February 12, 2020

Springtree Project Narrative &
Landuse Amendment & Residential PUD Justification

The Request: On behalf of Waypoint Residential, as the Contract Purchaser, this is a request to amend the future land use map to include the subject property as a Multi-family residential land use and rezone the property to Residential Planned Unit Development (RPUD) to allow for the construction of a 280 unit apartment complex. The subject property is located off SE Federal Highway and SE Springtree Place in Stuart, Florida.

The Subject Property: The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart. The property is included in the Hanson Grant subdivision dating back to part of an original 1901 plat later refiled in 1910 that consists of three legal parcels. The property owners are Tierra Del Lago, Inc. on the 5.743-acre parcel 52-38-41-000-000-01101-0; Stuart 13 Acres, LLC on 7.257-acre parcel 52-38-41-000-000-01102-0; and Stuart Harbor Marina & Yacht Club on 0.5739 -acre parcel 52-38-41-005-000-00510-3.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designation on the subject property had been Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel. Had the property remained within Martin County jurisdictional limits, a mandatory rezoning to Limited Commercial (LC) or Commercial Planned Unit Development (CPUD), would have been required on the two larger parcels and General Commercial (GC) on the smaller parcel ahead of the approval of any final site plan proposal on the subject property. Residential uses would have been limited to Apartment Hotels as a permitted use on property with a Commercial Limited and Commercial General FLU designation. Permitted uses for a property zoned LC and GC typically included commercial offices, banks, residential storage, limited retail sales and service, shooting ranges and medical facilities, including pain management clinics. The GC zoning district designation also includes more intensive uses as restaurants with drive -throughs and gas stations.

The applicant is requesting the proposed Future Land Use Map (FLUM) designation for the subject property is amended to Multifamily (MF) with a compatible zoning district designation of Residential Planned Unit Development (RPUD). This will achieve the

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necessary land use and zoning change and achieve consistency with the recent approval of the annexation of the property within the City of Stuart jurisdictional limits.

Surrounding Properties Land Use & Zoning: The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County jurisdiction.

Proposed Development: The applicant is proposing to construct 280 multi-family garden-style (under 5 stories) residential units consisting of seven 4 story garden- style apartment buildings all with elevators. The location was chosen based on close proximity to retail/ shopping/ entertainment opportunities and the roadway network for commuting choices. On- site amenities include a expansive clubhouse which will include an oversized fitness facility along with a cyber café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake-side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need the project will offer a fully amenitized dog wash room in its clubhouse along with a dedicated dog park onsite. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units. The project will include a trash compactor

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onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place on the south and a northern access point at SE Harrison Street connecting to US1. The scale and proposed use as a multi-family development is considered to be of a density and scale reflective of the property facing US1, and introduces a suitable transition from the established commercial areas further north with the existing single family and to the south with the Natalie Estates and Sunshine mobile home parks to the south.

The proposed floor plans consist of 27 studio, 125 one bed, 108 two bed and 20 three bed apartments. The four-story apartment buildings will measure 42 ft. 6 inches to the roof level or evave and 59ft to the highest element of the roof level.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site does include quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as a dry retention areas. The area off of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

A rezone to RPUD is required to accommodate Section 2.03.09 Table 3.b. land development code provision that allows a density of up to 30 units per acre on properties with a zoning designation of RPUD. The project has been designed to meet all other provisions of the City land development code and comprehensive plan.

The public benefits offered as part of the development application and RPUD zoning agreement include the following:

- The preservation and creation of 3.11 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re-planting and re- vegetation of pine flatwood habitat.
- A much needed multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Significant building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 38 % open space or 5.62 acres where a minimum of 30% is required as a minimum for properties zoned RPUD.

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The proposal is consistent with Comprehensive Plan Objective B1 – Compact Urban Form, in that the project discourages urban sprawl by facilitating urban redevelopment and infill development of properties. A multi-family apartment development in this part of the City of Stuart plans well for urban infill and redevelopment of lands and achieves a compact urban form of development. The project is also consistent with Comprehensive Plan Objective B3. Desirable pattern of land uses. Introducing a residential project on the vacant property creates stronger compatibility with a Multi-family land use and RPUD zoning district than the County's General and Limited Commercial land use designations. The proposal will enhance the pattern of development in a way that is compatible and convenient to City residents, businesses and visitors and avoids inappropriate or wasteful use of land.

Traffic Study: A traffic Statement has been prepared by Mackenzie engineering and Planning to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed to include 462 spaces where 484 spaces are required. The reduction in provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Many apartments will include private balconies. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet (to roof evave) or four stories of occupiable space with a 15 foot maximum slope to highest point / top of roof (60 foot maximum overall height) for all buildings. Proposed heights of the Springtree apartment buildings are four-story which extend to 42 ft. 6 inches to the roof evave and 59 ft. to the highest element of the roof. The heights proposed are therefore consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

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Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' minimum wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing access easement with no scope to provide any extensive buffer along this edge of the south property. But a 10 minimum landscape buffer has been provided between the north side of S.E. Springtree Place and internal drive / parking areas. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary / required plantings around the perimeter of the buildings which will accent the height of the respective buildings. Also, a minimum of one tree per parking lot island has been provided with 87% being shade trees. Additional landscaping will be provided within the littoral areas of lake, around the dry detention areas and internal sidewalks, within buffers as well as within the other public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 3.11 acres or 25% on the subject property. Open space provision measures at 5.62 acres or 41% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off of US1 and S.E. Springtree Place approximately10 feet from the right of way. The sign will be less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

RPUD Major Site Plan Approval:

Demonstrate that the proposed 280-unit apartment development is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses.

The proposed future land use on the subject property is requested to be Multifamily (MF). Per Section 2.01.03 Table 1, the zoning of the subject property is a compatible Residential Planned Unit Development (RPUD). Multi-family apartment use is a permitted use in the RPUD zoning district per code Section 2.02.02 Table 2.

The proposed Multi-family future land use designation and proposed RPUD zoning district designation affords the property the opportunity to accommodate the 280 residential units on the subject property and a maximum density of 30 dwelling units per acre. Based on the 13.59-acre site, and a maximum density of 30 dwelling units per acre, code provisions would allow for 407 maximum units. The applicant proposes to construct a 280-unit apartment development and achieve a proposed density of 20.60 dwelling units per acre. The proposal is consistent with density requirements of Section

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2.03.03 regarding density provisions and intensity is of the will not to exceed LDC Sec. 2.03.10. - Table 4 requirements.

The use is compatible with both existing uses, zoning and FLU. The proposed use is compatible with the surrounding established communities.

LOS Transportation - The proposed development is located on US1 and access is via SE Springtree Place. It is anticipated that the proposed development will have no adverse impact on the level of service applicable to US1 or SE Springtree Place and this part of the community. The Traffic Impact Study provides details to support this statement.

The following Level of Service standards are adopted in the Comprehensive Plan Infrastructure element to be used as the basis for determining the availability of facility capacity.

- **Sanitary sewer facilities**
- **Solid waste facilities**
- **Drainage facilities**
- **Finished Potable water**

The site is within the service area whereby such levels of service are available and adequate to accommodate a 280-unit apartment development.

With the exception of those applicable code provisions detailed above as applicable for review against the merits of the request to rezone the property to RPUD, the project complies with the relevant development standards of the City of Stuart Land Development Code.

Large Scale Comprehensive Plan Amendment & Rezoning Applications:

Amendments to the Future Land Use – The proposal to introduce a City of Stuart Future Land Use designation on the property is consistent with Policy A7.1. Land Use Categories with the provisions of Subsection A7.1.B Multi-Family Residential having been met with regards to the proposed apartment use.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern.

The proposed project will provide a much needed compact multi- family housing option for current and future residents in the south part of the City where little land is available.

Policy A5.2. Development on all vacant, unplatted areas designated as residential should be compatible with any surrounding existing homes.

The three parcels that make up the proposed project and land use application had a previous land use designation and zoning in Martin County of Limited Commercial and General Commercial respectively which would have allowed a wide range of uses. To the west of the site is an expansive preserve area and FPL Easement approved as part of the Springtree single family residential project that acts as a natural buffer to the

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subject site. The proposed RPUD project also provides a native vegetative preserve area along the north boundary of the site creating a dense buffer.

Policy A5.5. The City shall market itself as a community for families.

This proposed multi- family project will provide a much needed alternative to single family housing for families as well as young professionals, empty- nesters and others who would prefer or cannot addord single family housing choices.

Policy A7.5 includes a Comp Plan provision that properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized. The property annexation was approved May 8, 2017 with the land use and zoning remaining that of County designations until a subsequent land use and zoning change application are submitted to the City of Stuart for review and approval. This request is therefore consistent with Policy A7.5.

Objective B1. - Compact urban form.
Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The placement of additional residential units in the form of apartment buildings in this most south eastern edge of the City limits on these vacant urban lot meets Objective B1 in achieving a compact urban form of development.

Objective B3. - Desirable pattern of land uses.
Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

A land use amendment to Multi-family residential will accommodate much needed housing stock in the City limits while not negatively impacting the established residential communities. Location on US1 provides the opportunity for easy access to commercial, educational, workplace and community provisions in this part of the City.

Policy B2.2. No approval for new development or redevelopment shall cause facilities or services to fall below adopted local level-of-service standards as contained in the Capital Improvements Element of this Comprehensive Plan except for temporary reductions allowed by capital improvements policies. Public facilities and services necessary to serve the proposed development or redevelopment must be available, at the adopted local levels-of-service, concurrent with the impacts of development or must meet the requirements specified in Capital Improvements Element policies.

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Submittal materials include information applicable to demonstrating that the proposed multi-family development may be accommodated utilizing the City's adopted level of service standards.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities.

The proposed land use amendment to accommodate a Multi-Family Residential category is considered compatible and complimentary to the existing established residential communities to the north, south and western adjacent properties. Development of the long-term vacant property will also reduce the blighted areas within the City through the development of the site.

Policy B3.1. Existing land uses which are inconsistent with the Future Land Use Plan of the City shall be eliminated upon redevelopment and Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The existing land use and zoning designation on the subject property is that of Martin County Comprehensive Plan and Land Development Regulations. Such designations are not applicable or consistent with those options included within the City of Stuart Comp Plan and Land Development Codes. An amendment of the land use and zoning on the subject property is required as the next step following the approval of the annexation of the property into the City limits May 8, 2017. The requested land use category is considered consistent with the patterns of development and offers a transition in scale and use from the established residential communities to the more intense and extensively developed commercial and industrial developments along US1 to the east and north of the subject property.

Rezoning and Land Development Code Consistency Review: Section 11.01.02.7 (Zoning Map Changes) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

Comprehensive Plan Policy A7.1. includes apartments as a permitted use for properties with Multi-Family Residential land use designation. As the property has a Multi-Family Land Use designation, an apartment use is therefore permitted.

The existing land use pattern: The land use pattern will not be adversely impacted by the inclusion on apartment buildings with a Multi-family Residential Land Use in this south eastern edge of the City of Stuart's jurisdictional area. Patterns of development are predominantly residential to the northern and western edges of the subject property with Springtree single family subdivision to the west and Coral Gardens single family subdivision to the north. A small portion of property further north is commercial and has a Commercial General future land use and is an existing commercial plaza. Further to the north are numerous commercial shopping centers and strip commercial centers. To the south is the Natalie Estates Mobile Home Park property with a Mobile Home Future

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Land Use. To the east is US1 and then vacant commercial property with a commercial future land use designation. The proposed multi-family future land use would provide an appropriate transition from the existing established residential single family and mobile home uses to the north, west and south of the subject property rather than introducing a potentially more intense commercial development as would have been permitted under the Commercial Limited and Commercial General Martin County land use designations. The multi-family residential land use proposed is consistent with the future land use provisions and consistent with the City Land Development Code provisions regarding use as per Section 2.01.03.

The possible creation of an isolated district unrelated to adjacent and nearby districts: Rezoning the property to the RPUD will not detract from the overriding Multi-family future land use designation policy protection measures associated with the property. The majority of the properties surrounding the site Low Density single family zoning district designations or trailer park designations with separation from the subject property being in the form of existing right of ways, preserve areas and wetland area buffers and drainage area easements. The site plan includes additional buffers, preserve areas and extensive building setbacks to further reduce impact of the proposed apartment buildings on the surrounding established communities. The RPUD zoning agreement affords the project the opportunity to attached conditions specific to expectations for development on the site, will ensure standards are in place to compliment existing patterns of development.

The population density pattern of the area and possible increase or overtaxing of the land on public facilities such as schools, utilities and streets: The proposal site is located on the edge of the urban fringe of the City of Stuart's jurisdiction where infrastructure is readily available and access to stores and businesses lie close to the property. As an urban infill site, the property is located within a well-established residential community with schools, utilities and existing streets to be utilized to accommodate the project all readily available. Utilizing the subject property offers an opportunity to add multi- family housing to the existing City population, strengthening support of the existing schools, commercial and community infrastructure within the city limits and achieves a sustainable and complimentary form of development.

***The possible overloading of the City's utility system*:** As per the Engineer's report and analysis provided in support of the project, existing water and sewer provisions are readily available and impact fees will be paid to contribute towards the introduction and maintenance of the project. Adding residential provisions to this part of the City will also provide a growth in tax revenues to add to the overall maintenance and provision of public service provisions within the City of Stuart and Martin County.

The existing district boundaries in relation to existing conditions on the subject property: Addressed above.

***The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate*:** Rezoning the property to RPUD is an acceptable zoning district designation for properties with a Multi-family land use designation. A zoning change is required on the property to RPUD to accommodate the opportunity for an increased density on the subject property. The higher density of development in this part of Stuart will introduce much needed housing provision within the city limits to support existing and future commercial viability of the city.

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The impact of the proposed rezoning upon living conditions in the adjacent neighborhood: The development of a vacant infill lot in an urban area of the City of Stuart will provide additional residential units in this area of the City. The adjacent neighborhood will benefit from seeing residential use on the subject property rather than higher intensity of uses associated with the Commercial Limited and Commercial General Martin County Land Use designations. The proposed buffer provisions, landscape improvements and the introduction of an apartment development is of a scale, use and layout complimentary to the long-established residential communities to the north, west and south of the property.

The impact of the rezoning upon the flow of light and air to adjacent areas: The proposed 4-story heights will not detract from established residential units given the extensive building setbacks, extensive preserve areas and overall site layout in relation to the existing adjacent development patterns.

The impact of the proposed rezoning upon property values in the adjacent area: Developing the property with the assurances and development parameters clearly established in the PUD will increase property values and add to the tax bases in both the City and County.

The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations: The proposed rezone to RPUD provides additional assurances in the form of a PUD zoning agreement in addition to the parameters of development afforded to a property with Multi-family land use designation.

***The existence of other adequate sites in the City for the proposed use in districts already permitting such use*:** An objective of the City of Stuart is to plan for a city with diverse and sustainable supply of a mixed housing provision. This project will increase those provisions available within the City of Stuart.

Application to amend the Future Land Use and Rezone Real Property Components (as per application form requirements).

Item#	Typical Plan Components	Response
1	Schedule a pre-application	Pre-application meeting completed in 2019
2	Plans 24” x 36” – 2 sets	Attached are 2 sets of the final site plan in State Plan Coordinates
3	Folded drawings	All documents are folded as per requirements
4	Graphic scale displayed	Completed
5	Title Block	Completed with north arrow, street address, date prepared and the company who produced the document
6	Site data summary	Provided a final site plan with site data to offer assurances on the scale, layout and intensity of development of the subject property. The site plan indicates density, the number of proposed apartment units, open space provision and upland preserve areas.

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		Parameters for development of the site in accordance with the proposed Multi-Family Residential Future Land Use.
7	Legal Description and parcel boundary survey	Boundary survey prepared by a licensed surveyor in the State of Florida
8	Vicinity Map	Attached
9	Zoning Map, Future Land Use Map and Aerial Map	Attached & labelled
10	CD in pdf downloadable file	Completed and file combined to provide bookmarks of each document submitted downloadable file on disc.
11	Signed and sealed pdf downloadable file on disc	Scanned versions of the documents requiring signature have been attached to be read in conjunction with the original paper sets
12	Revised plans to be clouded and accompanied by a cover letter	Not applicable
13	Access and traffic flow plans	A Traffic Impact Study is attached.
14	Any traffic lights installed will require traffic pre-emption device	N/A
15	Fire Department Access, Water Supply, etc.	The utilization of an existing access road is detailed on the site plan. Adequate access has been provided to accommodate Emergency Service Vehicles and maintain effective links with the existing roadway layouts connected with the established residential communities.
16	Existing buildings and structures on the project and within 50 feet of the project's property lines	The site plan depicts links with existing infrastructure and proximity to existing structures and buildings within 50 feet of the subject property. An aerial map has also been provided showing the surrounding properties.
17	Existing uses and zoning on all adjacent property	The site plan, a series of map exhibits and the justification letter/narrative depict the existing uses, zoning and land use on adjacent properties.
18	Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points	Such details will be included on the site plan and civil plans and demonstrate water and wastewater systems are in place to accommodate the subject property proposal.
19	Proposed development to show location, size, allowable use, height, total gross floor area, and distance to property lines and between buildings.	Details as applicable are included on the site plan and architectural elevations with more specific parameters for development included within the draft RPUD.

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	Number of buildings, density per gross acre, height and type of fences, walls, etc. Architectural elevations, off street parking, etc.	
20	Building setback distances from property lines, abutting right of way centerlines, and all adjacent buildings and structures.	Details are included on the site plan and the Draft RPUD zoning agreement.
21	Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property.	Provided on the site plan details in accordance with Florida Statutes and Building Code provisions.
22	Pedestrian Circulation System and Points of Ingress and egress	Provided on the final site plan with efforts to maintain and improve pedestrian and vehicular access within the subject property and with the established adjacent communities.
23	Concurrency review. Traffic Study or Statement. School Concurrency.	A Traffic Impact Study has been provided demonstrating compliance. A school concurrency form has been completed and attached to the application packet demonstrating compliance with school concurrency requirements.
24	Phasing plan/details.	The project will be completed in a single phase as per the site plan details.
25	Dumpsters.	Not applicable.
26	Various plans included. Site lighting plan. Signage plan, landscape plan	Provided in accordance with LDR requirements.
27	Location, names and widths of proposed streets. etc.	Location of streets provided, private access drives within the property. Naming of access drives will need to be completed as the project progresses.
28	Utility lines and structures such as water, sewer, gas, electric, telephone, hydrants, main size, etc.	Utility lines and structures are depicted in the civil drawings/documentation as provided by the Engineer of Record.
29	Cross sections and specifications of all proposed pavements	Provided as part of the civil drawings/documentation provided by the Engineer of Record.
30	Location of proposed retention/detention areas	Provided on the site plan details and supporting civil documents
31	Typical and special roadway and drainage sections	Provided by the Engineer of Record
32	Locations of all land to be abandoned, dedicated or reserved for all public and private uses including rights-of way, easements, special	Not applicable.

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	reservations	
33	Location of onsite well and any wells within 1500 feet.	An irrigation well will be requested.
34	Pre-application meetings – potential environmental impacts to be discussed.	A pre-application meeting was completed ahead of the submittal of the development application. Discussions included ensuring environmental elements of the existing site and established residential communities are respected.
34A	Avoidance or minimization of wetland or other environmental impacts.	No wetlands that meet minimum preservation requirements exist on the property and those adjacent to the subject property to the west have been factored into the building placement and provision of upland preserve and additional buffers. Environmental impacts have been minimized while achieving the effective utilization of an infill property within an urban part of the City.
34B	On site minimization.	As per the site plan details.
34C	All waterbodies, watercourses, wetlands and associated buffers on site and immediately adjacent to the site	The existing wetlands to the west have been respected when the site plan layout, building setbacks, buffers and upland preserves have been designed.
34D	Existing vegetation on site	Existing vegetation on the property has been depicted on the survey/tree survey and environmental report.
34E	Wetlands – wetland delineation map and opinion from professional regarding wetland environmental value	Not applicable as no wetlands that meet minimum preservation requirements exist on the subject property.
34F	Wildlife observed	As per the environmental report.
34G	Preserve area and upland buffer evaluation	Achieved preserve area requirements on the subject property and provided buffers to minimize impacts on the surrounding established residential communities as applicable.
34H	Native vegetation Preserve Area Onsite/Offsite	Achieved on site as per the details depicted on the site plan and landscape plan.
34I	Use of drought-tolerant native vegetation in landscaping	Refer to landscape plan for details.
34J	Exotic and invasive vegetation to be removed	Refer to environmental study.
35	Frontage type(s).	Three and four story apartment structures have been located with principle elevations of Buildings A and C fronting US1. Refer to architectural elevations for details regarding architectural styles, scale and massing of the building(s).
36	Minimum percentage of	Not applicable.

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	façade	
37	Location of transition line if applicable.	Not applicable.
38	Minimum percentage of glass	Not applicable.
39	Slope of pitched roof.	As per architectural elevations and details.
40	Height of parapet wall, if any	Not applicable.
41	List of exterior materials, colors and finishes.	As per architectural elevations and details.
42	Architectural details.	As per architectural elevations and details.
43	Curb cut, if any	Utilizing existing access arrangements in place off of US1 onto SE Springtree Place.
44	Outbuildings, if any	Not applicable.
45	Height, length, depth, projection of balcony rails.	As per architectural elevations and details.
46	Traffic Drive aisle width.	As per site plan details and civil plans
47	Material of roofs and gutters	As per architectural elevations and details.
48	Specification of arcades and porches if any	Not applicable.
49	Materials, configuration, and operations of windows and doors	As per architectural elevations and details.
50	Garden wall, if any	Not applicable

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