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March 11, 2020

Mr. Kev Freeman
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Re: Revised Springtree Access

Mr. Kev Freeman,

The Springtree applicant is modifying the project's proposed access. The new proposed access will offer a right-in/right-out resident only entrance from US 1 at the north end of the property. The Springtree applicant will continue to provide its future residents with an access to and from Springtree Place. The proposed US 1 access will provide an entrance from southbound US 1 directly into the community. Drivers on Northbound US 1 are expected to make a U-turn on US 1 at Jackson Street as originally conceived.

Exiting the project, future residents will make a right-turn directly to US 1 southbound or can exit to Springtree Place and then to southbound US 1. Residents desiring to travel north on US 1 are expected to be able to exit the project and make a U-turn the SE Slater Street median opening or travel further south to the Natalie Estates/Gran Park Way median opening.

The projected traffic distribution is expected to remain generally unchanged with 75 percent destined to the north and west and 25 percent destined to the south. A detailed traffic study under new cover will be forthcoming to examine the details of the change in the project's access. With the change in access, no transportation impact is expected within the Coral Gardens neighborhood and a decreased transportation impact is expected to existing Springtree residents because the project's residents can enter and exit using US 1.