City of Stuart

MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD December 12, 2019 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994

LOCAL PLANNING AGENCY

Chair – Michael Herbach
Vice Chair – Ryan Strom
Board Member – Li Roberts
Board Member – Larry Massing
Board Member – Campbell Rich
Board Member – Bill Mathers
Board Member – Cristina de la Vega
Ex Officio – Garrett Grabowski

ADMINISTRATIVE

Development Director – Kev Freeman
Board Secretary – Jordan Pinkston

CALL TO ORDER

ROLL CALL
Present: Michael Herbach, Li Roberts, Campbell Rich, Christina de la Vega, Ryan Strom, Bill Mathers
Absent: Li Roberts, Larry Massing

APPROVAL OF MINUTES:
Motion: Action: Approve.
Moved by: Bill Mathers
Seconded by: Rich Campbell
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS: None.

COMMENTS FROM THE BOARD MEMBERS: None.

ACTION ITEMS: None.

ORDINANCES:

1. AMENDMENT TO EXISTING PUD TO URBAN DESIGNATION AND TO RE-ESTABLISH DEVELOPMENT TIMELINES ORDINANCE No. 2421-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REFRESHING THE NOW DEFUNCT ORDINANCE 2275-2014, AMENDEDING ORDINANCE NUMBER 2095-07, FORMERLY THE "HARBOUR WALK PRESERVE COMMERCIAL PLANNED UNIT DEVELOPMENT" (CPUD) PROJECT; PROVIDING FOR DEVELOPMENT APPROVAL ON A 1.97 ACRE COMMERCIAL PORTION OF THE SITE, TO BE KNOW N AS THE "HANEY CREEK TRUST COMMERCIAL PROPERTY" URBAN PLANNED UNIT DEVELOPMENT (UPUD); PROVIDING FOR CERTAIN DESIGN CONDITIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY

PRESENTATION: Stephen Mayer, Senior Planner 5:34 PM

BOARD COMMENT:

Cristina de la Vega said that in 2007 there was a lot of opposition due to the site location's unique features.

Mike Mortell explained what originally occurred back in 2007 and what additional expenses run with the land. He said that the City has had multiple inquiries about the property, but they have been unable to lease it. He said that the board could recommend reverting the two acres back to the City. The city has been asked to donate the land to the affordable housing coalition, but there would have to be an approval. He confirmed the conservation land in the rest of the property.

Bill Mathers said that the FDOT would not give us another entrance to the site.

Mike Mortell said that the property is 100% commercial, the property surrounding it is conservation.

Cristina de la Vega asked if low income housing were to get it how many could be on 2 acres.

Mike Mortell said if they came back with a PUD they could do 60 apartments, but it would probably be more half that. He has seen a site plan for a hotel that fit.

Bill Mathers asked if the property was used for access.

Mike Mortell said that there are trails that lead out of the property, but as of right now nobody uses that as an access.

Ryan Strom said if they move approval it would give the City more flexibility.

Mike Mortell said that approving it would allow the most flexibility. It is in the MPO Plan where FDOT would pay to improve the intersection, but there has been no sense of urgency.

Bill Mathers said that the City would have to request an access.

Mike Mortell shared his insight of the status of the MPO and county's status on the property.

Cristina De La Vega asked what would be required of the city if they put a park entrance.

Mike Mortell explained what they could do and how much it would cost.

Bill Mathers confirmed that the city would have to get together with FDOT to put in the request years in advance. He said that the city has a right to ask for the interest of the improvements.

Rich Campbell asked what the gain and loss is by going from CPUD to UPUD.

Kev Freeman said that it is virtually the same thing. A UPUD allows you to look at the urban code, rather than using the baseline of the standard code.

Bill Mathers asked if a UPUD has enough flexibility to overcome some of the issues.

Mike Mortell said yes and that UPUD is urban and already takes into consideration the existing setbacks, density, uplands, preservations, etc.

Kev Freeman said that it is in the CRA.

PUBLIC COMMENT: None.

MOTION:
Action: Approve. The board recommends reversion to conservation if no development is completed by timeline extension (Jan 2023).
Moved by: Ryan Strom
Second by: Campbell Rich
Motion passed with Cristina De La Vega opposing.

2. AMENDMENT TO THE LAND DEVELOPMENT CODE UPUD DENSITY AND PARKING (QUASIJUDICIAL) (RC) ORDINANCE 2423-2020: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS" TO ADD A METHODOLOGY FOR RESIDENTIAL DENSITY CALCULATION AND ADD MINIMUM RESIDENTIAL CAR PARKING REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director 5:52 PM

BOARD COMMENT:

Cristina de la Vega asked why we should go by square footage.

Kev Freeman said that the use of cars will be the same. He gave examples of why this would be the best way to do it. He said what we are trying to do is reduce the cost per square foot unit and there is a value per square foot that is used to reflect sale price.

Ryan Strom asked about the example that was given for parking spaces.

Kev Freeman said that each project would be a PUD that would have to come forward and it would be up to the applicant to decide the amount of parking spaces.

Ryan Strom said he was concerned about the units being one bedroom but having two occupants which have two cars.

Kev Freeman said that he is doing more market research about housing versus parking. This will help support the demand that the community is seeing.

Campbell Rich confirmed that this is a proactive approach for housing.

Kev Freeman said that we see proposals that come in that want to provide single units, but are unable to do so because of parking or density requirements. This is a negotiated benefit through PUD process.

Cristina de la Vega asked what type of parking this would be.

Kev Freeman said that it depends on the site plan. He gave examples of other developments that have conformed to less parking and explained that more people are trying to live closer to their jobs. He said we have a lack of housing supply and we have to do better and allow building alternatives.

Bill Mathers said 900 square feet is large for a single unit. He gave examples of different types of single units that have a good track record. He said that bathrooms should be included in the square footage calculations.

Campbell Rich said that he is not bothered about not giving two spaces per unit.

Mathers asked for confirmation that the City would not be burdened by reduced parking.

Herbach gave an example of condos and recommended FHA assisting.

Kev Freeman explained his research results on affordable housing. He said this allows developers to market in this lower range.

Herbach said that he was involved in a housing project and discussed the SHIP program.

Kev Freeman: SHIP program is available in the City

Cristina de la Vega asked if we could give these benefits only to people who need it.

Kev Freeman: Most people are in the affordable housing range, which includes workforce market range. He said that the market at the moment is within the SHIP defined affordable housing limit so by being proactive we can get the supply market up.

Cristina de la Vega said we should use these only as incentives.

Kev: We can link to the SHIP housing rental levels.

Cristina asked about past projects and how we calculated the rates.

Ryan Strom said that he liked flexibility for the developers.

Kev Freeman said that he spoke to developers about how to encourage them to provide smaller/attainable units.

Campbell Rich confirmed that this is strictly within the CRA.

Kev Freeman: Haney Creek would be a good example of where we might not want to apply this.

Mathers expressed issues with mass transit and said that it is a good idea to make sure busses can gain access to the areas.

Herbach said that he talked to the MPO about the busses around town and wanted people to have greater access to public transportation.

Mathers asked how to expand the CRA and asked about the expanded area now.

Kev Freeman: Expanding the CRA is do-able but a long process and not what staff are recommending here, We don't need to designate this proposal to be to limited to only within a certain geographic area as the Urban District PUD is limited to the density allocated in the Comprehensive Plan so we can't go over that. We want to encourage new construction in these urban areas.

PUBLIC COMMENTS: None.

MOTION:
Action: Approve. **Bathroom restrictions, link to affordable housing, promote incentives.** connect bathrooms to calculations and look out how we relate that to obtainable housing, restrict it to downtown redevelopment future land use development or core CRA.

Moved by: Cristina de la Vega
Second by: Ryan Strom
Motion passed unanimously.

3. AMENDMENT TO THE LAND DEVELOPMENT CODE REVIEW PROCEDURES FOR PUD APPLICATIONS (QUASI-JUDICIAL) (RC) ORDINANCE 2424-2020: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 11.01.00 OF CHAPTER XI ENTITLED "PROCESSING OF PLAN APPLICATIONS" TO AMEND THE REVIEW BOARD PROCEDURES FOR PROPOSALS THAT INVOLVE URBAN PLANNED UNIT DEVELOPMENT LOCATED W ITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director 6:35 PM

BOARD COMMENT:

Cristina asked why…

Kev Freeman: A request from the CRB member because they are more familiar with the code. The question is should we move it across or keep the same process.

Mathers asked…

Freeman explained what we typically do, but…

Mathers confirmed…

Cristina asked if most of them have to have a land use change.

Kev Freeman confirmed that the plans will still come before the LPA, if they involve a future land use change.

Zoning change going from UPUD, if it is already a UPUD it can skip over and go to CRB. Creation of UPUD to LPA, management/amendment of UPUD goes to CRB.

PUBLIC COMMENTS: None.

MOTION:
Action: Approve forward with process, but add requirement that if is the creation of UPUD LPA, if it is a site planning, amendment management it goes to CRB.
Moved by: Rich
Second by: Strom
Motion passed unanimously.

STAFF UPDATE:

BOARD COMMENT: None.

ADJOURNMENT:
Motion: Action: Adjourn
Moved by: Strom
Seconded by: de la Vega

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Michael Herbach, Chair Jordan Pinkston, Board Secretary