

HAND DELIVERY

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

RE: JENSEN DUNES PUD – Resubmittal in Response to First Staff Report Dated October 16, 2015 (MC Project #J046-008; Our Ref. #15-141)

Dear Paul:

In response to the above-referenced staff report and our workshop on October 29, 2015, 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 24x36 copy of the revised plans. The enclosed revised materials are as follows:

- Revised Master Plan, and electronic copy of same;
- Revised Phasing Plan, and electronic copy of same;
- Second PUD Amendment;
- Project Narrative;
- Public Benefit Statement;
- PUD Compliance Analysis;
- Traffic Impact Analysis;
- Signed & sealed copy of the Conceptual Cedar Street Improvement Plan;
- Signed and sealed copy of Master Drainage and Utility Plans;
- Signed and sealed copy of Stormwater Report;
- An 11x17 rendering of the Cedar Street existing intersection;
- An 11x17 rendering of the Cedar Street proposed intersection improvements;
- An 11x17 rendering of the Cedar Street existing conditions;
- An 11x17 rendering of the Cedar Street proposed improvements;
- An 11x17 rendering of the Cedar Street typical road cross-section; and
- An 11x17 rendering of the proposed bus loop.

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; however see updated project narrative, public benefit statement and PUD Amendment with additional information based on our meeting with representatives from St. Martin De Porres Catholic church and Jensen Beach Elementary school on November 18, 2015. Specifically, the

following public benefits were agreed upon and must be completed in conjunction with final site plan approval of Phase 2:

- Construction of improvements to Cedar Street including expanded turn lanes at the Savannah Road intersection, pavement widening, striping, cross-walks and sidewalk enhancement to improve pedestrian and vehicular safety; and
- Construction of a bus-loop for Jensen Beach Elementary School on their vacant property located on NE 24th Street.

These improvements are designed to relieve traffic congestion that normally occurs on Savannah Road and Cedar Street during student pick-up.

In addition, the building and parking layout for Phases 2 and 3 have been revised to better accommodate the needs of the elderly residents based on input from the management and operating company, Praxeis Communities, an industry leader in elder-care communities.

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
Findings of Compliance:**

Acknowledged.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements

Unresolved Issues:

Item #1 PUD Zoning Amendment

1. See revised PUD Amendment enclosed.
2. See PUD Compliance Analysis enclosed.

Item#2: Phasing Plan

See revised Phasing Plan enclosed.

Item#3: Emergency Access

See revised Master Plan, Phasing Plan and PUD Amendment that address the various emergency access alternatives that were discussed at the workshop.

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. See enclosed Traffic Impact Analysis that includes the Cedar Street intersection analysis that shows a signal is not warranted.

Based on our meeting with representatives from St. Martin De Porres Catholic church and Jensen Beach Elementary School, it was determined that a traffic signal at Cedar Street could create further congestion. As an alternative to a traffic signal, all parties agreed that the improvements to Cedar Street (i.e. additional turn lanes, pavement width, etc.) and construction of a bus loop on NE 24th Street as identified in the PUD Amendment, were preferred over a traffic signal. Specifically, the following public benefits are now required in conjunction with final site plan approval of Phase 2.

- Construction of improvements to Cedar Street including expanding turn lanes at the intersection, pavement widening, striping, cross-walks and sidewalk enhancement to improve pedestrian and vehicular safety; and
- Construction of a bus-loop for Jensen Beach Elementary School on their vacant property located on NE 24th Street.

These improvements are designed to relieve traffic congestion that normally occurs on NE Savannah Road and Cedar Street during student pick-up.

2. Per Section 3.93D, #5, "PM peak hour traffic generated on the local street by the residential care facility is equal to or less than the PM peak hour traffic that would be generated by the residential use of the property according to its underlying future land use;..." (See attached Trip Generation Impact Comparison).
3. The correction has been made.
4. See Appendix B of the Traffic Impact Analysis.
5. The correction has been made.
6. The 6% refers to drop off within that commercial node. We have modified the assignment slightly as a result of your comment.
7. The correction has been made.
8. The correction has been made.
9. FDOT factor was applied.

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. See proposed Cedar Street Improvement Plans (revised Special Condition #12) in the revised PUD Amendment enclosed that are based on our meeting with representatives from St. Martin De Porres Catholic church and Jensen Beach Elementary School. These improvements are identified in the revised PUD Timetable for completion prior to the issuance of a CO for Phase 2.
2. See revised Master Plan, Phasing Plan and PUD Amendment that address the various emergency access alternatives that were discussed at the workshop.
3. See Cedar Street Improvement Plans for proposed sidewalk enhancements on Cedar Street.

Item #2: Stormwater Mgmt. Pre-Development

The original master plan was designed to maintain the rolling grade changes on the property. During construction of Phase 1, the owner requested a revision to remove some of the major grade changes on the site; therefore, the stage storage on these two basins, where the majority of the construction is to occur, changed. Please refer to comparison below:

	Elements	Bldg	Road	Sidewalk / Pool	Dry Ret. - TOB	Dry Ret. - Bottom	Green Area	Total
	Stor. type	Vertical	Linear	Linear	Vertical	Linear	Linear	
Basin 2 - Original Master Plan	area	2.89	2.12	0.63	0.48	0.42	3.98	10.52
	start stage	33.00	28.00	28.00	20.00	20.00	27.00	
	end stage	--	40.00	40.00	27.00	--	39.00	
Basin 2 – Rev. MP w/ current Ph 1 Grading	area	2.69	1.89	0.64	0.38	0.18	4.15	9.93
	start stage	31.03	24.53	24.53	16.53	16.53	23.53	
	end stage	--	30.77	31.03	23.53	--	31.03	
Basin 3 - Original Master Plan	area	2.11	1.26	0.51	0.40	0.83	5.39	10.50
	start stage	33.00	28.00	28.00	20.00	20.00	25.00	
	end stage	--	40.00	40.00	25.00	--	39.00	
Basin 3 - Rev. MP w/ current Ph 1 Grading	area	2.12	1.14	0.30	0.40	0.83	3.92	8.71
	start stage	31.03	28.33	28.53	16.53	16.53	23.53	
	end stage	--	30.77	31.03	23.53	--	31.03	

Please note: The site was also converted from NGVD to NAVD which impacts the stages.

In addition, a revised stormwater report and master drainage/utility plans have been enclosed to address the changes to the building and parking layout within Phases 2 and 3 that are proposed as part of the PUD Amendment/Revised Master Plan.

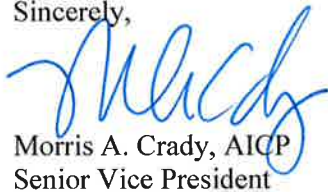
- N. Determination of compliance with addressing and electronic file requirements**
Findings of Compliance:
Agree.
- O. Determination of compliance with utilities requirements**
Findings of Compliance:
Agree.
- P. Determination of compliance with fire prevention and emergency management requirements**
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 have any questions or need additional information.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Copy: Client
Development Team

STATEMENT OF BENEFITS

Jensen Dunes PUD

Proposed Second PUD Amendment & Revised Master and Phasing Plan

**August 3, 2015
(revised 3-10-16)**

The Jensen Dunes PUD is an approved 390-bed residential care facility located on NE Cedar Street across from the Villa Assumpta residential care facility in Jensen Beach, Florida. Phase 1, which consists of up to 130 beds, was approved by the Board of County Commissioners on October 23, 2012. The majority of site work within Phase 1 has been completed and the Phase 1 building is more than 90% complete. The PUD Timetable, including the legislative extension issued under Executive Order 15-173, requires completion of Phase 1 by June 22, 2016.

RELEVANT BACKGROUND

The current PUD Timetable for Phase 2 requires the extension of NE Skyline Drive from its current terminus at NE South Street through the Town of Ocean Breeze to the project's entrance. As specified in PUD Special Condition #12, the extension of NE Skyline Drive through the Town of Ocean Breeze requires a cooperative agreement with the Town Council to allow the construction of Skyline Drive either by the developer of Jensen Dunes or by way of a Municipal Service Benefit Unit (MSBU) in cooperation with Martin County. The developer of Jensen Dunes has steadfastly pursued this agreement with the Town to no avail. The Town of Ocean Breeze and the affected property owners within the Town limits simply do not want the extension of Skyline Drive through their jurisdiction. Therefore, the developer has no choice but to pursue the legal alternative of utilizing NE Cedar Street as the project's primary entrance in accordance with Section 3.93.D of the Land Development Code.

To support the PUD Amendment and pursuant to meetings with representatives of St. Martin De Porres Church and Jensen Beach Elementary School, the developer has voluntarily elected to condition the use of NE Cedar Street on the construction of off-site improvements to NE Cedar Street and construction of a school bus loop on NE 24th Street as described in revised Special Condition #12 of the PUD Amendment. These improvements will help relieve traffic congestion on Cedar Street and Savannah Road during student drop off and pick up, and generally improve traffic circulation and pedestrian safety.

The Martin County Comprehensive Growth Management Plan provides the following policy applicable to PUDs (Planned Unit Developments):

Policy 4.1E.6. A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a

public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Developer Benefits

In this PUD the developer has not asked for any benefits related to land use, structure type or density that would “provide greater intensity than would be achievable under straight zoning”.

PUD Benefits

The project design includes all of the benefits suggested in Comprehensive Plan Policy 4.1E.6. including “preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards.”

Specifically, the project design provides the following benefits:

Increased Preservation Zones

An additional 3.76 acres of endangered sand pine scrub habitat is being preserved for a total of 12.34 acres of preserve or 33% of the project's total site area. To maximize the benefit, the proposed preserve areas are contiguous with the off-site preserve areas identified in the Ocean Breeze Park West Planned Unit Development.

Buffers

All required perimeter buffers exceed minimum code requirements.

Density Transition Zones

The PUD was designed to utilize existing upland preserve areas and environmental features to exceed the density transition requirements of the Comprehensive Growth Management Plan (CGMP). According to staff's analysis of density transition zone policies when the PUD was original approved, the site plan provides “sufficient separation from the uses proposed on the property to the existing adjacent uses to the east, west and south of the project to rule out any negative density transition and compatible housing type objectives and policies issues associated with the CGMP.”

Recreation Facilities

The PUD provides centralized recreation facilities (pool and spa). No recreation facilities are required by code.

Community Improvements

In addition to the public benefits originally provided, the developer has voluntarily elected to condition the use of NE Cedar Street on the construction of off-site improvements to NE Cedar Street and construction

of a school bus loop on NE 24th Street as described in revised Special Condition #12 of the PUD Amendment. These improvements will help relieve traffic congestion on Cedar Street and Savannah Road during student drop off and pick up, and generally improve traffic circulation and pedestrian safety.

PUD COMPLIANCE ANALYSIS Jensen Dunes PUD

Proposed Second PUD Amendment & Revised Master and Phasing Plan

August 3, 2015

(revised 3-10-16)

The Jensen Dunes PUD is an approved 390-bed residential care facility located on NE Cedar Street across from the Villa Assumpta residential care facility in Jensen Beach, Florida. Phase 1, which consists of up to 130 beds, was approved by the Board of County Commissioners on October 23, 2012. The majority of site work within Phase 1 has been completed and the Phase 1 building is more than 90% complete.

The PUD Timetable, including the legislative extension issued under Executive Order 15-173, requires completion of Phase 1 by June 22, 2016.

RELEVANT BACKGROUND

The current PUD Timetable for Phase 2 requires the extension of NE Skyline Drive from its current terminus at NE South Street through the Town of Ocean Breeze to the project's entrance.

As specified in PUD Special Condition #12, the extension of NE Skyline Drive through the Town of Ocean Breeze requires a cooperative agreement with the Town Council to allow the construction of Skyline Drive either by the developer of Jensen Dunes or by way of a Municipal Service Benefit Unit (MSBU) in cooperation with Martin County. The developer of Jensen Dunes has steadfastly pursued this agreement with the Town to no avail. The Town of Ocean Breeze and the affected property owners within the Town limits simply do not want the extension of Skyline Drive through their jurisdiction. Therefore, the developer has no choice but to pursue the legal alternative of utilizing NE Cedar Street as the project's primary entrance in accordance with Section 3.93.D of the Land Development Code.

To support the PUD Amendment and pursuant to meetings with representatives of St. Martin De Porres Church and Jensen Beach Elementary School, the developer has voluntarily elected to condition the use of NE Cedar Street on the construction of off-site improvements to NE Cedar Street and construction of a school bus loop on NE 24th Street as described in revised Special Condition #12 of the PUD Amendment. These improvements will help relieve traffic congestion on Cedar Street and Savannah Road during student drop off and pick up, and generally improve traffic circulation and pedestrian safety.

PUD MASTER PLAN REVISIONS

The changes to the Master Site Plan and Phasing Plan are more particularly described as follows:

- a) Elimination of the extension of NE Skyline Drive from its existing location at Second Street, through the Town of Ocean Breeze, to the project's entrance;

- b) Addition of a future roadway connection to the vacant property to the east or north (within the Town of Ocean Breeze) for emergency access or as a secured secondary access as deemed appropriate by the Town of Ocean Breeze;
- c) Addition of an emergency access connection to NE Cedar Street if not available through the Town of Ocean Breeze;
- d) Reduction in the number of beds from 390 to 340 beds including existing Building #1 (130 beds), proposed Building #2 (160 beds) and proposed Building #3 (50 beds);
- e) Redesign of Building #2 from a 2-story structure with 130 beds to a one-story community commons building attached to a 3-story structure with 160 beds;
- f) Redesign of Building #3 from a 2-story structure with 130 beds to a one-story structure with 50 beds; and
- g) Deletion of the optional picnic area and trail within the upland preserve area.

PUD TIMETABLE REVISIONS

The additional changes to the PUD Timetable are listed as follows:

- a) The extension of the time frame to obtain final site plan approval for Phase 2 by 2 years and 6 months, from January 10, 2015 to July 10, 2017;
- b) The extension of the time frame to complete the infrastructure in Phase 2 by 2 years and 6 months, from January 10, 2017 to July 10, 2019;
- c) The addition of off-site improvements in Phase 2 including improvements to NE Cedar Street and the construction of the Jensen Beach Elementary School bus loop plan as described in revised Special Condition 12.
- d) The extension of the time frame to obtain final site plan approval for Phase 3 by 1 year and 6 months, from January 10, 2017 to July 10, 2018; and
- e) The extension of the time frame to complete the infrastructure in Phase 3 by 1 year, from January 10, 2019 to January 10, 2020.

To be consistent with the revised master plan and timetable, PUD Special Condition 12 is proposed to be amended as follows:

12. TRAFFIC IMPACTS

A. Pursuant to Section 3.93.D. of the Martin County Land Development Code, primary access to the project shall be NE Cedar Street subject to completing the following off-site improvements prior to the issuance of a certificate of occupancy for Phase 2:

i. All elements identified on the Cedar Street Improvement Plans attached as Exhibit "D-2"; and

ii. All elements identified on the Jensen Beach Elementary School Bus Loop Plan attached as Exhibit "D-3".

B. As an alternative to the extension of Skyline Drive from South Street to the entrance of the PUD, OWNER shall provide one of three alternative future roadway connections to the adjacent vacant properties as shown on the revised Master Site Plan (Exhibit "D") for the purpose of providing an emergency access and/or a secured secondary access. At least one of the two future roadway connections to vacant property within the Town of Ocean Breeze shall be constructed prior to the issuance of a Certificate of Occupancy for

Phase 2 if deemed appropriate by the Town of Ocean Breeze Town Council. If the Town of Ocean Breeze does not permit a road connection, then a stabilized emergency access route shall be provided on Cedar Street prior to the issuance of certificate of occupancy for Phase 3.

Except for the changes described above as proposed in the pending PUD Amendment, compliance with the Special Conditions of the Jensen Dunes PUD Agreement are detailed in the following itemized responses.

Exhibit F – PUD Special Conditions (see attached)

Special Condition 1. DRAINAGE/STORMWATER MANAGEMENT

The developer has obtained all required permits from the SFWMD and the ongoing construction activities authorized by the Phase 1 Final Site Plan Development Order and said permits are in compliance with all applicable permit conditions and land development regulations, as evidenced by construction monitoring reports and site monitoring activities conducted by the project engineer and environmental consultant.

Special Condition 2. EMERGENCY CONSTRUCTION/DELIVERY ACCESS

Access to the site is currently unrestricted and additional emergency access provisions are a part of the pending PUD Amendment.

Special Condition 3. ENDANGERED SPECIES

The project is in compliance with these conditions by way of maintaining compliance with the approved, recorded PAMP that included site surveys for listed species prior to land clearing activities and specific monitoring guidelines for protected species during construction that have been implemented by the project's environmental consultant.

Special Condition 4. FIRE PROTECTION

The project complied with this condition prior the issuance of a building permit for Phase 1. All required fire protection services and hydrants for Phase 1 have been constructed.

Special Condition 5. HAULING OF FILL

The project is in compliance with this condition by way of the signed & sealed Engineer's Opinion of Probable Excavation, Fill and Hauling that was submitted with the final site plan application, and the construction plans that confirm no fill will be hauled from or to the site.

Special Condition 6. IRRIGATION

The project is in compliance with this condition by way of the water use permit that was issued by the SFWMD as part of the Phase 1 final site plan.

Special Condition 7. PRESERVE AREAS

The project is in compliance with this condition by way of the recorded PAMP that was approved and implemented in conjunction with the Phase 1 Final Site Plan Development Order.

Special Condition 8. RETENTION OF NATIVE VEGETATION

The project is in compliance with this condition by way of approved landscape plans and clearing plans that were approved in conjunction with the Phase 1 Final Site Plan Development Order.

Special Condition 9. SOIL EROSION AND SEDIMENTATION

The project is in compliance with this condition by way of the construction plan specifications and best management practices that have been approved and are being implemented in conjunction with the Phase 1 Final Site Plan Development Order.

Special Condition 10. TEMPORARY CONSTRUCTION OFFICE

A temporary construction office is not proposed at this time.

Special Condition 11. TEMPORARY LEASING OFFICE

A temporary leasing office is not proposed at this time.

Special Condition 12. TRAFFIC IMPACTS

This condition is being revised as part of the pending PUD Amendment to eliminate the extension of NE Skyline Drive and to add the improvements to NE Cedar Street and the Jensen Beach Elementary School bus loop plan.

Special Condition 13. USES AND DEVELOPMENT STANDARDS

This condition is met by maintaining compliance with the approved PUD Master Plan and Final Site Plan, and the RM-5 zoning district, as applicable.

Special Condition 14. WATER/WASTEWATER

The project is in compliance with this condition by way of the executed service agreements with Martin County Utilities for Phase 1.

Special Condition 15. ADDITIONAL REQUIREMENTS

The project is in compliance with this condition by way of the Final Site Plan Development Order for Phase 1, which included a review of all applicable sections of the Comprehensive Plan and Land Development Regulations including Section 3.93, Requirements for Residential Care Facilities.

Conclusion

Based on this itemized analysis, the project is in compliance with the PUD Timetable for Development and the Special Conditions of the Jensen Dunes PUD Agreement, except as modified by way this pending PUD Amendment.