Kimley»Horn

To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Kevin Roberson, P.E.
Kimley-Horn and Associates, Inc.

Date: May 22, 2019

Re: **Seaside RPUD Multi-family– Stuart, Florida**
RPUD Amendment Application Review – Engineering and Landscape

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Dear Mr. Reetz,

Kimley-Horn has reviewed the submittal of the RPUD Amendment Application and associated documents, dated April 30, 2019, provided to Kimley Horn on May 3, 2019, prepared by Lucido and Associates for the proposed Seaside RPUD development in Stuart, Florida. Please find below our review comments pertaining to the following items listed within the application:

Master Site Plan

1. Paths are not shown connecting the front doors of the units to the driveways. Please show on the site plan and update the impervious area calculation.

Landscape Comments

1. Tree specifications do not match between the Tree Mitigation Plan and Landscape Plan. Per section 5.05.02.A.1.g all required trees shall be a minimum of 4.5” DBH or 14’ CT to count towards mitigation. Update tree/palm specifications.

lucido&associates

June 3, 2019 Hand Delivery

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

RE: Seaside RPUD
Our reference number: 18-1065

Dear Tom:

Please accept this correspondence as our formal resubmittal in response to the staff comments received on May 23, 2019. Please find enclosed the original resubmittal packet containing the revised documents and plans referenced below, a CD with PDF copies of the resubmitted materials, and an additional copy of the 24 x 36 plans. The responses to the environmental comments will be submitted under separate cover.

The enclosed revised materials are listed as follows:

1. Response letter for site planning, landscape architecture and engineering;
2. Updated site plan;
3. Updated landscape plan;

Itemized responses:

Engineering Review- Kimley Horn

Master Site Plan

Paths are not shown connecting the front doors of the units to the driveways. Please show on the site plan and update the impervious area calculation.
Response:
The site plan has been updated to show the path connecting to the front door.

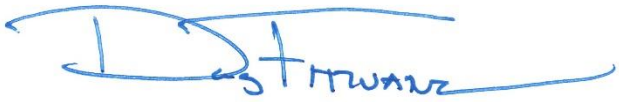
The parking requirement is met by a combination of garage and parking spaces. All driveways have sufficient length for a car to park without impeding the proposed sidewalk.

Landscape Comment

Tree specifications do not match between the Tree Mitigation Plan and Landscape Plan. Per section 5.05.02.A.1.g all required trees shall be a minimum of 4.5" DBH or 14' CT to count towards mitigation. Update tree/palm specifications.
Response:
The tree specification has been updated to show all required trees used for mitigation credits at 4.5" DBH.

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

Sincerely,



Doug Fitzwater
Copy to team

Kimley»Horn

Memorandum

To: Tom Reetz, Senior Planner, City of Stuart
From: Shelby Oenbrink, Environmental Scientist
Date: May 13, 2019
Subject: Seaside – Application for Major Residential Planned Unit Development (RPUD) Amendment – 2nd Review of Response to Comments

Kimley-Horn has reviewed the response letter and resubmittal documents associated with Seaside RPUD, prepared by Lucido and Associates dated April 30, 2019 and supplemental information provided by Universal Engineering Services. Please find below our review comments pertaining to the following items listed within the application:

Section 5.02.00 – Environmental Assessment Report - The assessment appears to have changed the FLUCFCS characterization of the site to reflect 100% cover of disturbed lands (FLUCFCS 740) across the site. A FLUCFCS map has still not been provided, but if the entire site is only one FLUCFCS code then the City may consider this ok.

The response regarding providing correspondence from the Florida Fish and Wildlife Conservation Commission (FWC) or the US Fish and Wildlife Service (USFWS) remains incomplete. Though we do agree that the project is not federally funded and as stated before we understand the agencies may not respond to the request, the City code, Chapter V. Section 5.02.*00 Environmental Assessment Report for Sites with Wetlands of Greater Than One Acre*, D. 2., states that "copies of correspondence with FWC and USFWS shall be provided". In other reviews, we have seen the letters sent to agencies included in the documentation even if a response is not received. However, we also agree that the USFWS IaPc provided could be considered correspondence with USFWS. There is detailed discussion of the potential species occurrence on the site and a complete review of databases provided in the assessment; thus, the City may choose to consider this sufficient to meet the requirement.

We would suggest the following condition be included if the RPUD if approved by the City:

The Applicant should provide a copy of the pre-construction gopher tortoise survey and copy of the FWC Gopher Tortoise Relocation permit, if applicable at the time of construction, as well as any correspondence received from FWC during the Environmental Resource Permit application process.

Section 5.04.00 – Environmentally Sensitive Lands - The assessment has clarified that there is no naturally-defined vegetative communities and that the project site has been cleared in the past. With this information, the required 25-foot native buffer along the perimeter of the site is sufficient and there are no further comments regarding Section 5.04.00.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.

Sincerely,

Kimley-Horn and Associates, Inc.



Kevin M. Roberson, P.E.
Vice President