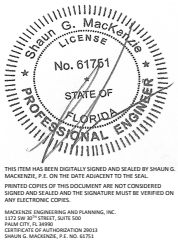
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Digitally signed by Shaun G MacKenzie
Date: 2020.01.15 14:19:43 -05'00'

January 10, 2020

City of Stuart – Planning & Zoning
121 SW Flagler Avenue, Stuart, FL 34994
City Phone: 772-288-1292

Re: Bridgeview Apartments
Master Final Site Plan
Finished Floor Elevation (FFE) - Justification Letter

Shaun G. MacKenzie P.E.
Florida License No. 61751
Transportation Engineer
Engineering Business No. 29013

To whom it may concern,

MacKenzie Engineering and Planning, Inc. prepared this justification letter for the proposed project to demonstrate compliance with the stormwater and flood requirements. The proposed project is located at the northwest corner of Kanner Highway and Indian Street in Stuart, FL (Parcel ID: 40-38-41-001-051-00000-2). The project proposes to construct 212 apartment dwelling units.

In accordance to section *6.03.02.B.4. Finished floor elevations*, finished first floor elevations of all buildings or structures shall not be lower than the higher of the following elevations:

a. Two feet above the flood stage elevations established by FEMA; or
b. 18 inches above the crown of the street on which the building(s) or structure(s) fronts.

The FEMA flood elevation is 6 feet and the proposed flood elevation is 5 feet based on the proposed changes to the FEMA flood maps. The elevation of Kanner Highway varies from 9 feet to 10 feet and the overall site ranges from 3 to 10 feet in elevation (NAVD 88) based on a topographic survey completed in November 2011.

A finished floor elevation of 8.25 feet is proposed, which is 2.25 feet above the FEMA flood elevation. In addition, the site will be permitted to meet South Florida Water Management District (SFWMD) requirements, which are intended to satisfy both flood control and water quality from the site. The site will not comply with part b. of the code, and does not apply to this site because the site will be:

1. More than 2 feet above the 100-year flood elevation.
2. Satisfy SFWMD permitting requirements.
3. In the unlikely event that off-site flood waters drain to the site, the flood waters will flow around the building and discharge into the wetlands that lead to the St. Lucie River.

Therefore, site stormwater management is adequate and we do not believe that this code reference is applicable to the project.

Please contact me at 772-286-8030 if you have any questions.

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CA 29013