APPLICATION FOR INTERVENOR STATUS

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INFORMATION ABOUT THE PETITIONER	For Office Use Only
APPLICATION FEE: $400.00 (LDR) 11.03.06	

FILE NAME: Ordinance Number 2427-2020, Re. Application by Waypoint Residential Services, LLC, for Stuart Springtree RPUD Large Scale FLUM & Re-zoning (Quasi-Judicial)

FIRST NAME: Springtree Property Owners Association, Inc. **LAST NAME:** N/A

MAILING ADDRESS

STREET	CITY	STATE	ZIP
c/o Ross Earle Bonan & Ensor, P.A., 789 SW Federal HWY Suite 101	Stuart	FL	34994

CONTACT INFORMATION

WORK PHONE (772) 287-1745 **EMAIL** dbe@reblawpa.com; jee@reblawpa.com

CELL PHONE N/A

PETITIONER'S REPRESENTATIVE IF APPLICABLE

FIRM/ORGANIZATION NAME:
Ross Earle Bonan & Ensor, P.A.

FIRST NAME: David Earle, Esq., and Jacob Ensor, Esq. **LAST NAME:** N/A

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LIST OBJECTIONS TO BE INCLUDED IN AGENDA:

Please see attached outline.

Signature: David E. Ensor **Date:** 2-12-20

Attachment/ Outline to Application for Intervenor Status

Springtree Property Owners Association, Inc.

I. General Statement Regarding Proposed Ordinance 2427-2020 for Large Scale FLUM and Rezoning

The Springtree Property Owners Association, Inc., (the "Association") on behalf of its members, does not oppose the rezoning of the parcels in question from commercial to residential. However, the Association requests that the future development of the parcels conforms to the Land Development Code and is compatible with the current residential height and density. The Association's main concerns are the developer's failure to offer any traffic calming solutions, the lack of required parking, the inadequate size of the landscape "buffering" area between the Springtree community and the project, and the proposed project's height (four stories) and density.

II. Accommodation of Traffic Growth

A. Concerns Regarding Traffic Impact

1) Increase in Overall City Traffic by Project Completion Date, 2024

2) Traffic Impact Analysis based on 270 Units, not 280 Units
   - ° Although not analyzed as having a significant impact, an increase in traffic from eighty-five (85) residential homes to an additional two hundred and eighty (280) residential units (of which more than half are one-bedroom units or larger) will be significant.

3) Growth in Northbound Traffic in SE Federal Hwy
   - ° Concern regarding Increased Turning Movements and "U-Turn" Traffic

4) Developer offers no traffic calming solutions to deal with increased traffic, but simply regards them as negligible.

B. Measures to Counteract Growth of Traffic on Springtree Place

1) Turn-In Off of SE Federal Hwy

2) Widening of Access Point #1 - SE Springtree Place
   - ° Traffic Impact Analysis by MacKenzie Engineering & Planning, Inc., pg. 13, does not even allow for turn lanes from this point of access.

3) Widening of Access Point #2 - SE Harrison Street

° Traffic Impact Analysis by MacKenzie Engineering & Planning, Inc., pg. 13, does not even allow for turn lanes from this point of access.

° Impact on Coral Gardens residential neighborhood

° Coordination with Martin County regarding traffic/ impact on Harrison Street

C. Public Transportation and Foot Traffic

1) Need for Sidewalks near Children's Bus Stops

2) Proper Safety Measures

III. Increase in Parking Allotment to Address Maximum Number of Potential Residents and Projected Guests

A. City Code Requirements

B. 462 Parking Spaces, but 280 Units (560 Cars if 2 Vehicles Per Unit)

IV. Height of the Proposed Apartment Buildings

A. Requirements of the City of Stuart's Land Development Code

B. 4-Story Buildings – No comparable buildings in the area…

V. Expansion of Landscape Buffer Surrounding the Proposed Community

A. Current Landscape Buffer Supplied by Springtree Property Owners Association, Inc. is 300 feet, but new project proposes a barrier or only 50 feet.

VI. Housing Units Available to Families

A. The proposed units are as follows –
° Studio
° One Bedroom (more than 50%)
° Two Bedroom
° Three Bedroom