

Comment Responses Regarding Operational Features:

Parking:

Residents: Each unit will receive a maximum of two parking spots. In the event a resident has only 1 car, they will be allocated one parking spot. The allocation of parking spots will be controlled through parking permits. The residents will receive their parking permit(s) at lease signing and these parking permits, through readers at the gate, will allow for access into the community through the sole vehicular entrance gate. Without the permit, a resident's vehicle will not be granted access into the community.

Mail & Package Delivery: Management operations are located at the clubhouse immediately in front of the access gate to the community. The lobby of the clubhouse will contain all mailboxes and package lockers. Thus, USPS, FedEx, UPS and other mail/package delivery services will drop off their mail/packages without entering the residential portion of the community.

Guests & Third Parties: During office hours, likely to be between 9 am & 5 pm, all guests and other 3rd parties seeking vehicular access to the community will be required to check-in with the management at the lobby prior to entering the site. During office hours, each guest and 3rd party granted vehicular access to the site will receive a parking pass from management. The community will clearly mark the unauthorized parking locations through striping and signs. As will be indicated in every lease as well as through signs posted throughout the community, any vehicle parked in the community illegally or without a resident permit or guest pass, will be subject to tow. After office hours, vehicular guests will still need to register their vehicle in advance of entering the site, however, the registration will need to be done by the resident who is inviting the guest. Such registration will include the license plate, type of vehicle and name of the guest. Once the resident completes the registration for their vehicular guest, the resident will receive a unique passcode that will allow only their guest to enter the community for that night. There will be restrictions on the number of nights per month a resident may invite the same vehicular guest into the community.

Total Parking Spaces: Our community provides for a total of 252 parking spaces. For a 108 unit community, the code requires that we include 216 parking spaces (or 2/unit), resulting in 36 spaces in excess of code. Additionally, it is expected, based on market occupancy rates, lease timelines and typical unit turnover frequencies, that the community will operate at around 95% occupied at any one given time. With a 5% vacancy at any given time, including the model unit, this will free up another 12-13 spots, resulting in a minimum of approximately 48-49 available guest spots at one time for only 108 units.

Mitigation of Potential Concern: A concern was raised that due to the unit mix of this community, mostly 3 bedrooms with 16 4-bedrooms, there is the possibility of more than 2 cars per dwelling unit, which would place additional stress on the community's parking capacity. First, I want to confirm again that we will not allow more than 2 cars per dwelling unit. This policy will be enforced through parking permits, on-site management during business hours, guest registration procedures, clear no parking signs & markings as well as a towing policy. Ownership's interests are 100% aligned with the City's in wanting to maintain a quality community with available parking for authorized guests and clear roads for safety and security. As a rental community, with a long-term investment, it is of primary importance to ownership to be able to offer the type of residential experience that will make the community a quality place to live for our residents.

Valet Trash:

The below described proposed Valet Trash program has been developed through coordination with valet trash service providers and is a program that is widely used throughout Florida for multifamily townhome and other rental communities.

Each resident will place their indoor kitchen trash bin outside of their front door in the evening at designated times and days throughout the week. Immediately after those times windows, management would go door-to-door, utilizing the sidewalks, with a wheeled garbage cart and transfer the waste from the kitchen bins to the wheeled garbage cart unit-by-unit. Once that was complete, residents would have until the following morning to return their cans to their units. After picking up the trash, management would then transfer the garbage to the compactor, which would be serviced by Waste Management.

As an example, a possible time sequence may be as follows: residents may place their indoor kitchen bin outside by their front door from 5-7 pm. Then, between 7-9 pm management would come by to pick up the trash. Residents would then have until 8 am the following morning to bring in their kitchen bins. Evening trash valet service is preferable to the day as it prevents the kitchen bins from staying out throughout the day and being an eye sore.

Additionally, our community will include recycling, and we have designated a recycling area adjacent to the compactor location. We anticipate that once a week as residents put out their kitchen bins, they will also separately bag their recyclables, which they will place next to or on top of their kitchen bin. During the evenings when there is also pick-up for recyclables, management will also pick up the recyclables, along with a resident's garbage, and dispose it at the recyclables location next to the compactor.

Each resident moving into the community, as part of their move-in package, will receive a letter that describes the valet trash program and the residents' requirements as to when and how to put out the trash. The goal of the program will be to collect trash in an efficient manner that eliminates as much as possible the risk of waste leakage and spillage. The valet trash move-in letter will help ensure all residents are familiar and comfortable with the operational procedures of our valet trash program.

Pool Monitoring:

The pool and the accompanying pool deck will be closed from dusk to dawn. Once closed, all access to the pool, including the pedestrian gates will be locked. Additionally, although the clubhouse will remain open through fob access for residents to use the lounge, gym and other clubhouse amenities until likely around 11 pm, the access from the clubhouse to the pool deck will also be closed once management leaves for the day. As an additional security precaution, there will be cameras monitoring the pool entrance gate. Finally, there will be signs posted around the pool deck communicating the rules and regulations clearly, including stating that the deck is closed from dusk to dawn, that the pool deck is monitored by camera and that use of the pool deck during unauthorized hours subjects tenants to fine and potential eviction.

Residents would have the opportunity to use the pool deck for special functions after regular hours so long as they received pre-authorization from management. Additionally, any use of the pool deck during such hours would be accompanied by staff monitoring during the entirety of the function to ensure the deck was being used in accordance with all of management's rules and regulations.