



August 8, 2016

HAND DELIVERY

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

RE: JENSEN DUNES PUD – Second Resubmittal in Response to Second Staff Report Dated June 1, 2016 (MC Project #J046-008; Our Ref. #15-141)

Dear Paul:

In response to the above-referenced staff report and our workshop on June 9, 2016, 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 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;
- Letters dated May 4, 2016 and July 25, 2016 regarding Executive Orders #16-30 and #16-59;
- Project Narrative;
- Parking Rate Adjustment;
- PUD Statement of Benefits;
- Traffic Impact Analysis;
- Supporting documentation for Section 3.93.D;
- Signed & sealed copy of NE Cedar Street Improvement Plan;
- Signed and sealed copy of Master Drainage and Utility Plans; and
- Signed and sealed copy of Stormwater Report.

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

As discussed during the workshop, the project description should be updated consistent with revised project narrative and public benefit statement enclosed. Specifically, PUD special condition #12A regarding the school bus loop has been revised based on meetings with the School District to provide a \$197,000 contribution of mutual benefit in lieu of the constructing the school bus loop on NE 24th Street. This contribution is not creditable against any other impact fees and must be paid prior to the issuance of a Certificate of Occupancy for Phase 2.

In addition, the PUD Timetable has been further updated to be consistent with recent Executive Orders #16-30 and #16-59 as per the attached notice letters dated May 4, 2016 and July 25, 2016, respectively.

Lastly, the revised master plan has been further revised in response to staff comments. Specifically,

- The “potential” emergency access connections to “future” development parcels in the *Town of Ocean Breeze* have been replaced with a “permanent” secondary access to NE Cedar Street (PUD special condition #12B has been revised accordingly);
- The 6’ sidewalk along NE Cedar Street has been extended east along the project’s entire frontage on NE Cedar Street;
- Access and parking on the west side of the building have been added to form a continuous loop road around the entire project’s development area;

To account for the additional parking on the loop road, which was added to the west side of Building 2, a parking rate adjustment has been provided in accordance with Section 4.625, LDRs.

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. Paragraphs B and D in revised Exhibit E have been deleted in order to maintain consistency with the legislative extensions authorized by the Executive Orders, which are described in Paragraph F of revised Exhibit E. The Executive Orders authorize an ultimate buildout date of May 8, 2020.

Item#2: Phasing Plan

The duplicate upland preserve legend has been corrected.

Item#3: Proposed Bus Loop

After additional meetings with the Martin County School District, the construction of the proposed bus loop was deleted in favor of a \$197,000 contribution of mutual benefit as described in revised special condition #12.

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 revised traffic impact study enclosed and supporting documentation for Section 3.93.D, labeled accordingly.
2. The buildout of the last phase is May 8, 2020 as clarified in the revised timetable. However, the traffic analysis is conducted through 2023 as requested.
3. The trip generation has been revised to reflect Land Use Code 254 (see revised traffic study).
4. The long form of the analysis was provided for the new analysis with the new trip generation (see revised traffic study).
5. Baker Road has been included in the Tables (see revised traffic study).
6. The capacity of Cedar Street has been revised to 675 vehicles per hour (see revised traffic study).

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 extension of the 6' sidewalk along the project's entire frontage on NE Cedar Street has been shown on the revised master plan, phasing plan, revised PUD special condition #12 and the revised Timetable of Development, i.e. Exhibit E.
2. The additional ROW at the intersection of Savannah Road and Cedar Street has been shown on the Conceptual Improvement Plan for NE Cedar Street.
3. The additional 2' paved shoulder on NE Cedar Street has been shown on the revised Conceptual Improvement Plan for NE Cedar Street.
4. After further meetings with the School District, the proposed school bus loop has been deleted in favor of a contribution of mutual benefit to the Martin County School District.

Item #2: Stormwater Mgmt. Pre-Development

1. The existing conditions within the drainage report have been updated to reflect phase 1 construction. Basin 2 and 3 from the previous submittal have been combined into a single basin 2 that resulted in the grade changes in question. All required water quality and attenuation has been accounted for with these grade changes.
2. The small retention area serving basin 1 is now shown in the plans.
3. See revised drainage calculations enclosed.
4. The stormwater report has been updated to address water quality and attenuation for NE Cedar Street. The bus loop is no longer proposed.
5. The report has been revised to show that each phase is self-sufficient in terms of water quality and attenuation. Please see description of basin 2 in Section 2.3-Stormwater Management System in the drainage report

- 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**
Unresolved Issue:
Remedy/Suggestion/Clarification:
The revised master site plan, phasing plan and PUD Amendment identify the permanent secondary access connection on Cedar Street that will be constructed in Phase 2. All other text regarding potential emergency access connections have been removed as requested.
- 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