



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD NOVEMBER 4, 2021 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Kelly Larine
Vice Chair – Margaret Bromfield
Board Member – Campbell Rich
Board Member – Ryan Strom
Board Member – Larry Massing
Board Member – Bill Mathers
Board Member – Jackie Vitale**

ADMINISTRATIVE

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

CALL TO ORDER  **5:30 PM**

ROLL CALL

Present: Kelly Laurine, Margaret Bromfield, Jackie Vitale, Campbell Rich, Bill Mathers, Ryan Strom

Absent: Larry Massing

PLEDGE OF ALLEGIENCE  **5:31 PM**


APPROVAL OF MINUTES:

Approval of October 14, 2021 Minutes

Action: Approve.

Moved by: Jackie Vitale

Second by: Margaret Bromfield
Motion passed unanimously.

Bill Mathers arrived to the meeting.  5:32 PM

APPROVAL OF AGENDA

Action: Approve.

Moved by: Margaret Bromfield

Second by: Jackie Vitale

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 minutes max):

1. **Rosemarie Westling (NE Stuart Street)** – Spoke about natural habitats, affordable housing, and zoning laws. Discussed Brightline contributing to the destruction of quality of life.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Bill Mathers has a potential conflict of interest and will abstain from voting.

ACTION ITEMS:

1. **SILVERTHORN RPUD - FIRST READING (QUASI-JUDICIAL) (RC): ORDINANCE No. 2472-2021: 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 CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDE ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER 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
Doug Fitzwater, Lucido & Associates
Michael Damelio, Meritage Homes

PUBLIC COMMENT (3-minute max):

1. **Linda K. Richards (SW Cabana Point Circle)** – Voiced her concerns about overgrowth in the City of Stuart.
2. **Robin Cartwright (SE Hibiscus Avenue)** – Spoke about overdevelopment in the city and encouraged the board to not approve the project.

PUBLIC COMMENTS VIA ZOOM: None.

BOARD COMMENT:

Ryan Strom asked for clarification of the location the trees in the swale area.

Melissa Corbett explained that it was dry retention.

Staff addressed the agreement with Martin County on the right turn lane only.

Dante Fraiegari, of Meritage Homes spoke about the median on Commerce.

Ryan Strom addressed not offering more outdoor amenities.

Dante Fraiegari addressed his concerns and explained their market analysis.

Ryan Strom asked about bike racks, addressed trash collection, postal location, gate locations, fencing, and buffers.

Kev Freeman explained some of the concerns that staff has with the proposed project.

Ryan Strom told the applicant the proposal is not where it needs to be at this point to receive approval.

Campbell Rich expressed his concerns with the traffic analysis.

Melissa Corbett explained how the traffic calculations are required to be made.

The board discussed how they do not agree with how traffic calculations are generated.

Mike Mortell explained the roles of the board and staff as it relates to the traffic study provided.

Discussion continued regarding traffic analysis.

Campbell Rich explained his concerns about asking for amendments to the Comprehensive Plan.

Kelly Laurine asked for confirmation of a mixed-use commercial and residential use on this parcel.

Staff confirmed that there can be 30% residential on mixed-use.

Campbell Rich explained that there are 3,095 residential units in the pipeline for 2025. He gave further examples of his concerns regarding the growth rates in the City of Stuart.

Kelly Laurine agrees that the property has good use being commercial and the property layout is missing elements.

Jackie Vitale asked for confirmation from staff regarding the benefits for the community from this proposal.

Kelly Laurine asked for clarification of the roll of the Development Department when looking at project proposals.

Mike Mortell clarified what the law is for staff in the development process.

Kev Freeman further explained staff's role.

Michael DAmelio explained the amenities they will be offering based on staff recommendations.

Margaret Bromfield expressed that she does not think the location of the property feels right for residential units.

Dante Fraiegari explained the reasons why they chose this property to request residential units on.

Action: Deny.

Moved by: Jackie Vitale

Second by: Campbell Rich

Motion passed unanimously.

STAFF UPDATE:

Kev Freeman mentioned that staff is planning to have a workshop on wetlands. He spoke about possible code amendments for development to move forward with more innovative stormwater techniques.

Mike Mortell said that the board can have a zoning in progress and explained what that entailed.

Campbell Rich requested the draft memo that Mike Mortell is working on be sent to the board.

Bill Mathers asked about the ordinance for small lots.

Mike Mortell explained possible options for code changes.

Discussion regarding the Sunshine Law occurred.

ADJOURNMENT:

Action: Approve.

Moved by: Campbell Rich

Second by: Jackie Vitale

Motion passed unanimously.

Kelly Laurine, Chair

Jordan Pinkston, Board Secretary