Kimley»Horn

To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

Date: August 24, 2018

Re: **Windemere Pointe**
Review of Parking Study

Kimley-Horn has performed a review of the Parking Study (dated May 15, 2018) prepared by Traffic Impact Group, LLC related to the above-mentioned project. The subject development is generally located on the southeast corner of the intersection of US 1 & NW Windemere Drive. Please find below our review comments:

1. Existing parking for Lot 2 of the development does not show the number of employees assumed for the "Restaurant with Drive Through" land use and "Restaurant" land use. Please provide the number of employees for each land use.

2. On page 2, the existing parking calculations for the "Retail" land use for Lot 3 of the development shows 42 parking spaces available. Based on City of Stuart Code, 1 space per 250 SF, the number of parking spaces required for "Retail" land use is 60 parking spaces. Please clarify and update the parking study accordingly.

Thank you for the opportunity to assist the City of Stuart in reviewing this project. Please contact us if you have any questions or need additional information.