

July 8, 2021

Mr. Tom Reetz
Senior Planner, Development Department
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Sent via email: treetz@ci.stuart.fl.us

RE: Kanner CPUD – Response to 1st Reading Conditions of Approval

Dear Mr. Reetz:

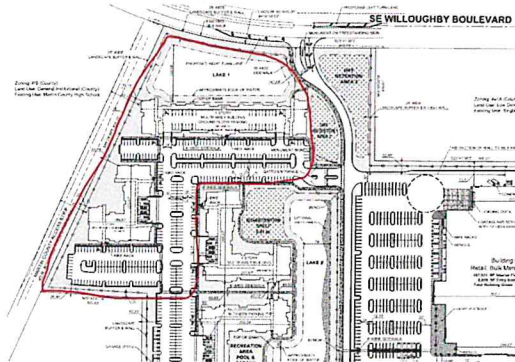
In response to the conditions of approval placed upon the project at the first reading by the Commission, please accept this letter, attached exhibits and revised plans documenting how we have addressed each item. Upon your review, if you have any questions, please do not hesitate to contact me directly.

First reading Commission Conditions:

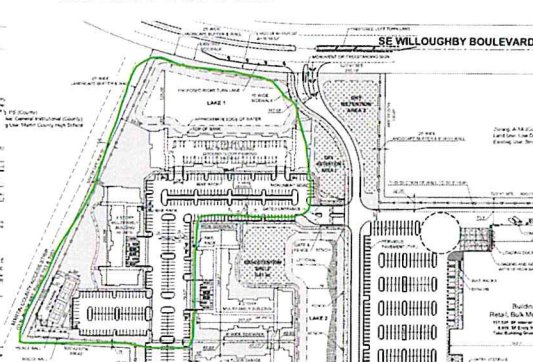
1. 5% Density Reduction.

Total multi-family dwelling units were reduced by (20) one-bedroom units bringing the new total to (378) units versus the previous (398) units. The change occurred in the northeastern portion of the site at buildings 3 and 4 by actually revising the building design to facilitate not only the reduction in units/density but an increase in landscape area and open space provided; Refer to revised site plan provided;

Previous Site Plan:



Revised Site Plan:



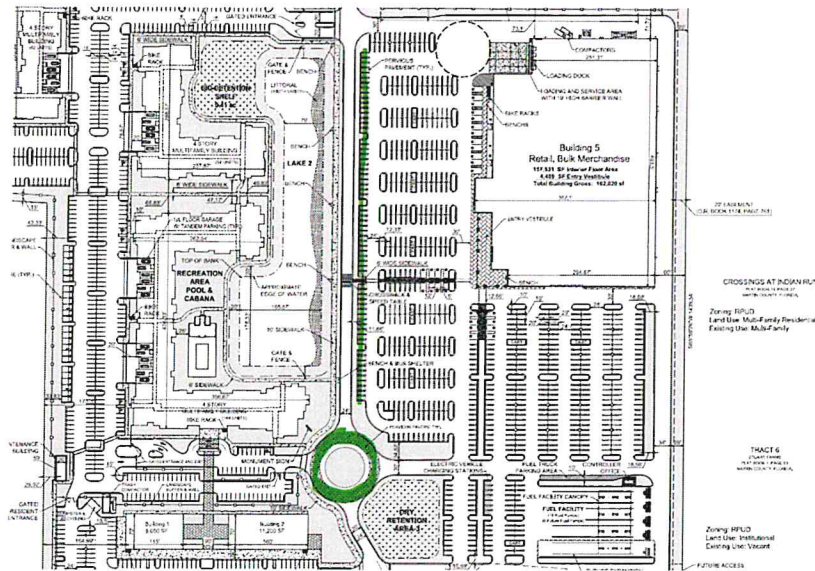
2. Fertilizer use

Condition #33 has been added within the Ordinance and addresses this item by prohibiting the use of herbicides with Glyphosate.

“The use of herbicides with Glyphosate active ingredient is prohibited on the S. Kanner CPUD property.”

3. Pervious Parking

The site plan had been amended to reflect the use of pervious pavers within the Costco parking area adjacent to the 'connector' road as well as within the proposed 'connector' road roundabout. Refer to revised site plan as well as highlighted exhibit below;



4. Oaks/Shade trees

Shade trees are required a minimum of 50% whereas we are providing 83% with the amended landscape plan. In addition, we have proposed the use of Pidgeon Plum trees within the parking diamonds. Pidgeon Plums are native trees which will provide canopy while being well suited for spaces which are more confined such as the diamonds.

5. Fountains in Lakes

Applicant has agreed to add fountains to the proposed lakes to further enhance both the aesthetics and functionality of the lake system.

6. Fence in front of Lake 2 removed

Applicant agreed to remove the previously proposed fence adjacent to the 'connector' road (northside) which will create a more open 'feel' and experience along the 'connector' road. Refer to revised site plan.

7. Irregular shape + Littoral planting to Lakes

Applicant continues to provide irregular shaped lakes with the addition of littoral plants within the proposed lakes. The lake system in conjunction with the 'connector' road and pedestrian system is envisioned as a public greenway providing not only linkage (point A to point B) but also providing the public usable areas to sit, read an interpretive sign about the additional stormwater measures and use of native plants, and other passive uses.

8. Roadway not named Costco Blv'd

Applicant agrees and notes that 'Costco Blvd.' was merely a placeholder for purposes of reference. Applicant agrees and supports a name for the 'connector' road which relates to and is appropriate to the City of Stuart. Applicant welcomes suggestions by the Commission.

9. Decorative Roundabout feature

Applicant is proposing a significant aesthetic feature within the roundabout consisting of natural caprock, water features and landscaping. The design approach is to extend the natural/native landscape palette and 'water' experience (lakes and stormwater improvements) within the connector road greenway THROUGH the roundabout so that the roundabout becomes visually integrated within the greenway and is the primary focal point and sense of 'arrival' within the entire project. We want to create an experience of driving through the greenway and being immersed.



10. No credit for fill in respect of tree replacement/stormwater

Applicant agrees and no credit is being requested.

11. Full breakdown of Tree mitigation

Please refer to the provided revised landscape plans on sheet LA-1 for the full mitigation calculations. In summary (below) we are proposing to meet 100% of the required mitigation on-site through the use of new plantings and innovative stormwater improvements. One of the primary goals was to replace on an inch for inch basis the hardwoods and softwoods removed from the site with new hardwood and softwoods (almost 60% of the required mitigation) prior to utilizing other creditable elements such as innovative stormwater improvements.

Total Mitigation Required (DBH):	24,704
Total Mitigation Provided (DBH):	26,675
Hardwood DBH Provided:	3,280
Pine DBH Provided:	11,184
Shrub DBH Provided:	5,724
Site Improvement DBH Provided:	6,487

12. Stormwater function - monitoring/reporting

Condition #22(c) within the Ordinance addresses this item (below):


c. Prior to initiating construction of the S. Kanner CPUD, one water quality sampling event will be conducted collecting runoff water that is leaving the site during or immediately after a rainfall event that generates sufficient runoff. The sample will be analyzed for nutrients (nitrogen series, phosphorus

(dissolved and total), suspended solids, and total dissolved solids. After completion of the S. Kanner CPUD stormwater management system construction and annually thereafter, a sample of runoff water that is leaving the site during or immediately after a rainfall event that generates sufficient runoff will be collected at the final outfall location. The sample will be analyzed for the same parameters as the pre-development samples. A report comparing water quality data findings will be provided to the City annually.

Attachments (via CD/USB drive and (1) printed set):

- A. Revised Master Site Plan;
- B. Revised Landscape Plan (with detailed mitigation calculations);
- C. Revised Traffic Analysis for Kanner CPUD (378 apartments);
- D. Land Use Plan Amendment Traffic analysis;
- E. Signal Warrant Analysis;
- F. Residential Multifamily Plans and Elevations; (will be provided under separate cover)
- G. Phasing Plan;
- H. Preliminary Engineering Plans and Specifications;
- I. Kanner CPUD Garbage Truck Turning Exhibit;
- J. Kanner CPUD Fire Truck Turning Exhibit;
- K. Photometric plans;

Respectfully,


Steven D. Garrett, RLA
Vice President