MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING
SEPTEMBER 20, 2018 AT 5:30 PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEMBERS
Chair – Li Roberts
Vice Chair – Michael Herbach
Board Member - Larry Massing
Board Member – Bill Mathers
Board Member – Susan O'Rourke
Board Member – Ryan Strom
Board Member – Vacant
Ex Officio - Garret Grabowski

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Michelle Vicat

CALL TO ORDER **5:30PM**

5:30 PM Roll Call.

Present: William Mathers, Larry Massing, Michael Herbach, Ryan Strom, Susan O'Rourke.

Absent: Li Roberts.

APPROVAL OF MINUTES **5:31 PM Motion: Action: Approve, Moved by Larry Massing, Seconded by Susan O'Rourke. Motion passed unanimously.**

COMMENTS FROM THE PUBLIC (3 min. max): None

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD

1. (Request to Continue) Watermark Residential RPUD - FLUM Amendment/RPUD - East of US1 and South of Pineapple Commons

PRESENTATION: Stephen Mayer, Senior Planner

PUBLIC COMMENT: None

BOARD COMMENT: None

5:33 PM Motion: Action: Approve, Moved by Larry Massing, Seconded by Ryan Strom. Motion passed unanimously.

2. Kanner Highway Assisted Living Facility FLUM and Rezoning to RPUD

PRESENTATION: Tom Reetz, Senior Planner
Eric Galliano, Bowman Consulting

PUBLIC COMMENT:

Don Barber a resident of Riverland supports the facility and layout as it was originally approved, but does not support the revised application because of moving the retention pond. He said they were given two reasons for the change; objections from the property owner (Martin Memorial) and the state requirement. He said what is in the package today is that Martin Memorial is very flexible as long as they can connect so that reason for the change is at the second LPA meeting is totally bogus. He said he talked to SFWMD and he said they asked for certain information which has never been answered. He said Bowman Consultants acting as the applicant withdrew their application, so there is no storm water permit.

BOARD COMMENT:

Larry Massing thought the reason it was moved is to accommodate development of the other parcel and asked Don Barber what his objection was to the retention pond being moved from the back to the front.

Don Barber said in their package is a copy of his presentation from the second LPA on this and all the ponds in place are along the highway which drains to the Kanner Highway drain system which he thinks will enhance the area aesthetically and moving it to the back will not. He said the city requires a different process when more than 10 acres are involved.

Ryan Strom said the landscape wall the presentation says 6 feet and staff report says 4 feet.

Tom Reetz said it should be 6 feet per the plan.

Bill Mathers asked if the DOT preliminary permit was up to date.

Eric Galliano said it was and they were up to speed.

Bill Mathers asked why they dropped the SFWMD permit.

Eric Galliano said it was because of this process, the RFI that came out and whether they got approved. He said moving the pond to the back was because it was more conducive to the grading and design of the site.

Susan O'Rourke said she didn't have a problem with it being moved to the back if it can be amenitized.

Michael Herbach clarified that they were going to get a 6 foot high cement wall.

5:49 PM Motion: Action: Approve, Moved by Ryan Strom, Seconded by William Mathers. Motion passed unanimously.

3. Windemere Point - Major Amendment to the CPUD

PRESENTATION: Tom Reetz, Senior Planner
Alan Sackowitz, Owner

PUBLIC COMMENT:

Michel Houston said he goes to LA Fitness and the parking is challenging and asked if there were 79 required spaces and asked if that included LA Fitness.

Tom Reetz said no, there is much more parking in the whole CPUD and this applied to Phase II inline retail and Phase IIIA and B outparcels.

Michael Houston clarified that this was completely separate.

Tom Reetz agreed.

BOARD COMMENT:

Susan O'Rourke asked what the city code is for medical office.

Tom Reetz said one space for every 200 square feet.

Susan O'Rourke said she didn't have a problem with this but would like to see consistency.

Tom Reetz said the nail salon

Kev Freeman said that when they are negotiating PUD's he is hoping the statement from Susan is regarding consistency of an application of a calculation not just relying on city code.

Susan O'Rourke said it's fine to use something else, but she would like to see a reason why.

Kev Freeman said what they are trying to achieve here with the PUD process is to come to a more negotiated parking so they can accommodate one visit to multiple uses instead of multiple visits to uses.

Susan O'Rourke said she agreed and they worked with an applicant about six months ago and came up with a process whereby it was just one rate.

6:01 PM Motion: Action: Approve, Moved by Larry Massing, Seconded by Ryan Strom. Motion passed unanimously.

4. Safe and Secure CPUD

PRESENTATION: Stephen Mayer, Senior Planner
Michael Houston, HJA Design Studio

PUBLIC COMMENT:

Eric Durning of 648 Bryant Avenue thanked the development team for working with them on the project and their attention to detail is excellent and said the only issue is the 4 foot barrier instead of 6 feet as children can climb a 4 foot barrier as can vagrants. He didn't think a metal fence would be a good idea.

Cara Baldwin said she grew up at 648 Bryant Avenue and people use that as a cut through and they do love the project and thought it was beautiful. She didn't want kids or teenagers in the area to have access to it or vagrants.

Judith Masinda said they promised a cement wall along and didn't think a wooden or metal fence would look right.

Eric Wickstrom who owns a property next door and thought a nice wall with accents would be nice and asked the applicants why they wanted a wood and not a concrete fence and asked the hours it would be open. He said there was a lot of landscaping and didn't want lawn crews starting work too early. He thought the dumpster should go away from the neighbors, there would be some serious blind spots that needed to be backed up and didn't think they needed three entrances. He said the entrance by Wendy's is usually always backed up and it will be like Confusion Corner and said a concrete wall should be mandatory.

Michael Houston said a 6 foot fence along Bryant is fine, the reason for the fence is because there is an existing live oak tree that they are trying to work around but they could do a paneled 6 foot fence, he said they worked hard on the accesses because it is a challenging location to get to, the dumpster was a challenge as well and with the landscaping it should be fine. They are open 7-7 and would talk to their landscaper regarding hours worked on property. He said they would have a security person on site.

BOARD COMMENT:

Susan O'Rourke recused herself from the item.

Larry Massing asked if they were windows or window features.

Michael Houston said window features.

Ryan Strom thought it was a great project and the building itself acts as a buffer.

Michael Herbach read Li Roberts comments.

MOTION: 6:41 PM Motion: Action: Approve with 6 foot panelized concrete wall where it abuts the neighborhood and the agreed upon barrier at a 6 foot height on Bryant Ave., Moved by Larry Massing, Seconded by Ryan Strom. Motion passed 4/1 with Susan O'Rourke abstaining.

ADJOURNMENT 6:42 PM Motion: Action: Adjourn, Moved by William Mathers, Seconded by Ryan Strom. Motion passed unanimously.

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Michael Herbach, Chair **Michelle Vicat, Board Secretary**

Questions re: Safe & Secure Self Storage

BUFFERS:

Pg 4: Landscaping & Tree Mitigation

"Landscape buffers have been provided on all sides of the property, which includes a 30 foot wide landscape buffer without the required 6 foot high decorative wall on the southwestern and northwestern property lines, adjacent to residential property. This transition butter is required to be 45 feet and have a 6 foot high decorative wall. The applicant is requesting to waive this requirement of the code . . ."

From L-1 Landscape Tree Plan – South Boundary Required Buffer Width: 55' & Provided Buffer Width: 30'Don't think the eight Oaks on the SW property line will provide adequate buffering for a four story building

Crape Myrtles on Palm City Road are closer together than those on Bryant

SIGNAGE:

Pg 6: Signage

Don't see example sign or location of sign on site plan

Will sign only be on building or monument sign placed where?

WALL:

Pg 7: 1) Waiver to Section 6.04.06 Land Use Transitions and Landscape Buffers

"At a neighborhood meeting sponsored by the applicant, . . .wall would not be desired by the community . . ."

When was meeting, who was at meeting, was neighborhood polled, VERY concerned with decrease in buffer with 4 story building (per L-1) adjacent to residential; also seeing proposed storm retention taking up half of the buffer (meaning no significant plantings in storm retention area.

Wall is a separate issue from the Landscape Buffer. Don't think No wall or Chain Link Fence are appropriate next to Residential – should be decorative concrete or decorative metal fence

TRASH:

L-1 Don't think trash is appropriately placed on Pine Avenue next to residential

A/C COMPRESSORS:

Don't see location of A/C compressors, Rooftop?, Screening?

Ord 2383-2018

Item 4

BARRIER REQUEST

We, the residents and property owners, both on SW Bryant Ave. and SW Pine Ave. in Stuart, Florida want a more substantial barrier between their neighborhood homes and the proposed commercial development at 700 SW Federal Hwy. than those proposed by the development's representatives.

For residents and home owners at 649 SW Bryant Ave. and 648 SW Pine Ave., we want a solid, concrete wall between our properties and the proposed development which abuts at their southwest property line and ours.

For other residents and home owners at SW Bryant Ave., we want a solid barrier in the form of either a concrete wall, an aluminum fence, combo of concrete column/aluminum fence or a chain-link fence (at the very least).

We do NOT want open space between our homes and any business that decides to develop on the property at 700 SW Federal Hwy.

As signed:

Judith S. Masinda	649 SW Bryant Ave Owner
Robert G. Taylor	657 SW Bryant Ave owner
Renter- Acacia Mark	657 SW Bryant Ave. (R)
Clara Baldwin	648 SW Bryant Ave Owner
Karen LoVoi	640 SW Bryant Ave (R)
Jeremy Josey	640 SW Bryant Ave (R)
Rick Bottoni	640 SW BRYANT AVE (R)
Pamela Payne	640 SW Bryant Ave (R)
Roland E. Rose	636 SW Bryant Ave Owners
Ronald E. Rose	632/634 SW Bryant Ave 2 properties
Joe Zampano	648 SW. pine Ave (R)
Eric Wicks	648 SW pine Ave - Owner
Eric Durning	648 SW Bryant Ave. - Owner