

Kanner CPUD

It's not about Costco

18 pump fueling station

398 apartments

Strip mall

Fast food drive through

2 out parcel restaurants

History of the Site

Site contains four parcels of land

- 19.72 acres purchased by Nehme Holdings purchased from South Florida Water Management District for \$1,700,000 in Nov. 2015
- 4.2 acers purchased by Nehme Holdings from Paul Smith for \$900,000 in July 2010
- 7.4 acres purchased by Nehme Holdings from Stanley Smith Trust for \$1,684.600 July 2010
- 17.21 acres purchased by Willoughby Group from Paul Smith for \$5,726,300 in August 2007

Current Land Use

Low Density Residential (County)



City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

Received by:
Reviewed by:
Approved by:

(772) 288-5326

Application to Rezone Real Property (including Planned Unit Developments)

Project ID#
(Staff Entry)

Agricultural / Vacant

Pre-App Conference Date: July 2018	Application Date: 10/23/2018
Project Name: Kanner CPUD	
Parcel ID# <small>16-38-41-000-000-00440-8, 16-38-41-000-000-00442-6, 40-38-41-001-002-00000-5</small>	Project Address: TBD
Current Zoning: A-1A (Martin Co)	Current Land Use: Low Density (Martin Co)
Proposed Zoning: CPUD	Proposed Land Use: Commercial
Present Use:	Site Area/Acreage: 29.23 ac
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants	
Rezoning to CPUD \$3,584.00 <input checked="" type="checkbox"/>	Site space must be greater than 20,000 sq. ft.
Rezoning to DPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than 5 acres

Current Zoning

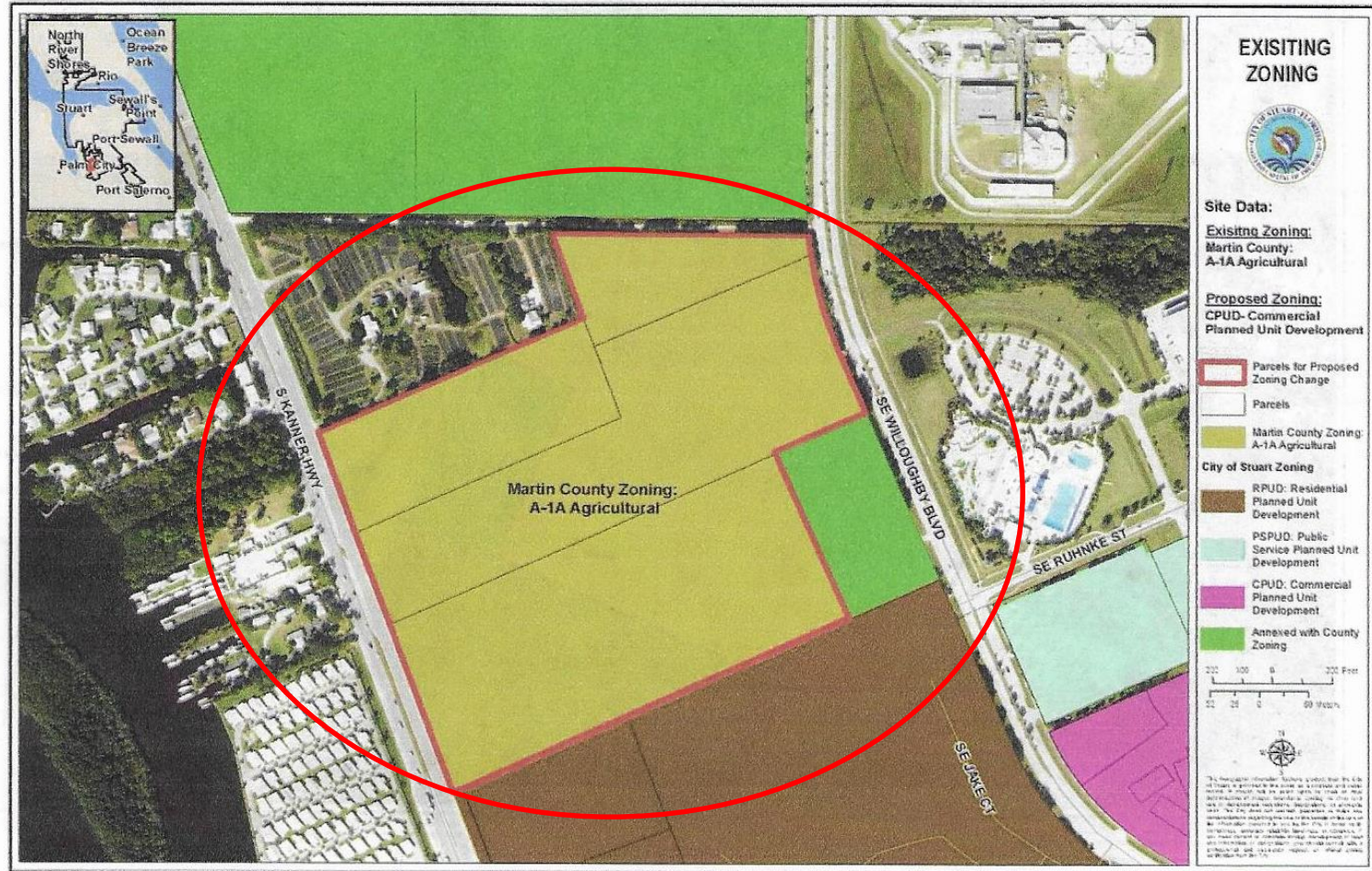
Application to Rezone Real Property

- Current Land Use: Low Density (Martin County)
- Proposed Land Use: Commercial
- Site Area / Acreage: 29.23 ac

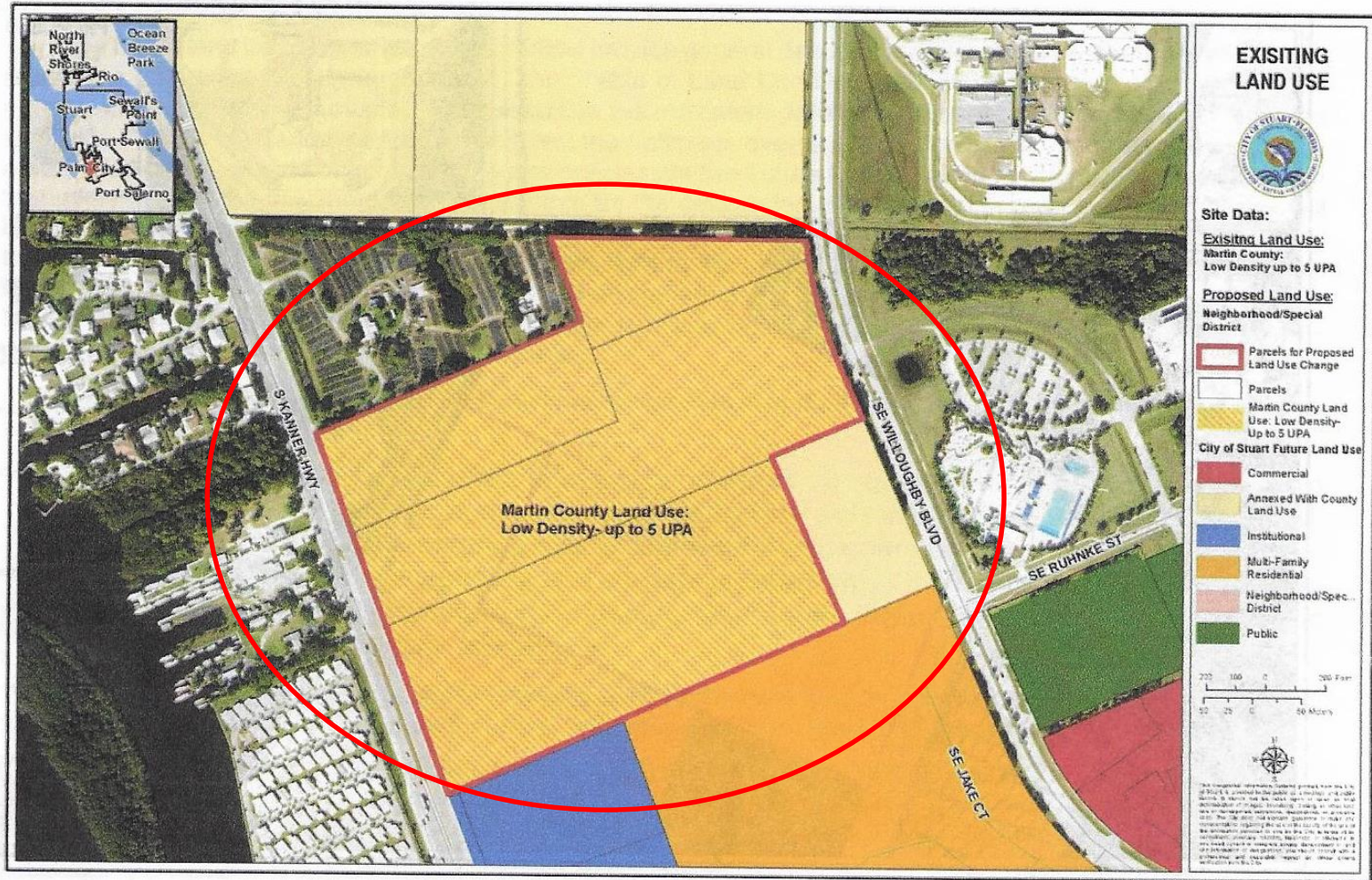
Does not match with current project

- Proposed Land Use Neighborhood/Special District
- Site Area +-49 acres

Existing Zoning: A-1A Agricultural - Martin County



Existing Land Use: Low Density – Martin County

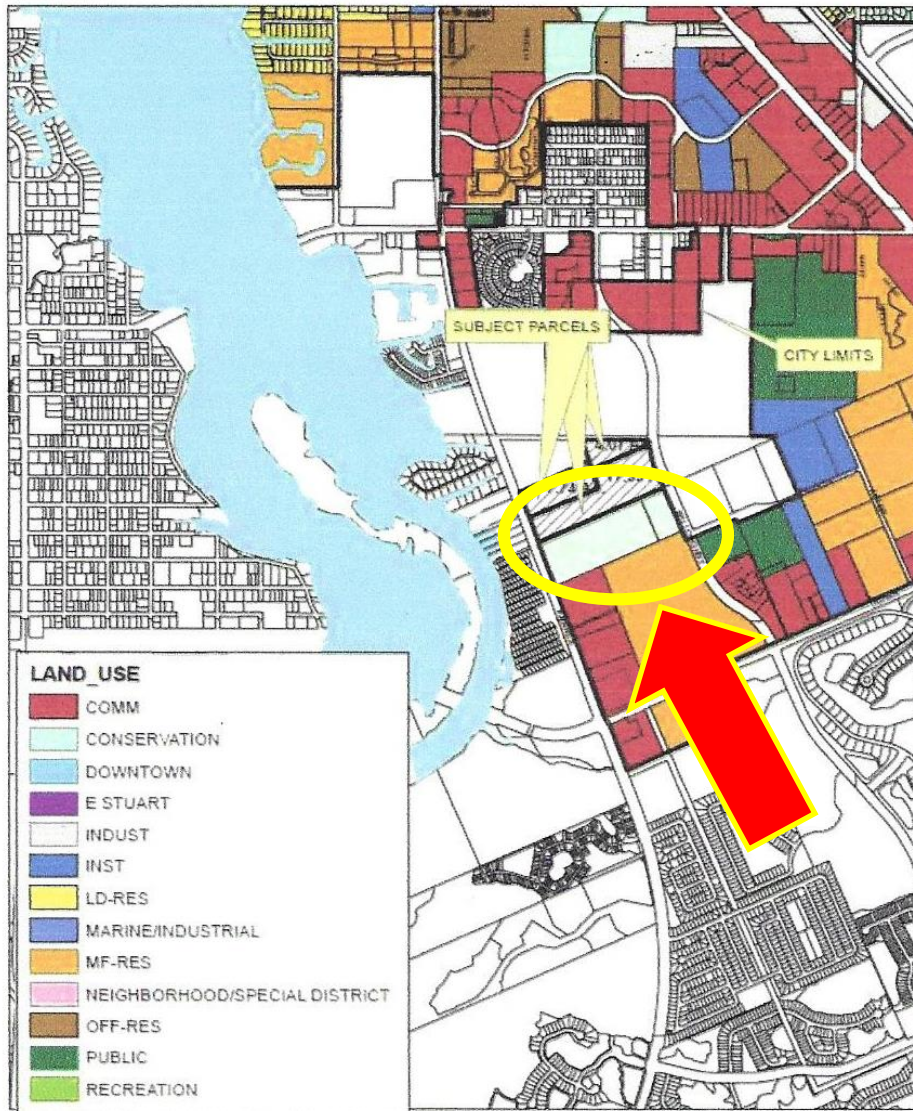


This is not about Property Rights!

- Nehme Holdings and the Willoughby Group were aware of the Future Land Use of low density when they purchased the land.
- Just because of annexation, they do not have the right to build this.
- It is not the City's responsibility to ensure maximum ROI to the landowner or developer.

This map is from the December 12, 2016, City of Stuart Commission meeting agenda.

City of Stuart Future Land Use Map



3 of the 4 parcels of land were annexed in December 2016.

NOTE: The 4th parcel is marked as Conservation.

What is Neighborhood / Special District?

Goal Statement 1.F Comprehensive Plan

The future land use goal for the Neighborhood/Special District category is to promote infill and redevelopment efforts; allow for the creation of traditional neighborhood developments (TNDs); lessen the need for vehicular trips; deter urban sprawl; and encourage the development of mixed-use developments.

- 1.Site was annexed, it is not infill.
- 2.Site has not been developed; it is not redevelopment effort.
- 3.Project does not create a neighborhood.
- 4.A destination big box store is car dependent.
- 5.The land is surrounded by county land – looks like urban sprawl.

Neighborhood / Special District Policy

Policy F1.2. Mixed-use development within the Neighborhood/Special District category shall integrate distinct uses together in order to create a functioning, multifaceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through urban design techniques and where differing uses are expected to benefit from the close immediate proximity of complementary uses. This may include horizontal and vertical integration.

Policy F1.4. Large expanses of parking area discourage neighborhood scale and pedestrian friendliness. Therefore, where possible, development shall include smaller scattered parking lots of "nodes" that are approximately located such that the massing or "bunching" of parking into large expanses of parking area is prevented.

Designation of Planned Unit Development - 2.07.00 LDR

- A PUD of any type is not a typical zoning. Meeting specific criteria is not the issue. A PUD is a “gratuity” from the approval agency and allows flexibility (deviation) from standard zoning restrictions
- A PUD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development and the protection of adjacent existing and future development. (2.07.00A)
- A typical PUD will include principal and accessory uses and structures substantially related to the character of the development itself and to the surrounding area of which it is a part. (2.07.00B)

PUDs are used to enhance a site – NOT to avoid zoning requirements as the Kanner CPUD does

Avoiding Density Rules with CPUD

- CPUD Residential density is calculated using gross acreage ($398/48.99\text{ac} = 8.1 \text{ upa}$)
- Residential Zoning density is calculated using net acreage ($398/14.70\text{ac}=27\text{upa}$)

The net density of a project shall be computed by dividing the total number of units to be constructed by the net residential acreage of the parcel. The net residential acreage of a parcel shall be the acreage devoted to residential lots, rights-of-way, common areas, landscape buffers and retention areas and protected environmentally sensitive areas.

Neighborhood Stability

- **Comprehensive Plan Objective 6A**

Established residential neighborhoods shall be protected from the intrusion of competing intense uses through adherence to the Future Land Use Map, densities and intensities established in the Future Land Use Element, implementation of the City's Land Development Regulations, and control of traffic and access for the protection of the established residential uses.

- **Policy A6.3b.** Future neighborhood commercial development that reduces vehicular trips shall be compatible in size, style, architecture, and materials to surrounding residential buildings.

CPUD and the City of Stuart Land Development Code

2.07.00 E.2.a states that:

any and all uses set forth in the present zoning classification of R-1A, R-1< R-3, B-1, B-2, B-3 and B-4 inclusive, providing such uses are compatible with uses on adjacent property as determine by the city commission.



Characteristics of Kanner between Monterey and Indian Street

Residential

- de la Bahia
- Hideaway Place
- Cabana Point
- Watercress Way
- 2 Waterview Cottages
- Riverland
- Bridgeview (approved)

Non-residential

- Gas stations at each intersection
- Fast food connected to intersection
- Medical offices
- High School
- Law offices
- Yacht Broker

CPUD and the City of Stuarts Land Development Code

2.07.00 E.2b Residential uses which are designed to be compatible with the adjacent commercial uses.

- Costco target customer is high-income households of 3 + persons.
- Apartment dwellers are not a target Costco customer.
- Costco is a membership-based store and is not available to the general public.

CPUD and the City of Stuarts Land Development Code

2.07.00 E1c Commercial residential uses such as apartments, hotels and resorts provided said uses do not compromise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.

Total Site Area	48.99 ac
Minus open space and natural vegetation (25%)	<u>-12.25 ac</u> 36.75 ac
Minus wetlands	<u>-7.16 ac</u> 29.59 ac
30% of development site excluding the open space, natural vegetation area and wetlands	8.877 ac

KANNER CPUD residential is 14.70 ac which is 30% of Total Site Area

CPUD Standards

2.07.00 E3b

“In the event that less than 25 percent of the CPUD is comprised of native vegetation area, then all EXISTING native vegetation area shall be maintained as part of the required open space.”

**ALL native vegetation will be destroyed
except the Oak trees along Willoughby.**

Tree Mitigation Credit

Developer asking for \$500,000 credit from the City

- SFWM requires ½ inch dry pretreatment areas.
- Credit request is based on decision to use dry retention areas for nitrogen and phosphorous removal.
- Using dry retention areas reduces the amount of landfill available to fill the wetlands therefore developer wants credit to offset loss.
- Developer is not going “above and beyond” as they are meeting the ½ inch dry pretreatment areas with the dry retention areas.

Environmental Impact

5.59 acres of wetlands destroyed

“impacts to wetlands and other surface waters could not be reduced or eliminated in any scenario due to the large size of the proposed warehouse-style retail store and fueling station”.

Upland Pine Flatwoods and Scrub Pine Forest destroyed.

Wildlife displaced

- Birds: boat-tail grackle, blue jay, cardinal, mockingbird, owls, woodpeckers, ducks, turkeys
- Mammals such as bobcats, squirrels, raccoons, possums,
- Snakes, soft shell turtles, alligators
- Gopher Tortoises (threatened species)

Traffic Impact

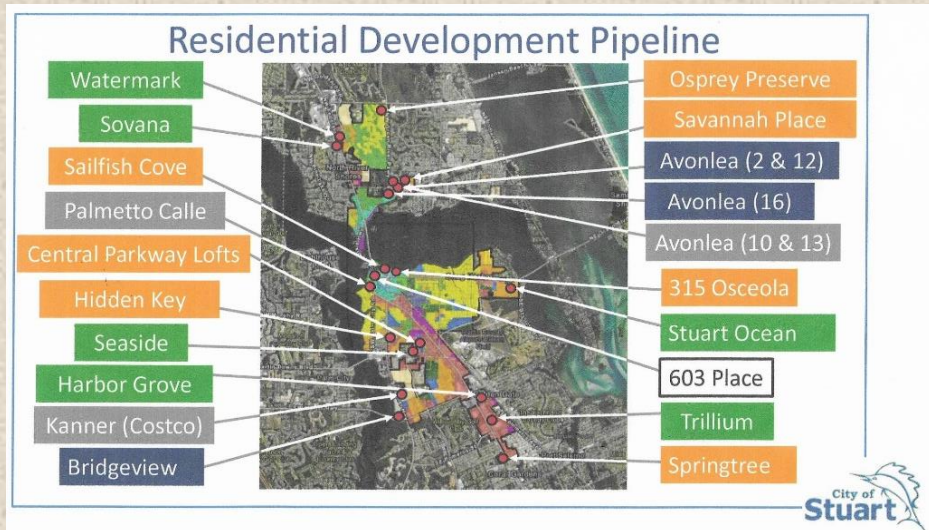
- Destination wholesale store will attract customers from Vero Beach to Jupiter.
- Not included in submitted and accepted traffic study:
 - Approved 212 unit apartment complex at Indian and Kanner (Bridgeview).
 - Approved 172 Units at Central Parkway (Central Park Lofts).
 - School traffic during non-COVID school year.
- New connector road will impact intersection of Willoughby and Monterey.

Traffic – Safety Concerns

- Kanner Highway is an evacuation route.
- MCHS is a hurricane shelter.
- Fire station south of Indian on Kanner already congested and often blocked during rush hour traffic.
- Student safety walking/biking/driving to and from school on both Kanner Highway and Willoughby Boulevard.
- No deceleration lane to South bound entrance (proposed truck entrance).

Does the City of Stuart need continued development of apartments / condos?

The statement of any percentage of “attainable” condos or apartments is a sound byte to sell the LPA and Commission on a development. None presented on this list are “attainable” to the average Stuart renter.



PROJECT	TYPE	YEAR	UNITS	DENSITY	STATUS
Sovana (age restricted)	RPUD	2017	182	19.1	Construction
Avonlea 2	RPUD	2017	30	9.6	Permitting
Avonlea 12	RPUD	2017	32	10.7	Permitting
Watermark	RPUD	2018	284	25.0	Construction
Osprey Preserve	RPUD	2018	87	5.7	Approved
Savannah Place	RPUD	2018	280	18.9	Approved
Trillium	RPUD	2019	76	8.0	Construction
Seaside	RPUD	2019	76	10.2	Construction
Avonlea 16	RPUD	2019	49	11.8	Permitting
603 Place	MUCCU	2020	19	23.8	Completed
Bridgeview	RPUD	2020	212	13.4	Permitting
Harbour Grove	RPUD	2020	324	23.3	Construction
Stuart Ocean	RPUD	2020	80	7.2	Construction
Stuart Springtree	RPUD	2020	270	19.9	Approved
Sailfish Cove	UPUD	2020	30	30.0	Approved
315 Osceola	UPUD	2020	8	13.8	Approved
Hidden Key	RPUD	2021	28	20.6	Approved
Palmetto Calle	RPUD	2021	13	13.4	In Review
Central Parkway Lofts	RPUD	2021	135	20.3	Approved
Kanner + (Costco)	CPUD	2021	396	9.9	In Review
Avonlea 10	RPUD	2021	88	21.7	In Review
Avonlea 13	RPUD	2021	123	19.4	In Review

1,022 units under construction | 2,202 approved units | 622 units under review

Inconsistencies

SFWMD Conceptual Permit #43-103195-P

- Submitted with project
- But only for **32.61 acres**

**No new conceptual permit
has been requested.**

South Florida Water Management District Conceptual Permit No. 43-103195-P

Date Issued: August 26, 2020

Expiration Date: August 26, 2040

Project Name:

Kanner CPUD

Permittee:

M&M Stuart, LLC
1260 Stelton Road
Piscataway, NJ 08854

Operating Entity:

M&M Stuart, LLC
1260 Stelton Road
Piscataway, NJ 08854

Location:

Martin County

Permit Acres:

32.61 acres

Project Land Use:

Commercial
Residential

Special Drainage District:

N/A

Water Body Classification:

CLASS III

FDEP Water Body ID:

3210

Wetland and Surface Water Impacts:

6.45 acres

Sovereign Submerged Lands:

No

Project Summary

This permit authorizes Conceptual Approval of a stormwater management (SWM) system serving 32.61-acres of mixed use development known as Kanner CPUD.

The project includes a commercial shopping center, refueling station, residential units, supporting infrastructure, and SWM systems.

The project will include relocation of the existing Florida Department of Transportation (FDOT) SWM facilities serving Basin 8 of Kanner Highway that are located on the site. The project will include three driveway connections and turn lanes within South Kanner Highway for ingress and egress.

The project site receives offsite runoff from the north, south, and east that will be routed through the project.

Please refer to SWM plans Exhibit No. 2.0 and the SWM Maps Exhibit No. 2.2 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description

The site is located in Martin County. Please refer to Exhibit No. 1.0 for a location map.

Inconsistencies

LPA requested a School Concurrency Report. The response was none was needed as this was a Master Site Plan not a Final Site Plan.

- The applicant and Staff were aware of a General School Capacity Analysis dated 2/12/2021.
- *“The analysis today indicates that currently the enrollment projections show available capacity within the 3-year time frame at the middle school level only.”*

Neither offered the report at the LPA meeting.

Martin County School District

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Kanner CPUD – (W-Costco)
Project#: City of Stuart Prelim (Request by Lucido & Assoc.)
Date Requested: 1/29/2021 Today's Date = 2/12/2021
Applicant Request: A request for General School Analysis for CPUD

Student Generation Calculation:

Residential Units (Apts.)	396
Current Comp Plan Generation Rate	.2216
Forecasted Student Generation	87
Elementary	39
Middle	20
High	28

School Zone Enrollment & Permanent Capacity:

Concurrency Service Area - CSA	2020-2021 Oct. Enrollment	2024-2025 Perm. FISH Capacity	2024-2025 COFTE Projected Enrollment	2024-2025 Concurrency LOS Capacity
Stuart Zone – Elementary School Pinewood (Z), JD Parker, Port Salerno)	2059	2328	2227	2203
South Zone – Middle School Anderson (Z), Murray	1624	2026	1733	2297
Stuart Zone – High School Martin County	2168	1747	2301	2107

Note: Current Capacity reported from Projections through MCSD CIP Application

Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed, or provide any vesting. The analysis today indicates that currently the enrollment projections show available capacity within the 3 year time frame at the middle school level only. The zoned elementary and high school for this CSA is currently projected to exceed the LOS Capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time, mitigation to maintain Level of Service (LOS) standards for the School District may need to be remedied.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**
 Email: evermak@martinschools.org

Phone: 772-219-1200 x30220

Evolution of the Kanner CPUD

- Annexation initiated 07/21/2016

It was stated at the LPA meeting by the developer that they had no information nor were aware of a designated land use prior to this request.

Land Use Questions

As part of 12/12/2016 annexation
request to City of Stuart

Background:

Staff has received applications to annex three properties between SR-76 (Kanner Highway) and SE Willoughby Boulevard. Parcels labeled No. 2 and No. 3, owned by Nehme Holdings, LLC, are 4.07 and 7.74 acres in size and are undeveloped. The parcel labeled No. 4, owned by the Willoughby Group, LLC is 17.53 acres in size and is also undeveloped. All three properties (located immediately north of the recently annexed Nehme/Rice parcels) are contiguous to the City, compact in form and will not create an enclave if annexed. The City Attorney finds the attached application to be in order and in compliance with Florida Statute Section 171.044. Neither property owner is proposing a development plan or schedule of development at this time. Both property owners understand that City land use and PUD zoning designations will have to be applied for at a later date. **In the meantime, Martin County's land use and zoning regulations remain in effect.** As called for by Florida Statute, the Martin County BOCC has been notified of the proposed annexation by certified mail. A complete copy of tonight's agenda item was provided to the County's Growth Management Department on November 28, 2016.

Land Use Questions

As part of 12/12/2016 annexation
request to City of Stuart

County Land Use

Each parcel's land use is *Low-Density Residential Development* under the County's Comprehensive Plan, a designation which is "reserved for land in the Primary Urban Service District. Densities shall not exceed five units per gross acre. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities".

Land Use Questions

As part of 12/12/2016 annexation request to City of Stuart

Parcel Information

	Size (Ac)	Status	County Land Use	County Zoning	City Land Use	City Zoning	Utilities
Nehme Parcel #2	4.07	Vacant, undeveloped	Low density	A-1A	TBD (Likely multi- family, limited commercial	TBD (Likely R-PUD)	City water, sewer, storm water and sanitation
Nehme Parcel # 3	7.74	Vacant, undeveloped	Low density	A-1A	TBD (Likely multi- family, limited commercial	TBD (Likely R-PUD)	City water, sewer, storm water and sanitation
Willoughby Parcel # 4	17.53	Vacant, undeveloped	Low density	A-1A	TBD (Likely multi- family, limited commercial	TBD (Likely R-PUD)	City water, sewer, storm water and sanitation

Evolution of the CPUD

10/11/2017 - Email between City Staff about Costco developing in the City of Stuart

From: King, Nicole
Sent: Wednesday, October 11, 2017 12:02 PM
To: Ross, David
Cc: Chrulski, Jim
Subject: Business Dev Bd & Costco

Hello-

Per Jim Chrulski's request, he would like to schedule a meeting with you regarding the possibility of Costco developing in the City of Stuart.

Jim would like to include the following:

- Tim Dougher w/the Business Development Board
- Terry O'Neil
- And of course, Jim 😊

Please let me know how to proceed. Thanks!

Nicole King, MS

Sr. Executive Coordinator / City Manager's Office

Office: 772.600.1267 x5358 | Fax: 772.288.5316 | Email: nking@ci.stuart.fl.us

City of Stuart

121 SW Flagler Avenue, Stuart, Florida 34994-2139

www.cityofstuart.us

Evolution of the CPUD

10/11/2017 – Response to email between City Staff about Costco developing in the City of Stuart

From: Chrulski, Jim
Sent: Wednesday, October 11, 2017 12:12 PM
To: King, Nicole; Ross, David
Subject: History: Business Dev & Costco

Background:

- I bumped into Tim Dougher in Stuart Coffee this morning & we caught up on Business Development activities. Costco came up.
- Cosco – identified the City of Stuart (Timon property) as a possible location for a new location – about 3 years ago.
- They identified Palm City as a location and finally gave up based on a number of factors.
- PSL is aggressively trying to recruit them & I'd like to assure we're you're aware and that we, as a city, are doing everything possible to secure their interest. (You certainly have Eco. Dev. experience and you may think of something that we can do as a team)
- Terry O'Neil has done an excellent job of communication with them. I just thought it may be an opportunity for you to catch up on this issue & see if you had any additional thoughts/ideas...
- I spoke to Terry on it last month & he's certainly aware of the situation.

Jim Chrulski

Community Services Director

Evolution of the CPUD

10/11/2017 – Response to email between City Staff about Costco developing in the City of Stuart (cont)

From: King, Nicole <nking@ci.stuart.fl.us>
Sent: Wednesday, October 11, 2017 2:43 PM
To: Chrulski, Jim
Cc: Ross, David
Subject: RE: History: Business Dev & Costco

Dave will set something up with you in the next week or so. Thanks!

Evolution of the CPUD

05/09/2018 – When asked of a City Commissioner

From: Glass Leighton, Kelli <kglass@ci.stuart.fl.us>
Sent: Wednesday, May 9, 2018 12:38 PM
To: Rick Mayer
Subject: Re: City of Stuart: Costco...

Hello Rick,

Thank you for reaching out to me with your concerns. To answer your question, no the City is not recruiting Costco. To my knowledge Costco has not made application with the City, and I have not personally met with Costco. As I mentioned to the TC Palm reporter, I would be happy to see Costco open its doors in the City. The average wage of an Costco employee is \$21 an hour, and close to 90% of all employees receive full benefits. I understand your concerns, and I am sure there will be other residents sharing these same concerns, and some excited to see Costco. I'm sure this is. It what you want, but all of this will be addresses at a later date, if/when they decide to apply.

Thanks again for reaching out to me,
Kelli Glass Leighton

Evolution of the CPUD

01/17/2019 – LPA

- 29.3 acres – Costco only
- Pulled by the developer – request to be continued

01/28/2019 – City Commission

- 29.3 acres – Costco only
- Pulled by the developer – request to be continued

Land Use Questions

The developer and the City of Stuart has been working to secure this deal long before it came before the LPA on 04/29/2021.

From: Holsman, Melissa <Melissa.Holsman@tcpalm.com>
Sent: Friday, May 10, 2019 5:21 PM
To: Hogarth, Ben
Subject: RE: Costco

Bingo! That application had the contact info I've been searching all over for and I just talked to Dr. David Nehme who is a managing member of Nehme Holding and owns 41% of Willoughby Group! He's in Austin visiting his kids – LOL! He told me he's as disappointed as anyone and isn't sure what the hold up is but also had heard Costco was not happy the costs had gone up. I told him to talk to his pal Mahmoud Hadid and ask him if he was holding out! So more shall be revealed ... hopefully by Monday when I want to finish doing this story!

“But Costco will bring much needed fees and revenue to Stuart...”

From: Mortell, Michael <mmortell@ci.stuart.fl.us>
Sent: Thursday, June 27, 2019 9:28 PM
To: Dyess, David
Subject: Fwd: HB 1159
Attachments: image001.png; ATT00001.htm; HB 1159 Private Property Rights.pdf; ATT00002.htm

This is how we waive the tree fees for Costco

Begin forwarded message:

From: "Jordan Connors" <jordan@jordanconnors.com>
Date: June 27, 2019 at 8:12:55 PM EDT
To: <mmortell@ci.stuart.fl.us>
Subject: HB 1159

The Governor signed this bill into law yesterday. I don't know if the City has a tree ordinance that will be impacted by this legislation. I have attached the staff analysis for your review.

Best regards,

M. Jordan Connors

Jordan Connors Group, Inc.
701 Stanley Drive
Fernandina Beach, Florida 32034
(904) 206-1604

Then why are we helping a developer avoid the projected \$600,000 fee to remove trees? Isn't that their cost of doing business?

“But Costco will bring much needed fees and revenue to Stuart...”

From: kfreeman@ci.stuart.fl.us
Sent: Tuesday, April 21, 2020 4:06 PM
To: treetz@ci.stuart.fl.us
Subject: Re: Back from Lunch

The fee would be adjusted based on the application of the FLU.

Hold off from that - this may be a hybrid impact fee based on a middle ground between retail/wholesale

From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Tuesday, April 21, 2020 4:02 PM
To: Freeman, Kevin <kfreeman@ci.stuart.fl.us>
Subject: RE: Back from Lunch

Okay, in the meantime, I will tell him that impact fees will be based on retail use, knowing that he can submit an impact fee study proposing reductions based on traffic study, etc. for your and the manager's consideration. Yes I am gathering for the Urban design library also.

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

City Staff actively worked to find a way to find a loophole to apply the Future Land Use while simultaneously looked for a way to avoid fees.

From: kfreeman@ci.stuart.fl.us
Sent: Tuesday, April 14, 2020 2:13 PM
To: treetz@ci.stuart.fl.us
Cc: smayer@ci.stuart.fl.us
Subject: COSTCO

Tom, we have an opportunity to blend the COSTCO and Residential PUD's and to account for impact fee credits. I'm going to work up some ideas and want you to do the same.

Can we make the layout better to accommodate cross connectivity?

What design interventions or solutions would create a benefit that we could justify a reduction in impact fee/PUD requirements?

Could this be a RPUD because of the floorspace involved (Commercial/Retail may be less than 30%)?

What is the language that would bifurcate the residential and commercial elements/associations?

Do we ask for a vehicular connection to Willoughby – if so would County be OK if the access does not align with traffic signal at Runke? If it is bike/ped only what should the design look like?

Thanks

Kev Freeman | Director | Development
City of Stuart | 121 SW Flagler Ave. Stuart FL 34994
772-288-5328

Is it the job of City Staff to make a project affordable or profitable for a developer?

Tax dollars are paying for City Staff to be ad hoc staff for the developer

From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Friday, April 17, 2020 3:35 PM
To: Freeman, Kevin <kfreeman@ci.stuart.fl.us>
Subject: RE: COSTCO

Can we make the layout better to accommodate cross connectivity? Yes, pretty sure, I've requested the latest site plan from Steve to work off from.

What design interventions or solutions would create a benefit that we could justify a reduction in impact fee/PUD requirements? There are several:

1. Expand the pedestrian area at the front of the Costco with tables and shading devise that is attached to the main building or could be stand alone. (something more than table umbrellas, possibly a mast with sail shades).
2. Incorporate a traffic circle with landscaping feature that would function as a traffic calming devise for entrance to both Commercial and Residential.
3. Move the fueling station to the side or rear of the Costco building that could be designed as a transition building between the two uses.

Could this be a RPUD because of the floorspace involved (Commercial/Retail may be less than 30%)?

Don't think so, went over with Steve on the phone yesterday, the RPUD would allow for up to 30% floor space as commercial, however the Costco is the bulk of the use with 60-65 % of the floor/site usage. Let's look at the code together via zoom?

What is the language that would bifurcate the residential and commercial elements/associations?

The single PUD would include language that ensured adequate buffers including lighting, sound and landscaping between unlike uses. Transition areas between the unlike uses.

Do we ask for a vehicular connection to Willoughby – if so would County be OK if the access does not align with traffic signal at Runke? If it is bike/ped only what should the design look like? When I receive the site plan from Steve, I will sketch out what I am thinking.

Tax dollars are paying for City Staff to be ad hoc staff for the developer – the response

From: kfreeman@ci.stuart.fl.us
Sent: Friday, April 17, 2020 4:15 PM
To: treetz@ci.stuart.fl.us; smayer@ci.stuart.fl.us
Subject: Re: COSTCO

The roundabout was discussed at the Zoom meeting, so to propose that will probably not be a way forward. The ZOOM meeting also revealed that they were planning on squaring the building frontage - which probably removes the seating area. We need more than a few tables anyway.

What is the commercial/residential land area split if parking was shared? - yes, we need the site plan. The PUD needs to be a single PUD to limit buffer requirements between residential and commercial.

We should be looking at an internal street design with on-street parking and multi-modal path that exits on to Monterey. That way we can justify the use of urban density calculation for smaller units and maybe reduction of multi-modal impact fees.

We should be looking at engineering solutions that incorporate some of the tree mitigation allowances. That way we can offer reductions in tree mitigation calc.

We will need some architectural mitigation.

The gas station is probably best situated away from the residential. We need to look at loading and trailer waiting areas - especially if they are refrigeration units.

We need good and thought out planning ideas here, which benefit both parties.

I will sketch some ideas and share on Monday.

Is either of these parties the City of Stuart or its residents?

And then the taxpayer supported ad hoc staff sends the information to the developer

From: treetz@ci.stuart.fl.us
Sent: Monday, April 20, 2020 3:43 PM
To: sgarrett@lucidodesign.com
Subject: FW: COSTCO

FYI

From: Freeman, Kevin <kfreeman@ci.stuart.fl.us>
Sent: Friday, April 17, 2020 4:15 PM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>; Mayer, Stephen <smayer@ci.stuart.fl.us>
Subject: Re: COSTCO

The roundabout was discussed at the Zoom meeting, so to propose that will probably not be a way forward. The ZOOM meeting also revealed that they were planning on squaring the building frontage - which probably removes the seating area. We need more than a few tables anyway.

On the 4/29 LPA agenda, City Staff presented two emails of support only. Yet, this was documented prior to the LPA.

From: treetz@ci.stuart.fl.us
Sent: Monday, September 28, 2020 2:59 PM
To: kfreeman@ci.stuart.fl.us
Subject: FW: SAY NO TO COSTCO
Attachments: Costco protest.doc

Another comment for the file. Interestingly I have been receiving email and phone calls mostly against the project since residential has been added.

Tom Reetz | **Senior Planner** | **Development**
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

NOTE: regarding emails to City Staff & Commission, majority of the approvals for Costco were submitted before the announcement of the residential parcel being included.

Perceived lack of objectivity while soliciting emails to other Commissioners creates an Appearance of Conflict of Interest

bbruner@ci.stuart.fl.us

Thu, Apr 29,
11:20 PM
(13 days
ago)

to bjj8026

You are viewing an attached message.

Gmail can't verify the authenticity of attached messages.

It's ok Bryan. I just wanted to know if you were still involved with the FB site and getting people involved and writing emails. Looks like you are.

The LPA meeting passed unanimously 5/0. They asked Costco for a few changes before it comes back to us in May.

Thanks for your involvement in your community, it's so important.

Truly,
Becky

On Apr 28, 2021, at 4:19 PM, Bryan Johnson

wrote:

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Sorry for the delay in returning your email. I have been so busy with school lately. You can reach me, after 3:15 pm, weekdays at

Thank you,

Bryan Johnson

Why were no questions asked of those who object to the placement of this CPUD if they were involved and/or thanked for their involvement?

Why were no emails sent to those saying “no” to the project asking for their friends to send emails to the Commissioners?

From: bbruner@ci.stuart.fl.us
Sent: Friday, April 16, 2021 7:46 PM
To:
Subject: Re: Costco

Dear Ms. Jones,
Thank you so much for texting me. More and more emails are being sent to us that are pro-Costco. I've researched them, and they are a great company to work for.
Please have your friends email me and the other commissioners too.
It's important that we hear from you all. I appreciate this letter so much, Ms. Jones.
Have a great weekend.
Sincerely,
Becky
Here's my cell number you call anytime.

From: bbruner@ci.stuart.fl.us
Sent: Monday, April 19, 2021 9:50 AM
To:
Subject: Re: Welcoming Costco !

Dear Ms. Woodis,
Thank you for texting me. More and more emails are being sent to us that are pro-Costco. I've researched the company, and they are a great company to work for. Please have your friends email me and the other commissioners too. It's important that we hear from you all. I appreciate this letter so much, Ms. Woodis. Have a great day.
Sincerely,
Becky
Here's my cell number you call anytime.

From: bbruner@ci.stuart.fl.us
Sent: Monday, April 19, 2021 10:04 AM
To:
Subject: Re: Welcome Costco

Thank you for texting me, Chuong. More and more emails are being sent to us that are pro-Costco. I've researched the company, and they are a great company to work for. Please have your friends email me and the other commissioners too. It's important that we hear from you all. I appreciate this letter so much, Chuong. Have a great day.

Sincerely,
Becky
Here's my cell number you call anytime.

From: bbruner@ci.stuart.fl.us
Sent: Wednesday, April 21, 2021 8:04 AM
To:
Subject: Re: Yea please to Costco

Dear Jennifer,

Thank you for texting me. More and more emails are being sent to us that are pro-Costco. I've researched the company, and they are a great company to work for. Please have your friends email me and the other commissioners too. It's important that we hear from you all. I appreciate this letter so much, (my long time friend). Have a great day.

Sincerely,
Becky

Here's my cell number you call anytime.

What Each Commissioner must answer

- Does this project meet the definition of Neighborhood/Special District?
- Is this CPUD compatible with adjacent property?
- Does this CPUD enhance the surrounding neighborhoods?
- Does this CPUD provide benefits or amenities to the community?
- Are the integrated parts of the CPUD compatible with one another?

Costco at What Cost?

- Lost Opportunity Cost
- Legacy Cost
- Environmental Impact
- Quality of life of existing residents
- Neighborhood stability of existing neighborhoods

Is this
the **BEST**
we can do for
STUART?