

June 14, 2019

City of Stuart Development Department  
Attn: Tom Reetz, Senior Planner  
121 SW Flagler Avenue  
Stuart, FL 34994  
*Via Hand Delivery*

**Referenced Project: Plantation Storage CPUD Amendment: Project # Z19040003.**

Dear Mr. Tom Reetz:

The following are the responses to City of Stuart Plan Review Comments 1<sup>st</sup> Re-submittal 5/28/2019 for the above referenced project:

**City Comm 1<sup>ST</sup> Reading - Planner Tom Reetz**

Comment dated 05/28/2019: See attached revised Architectural Elevation facing SE Commerce Avenue for building 1.

**MEC Response:** See attached revised Architectural Elevation Plans and separate correspondence from Architect John Ahern.

**City Comm 2nd Reading - Planner Tom Reetz**

**MEC Response:** No response required.

**City of Stuart / Fire Protection Systems Comments**

Comments dated 05/16/2019: Submit Autoturn using Stuart Fire Rescue Truck specifications. Submit Life Safety Plan.

**MEC Response:** See attached Autoturn Exhibit Plan Sheets EX-1 and EX-2 for Fire Truck. Also enclosed are the Architect's Life Safety Plans for each storage building and office space.

**City of Stuart / Local Planning Authority**

**MEC Response:** No response required.

**City of Stuart / Police Department**

**MEC Response:** No response required.

**City of Stuart / Public Works Comments –Marc Rogolino:**

Comments dated 05/14/2019: Proposed site requires an additional approved double dumpster enclosure. Please insure that all turning radius are adequate for sanitation truck to service dumpsters.

**MEC Response:** A second double dumpster located between buildings 4 and 5 has been added. Also, see attached Autoturn Garbage Truck Exhibit (EX-3) which has been added per Kimley-Horn comments.

**City of Stuart / Traffic**

**MEC Response:** No response required.

**City of Stuart / Zoning**

**MEC Response:** See Revised Architectural Elevation Plans.

**Kimley-Horn and Assoicates:**

**Plantation Storage of Stuart – City of Stuart, Florida Review of Traffic Impact Analysis (Dated May 10, 2019):**

**MEC Response:** Complete. No response required as per traffic consultant.

**Kimley-Horn Engineering Review of Commercial Planned Unit Development (CPUD) Amendment Application in Chapter V. Resource Protection Related to Development Standards. The following is a summary of our findings (Dated May 17, 2019):**

**Section 5.01.00 –**

**MEC Response:** Complete – No response required.

**Section 5.02.00 –**

**MEC Response:** See attached revised Environmental Assessment and other documents.

**Section 5.03.00 –**

**MEC Response:** No response required.

**Section 5.04.00-**

**MEC Response:** No response required.

**Section 5.05.00-**

**MEC Response:** See Revised Landscape Plans.

**Section 5.06.00-**

**MEC Response:** N/A, no response required.

**Section 5.07.00-**

**MEC Response:** N/A, no response required.

**Section 5.09.00-**

**MEC Response:** N/A, no response required.

**Kimley-Horn and Associates:**

**Plantation Storage of Stuart – City of Stuart, Florida**

**CPUD Amendment Application Review – Engineering and Landscape (Date May 20, 2019):**

**CPUD Document Comments:**

- 1.
1. **MEC Response:** See Revised Page 3 of CPUD documents.
2. **MEC Response:** See Revised Page 4 of CPUD documents. An error has been corrected with minor changes to the Outdoor Vehicle Storage Area which has been changed to 4,357 sf.
3. **MEC Response:** See Revised Page 18 of CPUD document which has removed references to Indian Street.
4. **MEC Response:** See Revised Page 22 of CPUD documents have been revised to 25 sf. to match Site Plan.

**Site Plan Comments:**

1. **MEC Response:** There is no code requirement to show truck paths. These are private drives and property owners will determine what size to allow in project.
2. **MEC Response:** See attached Autoturn Exhibits (EX-1, EX-2 and EX-3) for Fire Truck and Garbage Truck.
3. **MEC Response:** A “Knox Box” has been added to the Site Plan just in front of lift arm gate by office.
4. **MEC Response:** Not required. Ted Glasrud Associates has already finalized deal and established Preserve Areas on south side of S.E. Miami Street. Site is existing with signage.
5. **MEC Response:** Agreed, error in calculation has been revised.
6. **MEC Response:** There were some incorrect values listed in Site Data, also some unnecessary sidewalks have been eliminated and Site Data has been completely revised.
7. **MEC Response:** There are no stand alone light fixtures. All lights will be wall packs on buildings and are shown on the Revised Architectural Building Elevations. There is no lighting plan required.

**Landscape Comments:**

1. **MEC Response:** Due to the inability to prepare and stage relocated material on site during construction activities, particularly as it relates to the regrading of the entire site, relocation of existing trees can not be successfully accomplished. The plans have tabulated and proposed the mitigation solutions on the Tree Disposition Plan (TDP-1) provided.
2. **MEC Response:** As noted above, tree mitigation proposal is shown on the Tree Disposition Plan provided. Any proposed replacement trees are indicated on the Landscape Plans (LP-1 & LP-2) and meet the minimum size requirements of the code.
3. **MEC Response:** Tree calculations have been updated on the Landscape Plans within the Landscape Data table. They include both overall trees required and parking area interior landscape trees.
4. **MEC Response:** Sod specification was provided in the General Notes section of the Landscape Specification & Details plan (LP-2); however a note has been added below the Plant List to direct the reviewer to the notes section for clarification.



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5. **MEC Response:** Plans have been reviewed for conflicts with fencing, light poles (N/A).  
Adjustments were made if necessary.
6. **MEC Response:** All utilities/easements provided from the Civil Engineer are depicted on the  
Landscape Plans (LP-1).

Please call if you have any questions.

Sincerely,

William J. Mathers, P.E.

WJM/hmm  
enclosures