SELECTION CRITERIA: appl_no='Z19020003'

PROJECT NO.: Z19020003 APPLICANT NAME: COOK, JUSTIN
OWNER NAME: EDENS CONSTRUCTION COMPAPPLICATION DATE: 02/14/19
PROJECT TYPE: MAJOR RPUD - MAJOR RESIDENTIAL PLANNED UNIT DEVELOPME
PARCEL: 05384103200000020000 0 S COLORADO AVE VACANT
,

REVIEW STOP: F - FIRE PROTECTION SYSTEMS
REV NO: 2 STATUS: F DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: DATE: TIME: SENT TO:

06/07/2019 NFPA 1, 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20ft.
Use Stuart Fire Rescue truck specifications on Autoturn as stated in previous comment.

REVIEW STOP: F - FIRE PROTECTION SYSTEMS
REV NO: 1 STATUS: F DATE: 03/07/19 CONT ID:
REVIEW SENT BY: mcawley DATE: 03/07/19 TIME: 08:57 TIME SPENT: 0.00
REV RECEIVD BY: mcawley DATE: 02/27/19 TIME: 16:13 SENT TO:

03/07/2019 Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specs.
All work must conform to the most current edition of the Florida Fire Prevention Code.

REVIEW STOP: POLICE - Police Department Review
REV NO: 1 STATUS: DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 02/27/19 TIME: 16:13 SENT TO:

REVIEW NOTES: *** NONE ***

REVIEW STOP: PW - PUBLIC WORKS
REV NO: 2 STATUS: C DATE: 06/11/19 CONT ID:
REVIEW SENT BY: mrogolin DATE: 06/11/19 TIME: 3:00 TIME SPENT: 0.00
REV RECEIVD BY: mrogolin DATE: TIME: SENT TO:

06/11/2019 Date: 6-11-2019

To: Tom Reetz

Subject: Seaside/ SE Central Pkwy. Major RPUD Permit #Z19020003

In reviewing the above referenced project, this Department does approve the proposed RPUD contingent upon the use of dumpsters or compactors. Please address the following comments:

M-^U SANITATION-
After further review of the proposed site, the Public Works Dept. Director mandates the use of three double

SELECTION CRITERIA: appl_no='Z19020003'

dumpster enclosures (located at each dead−end) or a centralized compactor due to the fact individual M−^Ssanitation onlyM−^T accounts cannot be established with the tenants. Master water metered accounts and sanitation accounts are billed directly to the property owner and for projects of this nature are typically dumpsters/compactors billed to the property owner.

M−^U Further review will be required.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221−4700.

REVIEW STOP: PW − PUBLIC WORKS
REV NO: 1 STATUS: F DATE: 03/11/19 CONT ID:
REVIEW SENT BY: mrogolin DATE: 03/11/19 TIME: TIME SPENT: 0.00
REV RECEIVD BY: mrogolin DATE: 02/27/19 TIME: 16:13 SENT TO:

03/11/2019 Memorandum
To: Tom Reetz
From: Marc Rogolino
Date: 3−11−2019
Re: Seaside/ SE Central Pkwy. Major RPUD Permit #Z19020003

In reviewing the above mentioned, this Department does not approve the proposed RPUD.
Please address the following comments:
M−^U Items requiring clarification/ corrections;
WATER−
M−^U Site must be designed with a City of Stuart approved master meter assembly. The Master meter assembly must be located within the SE Central Pkwy. R.O.W.
M−^UAll proposed infrastructure and fire hydrants within the site will remain privately owned and maintained.
SANITARY SEWER−
M−^U The proposed connection to the City of Stuart sanitary collection system must take place at the City of Stuart owned lift station wet−well.
M−^U Please confirm and provide documentation demonstrating the existing City of Stuart owned lift station equipment (pumps, impellers, etc.) are of adequate size to accommodate the additional flows.
SANITATION−
M−^U Sanitation service will be provided via carts, two carts per unit. Carts must be housed/screened from public eye.

M−^U City of Stuart Utility (water/ sewer) Availability Fees− Please provide quantity and square footage of proposed one, two & three bedroom units.
M−^U Please provide square footage of the proposed Cabana.
M−^U Further review will be required for approval.

SELECTION CRITERIA: appl_no='Z19020003'

All construction pertinent to this Department shall be installed, inspected and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore mentioned manuals, the most restrictive shall apply.
All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.
Please forward comments to applicant.
If there are any questions, I may be contacted at (772) 221-4700.

REVIEW STOP: Z - ZONING
REV NO: 1 STATUS: F DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 02/27/19 TIME: 16:13 SENT TO:

03/18/2019 Architectuaral Design Standards:

1. Incorporate vertical elements with varying heights including roof variation into the Architectural Elevations to emphasize individual units.

2. In addition to varing the hieghts of vertical elements, use paint colors and texture change, to distinguish one unit from another.

3. Vary blocks of units (5-8) from another block of units by applying architectural features, ie; window shutters, light fixtures, etc.

4. Add bike racks per new code.

5. Mirror two northern buildings to face Central Pkwy.
