VIA HAND DELIVERED

January 7, 2020

Tom Reetz
Senior Planner
City of Stuart Planning Department
49 Flagler Avenue
Stuart, Florida

Re: Stuart Springtree -RPUD Rezoning 2nd Resubmittal - Response Letter

Our Ref #: 19029

Dear Tom,

Below, please see responses to all comments received from staff / Kimley Horn on 1-2-20. Please let me know if you have any questions or would like to discuss in more detail. Thank you.

Overall Landscape:

1. Provide proposed sod species and callouts.
   Response: As per discussion with staff, this shall be provided at the time of Site Permit. See General Note #18 added to sheet LP-5. Note states "Sod species, quantities and callouts shall be provided on final landscape construction plans at the time of site permit."

LP-2 Landscape Plan:

1. Required tree credit calculation is incorrect. As per section 6.004.02.A.2, "palm trees may be substituted for any number of the remaining trees provided that two palm trees shall be counted as one tree." Only for mitigation of removed trees can select palm species be used at a 1:1 ratio. Please revise calculations and provide additional trees to meet the requirements.
   Response: Agree. There was a total of 4 single palms (3 Bismarck's and 1 royal) I was counting as 1:1 which totaled 4 tree credits. These 4 palms have been revised to count as 2:1 (as per comment above) for a total of 2 tree credits. Two additional double trunk specimen palms which count as 1:1 have been added to the landscape plan to make up for the tree credit deficient.

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LP-5 Landscape Specifications:

1. Per code 5.05.02.A.e, for every one foot of clear trunk of palm tree exceeding minimum palm tree size per section 6.04.02.A.2, credit will be given for 1" of replacement. Per code 5.05.02.A.1.g, credits towards tree replacements shall be provided only if all required trees are planted at a minimum DBH of 4.5" and all required palms are planted at minimum 14' clear trunk. Palm calculations are incorrect, please revise.
    - For each palm that does not count towards a required site tree, 4.5" plus an additional 1" for every one foot of clear trunk above the 14' clear trunk minimum may be counted towards mitigation.
        - For example, a Royal Palm specified at 18' clear trunk shall count as 4.5" each as they are being planted in addition to the minimum site tree requirements, plus an additional 4" each, totaling 8.5" per palm. The total credit shall be revised to 68 inches.

Response: Agree. Total credit received per additional palm provided for mitigation has been revised based our the formula above for inch credit. Please see updated landscape / Mitigation data on sheet LP-2.

Project Narrative (Engineering Comments):

1. The City will need to comment on the parking providing being less than required.

   Applicant Response: this was discussed and approved with City Staff

   New Comment: Per discussion with Tom Reetz, Staff is aware of the request for less parking than code required, however the Applicant needs to provide justification.

   Response: Agree. Please see separate submitted document " Unit increase and Parking analysis"

Stormwater Report (Engineering Comments):

1. ICPR post development input data. The stage volume input data for the Dry Retention node does not match the back up data provided.

   New Comment: ICPR data still does not match the stage storage table in the report for Dry detention. Spot checking storage at elevation 18 and 19.5, the combined vertical and linear storage from the report table is 1.16 and 2.21 respectively. The storage in ICPR is 0.76 and 3.32 respectively.

   Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

2. ICPR post development input data. The stage volume input data for the Site node at elevation 19.5 does not match the back up data provided.

   New Comment: ICPR data still does not match the stage storage table in the report for Site node. Spot checking storage at elevation 19 and 19.5, the combined pavement and Open Space storage from the report table is 7.318 and 10.953 respectively. The storage in ICPR is 7.26 and 10.76 respectively.

   Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

Traffic Comments

1. Please revise the HCS analysis for the intersection of US 1 & Gran Park Way as the volumes appear to be incorrect.
   Response: The Gran Park Way intersection analysis is revised. The northbound and southbound traffic includes the left-turn and right-turn movements. Therefore, the left-turn and right-turn movements at the intersection were subtracted from the through movements. There are no significant changes as a result of the revision.

Environmental Comments:

Section 5.02.00 **Environmental Assessment Report** – Complete.
The Applicant has provided documentation that requests for information were submitted to the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS) Note: It is understood that the agencies may not respond to such request depending upon work load.

Section 5.03.00 **Wetlands** – Completed previously.

Section 5.04.00 **Environmentally Sensitive Lands** – Completed previously.

Section 5.05.00 **Tree location map and tree survey** - Completed previously.

Section 5.06.00 **Mangrove and Shoreline Protection** – Not applicable. Completed previously.

Section 5.07.00 **Floodplains and Flood Damage Prevention** – Completed previously.

Section 5.08.01 **Martin County Wellfield Protection Ordinance** – Complete.
Specific information regarding compliance with Martin County Wellfield Protection was not provided, but the applicant has stated, on Page 11, Item 7 of their November 27, 2019 response

letter that wellfield protection compliance "will be analyzed and provided at the time of site permit."

Section 5.09.00 **Historic Preservation** – Completed previously.

Response: Acknowledged. Items Completed with no additional comments.

Sincerely,

Michael Houston ASLA
President, HJA Design Studio, LLC



c.c. Jim Lott
Howard Ehrsam
Todd Troxell