City of Stuart

MINUTES
LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD MAY 21, 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

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CALL TO ORDER

ROLL CALL
Present (Physically): Michael Herbach, Li Roberts, Ryan Strom
Present (Remotely): Cristina de la Vega, Larry Massing, Campbell Rich
Absent: Bill Mathers

APPROVAL OF MINUTES
Motion: Action: Approve.
Moved by: Michael Herbach
Seconded by: Roberts
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Michael Herbach said that we need to work on the parking ordinance and updating the bylaws.

David Dyess said that the commission will be approving bylaws next month and they will come before the board after that.

ACTION ITEMS: None.

ORDINANCES:

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

PRESENTATION: Tom Reetz, Senior Planner 5:40PM
Kev Freeman, Development Director
Bob Raynes, Gunster Law Firm
Michael Houston, HJA Design Studio

BOARD COMMENT:

5:40PM Mike Mortell swore in attendees giving testimony.

Bob Raynes handed out proposed revisions to the ordinances.

Li Roberts asked about the entrance drawings. She suggested correcting the site plan drawings before going to City Commission.

Bob Raynes confirmed that it is the entrance on the regular site plan.

The applicant confirmed they will clarify the drawings before Commission.

Li Roberts questioned fencing regulations and responsibility for the community to make it more esthetically pleasing.

Amiee Carlson explained fencing expenses and landscaping regulations.

Li Roberts asked if the developer would be inclined to installing a fence on east ocean.

Amiee Carlson said that they do not feel like it is necessary at this time.

Li Roberts asked about removing on-street parking language and making crosswalks the same material as sidewalks. She said that she was concerned about parking at the mail kiosk and suggested an alternate parking plan.

Amiee Carlson said that there has been a lot of thought that has gone into this plan and it is a tight

Li Roberts said that she will not support the project if the mail kiosk parking is not addressed.

Michael Herbach asked if there can be a restriction in place making parking garages required for parking vehicles only. He asked about a covered bus stop.

Cristina de le Vega said that she was concerned about the opposition from Kingswood residents. She said that residents should be able to park wherever they want.

Campbell Rich asked about the land use classification they are applying for.

Tom Reetz explained why they needed to apply for an RPUD versus straight zoning. He confirmed where the buffer is located.

Larry Massing asked how the site plan would be different if it was straight zoning, and clarified it was the west buffer due to the retirement home.

Ryan Strom explained why they were confused about the parking data. He asked about trash pickup, the existing six-foot wood fence on the western buffer.

Michael Houston said they will likely end up putting a new fence.

Ryan Strom discussed the different access points and traffic.

Bob Raynes said that is being worked on and addressed.

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Ryan Strom said that the wetland retention area is a benefit to the site. He is concerned about the mail kiosk, parking and student calculation expected to live there. He said that he appreciates all of the public meetings and shared his opinion on the resident letters the board received. He used some of the letters to ask for clarification on the resident's questions.

Campbell Rich said that he felt the board received a petition from 217 residents, not 217 individual letters. He asked…

Mike Mortell said that they didn't share an entrance.

Bob Raynes explained the history of the property.

Campbell Rich asked for details about the trail.

Michael Houston said it is a natural pine straw and mulch trail that is about 400 feet.

Cristina de la Vega said that she thinks the trail is very nice and would not want to block it with a fence. She asked about the location of the pool.

Amiee Carlson explained the location of the pools.

Ryan Strom received clarification from Mike Mortell about public comment procedures.

PUBLIC COMMENT:

1. Jack Rayno ( ) – said they will now be working with the applicant on the project and revoked their intervenor

2. Jane Cornett ( ) – attorney representing Kingswood 3. She said they have reached an agreement with Pulte that is beneficial for both parties and their board approved it yesterday morning. She listed what their agreement covers and recommended the board approve the project.

3. Laura Jobe ( ) – wanted to mention that an easement listed does not include all of the buildings in Kingswood 2. Concerned about location of mail kiosk.

4. Katie Gibbs (Kingswood Building 16) – She suggested moving…. She is concerned about the estimation of students expected to live in the community.

BOARD COMMENT:

Brief discussion occurred informing the board that the intervenor reached an agreement with Pulte Group that they believe will benefit both parties.

Li Roberts asked about parking spots next to Kingswood 3 being a possible site for the mail kiosk.

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Michael Houston explained on the map why the kiosk is in a good spot.

The board continued discussion about the proposed motion.

MOTION: Approval with the following conditions:
1. Correct front elevation plans that show the grass between the sidewalk and road
2. Add a condition that applicant will take care of the fence on the west side of the property
3. Stripe traffic crossroads
4. Correct narrative on page 53 and 56
5. Move the mail kiosk to another location on the property and potentially eliminate the six parking spaces upon applicant discretion.

Action: Approve.
Moved by: Li Roberts
Second by: Campbell Rich
Motion failed with Li Roberts approving.

AMENDED MOTION: Approval with the following conditions:
1. Correct front elevation plans that show the grass between the sidewalk and road
2. Add a condition that they applicant will take care of fence on the west side of the property
3. Stripe traffic crossroads
4. Correct narrative on page 53 and 56

Action: Approve.
Moved by: Michael Herbach
Second by: Larry Massing
Motion passed with Li Roberts opposing.

2. HARBOR GROVE APARTMENTS RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):ORDINANCE No: 2436-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OFSTUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'SCOMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM"COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR TWO PARCELS EQUALING 13.93ACRES, OWNED BY TED GLASRUD ASSOCIATES, FL, LLC, LOCATED ON THE WEST SIDE OFS.E. COMMERCE AVENUE, SOUTH OF S.E. INDIAN STREET, AND NORTH OF S.E. FISCHERSTREET WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ANDFURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE AHS ATHARBOR GROVE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OFTHREE HUNDRED TWENTY FOUR (324) MULTI-

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FAMILY UNITS WITHIN NINE (9) INDIVIDUALTHREE-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT 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 ALLORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR ANEFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATIONS: Tom Reetz, Senior Planner 7:38PM
Doug Fitwater, Lucido & Associates
Juan Hernandez, AHS?

BOARD COMMENT:

Li Roberts asked for clarification about a generator, wifi, fees for recreational activities, price range, center hallway between all buildings, sidewalk location, homeless population on the property, additional parking option.

The applicant clarified all questions.

Li Roberts asked to see additional photos. She said that she was concerned about language regarding rental rates and the calculation.

Juan Hernandez explained the rates that they are looking to charge per bedroom in the current market.

Discussion regarding the market and rate calculations occurred.

Li Roberts asked about interior crosswalks.

Doug Fitzwater said that they are using pervious concrete and will stripe it to indicate that it is a crosswalk.

Li Roberts asked about parking and gave possible calculations for additional parking spaces. She clarified the density with the new calculation.

Juan Hernandez explained their parking calculation and told the board that there is assigned parking.

Discussion occurred regarding parking concerns and possible options.

Michael Herbach discussed adding in green/electrical vehicle parking spaces to the project.

Juan Hernandez said that they will look into adding it into the project. He said that they would most likely assign a resident who has an electric vehicle.

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Discussion occurred that there is no ordinance requiring electrical charging stations being implemented into projects, but it can be brought up for discussion.

Cristina de la Vega asked about the current density for the site. She asked about other project sites and their densities.

Kev Freeman spoke about the recent density analysis that the City has done.

Cristina de la Vega said that she was concerned about Indian Street and Commerce intersection.

Discussion occurred about the traffic in the area.

Campbell Rich asked the applicant about their past projects and clarification what the city gets from this project.

Juan Hernandez explained past projects and how there is a need for workforce housing in the area.

Campbell Rich asked to see rental rates for other properties they own.

Juan Hernandez said that he is offering value and would be happy to provide the board with numbers.

Campbell Rich asked about solar panels.

Juan Hernandez said that those are not financially feasible right now.

Discussion about sewer occurred.

Ryan Strom said that this project is positioned strategically for workforce housing and he thinks this is a good project to see the impact.

PUBLIC COMMENTS: None.

MOTION: Approve with the following condition:

1. Addition of school bus bench
2. Striping of eight interior crosswalks
3. Page 211 language needs to be updated
4. Infrastructure to support four level 2 charging stations
5. Fix condition number 3 language to reflect 120% max for 10 years

Moved by: Li Roberts
Second by: Michael Herbach
Motion passed with Campbell Rich opposing.

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BOARD COMMENT: None.

STAFF UPDATE: None.

ADJOURNMENT:
Motion: Action: Adjourn.
Moved by: Michael Herbach
Seconded by: Larry Massing

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Ryan Strom, Chair Jordan Pinkston, Board Secretary

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