# McCarty & Associates
**Land Planning and Design**
**www.McCartyLandPlanning.com**
**309 SW Osceola Ave, Suite 104**
**Stuart FL 34994**
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Friday, April 16, 2021

**VIA HAND DELIVERY**
City of Stuart Development Department
Attn: Kev Freeman
121 SW Flagler Ave
Stuart, FL 34994

**RE: Sailfish Marina Resort UPUD- Parking and Marina Operations**

Dear Mr. Freeman:

On behalf of the applicant, Weitzel OZ LLC, McCarty and Associates would like to provide clarification regarding some discussions and concerns raised during the April 6th 2021 CRB Board meeting.

At the meeting concerns were raised regarding the parking for the hotel resort and marina so I offer the following to demonstrate compliance with the City LDRs parking code.

| Land Use Type: | Number of Space Required: | Number Rooms/ Wet slips | Number of Spaces Required: | Number of Space Provided: |
|---|---|---|---|---|
| Hotel/ Motel | 1/rental room, plus 2 per 3 employees | 37 rental rooms, plus 3 employees | 39 | 42 |
| Marina | 1/ 5 boat slips, plus 1 space per employee | 49 boat slips, plus 2 employees | 12 | 13 |

| | |
|---|---|
| Total Number of Spaces Required: | 51 |
| Total Number of Space Provided: | 55 |

As demonstrated above the project not only complies but surpasses the minimum required parking spaces as per the City of Stuart LDR sec. 6.01.09.

In addition, the operations of the marina were also discussed at the CRB meeting with regard to limiting

the number of boat slips available to the public. The marina must be made open to the public in a "first come, first served basis" as per the 25 year submerged land lease with the state of Florida. Below you will find the state statute excerpt **18-21.008 Application for Lease**:

***(2) Extended Term Leases.***

***(a) Extended term leases are those leases with terms in excess of those allowable for standard leases. Extended term leases shall be available for terms up to 25 years. Extended term leases shall be available for existing or proposed facilities or activities, including Grandfathered Registered Structures being brought under lease in accordance with paragraph 18-21.005(1)(d), F.A.C., where the use of the sovereignty submerged lands and the associated existing or proposed structures on sovereignty submerged lands have or will have an expected life, or amortization period, equal to or greater than the requested lease term and where the applicant has demonstrated that:***

***1. The facility or activity provides access to public waters and sovereignty submerged lands for the general public on a first-come, first-served basis;***

As stated above, the marina operations can not be limited and must follow state statute.

If you have any questions or require any additional materials, please do not hesitate to contract our office. We thank you for your review on this project and look forward to working with you.

Very truly yours,

**McCarty & Associates**

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

Cc: client