MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING
OCTOBER 18, 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 – Michael Conner
Ex Officio - Garret Grabowski

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Michelle Vicat

CALL TO ORDER **5:30 PM**

5:30 PM Roll Call.
Present: William Mathers, Michael Herbach, Ryan Strom, Susan O'Rourke, Michael Conner.
Absent: Li Roberts, Larry Massing

APPROVAL OF MINUTES

5:32 PM Motion: Action: Approve, **Moved by** Ryan Strom, **Seconded by** William Mathers. Motion passed unanimously.

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD

1. Watermark RPUD: Future Land Use Map Amendment and Rezoning - East of US 1 and West of Windemere RPUD

PRESENTATION: Stephen Mayer, Senior Planner
Steve Garrett, Lucido & Associates

PUBLIC COMMENT:

Susan O'Rourke asked for an explanation of how the gates function being so close to US1 and said she would like substantiation on the request for parking, perhaps some historical information.

Ryan Strom asked for the rationale in using wood frame instead of concrete block and asked if there was any discussion on workforce housing.

Bill Mathers said if you check the raw permit it will address the wetlands, asked if they had talked with DOT regarding the entrances and asked staff about the minimum setback requirement for multi-family.

Michael Conner asked if the original building was two or three story.

Steve Garrett said the original site plan was for 308 units and it was four stories as well. He said the 156 was a number generated by staff when they were looking at straight code and the property is not straight code, it has always had the RPUD so that is irrelevant. He said the current code allows 212 and they are asking for 284 and it has always been four stories.

Michael Herbach asked if there was any provision for bike racks, thought there should be bus stops and asked for a provision that they wouldn't be converted to condo's for 20 years.

Steve Garrett said there would be bike racks, showed the board two transit stops on the site plan, said they have spoken to DOT and explained the turn lanes. He said it's a Class A Luxury Rental and it didn't have an affordable housing component but understood that it was an important issue. He said Watermark maintains the site and if people aren't happy about the parking, they will hear about it.

Chris Sapotnick with EDC Consulting said they met with SFWMD on the project and as part of the due diligence they went thoroughly through the original permit and times have changed and the Corps of Engineers came in and said the wetland is off of the Watermark property and it's a Corp property and Watermark will maintain and monitor their wetland.

Howard Essman with Bowman Consulting said FDOT required the gate be 100 feet back from the entrance and residents would have one entrance and guests and deliveries would have another.

Jessie Houghtalen with Watermark said they could reconfigure the entrances and said they talked with their structural engineer and the City Building Official regarding wood versus concrete and have a letter from the Building Official that says wood frame construction would be acceptable here and they feel wood frame is suitable here.

Michael Herbach asked if they could have a deed restriction on condo conversion.

Mike Mortell, City Attorney said yes, the city has the right to do that and he made note of the comment.

BOARD COMMENT:

Ryan Swindlehurst of 872 NW Waterlily Place said his biggest concern was the height factor and thought it was excessive to back up to a neighborhood. He also thought traffic would be an issue with people making U turns.

Brian DiVentura of 377 NW Canna Way said he was trying to get a handle on wetland impacts. He said they are impacting wetlands that are under SFWMD. He thought it was a separate PUD and thought SFWMD would need to address that and wasn't sure Pineapple Plantation Board was aware of that. He reminded them that the Comp Plan says no new development can occur in wetlands unless it meets the exceptions, which it doesn't.

6:36 PM Motion: Action: Approve, Moved by Susan O'Rourke, Seconded by Ryan Strom with the condition that staff fully evaluates the impact of the parking, Motion passed unanimously.

6:38 PM Motion: Action: Adjourn, Moved by Susan O'Rourke, Seconded by William Mathers. Motion passed unanimously.

_____ _____

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