lucido&associates
Land Planning / Landscape Architecture

August 2, 2021

via email: treetz@ci.stuart.fl.us
Consider this to be the original

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

RE: Silverthorne (aka Glasrud 2) – Response to Comments
(LA REF NO. 21-605)

Dear Mr. Reetz:

Please accept this correspondence as our formal response to the staff comments received for the review of the June 29, 2021 submittal of the RPUD Amendment application and associated documents for the proposed Silverthorn Townhomes development in Stuart, Florida.

Review Comments

Zoning and Site Design

1. Please submit a photometric site lighting plan for review and include the proposed light pole locations on the site and landscape plans.
   A lighting plan has been prepared and is included with this resubmittal/response package.

2. Show in the legend 'Open Space', 'Preserve-upland' (same as pervious and impervious- just needs to be included in the legend) and 'Parking with total Required and Provided numbers and percentages.
   AGREED. Please refer to revised Master Site Plan with items added as requested.

3. Provide EV Charging stations per Sec.2.06.22 of the Land Development Code below.

   - B. *EV Charging Station (EVCS) requirement:* All new commercial development of gross floorspace greater than 5,000 square feet and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).
   - 1. A minimum of two or ten percent, whichever is the greater, of the required non-EV parking spaces (excluding required ADA spaces) shall be EVCI equipped spaces.
   - 2. A minimum of two or ten percent, whichever is the greater, of required EVCI equipped spaces shall be provided at a level 2 EVCR.
   - 3. At minimum one required EVCI equipped space shall be ADA accessible and shall be installed and marked in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

Definitions:

Electric Vehicle (EV) means a vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and which produces zero tailpipe emissions or pollution when stationary or operating.

Electric Vehicle Charging Station (EVCS) means a parking space that is equipped to allow an EV to re-charge.

Electric Vehicle Charging Infrastructure (EVCI) means equipment provided to support future electric vehicle charging. This shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder/branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Electric Vehicle Charging Rate (EVCR) means the rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v.
2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v.
3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v.

Please refer to the attached Revised Master Site Plan which denotes/designates (3) EV spaces at the clubhouse.

Architectural Design

1. Vary Blocks of units (5-8) from another block of units by applying architectural features, window treatments, light fixtures and paint colors to individualize units.
   AGREED. Please refer to provided architectural elevations. The product proposed consists of 4,5,6, 7 and 8 unit buildings all of which have consistent yet varied architectural features meeting the design intent and requirements of the City.

2. Add bike racks per City's Land Development code to the Pool Clubhouse area.
   AGREED. Please refer to revised master site plan for the addition of bike racks at the pool clubhouse area.

3. Provide electrical vehicle charging capabilities per code above.
   Please refer to the attached Revised Master Site Plan which denotes/designates (3) EV spaces at the clubhouse.

4. Provide a phasing plan that indicates the order of blocks of units will be built and the amenities that will be included with each, i.e., clubhouse and pool, common areas entrance landscaping, completion of the preserve planting, etc.
   Phasing plan will be provided at site construction permit review and issuance process.

Landscaping

1. Per Sec. 6.04.02A.2, Not less than 50 percent of all trees used to meet landscaping shall be shade or canopy trees with a minimum height of 12 feet and a minimum spread of six feet at planting. (Show min. six feet of spread on plant legend.)
   AGREED. Refer to amended landscape plan.

2. Revise the Master Site Plan and Landscape plans to show the landscaping islands at the street frontages directly in front of the townhouse entrances and in between garages as depicted on the Architectural rendering provided with submittal.
   AGREED. Refer to the revised master site and landscape plans.

3. Provide a photometric plan.
   A lighting plan has been prepared and is included with this resubmittal/response package.

4. Provide location of lighting fixtures on the Landscape plans and a typical lighting pole detail.
   A lighting plan has been prepared and is included with this resubmittal/response package.

5. On the Plant Schedule provide spacing for Shrubs with a minimum of 30" OC spacing.
   AGREED. Refer to amended landscape plan.

6. Provide a xeriscape chart per code 6.04.05.C showing how you are meeting the required 50 points.
   AGREED. Refer to amended landscape plan.

Engineering

Master Site Plan

1. Verify the building area shown in the site data table. 3.42ac is higher than the stormwater report values and appears to be potentially including the second-floor areas.
   AGREED. Refer to amended master plan data which is now consistent with stormwater report and plan.

2. Provide information about the material type and height of the proposed perimeter fence.
   Please refer to the attached revised Master site plan and the denoted 6' white vinyl privacy fence around the perimeter of the project. Given the specific location of the project, adjacent uses and the existing road frontage and the fact that this is a 'for sale' neighborhood with buyers expecting a sense of privacy and added security – the proposed fence is the best option.

3. The offsite shared drive near the south property line appears to extend outside of the shared access easement – refer to the plan excerpt below. It is also different than the last plan I saw for Plantation Storage which showed a 2 lane access. Please verify this configuration has been coordinated with the owners of plantation storage and provide an updated shared access easement.

Refer to revised master site plan which has adjusted the driveway configuration.

Master Drainage and Utility Plans

1. Sheet 3 – revise silt fence to account for the offsite commercial property that discharges on to the site at the NE corner.
   Acknowledged, the silt fence around a portion of the commercial area has been removed to allow runoff to continue to enter the site. Please see the revised plans.

2. Sheet 4 – Provide a cross section along the NE property adjacent to the west side of the commercial property. It appears this area flows on to the site as well but is not clear how the inflow is being routed.
   Acknowledged, Section J has been added. Existing elevations near the rear of the Commercial area are higher than the proposed Silverthorne berm, flow in these areas will continue to flow onto the Silverthorne site. Runoff further north where elevations drop will remain on the Commercial area property. Please note, per the Stuart Business Park master drainage plan and Environmental Resource Permit, the commercial parcel is not permitted to discharge to the SBP master drainage system. Please see the revised plans, the enclosed SBP Environmental Resource Permit, and the enclosed SBP Master Drainage Map.

3. Sheet 4 – In this same area where cross section B/7 is provided, the perimeter berm will extend into the commercial property. What is the elevation of their lift station and does the rim of it need to be adjusted?
   The rim is at elevation 17.50 NAVD, above the proposed perimeter berm elevation. Please see the revised survey.

4. Describe the interaction between the dry pond and the lake. We typically would see the dry pond being used for first flush, but all storm pipes are being routed to the lake on the is site. It appears the dry pond I sonly picking up the pervious areas from the NE corner of the site.
   Acknowledged. The area has relabeled to Dry Shelf to more accurately convey its function. The area consists of a lower pervious/green space that is directly connected to the lake. Please note that no credit was taken more Dry Detention in the water quality calculations, therefore no changes to the water quality elevation are proposed.

5. Sheet 5 – change the control structure Rim to 17.25
   Acknowledged.

6. Sheet 10 – sanitary sewer services from MH 2 to MH 4 should be flipped to face MH 4
7. Acknowledged.

8. Sheet 11 – sanitary sewer services from MH 19 north should be flipped to face north
9. Acknowledged.

10. Sheet 12 – the bottom of storm elevations at conflicts 12 and 14 are slightly off from structure tables, but still meet the 12” clearance.
    Acknowledged.

Stormwater Report

1. Please coordinate the building areas with the comment on the site plan above. The building areas in each document should be consistent.
   AGREED. Refer to amended master plan data which is now consistent with stormwater report and plan.

2. Please provide backup for the percent impervious, percent DCIA and percent direct fields for the ICPR model on the site basin.
   Acknowledged. The weighted post-development CN number was used in the ICPR basin input – the number is calculated in Attachment 4.8 of the Drainage Report. The impervious, percent DCIA, and percent direct fields were mistakenly populated in and used in addition to the weighted post development CN. The percent impervious, percent DCIA, and percent direct fields have been removed. No changes are proposed to the design elevation or weir. Please see the revised Stormwater Management report.

Traffic Impact Analysis

1. Based on the City of Stuarts Land Development Code Section 4.05.02, an analysis of all project driveways into the project shall be performed which includes at a minimum, projected turning movements in and out of the project during the AM and PM peak hours. Please provide an intersection analysis of the shared access driveway along SE Commerce Avenue.
   Response: See attached revised Traffic Impact Analysis which includes the turn lane warrant analysis.

2. It is understood that a southbound left-turn lane will be provided at the shared access driveway along SE Commerce Avenue. Please analyze the need for a northbound right-turn lane based upon NCHRP Report 457.
   Response: See attached revised Traffic Impact Analysis which includes the turn lane warrant analysis.

3. It is unclear how background traffic growth was calculated. Please include background traffic growth rate calculations as an attachment.
   Response: The formula utilized is shown under Figure 5, the Future Calculations.

4. Please provide the latest Martin County Roadway Level of Service inventory report as an attachment.
   Response: The 2019 (latest report available) is attached.

5. Figure 5 is labeled "Exhibit 5" within the provided attachments. Please revise.
   Response: The label has been revised.

Environmental

1. ***Section 5.01.00*** – Complete. Avoidance and Minimization and Other Environmental Impacts – An Environmental Assessment Report (EA) prepared by Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research) dated October 2020 was provided with the application. The report states that no wetlands or native habitat occur on-site, therefore, no avoidance and minimization efforts regarding wetlands and environmental impacts will be required.

AGREED.

2. ***Section 5.02.00*** – Complete. Environmental Assessment Report - The EA provided discusses all required topics including site description, on-site land use types, coordination with South Florida Water Management District (SFWMD) stating no wetlands were found on-site, wildlife evaluation and methodology, and coordination with US Fish and Wildlife Service (USFWS).
   AGREED.

3. ***Section 5.03.00*** – Not applicable. Wetlands – No wetlands present.
   AGREED.

4. ***Section 5.04.00*** – Not applicable. Environmentally Sensitive Lands – The EA describes the on-site habitats and includes photographs of site conditions; no native vegetative areas are present within the project site.
   AGREED.

5. ***Section 5.05.00*** – Trees – Please see landscape plan review.
   ACKNOWLEDGED.

6. ***Section 5.06.00*** – Not applicable. Mangrove and Shoreline Protection – The project site does not have mangroves or shorelines.
   AGREED.

7. ***Section 5.07.00*** – Not applicable. Floodplains and Flood Damage Prevention - According to the boundary survey and stormwater report, the site is located in Flood Zone X, outside the 100-year floodplain.
   AGREED.

8. ***Section 5.09.00*** – Not applicable. Historic Preservation – Based on review of the provided aerial photograph, there do not appear to be any structures on the site. Review of the aerial photograph does not indicate the presence of any historic structures.
   AGREED.

9. ***Section 5.10.00*** – Not applicable. Clustering of development – No native vegetative areas are present within the project site.
   AGREED.

Public Works

In reviewing the above referenced project, this Department does approve the proposed PUD application only. Please address the following comments:

1. This review is not for construction.
   Acknowledged.

2. Sanitation- The developer shall pay for initial bins (one trash bin and one recycle bin) for each unit including the clubhouse at the time of permitting. City of Stuart waste receptacles, including recycle shall be stored in garages only. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure.

Acknowledged.

3. The developer shall provide both a transponder and individual gate access codes for Public Works sanitation pickup before the first certificate of occupancy is issued.
   Acknowledged.

4. Water and Sanitary sewer service to be provided by Martin County.
   Acknowledged.

Police – Brian Bossio

1. Landscape Plans approved by PD.
   Acknowledged.

2. Please submit a photo metric light plan for review.
   A lighting plan has been prepared and is included with this resubmittal/response package.

Fire Department Review

1. Autoturn shows fire truck bumper crossing into a driveway.
   Please refer to revised autoturn exhibits. No driveway conflicts exist.

2. Show distance between fire hydrants.
   A separate exhibit has been prepared showing the requested distances between fire hydrants.

Please feel free to contact me if you have any questions or need any additional materials.

Respectfully,

Steven D Garrett, RLA
Copy to team

SG/kpa