McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola St. Suite 104
Stuart Fl 34994
772-341-9322

February 24, 2020

Attn: Stephen Mayer
City of Stuart
Development Department
121 SW Flagler Ave
Stuart FL 34994
Phone:772-288-5300

RE: All American Eagle Properties–Urban Code Conditional Use -Response to Comments

Dear Stephen Mayer:

We receive your staff comments dated February 13, 2020 via e-mail. In response to the comments we have provided a response in **bold** following each comment.

1. The City would like to enforce temporary parking on the new on-street spaces during normal business hours.
   Response: The applicant agrees a three-hour limit during business hours would help ensure the spaces turn over which will better serve the businesses during the day and prevent long term parking.

2. Public works suggests a 20-foot separation from the intersection and the nearest parking space, to ensure they can get their equipment turning on to the street. It does not seem like we have this separation and it may affect the number of spaces that can be provided.
   Response: The applicant has revised the proposed street scape layout to provide the 20 ft separation from the intersection. Please see the attached revised street scape design layout.

3. We need a list of the designated uses and the number of spaces that would require by code. We should have the conditional use request a waiver for the number of spaces that are deficient. There may be a need to justify thru a statement why that will work (i.e.: a mix of uses sharing the parking, a system of parking sharing with the uses, etc).

Response: Below is a list of the uses and building square footages/units/seats with the required parking calculations.

Use	Sqft./# of units	Required parking	Provided/Proposed Parking
Salon (2/station)	1300/ 5 stations	10	
Residential apartments (1.5/unit-studios or 1 bedrooms)	6	9	
Zeke's Surf and Paddle-Retail (1/250 sqft , 1/employee)	1500	6	
Basil Garden-Restaurant Limited (1/4 seats, 1/employee)	40 seats+3 emplo	10	
Message Therapy- Palm Tree Message (1/300 sqft)	1300	4.33	
		39.33	22

We believe the uses have different peak time demands with regard to parking so the parking can be shared. The proposed street scape improvements with the on-street parking will help alleviate the parking issue for the property and surrounding properties. The applicant is also requesting an exemption for the 18 parking spaces deficiency.

4. I have visited the site and noticed that there is a space used to store a vehicle that is mostly used for the paddleboard rental, and not really used as a rotating parking spot. If this is going to be used as a loading zone and not available as a parking spot, then we shouldn't include it in the parking spaces available.
   Response: The landlord has the ability to enforce parking restrictions as they see fit. We have brought this to the landlord's attention and they will have the tenant remove the vehicle so the space can be counted toward the parking provided and used by all patrons.

5. General question: would the owner consider assigning parking spaces to assure each use/resident has a dedicated space on site?
   Response: Assigning parking is not a realistic solution given the parking is to be shared and the tenants have varying hours of operation.

Let us know if you have any additional comments or questions.

Sincerely,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com