

MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD JANUARY 30, 2020 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Ryan Strom
Vice Chair – Li Roberts
Board Member – Michael Herbach
Board Member – Larry Massing
Board Member – Campbell Rich
Board Member – Bill Mathers
Board Member – Cristina de la Vega
Ex Officio – Garrett Grabowski**

ADMINISTRATIVE

**Development Director – Kev Freeman
Board Secretary – Jordan Pinkston**

CALL TO ORDER

ROLL CALL

Present: Michael Herbach, Li Roberts, Campbell Rich, Ryan Strom, Bill Mathers, Li Roberts, Larry Massing, Cristina de la Vega

Absent:

APPROVAL OF MINUTES

Motion: Action: Approve.

Moved by: Massing

Seconded by: Herbach

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS: None.

COMMENTS FROM THE BOARD MEMBERS:

Michael Herbach let the board know that he gave copies of the current state statutes and electrical vehicles.

Michael Mortell said that he has been working with staff to update the board by-laws and should have them to the board by the next meeting to adopt.

Ryan Strom changed order of the agenda, making item #1 first, item #3 second and item #2 third.

ACTION ITEMS: None.

ORDINANCES:

1. Amendment to City Tree Replacement code to comply with State Statue and to incorporate innovative storm water design. (RC)
Ord 2432-2020: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING CHAPTER V OF THE CITY'S LAND DEVELOPMENT CODE ENTITLED 'RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS' TO COMPLY WITH STATE STATUTE REGARDING TREE REMOVAL PERMITS AND TO PROMOTE INNOVATIVE STORMWATER TREATMENT AND LOW IMPACT DEVELOPMENT PRACTICES AND TO ALLOW THE CITY'S TREE REPLACEMENT FUND TO BE UTILIZED FOR INNOVATIVE STORMWATER TREATMENT SYSTEMS ON PUBLIC LANDS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director  5:46 PM

BOARD COMMENT:

Strom – explained format of meetings

Cristina – issues 24.c replacing pines with palm trees. She does not understand why that was the tree of choice. She thinks the list of palms is a small list and would like to use native palms. Understory develops a large list of palms and understory plants. She also wants clarification 24D, page 19.

Kev said that that is code and they are not proposing changes, we are only suggesting they should be replaced with like species. He said that they are moving palm trees and implanting canopy trees. He would like to explore a wider variety of trees.

Michael Herbach – he thinks that some of the problems are only pines trees and oaks in the flats. Consideration of soil should be considered by a consultant.

Li Roberts clarified what staff is proposing.

Kev clarified that plans will be prepared by licensed architects.

Suitable native species such as...

Li asked about the money that is in the tree fund being anticipated for staff to be using some of the money.

Kev clarified what he is proposing for storm water swells.

Li asked about built out areas that would benefit and what the city's responsibility would be.

Kev Freeman said they are currently looking at matching grant opportunities as well.

PUBLIC COMMENT: None.

MOTION:

Action: with change with species E and L

Moved by: Larry Massing

Second by: Cristina de la Vega

Motion passed unanimously.

2. STUART OCEAN RPUD - FIRST READING (QUASI-JUDICIAL)(RC): ORDINANCE No. 2435-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A REZONING FROM R-3 MULTIFAMILY/OFFICE TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; FOR AN 11.04 ACRES PARCEL, OWNED BY SERRAGUI GROUP INVESTMENTS LLC, LOCATED ON THE SOUTH SIDE OF SE OCEAN BLVD BETWEEN THE POINTE ASSISTED LIVING FACILITY AND KINGSWOOD CONDO ASSOCIATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING STUART OCEAN TOWNHOMES RPUD CONSISTING OF EIGHTY (80) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner

Bob Raynes, Gunster Law Firm – handout given

Mike Houston, HJA Design Studio (Landscape Architect) ***give me all the names he introduced. *****

Todd – trees

Bob Raynes reviewed development conditions and revisions.

BOARD COMMENT:

Bob Raynes went over the development conditions and suggested revisions.

Ryan Strom asked if these changes had been discussed with staff.

Herbach asked about parking for mail pickup.

Bon said that he would add that to parking.

Li asked about the #2 change and what they anticipated the mail parking be qualified as.

Massing asked if staff has reviewed the changes before them.

Tom said that they have discussed changes, but have not reviewed the red lines.

Cristina asked how many parking spaces are for visitors.

Houston confirmed where guest spots are 38 on site.

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Herbach – asked if it was a 55+ community. He asked about additional exists.

Bob Raynes said that we would need an easement for a secondary access.

Herbach asked about bus stops and expressed his concerns about current bus situations. He asked about recreational leases.

Omei Carlson said they are not planning a physical clubhouse and the association will own all of the amenities.

Li Roberts – discussed past project proposal entrances so roads were not staggered. The reason would be for traffic control.

Mortell said that he recalled the past proposal, but the reason that it was difficult was because of negotiations of easements.

Li Roberts – asked about density units 7.25 per acre and the size of the proposed units and greenspace.

Michael Houston said that this pervious, impervious questions because it is two stories.

Li Roberts asked about the B parcel that isn't adjoining.

Tom Reetz confirmed the nearby lots usage.

Li Roberts said that she is concerned about the grade of the lot and drainage and runoff.

Houston explained that they have looked at that.

Li Roberts asked for confirmation about what will be done with the wooden fence. She is concerned about trash collection. Concerned about firetruck turnaround, 11 parking spaces for 80 units, parking that belongs to the Kingswood swimming pool becoming a policing issue, amount of street parking, trail through the preserve area, grills, fences behind the property being too close, school buses.

Bob Raynes addressed the fencing concern.

Li Roberts addressed the error on the elevation of the rear of the building on the floor plans and recommended they update their plans. She said that she thinks it is too much for the site, but appreciates trying to add appealing housing into the City of Stuart.

Herbach – asked HOA that garages not be used for storage.

Massing said that would be difficult to enforce.

Cristina asked about the location of roads for Kingswood.

Houston said that is still an ongoing discussion.

Cristina said that it looks tight and asked about the amount of space the homeowners own behind each unit.

Todd Troxel – said that there are lot lines and they are fee simple lots that will be sold individually with 20 feet.

Cristina asked for a breakdown of the pervious land.

Houston clarified lot lines and open space.

Bob Ryanes clarified the spacing that they are seeing on the renderings.

Todd said that the requirement for open space is... and we are exceeding that.

Larry Massing said that it appears to be tight, parking would have to be enforced.

Ryan Strom is concerned about the amount of code enforcement needed for the existing pool at Kingswood, mail parking spaces, on-street parking, trash pickup

Girl – combined cans throughout the community.

Ryan Strom went into detail about concerns about trash logistics.

Tom Reetz said this is similar to other approved projects and how trash will be coordinated.

Kev Freeman said that those other projects are higher density, more stormwater treatment, etc. than what we are seeing today. Our public works department is not lenient and staff has addressed all of these issues and is very happy about how the project looks.

Ryan – said that he wanted to say that the applicant is only coming in with 2 stories, and I appreciate them not coming in with 3 stories or something with higher density.

Li Roberts – thinks the problems are it looks so tight because the lake piece looks removed, but if it was embedded into the property it would be more appealing to the eye.

Kev Freeman said they are addressing their code and preserving the areas that are important.

Herbach said that there are too many unknowns. He addressed the bus stops being an issue.

Ryan Strom said that it is almost advised to have them come back after changes are made.

Li Roberts advised that the applicant did not want to hear her motion.

Houston addressed the school bus issue.

Li Roberts said she is asking for a location to be carved out of their site of where a bus could stop, so kids or people do not have to go offsite.

Houston addressed parking issue and expressed that this is a great addition to the City. He said that firetruck parking will be strongly enforced.

Herbach asked that the applicant come back once the board's issues are addressed.

Li Roberts said that she is worried about on-street parking.

Bob Raynes said that he has spoken with residents and they want to continue to do so. He offered to hear public comment and agree to a continuous of the item.

Cristina expressed that it is a great thing that the project is so low density compared to what could be put there.

Bob Raynes agreed and said that they want to continue to move forward

PUBLIC COMMENTS:

1. ??? – concerned about safety of young children, traffic.

2. Jane cornett – suggested that this was premature. She described the different Kingswood phases, legal exists from the community, traffic, construction, drainage, lift station, would like to meet with city staff and bob ryane . legal representation for the residents.
3. Judy sabatino – concerned about traffic, school children,
4. Katie Gibbs – Kingswood residents, concerned about children, backyard size, playground area, safety, code enforcement, acreage of site of building.
5. Charles sheer – asked about the noise abatement during the construction phase,
6. ??? – concerned about the environment, addressed an eagles nest on the property
7. Ken Visaki – concerned about the retention pond and water table, storms with water runoff, traffic on roadways because they do not have sidewalks, older community with traffic.
8. Kingswood 3 – emergency access that fire department needs for their community.
9. Celeste zeran – concerned about length of project and open issues, lake with children, noise pollution, construction
10. Jane cooper – concerned about traffic, type of development in a 55+ community, trespassing, code enforcement.
11. Patty Weeling – children in between retirement communities.
12. Laura udobe – concerned about water runoff,
13. Same lady – said that she remembered that Kingswood was willing to move their entrance for the traffic patern, but did not have a board at the time.
14. Ivan –
15. Blanca - Concerned about traffic, no pool on the property
16. Stu Francel – addressed the pond, but thinks that kids will want to come swim in their pool. Concerned about traffic

BOARD COMMENT:

Bob Raynes addressed the traffic study, drainage; lift station, size of backyard, environmental study results,

Herbach said that he could use the pond as an irrigation source.

MOTION:

Action: Continue to March 19th LPA meeting.

Moved by: Michael Herbach

Second by: Larry Massing

Motion passed unanimously.

3. ORDINANCE No. 2434-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE THIRD AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOW N AS THE “NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)” CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED

COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSINGS PARCEL B (PARCEL 16); PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (QJ) (RC)

PRESENTATION: Stephen Mayer, Senior Planner
Tim Hernandez, New urban Communities

BOARD COMMENT:

Li Roberts asked about the outside elevations on the townhomes.

Tim confirmed where the rear elevations will be facing.

Li Roberts asked about pricing.

Tim said they are still discussing if they should be for sale or for rent and discussed price points.

Li Roberts suggested changing the look of the road so it seems like an extension of the sidewalk between building 1 and 12. Adding crosswalks.. She asked about locations of mailboxes.

Tim confirmed where the mailboxes will be located.

Li Roberts asked about the existing sidewalks, grills.

Tim said that he would consider putting a grill in the pool area.

Li asked if they could add a bus pull off area in the future if there is a need for one.

Tim said that they are going to build it and the county or city can do whatever they want with it.

Kev Freeman said that we can come up with a condition that gives flexibility.

Ryan Strom asked about the dumpster locations.

Tim explained that they wanted to maximize parking and greenspace.

Li Roberts asked about fencing or foliage around the playground.

Cristina de la Vega asked about the amount and types of plants.

Tim explained the plants and percentages they have in the project.

PUBLIC COMMENTS:

MOTION:

Action: Approve. Flexible bus stop, paving crosswalks, landscaping for playground,

Moved by: Li Roberts

Second by: Larry Massing

Motion passed unanimously.

BOARD COMMENT:

STAFF UPDATE:

ADJOURNMENT:

Motion: Action: Adjourn.

Moved by: Herbach

Seconded by: cristina

Ryan Strom, Chair

Jordan Pinkston, Board Secretary