MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING
FEBRUARY 21, 2019 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 – Cristina de la Vega
Board Member – Ryan Strom
Board Member – Michael Conner
Ex Officio - Garret Grabowski

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Michelle Vicat

CALL TO ORDER

5:35 PM Roll Call. Present: William Mathers, Li Roberts, Michael Herbach, Ryan Strom, Michael Conner, Cristina de la Vega. Absent: Larry Massing.

BOARD REORGANIZATION

Bill Mathers nominated Michael Herbach as Chair. Ryan Strom seconded the motion. Motion approved unanimously.

Cristina de la Vega nominated Michael Conner as Vice Chair. Li Roberts seconded the motion. Motion approved unanimously.

APPROVAL OF MINUTES **5:38 PM Motion: Action: Approve, Moved by Ryan Strom, Seconded by William Mathers. Motion passed unanimously.**

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD

1. Savannah Place Apartments RPUD – FLUM and Rezoning

PRESENTATION: Tom Reetz, Senior Planner
Doug Fitzwater, Lucido & Associates
Jim Goldasich, JJ Goldasich & Associates Inc.
Joe Capra, Captec
Steve Marquart, Captec
Stephen Gravettt, Kennedy Homes

PUBLIC COMMENT:

Henry Pruitt of 2825 SE St. Lucie Blvd. thought the density and height was too high. He said he owns the property next door and said if they cut down one floor it would take the aesthetic impressions off of the whole site. He asked if there were any other housing unit in Stuart with four floors and 30 units per acre in density.

Mike Mortell listed the four story buildings in the area in excess of 25 units per acre.

Henry Pruitt said his other concern were the storms and problems with drainage and wants to make sure all the water stays on the sight. He asked where the fill would be going.

Steve Marquart with Captec said that the fill would be where the buildings were going. He said they would store all of their water and not impact anything around it.

Jackie Trancynger of 1933 SE Acapulco said she didn't like a whole lot of things and said they are squeezed in the middle of many apartment complexes and didn't believe in mitigating wetlands. She thought it was too high and too dense and she didn't like that "you people" were taking their land away and building. She said there is a direct relationship between growth and the water issues. She asked if Jensen Park Estates would continue to drain as it does now.

Lindsay Campbell of 509 SE Lima Vias is concerned about the building height, wildlife, 280 units is a lot, Stuart Middle is over capacity now so schools were a concern and quality of life is a concern to her especially with the other apartments going in and hoped they could lower it.

Keith Campbell said they didn't receive a letter about tonight's meeting and asked why and thought it seemed shady. He said he had wanted to bring in pictures of the wildlife.

Mike Mortell said the original LPA meeting was scheduled for January as well as the advertising however, there was a problem with quorum and the meeting was continued and pursuant to state law we posted on the door and on the website that it is was continued to this meeting so

the developer was not required to send out another mailing about the LPA meeting, but they did send one about the City Commission meeting.

BOARD COMMENT:

Bill Mathers said the presentation pretty much covered most of everything. He did think the density was a bit high and asked if it would be part of the Marty route.

Doug Fitzwater said they could look into the Marty route.

Ryan Strom asked if the applicant had a meeting with Jensen Park Estates.

Doug Fitzwater said they did not.

Ryan Strom said it might be something they want to do before the commission meeting and perhaps calm some of their fears about the preserve area management.

Doug Fitzwater said they could do that.

Jim Goldasich said they have carte blanche as far as what they can put in there so that is something they could do.

Ryan Strom said he liked how workforce housing was incorporated and asked where the number 10 came from.

Kev Freeman said they had a difference of opinion on that because the applicant proposed the Stuart calculation and staff is recommending they go with the SHIP calculation. He said the SHIP calculation allows more people to qualify so staff is recommending SHIP calculations as well as rental levels.

Stephen Gravett said they looked at other alternatives such as buying homes in other areas of Martin County and donating them. He said the value of the workforce housing takes the value down $1.32M dollars.

Ryan Strom asked what the improvement to Haney Creek does.

Jim Goldasich said it removed the exotic vegetation that is in there and it will lower the land and improve storm water management.

Michael Conner said he was disappointed not seeing the art mock up for the building from the Jensen Park Estates viewpoint and asked about what they would plant as a buffer. He said the buffer doesn't trouble him but the elevation does and asked what they would plant.

Doug Fitzwater said they would probably have to put some trees up against the neighborhood. He said they would go back and work with Captec on finished floor elevations to figure out what trees would work.

Michael Conner asked what the rental rates were.

Stephen Gravett said the 3 bedrooms are around $1800/$1900, the two's around $1600 and the one's are just over $1000. He said they have a lot of tree mitigation and there is a lot more landscaping than the code requires so he thought they would be fine in the back.

Michael Conner said he would like to see the buffer swapped and asked how many residents would live in this development and how many parking spaces there would be.

Doug Fitzwater said they met the requirement through code for parking spaces with 504 required and 509 spaces provided.

Cristina de la Vega said a lot of things die in sand scrub and buttonwoods would not live. She said 504 cars coming out is a lot and asked how it could only be forty cars during peak trips. She asked if they could lower the credit score requirement for the workforce housing.

Joe Capra said they do it by peak hour which is spread over several hours and they average the traffic. He said they would have two ways to get to US1 and they also look at road capacity which they don't exceed.

Stephen Gravett said he thought they could go down a little bit on workforce housing.

Cristina de la Vega asked what they were doing with the gopher tortoises.

Jim Goldasich said they will be relocated, so on site and some off according to FWC permit.

Li Roberts said on page 8 the 30 needs to be struck on the first page, page 11 condition number 5 and if there is no intention for carports that should be stricken, page 24 condition 33 they didn't get to see a sign sample and said she didn't think the flow through ditch being replaced by pipes would work because it would overload the pipes and she didn't see a drawing for it.

Joe Capra said there is a certain amount of discharge allowed off the site.

Li Roberts said she wants assurance that they will not discharge more than 50 gallons off the SW corner. She asked if someone would be getting the trash to the compactor.

Stephen Gravett said the management company would take the trash to the compactor.

Li Roberts asked about the lighting plan for the sidewalk and other areas, was concerned about garages backing up to the driveways, asked about the car wash area, questioned if there was assigned parking, thought they should consider gating the outside parking area, asked for assurance on the lease term and making sure the workforce housing doesn't go away, and thought they need language for freeing up apartments for workforce housing.

Doug Fitzwater said the lighting plan would be submitted with the final plans as would all of the other information being requested.

Stephen Gravett said they are going to present workforce housing and believe there will be enough people to fill it.

Kev Freeman said their proposal was a negotiation point and they addressed the SHIP portion but not the credit scores and they will need to address that.

Li Roberts was ok with using the SHIP number, was disappointed that 3% was a very token amount, she thought there was an issue with the traffic on Baker Road, and asked why they put the entrance on Baker and not Savannah. She thought the 8 foot chain link fence and taking out the exotics was quite shocking to the neighbors and a planting plan would help. She thought one crosswalk was too little and they need a traffic table to delineate it. She asked if they sent notice to Martin County and asked if they got a response.

Joe Capra said they put the entrance on Baker because it was safer.

Tom Reetz said they did not hear back from Martin County.

Li Roberts suggested the Martin County residents contact their County Commissioners because she thought there should be a response from them. She asked if they contacted the neighboring property owners.

Doug Fitzwater said everyone was noticed per code.

Li Roberts suggested talking to the neighbors regarding the reduced setbacks, she said it is too dense and asked them to address trucks and work trucks. She suggested talking to the neighbors and bringing the application back.

Cristina de la Vega asked about the fence and the wildlife and said she would rather keep the buffer zone little and have more preservation area.

Mike Herbach said he didn't see any bicycle racks, lighting plans, signs or electrical stations and suggested meeting with the neighbors.

Doug Fitzwater said they plan on adding them.

Michael Conner asked about pervious and impervious.

Steve Marquart said it will be designed per city code.

Bill Mathers said they met with the county regarding their entrances and asked if they were going to give them any flexibility in doing something else besides what they were required to do.

Steve Marquart said the volume of traffic during peak hours didn't warrant extra turn lanes, but they are adding them, and it didn't require many of the traffic items that they are adding but they are doing so anyway for the future.

7:57 PM **Motion: Action:** Approve, **Moved by** Li Roberts, **Seconded by** Michael Conner. Motion passed unanimously with the following modifications: footprint same 2 north four story become 3 story, lighting on north side, address garages on west side so they don't open on driver area, modifications to entrance for more cars, add car wash area, deal with chain link fence to rear to staff satisfaction, work with the neighbors, deal with the wildlife corridor, add a potential bus stop, use city language for workforce housing to deal with 3 units in a building, add 2 bike racks per building, add additional crosswalks from north building across roadway, adjust credit score language to the satisfaction of the city and add language re: trash

Li Roberts asked staff in the future to encourage applicants to give them more information and to work with adjoining neighbors.

2. Ordinance No. 2396-2019 LDC Amendment to establish standards for bicycle parking

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

PUBLIC COMMENT:

Mike Meier said he is so excited to finally see the bike rack program coming to fruition and asked that they think about the public marketing campaign.

BOARD COMMENT:

Bill Mathers asked if it was now a four bike rack.

Pinal Gandhi-Savdas said it is actually supposed to be for 2 bikes per rack.

8:12 PM Motion: Action: Approve, Moved by Li Roberts, Seconded by Ryan Strom. Motion passed unanimously.

3. Ordinance No. 2401-2019 Proposed LDC amendment to establish UPUD and ESPUD zoning designations

PRESENTATION: Kev Freeman, Development Director

PUBLIC COMMENT: None

BOARD COMMENT: None

8:16 PM Motion: Action: Approve, Moved by William Mathers, Seconded by Li Roberts. Motion passed unanimously.

ADJOURNMENT **8:17 PM Motion: Action: Adjourn, Moved by Ryan Strom, Seconded by William Mathers. Motion passed unanimously.**

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