From: Reetz, Thomas
To: Doug Fitzwater
Cc: Freeman, Kevin
Subject: Silverthorn Townhomes
Date: Monday, September 27, 2021 6:13:00 PM

Doug,

Prior to your resubmittal for the Silverthorn project staff request using the tree survey/location plan to locate groupings of protected tree species to be preserved as part of a cohesive upland plan that preserves as many specimen trees as possible. This design should demonstrate diverse habitat/ecotones.

Please submit your revised upland plan identifying trees to be preserved (hardwood and softwood) in groupings including at the sites interior for review and to consider readvertising dates for Public Hearings.

Do not hesitate to call to discuss,

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

From: Doug Fitzwater <DFitzwater@lucidodesign.com>
Sent: Thursday, September 23, 2021 12:16 PM
To: Pinkston, Jordan <jpinkston@ci.stuart.fl.us>; MacFarland, Mark <Mark.Macfarland@meritagehomes.com>; Bolivar, Maria <Maria.Bolivar@meritagehomes.com>
Cc: Reetz, Thomas <treetz@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>
Subject: RE: City of Stuart - Payment Due for Silverhorne Townhomes

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Mark. Please coordinate payment with the City of Stuart. Thanks. Doug

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From: Pinkston, Jordan <jpinkston@ci.stuart.fl.us>
Sent: Thursday, September 23, 2021 12:10 PM
To: Doug Fitzwater <DFitzwater@lucidodesign.com>
Cc: Reetz, Thomas <treetz@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>
Subject: RE: City of Stuart - Payment Due for Silverhorne Townhomes

Good Afternoon,

From: Steve Garrett
To: Reetz, Thomas
Cc: Kevin Freeman; Doug Fitzwater
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018
Date: Friday, August 27, 2021 11:09:28 AM

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Tom,
By meeting the 30% open space requirement with 100% native vegetation, by default we should meet the requirement of 25% recreated native vegetation. Also - we did (I know just this week) review the existing trees to see what could potentially be saved on site - in which we provided you that graphic.

We feel that we are compliant and meeting the requirements but also agree with you that we want to put our collective "best foot forward" at LPA.
Thank you for the possibility of a special LPA meeting - regardless, we will amend our landscape plans to more clearly document compliance along with also including the protection of the existing trees we identified this week that can be saved.

Steve Garrett, RLA
Vice President
Lucido & Associates

-----Original Message-----
From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Friday, August 27, 2021 10:56 AM
To: Steve Garrett <sgarrett@lucidodesign.com>
Cc: Kevin Freeman <kev@kevfreeman.com>
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

Steve, no, Native Vegetation (25%) needs to be created on the site as part of the RPUD requirements, The plans do not show that, additionally, no attempt to include existing trees to remain as part of Native Vegetation has been made. I'm still recommending we continue the next available LPA meeting to allow you time to complete. (A special meeting for the end of September is a possibility, we would need to poll the Board for their availability first, of course)

Call with any question,

Tom Reetz | Senior Planner | Development City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

-----Original Message-----
From: Steve Garrett <sgarrett@lucidodesign.com>
Sent: Friday, August 27, 2021 10:49 AM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>; Kevin Velinsky <kvelinsky@lucidodesign.com>
Cc: Doug Fitzwater <DFitzwater@lucidodesign.com>
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

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Tom,
I'm assuming our emails just passed each other on the web.
Does Doug's response below mean we are all on the same page?

Ted Glasrud owns the Silverthorne property, but the property is not one of the parcels included in the consolidated preserve area at Miami and Commerce. According to Jennifer Avecedo, the environmentalist, there are no preservation requirements for the property. We set up the site plan to try and comply with the RPUD requirements, and all plantings around the perimeter should be native landscaping:

Open space. Not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the RPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

Tom - do you have the GSA Analysis from the School District- or do you need anything from the District.?

Steve Garrett, RLA
Vice President
Lucido & Associates

-----Original Message-----
From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Friday, August 27, 2021 9:51 AM
To: Steve Garrett <sgarrett@lucidodesign.com>; Kevin Velinsky <kvelinsky@lucidodesign.com>
Cc: Doug Fitzwater <DFitzwater@lucidodesign.com>
Subject: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

Steve and Kevin,

Parcel 1 (proposed 9.05 acre site) is not part of the upland preserve set aside for the Glasrud properties (see above Ordinances) My recommendation is that we continue the LPA meeting to allow you time to address the following:
1. 2.07.OO d. requiring 25 percent (recreated) native vegetation area.
2. Locate trees that can be saved as part of the Native Preserve.

Staff cannot recommend the project for approval for the project until these calculated and resubmitted on site and Landscape Plans.

Please call to discuss,

Tom Reetz | Senior Planner | Development City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted RPUD ordinance.
b. Open space. Not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other

required landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the RPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

c. Maximum building area. Building coverage shall not exceed the maximum floor area ratio (FAR) as defined in the comprehensive plan and section 2.03.00, table 4 - intensity of development: lot area and floor area ratio (FAR).

d. Native vegetation. Excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

Your message is ready to be sent with the following file or link attachments:

8-Ordinance 2361-2018
2363-2018
Ordinance No. 2362-2018

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