MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

April 21, 2020

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

Re: Springtree Changes
Transportation Impacts (MEP# 027011)

Mr. Kev Freeman,

The Springtree applicant is modifying the project's proposed access and reducing the new homes from 280 to 270. The project is proposing a right-in/right-out resident only entrance from US 1 at the north end of the property. The project is removing its proposed access to SE Harrison Street and will have no access to the Coral Gardens neighborhood. 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 and analyzed.

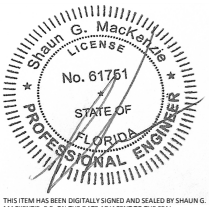
Exiting the project, future residents will make a right-turn directly to US 1 southbound or can exit to Springtree Place and then to southbound US 1. Residents desiring to travel north on US 1 will exit the project and make a U-turn at the SE Slater Street median opening or travel further south to the 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. 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 directly to US 1. The revised trip generation is shown in Exhibit 1. The project's driveway trips are shown in Exhibit 2.

The proposed changes were discussed with the City's traffic consultant. Based on discussion and review of the new access, the City's traffic consultant determined that no further analysis is needed, the proposed access is adequate, and the project meets the City's traffic concurrency requirements as shown in Exhibit 3. FDOT's pre-application approval letter is shown in Exhibit 4. Please contact me at 772-286-8030 if you have any questions.

Sincerely,

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29013
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by Shaun G MacKenzie
Date: 2020.04.21 11:15:55 -04'00'

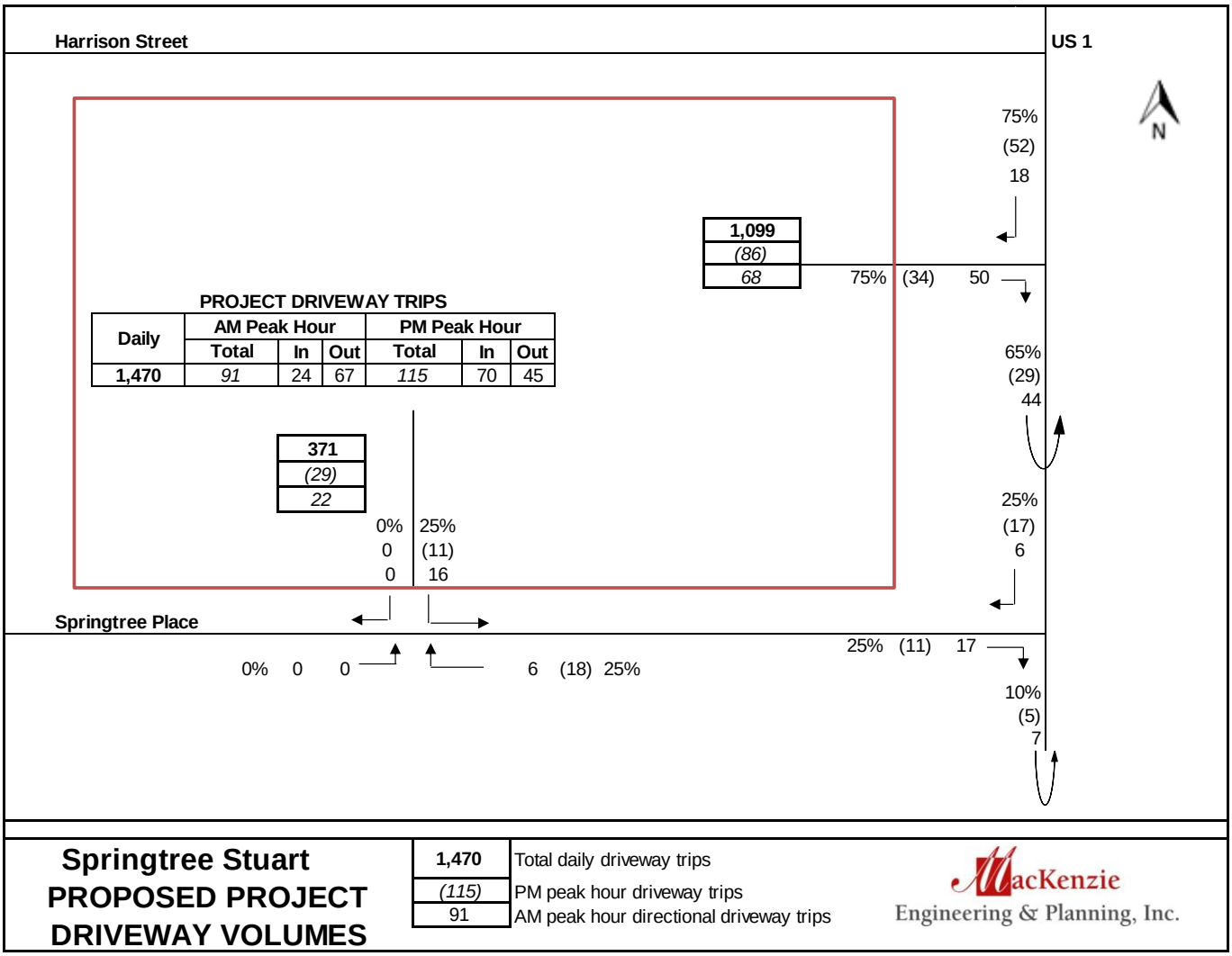
EXHIBIT 1
Springtree Stuart
Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	270 DU	1,470	91	24	67	115	70	45
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,470**	**91**	**24**	**67**	**115**	**70**	**45**
NET CHANGE IN DRIVEWAY VOLUMES		**1,470**	**91**	**24**	**67**	**115**	**70**	**45**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

EXHIBIT 2. PROJECT DRIVEWAY VOLUME



Springtree Stuart
PROPOSED PROJECT DRIVEWAY VOLUMES

1,470	Total daily driveway trips
(115)	PM peak hour driveway trips
91	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

EXHIBIT 3. APPROVAL LETTER

Shaun G. MacKenzie, P.E.

From: Memering, Alex <Alex.Memering@kimley-horn.com>
Sent: Monday, March 30, 2020 3:45 PM
To: Shaun G. MacKenzie, P.E.
Cc: Mora, Nick; Roberson, Kevin; treetz@ci.stuart.fl.us
Subject: RE: Springtree Traffic access change

Shaun,

We do not require any additional analysis as we approve of the modifications and provided traffic attachments. Let me know if you have any questions.

Thanks,

Alex

Alex Memering EIT (MD)
Kimley-Horn | 101 E Silver Springs Boulevard, Suite 400 Ocala, FL 34470
Direct: 352 438 3017 | Main: 352 438 3000

From: Shaun G. MacKenzie, P.E. <Shaun@mackenzieengineeringinc.com>
Sent: Wednesday, March 25, 2020 12:42 PM
To: Mora, Nick <Nick.Mora@kimley-horn.com>; alex.nemering@kimley-horn.com
Cc: Michael Houston <mhouston@hjadstudio.com>
Subject: Springtree Traffic access change

Nick/Alex,

Do you need additional traffic analysis related to this access change for Springtree?

The applicant removed the northerly connection to SE Harrison Street and is providing a right-in/right-out connection to US 1 (see attached site plan and FDOT pre-app approval).

Please let me know if this data is acceptable for continued concurrency approval. Please call if you have any questions.

Best Regards,

Shaun G. MacKenzie, PE
MacKenzie Engineering & Planning, Inc.
1172 SW 30TH Street, Suite 500
Palm City, FL 34990
OFFICE: 772-286-8030
Cel – 772-834-8909
shaun@mackenzieengineeringinc.com

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EXHIBIT 4. FDOT APPROVAL LETTER

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAULT
SECRETARY

March 12, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **March 12, 2021**
THIS LETTER IS NOT A PERMIT APPROVAL

Shaun MacKenzie
MacKenzie engineering and Planning, Inc.
1172 SW 30th Street
Palm City, FL 34990

Dear Shaun MacKenzie:
RE: **March 12, 2020 -** Pre-application Meeting for **Category D Driveway**
Martin County - Stuart, ; SR 5; Sec. # 89010; MP: 15.1
Access Class - 03; Posted Speed - 45; SIS - No; Ref. Project:

Request:

- **Right-in/right-out driveway on the west side of SR 5, located approximately 245 feet south of SE Harrison Street.**
- **Access the site through the SR 5/SE Springtree Place.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Springtree – Between Harrison Street & SE Springtree Place, Stuart, FL**
Applicant/Property Owner: **Waypoint Real Estate Investments**
Parcel Size: **13 Acres** Development Size: **280 DU Mid-rise Multi-family**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A turnaround area shall be provided.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by Dalila Fernandez
Date: 2020.03.12 14:03:16 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden
Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-03-12\6. Springtree Residential\89010 MP 15.100 Sr 5_Springtree Residential.docx

www.dot.state.fl.us

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