HAND DELIEVERED

February 12, 2020

Kevin Freeman, Director
City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, Florida 34994

RE: Springtree – Stuart Residential Planned Unit Development
Response to LPA Comments & Draft PUD

On January 30, 2020 the City's Local Planning Agency voted unanimously to recommend approval for the project with the following conditions. Bowman Consulting is providing our written response to the comments:

1. **Comment:** Address the need for a bus stop and analyze the effect on Harrison or roads to south.

   Response: The applicant is in discussions with Martin County Public Transit service about the project and bus stop criteria as well as the role of the City of Stuart.

2. **Comment:** Extend ornamental fence to the west and north entrance.

   Response: Refer to revised site plan that extends ornamental fence west from the gate to end of island.

3. **Comment:** Adjust parking calculation to include garages and correct number of units.

   Response: Refer to the revised site plan and site data that includes parking provided and parking standards as determined by ITE national standards. This data is broken down by unit types with studio, 1-bed, 2-bed and 3-bed totals shown.

4. **Comment:** Show on site plan exterior trash cans, lights, grills, signs.

   Response: A note has been added to include listed items on the site plan including pet waste station.

5. **Comment:** Provide a car washing area.

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Response: A car wash is not proposed for the project.

6. **Comment:** Mail delivery – Determine if inside or outside and designated parking associated with.

Response: Mail delivery of all types will be provided inside the clubhouse. A note has been added to the revised site plan. 10-15 parking spaces are provided in front of the clubhouse to allow for convenient mail pick- up.

7. **Comment:** Work to get permission for continuous sidewalk across entire South property line including preserve area. (6' wide)?

Response: A sidewalk has been added to the revised site plan and is shown on the north side of Springtree Place to the project's west boundary line.

8. **Comment:** Indicate correct unit count and include floor plans.

Response: Unit table with quantity by unit type has been updated on the revised site plan. Floor plans are attached which reflect the following chart.

Studio	28	707 SF
1 br, 1 ba	96	756 SF
1 br, 1 ba	28	816 SF
2 br, 2 ba	16	1,164 SF
2 br, 2 ba	92	1,176 SF
3 br, 2 ba	20	1,248 SF
Total/Avg	**280**	**954 SF**

9. **Comment:** Adding or addressing charging stations.

Response: The following note has been added to the revised site plan. "Pull box and conduit to be provided for future vehicular electric charging station(s) to be located at clubhouse".

10. **Comment:** Disclose or include rules and regulations/deed restrictions. Include dog rules.

Response:

a. **At move- in the management team gets a picture, description of breed and detailed veterinary records.**
b. **Fee: $400 for one (1) pet; $500 total for two (2) plus $10/month in rent.**
c. **Support animals: both fees and rent are waived.**
d. **Maximum Weight Limit at Maturity is 80lbs. The maximum combined number of pets permitted in any apartment is two (2). Breed restrictions include but are not limited to: Rottweiler, Pit Bull Terrier, Doberman Pinscher, Akita, Chow and German Shepherd. If, in the Landlords' sole discretion, it is determined that the pet is one of these breeds or a mix thereof, Landlord may insist on the immediate removal and/or may request veterinarian identification. Additional prohibited pets are as**

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follows: reptiles (all forms, insects, spiders and Ferrets. Residents and/or guests are required to pick up after pet(s).

11. **Comment:** Construction activity plan (Submittal from applicant of construction schedule, activity, and access)

Response: Based on conversation with FDOT, the project will have a temporary access off U.S.1. with construction hours, per city requirements, the only exception being concrete pours for the seven (7) building foundations which may need to take place during cooler night time hours.

The project's main entrance off of Springtree Place will not include construction activity and is proposed to include improved lighting, signage, landscape, a 6' sidewalk to provide with an overall safer and enhanced entry that provides for a better sense of arrival into the existing and proposed neighborhoods.

STATEMENTS & ORDINANCE COMMENTS:

12. Ordinance page 12: fix "Six (7)" to "Seven (7)" in 2nd paragraph under Summary Explanation.

13. Ordinance Work Force Housing to be removed.

14. Ordinance revision: Proposed Open Space is now 38% with 25% shown as native vegetation area as depicted on the revised Site Plan by HJA Design Studio.

15. Ordinance revision: Change Item 18 under Development and Construction on page 29 of 185 to: "Project phasing shall be shown on the site and construction plans are subject to staff approval during plan review process. The first phase shall include work along Springtree Place, stormwater infrastructure and the clubhouse".

16. Ordinance revision: Add "at Springtree Place entrance" to the last sentence of paragraph 19 under Development and Construction on page 29 of 185: The entry gates *at Springtree Place entrance* shall be made operational prior to final CO.

17. Ordinance revision: Add "that can coexist together with power in a public utility easement" at the end of the first sentence of paragraph 20 under Development and Construction on page 29 of 185: Revised sentence: "The property owner shall provide easements for licensed television services *that can coexist together with power in a public utility easement*".

18. Ordinance revision: Change Item 28 under Development and Construction on page 29 of 185 to: "Stuart - Springtree will provide one (1) singular on-site trash compactor".

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19. Ordinance revision: Remove entire section on Work Force Housing.

20. Page 55- Architectural Details. Not all units will have balconies so please revise; Remove 3 story reference since all buildings will be 4 stories.

21. Ordinance revision item 3: Please remove 59% reference to impervious coverage. See revised Site Plan and site data. Maximum building height is 42'-6" to the roof evave and 59' to the highest point of the roof.

Please do not hesitate to contact me or Todd regarding these responses or any other matters pertaining to this application.

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Sincerely,

Michael Houston
HJA Design Studio

C.C. Jim Lott, Waypoint
Terry McCarthy, McCarthy Summers
Howard Ehrsam, Bowman consulting
Todd Troxell

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