



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD FEBRUARY 11, 2020 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Ryan Strom
Board Member – Margaret Bromfield
Board Member – Christina de la Vega
Board Member – Kelly Laurine
Board Member – Larry Massing
Board Member – Bill Mathers
Board Member – Jackie Vitale
Ex Officio Board Member – Garrett Grabowski**

ADMINISTRATIVE

**Development Director – Kev Freeman
Board Secretary – Jordan Pinkston**

CALL TO ORDER

ROLL CALL

Present: Margaret Bromfield, Christina de la Vega, Kelly Laurine, Jackie Vitale

Absent: Ryan Strom, Larry Massing, Bill Mathers

PLEDGE OF ALLEGIENCE 5:36 PM

Mike Mortell swore in Margaret Bromfield, Kelly Laurine and Jackie Vitale to the Local Planning Agency.

ANNUAL BOARD REORGANIZATION

MOTION: Appoint Kelly Laurine as LPA Chair

Action: Approve.
Moved by: Christina de la Vega
Second by: Jackie Vitale
Motion passed unanimously.

MOTION: Appoint Christina de la Vega as Vice Chair
Action: Approve.
Moved by: Jackie Vitale
Second by: Margaret Bromfield
Motion passed unanimously

APPROVAL OF MINUTES

MOTION: Approval of December 10, 2020 LPA Minutes
Action: Approve.
Moved by: Christina de la Vega
Second by: Jackie Vitale
Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with items changing the order of agenda items, adopting that Ordinance No. 2460-2021 present first and Central Parkway Lofts present second.
Moved by: Christina de la Vega
Second by: Margaret Bromfield
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 minutes max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

ACTION ITEMS: None.

ORDINANCES:

1. ORDINANCE No. 2460-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4W INDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURW INDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner
Kev Freeman, Development Director



5:43 PM

Dwight Price, Applicant

BOARD COMMENT:

Kelly Laurine asked for confirmation on the current zoning and requested zoning.

Christina de la Vega voiced concerns about setbacks.

Dwight Price reassured the board that everything will meet the city's land development code.

Staff confirmed what R2 would allow and the reasoning behind the applicant's request.

Kev Freeman explained why the availability for single family dwellings in the city is important to the commission.

Discussion continued about what the code allows the applicant to do with the property in each zoning situation.

PUBLIC COMMENT: 2:05

1. Marcela Cambor (West Osceola Street) – in support of the proposal and rezoning.
2. Rodger Bernoght (Snug Harbor) – concerned about the developer ruining the sidewalks, and safety for children. Prefers single family homes and does not agree with expanding the property line.
3. Mike Stetson (SE Monterey Ave.) – asked about the building's conceptual drawings. Discussed the surrounding properties and concerned about density.
4. Dale Thornberry (SE St. Lucie Blvd.) – presented the board with a map of his property and a petition signed by neighbors not in favor of the project. Described reasons why they are not in favor, such as 50 wide lots, safety, walkability, parking, and over development.
5. Fred Ritsky (SW Saint Lucie) – in favor of rezoning staying the same due to setbacks, aesthetic appeal, traffic, and density.
6. Shelia Kurtz (SE Four Winds Drive) – concerned about safety, parking, density, visibility of the setback allowed, street aesthetics.
7. Donald Doucher (SE Monterey Avenue) – concerned about the historical aspect of changing zoning from what was originally planned for.

BOARD COMMENT:

The board asked for confirmation about zoning for John Leighton's property.

Staff clarified the zoning was commercial as well as part of a PUD approval.

Kev Freeman addressed that they do not have safety concerns for the setback requests more so than any other single-family development requests.

Dwight Price addressed the sidewalk condition and clarified other concerns from the public on his proposed project.

Cristina de la Vega asked if he could relocate the faces of the homes.

The board, staff and applicant discussed replating to accommodate the face relocation of the buildings.

Margaret Bromfield confirmed that tonight is only about zoning and there will be another opportunity to approve what is put on the land.

Mike Mortell explained the approval process.

PUBLIC COMMENT:

8. Glen White (Four Winds) – concerned about parking, sidewalks, traffic, and trash.

BOARD COMMENT:

Staff confirmed how the zoning request process works.

Christina de la Vega expressed concern about water drainage on the proposed project.

MOTION:


Action: Approve.

Moved by: Christina de la Vega

Second by: Jackie Vitale

Motion passed with Kelly Laurine opposing.

2. CENTRAL PARKWAY LOFTS - MAJOR AMENDMENT TO RPUD (QUASI-JUDICIAL)(RC); ORDINANCE No: 2461-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE "CENTRAL PARKWAY LOFTS (NORTH)" AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH 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: Tom Reetz, Senior Planner  7:12 PM
Kev Freeman, Development Director
Marcela Cambor, Cambor & Associates

BOARD COMMENT:

Christina de la Vega explained her concern about a previous project that was approved for affordable housing that did not end up becoming affordable housing.

Staff and the City Attorney confirmed what happened with the Savannah Place project.

Jackie Vitale requested mature trees on the right of way, and clarification of Central Parkway ownership and a crosswalk.

Mike Mortell confirmed that it is City owned property.

Marcela Cambor said that a crosswalk was under discussion.

Christina de la Vega expressed concerns about trail access, parking, density, buffers, and greenspace.

Marcela Cambor addressed her concerns with statistics given and spoke about creating a sustainable future with the project.

Margaret Bromfield said that she was concerned about density and parking.

Marcela Cambor agreed that parking was light but explained that in the future there is the possibility that surrounding commercial developments will lease or share parking. She suggested making a condition in the PUD if they are concerned about parking.

Margaret Bromfield is concerned about the aesthetics of the building height, and density.

Mike Mortell explained what Central Parkway was originally zoned for and compatible uses.

Kev Freeman said that the underlying future land use in the Comprehensive Plan allows this amount of density.

Jackie Vitale addressed the county's housing crisis and said smart density is the way to solve the problem.

PUBLIC COMMENT:

1. Robin Cartwright (SE Hibiscus) – addressed the cost of the homes, density, and housing crisis statistics.
2. Linda Richards (SW Cabana Point Circle) – provided a handout of proposed projects. Expressed concerns about schools, roads, density, environmental pollution, and quality of life for residents.
3. Barbara Vigrass (SW Ranch Trail) – Business owner in Downtown Stuart. Concerned about traffic, safety, density, and rapid growth.
4. Luke Latham (SE Seahut Way) – Spoke about the dog park, sidewalks, current trees, lighting, parking, sidewalks, trails, and wildlife.
5. Michael Streth (SE Seahunt Way) – spoke about surrounding area.

BOARD COMMENT:

Christina de la Vega stated her concerns.

Discussion continued between the board and the applicant regarding traffic on Central Parkway, density, crosswalks, and parking.

Margaret Bromfield discussed that she is concerned about the rate of affordable housing proposed.

Mike Mortell explained that there is a state law prohibiting conditionalizing an approval on affordable housing.

The cost of the apartments was further discussed.

Staff explained the board's options on approval or continuance.

MOTION:

Action: Approve with the following conditions:

24 units per acre

1.6 parking spaces per unit

Establish a crosswalk

Add mature landscaping along Central Parkway

Moved by: Christina de la Vega

Second by: Jackie Vitale

Motion passed with Margaret Bromfield opposing.

PUBLIC COMMENT:

6. Paul Sandstrom (NW Darewood Lane) – explained that there is no affordable housing in Stuart.

STAFF UPDATE: None.

ADJOURNMENT

Ryan Strom, Chair

Jordan Pinkston, Board Secretary