City of Stuart

MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD JUNE 20, 2019 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994

LOCAL PLANNING AGENCY

Chair – Michael Herbach
Vice Chair – Vacant
Board Member – Li Roberts
Board Member – Larry Massing
Board Member – Ryan Strom
Board Member – Bill Mathers
Board Member – Christina de la Vega

ADMINISTRATIVE

Development Director – Kev Freeman
Board Secretary – Jordan Pinkston

CALL TO ORDER **5:27 PM**
Present: Li Roberts, Michael Herbach, Cristina de la Vega, Ryan Strom.
Absent: William Mathers, Larry Massing.

BOARD REORGANIZATION
Motion: Appoint Ryan Strom as Vice Chair
Action: Approve
Moved by: Li Roberts
Second by: Christina de la Vega
Motion passed unanimously.

APPROVAL OF MINUTES:
Motion: Action: Approve.
Moved by: Li Roberts
Seconded by: Christina de la Vega
Motion passed unanimously.

COMMENTS FROM THE PUBLIC: None.

COMMENTS FROM THE BOARD MEMBERS:

Christina de la Vega asked about the right of way swale proposed in the project. She made recommendations for retention ponds to be more eco-friendly.

COMMENTS FROM STAFF:

Tom wanted clarification that her recommendation was not for right-of-way swales, but for private property.

Christina de la Vega said that would be great to include right-of way swales. She would like our town to make it a requirement for all new developments.

Kev Freeman said that they are continuing to work on a complete eco-friendly system. They are encouraging things such as bio swales and a more complete system. We are encouraging this when we get a PUD, but it is not in the plan development code at the moment although we are working on ways to get that formalized. We are trying to negotiate with new applicants to generate additional landscaping. We need to look at right-of-ways and the maintenance responsibilities that come with that. There are a lot of alley ways in the city that are a nightmare and could be put to better use.

Li Roberts asked about private residences in the land development code that specifies sod is needed. She questioned whether sod was the appropriate cover for these pieces of property.

Christina de la Vega requested having an award for yards in the city that do not have sod and are eco-friendly.

Li Roberts said to not have those areas sodded is illegal and would advise not to encourage someone doing something that goes against code. She recommended starting with the code before giving an award.

OTHER MATTERS BEFORE THE BOARD

1. ORDINANCE No. 2410-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE KINGSPORT ESTATES RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR A 7.46 ACRE PROPERTY OW NED BY STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF CENTRAL PARKWAY APPROXIMATELY MIDWAY BETW EEN ITS INTERSECTIONS W ITH S. KANNER HIGHWAY TO THE W EST AND U.S. HIGHWAY ONE TO THE EAST, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE SEASIDE RPUD CONSISTING OF SEVENTY-FIVE (75) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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 5:36 PM: Tom Reetz, Senior Planner
Donte F., Meritage Homes
Doug Fitzwater, Lucido & Associates
Melissa Corbett, MilCor Group

BOARD COMMENT 6:00 PM:

Ryan Strom asked questions about parking at the pool and cabana.

Donte F. said they provided sidewalks on both sides, but looked at it as a small walkable community that was accessible for everyone.

Ryan Strom asked about mailboxes and where they plan to be located.

Donte F. said the mail kiosk will be located in the amenity center for residents to walk or ride their bike. It has been cleared with post office.

Ryan Strom asked about double dumpster enclosures.

Doug Fitzwater said they still need to discuss this with public works at the city because of the fitting issues in the small space. Parking is important and they do not want to take away parking spaces.

Donte F. said they city does not allow you do individual meters and they have to go with a master meter, therefore will not do individual sanitization pickup. They are caught between a rock and a hard place when having to meet the requirement of dumpsters. There are additional costs for the other alternatives. One is to add a sub meter, then you have to pay a company to read those meters and then they send you an invoice every month. This is an additional expense that is given to the HOA. However, that means we would not be able to have individual meters, which mean no individual pickup. These are fee simple townhomes and are not for rent. They are different from a condo or apartment complex. They have been working with staff trying to meet requirements. We would love to do individual pickup and meters, but it doesn't appear that will happen. We do not want to negatively impact residents around it.

Ryan Strom said that it would impact parking spaces because of the gates. He mentioned that he did not see a condition for boat or RV storage. He also asked what the price point was.

Doug Fitzwater said that they have those in their CCRS. They do not allow a commercial vehicle, boats, trailers, sheds, RVs, etc. The price point is $250 to $269 range. Our designers have put together packages to customize each base home to each resident who wants to

purchase a home. These are personalized packages, but they also offer upgrades to packages. They are excited about this project and the finishes selected for it.

Ryan Strom said the site plan proposed a 6ft. vinyl fence, but the the development commission its said aluminum. He also asked about site lighting.

Donte F. clarified the type of fencing. The lighting is part of the final plan with FPL and they have already begun discussing this with FPL and it is a process. They would like to use the standard black pole with an LED light. Each pole is about 16 feet tall and is for the internal components of the community. The entrance will have minimal up lighting to illuminate the sign as well as the pedestrian gate.

Ryan Strom said that when comparing site plans, there are questions about the dry retention areas.

Melissa Corbett explained how the swale system worked. She did not bring specific calculations, but they are making an attractive bio-swale with all of the calculations done. They have taken advantage of the entire perimeter and directing water to where the vegetation is.

Li Roberts asked staff if numbering can be clarified on the master site plan and it include everything on it. She also asked staff to clarify meter and trash pickup.

Tom Reetz said that Dave Peters from Public Works would be the best person to explain. We are not like the county, where they get one bill for trash and one bill for water. The city combines water and recycling in their billing system and one is dependent on the other. Public Works has requested that it be a master meter and if the development chooses to submeter from that they can for individual prices per unit. Trash will be billed to the HOA. The HOA will need to step in and help with rules and procedures.

Li Roberts asked if normally you contract with the city to have trash picked up. She asked why an HOA can't contract with the city to get trash picked up in front of 75 places. She was looking at old development conditions and it said the HOA will have a deed restriction for the placement of waste bins.

Kev Freeman said that the contracts are typically for commercial use. He explained that the old development conditions were at the time that individual trash pickup was going to occur, but that has changed. There are a number of issues if we are moving to that system. One of the issues is the size of the dumpster's enclosure which is designed for commercial not small residential parcels. I am hoping to work with public works to redesign them if we are forcing residents to use them.

Li Roberts said she truly did not understand why this was in the plan. She gave examples of why this does not make sense.

Kev Freeman agreed and said a single family home or townhome should not be responsible for their own trash pickup. Contracting the dumpsters out should be discussed with public works.

Melissa Corbett said she asked the opposite question and requested to not do the master meter because they want to keep homes at a specific price point. She wants to get rid of the master meter, but Public Works said this is the direction they are going in for this style community and it is mandatory.

Li Roberts said this does not make any sense and needs to be fixed by the city.

Ryan Strom said that it goes a step further. He said if you have a master meter with 75 individual owners, and one person doesn't conserve than the others are paying for him.

Kev Freeman said development agrees. It degrades the marketability of the product and it takes it into a multi-family arena, where we are trying to encourage single home ownership at a low price point.

Li Roberts asked how we can convey that as this moves though the system.

Kev Freeman said that he would take the recommendation from the LPA for the Development Department to discuss with Public Works of how we can better manage these things and resolve them in the best way possible.

Michael Herbach asked how they handle recyclables.

Li Roberts gave examples of how each resident would have to recycle.

Ryan Strom said it is three big footprints for the dumpsters that are being required.

Li Roberts mentioned she was concerned about on-street parking.

Tom Reetz said that it is not public right of way and is private property. If conditioned it has to be controlled by the HOA.

Li Roberts talked about the former development conditions. She thinks it would be appropriate to say that the HOA will incorporate a deed restriction that prohibits off street parking. The trash bun location should also be included with rv parking and waste bins. She asked if there was a slab behind the houses and what are they expected to include such as a screen.

Donte F. confirmed that they do have a dee restriction that prohibits off street parking. There will be landscaping along the buildings, but we do not prohibit additions.

Li Roberts said this language helps the HOA by putting it in the plan.

Donte F. said that there will be some type of slab that is outside the back patio, but no type of screen or roof will be done due to maintenance.

Michael Herbach asked about fencing between the townhome patios.

Donte F. said they may in the future.

Li Roberts recommended that all street lighting should be consistent in design and in the language.

Ryan Strom explained that these are fee-simple.

Li Roberts said they own the land the building sits on, but they do not own the drive way or site lighting so that needs to be put in the language.

Donte F. said there is a 10ft utility easement, typically everything is consistent.

Li Roberts assumed they fix the meters and dumpsters, but where will the mail be delivered.

Donte F. said every new community will have mail kiosk delivery. They may decide to break them up, but as of now it is a single kiosk.

Li Roberts said that she was concerned about parking to get her mail on her way home from work and there not being enough parking to accommodate her.

Donte F. said they discussed this with the post office. Before the dumpster location was discussed they had alternative options; however the kiosk was put in the amenity center to accommodate the dumpsters. The staff has been great to work with, but this was a curve ball and was not the ultimate situation.

Li Roberts said that the parking needs to be addressed if kiosk is currently in the center. She read the Master Drainage Report and Calculations referring to constraints restrictions and the first page in Appendix B.

Melissa Corbett said this was the geotechnical report and she brought it for the record. The recommendations in the report are completely valid. This was the first concept, if we had changed the plan around then you would be accurate. It's specifically referring to that lake.

Li Roberts said as long is staff is happy with that, I am happy with that. She asked questions about the walls and fences and who was maintaining them.

Donte F. confirmed the locations of the walls and fences. He said that the community will be gated and providing a transparent fence would give it a nice feel.

Li Roberts said that once with Willoughby extension comes through that whatever wall is on Central Parkway, should also be on Willoughby.

Doug Fitzwater thinks there is enough separation and landscaping and they are confident in there design and they considered everything. He said they like this community because it is pedestrian friendly with walkability and having a direct connection to the Willoughby extension is a plus.

Li Roberts asked if it would be put in the master site plan as a future gate for the Willoughby extension.

Donte F. said they have been working on where to put the sidewalk and it is still in the works, but it will be in the plan. The process to submit to the Water Management District is extensive with a maintenance section. HOA maintains it, we irrigate everything. It is covered in our CCRs.

Christina de la Vega said that parking will be very difficult. She asked if there were a family with multiple drivers, how they will be accommodated.

Donte F. said that the driveway can be used by tenants. If it is a one car garage there would be one in driveway one in garage and same for a two garage home. He explained that there is also some overflow parking. The buyer profile is a mix of residents that want to live in a gated community with amenities, but there are also some families that may have four drivers. If we were to try to accommodate everyone then there may be an empty lot with tons of spaces. Since the community is such a small parcel, all parking spaces scattered about can be used by the whole community. We would love to have more parking, but we just do not have enough room.

Christina de la Vega asked about pervious paver driveways and if they could increase the pervious area.

Melissa Corbett said there were restrictions on parking because the SFWM has restrictions on the size of the lake. This lake is the minimum size you can have.

Christina de la Vega asked about landscaping and lighting.

Donte F. said they preferred using brown mulch or pine needles to be Florida friendly. He said he can ask if the staff will provide what the light will be. At the front entrance the concept is an illuminated address with a led light. We will also have low landscape led lighting pointing down at the sidewalk.

Ryan Strom asked about the landscape maintenance.

Donte F. said it is fee-simple so they will take care of everything. The HOA will cover the cost of plant beds, grass and irrigation. The buyer profile is mixed for these types of communities.

Li Roberts asked about parking being restricted for residents.

Donte F. said there are guest spaces that can temporarily be parked in, but are not allowed for permanent resident parking.

Michael Herbach suggested a 6ft high precast wall on the south side. That road has a house keeping problem and he thinks that a high wall is needed.

Donte F. said the reason they did not end up including a 6ft wall on the north end because it is a high traffic road way and cost $82 a foot. Due to this and trying to manage our price point, it is an additional expense that the cost would go to the end user. We want to have affordable housing.

Michael Herbach does not think a vinyl wall is sufficient.

Donte F. said there are areas that are problematic when there is no growth in that area. Our hope is that crime rates will go down due to development and more activity.

Michael Herbach said that lower income areas continue to be lower income areas. He asked about bike racks.

Donte F. said there will be bike racks and trash receptacles next to them.

Michael Herbach mentioned that they might need to use language that is a specific description of what a commercial vehicle is.

Donte F. said that they cover specific details of what commercial vehicles are.

Michael Herbach does not think the gate on Willoughby will ever happen.

Donte F. said that everything will be identified on the site plan. When Willoughby does come through everyone will know that it is on the approved site plan.

Kev Freeman confirmed that he was talking about a vehicle connection.

Donte F. confirmed that this was only a pedestrian walkway and not a roadway for the extension.

MOTION:
Action: Approval with the following additions.
First, I ask that the City work with Public Works to express this board's strong feelings about meters and trash pickup. Second, if the mailboxes are all placed in amenity area then additional parking is added or redistributed to take care of off street parking in that area. Third, the language about signage in the proposed plan needs to add the words "in common areas" after lighting. Fourth, would be to include a future gate in the master site plan at the Willoughby extension. Fifth, is another restriction that talks about maintaining the wall and fencing. Sixth, include language about the following: waste bins, restrictions on vehicles, off

street parking; maintenance of the bio mat, regulating permits for guest parking spaces, and pool fencing.
Moved by: Li Roberts
Second by: Christina de la Vega
Motion passed unanimously.

PUBLIC COMMENTS:

1) Barbara Grass said that she was extremely happy about this going residential. She said that Central Parkway does not have good sidewalks and this project would provide that. She recommended individual meters because she does not want to spend her money on other people that do not pay their bills. She is in favor of this project.

ADJOURNMENT 7:13 PM:
Motion: Action: Adjourn
Moved by: Li Roberts
Seconded by: Ryan Strom

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Michael Herbach, Chair Jordan Pinkston, Board Secretary