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October 23, 2018

Ms. Grace Alvarado
City of Stuart
121 S.W. Flagler Avenue
Stuart, FL 34994

RE: West Ocean Townhouses
1st Site Plan Review

Dear Ms. Alvarado:

In response to the comment letter from Captec Engineering, dated September 6, 2018, we provide the following:

1. *The Applicant is responsible for obtaining all state, federal and local permits.*
   Agree as applicable.
2. *The City of Stuart Public Works and Fire Departments should review the plan for water, sewer, dumpster, fire hydrant, and accessibility issues. The Utilities will require approval by City of Stuart Utilities.*
   Noted.
3. *The Applicant is requested to revise the graphic scale. The plan shows 1:12 which is not a standard engineering scale.*
   The scale of the Site Plan drawing has been changed from the Architect's plan scale to a standard scale of 1"=20'.
4. *The Applicant is requested 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. *Opens Space Ratio*

   Requested information is tabulated in the Site Data on the revised Site Plan.
5. *The Applicant is requested revise the site plan to identify Handicap access.*
   It's our understanding that this private residential building type is not subject to accessibility requirements. We'll request confirmation by the City of Stuart's Building Official.
6. *The Applicant is requested to show the vicinity map at 1:2,000 scale.*
   The vicinity map is now shown at 1"=1,600' scale.

7. *The Applicant is requested to identify the access and traffic flow. Is the alley one-way or two-way?*
   The alleyway will provide ingress/egress (two-way) access to the resident's rear-loaded garages. Per our meeting with the Planning Staff and Public Works Department, there will be no access or thru traffic beyond the easterly property boundary.
8. *The Applicant is requested to identify the following on the site plan:*
   a. *Fire Hydrants*
      An existing fire hydrant is shown located at the NE corner of the intersection of Atlanta Ave. and West Ocean Blvd.
   b. *Fire Lanes*
      Not applicable.
   c. *Water and sewer tie-in points*
      Water service is from the West Ocean frontage and sewer services will be provided from the gravity sewer located in the alleyway (same as services for the existing structures).
   d. *Proposed fencing along the easterly property line.*
      There is an existing 6' high wood fence constructed previously by the commercial user to the East to comply with their buffering requirements at the time of their most recent Site Plan approval.
   e. *Existing trees to be preserved.*
      Existing trees to be preserved are shown on the Site Plan and the Landscape Plan.
   f. *Finished floor elevations*
      Finished floor elevations of the proposed townhouses are now shown on the Site Plan and Conceptual Engineering Plan.
   g. *Finished floor elevations of adjacent buildings*
      The finish floor elevation of the commercial building located to the East of the site is provided on the revised Site Plan. Additional finish floor elevations of adjacent buildings will be provided on the final Construction Drawings.
   h. *Typical roadway and drainage sections.*
      Alleyway pavement and drainage details will be provided on the final Construction Drawings.
   i. *Location of any wells within 1,500-feet of the property line*
      Per our meeting with Staff, this item is not feasible, nor should be applicable considering there are neither wells or septic systems proposed for this project.
   j. *Height, depth and projection of balconies/handrails*
      The height, depth and projection of balconies/handrails are shown on the previously submitted architectural drawings. The depth/projection of the second floor balconies match the depth/projection of the first floor porches as depicted on the site plan.
   k. *Setbacks to adjacent property / right-of-ways*
      Proposed setback dimensions to the applicant's property lines and rights-of-way were shown on the Site Plan.

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*

    Not applicable as to all. The alleyway improvements will terminate short of the easterly property line, and a fence/gate with approved knox box will be installed at the property line beyond the East end of the alleyway pavement. Waste pick-up will be at the fronting street right-of-way.
10. *The Applicant is required to provide a minimum of 6-ft wide sidewalks per Section 36-4.a.*

    Per meeting with City Staff, the sidewalks are acceptable at the widths shown on the revised Site Plan (vary from 4'to 5' width).
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.*

    Compliance with the City's Stormwater Ordinance as applicable to this re-development project will be demonstrated with submittal of final construction drawings and the stormwater report included with the Site Permit Application.

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.*

    The recommendation is noted.
13. *The Applicant is requested update plans to reflect RPUD General Requirements per 2.07.00:*
    a. *Density of the site complies with multi-family residential per Section 2.07.00.0.3.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.*

As noted in response to comment #9, the alleyway will not be used for ingress/egress to US-1. The site plan has been revised to clarify, and to depict installation of gates. Per Public Works Department input, garbage collection will be by containers placed curbside along West Ocean Blvd. and/or Atlanta Avenue.

ii. *The existing on-street parking should not be included in the parking calculation.*
Agree. See revised parking calculation.

ii. *It is suggested to match the Atlanta Avenue brick paver material for the alley and driveway material*
Per meetings with the Planning Staff and the Public Works Department, the alleyway surface may be as proposed by the applicant (some form of standard, approved pavement construction).

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.*
Based on our meeting with the Planning Staff, and their follow-up with the City Attorney, this RPUD requirement will not be imposed. Please note however that, as of this time, the project does provide thirty percent open space.
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.*
Based on our meeting with the Planning Staff, and their follow-up with the City Attorney, this RPUD requirement will not be imposed. Applicable criteria will remain as provided in the CRA Overlay.
16. *Architectural standards and regulations must comply with the Stuart LDC Section 3.01.04*
Noted.

If you should have any further questions or comments please don't hesitate to contact me.

Sincerely,

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

Scott T. Montgomery