



June 18, 2018

HAND DELIVERY

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

**RE: JENSEN DUNES PUD – 4th Resubmittal (Elective) in Response to Fourth Staff Report
Dated August 4, 2017 (MC Project #J046-008; Our Ref. #15-141)**

Dear Paul:

In response to the above-referenced staff report and our discussion at the workshop on May 3, 2018, please accept the enclosed materials as an elective resubmittal pursuant to Section 10.2.D.5.d.

In support of this request, I have enclosed the elective resubmittal fee check in the amount of \$3,450.00 made payable to the Martin County Commission, 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 listed as follows:

- Second PUD Amendment (updated to include all legislative extensions);
- Revised Master Plan and Phasing Plan, and electronic copy of same;
- Project Narrative;
- Traffic Impact Analysis;
- May 23, 2018 response letter from O'Rourke Engineering and Planning;
- Updated Boundary and Topographic Survey, and electronic copy of same; and
- Signed & sealed copy of NE Cedar Street Improvement Plan including Savannah Road intersection improvements.

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 Orders 17-235 and 17-287 provided the following extensions and have been acknowledged by the County:

	Final Approval	Completion
Phase 2:	Oct. 10, 2019	Oct. 12, 2021
Phase 3:	Oct. 11, 2020	Oct. 11, 2022

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

Final Approval	Completion
Phase 2: 12/31/2019 (extended 81 days +/-)	12/31/2021 (extended 79 days +/-)
Phase 3: 12/31/2021 (extended 1yr. 80 days +/-)	12/31/2023 (extended 1yr. 80 days +/-)

The enclosed project narrative has been updated to reflect these changes.

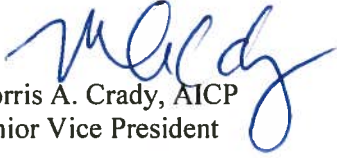
- C. Staff recommendation**
See responses to the non-comply comments below.
- D. Review Board/Committee action**
Agree.
- E. Location and site information**
Agree.
- F. Determination of compliance with Comprehensive Growth Management Plan requirements**
Unresolved Issues:
Item #1: Generic Comp. Plan Compliance:
Acknowledged.
- G. Determination of compliance with land use, site design standards, zoning and procedural requirements**
Findings of Compliance:
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
See enclosed revised traffic impact analysis and May 23, 2018 response letter provide by O'Rourke Engineering and Planning
- L. Determination of compliance with county surveyor**
Not applicable.

- M. Determination of compliance with engineering, stormwater and flood management requirements**
Findings of Compliance:
Agree. Per the discussion at the workshop, the NE Cedar Street Improvement Plan has been revised to include additional intersection improvements (i.e. turn lanes on NE Savannah Road).
- 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



May 23, 2018

Response to Comments

-Jensen Dunes-

1. Existing volumes and growth rates must be consistent with the 2016 Roadway LOS Inventory Report [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)].

RE: Since the posting of this comment the 2017 Roadway LOS Inventory Report has been released. The project has been updated to be consistent with the 2017 report.

2. As previously stated, revise labels for limits of Jensen Beach Blvd on Table 4b, for consistency with LOS Report (from CR-723 instead of from County Line Rd).

RE: Table 4b has been revised to be consistent with the 2017 LOS report.

3. As previously stated, revise labels for limits of Savannah Rd on Table 4b, for consistency with LOS Report. (from CR-707 instead of from Baker Road)

RE: Table 4b has been revised to show labels for limits consistent with 2017 LOS Report.

4. It appears the applicant revised the Two-Way Stop Control Summary; however, the previous Two Way Stop Control Analysis was included. Provide the updated analysis to support the summary.

RE: The Trip Generation for this report was updated to ITE 10th Edition. This has changed the volumes in the TMC, and therefore the Two-Way Stop Control Summaries. Revised matching versions of the summaries and analyses are included in the report.

5. As previously stated, provide a detailed School Crossing Signal Warrant analysis, including pedestrian counts during school release times. The pedestrian crossing counts from the Jensen Beach Elementary entrance must also be included in the analysis, as it is the intent to relocate the existing school crossing to this intersection with signalized control. The School Crossing signal warrant is intended for applications where schoolchildren cross the major street. The need for a traffic control signal shall be considered when an engineering study of the gaps in the vehicular traffic stream vs. the number and size of groups of schoolchildren determines that the gaps are insufficient to accommodate the crossing of schoolchildren.

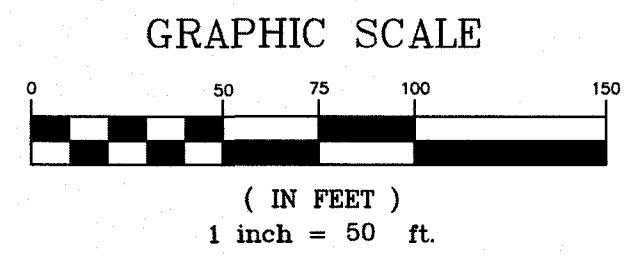
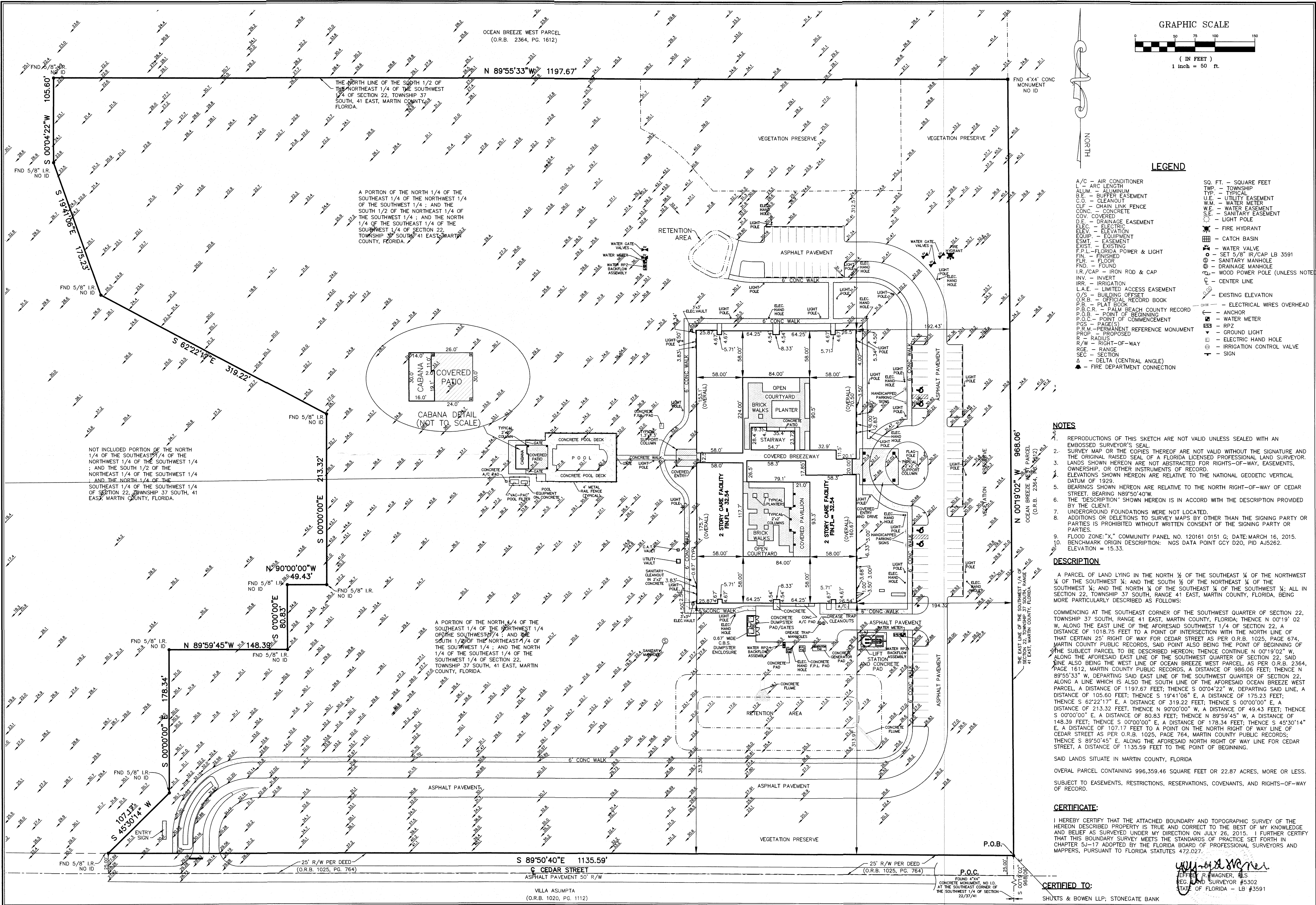
RE: Pedestrian counts during school release times have been included in the warrant analysis. Gap Analysis was not conducted. This analysis is not applicable given the presence of a School Crossing Guard.

6. Add a south-bound left turn lane to address safety and operational concerns at the intersection of NE Savannah and NE Cedar Street. Staff has received complaints regarding the intersection of NE Savannah Road and NE Town Terrace / NE Cedar Street. Southbound vehicles are utilizing the right turn lane for NE Town Terrace as a passing lane when there are vehicles in the through lane waiting to turn left onto NE Cedar Street. The addition of the south-bound left turn lane is supported by the 35 MPH posted speed limit and existing safety and operational concern. Although the traffic analysis may conclude that turn lanes are not warranted at this location (based on volumes), the County Engineer may require auxiliary lanes where deemed necessary where a safety or operational problem exists. Martin County, Fla., LDR §[4.845.G.2] ([2001]).

RE: A south-bound left turn lane has been added to the HCS for the intersection of Savannah Road and Cedar Street.

7. Due to safety concerns, staff recommends the removal of the proposed west-bound left turn lane unless the intersection improvement plan includes signalization of the intersection. The proposed west-bound left turn lane would increase the pedestrian crossing distance and the potential for vehicular / pedestrian conflict. Intersections should be designed to minimize time and distance of all who pass through or turn at an intersection. Roadway modifications that include adding lanes to increase vehicular efficiency can decrease pedestrian safety if not properly considered.

RE: The westbound right turn lane has been removed from the HCS for the intersection of Savannah Road and Cedar Street.



LEGEND

- A/C - AIR CONDITIONER
- ARC - ARC LENGTH
- ALUM. - ALUMINUM
- CO - CATCH BASIN
- CL - CHAIN LINK FENCE
- CONC. - CONCRETE
- COV. - COVERED
- D.E. - DRAINAGE EASEMENT
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- FND. - FOUND
- I.R./CAP. - IRON ROD & CAP
- INV. - INVERT
- IRR. - IRRIGATION
- L.A.E. - LIMITED ACCESS EASEMENT
- O.C. - BUILDING OFFSET
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.R. - PALM BEACH COUNTY RECORD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- RADIUS - RADIUS
- R/W - RIGHT-OF-WAY
- RGP. - RANGE
- SEC. - SECTION
- DELTA (CENTRAL ANGLE)
- FIRE DEPARTMENT CONNECTION
- SQ. FT. - SQUARE FEET
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- S.E. - SANITARY EASEMENT
- LI. - LIGHT POLE
- FI. - FIRE HYDRANT
- CB. - CATCH BASIN
- W.V. - WATER VALVE
- SET 5/8" IR/CAP LB 3591
- SM. - SANITARY MANHOLE
- DM. - DRAINAGE MANHOLE
- W.P.P. - WOOD POWER POLE (UNLESS NOTED)
- CL. - CENTER LINE
- EXIST. ELEVATION
- CHW. - ELECTRICAL WIRES OVERHEAD
- ANCHOR
- WATER METER
- RPZ
- GROUND LIGHT
- ELECTRIC HAND HOLE
- IRRIGATION CONTROL VALVE
- SIGN

NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY OF CEDAR STREET. BEARING N89°50'40"W.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X," COMMUNITY PANEL NO. 120161 0151 G, DATE: MARCH 16, 2015.
- BENCHMARK ORIGIN DESCRIPTION: NGS DATA POINT GY D20, PID AJS262, ELEVATION = 15.33.

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, THENCE N 00°19' 02" W, ALONG THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 1018.75 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN 25' RIGHT OF WAY FOR CEDAR STREET AS PER O.R.B. 1025, PAGE 674, MARTIN COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE SUBJECT PARCEL TO BE DESCRIBED HEREON; THENCE CONTINUE N 00°19'02" W, ALONG THE AFORESAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, SAID LINE ALSO BEING THE WEST LINE OF OCEAN BREEZE WEST PARCEL AS PER O.R.B. 2364, PAGE 1612, MARTIN COUNTY PUBLIC RECORDS, A DISTANCE OF 986.06 FEET; THENCE N 89°55'33" W, DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, ALONG A LINE WHICH IS ALSO THE SOUTH LINE OF THE AFORESAID OCEAN BREEZE WEST PARCEL, A DISTANCE OF 1197.67 FEET; THENCE S 00°04'22" W, DEPARTING SAID LINE, A DISTANCE OF 105.50 FEET; THENCE S 19°41'06" E, A DISTANCE OF 175.23 FEET; THENCE S 62°22'17" E, A DISTANCE OF 319.22 FEET; THENCE S 00°00'00" E, A DISTANCE OF 213.32 FEET; THENCE N 90°00'00" W, A DISTANCE OF 49.43 FEET; THENCE S 00°00'00" E, A DISTANCE OF 80.83 FEET; THENCE N 89°59'45" W, A DISTANCE OF 148.39 FEET; THENCE S 00°00'00" E, A DISTANCE OF 178.34 FEET; THENCE S 45°30'14" E, A DISTANCE OF 107.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CEDAR STREET AS PER O.R.B. 1025, PAGE 764, MARTIN COUNTY PUBLIC RECORDS; THENCE S 89°50'45" E, ALONG THE AFORESAID NORTH RIGHT OF WAY LINE FOR CEDAR STREET, A DISTANCE OF 1135.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA
OVERALL PARCEL CONTAINING 996,359.46 SQUARE FEET OR 22.87 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 26, 2015. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 15-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

CERTIFIED TO:

SHUTTS & BOWEN LLP; STONEGATE BANK

TW	5/11/18
ACE	07/22/16
JTG	06/18/16
SCAB SURVEY	05/23/16
FORWARD SURVEY - DUMPSTER PAD	03/23/16
REVISIONS	DATE
FILE NAME	6551SURV NC00 1929 UPDATE.dwg

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JENSEN DUNES CARE FACILITY
TOPOGRAPHIC AND BOUNDARY SURVEY

DATE	7/26/15
DRAWN BY	TW
F.B. / PG.	ELEC
SCALE	1"=50'

JOB # 6551
SHT. NO.
1
OF 1 SHEETS