



November 21, 2017

Mr. Terry O'Neil  
Development Director  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

RE: Martin Medical Center – Master Facilities Plan Resubmittal

Dear Mr. O'Neil:

On behalf of the property owner, Martin Health System, and our development team, I am pleased to provide you with the re-submittal of the amended Master Facilities Plan for Martin Medical Center.

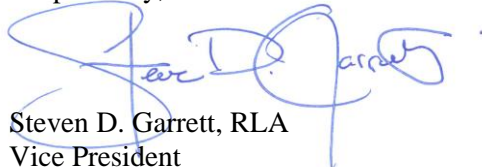
As you are aware, we have conducted two advertised community meetings (October 5<sup>th</sup> and November 9<sup>th</sup>) as well as numerous other neighborhood and community stakeholder meetings throughout the City and Martin County. It is from these meetings and the dialogue that has transpired over the last couple of months, that we submit the amended Master Facilities Plan and Development Agreement for consideration by the City Commission on December 11, 2017.

We presented the changes to the original plans and the compromises we were able to offer at the Community Meeting on November 9<sup>th</sup>. Those compromises are noted below as well as changes made within the Development Agreement are also provided in both a highlighted and non-highlighted version of the Development Agreement.

- LOWERED West Tower by 10' (150' to 140');
- LOWERED South Tower by 37' (100' to 63');
- REDUCED footprint/mass of 140' zone (blue) by two-thirds;
- REMOVED 60' height zone (this area stays at 45' height);
- REDUCED 100' height zone to 63';
- REDUCED the amount of campus land area effected by a change in height above 45' from 13.34 AC to 5.2 AC, a 61% reduction;
- AGREED to continue to engage the neighborhood throughout the design process;

The Amended Master Facilities Plan also has been updated with amended and new 'before and after' views as requested by various residents throughout the process.

Respectfully,



Steven D. Garrett, RLA  
Vice President

Cc: Mr. Matt Kelly, Martin Health System  
Mr. Lawrence E. Crary, Crary Buchanan  
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