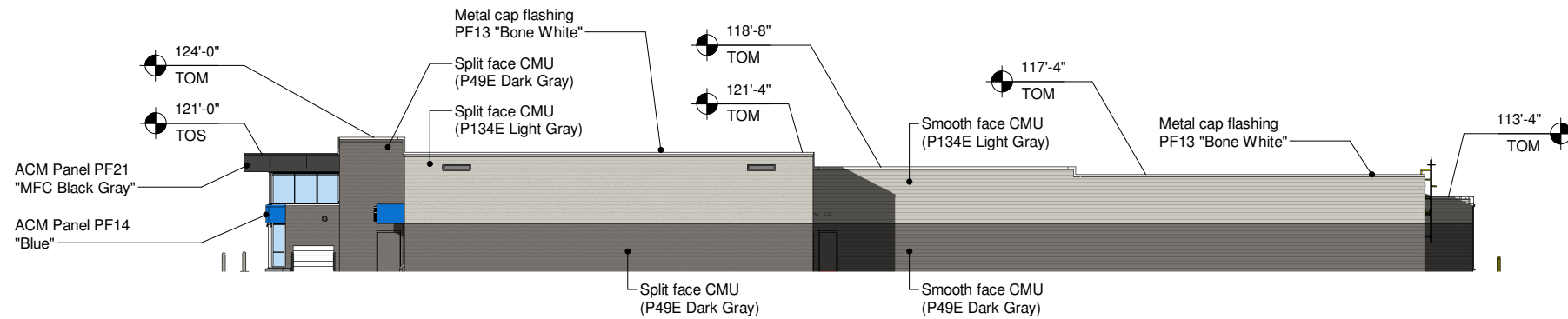
LP-5



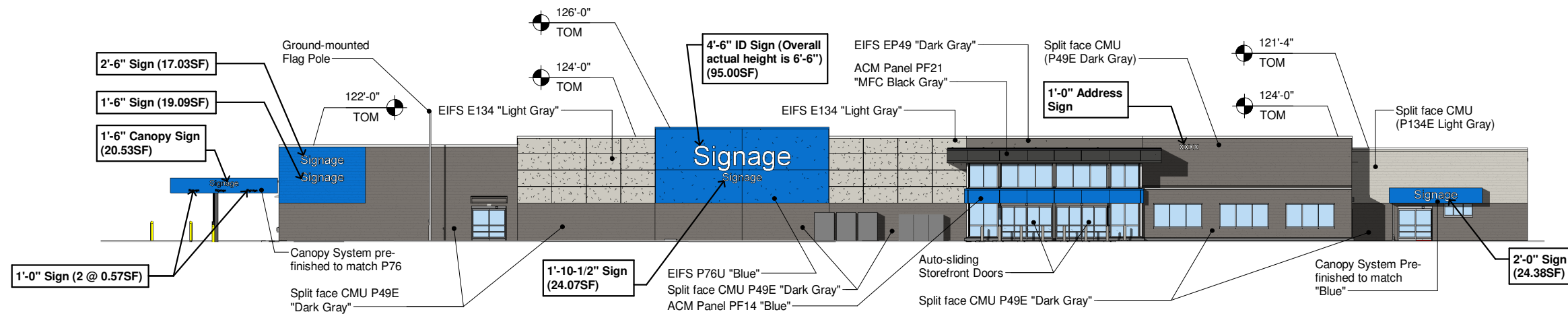
SIDE ELEVATION (SOUTH)



REAR ELEVATION (WEST)



SIDE ELEVATION (NORTH)



FRONT ELEVATION (EAST)



© 2024 MARTIN ARCHITECTURAL GROUP

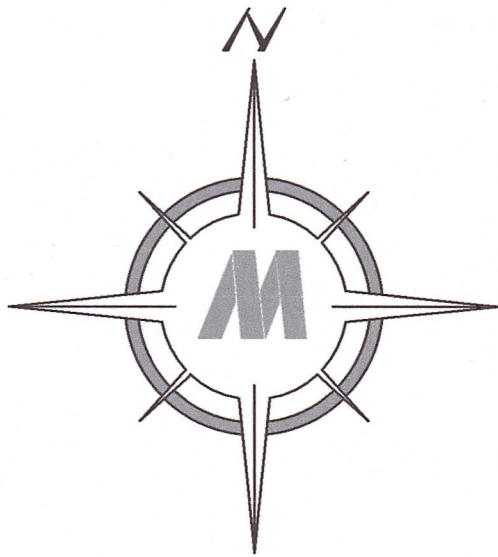


Santa Rosa Mall - Preliminary Design Elevations
Mary Esther, FL
December 9th, 2024





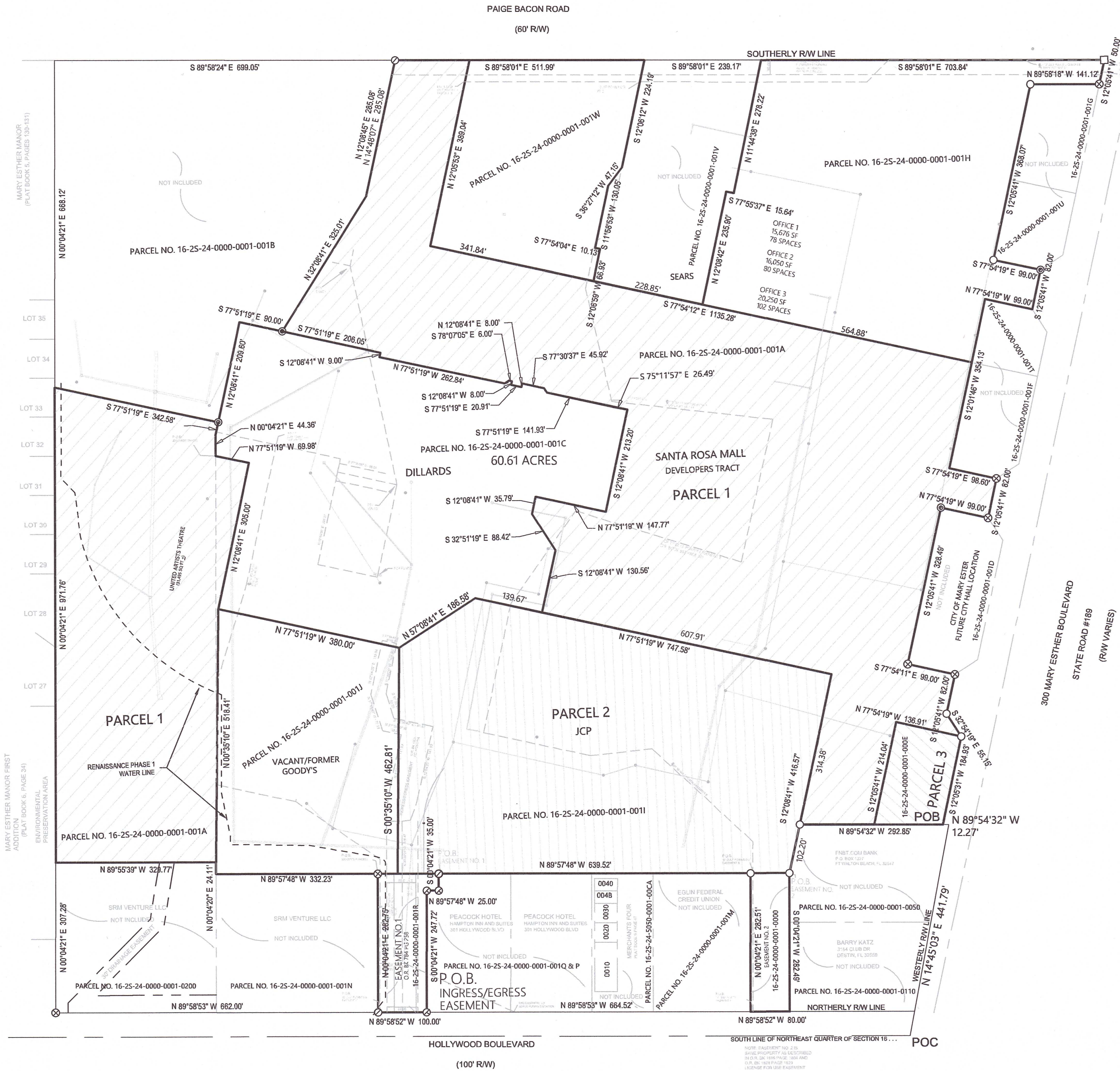




SCALE - 1' = 150'

LEGEND

- - 1/2" ROD FOUND
- ⊙ - NAIL AND DISK FOUND, # 2355
- ⊙ - NAIL AND DISK FOUND, 8011 PCP
- ⊙ - NAIL AND DISK FOUND
- - 1/2" CAPPED ROD, ILLEGIBLE
- - 1/2" CAPPED ROD FOUND, # 7584
- - 1/2" CAPPED ROD FOUND, #2355
- ⊙ - 5/8" IRON ROD FOUND
- - CONCRETE MONUMENT FOUND
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- SEC - SECTION
- O R - OFFICIAL RECORD
- S/D - SUBDIVISION



SURVEYOR NOTES

A SURVEY DOES NOT DETERMINE OWNERSHIP OF PROPERTY.

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 87°18'39\"/>

THE INFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD, PREVIOUS SURVEYS OF THE SUBJECT PROPERTY, AND FIELD EVIDENCE.

NO STRUCTURES WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

THIS SURVEY WAS PREPARED PER THE FLORIDA STANDARDS OF PRACTICE FOR LAND SURVEYING, CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

DESCRIPTION

LEGAL DESCRIPTION: PARCEL 1 - DEVELOPERS TRACT

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, T 2 S, R 24 W, AND THE WESTERLY RIGHT OF WAY OF STATE ROAD #189 (MARY ESTHER CUT OFF); THENCE N 12°01'20\"/>

LEGAL DESCRIPTION: PARCEL 2 - JCPENNY PARCEL

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #189 (MARY ESTHER CUT-OFF); THENCE GO N 14°45'03\"/>

LEGAL DESCRIPTION: PARCEL 3 - TEXACO PARCEL

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, T-2-S, R-24-W, AND THE WESTERLY R/W OF STATE ROAD #189 (MARY ESTHER CUT-OFF); THENCE N-12°01'20\"/>

EASEMENT DESCRIPTIONS:

EASEMENT NO. 1 (A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC).

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, AND THE WESTERLY RIGHT OF WAY OF STATE ROAD #189 (MARY ESTHER CUT-OFF); THENCE NORTH 12 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY OF STATE ROAD #189 A DISTANCE OF 441.79 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 152.24 FEET; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 152.87 FEET; THENCE SOUTH 12 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 102.19 FEET; THENCE DUE SOUTH A DISTANCE OF 282.49 FEET TO THE NORTHERLY RIGHT OF WAY OF HOLLYWOOD BOULEVARD (100 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 80.0 FEET; THENCE DUE NORTH A DISTANCE OF 282.51 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST A DISTANCE OF 639.52 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH A DISTANCE OF 35.0 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST A DISTANCE OF 25.0 FEET; THENCE DUE SOUTH A DISTANCE OF 247.72 FEET TO THE NORTHERLY RIGHT OF WAY OF HOLLYWOOD BOULEVARD (100 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 100.00 FEET; THENCE DUE NORTH A DISTANCE OF 282.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; BEARINGS BASED ON BEARING OF NORTH 12 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF MARY ESTHER CUT-OFF (S.R. #189); ALL LYING AND BEING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

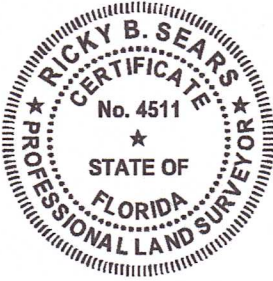
AND

EASEMENT NO. 2 (A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC)

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, AND THE WESTERLY RIGHT OF WAY OF STATE ROAD #189 (MARY ESTHER CUT-OFF); THENCE NORTH 12 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY OF STATE ROAD #189 A DISTANCE OF 441.79 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 152.24 FEET; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 152.87 FEET; THENCE SOUTH 12 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 102.19 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH A DISTANCE OF 282.49 FEET TO THE NORTHERLY RIGHT OF WAY OF HOLLYWOOD BOULEVARD (100 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 80.0 FEET; THENCE DUE NORTH A DISTANCE OF 282.51 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST A DISTANCE OF 639.52 FEET TO THE POINT OF BEGINNING; BEARINGS BASED ON BEARING OF NORTH 12 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF MARY ESTHER CUT-OFF (S.R. #189); ALL LYING AND BEING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

[Signature] 10/23/25
RICKY B. SEARS
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 4511



UNLESS IT BEARS THE ORIGINAL (OR DIGITAL) SIGNATURE & SEAL OF THE FLORIDA LICENSED LAND SURVEYOR NAMED ABOVE, THIS DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY SURVEY
A PARCEL IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

JOB NO. 23-170-1P
DATE: 10/17/2025
DRAWN BY: JWW
CHECKED BY: RBS

SHEET NUMBER

Date: October 3, 2025

To: Tyler Reed
City of Mary Esther

From: Blaine Beck, P.E.
Jacobs Engineering Group Inc. (Jacobs)

RE: Proposed Walmart Development Water and Sewer Capacity

Dear Mr. Reed,

Jacobs has reviewed the Potable Water & Sanitary Sewer Concurrency prepared by Mullins, LLC for the proposed Walmart near the Santa Rosa Mall in Mary Esther (City). The concurrency indicates a projected water demand of 26,645 gallons per day (gpd) and sewer demand of 26,645 gpd for the proposed Walmart.

While the concurrency includes water and sewer demand estimates for future residential developments (apartments and townhomes), it is our understanding that the developer is currently seeking approval only for the Walmart. Based on this scope, Jacobs finds approval for the Walmart alone acceptable, as it is not expected to significantly increase existing water demand or sewer flow.

However, should the developer pursue approval for the townhomes and apartments in the future, Jacobs recommends withholding approval until the City completes the following evaluations:

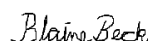
- Hydraulic modeling of the City's water distribution system
- Hydraulic modeling of the City's sewer lift station and downstream force main
- Comprehensive assessment of the City's wastewater treatment plant capacity

These evaluations will help identify the necessary City water and sewer system upgrades that must be implemented prior to construction of the additional residential developments.

Finally, Jacobs recommends that the City and Developer establish a Utility Services Agreement to clearly define ownership and maintenance responsibilities for the proposed water and sewer infrastructure.

Please let us know if you have any questions or need further clarification.

Sincerely,



Blaine Beck, P.E.

Sent via email

cc: Jared Cobb, City Manager of Mary Esther
Hayward Dykes, City Attorney for Mary Esther
Scott Jernigan, Jacobs
Mike Criddle, Jacobs
Josh Robinson, Jacobs O&M

This instrument was prepared by:
Matthews & Matthews, LLP
4475 Legendary Drive
Destin, FL 32541

(Space reserved for Clerk)

DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title (“Declaration”) is made this ____ day of _____ 2025, by **SRM-SPE, LLC**, a Delaware limited liability company, whose mailing address is 393 Canal St., Unit #288 c/o The UPS Store, New York, NY 10013 (“SRM”) and by **SRM OUTPARCEL, LLC**, a Florida limited liability company (“Outparcel”), whose mailing address is 393 Canal St., Unit #288 c/o The UPS Store New York, NY 10013. Collectively SRM and Outparcel will be referred to as “the Parties”.

RECITALS:

WHEREAS, SRM owns that certain parcel of land, Parcel Identification No. 16-2S-24-0000-0001-001A, (“Parcel 1”) located in Okaloosa County, Florida more particularly described in attached Exhibit 1, by virtue of that certain Limited Warranty Deed recorded at Official Records Book 2458, Page 3410 of the public records of Okaloosa County, Florida; and

WHEREAS, Outparcel owns that certain parcel of land, Parcel Identification No 16-2S-24-0000-0001-001E, (“Parcel 2”) located in Okaloosa County, Florida, easterly adjacent to Parcel 1, and more particularly described in attached Exhibit 2 by virtue of that certain Warranty Deed recorded in the Official Record of Okaloosa County, Florida as Instrument No. 3740785; and

WHEREAS, Parcel 1 is a portion of the property upon which the now closed Mary Esther shopping mall is located and SRM wishes to renovate portions of Parcel 1 by obtaining a development order from the City of Mary Esther to construct a stand-alone retail store westerly adjacent to Parcel 2; and

WHEREAS, the design for said retail store includes a fueling canopy that will be located less than 10 feet from the western property boundary of Parcel 2 and the City of Mary Esther has indicated that the canopy’s setback from Parcel 2 violates the setback provisions of its land development regulations (the Setback Encroachment”); and

WHEREAS, the Parties are sister entities controlled by the same members and both wish to cooperate so that Parcel 1 and Parcel 2 may be considered as a single parcel of land for purposes of obtaining said development order from the City of Mary Esther to renovate and improve a portion of Parcel 1;

NOW, THEREFORE, the Parties agree and declare Parcel 1 and Parcel 2 be held and treated as one parcel for the life of the retail development approved by the City of Mary Esther on Parcel 1.

1. Parcel 1 and Parcel 2 shall be considered one plot and parcel of land, and any further subdivision of said parcel shall comply with the City of Mary Esther Land Development Code.

2. This Unity of Title constitutes a covenant running with the land and shall be recorded in the public records of Okaloosa County, Florida. This Unity of Title is binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Unity of Title is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the owner(s) of Parcel 1 and Parcel 2 has been recorded agreeing to change the covenant in whole, or in part, provided that the Unity of Title has first been modified or released by the City of Mary Esther.

3. This Unity of Title may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s), including joinders by all mortgagees, if any, provided that the same is also approved by the City of Mary Esther City Manager or his designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Signed, sealed, executed and acknowledged this ____ day of _____ 2025.

WITNESSES:

OWNER PARCEL 1:

Printed Name: _____

SRM-SPE, LLC
By: Daniel Friedman
Its: Manager

Printed Name: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared DANIEL FRIEDMAN, as Manager of SRM-SPE, LLC., a Delaware limited liability company, who is personally known to me or who has produced _____ as identification, to be the person described in and who executed the foregoing Declaration of Unity of Title and acknowledged before me that he executed same.

WITNESS my hand and official seal in the county and state last aforesaid this ____ day of _____ 2025.

NOTARY PUBLIC

Signed, sealed, executed and acknowledged this _____ day of _____ 2025.

WITNESSES:

OWNER PARCEL 2:

Printed Name: _____

SRM OUTPARCEL, LLC
By: SRM NEW OWNER, LLC
Its: Member

Printed Name: _____

By: _____
Manager of SRM New OWNER, LLC

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared _____, as Manager of SRM NEW OWNER, LLC., a Delaware limited liability company, as the sole member of SRM OUTPARCEL, LLC, who is personally known to me or who has produced a _____ as identification, to be the person described in and who executed the foregoing Declaration of Unity of Title and acknowledged before me that he executed same.

WITNESS my hand and official seal in the county and state last aforesaid this ____ day of _____ 2025.

NOTARY PUBLIC

Order Confirmation

Not an Invoice

Account Number:	535985
Customer Name:	City Of Mary Esther
Customer Address:	City Of Mary Esther 195 CHRISTOBAL ROAD Ext 11 Fx 243-0736 Mary Esther FL 32569
Contact Name:	City Of Mary Esther
Contact Phone:	8502433566
Contact Email:	
PO Number:	

Date:	10/29/2025
Order Number:	11794921
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	37.0000
Height in Inches:	3.0700

Print

Product	#Insertions	Start - End	Category
FTW NW Florida Daily News	2	11/03/2025 - 11/10/2025	Govt Public Notices
FTW nwfdailynews.com	2	11/03/2025 - 11/10/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$169.61
Tax Amount	\$0.00
Service Fee 3.99%	\$6.77
Cash/Check/ACH Discount	-\$6.77
Payment Amount by Cash/Check/ACH	\$169.61
Payment Amount by Credit Card	\$176.38

Order Confirmation Amount

\$169.61

**NOTICE OF PUBLIC HEARING
CITY OF MARY ESTHER
MAJOR DEVELOPMENT PROJECT**

Notice is hereby given that a Public Hearing will be held on Monday, November 17, 2025 at 5:00 pm or as soon thereafter as may be heard at City Hall City Council Chambers, 195 N. Christobal Road, Mary Esther, FL 32569. The purpose of the hearing is for the City Council to hear the request for a preliminary development order for a big box retail/grocery market located at 300 Mary Esther Blvd., Mary Esther, FL 32569, at the site of the former JCPenney Dept. store. All interested parties are invited to attend the Public Hearing.

Any person requiring a special accommodation because of a disability or physical impairment should contact the City Clerk's office at 850-243-3566 Ext.111 at least 48 hours prior to the hearing. Any person seeking to appeal any decision made at the public hearing will need to record the proceedings and, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Dillon Morris

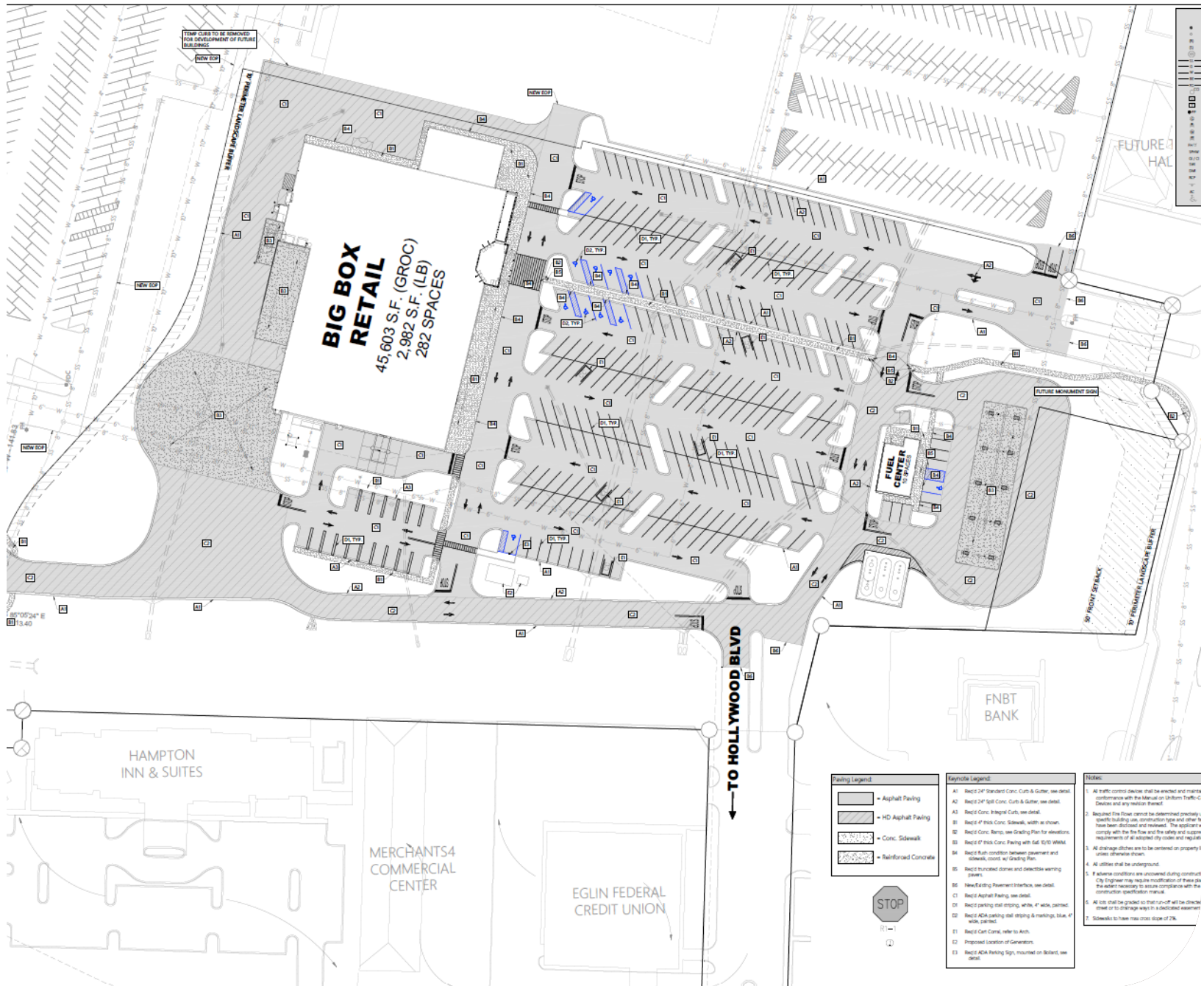
City Clerk

Pub: 11/3 & 11/10/25; #11794921



City of Mary Esther
Community Development Department

Redevelopment of Santa Rosa Mall: Preliminary Development Order for Grocery Store and Fuel Station



SUMMARY OF THE PROPOSED REDEVELOPMENT PROJECT

Project Overview

The plan includes building a combined grocery store and an associated fuel station/convenience store on the former JCPenney site at the Santa Rosa Mall.

Commercial Enhancement

The project aims to provide economic opportunity and variety in retail/grocery within the City.



LOCATION AND BOUNDARIES OF THE PROJECT AREA

Santa Rosa Mall – Former JCPenney and
adjacent parcels



ZONING AND FUTURE LAND USE MAP (FLUM) DETAILS

Zoning Classifications

C-2 General Commercial District

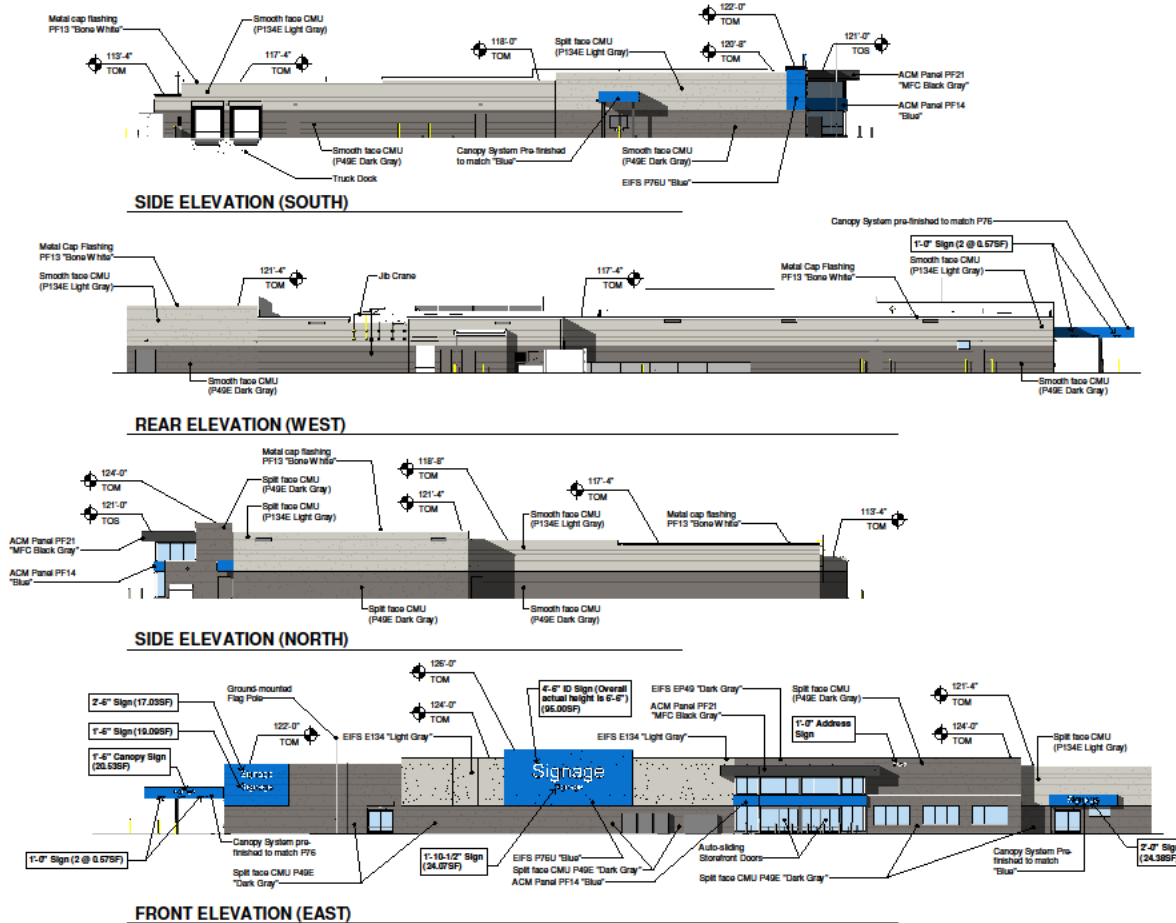
Future Land Use Designations

Commercial

Overlays

Town Center Overlay

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS



The redevelopment features a new retail/grocery store aimed at meeting local community needs with convenience and variety.

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS

Fuel Station

A fuel station is planned to enhance accessibility and convenience for community members and travelers.



brr

10/23/24

Walmart

90145-000 ST. AUGUSTINE, FL

FUEL CANOPY

BD17

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS

Adjacent Convenience Store

An adjacent convenience store is planned to enhance accessibility and convenience for community members and travelers.

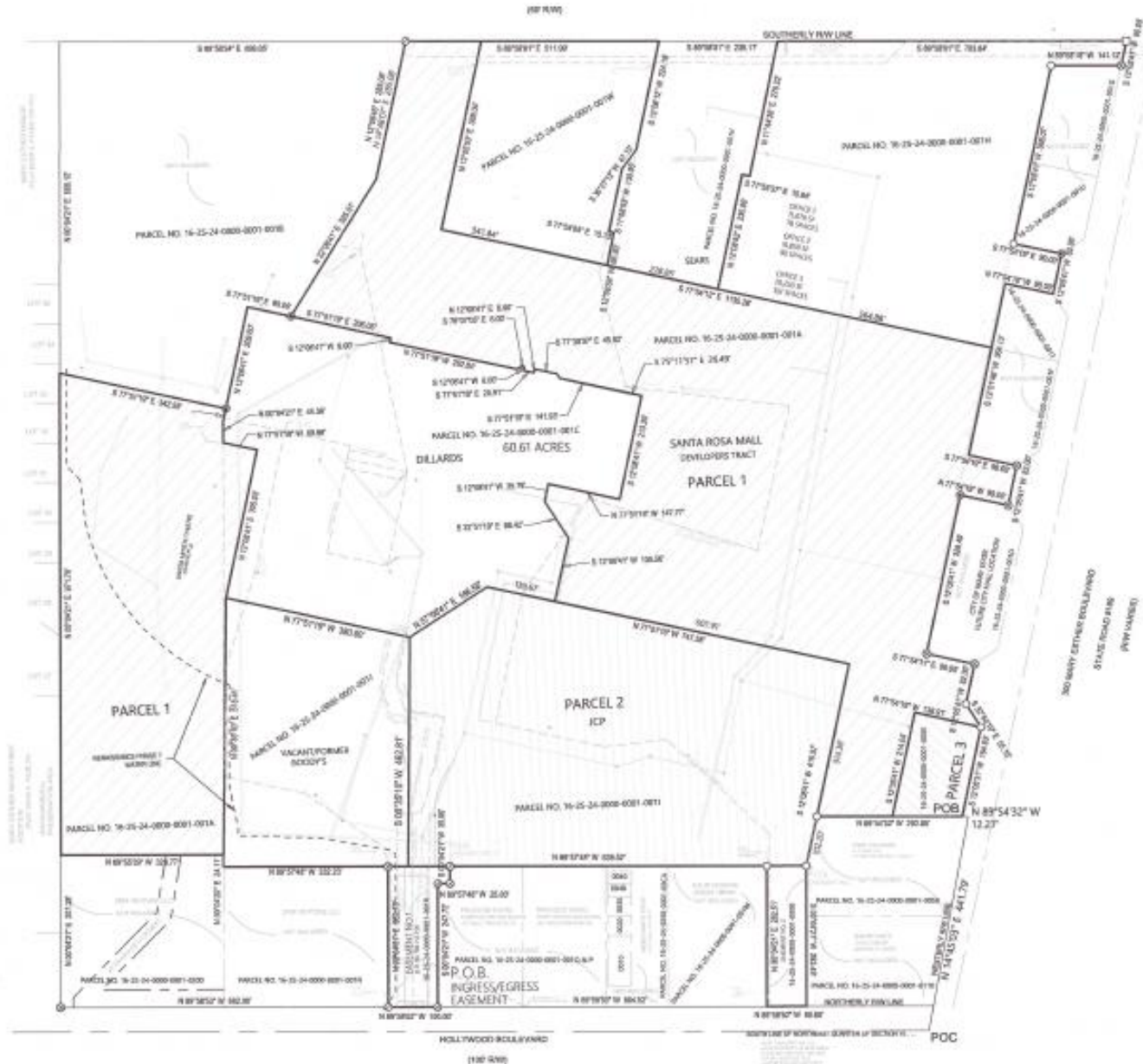


brr

Walmart

FUEL STATION

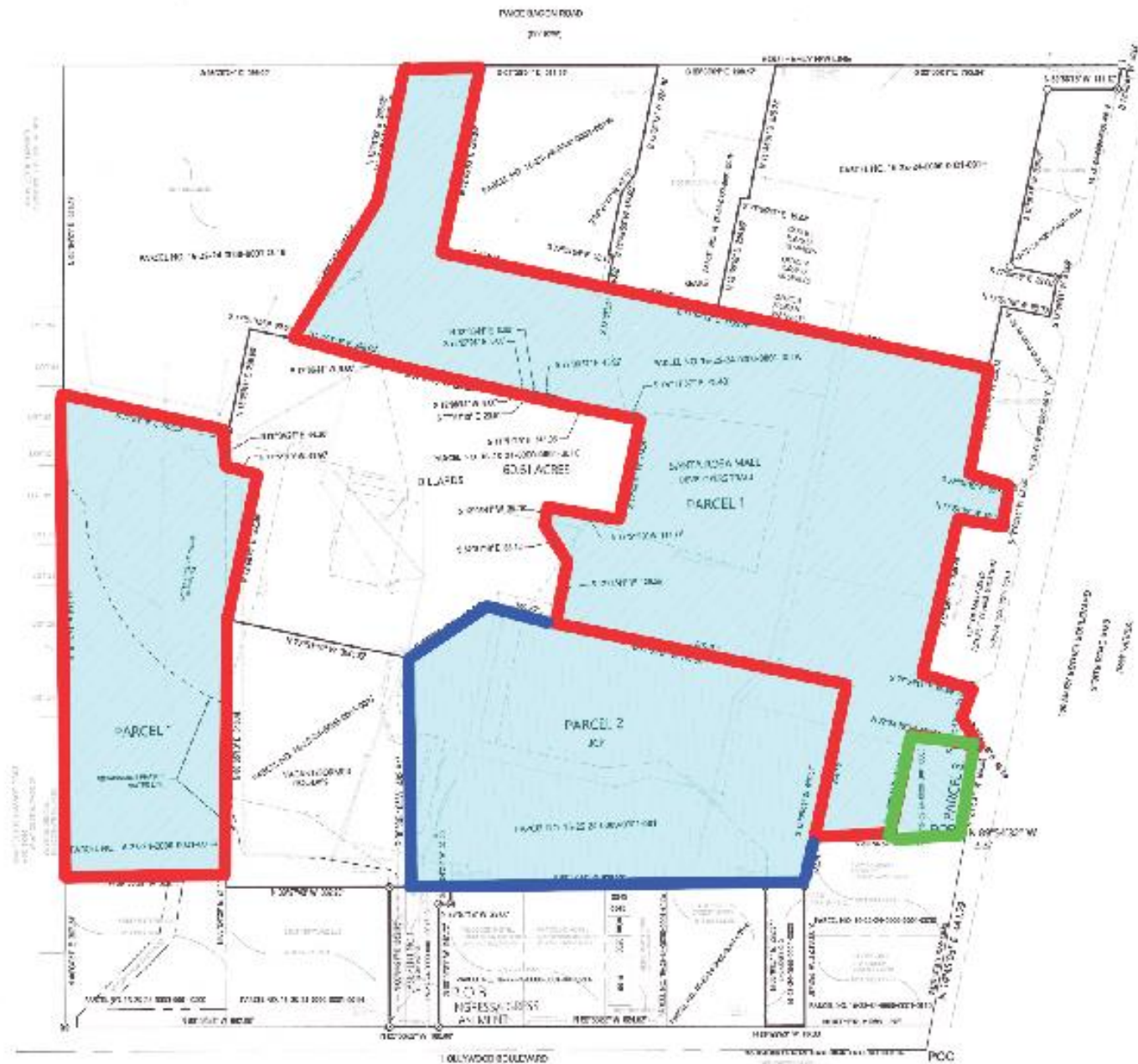
BD16



UNITY OF TITLE

Background

Unity of Title proposed to integrate Parcels 1, 2, and 3 for unified access, infrastructure, and zoning regulations.



UNITY OF TITLE BOUNDARIES

Questions