



April 13, 2017

HAND DELIVERY

Paul Schilling, Principal Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

RE: JENSEN DUNES PUD – Third Resubmittal in Response to Third Staff Report Dated January 12, 2017 (MC Project #J046-008; Our Ref. #15-141)

Dear Paul:

In response to the above-referenced staff report, please find enclosed the original resubmittal packet containing the revised documents and plans referenced below, a CD with PDF copies of the resubmitted materials, and an additional 24 x 36 copy of the revised plan. The enclosed revised materials are listed as follows:

- Second PUD Amendment;
- Project Narrative;
- Traffic Impact Analysis; and
- Signed & sealed copy of NE Cedar Street Improvement Plan.

No changes were required for the Revised Master Plan and Revised Phasing Plan. Additional full size copies of these plans will be provided for transmittal with the Board packets upon request.

These materials have been revised in accordance with our discussion at the workshop and as outlined in the following itemized responses to the staff comments. Please note the comments have not been repeated. Please refer to the staff report for the actual comments within each section.

Itemized Responses to Staff Report

A. Application information
Agree.

B. Project description and analysis

Agree with majority of comments however please note that the timetables have been updated to reflect all current legislative extensions. Specifically, Executive Order 16-230 provided the following extensions:

	Final Approval	Completion
Phase 2:	12/22/2017	12/24/2019
Phase 3:	12/24/2018	12/23/2020

To be consistent with the traffic impact analysis, the PUD Amendment provides the following additional extensions:

	Final Approval	Completion
Phase 2:	12/31/2019	12/31/2021
Phase 3:	12/31/2021	12/31/2023

- C. Staff recommendation**
See responses to the non-comply comments below.
- D. Review Board/Committee action**
Agree.
- E. Location and site information**
Agree.
- F. Determination of compliance with Comprehensive Growth Management Plan requirements**
Unresolved Issues:
Item #1: Generic Comp. Plan Compliance:
Acknowledged.
- G. Determination of compliance with land use, site design standards, zoning and procedural requirements**
Unresolved Issues:
Item #1: PUD Zoning Amendment
1. The timetables have been updated to reflect all current legislative extensions plus the following additional extensions supported by the traffic impact analysis:
- | | | |
|----------|----------------|------------|
| | Final Approval | Completion |
| Phase 2: | 12/31/2019 | 12/31/2021 |
| Phase 3: | 12/31/2021 | 12/31/2023 |
- Item#2: Parking Rate**
Agree with all comments.
- H. Determination of compliance with urban design and community redevelopment requirements**
Not applicable.
- I. Determination of compliance with property management requirements**
Not applicable.
- J. Determination of compliance with environmental and landscaping requirements**
Findings of Compliance:
Agree.
- K. Determination of compliance with transportation requirements**
Unresolved Issues:
Item #1: Traffic Impact
1. The PUD Amendment Timetable has been updated to be consistent with the buildout provided in the traffic impact analysis, i.e. December 31, 2023.
2. Table 2b has been removed.
3. Table 4b has been revised as directed.
4. Table 4b has been revised as directed.
5. Table 4b has been revised as directed.
6. Turning movement counts have been revised as directed.
7. Turning movement counts have been revised as directed.
8. Two way stop control summary report has been revised as directed.
9. Two way stop control summary report has been revised as directed.

10. The revised traffic impact analysis includes a signal warrant analysis.
11. Exhibit 5 has been revised as requested.
12. As discussed at the workshop, the Cedar Street improvement plan will significantly improve the circulation and pedestrian safety at the intersection of Cedar Street/Savannah Road and Town Terrace. No additional improvements are related to, or warranted by way of this PUD Amendment.

L. Determination of compliance with county surveyor
Not applicable.

M. Determination of compliance with engineering, stormwater and flood management requirements

Unresolved issues:

Item #1: Rights Of Way Improvements

1. The NE Cedar Street Improvement Plan has been updated to reflect the additional ROW acquired by the county on October 6, 1994.
2. The additional 2' paved shoulder on NE Cedar Street has been clarified on NE Cedar Street Improvement Plan. The intersection analysis provided with the revised Traffic Impact Analysis documents that no additional improvements are related to, or warranted by way of this PUD Amendment.

N. Determination of compliance with addressing and electronic file requirements
Findings of Compliance:
Agree.

O. Determination of compliance with utilities requirements
Findings of Compliance:
Agree.

P. Determination of compliance with fire prevention and emergency management requirements
Findings of Compliance:
Agree.

Q. Determination of compliance with ADA requirements
Not applicable.

R. Determination of compliance with Martin County Health Department and School Board:
Not applicable.

S. Determination of compliance with legal requirements
Pending.

T. Determination of compliance with adequate public facilities requirements
Noted.

U. Post-approval requirements
Noted.

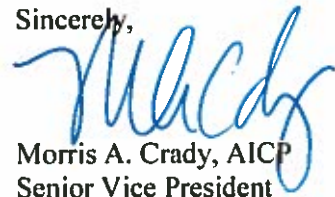
V. Local, State, and federal Permits
Noted.

- W. Fees**
Noted.
- X. General application information**
Noted.
- X. Acronyms**
Noted.
- Y. Attachments**
Noted.

I trust these responses and the revised materials satisfactorily address the comments contained in the staff report and allow this application to be scheduled for the next available County Commission meeting.

Please feel free to contact me or my assistant, Shirley Lyders, if you need any additional information.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Copy: Client
Development Team