



September 11, 2019
1746

Ms. Catherine Riiska, MS, PWS
Principal Planner
Martin County
2401 SE Monterey Road
Stuart, Florida 34994
(772) 288-5667

**RE: Magnolia Ridge of Palm City PUD Zoning Agreement and Master Final Site Plan
Martin County Project Number P161-004
Martin County Record Number DEV2019010008
Response to April 15, 2019 Staff Report (1st Resubmittal)**

Dear Ms. Riiska:

In addition to this response letter to the Staff Report dated April 15, 2019, and Workshop held on April 25, 2019, please find enclosed the following items for review:

- One (1) CD containing all PDFs of the revised documents included within this response to comments
- One (1) copy of the Memorandum dated July 25, 2018 from Robert S. Raynes, Jr. Esq. demonstrating Density Transition Compliance
- One (1) revised copy of the Statement of Benefits
- One (1) revised copy of the Draft PUD Zoning Agreement
- One (1) signed and sealed Sketch and Descriptions of the 10' Landscape Buffer (Easement being worked out with the Palm City Presbyterian Church, 2700 SW Martin Highway, Palm City, Florida 34990, adjacent to the project site.)
- One (1) signed and sealed Sketch and Description of the Drainage Easement Dedication Site
- One (1) Title Commitment with attachments
- One (1) Phase I Environmental Site Assessment
- One (1) Environmental Assessment
- One (1) Preserve Area Management Plan (PAMP)
- One (1) signed and sealed Stormwater Management System Sedimentation Control Operation and Maintenance Plan
- One (1) signed and sealed Stormwater Management Report
- One (1) signed and sealed Lift Station Calculations
- Two (2) Landscape Plan Sets (signed and sealed)
- Two (2) Floor Plans and Elevations
- Two (2) Surveys (signed and sealed)
- Two (2) PUD Master Final Site Plans
- Two (2) Civil Construction Plan Sets (signed and sealed)

Please note that all documents have been revised to reflect the new name of Magnolia Ridge of Palm City. Also, the entrance has been modified to one (1) fourteen-foot (14') lane in and one twelve-foot (12') lane out with no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to be photographed.

F. DETERMINATION OF COMPLIANCE WITH COMPREHENSIVE GROWTH MANAGEMENT PLAN REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT - CATHERINE RIISKA (772) 288-5667

ITEM 1 – OPEN SPACE:

All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. POLICY 4.13A.7. (1), CGMP, MARTIN COUNTY, FLA. (2018). The open space requirement referred to in Section 3.12, Table 3.12.1 shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces. SECTION 3.15.1.A. LDR, MARTIN COUNTY, FLA. (2003)

RESPONSE: Acknowledged.

COMMENT 1: Please move all submerged areas, below the seasonal high water elevation (ditch) or below the control elevation (wet detention areas, if proposed), to the impervious area category within the site data table.

RESPONSE: The Site Data Table has been revised to include the submerged areas below the seasonal high water elevation. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 2: Please provide an Open Space table in the Site Data table:

a. Provide calculations for the required minimum open space of 50% of total site area.

RESPONSE: An Open Space Table and calculations have been included in the Site Data Table. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

b. Categorize, quantify, and total the areas proposed to count towards the project's provided open space. These typically include dry detention areas, landscape buffers, minimum lot open space (if proposed/applicable), other landscaped areas, and upland preserve area.

RESPONSE: An Open Space Table and calculations have been included in the Site Data Table. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 4: Please provide an open space site graphic to depict which areas are specifically proposed to contribute to the project open space.

RESPONSE: An open space site graphic has been provided to depict which areas are specifically proposed to contribute to the project open space. See the Site Plan, and Sheet 3A of the Civil Construction Plans.

ITEM 2 – DENSITY TRANSITION

The project must demonstrate compliance with the Density Transition Policies of the Comprehensive Growth Management Plan as set forth under Objective 4.1F., CGMP, Martin County, Fla. (2018).

Please provide a density transition analysis that demonstrates compliance with the applicable Comprehensive Plan policies, excerpted and provided as Exhibit 1 to this report. Density transition for the proposed project appears to be applicable to the Rural Density land use designation existing adjacent to the east and to the existing single family development adjacent to the south. Typical analyses include a narrative and graphic exhibit. Staff Recommends that the applicant enlist the services of a planning professional for this analysis.

RESPONSE: Please see the enclosed Memorandum dated July 25, 2018 from Robert S. Raynes, Jr. Esq.

ITEM 3 – PUD PUBLIC BENEFITS

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; 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 transportation, recreation or other public facility improvements; additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards. MARTIN COUNTY, FLA., CGMP POLICY 4.1E.8. (2019)

Remedy/Suggestion/Clarification:

Thank you for providing a narrative that explains the public benefits being proposed, above and beyond the standard code requirements. However, additional information is required:

COMMENT 1: Please provide a revised public benefits statement that also sets forth all proposed modifications to the development standards applicable to the existing RM-8 zoning on the site, pursuant to Article 3, that are being proposed.

RESPONSE: Please see the enclosed revised Statement of Benefits.

COMMENT 2: Please provide a justification / analysis to establish how the proposed public benefits are intended to offset the proposed reductions.

RESPONSE: Please see the enclosed revised Statement of Benefits.

COMMENT 3: It is unclear how the proposed allowance for use of the mulched path by the adjacent place of worship is accommodated, or qualifying as a public benefit, since the proposed project is gated, no accessible route is provided to the mulch path, and no documentation of the institution's intention or ability to use this area is provided. Please remove this from the public benefits analysis or provide additional documentation to establish the proposed rights, standards and process for this access, in addition to modifying the site plan for accessibility. Also, please explain how this provides a benefit to the Martin County public and address the standards proposed within the PUD Zoning Agreement, Public Benefits Special Condition.

RESPONSE: A gate opening is being provided for the mulch pathway from the project's common property line with the adjacent church property and around the retention pond area located on the subject property. Access and use of this mulch pathway shall be for the use of the Magnolia Ridge of Palm City residents and their guests, members and guests of the church on the adjacent property and the public. See Exhibit F, Item 19(A)(iii) of the PUD Zoning Agreement. The owner and the church are in the process of preparing an easement which will be provided as part of post-approval. Enclosed is draft easement to be executed by the owner and the church.

COMMENT 4: Please provide a Public Benefits Special Condition in Exhibit F to the PUD Zoning Agreement to set forth all standards, processes, and timelines for the provision of elements proposed to provide public benefits. (Please also see Item #7, Section G of this Report.)

RESPONSE: Please see the enclosed PUD Zoning Agreement, Exhibit F; Item 19.

G. DETERMINATION OF COMPLIANCE WITH LAND USE, SITE DESIGN STANDARDS, ZONING, AND PROCEDURAL REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT

ITEM 1 – BOUNDARY SURVEY

COMMENT 1: Please submit a revised Survey that provides the total project area, in both square-feet and acres, as certified by the licensed Surveyor.

RESPONSE: Please refer to Surveyor's Notes and Report, Note 3, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The total project area is 155,187.264 SF or 3.567 acres, more or less.

COMMENT 2: Please provide the seasonal high water level (SHWL), or control elevation (CE), for the portion of the ditch / conveyance located within the property boundaries, on the certified survey.

RESPONSE: Please refer to Surveyor's Notes and Report, Note 13, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The control elevation is 10.60 feet NAVD.

COMMENT 3: Please provide a total area for that portion of the property that is d below SHWL or CE, on the certified survey (See Comment #1, Item #2, below).

RESPONSE: Please refer to Surveyor's Notes and Report, Note 13, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The area of the property lying below the ditch control elevation of 10.60 Feet NAVD.

COMMENT 4: Please revise to provide all elevations in NAVD (see note 7, sheet 1, survey).

RESPONSE: Please refer to Surveyor's Notes and Report, Note 8, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19.

ITEM 2 – SITE PLAN DATA

COMMENT 1: Please move all sub-category areas to the appropriate category of 'impervious' or 'pervious' consistent with the stormwater management design. Impervious areas include any wet detention areas and the submerged ditch area located within the property boundaries, below the control or seasonal high water elevations. Please also remove the note under the 'pervious area' category that refers to "detention area considered impervious for drainage calculations only".

RESPONSE: See the updated impervious and pervious calculations in the Drainage Report. The areas are now consistent.

COMMENT 2: Please provide an Open Space calculations/data table, as requested in Item #1, Section F of this report, and remove the citation under Building Data.

RESPONSE: Open Space Calculations / Data Table have been provided. The citation under Building Data has been removed. See the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

COMMENT 3: Please add to the main Site Data:

- a. Proposed Zoning: PUD-R, Residential Planned Unit Development
- b. Proposed Use: Residential, Townhomes
- c. Number of Units: 28
- d. Gross density calculations, with the resultant project gross residential density given in units per acre.

RESPONSE: Items 3a through 3d have been added to the main Site Data. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 4: Please revise the Building Data for the following:

- a. Please revise the Maximum Height to reflect the proposed number of stories. The proposed "1 story" is inconsistent with the architectural plans submitted.

RESPONSE: The Maximum Height has been revised to be consistent with the revised architectural floor plans. See the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

- b. Please clarify the cited "building coverage". Is the cited '21%' proposed as a percentage of each lot, or as a percentage of total site area? Please note that there is no required standard for building coverage per the development standards for the existing zoning RM-8. However, the applicant may propose a standard in conjunction with the PUD agreement and/or to ensure the provision of the minimum required open space. If proposed, then this data must also be given as a total square footage and total acreage, in addition to the given percent.

RESPONSE: The building coverage is a percentage of the total site area. See Sheet 3 of the Civil Construction Plans.

- c. Please remove open space from the building data. Please note that there is no required standard for lot coverage per the development standards for the existing zoning RM-8. However, the applicant may propose a standard in conjunction with the PUD agreement and/or to ensure the provision of the minimum required open space. If proposed, then this data must also be given as a total square footage and total acreage, in addition to the given percent and should be cited in a Lot Data table as appropriate (See Comment #5 below).

RESPONSE: The open space information has been removed from the Building Data.

- d. Please add the proposed minimum separation between buildings to this table, which appears to be 10' based upon the dimension shown between units 10 and 13. (See also Items #5 and #7 below)

RESPONSE: A Lot Data Table has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. Maximum Lot and Building Coverage are not being proposed.

COMMENT 5: Please add a Lot Data table to the data tables to set forth the following proposed standards:

- a. Minimum Lot Area
- b. Minimum Lot Width
- c. Minimum required setbacks for structures from front, side, and rear property lines.
- d. Maximum Lot coverage (if proposed)
- e. Maximum Building coverage (if proposed)

RESPONSE: A Lot Data Table to include Items 5a through 5c has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. Maximum Lot and Building Coverage are not being proposed.

COMMENT 6: Please relabel the “Pineland Area” cited in the pervious category of site data to “Upland Preserve” and dimension it.

RESPONSE: “Pineland Area” cited in the pervious category of site data has been relabeled to “Upland Preserve” and has been dimensioned. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 7: Please show the property line and label the abutting property located adjacent and southwest of the subject site with the designated land use, zoning, and existing use. (Medium Density, RM-8, and Undeveloped, respectively)

RESPONSE: The property line is depicted and the abutting property located adjacent and southwest of the site has been labeled with the designated land use, zoning and existing use. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 8: Please add the “Existing Use” to each abutting property label, in addition to the land use and zoning labels. (e.g. property to east would also have “Existing Use: Institutional, Place of Worship”; property to south would have “Existing Use: Single Family Residential”).

RESPONSE: Acknowledged and revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 9: Please revise the land use and zoning labels for the property to the west/northwest as “Right-of Way” and existing use as “Stormwater Lake”.

RESPONSE: Acknowledged and revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 10: Please add Preserve Area calculations to the data tables.

RESPONSE: The Preserve Area Calculations have been added to the data tables. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

ITEM 3 – SITE PLAN GRAPHICS

COMMENT 1: Please remove the detail showing 1 and 2 bedroom units titled “parking regulations” and located left of the Site Data table. This graphic is inconsistent with the proposed development and the required and provided parking information should be provided under the Parking Requirements table as requested in Item #3 below.

RESPONSE: The "Parking Regulations" detail has been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 2: Please label the detention area as "wet" or "dry".

RESPONSE: The detention and retention areas are all dry and have been labeled as such.

COMMENT 3: Please dimension a typical single lot, or provide a typical lot diagram, on the site plan with the proposed minimum property line setbacks.

RESPONSE: A typical lot diagram with proposed minimum property line setbacks has been added to the Site Plan. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 4: Please label the roadway with the proposed road name.

RESPONSE: The roadway has been labeled SW Magnolia Ridge Lane. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 5: Please add "Min." to the FFE labels on the buildings to stipulate the minimum proposed finished floor elevation.

RESPONSE: The minimum FFE labels have been added on the buildings. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 6: Please generally dimension the stormwater areas and add a label to each denoting the total square footage for each of the detention areas.

RESPONSE: The Stormwater areas have been dimensioned and labels were added denoted the total square footage for each of the detention areas. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 7: Please show all required compatibility landscape buffers on the site plan within separate tracts from the proposed lots, for consistency with the Unified Control, Item 2, in Exhibit C to the PUD Zoning Agreement. Also label each as to type and dimension minimum proposed widths on the site plan.

RESPONSE: Landscape and Drainage Tracts have been shown on the Site Plan.

COMMENT 8: Please show all proposed easements on the site plan, label and dimension.

RESPONSE: The proposed Drainage Easement and Landscape Easement have been shown on the Site Plan.

COMMENT 9: Please remove the monument sign label and line work. All signage will be permitted via building permit.

RESPONSE: The monument sign label and line work have been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 10: Please show the locations of required preserve area signage.

RESPONSE: The locations of the required preserve area signage are shown on the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

COMMENT 11: Please relabel the “existing pineland area to remain” as “upland preserve”.

RESPONSE: The “existing pineland area to remain” has been changed to upland preserve. See the Site Plan, and Sheet 3 of the Civil Construction Plans.)

COMMENT 12: Please show and label all proposed perimeter fencing, and provide a typical detail on the site plan.

RESPONSE: The project does not include perimeter fencing. However, the applicant will remove the existing chain link fence located, and fronting SW Martin Highway on the County’s Retention Pond. The applicant will replace this fence with a decorative fence (black vinyl coated chain link fence) in accordance with Martin County Utilities Fence Detail 57, dated August 2016.

COMMENT 13: Please revise the site plan graphics or the site plan legend for consistency, and remove any elements from the legend that are not used, or applicable to, the site plan graphics. (e.g. lot lines, setback line, etc.)

RESPONSE: The site plan legend has been revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 14: Please complete the typical parallel parking diagram to include the proposed dimensions for the non-handicapped space.

RESPONSE: Dimensions for the non-handicapped spaces have been included in the typical parallel parking diagram. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 15: Please annotate all boundaries and lot lines. The plat will have to be consistent with the approved Master/Final Site Plan.

RESPONSE: All boundaries and lot lines have been annotated. The plat will be consistent with the approved Master / Final Site Plan. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

ITEM 4 – PARKING

COMMENT 1: Please revise the parking data table to specify the required and provided number of spaces. Pursuant to Section 4.624., LDR, the required rate is two spaces per unit based upon the proposed development. The spaces required would be $28 \times 2 = 56$ total spaces, not the 48 spaces currently cited.

RESPONSE: The proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

COMMENT 2: Please show on the site plan, or within the parking calculations, where the proposed 62 spaces are provided. It appears that the 62 may be resulting from 6 guest spaces via parallel parking on the roadway, 28 spaces are accommodated by 14 of the units having garages accommodating two spaces each (20’ width), and the other 14 units accommodating one space in the garage (10’ width). If the applicant proposes to provide an additional space in driveway of the units with a single garage, the driveway space must meet minimum dimensional requirements. Please clarify the locations and number of spaces in the Parking data table on the site plan.

RESPONSE: The proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

COMMENT 3: Please remove the typical unit diagram and associated “Parking Regulations”, provided separately from the Parking Data Table, that do not appear to be consistent with the proposed development.

RESPONSE: The typical unit diagram and associated “Parking Regulations” have been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

ITEM 5 – STANDARDS FOR SPECIFIC USES

COMMENT 1: Pursuant to Section 3.102., LDR, “townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15 feet between buildings.” The site plan does not appear to accommodate the minimum building separation requirement. If proposed to be reduced from the minimum, please include in the ‘developer benefits’ section of the revised PUD Public Benefits analysis as requested in Item #3, Section F of this report.

RESPONSE: The building separation is proposed to be ten feet (10’). It is called out on the site plan. That document is the Public Benefits Statement and only sets forth what public benefits the project is providing, with only a blanket statement at the bottom that the developer benefits are more fully described and set forth in the PUD Agreement. The Developer Benefits are in the PUD, Section 19. Section 19B includes the following provision:

- ii. A reduction in the building separate form fifteen feet (15’) to ten feet (10’).

ITEM 6 – MAXIMUM ALLOWABLE HEIGHT

COMMENT 1: Please provide revised architectural elevations to include the following:

- a. Please relabel the starting point for the height dimensions as the “Min Allowable FFE” and with the elevation (NAVD88).
- b. Please label the elevation of the roof peak.
- c. Please label the elevation of the roof eave.

RESPONSE: The architectural elevations have been revised to reflect the requested changes.

ITEM 7 – PUD ZONING AGREEMENT

COMMENT 1: In addition to revisions requested within this report, please see the marked-up PUD Zoning Agreement for required revisions, attached to this report as Exhibit 2. The submitted documents appear to be a template assuming only a Master Site Plan approval. This application is requesting a Master/Final site plan approval and the draft agreement is not sufficiently detailed for the proposed project or a final site plan approval.

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

I. DETERMINATION OF COMPLIANCE WITH LAND USE, SITE DESIGN STANDARDS, ZONING, AND PROCEDURAL REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT – COLLEEN HOLMES (772) 288-5794

Unresolved Issues:

The Applicant is required to provide a Drainage, Access and Maintenance Easement from Danforth Creek to the top of bank to Martin County. The following due diligence materials are required:

ITEM 1 – TITLE COMMITMENT

COMMENT 1: Original Title Commitment for the proposed dedication site(s).

RESPONSE: Title commitment for the proposed Drainage, Access and Maintenance Easement is included with this resubmittal package.

COMMENT 2: The Proposed Insured is: Martin County, a political subdivision of the State of Florida

RESPONSE: Acknowledged.

COMMENT 3: The Insurable Amount is subject to approval by the Real Property Division.

RESPONSE: Acknowledged.

COMMENT 4: Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

RESPONSE: Copies of all documents listed on the Title Commitment as B-II Exceptions are included with the Title Commitment and this resubmittal package.

ITEM 2: SURVEY AND SKETCH AND LEGAL DESCRIPTION

COMMENT 1: Two (2) original signed and sealed Surveys of the dedication site (s).

RESPONSE: See the attached sketch and legal for the Danforth Creek Maintenance Easement.

COMMENT 2: The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

RESPONSE: Acknowledged and provided.

COMMENT 3: The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.

RESPONSE: Acknowledged and provided.

COMMENT 4: Parcel ID number(s) must be included.

RESPONSE: Acknowledged and provided.

COMMENT 5: All title exceptions that can be plotted must be shown on the Survey.

RESPONSE: Acknowledged and provided.

COMMENT 6: The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.

RESPONSE: Acknowledged.

COMMENT 7: Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

RESPONSE: Acknowledged and provided.

ITEM 3: ENVIRONMENTAL SITE ASSESSMENT

COMMENT 1: A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).

RESPONSE: Please see the Phase I Environmental Site Assessment enclosed with this submittal. The report states that “there are no recognized environmental conditions in connection with the subject property” on page 17 of 100 of the pdf.

COMMENT 2: The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.

RESPONSE: The Phase I report is dated July 18, 2019 and is within 180 days of submission.

COMMENT 3: The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

RESPONSE: Agree.

J. *Determination of compliance with environmental and landscaping requirements – Growth Management Department (Shawn McCarthy – 772-288-5508)*

ENVIRONMENTAL

ITEM 1 – ENVIRONMENTAL ASSESSMENT

COMMENT 1: Please revise the habitat map to include Florida Natural Areas Inventory (FNAI) classifications for native habitats identified onsite. FLUCCS classifications can be used for all other (non-native) classifications.

RESPONSE: This has been corrected. An updated copy of the Environmental Assessment is provided.

COMMENT 2: Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

RESPONSE: An on-site meeting with staff has occurred.

ITEM 2 – PRESERVE SITE DATA

COMMENT 1: Please identify the following in the site plan data table, as applicable:

- a. **Preserve Area Calculations.** Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.

RESPONSE: The amount of qualified uplands have not changed (0.86 acre), with the preserve area being required (0.22 acre). To address the County concern about exceeding the preserve requirements you provided additional preserve beyond the 0.22 acre that will need to be listed on the site plan table.

- b. **Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.**

RESPONSE: See the Environmental Assessment Report.

- c. **Total Preserve Acreage, for site.**

RESPONSE: See Environmental Assessment Report and the Site Plan.

ITEM 3 – SITE PLAN

COMMENT 1: Please provide for the following notes on the Final Site Plan:

- a. **New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures;**

RESPONSE: See Note 12 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- b. **Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.**

RESPONSE: See Note 13 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- c. **Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Additional preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.**

RESPONSE: See Note 14 on the Site Plan and Sheet 3A of the Civil Construction Plans.

- d. **Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Administrator.**

RESPONSE: See Note 15 on the Site Plan and Sheet 3A of the Civil Construction Plans.

- e. **All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the re-establishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.**

RESPONSE: See Note 2 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- f. **All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).**

RESPONSE: See Note 2 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

ITEM 4 – UPLAND COMMON HABITAT

Comment 1: Upland Common Habitat, MARTIN COUNTY, FLA., LDR SECTION 4.33.A.1 (2018) On sites where common native upland habitat exists, not less than twenty-five (25) percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed twenty-five (25) percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat.

According to the environmental assessment, 0.86 acres (37462 sq. ft.) of common habitat exists. Twenty-five percent to be preserved equals 9365 sq. ft. of common native upland habitat.

RESPONSE: 9,535 SF (25.47%) of the Common Habitat is being preserved, which is greater than the minimum of 9,365 SF required.

ITEM 5 – PUD REQUIREMENTS

COMMENT 1: Pursuant to Section 4.33, LDR, Martin County Fla. (2018), Planned Unit Developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. More than 9365 sq. ft. of native upland habitat is required to be preserved for PUD projects. Please update the preserve area calculations.

RESPONSE: 9,535 SF (25.47%) of the Common Habitat is being preserved, which is greater than the minimum of 9,365 SF required.

ITEM 6 – PRESERVE AREA DESIGN STANDARDS

COMMENT 1: Preserved habitat shall be maintained in a clustered configuration adjacent to wetlands, natural water bodies, constructed lakes and other preserved habitats located on- or off-site. Preserve areas shall be larger along property boundaries where preserve areas or public conservation areas exist immediately adjacent to the parcel.

RESPONSE: This project does not have any natural habitats that would lend themselves to the clustering of the preserve areas. The location of the preserve area was selected as this is the highest quality of native qualified upland vegetation on site that requires little to no maintenance.

COMMENT 2: Applicants for development approval shall utilize creative and innovative design techniques to comply with the upland preserve requirements and to maximize preservation of native upland vegetation to the extent technically feasible.

RESPONSE: This item is noted.

COMMENT 3: Has the applicant considered placement of the preserve area adjacent to the proposed detention area? Since one of the PUD benefits will be a mulched pedestrian trail around the water management area, it would be beneficial to place the preserve in this area to create a consolidated "green space" as an amenity. The detention area will require native plantings in accordance with the landscape code.

RESPONSE: This was considered however, the habitat adjacent to the detention area is disturbed and includes exotics. The intent of providing preserve areas is to preserve the qualified native habitats, as this area is disturbed adjacent to the detention area this could not be provided.

ITEM 7 – PRESERVE SIGNAGE

COMMENT 1: Preserve Area Signage, Martin County, Fla., LDR Section 4.35.C (2018). All preserve areas which are adjacent to single-family or multifamily lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded preserve area management plan on file in the Martin County Growth Management Department. Please provide for specific locations of permanent preserve area signs and boundary markers on your final site plan and construction plans. Provide a construction detail for these permanent signs on the construction plans.

RESPONSE: Preserve Area Signs have been added to Sheets 3 and 3A of the Civil Construction Plans.

COMMENT 2: Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. A note providing for this requirement should be added to the site plan.

RESPONSE: Acknowledged. Note 14 providing this requirement has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. A detail has been added to Sheet 3A of the Civil Construction Plans.

ITEM 8 – LAND CLEARING PLAN

COMMENT 1: The following shall be included on the land-clearing page:

1. Locations of perimeter native vegetation to be retained as un-cleared during construction (if applicable).
2. Locations of erosion control devices (silt fence and/or stabilized berms).
3. Locations of preserve area/construction barricades (orange mesh safety fence). To be installed on the preserve boundary.
4. Erosion control devices located at least 5 feet landward of preserve area boundary.
5. Location of tree protection barricades (where warranted).
6. Location of on-site posted land clearing permit and permit box (to retain approved plan).
7. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
8. Construction details for the installation of erosion control devices and preserve area barricades.
9. Proposed method for soil stabilization following land clearing.
10. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'
11. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'
12. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'
13. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'
14. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

RESPONSE: Acknowledged. Items 1 through 14 have been added as notes to the Land Clearing Plan; Sheet 2 of the Civil Construction Plans.

ITEM 9 – CONSTRUCTION GRADING

COMMENT 1: Pursuant to Section 4.33.B, LDR, Martin County Fla. (2018), new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

RESPONSE: See Notes 12 and 15 on the Site Plan.

COMMENT 2: Please amend the construction plans to provide cross-sectional details of proposed construction and/or grading in areas adjacent to preserve areas to document compliance with this criteria.

RESPONSE: Sections have been added to the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans.

LANDSCAPE

UNRESOLVED ISSUES:

ITEM 1 – STANDARD APPLICATION REQUIREMENTS

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

- a. Revision dates /notes on all affected plans.
- b. Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.
- c. A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR. Indicate the location and type of all the following, both existing and proposed:

1. Property boundaries, land use, rights-of-way and easements.
2. On-site and abutting land use features, including adjacent sidewalks, existing vegetation, natural features and site improvements within 50 feet of the property.
3. Buildings, structures, paving, and adjacent buildings within 50 feet of the property.
4. All overhead, above and underground utilities, including septic tanks, drainfields and RPZ valves.
5. Off-street parking, access aisles, driveways and other vehicular use areas.
6. Surface water bodies and wellfields.
7. Plant installation methods and irrigation sources.
8. Ditches, swales, stormwater treatment structures or slopes exceeding 3V:1H in any proposed

landscape areas.

Remedy/Suggestion/Clarification:

Is there to be a utility easement across the front of the lots? It is not shown on plans and trees are shown as proposed to be planted immediately adjacent to the ROW. Consideration should be given to establish any utility easement, if proposed, behind the trees adjacent to the residential structures, this would reduce future potential conflicts and could be considered as a possible public benefit – the sustainability of street trees.

RESPONSE: The requested items have been added to the landscape plans. There is a proposed utility easement in front of the individual properties that will align with the proposed sidewalks. The trees have been moved away from the sidewalks and closer to the houses. This revision can be found on Sheet L2.

ITEM 2 – LANDSCAPE TABULAR DATA

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas (Ref. Section 4.662.A.10, LDR). Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the required buffer yard requirements.

Please also include the following:

COMMENT 1: Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.

RESPONSE: Please refer to Sheet L3 of the Landscape Plan for the landscaped areas.

COMMENT 2: Document that single family developments provide at least one tree per 3000 square feet of site development area, this typically includes all common areas and roadways.

RESPONSE: The common areas and roadways have been included in the required plantings for the overall developed area. Refer to the revised tables on Sheet L2 of the Landscape Plan.

COMMENT 3: Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet buffer yard requirements.

RESPONSE: Refer to Sheet L4 for updated landscape schedules separated by individual lots, buffers, mechanical screening, and the remainder of the site. An overall project schedule is located on Sheet L5 of the Landscape Plan.

COMMENT 4: Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

RESPONSE: Refer to Sheet L3 of the Landscape Plan for irrigated and non-irrigated turf area designations.

COMMENT 5: Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

RESPONSE: Refer to Sheet L4 of the Landscape Plan for the mechanical screening plant schedule.

Remedy / Suggestion / Clarification:

Site data on the landscape plan is not consistent with the site plan. Where is over 59,000 sf landscape area provided; is that including areas on the lots? Explain discrepancies, review and revise for consistency.

RESPONSE: The civil site plan has been updated to break out the Open Space area into Landscape Area and Drainage Tract, Pineland Preserve, Dry Detention, and Green Areas for the entire site. Sheet L2 lists the site area minus the individual lots and the required 20% landscaping based on this area. Sheet L3 shows the designated landscape area which includes, trees, shrubs, ground covers, and irrigated turf areas that land outside of the individual lots.

ITEM 3 – GENERAL LANDSCAPE DESIGN STANDARDS

Please demonstrate compliance with the following general landscape requirements on the provided plans:

COMMENT 1: The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)

1. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
2. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
3. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
 - a. Planting material approved as part of the landscape plan.
 - b. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
 - c. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

RESPONSE: The above notes have been added to Sheet L1 of the Landscape Plan.

ITEM 4 – LANDSCAPE BUFFER YARD REQUIREMENTS

Landscaped buffer yards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape buffer yards:

1. Type 4 buffer yard: A 40 foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required buffer yard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

RESPONSE: The number of trees in the type 4 buffer now meet the code requirement. The amount of shrubs have been increased to 883. Refer to sheet L4 for the buffer schedules.

2. **All shrub material used as a part of a dissimilar land use buffer yard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]**

RESPONSE: We are proposing a double row of 30" x 24" cocoplum along the property line. We are also proposing a double row of Dwarf Walter's Viburnum in front of the cocoplum using 3 gallon material. Due to the area we have to work with we are having trouble meeting the quantity and size requirements. This solutions allows for a hedge of 30" shrubs while also maximizing the quantity of shrubs by using additional 3 gallon material. Refer to L4 for the buffer schedules and L5 for an elevation view of the double hedge when planted and when maintained.

3. **Requirements for vegetative landscape screens. Where vegetative landscape screens are installed in required buffer yards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.4., LDR for additional information).**

RESPONSE: We are proposing a new chain link fence along the property line with a double hedge on each side. The 7-gallon cocoplum staggered on each side of the fence should produce a solid visual screen when planted. Refer to the elevation on sheet 5 for the planted height and maintained height of the hedge.

4. **Use of buffer yards. Utilities, easements, septic drainfields or other physical improvements shall not be placed in buffer yards, unless approved by the Growth Management Director based on good cause shown. Buffer yards may not be established on single family residential lots.**

RESPONSE: The type 4 buffer is no longer located on the individual properties.

Buffers For Res Uses-Maj Roadways: Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 buffer yard shall be required to screen the view of the dwelling units from the street [Section 4.663.B.2. LDR]. The major or minor arterial road classifications are described in Section 4.842 of the Land Development Regulations. This requirement shall be applicable only to areas within the Primary Urban Service District as shown on Figure 4-5 of the Comprehensive Growth Management Plan.

Please demonstrate compliance with the following criteria for landscape buffer yards for residential uses along major transportation corridors:

1. **Screening of construction sites. Provide criteria that required residential buffer yards be installed no later than 60 days after commencement of any site clearing. The Growth Management Director may modify this requirement where the applicant can demonstrate that the land clearing activities will not be readily visible from a minor or major arterial street or because a temporary or permanent source of landscape irrigation cannot reasonably be installed until later in the development process. Any modification of this requirement shall be the minimum necessary to overcome the particular limitations of the site, but in no case shall vertical construction of residential buildings commence until the required buffer yard is installed.**

RESPONSE: The Type 4 east buffer is now located in a dedicated 10' wide landscape / drainage area. This is no longer located on the individual properties and will be maintained by the homeowner's association. The trees supplied now meet the requirements of a Type 4 buffer. We are noting for the existing chain link fence to be replaced with a new vinyl coated chain link fence. We are proposing a Cocoplum hedge on each side of the fence with a Walters Viburnum hedge maintained at a lower height in front of the Cocoplum. Refer to L2 for the revised landscape layout and L3 for section details. We are still below the required shrubs in the type 4 buffer but we feel the "double / double" hedge will grow to be an effective and esthetically pleasing buffer along the east property line. Refer to L5 for sections at the east buffer.

2. Type 5 buffer yard.

- a. **Provide a 50-foot-wide landscape strip, with at least three trees and 34 shrubs for every 300 square feet of required buffer yard. The required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet or more when mature and shall not be trimmed below six feet in height. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.**

RESPONSE: The Type 5 buffer along the north property line has been modified. We are now compliant with the number of trees required and we have greatly increased the number of proposed shrubs. Refer to L2 for the revised buffer layout. Due to the locations of the retention ponds we have maximized the number of shrubs with minimal plantings in the retention areas.

- b. **Optionally, a 30-foot-wide landscape strip may be provided, with at least three trees and 34 shrubs for every 300 square feet of required buffer yard, where 100% of such vegetation is made up of native plants and all existing native vegetation is retained. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. Required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet in height when mature and shall not be trimmed to below six feet in height.**

RESPONSE: A note stating the buffer landscaping be installed no later than 60 days after site clearing has been added to sheet L1.

Remedy / Suggestion / Clarification:

Buffer yards may not be established on single family lots, the plans propose to provide 3-6 feet of landscaping along the east fence but shall not be designated as landscape area or buffer; explain how this should not be considered as a request to eliminate this required buffer. An Alternative Compliance request has been submitted to reduce plant material in the north Type 5 buffer in addition to elimination of the east buffer. A Type 4 buffer is required along the east boundary but can be reduced to ½ because the other half is provided on the adjacent church site. Any request for alternative compliance must demonstrate that the proposed plan fulfills the purpose and intent of this division as well as or more effectively than would adherence to the strict requirements of this division.

See below Code section for required elements.
Sec. 4.667. Alternative compliance.

An applicant may submit a landscape plan which varies from the strict application of the requirements of this division in order to accommodate unique site features or utilize innovative design. An alternative compliance landscape plan shall be approved only upon a finding that it fulfills the purpose and intent of this division as well as or more effectively than would adherence to the strict requirements of this division.

4.667. A. Evaluation. The applicant must provide documentation to justify a landscape plan not meeting the minimum standards of this division. Such documentation shall include a quantitative analysis of areas not meeting minimum standards or dimensions, required vs. provided dimensions, and materials not meeting minimum Code requirements. In evaluating proposed alternative compliance landscape plans, considerations shall be given to proposals which preserve native vegetation and use drought-tolerant plantings and other low water use landscape design principles and where the design may accomplish one or more of the following:

- 1. Ensures preservation of the maximum predevelopment vegetation on the site.**
- 2. Is designed to assure that the overall appearance and function of the proposed project is compatible with other properties in the immediate area; is demonstrably responsive to the environmental attributes of soil, slope, hydrology, and vegetative communities unique to the site; is consistent with sound planning and site design principles, and contingent upon:**
 - a. Structures and other improvements are designed as to utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature.**
 - b. Conflicts between vehicular and pedestrian circulation are avoided.**
 - c. Planting plans indicate a diversity of plant species in the categories of ground covers, shrubs, and trees.**
 - d. Integration of proposed and existing vegetation is demonstrated in the plans with an emphasis on maintaining native community buffers and corridors, preserving or restoring forest community types, and providing for the natural ecological function of each type by using such techniques as preserving a diversity of upperstory, mid-story, and understory.**
 - e. Plant schedules contain botanical and common names, sizes of materials by dimension and containerize, location by dimension, and notation describing species diversity.**
 - f. Planting specifications and species selected for the site are suitable for individual site environmental characteristics of soil slope, aspect, wetness and microclimate.**
 - g. Plans indicate compatibility with adjacent site environmental features.**
- 3. Implements an EcoArt element as approved by the Growth Management Department Director.**

The Type 5 Buffer calculations quantify provided shrub planting as being 196 shrubs with 538 required. While some reduction in shrub quantities may be able to be approved, Spartina does not meet the definition of a shrub as being a woody species; it is suggested that additional shrubs be added and the Spartina be repositioned to the bottom of the retention area to meet requirements as discussed in Item #10. While some reduction in tree quantities may also be considered, additional canopy trees need to be added to meet screening intent. Due to proposal to use smaller stature trees in most locations, where possible large shade trees need to be incorporated and this buffer would be considered an appropriate location. Are the trees and/or shrubs proposed to be omitted to be provided in other locations on the site?

Applicant is proposing to eliminate the required buffer yard and protections on the east, The 3-6 ft. width plantings shown are located on single family lots and do not meet requirements; 780 shrubs are required for ½ Type 4 buffers, not the 250 shown as required.

This request does not meet requirements for approval of Alternative Compliance. Some reduction of buffer dimensions may be allowed but this request statement does not demonstrate requirement of meeting or exceeding intent of the Code.

RESPONSE: The type 5 buffer as illustrated on sheet L2 (Schedule on L4) now meets the required quantity of trees and the number of shrubs provided has increased to 400. This fills the north buffer area of the site with plantings minus the dry retention areas.

ITEM 5 – LANDSCAPE NATIVE TREE PROTECT AND SURVEY

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy / Suggestion / Clarification:

No trees are shown as being preserved except within the dedicated preserve and it appears that trees outside the project site are shown as being removed, see 2013, 2079, and 2073. Also several trees right on the property line; see 2110, 2082, 2080. There is a tree labelled 21120 which is off-site but not included in the table and no disposition indicated. Additionally tree #2081 is a 28 inch slash pine at the top of the existing ditch and shown on the edge of the proposed retention area; the retention area needs to be slightly modified to protect this tree which will be considered close to being a champion tree for the State. The statement says that because of necessary fill and grading no trees can be protected; additional effort must be attempted to protect trees, this could include reconfiguration of the retention area, trees wells, retaining walls, etc. There is an existing berm along the property line to the east, investigate if existence of this berm would offer an alternative to building another berm directly adjacent.

RESPONSE: The area of the upland preserve has been expanded and has allowed us to increase the number of trees being saved. Refer to L1 and L2 for the additional trees being saved. The mitigation table and sheets L1 and L2 have been updated to reflect the trees that are not on the Magnolia Ridge property to remain. Trees 2013, 2079, 2073 are now listed to remain due to being on the adjacent property. Trees 2110, 2082 and 2080 appear to be on the Magnolia Ridge property and are still part of the mitigation calculations. Tree 21120 has been added to the mitigation spreadsheet and is listed as being off the property. Tree 2081 is now listed to remain.

ITEM 6 – CONSTRUCTION STANDARDS – TREE PROTECTION

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and, no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 x 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

RESPONSE: The trees that are to be saved are indicated on Sheet L1 of the Landscape Plan. A tree protection barricade detail has been added to Sheet L1 of the Landscape Plan.

ITEM 7 – LANDSCAPE PROTECTION AND MAINTENANCE

COMMENT 1: Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required buffer yards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

RESPONSE: The above notes have been added to Sheet L1 of the Landscape Plan.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

RESPONSE: The above notes have been added to Sheet L1 of the Landscape Plan.

ITEM 8 – ADDITIONAL LANDSCAPE CONDITION

COMMENT 1: Special Conditions in the PUD Agreement provided below includes:

11. SOIL EROSION AND SEDIMENTATION

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

RESPONSE: This item is being addressed on the Land Clearing Plan in the civil design.

Remedy / Suggestion / Clarification

This is a one phase project, please explain how clearing of vegetation is to be retained/phased to reduce erosion, sedimentation, and particulate emissions. Is the road buffer to be installed prior to vertical construction in accordance with Section 4.663.B.2.b? No lakes are proposed, are the dry retention areas to be similarly stabilized with the required native vegetation plantings?

RESPONSE: This item is being addressed on the Land Clearing Plan in the civil design.

ITEM 9 – LANDSCAPING PROPOSED IN EASEMENTS

COMMENT 1: Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

1. "Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

RESPONSE: This item is being addressed on the Land Clearing Plan in the civil design. A note has been added to the Landscape Plan. See Sheet L1.

2. Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

RESPONSE: This item is being addressed on the Land Clearing Plan in the civil design. A note has been added to the Landscape Plan. See Sheet L1.

Remedy / Suggestion / Clarification

See Item #1 above discussing flipping of utility and street tree easement.

RESPONSE: The requested items have been added to the landscape plans. There is a proposed utility easement in front of the individual properties that will align with the proposed sidewalks. The trees have been moved away from the sidewalks and closer to the houses. This revision can be found on Sheet L2.

ITEM 10: PRESERVE AREA INTERFACE REQUIREMENTS

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

RESPONSE: Acknowledged.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted exclusively with native plant material, as described above.

Remedy / Suggestion / Clarification: Alternative compliance for Stormwater retention areas not being contiguous with buffers and preserve areas shall require them to be planted with native vegetation. Revise plans to comply.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

RESPONSE: The required note has been added to Sheet L1 of the Landscape Plan. The preserve area does not directly connect to a vehicle use area so we are proposing sod around the preserve. All native plantings around the retention areas other than the sod as indicated are shown on the Landscape Plan.

ITEM 11 – SUSTAINABLE DESIGN STANDARDS

The following sustainable standards have been incorporated into the design of the master site plan for the Palm City GA Homes PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated with each application for final site plan approval.

1. Pedestrian walkways and bicycle paths shall link neighborhood pods and shall provide linkage to natural and manmade open spaces and recreation areas, wherever possible.
2. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the gazebos indicated on the master site plan.

3. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

Remedy / Suggestion / Clarification

What design standards are to be employed to provide compliance with these requirements for sustainable Design Standards? Are the street trees to be placed within a street tree easement? Are large shade trees to be installed where possible to guarantee long-term survival? Is a gazebo or other gathering place to be provided adjacent to the rear retention area or for views to the neighboring lake? Could a bike trail be added around this retention area? A bike rack by the pool complex? Can some trees be added along the west property line to increase habitat value for the adjacent lake?

RESPONSE: Two (2) Oak Trees and six (6) pine trees lining the mulch walkway around the retention pond are shown on Sheet L2 of the Landscape Plan.

M. DETERMINATION OF COMPLIANCE WITH ENGINEERING, STORMWATER AND FLOOD MANAGEMENT REQUIREMENTS – ENGINEERING DEPARTMENT – STEPHANIE PICHE (772) 288-5416

ITEM 1 – RIGHT-OF-WAY IMPROVEMENTS

COMMENT 1: Demonstrate that the proposed sidewalk within the SW Martin Highway Right of Way does not exceed a maximum cross slope of 2% and running slope of 5%. [Martin County, Fla., LDR Section 4.843.G (2010)]

RESPONSE: Elevations and callouts have been added to the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans.

COMMENT 2: Remove the proposed sidewalk across the driveway and replace with asphalt. The stop controlled crosswalk at this location must meet standard detail R-120B. [Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-120B (2015)]

RESPONSE: Sidewalks have been removed, see Sheets 3 and 4 of the Civil Construction Plans.

COMMENT 3: Driveway entry lane must be 14-feet in width and exit lanes must each be 12-feet in width. SW Martin Highway is a Major Arterial, demonstrate that the driveway throat length is a minimum of 50-feet. [MARTIN COUNTY, FLA., LDR SECTION 4.845.G (2001)]

RESPONSE: See Sheet 3 of the Civil Construction Plans for the driveway widths and throat length. The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph.

COMMENT 4: Provide an off-site improvement plan detailing the proposed construction in the right of way, including the details for the proposed repairs to SW Martin Highway (including milling and repaving) in conjunction with the tie in to the existing 2" forcemain. [Martin County Standard Details for Road & Site Construction and Public Facilities Detail R-31, R-31A (2016)]

RESPONSE: Martin Highway will not be cut into. There is an existing 2" stub out for the force main that the project will connect to. Call outs have been added to the Paving, Grading and Drainage Plan, Sheets 7 and 8 of the Civil Construction Plans.

COMMENT 5: Provide a traffic control, signage, and pavement marking details plan within the Construction Plans. [Martin County, Fla., LDR Section 4.843.H (2010)]

RESPONSE: See Signing and Marking Plan, Sheet 8 of the Civil Construction Plans.

ITEM 2 – PRIVATE ROAD MAINTENANCE

COMMENT 1: All interior roadways depicted on a development's Final Site Plan need to be identified on the Final Site Plan as being either public or private. Additionally, the General Notes on the Final Site Plan must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedications language of a proposed plat. [Martin County Fla., LDR Section 4.843.I (2010)]

RESPONSE: The interior roadway, SW Magnolia Ridge Lane, is private. This is called out on the Site Plan, and Sheet 3 of the Civil Construction Plans.

ITEM 3 – OFF-STREET PARKING

COMMENT 1: Provide an autoturn exhibit demonstrating that a fire truck can properly turn around using the proposed Tee Turn.

RESPONSE: See the enclosed Auto-turn Detail.

COMMENT 2: Provide a typical roadway section on the Master / Final Site Plan.

RESPONSE: The Typical Section has been added to the Site Plan.

COMMENT 3: Provide a turnaround past the proposed security booth (but before the gate) to enable vehicles not granted access to turn around and exit the site. Demonstrate that the turning radius of the guest lane is sufficient for a passenger vehicle to make a u-turn.

RESPONSE: The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph.

COMMENT 4: Provide sight triangles / sight distances on the Landscape Plan, paying particular attention to the monument sign at the entrance. [Martin County, Fla., LDR Section 4.843.F (2010)] [Florida Department of Transportation Index #546 (2016)]

RESPONSE: The visual triangles are dashed on Sheet L2 and called out as visual triangle.

COMMENT 5: Provide a minimum of 3 queuing spaces for the gated entrance. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through traffic or on-site traffic and to avoid congestion at the entrance. [Martin County, Fla., LDR Section 4.845.G.8 (2001)]

RESPONSE: fifty-seven feet (57') has been provided behind the gate for queuing. The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 6: The required parking calculations appear to be inconstant with the rates in Table 4.14.1 of Section 4.624 of the Martin County Land Development Regulations.

RESPONSE: The site is residential parking spaces. The units are 2 or more bedrooms. 28 units x 2 parking spaces equals 56 parking spaces. These are all obtained in the garages and driveways. Two (2) spaces are being placed at the Community Pools. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 7: Demonstrate where the proposed parking counts are being met. All parking spaces shall be a minimum ten-foot width and 20-foot depth. [Martin County, Fla., LDR Section 4.627.B (2009)].

RESPONSE: The site is residential parking spaces. The units are 2 or more bedrooms. 28 units x 2 parking spaces equals 56 parking spaces. These are all obtained in the garages and driveways. Two (2) spaces are being placed at the Community Pools. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 8: Provide sidewalks on both sides of the internal roadway per TND street layout requirements. [Martin County, Fla., LDR Section 4.847.B (2017)]

RESPONSE: Sidewalks have been placed on both sides of the road. See Sheets 3 and 4 of the Civil Construction Plans.

COMMENT 9: Provide proposed sidewalk elevations on the Paving, Grading and Drainage Plan of the Construction Plans demonstrating that the 2% cross slope and 5% running slope are not exceeded. [Martin County, Fla., LDR Section 4.843.G (2010)]

RESPONSE: The proposed sidewalk elevations are depicted on the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans. They also demonstrate that the 2% cross slope and 5% running slope are not exceeded.

COMMENT 10: Provide a traffic control, signage, and pavement marking plan for the on-site improvements in the Construction Plans. [Martin County, Fla., LDR Section 4.843.H (2010) & Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-140 Series (2015)]

RESPONSE: See the Signing and Marking Detail on Sheet 8 of the Civil Construction Plans.

COMMENT 11: Proposed on-site crosswalks must meet Martin County Standard Details R-120B Crosswalks [Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-120B (2015)]

RESPONSE: See Sheets 3 and 8 for the Signing and Marking Detail. Martin County Standard Detail R-120B has been called out.

ITEM 4 – CONSISTENCY WITH OTHER PLANS

COMMENT 1: Revise the Right-of-Way boundary along the west side of the driveway to encompass the roadway limits and parking.

RESPONSE: Parking adjacent to the Preserve area has been removed from the plans in order to make room for the proposed sidewalk on the west side. See Site Plan, and Sheet 3 of the Construction Plans.

COMMENT 2: Provide location of the requested drainage easement for the maintenance of Danforth Creek on the Final Site Plan and Construction Plans.

RESPONSE: The Drainage Easement has been shown on the Site Plan, and Civil Construction Plans.

COMMENT 3: Provide annotations for the northern property boundary on the Final Site Plan and Construction Plans.

RESPONSE: Annotations have been added to the Site Plan, and Sheet 3 of the Civil Construction Plans.

COMMENT 4: Provide boundaries and annotations for each proposed lot, tract and right-of-way.

RESPONSE: Boundaries and annotations for each proposed lot, tract and right-of-way will be provided on the plat when submitted.

COMMENT 5: Provide acreage and dimensions for each proposed lot.

RESPONSE: Per phone conversation with Stephanie, acreage for each lot and dimensions (typical) have been added to the Site Plan.

COMMENT 6: The finished floor on the Final Site Plan must be labeled as a “Minimum Finished Floor” and specified as NAVD.

RESPONSE: The Minimum Finished Floor on the Final Site Plan is labeled and specified as 18.05 NAVD.

ITEM 5 - STORMWATER MANAGEMENT PLAN

COMMENT 1: Revise the stormwater maintenance plan to describe in detail the operation and maintenance of the stormwater management system in order to ensure the perpetual functioning of the system. This plan should include a detailed checklist of items that must be inspected on an annual basis, or more frequently as necessary, for the proper operation of the system. The stormwater maintenance plan shall ensure that all areas within the stormwater management system have a plan for the removal of nuisance exotics. In addition, the continued monitoring of nuisance exotics shall be included in the maintenance plan to ensure that no regrowth has occurred. [MARTIN COUNTY, FLA., LDR SECTION 4.386 (2015)]

RESPONSE: The Stormwater Maintenance Plan has been revised to detail the operation and maintenance of the Stormwater management system in order to maintain the perpetual function of the system. In addition, reference has been made to the removal of exotics per the attached PAMP.

COMMENT 2: The invert for the bleeder on Control Structure #1 must be one inch above the bottom of the dry detention system [Martin County, Fla., LDR Section 4.385.F (2015)]

RESPONSE: The bottom of the pond is at 11.60 NAVD (control elevation). The bleeder has been set at 11.68 NAVD (one-inch above the bottom).

COMMENT 3: Exfiltration may only be used to provide water quality (not flood protection). Remove the exfiltration volumes from the Stage Storage utilized for the ICPR modeling.

RESPONSE: Exfiltration has been removed from the stormwater management system entirely.

COMMENT 4: The rise of rectangular weir 2 of 3 on Control Structure #1 in the ICPR model does not match the Construction Plan Details on Sheet 9 of 14 of the Construction Plans.

RESPONSE: The dimensions have been revised in the Stormwater Management Report and the ICPR Model to be consistent. See the Stormwater Management Report and Sheet 9 of the Construction Plans.

COMMENT 5: Provide a recovery analysis that demonstrates that the system recovers half of the water quality treatment volume between 24 hours and five days [Martin County, Fla., LDR Section 4.385.F (2015)]

RESPONSE: The pond is a detention pond with a bleeder. The bleeder has been sized to recover the water quality treatment volume in 24 hours. The calculated size was less than 3 inches in diameter, therefore a 3-inch diameter bleeder was used. See Appendix 1, sheet 8 of the Drainage Calculations.

COMMENT 6: Provide a recovery analysis that demonstrates that the system recovers 90 percent of the 25-year three-day runoff volume in 12 days from cessation of the storm event. [Martin County, Fla., LDR Section 4.385.F (2015)].

RESPONSE: Recovery Analysis (graph and data) has been provided in Appendix 1, sheets 1.9 and 1.10 of the Drainage Calculations.

ITEM 6 - STORMWATER MANAGEMENT CONSTRUCTION PLANS

COMMENT 1: Provide spot elevations demonstrating where the minimum perimeter berm (25-year, 72-hour stage) elevation is met along the northern property boundary.

RESPONSE: Elevations have been provided on the Paving, Grading and Drainage Plan, Sheet 4 of the Construction Plans.

COMMENT 2: Although a baffle detail is provided, it is unclear which stormwater structures include a baffle.

RESPONSE: The baffle is for Control Structure CS-1. The detail has been modified to be clearer. See Sheet 9 of the Civil Construction Plans.

COMMENT 3: Revise the horizontal scale on the Pond Sections on Sheet 7 of the Construction Plans for ease of review.

RESPONSE: The pond sections have been revised to 1" = 10' H, 1" = 5' V. See Sheet 7 of the Civil Construction Plans.

COMMENT 4: All existing grades from the Survey must be shown on the Paving, Grading and Drainage Plan.

RESPONSE: All existing grade layers have been turned on the Paving, Grading and Drainage Plan.

COMMENT 5: Proposed grading east of the lift station exceeds 4:1 maximum allowable slopes from the perimeter berm to the property line.

RESPONSE: Elevations have been modified to achieve 4:1 slopes.

COMMENT 6: Provide existing and proposed grades along south west corner of Palm City Presbyterian Church demonstrating how perimeter berm will be met and how proposed top of bank of Dry Detention #1 ties back into existing grade without exceeding allowable slopes.

RESPONSE: Elevations have been provided on the Paving, Grading and Drainage Plan, sheet 4 of the Construction Plans. In addition, we also added sections showing the allowable slopes are not exceeded.

COMMENT 7: Slopes between the perimeter berm along western property boundary and the property line exceed the maximum 4:1 allowable slope.

RESPONSE: Elevations have been provided on the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans. In addition, we also added sections showing the allowable slopes are not exceeded.

COMMENT 8: Construction is not permitted within 5 feet of the upland preserve area.

RESPONSE: Acknowledged. Retaining walls have been added to avoid construction within the 5' buffer of the Upland Preserve Area.

COMMENT 9: Creating a perimeter berm through an upland preserve area is not permitted. Demonstrate how the perimeter berm is met without impacting the upland preserve area.

RESPONSE: Acknowledged. The proposed perimeter berm is no longer going through the Upland Preserve Area. Retaining walls have been added to avoid construction within the 5' buffer of the Upland Preserve Area.

COMMENT 10: Provide Winged Concrete Endwalls per FDOT Standard Index 266 for the outfall culvert in Danforth Creek. Demonstrate the proposed location of the Winged Concrete Endwall allows for a minimum width of 12-feet for the ditch bottom. The Winged Concrete Endwall shall be parallel with the Danforth Creek.

RESPONSE: The Winged Concrete Endwalls have been added. See sheets 4 and 7 of the Civil Construction Plans.

COMMENT 11: Install a reinforced concrete pipe for the outfall culvert to handle the proposed loads of heavy equipment used for the maintenance of the creek. Mitigate the potential for erosion on the banks of the ditch by armoring the ditch bank and bottom with bank and shore rip rap (1'-3'diameter). Provide a detail.

RESPONSE: Per conversation with Stephanie Piche, rip-rap has been added to the areas of Danforth Creek where both the bank and bottom are on Magnolia Ridge Property. See the detail on Sheet 9 of the Civil Construction Plans.

ITEM 7 - PUD REVIEW COMMENTS

- 1. Special Condition 1.B references "off-site" stormwater improvements when none are proposed.**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. References to "off-site" stormwater improvements have been deleted.

2. **It is unclear what Special Condition 3 refers to. No emergency / construction / delivery access is proposed.**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. This condition has been deleted. No specially designated emergency, construction or delivery access is proposed.

3. **Revise Special Condition 11 to replace the term “Engineering Department” with “Public Works Department”.**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. The last sentence in this Condition has been deleted, including the reference to the “Engineering Department,” as there are no lakes proposed to be constructed in the development.

4. **Revise Special Condition 13 to require that the temporary construction office be removed prior to the 1st Certificate of Occupancy.**

RESPONSE: Special Condition 13 has been revised accordingly.

5. **Special Condition 19: All public benefits must be complete prior to the issuance of the 1st Certificate of Occupancy.**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. On-site public benefits are required to be completed prior to the issuance of the 1st certificate of occupancy. Off-site public benefits, including the fountain and decorative fence proposed for the adjacent Martin County retention pond are requested to be required prior to the issuance of the 6th building permit.

6. **Special Condition 19: The PUD Agreement must specify that the HOA will own, operate and maintain (in perpetuity) the proposed fountain (s) located in the County’s retention pond to the west of the subject property. This responsibility is not limited to but must include the furnishing and financial responsibility of the electric service to operate the fountain(s).**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

7. **Special Condition 19: Revise this condition to specify that the residents of the proposed development will not have access to the County’s retention pond to the west of the subject property.**

RESPONSE: The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

Additional Information:

Development Order Conditions:

1. **A copy of the recorded drainage easement for the Danforth Creek Bank must be provided during Post Approval.**

RESPONSE: Acknowledged.

2. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

RESPONSE: Acknowledged.

N. DETERMINATION OF COMPLIANCE WITH ADDRESSING AND ELECTRONIC FILE SUBMITTAL REQUIREMENTS – GROWTH MANAGEMENT AND INFORMATION TECHNOLOGY DEPARTMENTS

Addressing

COMMENT 1: There is no street name on any of your plans for the proposed road inside your development. Please add one. The prefix will be SW. It is a north / south street so the street type needs to be from the first half of the alphabet. ex- Ave, Ct, Ln.

RESPONSE: The street name is SW Magnolia Ridge Lane.

COMMENT 2: Please add the prefix SW to the street name Martin Hwy on the PUD Master Final Site Plan pdf, PUD Master Final Site Plan AutoCAD dwg, boundary survey, construction plans, and any other plans that may show the name Martin Hwy.

RESPONSE: The prefix SW has been added to Martin Highway as requested.

O. DETERMINATION OF COMPLIANCE WITH UTILITIES REQUIREMENTS – UTILITIES DEPARTMENT – JAMES CHRIST (772) 320-3034

Water and Wastewater Service

ITEM 1 – DRAWINGS MUST BE APPROVED

COMMENT 1: The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

RESPONSE: Acknowledged.

ITEM 2 – WATER AND WASTEWATER SERVICE AGREEMENT

COMMENT 1: The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

RESPONSE: Acknowledged.

P. DETERMINATION OF COMPLIANCE WITH FIRE PREVENTION AND EMERGENCY MANAGEMENT REQUIREMENT – FIRE RESCUE DEPARTMENT – DOUG KILLANE

Fire Prevention

ITEM 1 – PUD ZONING AGREEMENT

COMMENT 1: Please delete the proposed Special Condition #5 for fire protection, within the draft PUD Zoning Agreement Exhibit F, Special Conditions. The proposed condition is inconsistent with current fire protection codes (NFPA). No special condition is required within the PUD if the applicant is not proposing different conditions than the existing fire protection codes, which will be required to be met at building permit.

RESPONSE: Acknowledged.

Information #1:

Fire Flow Requirements

The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour in compliance with NFPA 1 chapter 18.4.5 Fire Flow Requirements for Buildings.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

RESPONSE: A flow test shall be performed to measure the current flow. The project shall comply with fire flow requirements or install fire sprinkler system as required.

Emergency Preparedness

The applicant has indicated that the project is not located within a storm surge zone pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016), which has been verified by the Emergency Management Department. Therefore, Emergency Management was not required to review this application.

RESPONSE: Acknowledged.

Q. DETERMINATION OF COMPLIANCE WITH AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS – GENERAL SERVICES DEPARTMENT – STEPHANIE PICHE (772) 288-5416

ITEM 1 – ADA COMPLIANCE

COMMENT 1: Two ADA accessible parking spaces are required when the total number of spaces for a facility is between 51 and 71.

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RESPONSE: Per staff workshop, the proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

COMMENT 2: Each ADA parking space must be at least 12 feet wide. On-street parallel parking spaces must be designed to conform to ss. 208 and 502 of the standards, except that access aisles are not required. Curbs adjacent to such spaces must be of a height that does not interfere with the opening and closing of motor vehicle doors. This subsection does not relieve the owner of the responsibility to comply with the parking requirements of ss. 208 and 502 of the standards.

RESPONSE: The parallel parking spaces have been removed. See Detail on the Site Plan, and sheet 3 of the construction plans.

COMMENT 3: Demonstrate that all proposed sidewalks do not exceed a maximum cross slope of 2% and running slope of 5%. [Martin County, Fla., LDR Section 4.843.G (2010)]

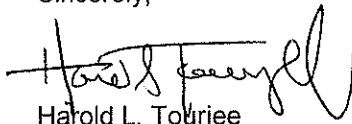
RESPONSE: Slopes and elevations have been added to the Paving, Grading and Drainage Plan.

COMMENT 4: Provide ADA accessible route to the swimming pool (include proposed elevations). [Martin County, Fla., LDR Section 4.844.B.1]

RESPONSE: A sidewalk has been added to the west side with an accessible route to the swimming pool.

We believe all of Martin County's comments have been addressed. Please do not hesitate to call should you need additional clarification on any response.

Sincerely,



Harold L. Tourjee
Project Manager

HLT/kk
Enclosures