City of Stuart

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 – Michael Herbach
Vice Chair – Ryan Strom
Board Member – Li Roberts
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
Absent: Christina de la Vega

ANNUAL BOARD REORGANIZATION
Motion: Appoint Ryan Strom as Chair.
Moved by: Larry Massing
Seconded by: Bill Mathers
Motion passed unanimously.

Motion: Appoint Li Roberts as Vice Chair.

Moved by: Larry Massing
Seconded by: Bill Mathers
Motion passed unanimously.

APPROVAL OF MINUTES:

Li Roberts asked about Mike Mortell's comment on page 6 of 185.

Kev Freeman stated that the zoning would allow you to attempt his statement.

Campbell Rich's name needs to be changed on last month's minutes.

Motion: Action: Approve.
Moved by: Campbell Rich
Seconded by: Bill Mathers
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS: None.

ACTION ITEMS:

1. STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED W EST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK W ITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART–SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS W ITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT 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 5:34 PM

Terry McCarthy, Project Attorney
Michael Houston, HJA Design Studio
Jim Lott, Waypoint
Howard Ehrsam, Bowman Consulting

BOARD COMMENT:

Li Roberts asked if specific amenities were included in the project.

Jim Lott confirmed what is included in the plan and said he would provide a floor plan.

Li Roberts asked about garages the changes in the plans regarding the number of units.

Tom Reetz clarified why the numbers have changed over time.

Li Roberts asked if those changes affect parking and asked for clarification on the amount of spaces being allocated for parking.

Jim Lott explained what they initially submitted as a plan and why there are changes after speaking with commission.

Li Roberts asked about mail boxes.

Jim Lott said the mailboxes will be in a kiosk that was not included in this site plan. He said there will be parcel locker systems as well.

Li Roberts asked about bike racks.

Ryan Strom pointed out were the bike racks are on the site plan.

Li Roberts asked about grills.

Jim Lott said that the grills will be around the pool area.

Li Roberts asked about exterior trash cans.

Jim Lott said that they have valet trash and onsite maintenance, so there will not be trash cans on sidewalks but there will be some in the breezeways.

Li Roberts asked about playgrounds.

Jim Lott said that they do not typically put in playgrounds.

Li Roberts asked about continuing a sidewalk through the preserve area.

Jim Lott said potentially that is something they would consider doing, but they do not own that property.

Li Roberts asked about the homeless population living on the property.

Jim Lott said that he has been told there is, but during the permit process we would have an appropriate way to handle that.

Michael Houston said that he does not expect people to stay on site when construction begins.

Li Roberts asked about the ornamental fence on the property.

Jim Lott said that they are going to have a preserve on the east side of their boundary and on the west side of their property line it is all preserve area so there is no reason to have ornamental fence in the preserve.

Li Roberts said she would consider it coming in from the north end. She asked about trash service.

Jim Lott said that they have a service that comes door to door specific days of the week. He said that this third-party service will go to all floors and take it to the compactor.

Li Roberts asked about a bus stop and explained why it is important to have one designated.

Jim Lott described where the current bus stops.

Li Roberts said she does not know what signs will look like and she doesn't think they have enough parking. She asked about where the more expensive units would be located and why the parking garages do not seem to reflect correlating with the most expensive units. She asked how much rent is.

Jim Lott said each unit has a different price point and it would be $1300 - $1900 range based on floorplan and location.

Bill Mathers asked if the main thing they are counting on is traffic flow and if they have had any contact with Martin County about right-of-ways. He encouraged having people go north as an exit.

Michael Herbach asked about school bus parking and suggested to have it in the north east quadrant on Harrison. He asked about car charging stations.

Jim Lott said they are thinking about adding conduit for this in front of their clubhouse.

Campbell Rich asked about the actual cost of the project.

Jim Lott said right now their budget is between $50 and $51 million.

Campbell Rich asked about Jim Platt's company and the types of projects they do.

Jim Lott explained what they typically do for each project and how long they own them.

Campbell Rich asked how tall the building is going to be.

Ryan Strom confirmed that it would be 59 feet on the site plan.

Campbell Rich asked for a concurrency update.

Michael Houston said that US1 capacity is not an issue.

Larry Massing asked about the construction type.

Jim Lott said that it is fiber cement siding, asphalt shingles; it is stick built.

Ryan Strom agreed with Li's concerns about mailbox delivery and school bus stops.

Li Roberts made a motion.

Ryan Strom requested that Li Roberts amend two of her conditions.

Jim Lott explained why they have the parking garages where they do.

Li Roberts removed item eight from her motion.

Ryan Strom said that it goes back to the parking spaces.

Michael Houston said they are undergoing parking changes across the country and this analysis shows that we are over parking requirements.

Li Roberts asked about her parking calculation and why it is not meeting our standards.

Kev Freeman said there are two dimensions to this. He said national and worldwide analysis shows that the ratio per unit is less than what we have in the City of Stuart code. He said our goal is to work with the developer and explain their parking demand demonstrate their analysis. He said to remember that the city code is a blanket number. He explained that our analysis is conservative, with one bedroom units we should have 1.25 and two bedroom would be 1.75.

Campbell Rich asked if the parking garages are calculated in the parking calculation.

Michael Houston said that garages are not calculated in the parking calculation. He discussed the parking study that occurred on January 2nd.

Li Roberts said explained the ways around parking requirements.

Michael Houston explained why they used the calculation they did.

Larry Massing asked why they aren't counting the garages in the calculation.

Kev Freeman said that was the applicant's decision, but they would normally be calculated.

Li Roberts said that she will leave the parking calculation in the motion to meet 484.

Kev Freeman asked that the motion be amended to include a condition about construction activity.

Public comments began.

Ryan Strom asked for clarification of density transition differences in Martin County and the City of Stuart.

Kev Freeman said that density transition is not a component of City analysis, that is more of a County requirement.

PUBLIC COMMENT: 7:11 PM

1. David Earle (South Federal Highway) – Representing Springtree Property Owners Association. He complained that notice has not been sufficient. He explained that they are not for or against the project yet and explained some of his residents' concerns.
2. Maureen Wilt (SE Springtree) – Concerned about cars, traffic, bus stops, preserve buffers, height limit, security and more.
3. Suzanne Bowman (SE Winter Haven Court) – She asked about offsetting reasons for density, road widening, additional sidewalks, variances, zoning, traffic lights and flipping the property.
4. William Bowman (SE Winter Haven Court) – He addressed the issue with parking and expressed concerns with transitions, code violations, family development, buffers, view impacts, dog estimate, children estimate, and school capacities.
5. Melissa Iemmolo (SE Harrison Court) – Concerned about the distance from her home, height of building, traffic, busing, density, and the overflow ditch behind her house.
6. Cyndy Williams (SW Perry Lane) – Asked what size the garages are. She is concerned about traffic, open space, number of stories, parking, public utilities, environmental impacts, and suggested single family homes instead.
7. Tascha Reeves (SE Springtree Place) – She is concerned about traffic, buses, and four-story height.

8. Jonathan Irvin (SE Harrison Street) – He strongly opposes the project and is concerned about the height limit, traffic, drainage, wetlands, garbage and dog park.
9. Alek Loudakis (SE Winter Haven Court) – He explained the reasons why he moved to Martin County and is concerned about activity at all hours of the night, parking, distance from his neighborhood, and the project turning into low income housing.
10. Abbey Jones (SE Harrison Street) – She expressed concerns about the lack of compassion and respect for this area. She is concerned about the trees, animals, homeless, chemical run-off, environmental impacts, infrastructure and four stories.
11. Alek Loudakis (SE Winter Haven Court) – He is concerned traffic.
12. Tascha Reeves (SE Springtree Place) – Brought up her concerns about how many cars are in each household.
13. David Earle (South Federal Highway) – He is concerned about traffic going through Harrison Street

BOARD COMMENT:

Larry Massing asked about the Harrison Street access.

Michael Houston said that the property is commercial general, but it would need to be discussed with Martin County.

Howard Ehrsam with Bowman said that he has spoken with Martin County, but they would need a right-of-way permit still.

Li Roberts said that we have a site plan that indicates a northern entrance, but if they do not get permission what happens.

Tom Reetz the traffic report would have to be recalculated.

Kev Freeman said that the northern entrance is part of the recommended site plan, but if that was not available it would have to come back to LPA.

Li Roberts asked for clarification regarding the drainage ditch. She asked if the project was not approved, what could be on the property.

Kev Freeman said that you would have to maintain the ditch. He said that the county is zoned as R3A and limited commercial, but if it remained in the county it would be mandatory rezoning to a combination of general and limited commercial. He said the property has already been annexed into the city, so county rules do not apply unless they came in and filed for rezoning. He said they could do R3 with fifteen units per acre, three stories, and similar setbacks.

Li Roberts said that without the board being able to put restrictions on a project there are things the property owner would be able to do. She asked if she owned the property outright without a PUD where would the entrance be.

Kev Freeman said that it would be the same qualifications.

Larry Massing asked what benefits the city is getting from this application.

Michael Houston apologized if he offended anyone about homelessness. He explained nearby projects that were approved and are similar to theirs. He said that they are providing needed housing. He understands the debate about the height of the project, but there is a 500-foot separation. He said this is not an affordable housing community, these are nice market rate apartments with garages that are sized for parking cars. He said that this is an important provision for the city, and they hope to keep the construction traffic off of Springtree.

Li Roberts asked about the distances on the north side and requested a bigger buffer.

Michael Houston explained what is currently in the buffer areas.

Li Roberts asked about Harrison Street at the north end of the property and planting additional vegetation for a buffer.

Michael Houston said that he can work that out with the residents.

Howard Ehrsam said that the site line will block the entire building.

Li Roberts asked where the bus stops for the Harrison Street residents. She said that there is still traffic that is coming out and that needs to be handled. She made a motion for construction activity.

Howard Ehrsam said they are working on getting an FDOT permit.

Li Roberts explained why she was adding to her motion.

Kev Freeman described what they are looking for.

Discussion about the preserve sidewalk occurred.

Larry Massing asked for garage size clarifications.

Michael Houston clarified the garage dimensions.

Li Roberts said that the plans go to Martin County for review, but they rarely make comments on them. She said that it puts the City of Stuart in a weird position.

MOTION:
Action: Move approval with the following conditions:

1. Address bus stops to make them safer

2. Extend ornamental fence on the west side of the road
3. Increase parking calculation to 484, but garages can be included in the calculation
4. Include exterior trash cans, grills, signage, exterior lighting in site plan
5. Implement a car wash station
6. Solution to mail delivery and mailboxes
7. Work to get permission to add sidewalk connection through "preserve" area
8. Indicate the correct unit count and submit the floor plans
9. Address charging stations
10. Include rules or deed restrictions regarding dogs
11. Submit a detailed construction activity plan

Moved by: Li Roberts
Second by: Larry Massing
Motion passed unanimously.

ORDINANCES:

1. ORDINANCE NO. 2428-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO SINGLE FAMILY GENERAL (R-1) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.42 ACRES, OWNED BY MEDALIST BUILDING GROUP, LLC LOCATED ON THE NORTHEAST CORNER OF SE DOLPHIN DRIVE AND SE 5TH STREET; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

PRESENTATION: Stephen Mayer, Senior Planner 8:24 PM

BOARD COMMENT: None.

PUBLIC COMMENTS: None.

MOTION:
Action: Approve.
Moved by: Larry Massing
Second by: Michael Herbach
Motion passed unanimously.

BOARD COMMENT:

Michael Herbach made two motions.

MOTION: Send staff a request to develop an electric vehicle ordinance, similar to the City of Atlanta's electric vehicle ordinance, and report back to the LPA board within 60 days.
Action: Approve.
Moved by: Michael Herbach
Second by: Li Roberts
Motion passed unanimously.

MOTION: Request staff to review the LPA by-laws and/or rules or regulations to suggest updates and include an agenda item at the next LPA meeting.
Action: Approve.
Moved by: Michael Herbach
Second by: Bill Mathers
Motion passed unanimously.

STAFF UPDATE:

Kev Freeman said he is going to request that the MPO come in to do a presentation for the status of Marty.

Larry Massing said that there are a lot of buses in the county.

ADJOURNMENT:
Motion: Action: Adjourn.
Moved by: Campbell Rich
Seconded by: Larry Massing

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Ryan Strom, Chair Jordan Pinkston, Board Secretary