From: Reetz, Thomas
To: Fraiegari, Dante; Doug Fitzwater
Cc: Freeman, Kevin; Wohlitka, Erin; Dyess, David; DAmelio, Michael; MacFarland, Mark
Subject: RE: Meeting to discuss Silverthorn and Stuart Key
Date: Tuesday, November 9, 2021 12:12:00 PM
Attachments: Martin County Action Plan.pdf

Dante, It is imperative that you start and finish a Market Study to determine if the proposed land use changes are feasible, then schedule and meet individually with the Commissioners to discuss. In the mean-time, staff will be scheduling a public workshop to discuss design elements. Please address the following design elements for the above named projects prior to meeting with staff.

1. Provide Low Impact Development (Bio-swales, Rain Gardens, Bio-mats, pervious pavement etc.)
2. Provide Buffers to include Native vegetation that creates a habitat of low mid and tall species of plantings.
3. Provide Preserve Areas that are contiguous with abutting property.
4. Provide Stormwater management techniques that incorporate underground storage, irregular shaped detention, littoral zones and using double ponds to stage and clean runoff.
5. Provide Comprehensive Architecture and site design including a streetscape design with variety of unit types with movement to and from the units that provide a sense of place.
6. See Martin County's Economic Impact Action Plan (walkable residential) attached.

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

PS I will know more tomorrow concerning the timing for the workshop(s), staff is out of the office this Thursday for Veteran's day holiday.

From: Fraiegari, Dante <Dante.Fraiegari@meritagehomes.com>
Sent: Tuesday, November 9, 2021 8:12 AM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>; Doug Fitzwater <DFitzwater@lucidodesign.com>
Cc: Freeman, Kevin <kfreeman@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>; Dyess, David <ddyess@ci.stuart.fl.us>; DAmelio, Michael <Michael.DAmelio@meritagehomes.com>; MacFarland, Mark <Mark.Macfarland@meritagehomes.com>
Subject: RE: Meeting to discuss Silverthorn and Stuart Key
Importance: High

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Tom,

Thank you for the emails, and links you provided.

As I mentioned previously, I am just standing in for Mark while he is on vacation. I will get with Michael and review the requested information as it relates to the commercial -vs- Multifamily land uses. They will provide the corridor analysis, listing the requested information.

Additionally, I would still like to meet with you and the planning team to discuss other ancillary issues that came about during the LPA (i.e. defined public benefits, site plan etc.) Can we still meet on Thursday?

I think these are two separate issues, both need to be addresses surely!

Please advise on your availability.

Thank you,

Dante Fraiegari, Vice President of Land, South Florida Division | O: 561.847-7517 | C: 727. 514. 0788 |

"Buy Land…. They aren't making more of it"

We Have Moved! New Address Below

1400 Centrepark Blvd., Suite 1000 | West Palm Beach, FL 33401
www.meritagehomes.com

From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Monday, November 8, 2021 2:16 PM
To: Doug Fitzwater <DFitzwater@lucidodesign.com>; Fraiegari, Dante <Dante.Fraiegari@meritagehomes.com>
Cc: Freeman, Kevin <kfreeman@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>; Dyess, David <ddyess@ci.stuart.fl.us>
Subject: RE: Meeting to discuss Silverthorn and Stuart Key

Dante, after speaking with you this afternoon, your study should show a 40-year buildout projection scenario each of those properties.

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

From: Reetz, Thomas
Sent: Monday, November 8, 2021 1:13 PM
To: Doug Fitzwater <DFitzwater@lucidodesign.com>
Cc: Freeman, Kevin <kfreeman@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>; Dyess, David <ddyess@ci.stuart.fl.us>
Subject: RE: Meeting to discuss Silverthorn and Stuart Key

Doug,
I spoke with Kev this morning and the City Manager last Friday and the consensus is that you will need to provide an in depth Market Study (needs analysis) that includes a city wide inventory of Commercial vs. Multi-Family land use that includes justification for making such change. Additionally, the study should be "corridor specific" for each of the above named projects and finally, when you have these study's in hand, schedule a time to meet with each of the City Commissioners to discuss the land use changes being proposed.

Call with any question,

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

From: Doug Fitzwater <DFitzwater@lucidodesign.com>
Sent: Monday, November 8, 2021 12:49 PM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>
Subject: Meeting to discuss Silverthorn and Stuart Key

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Tom. I just wanted to follow up on our conversation last Friday about setting up a meeting with you, Kev, and Erin for Thursday. Thursday is Veteran's Day, so you all may be closed- so let me know what day/ time works for you. Thanks, Doug.