MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery
7.17.2020

Tom Reetz
Senior Planner
City of Stuart
121 SW Flagler Avenue
Stuart, FL
34994

RE: Sailfish Cove Rezoning, 41 SW Seminole St. Stuart. City Permit Ref #Z20050006

Dear Tom,

Please find attached the applicable updated information in support of the issues raised by staff:

1. CADD file and PDF of the site plan, including on street parking details.
2. Updated elevation sheets.
3. Updated justification statement.
4. Updated Engineering plans.
5. Seawall Certificate letter.
6. Updated Architectural Elevations.

We are in receipt of the review comments and provide the following responses and attached updated information to address all outstanding issues.

FIRE DEPARTMENT REVIEW– M. CAWLEY

Review Comment: NFPA 1 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.

Response: *The access road is a public street and the applicant has no control over the width of Seminole Street. Parking access lanes are 20 (west) and 22 (east) feet wide.*

Review Comment: NFPA 1 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

Response: *There are no roads into the project. There are two garage entrances. The building dimensions are such that emergency response can occur from the street. In this urban scenario, entering the project would equate to entering the building. There appear to be no other circumstances where the fire department requires to drive into a building.*

Review Comment: Fire line is a Fire Service Main.

Response: Acknowledged and accepted.

CRA DEPARTMENT – P.GANDHI

Review Comment 1: The proposed on−street parking improvements will be incorporated in the CRA proposed streetscape improvements plan for Seminole Street. Please provide revised CADD files to confirm dimensions of proposed on−street parking.

Response: *Agreed. The applicant has been in communication with the CRA to coordinate the ROW improvements effort.*

Review Comment 2: Please confirm that the developer agrees to pay the CRA for the construction costs associated with on−street parking improvements adjacent to the development site. The developer contribution for construction costs will be provided prior to the CRB meeting and will be part of the PUD condition. The amount will be due prior to site permits are issued.

Response: Agreed as per documentation provided by CRA Department on June 25th, 2020. The applicant would like to address interim on-street parking options until the CRA project is completed.

Review Comment 3: FPL is in the process of finalizing the design for undergrounding of utilities on Seminole Street. Since there is limited right−of−way on Seminole Street, the CRA will be coordinating with private property owners to acquire easement to install FPL transformer boxes. Please confirm if the applicant agrees to provide an easement for FPL transformer pad, if requested. This will be part of the PUD condition.

Response: *The applicant agrees to provide an easement for an FPL transformer pad, if requested provided that this transformer is intended to serve solely this project. There appear to be other open sites along Seminole Street to locate general distribution transformers.*

Review Comment 4: Based on our conversation today, I have drafted the following conditions for the PUD agreement:

a. Applicant agrees to contribute in the amount of $39,003 for all the elements associated with the on-street parking and sidewalk improvements.
b. Applicant agrees to provide 15 feet easement in fee simple rights-of-way dedication to the City for the sidewalk and on-street parking improvements.
c. Applicant agrees to enter into a license agreement with the City to use private property no more than 10 feet beyond the 15 feet of rights-of-way dedication for harmonization during the construction of Seminole Street.
d. Applicant agrees to maintain the proposed public art to be installed in the City's right-of-way.
e. Applicant agrees to provide easement for FPL transformer pad, if requested. (FPL is in the process of finalizing the design – hopefully we will know if easement is required or not prior to the CC public hearing).

Response: Subject to the review of the draft PUD conditions once incorporated into the UPUD zoning agreement, the applicant agrees to the conditions as suggested by CRA staff as follows:

a. Agreed. Applicant would like to discuss interim on-street parking options given that the commercial proposed on the ground floor would benefit from daytime on-street parking along the frontage.
b. Agreed Wherever possible. Applicant agrees to provide an easement that will range between 13' to 15' as depicted in the Cad files submitted to the City. Proposed public art by the applicant will be within said setback.
c. Agreed.
d. Agreed.
e. See response to comment 3.

PD POLICE DEPARTMENT

Review Comment: NONE

Response: *Staff to confirm the Police Department is an N/A, no comments required or pending review.*

PW PUBLIC WORKS DEPARTMENT REVIEW – M.ROGOLINO

Review Comment: In reviewing the above referenced project, this Department does approve the proposed UPUD only. Please address the following comments:

1. This review is not for construction.
2. Sanitation Service− to be reviewed during the site permit review process.
3. The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer) & Public Right−of−Way improvements.
4. The City of Stuart Utility Availability Fees, all fees must be paid prior to the activation of utility service.

Response: *Acknowledge and accept comments provided by the Public Works Department. Sanitation Service has, however, been reviewed by Kimley-Horn and Associates and the project team has responded.*

ZONING DEPARTMENT REVIEW – T. REETZ

Review Comment 1: Please submit an outline of the Master Homeowners Association that shall be the entity responsible for accepting notices from the City and correction any violations of the approving Ordinance.

Response: *An outline of the Master Homeowners Association will be forwarded under a separate cover.*

Review Comment 2: The seawall has not been completed and finally inspected by the City Building Official, the ends of the seawall are leaking sediment onto abutting properties and river. A Development Condition will require the seawall to be complete before site and building permits are issued.

Response: *The seawall has been completed.*

Review Comment 3: Sec. 2.04.05 All waterfront properties shall conform to the Comprehensive Plan and Code section 5.06.00 mandated waterside setbacks of 10 feet in the CRA. The pool needs to hold 10 feet from the waterside lot line or perpendicular to the mean high−water line as established by the survey.

Response: *Acknowledged. The site plan indicates the pool will be designed and submitted with construction documents. Compliance with the required 10 ft. setback from the waterside lot line will be ensured*.

Review Comment 4: If a sculpture in a water fountain and decorative fence is being proposed as the required public art for the project, then provide value, artist, details, etc. per sec.3.01.08 of the City Land Development Code.

Response: *The sculpture in a water fountain, water fountain and decorative fence are proposed as the public art provision in accordance with Section 3.01.08- Public Art.*

In accordance with Section 3.01.08.C. the professional artist(s) is unknown, the value of the work of art is estimated to be $125,000, and intended to be not less than 1% if the vertical construction cost of the development. Additional art will be incorporated into the railing facing the rear of the property, along the public boardwalk.

Review Comment 5: Section 3.01.03E.2. the maximum building height for a 4−story building is 45 feet to the building's eave. Show building elevation markers on elevation sheets.

Response: *Acknowledged. The attached elevation sheets have been revised to include the building elevation markers showing the maximum height of the building as 45 feet, and in compliance with Comp Plan Objective A5.6.*

Review Comment 6: Section 3.01.03E.f. If a building façade is 100 feet or more in width, an additional vista shall be provided. The 22−foot louvered screen that abuts the east side of the building is visually considered part of the façade. Provide an additional 12−foot vista within the building's façade. Vista: A visual corridor at ground level with an unobstructed view from any public right−of−way to the St. Lucie River.

Response: *The central volume of the building is 100' wide. There are two 20' and 22' wide unobstructed view corridors on both sides of this central volume where cars access parking. Additionally, the applicant has amended the front elevation (as shown in 3D render) to show the potential increased view resulting from the suggested removal of the louvered screen. However, the team of professionals involved in the design feel that eliminating this detail only exposes parked cars to the pedestrian realm and don't necessarily increase the view of the waterfront. The proposal achieves a satisfactory level of protection of public health, safety and welfare of citizens without triggering a need to achieve additional view corridors.*

Review Comment 7*:* Sec. 6.01.12 − Shared parking. Please submit ITE calculations and justification for shared parking by meeting the following City Land Development Code criteria including parking spaces that are in close proximity and readily accessible to uses served and uses having different peak parking demands and operating hours, (residential, office, retail) a reduction in vehicle movements by the users of shared parking spaces and the design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation and public safety will be improved. It is the responsibility of the applicant for shared parking approval to provide a description of the uses, plan document or civil plan as appropriate, trip generation report, parking study and other information necessary to permit a finding by the City Development Director regarding the request for shared parking.

Response:
Specific to parking provisions with a proposed UPUD, Section2.07.00.A. parking requirements may depart from and provide alternative means of development standards as part of a proposed PUD.

Parking has been calculated in conformity with best practices for authentic mixed use districts,
Downtown Stuart has a very limited number of residential units. Existing residential units and projected residential supply (assuming all vacant properties develop at highest possible density) still results in an excess provision of commercial parking needs vs. residential parking needs. This overage results in an opportunity to increase residential parking reliability in shared parking strategies. Shared parking on the subject property includes a commitment to utilize the proposed office and retail parking space provision outside of core business hours when businesses will be closed.

Properties close to subject development are mostly commercial. There are less than 10 residential units and a public parking lot within a 600' radius of this proposed development, and while parking is limited to 3 hours during the day it is available for overnight parking for residential uses.

The attached Urban Land Institute Shared Parking Values table can be applied to demonstrate that the current ratio of residential to retail and office in the Downtown district has excess capacity to support off-hours parking for residential uses for this building as well as at residential build-out.

Table 4
Urban Land Institute Shared Parking Model
Hourly Parking Demand Ratios -- Default Values
Weekday

Hour	Office Per 1,000 sf	Retail Per 1,000 sf	Restaurant Per 1,000 sf	Residential Per Dw. Unit	Hotel Per Room	Cinema Per Seat
6:00 a.m.	0.1	0.0	0.0	1.00	1.00	0.00
7:00 a.m.	0.6	0.3	0.5	0.87	0.85	0.00
8:00 a.m.	1.9	0.7	1.0	0.79	0.65	0.00
9:00 a.m.	2.8	1.6	2.0	0.73	0.55	0.00
10:00 a.m.	3.0	2.6	4.0	0.68	0.45	0.00
11:00 a.m.	3.0	3.3	6.0	0.59	0.35	0.00
12 Noon	2.7	3.7	10.0	0.60	0.30	0.10
1:00 p.m.	2.7	3.8	14.0	0.59	0.30	0.15
2:00 p.m.	2.9	3.7	12.0	0.60	0.35	0.15
3:00 p.m.	2.8	3.3	12.0	0.61	0.35	0.15
4:00 p.m.	2.3	3.5	10.0	0.66	0.45	0.15
5:00 p.m.	1.4	3.0	14.0	0.77	0.60	0.15
6:00 p.m.	0.7	3.1	18.0	0.85	0.70	0.20
7:00 p.m.	0.2	3.4	20.0	0.94	0.75	0.25
8:00 p.m.	0.2	3.3	20.0	0.96	0.90	0.25
9:00 p.m.	0.1	2.3	20.0	0.98	0.95	0.25
10:00 p.m.	0.1	1.2	18.0	0.99	1.00	0.25
11:00 p.m.	0.0	0.5	14.0	1.00	1.00	0.20
12 Mid	0.0	0.0	10.0	1.00	1.00	0.15
Persons/Veh	1.2	1.8	2.0	1.0	1.4	2.0
Mode	Assumes 100% Auto Usage for all Land uses.					

Source: Source: Urban Land Institute, *Shared Parking*. Exhibit C1.

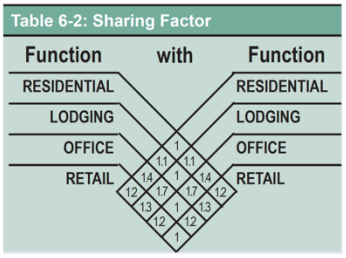
In addition, under Section 11.6.2.A Parking Requirements of the Martin County PMUV this same building has a requirement of 35 parking spaces if elements in table 6-1 and 6-2 below are applied. The applicant is providing 42 as it is only applying the sharing parking factor outlined in table 6-2

Table 6-1: Automobile Parking Requirement Chart

Use	Number of Parking Spaces				
	T5[1]	T4[2]	T3/T2[2]	C[2]	SD-W[2]
Residential	2 / dwelling	1 / dwelling	2 / dwelling	---	1.5 / dwelling
Lodging	1 / guest room				
Office	2 / 1,000 sq. ft.				
Retail	3 / 1,000 sq. ft.				
Civic	TBD by Warrant				
Education	1 per 12 students				
Other: General	TBD by Warrant				
Other: Agricultural / Industrial	1 per employee on largest shift				

[1]Maximum number of spaces permitted
[2]Minimum number of spaces required

Table 6-2: Sharing Factor



Of note as well is that this UPUD is requested ahead of City of Stuart plans to allow the landowners along Seminole Street to be included in the Parking-Exempt area of Downtown. This was agreed upon in return for property owners along the boardwalk between Riverwalk stage east to the Colorado Avenue pocket-park along the shores of the St. Lucie River granting their Riparian Rights to the City of Stuart to build the boardwalk. Staff are requested to consider this information when reviewing the parking calculations for the subject property.

Finally, the Applicant has agreed to contribute $39,003 and a 13' to 15' easement for all elements associated with the on-street parking and improvements of Seminole Street.

Review Comment 8: Sec. 6.01.19 Should the shared parking approval not be enough to satisfy required on−site parking; an option would be to make payment in lieu of parking for up to three parking spaces to be paid into to the Stuart Parking Trust Fund.

Response: *The Applicant has agreed to donate a 13' to 15' easement along the entire ROW and to contribute $39,003 for all elements associated with the on-street parking and sidewalk improvements and provide additional commitments to support the City of Stuart's Seminole Street parking and pedestrian improvements.*

KIMLEY-HORN AND ASSOCIATES – KEVIN ROBERSON, P.E.

Review Comment: Justification Statement - 1. On Page 3 under the History Section, it references 20 boat slips from the original approval will be kept however the boat slips are not shown on any of the drawings in the submittal.

Response: *The proposed boat slips are now shown on the drawings to be permitted separately as per State Statutes.*

Review Comment: Justification Statement - 2. On Page 4, update the breakdown of the parking spaces to match the site plan, or verify which one needs to be updated.

Response: *The justification statement has been updated to reflect the breakdown of parking spaces to match the site plan*.

Review Comment: Justification Statement - 3. Page 4, it states 43 parking stalls are provided, however only 42 are shown on the Site plan.

Response: *The justification statement has been updated to reflect the proposed parking provision, consistent with the site plan.*

Review Comment: Site Plan - 1. Describe trash collection for this site. A Trash Room is shown on the east side of the building. What size trash containers will be used? Please describe the path these bins will be rolled to Seminole Street for pick up without interfering with car overhangs.

Response: *The proposed trash collection details are detailed on the Construction Plans in accordance with City code provisions.*

Review Comment: Site Plan - 2. Show location of bicycle parking spaces.

Response: *The site plan has been updated to show the proposed location of bicycle parking spaces on the subject property*.

Review Comment: Site Plan - 3. In the parking table, update 1.4 circled below to 1.5 and 300 to 350 also circled below. This does not change the calculated number.

Parking Calculations (Table 2.07.A.):

	Required:
UPUD - 1.5 Spaces per unit over 1,101 s.f. 16 Units x 1.4 = 24 Spaces	24
UPUD - 1.4 Spaces per unit under 1,100 s.f. 7 Units x 1.4 = 10 Spaces	10
UPUD - 1.25 Spaces per unit under 900 s.f. 7 Units x 1.25 = 9 Spaces	9
Retail & Office Ground Floor - 1 Space per 350 s.f. 2,955 s.f. / 300 = 9 Spaces	9
Office Second Floor - 1 Space per 350 s.f. 2,813 s.f. / 350 = 8 Spaces	8
Sub-Total:	60
Total: (Including Martin County parking	42

Response: *The site plan has been updated to include the suggested modification to the parking calculation numbers as per those highlighted in the review comments.*

Review Comment: Engineering Plans - Engineering plans are acceptable for this submittal.

Response: *Acknowledged and accepted.*

Review Comment: Engineering Plans - Below are a few comments for Building permit submittal:

1. Update the north arrow orientation on Sheet 3.

Response: *Acknowledged. The north arrow orientation has been corrected on Sheet* 3.

Review Comment: Engineering Plans Building permit submittal:

2. Several retaining walls are identified in the Section on Sheet 6 but are not called out on Paving and Drainage Plan Sheet 5.

Response: *The Paving and Drainage Plan Sheet 5 has been updated to include the retaining walls identified in the Section on Sheet 6.*

Review Comment: Engineering Plans Building permit submittal –
3. On Sheet 8, there are callouts for a fire line to the dock on the north side of the site, however the pipeline work is not shown connecting to the meter detail along the west side of the site.

Response: *Engineering Plans have been updated to show the proposed fire line to the dock on the north side of the site as per the attached modifications.*

Review Comment: Engineering Plans Building permit submittal –
4. Update the plan view of the water meter area to match the water meter detail with the final utility plans.

Response: *The plan view of the water meter area has been updated to match the water meter detail.*

Review Comment: Stormwater Management Report 1. Reviewed - no comments.

Response: *Acknowledged and accepted.*

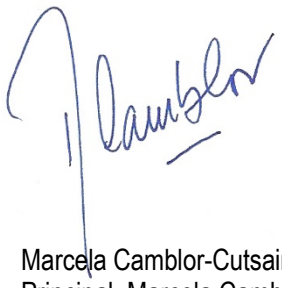
Kimley-Horn and Associates – Traffic Impact Statement Review Nicholas J. Mora, P.E.

Review Comment: Kimley-Horn has reviewed the Traffic Impact Statement (dated April 29, 2020) prepared by Captec Engineering, Inc. related to the above-mentioned project. The subject project is located generally on the north side of Seminole Street, east of St. Lucie Avenue and consists of 30 multifamily (mid-rise) dwelling units. Access to the project will be provided via one full access onto Seminole Street. Based on the analysis provided, the project has the potential to generate 162 net new daily trips, 11 net new AM peak hour trips (3 in / 8 out), and 14 net new PM peak hour trips (9 in / 5 out). The analysis demonstrates that adjacent impacted roadways will operate acceptably upon buildout of the development. We have no further comments at this time.

Response: *Acknowledged and accepted.*

We trust the above response comments and attached supporting and updated information addresses all the issues raised. Should you require any additional information please do not hesitate to call.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.
Encl.