City of Stuart

MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD FEBRUARY 20, 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: Larry Massing
Seconded by: Michael Herbach
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Michael Herbach said he gave copies of electrical vehicle incentives and state statutes.

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:

Ryan Strom explained the format of the meeting.

Cristina de la Vega said that she has issues with 24-C regarding replacing pines with palm trees. She does not understand why that was the tree of choice. She expressed concerns about the current understory plants listed and requested staff expand the list. She also wants clarification on slash pine to palm.

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

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

Li Roberts clarified what staff is proposing.

Kev Freeman clarified that plans will be prepared by licensed architects.

Li Roberts suggested changing the wording to say, suitable native species such as. She asked if the money that is in the tree fund is being anticipated for staff to use.

Kev Freeman said that there is an opportunity for developments coming through to partner with them to incorporate better quality stormwater. He clarified details of how that would work.

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

Kev Freeman said they are currently looking into matching grant opportunities to expand that.

PUBLIC COMMENT: None.

MOTION:
Action: Approve with change to additional 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 APPPROVE 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, OW NED BY SERRAGUI GROUP INVESTMENTS LLC, LOCATED ON THE SOUTH SIDE OF SE OCEAN BLVD BETW EEN THE POINTE ASSISTED LIVING FACILTY AND KINGSW OOD 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 W ITH 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
Mike Houston, HJA Design Studio

BOARD COMMENT:

Bob Raynes went over the development conditions and suggested revisions in the handout he provided.

Michael Herbach asked about spaces for mail pickup.

Li Roberts asked about anticipated parking at mail pickup.

Mike Houston confirmed where spaces would be located.

Larry Massing asked if staff has reviewed the changes before them.

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

Cristina de la Vega asked how many parking spaces were for visitors.

Mike Houston confirmed there are thirty-eight guest spots on the site.

Bob Raynes continued to go over development conditions and suggested revisions in the handout he provided.

Kev Freeman suggested the applicant formulate a clearer timetable of development.

Michael Herbach asked if it was a 55+ community. He asked about additional exits.

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

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

Aimee Carlson with Pulte Group said they are not planning a physical clubhouse and the association will own all the amenities.

Li Roberts discussed past project proposal entrances so roads were not staggered and said that the reason these were proposed would be for traffic control.

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

Li Roberts asked for clarification on the density of units and greenspace.

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

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

Tom Reetz confirmed it is counting 2 to 1 for offsite upland preserve, not open space.

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

Mike Houston explained why they changed the site plan and added a buffer.

Li Roberts asked for confirmation about what will be done with the wooden fence along the boundary. She is concerned about trash collection, firetruck turnaround, eleven street parking spaces for eighty 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, and 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 the applicant trying to add appealing housing into the City of Stuart.

Michael Herbach asked if we can request that garages only be used for car storage.

Larry Massing said that would be difficult to enforce.

Cristina de la Vega asked about the location of roads for Kingswood.

Mike Houston said that is still an ongoing discussion about access easements for exists.

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

Todd Troxell, HJA Design Studio said that there are lot lines and they are fee simple lots that will be sold individually with 20 feet apart from the buildings, which is within code.

Cristina de le Vega asked for a breakdown of the pervious land.

Mike Houston clarified lot lines and open space.

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

Todd Troxell said that the requirement for open space in a RPUD is 30% and we are exceeding that by 18%.

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 and trash pickup schedule.

Aimee Carlson said 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 in regard to how trash will be coordinated.

Kev Freeman said that those other projects have higher density, less open space and less stormwater treatment than what we are seeing today. He said our fire department and public works department are not lenient, and staff has addressed all these issues and is very happy about how the project looks.

Ryan Strom said that he wanted to say that the applicant is only coming in with two stories, and he appreciates them not coming in with three stories or something with higher density.

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

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

Ryan Strom requested a motion.

Michael 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 if she were to make it and listed some of her concerns.

Mike 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.

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

Michael 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 Pulte representatives we want to continue to work with the Kingswood people. He offered to hear public comment and agreed to a continuance of the item.

Cristina de la Vega 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. Beth Lutz (SE Ocean Blvd.) – concerned about safety of young children and traffic.
2. Jane Cornett (SW Federal Highway) – 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 Raynes.
3. Judy Sabatino (SE Ocean Blvd.) – concerned about traffic and school children.
4. Katy Gibbs (SE Ocean Blvd.) – Kingswood residents, concerned about children, backyard size, playground area, safety and code enforcement.
5. Charles Scheer (SE Ocean Blvd.) – concerned about the noise abatement during the construction phase.
6. Charles Gutchione (SE Ocean Blvd.)– concerned about the environment, addressed an eagle's nest on the property.
7. Ken Visoky (SE Ocean Blvd.) – concerned about the retention pond and water table, storms with water runoff, traffic on roadways because they do not have sidewalks and traffic.
8. John Thomas (SE Ocean Blvd.) – concerned about the emergency access that fire department needs for their community.
9. Celeste Zehren (SE Ocean Blvd.) – concerned about the length of project and open issues, lake with children, noise pollution and construction pollution.
10. Jane Cooper (SE Ocean Blvd.) – concerned about traffic, type of development in a 55+ community, trespassing and code enforcement.
11. Patty Weiland (Kingswood) – concerned about children in between retirement communities.
12. Laura Giobbi (SE Ocean Blvd.) – concerned about water runoff.
13. Katy Gibbs (SE Ocean Blvd.) – said that she remembered that Kingswood was willing to move their entrance for the traffic pattern but did not have a board at the time.
14. Ivan Campodonico (SE Ocean Blvd.) – said that it should be a 55+ community.
15. Blanca Solorzaro (SE Ocean Blvd.) - Concerned about noise, traffic, and no pool on the property.
16. Stu Frankel (SE Ocean Blvd.)– addressed the pond but thinks that kids will want to come swim in their pool. He is concerned about traffic.

BOARD COMMENT:

Bob Raynes addressed the traffic study, drainage, lift station, lake concern, size of backyards and environmental study results.

Michael Herbach suggested using the pond as an irrigation source.

MOTION:
Action: Continue agenda item 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 BETW EEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE W EST, 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 W ITH 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:

Michael Herbach asked about the live-work units listed in the PUD.

Stephen Mayer confirmed that there will be no live-work units on this site.

Li Roberts asked about the outside elevations on the townhomes.

Tim Hernandez confirmed where the rear elevations will be facing.

Li Roberts asked about pricing.

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

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

Tim Hernandez said that was a good idea and confirmed where the mailboxes will be located.

Li Roberts asked about the existing sidewalks and if there are grills.

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

Li Roberts asked if they could add a bus pull off area so in the future if there is a need for one it will not be a problem.

Tim Hernandez 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 in the future.

Ryan Strom asked about the dumpster locations.

Tim Hernandez explained that they wanted to maximize parking and greenspace.

Li Roberts asked about fencing or foliage around the playground.

Tim Hernandez said he would be more inclined to add a hedge.

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

Tim Hernandez explained the plants and percentages of those they have in the project.

PUBLIC COMMENTS: None.

MOTION:
Action: Approve with recommendation of adding a flexible bus stop, paving crosswalks, landscaping for playground.
Moved by: Li Roberts
Second by: Larry Massing
Motion passed unanimously.

BOARD COMMENT: None.

STAFF UPDATE: None.

ADJOURNMENT:
Motion: Action: Adjourn.
Moved by: Michael Herbach
Seconded by: Cristina de la Vega

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Ryan Strom, Chair Jordan Pinkston, Board Secretary