CAPTEC Engineering, Inc.
Civil Engineering Professionals

September 6, 2018
068.452

Tom Reetz
Senior Planner
Development Department
CITY OF STUART
121 SW Flagler Ave
Stuart, FL 34994
(772) 600-1284

RE: WEST OCEAN TOWNHOUSES
1ST REZONING APPLICATION REVIEW

Dear Mr. Reetz:

We have reviewed the submittal materials received in email on August 27, 2018. The site plan was reviewed for zoning compliance as found in the Stuart LDC Section 3.01.03 (UW) and Section 2.07 (RPUD) as part of the rezoning application from UW to RPUD. We offer the following comments:

GENERAL REVIEW COMMENTS

1. The Applicant is responsible for obtaining all state, federal and local permits.

2. The City of Stuart Public Works and Fire Departments should review the plan for water, sewer, dumpster, fire hydrant, fire lane and accessibility issues. The Utilities will require approval by City of Stuart Utilities.

SITE PLAN REVIEW COMMENTS

3. The Applicant is requested to revise the graphic scale. The plan shows 1:12 which is not a standard engineering scale.

4. The Applicant is request to update the site data summary table to include:
   a) Gross area in square feet
   b) Building square footage - total and gross
   c) Building height
   d) Impervious/pervious areas
   e) Open space ratio

5. The Applicant is requested revise the site plan to identify Handicap access.

6. The Applicant is requested to show the vicinity map at 1:2,000 scale.

7. The Applicant is requested to identify the access and traffic flow. Is the alley one-way or two-way?

8. The Applicant is requested to identify the following on the site plan:
   a) Fire hydrants
   b) Fire lanes
   c) Water and sewer tie-in points
   d) Proposed fencing along the easterly property line
   e) Existing trees to be preserved
   f) Finished floor elevations
   g) Finished floor elevations of adjacent buildings
   h) Typical roadway and drainage sections
   i) Location of any wells within 1,500-feet of the property line
   j) Height, depth and projection of balconies/handrails
   k) Setbacks to adjacent property / right-of-ways

9. The Applicant is requested to note if the alley is used for ingress/egress. If yes, it will require the following:
   a) FDOT Driveway permit
   b) FDOT Utility Connection permit
   c) Possibly a 24-ft radius at the connection to US-1
   d) Coordination with Martin County Engineering may be needed relative to the tie-in to US-1 and traffic signal
   e) Garbage pickup access at alley should consider the radius at driveways

10. The Applicant is required to provide a minimum of 6-ft wide sidewalks per Section 36-4.a.

11. The Applicant is requested to identify location of stormwater drainage, underground storm, swales and retention areas on the site plan. Stormwater drainage must consider Frazier Creek as an impaired water body and provide 50% additional water quality treatment volume per FAC 62-304.75.

ZONING REVIEW COMMENTS

12. The Applicant is to note that the site is facing the Frazier Creek boat ramps at Shepard Park and Ocean Blvd thus shall very much be considered a centerpiece to the upgrade development ambitions of the CRA. The site location falls within the Stuart CRA and must comply with all site plan design and architectural requirements as part of the CRA. The planner is encouraged to meet and discuss these plans with the CRA Board to seek approval in the preliminary stages of design.

13. The Applicant is requested to update plans to reflect RPUD General Requirements per 2.07.00:
   a) Density of the site complies with multi-family residential per Section 2.07.00.D.3.c.
   b) Per Section 2.07.00.D.4.a:
      i. It was mentioned that the alley would be blocked on the easterly side so access would not be allowed from US-1
         - This is not shown on the site plan.

- This may not be suitable for garbage pick-up per Section 6.08.01.
- Turning and curb radius must be compatible with garbage pick-up and also possibly fire rescue (24-ft radius) at the intersection of Atlanta Ave and the proposed alley improvements.

i. The existing on-street parking should not be included in the parking calculation

ii. It is suggested to match the Atlanta Avenue brick paver material for the alley and driveway material

14. The Applicant is to note that the Open Space requirements per Section 2.07.00.D.4.b shall be not to be less than 30%. At this time, it appears that the site will not comply with this RPUD general requirement as an Open Space ratio was not provided on site plan

15. The Applicant is to provide the maximum building area per Section 2.07.00.D.4.c, which states it shall be not more than 30%. At this time, it appears that the site will not comply with this RPUD general requirement as the maximum building area was not provided on site plan.

16. Architectural standards and regulations must comply with the Stuart LDC Section 3.01.04

CAPTEC Engineering, Inc. performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin County criteria.

The applicant is requested to provide a written response to the above comments. CAPTEC'S fees for the above stated review are attached. Payment is due upon receipt of these comments to the applicant. CAPTEC will not review further response to comments until all prior fees are paid in full.

Please note suggestions provided by CAPTEC Engineering, Inc. are offered in order to assist the Applicant in complying with the City of Stuart Codes and Regulations. However, the Applicant bears the burden of demonstrating that their submittal meets the applicable City Code requirements.

If you should need further clarification or have any questions with regard to this matter, please feel free to contact me.

Sincerely,

Joseph W. Capra, P.E.
City Engineer Consultant

attachment: invoice