



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD APRIL 29, 2021 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Kelly Larine
Vice Chair – Christina de la Vega
Board Member – Margaret Bromfield
Board Member – Ryan Strom
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  5:32 PM

ROLL CALL

Present: Kelly Laurine, Jackie Vitale, Ryan Strom, Bill Mathers, Christina de la Vega, Margaret Bromfield

Absent: Larry Massing

PLEDGE OF ALLEGIENCE  5:33 PM

APPROVAL OF MINUTES: None.

APPROVAL OF AGENDA

Action: Approve

Moved by: Jackie Vitale

Second by: Ryan Strom

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:

1. **ORDINANCE NO: 2466-2020 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "NEIGHBORHOOD SPECIAL DISTRICT" TO THE 49+/- ACRE PROPERTY, OWNED BY NEHME HOLDINGS, LLC AND WILLOUGHBY GROUP, LLC LOCATED ALONG SR-76 KANNER HIGHWAY, SOUTH OF MARTIN COUNTY HIGH SCHOOL AND ABUTTING LYCHEE TREE NURSERY; SAID LAND, ANNEXED BY ORDINANCE No. 2327-2016 AND ORDINANCE No. 2337-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "CPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE KANNER CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT, CONSISTING OF 162,020 SQUARE FEET OF RETAIL, BULK MERCHANDISE, AND AUTOMOBILE REPAIR SERVICES BUILDING FOOTPRINT WITH A STAND ALONE KIOSK AND FUEL FACILITY, 398 RESIDENTIAL APARTMENT UNITS AND RETAIL AND RESTAURANT PADS PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE OF DEVELOPMENT; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.**

PRESENTATION: Tom Reetz, Senior Planner
Bob Raynes, Gunster Law Firm
Doug Fitzwater, Lucido & Associates
Joe Marino, M&M Realty Partners
Mark Man, Costco Representative

 5:57 PM


Margaret Bromfield arrived to the meeting.  5:43 PM

PUBLIC COMMENT (3 minute max):  5:59 PM

1. Debbie Schelmety (SW Woodland Terrace) – Live in Palm City. Supports the project for multiple reasons.

2. Michael Craig (SE Doubleton Drive) – Willoughby resident. Concerned about congestion, location, Lychee Tree sustainability, over development, traffic, road design.
3. Lisa Miller (NW Fork Road) – Martin County native. Stated that she approves of growth but is concerned about traffic and would like Costco in a different location.
4. Linda Kay Richards (SW Cabana Point Ct.) – Opposes the project. Gave examples of why she believes the project does not comply with code.
5. Jerry Kyckelhann (SW Sandpiper Way) – Opposes the project with Costco and an apartment complex. (Presented the board with the Costco Site Plan for the record). Gave examples of why he believes the project is not a PUD and does not meet code. Concerned about traffic, fire codes, traffic design, dumpster.
6. Robert Snyder (S. Kanner Highway) – Speaking on behalf of the Lychee Tree. Spoke about his meeting with the developer and how they do not support the project. Concerned about pollution, traffic, safety, and small businesses. Opposed to changing the future land use zoning, not against development on the land.
7. Doris DiPino (SE Sterling Circle) – Supports the project. Spoke about the benefits of Costco.
8. Robin Cartwright (SE Hibiscus Avenue) – Opposes the project due to the location. Explained that she does think the proposal fits with the surrounding properties and it is overdevelopment that does not meet the Comprehensive Plan.
9. Jennifer Snyder (S. Kanner Highway) – Opposes the project. Encouraged the board to do their research on the property. Concerned about the river, students, evacuation routes, traffic, ecosystem and more.
10. Tom Loyd (SW Cabana Point Circle) – Is a member of Costco but does not believe that this is the right site for the project. Addressed the single family homes on the other side of Kanner.
11. Lydia Snyder (S. Kanner Highway) – Family owns the Lychee Tree Nursery. Not opposed to development but gave examples of reasons why she does not approve of the project.
12. Nancy Bates (SW Cabana Point Circle) – Opposed to the project. Spoke about trash, traffic, pollution, and overdevelopment.
13. Kerry Sees (SW 29th Street) – No show.
14. Kelly Middleton (Islesworth Circle) – Martin County resident and teacher. Founder of Stop Costco groups. Explained their concerns and why they are not in support of the project, such as traffic, student safety, over growth, apartments, gas station, and hurricane evacuation routes.
15. Brain DiVentura (NW Canal Way) – Expressed his concerns about wetlands, environmental impacts and SFWMD permitting.
16. Sharon Storms (SE Woodlake Lane) – No show.
17. Michele Reily – General Manager of Willoughby. Expressed concerns about traffic onto Willoughby Blvd. and has been speaking with Bob Raynes regarding the concern.
18. Kimberly Everman (PO Box) – Capital Planner with Martin County School District. Requested the following entered into site plan: enhanced crossing signals at intersections, bus stop on Kanner and/or by the roundabout, full crosswalks at each curb cut of Kanner and Willoughby, concurrency analysis in the next phase.
19. Helen McBride (SE Flamingo) – Supports Costco. Concerned about greenspace, safety of students.

Break.

Meeting called back to order:  6:51 PM

PUBLIC COMMENTS VIA ZOOM

20. Carol A. Snyder – Opposes the project.

BOARD COMMENT:



6:56 PM

Bob Raynes clarified public comments that were made regarding Lychee Tree Nursery, future land use designation, the past Martin County site proposal, new project being built on the past Palm City site, and School District requests.

Kelly Laurine, Jackie Vitale, Ryan Strom, Margaret Bromfield, and Bill Mathers disclosed that they have spoken with the applicant.

Kelly Laurine asked for confirmation that fire safety was addressed and density.

Bob Raynes confirmed they are reflected on the current site plan.

Staff confirmed that the Comprehensive Plan states regarding the future land use density.

Discussion regarding the safety of students and communications with the Martin County School Administration occurred.

Ryan Strom asked for the traffic engineer to discuss the potential impacts of the development.

Susan O'Rourke explained the review process, current traffic concurrency, cross accesses, crosswalks, signage, school zones, state regulations and driveways.

Doug Birkbank explained truck loading zones, trash compactor process and locations.

Cristina de la Vega asked for confirmation of the location of the trash compactors and thinks it could be a problem for the residents behind the proposed location. She recommended using the parking spaces as a buffer and wrap around the building.

Doug Birkbank explained the reasons why they chose that layout.

Margaret Bromfield asked about the location of the roundabout.

Susan O'Rourke addressed her concerns.

Kelly Laurine asked for clarification that Kanner Highway is at 1/3 of its capacity.

Susan O'Rourke clarified the statistics determined by the County and the traffic growth potential with the project.

Jackie Vitale voiced her concerns about housing. She suggested not having a gate, affordability, and a varied housing stock to create a neighborhood feel.

Margaret Bromfield addressed affordable housing.

Mike Mortell explained a housing ordinance that was passed regarding offsetting housing costs.

Jackie Vitale addressed concerns about the applicant's tree mitigation request.

Bob Raynes clarified his proposal for tree mitigation.

EDC of Port Saint Lucie explained stormwater treatment types being used.

Jackie Vitale suggested rain gardens and voiced her concerns about removing wetlands. She spoke about connectivity and suggested 8-foot sidewalks, bike lanes and sidewalk connections.

Doug Fitzwater addressed her concerns.

Discussion continued about connectivity, pedestrian friendly stops, potential tax income.

Kev Freeman explained the levels of taxation that will come from the project and potential impact.

Ryan Strom asked about unified control.

Bob Raynes explained that unified control will be a part of the project. The roadway will be open to the public, but privately maintained.

Discussion regarding the mix of uses on the proposal occurred.

Staff clarified the density calculation based on the Comprehensive Plan.

Ryan Strom addressed proposed landscaping, open space and vegetation requirements.

Doug Fitzwater addressed vegetation areas and open space.

Staff clarified the parking calculation.

Mark Man, Warehouse Manager for Costco in Palm Beach County spoke about the potential job opportunities.

Margaret Bromfield presented concerns about an additional gas station.

Doug Birbank addressed her concerns.

Christina de la Vega asked for clarification about vegetation and landscaping proposed. She voiced her concerns about shade in the parking lot and requested a bridge across the retention lake behind the apartments.

EDC explained why they could not add a bridge and clarified the current lakes on the property.

Christina de la Vega asked about the measurements of consecutive concrete and her concerns about accessibility.

Doug Fitzwater clarified the location of access points.

Bill Mathers asked for confirmation on the ownership of the property for platting purposes. He requested engineers look into utility easements and fire lines.

EDC confirmed that they have been in discussion with the public works department and fire inspector.

Discussion about the phases of the roads, traffic signal and Marty transportation occurred.

Ryan Strom asked for confirmation that the School Board's concurrency report will happen before the Final Site Plan.

Staff confirmed the process.

The board discussed affordable and livability housing on the property.

Parking, landscaping and open space was discussed.

Staff addressed parking concerns.

Ryan Strom expressed that he does not think the residential piece is fitting.

Joe Marino addressed the board's concerns and provided them with a more detailed explanation of the proposed plan. He explained what helps make the project affordable with a high amenity project.

Kelly Laurine asked for board clarification on what they are looking for by saying "housing creativity".

Jackie Vitale clarified what she is suggesting regarding housing.

Joe Marino said that he was happy to work with staff on architecture and design.

The board continued to discuss alternatives with the design and parking.

PUBLIC COMMENTS:

21. Robin Cartwright (SE Hibiscus Avenue) – Asked for clarification of the approval process for the project.
22. Barry Lezark (SW Cherokee Street) – Opposed to the project. Concerned about traffic and conflict of interest.

Mike Mortell confirmed that being a member of Costco is not a conflict of interest.

MOTION:

Action: Approve with the following conditions:

1. Review the architectural, urban design/layout and a variety of unit styles/types/design of the residential portion to get a better sense of community. Including the connectivity through and between parts of the site; internal and external sidewalks/multimodal paths pedestrian safety etc.
2. Add shade trees in the parking area, possibly a reduction in parking spaces.
3. Review design of the lakes to make them less rectangular/formal.
4. Provide an explanation of the calculation that would be used to determine stormwater improvements.
5. Ensure all concerns made by the Martin County School Board be addressed.

Moved by: Bill Mathers
Second by: Ryan Strom
Motion passed unanimously.

STAFF UPDATE: None.

ADJOURNMENT

Action: Approve.
Moved by: Ryan Strom
Second by: Bill Mathers
Motion passed unanimously.

Kelly Laurine, Chair

Jordan Pinkston, Board Secretary