

MINUTES OF THE REGULAR MEETING OF THE CITY OF LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON THURSDAY, JULY 17, 2007

Those present: Dr. Edward Geary, Chairman
Xavier Blatch
Michael Herbach
William Mathers
Ryan Strom

Those absent: Larry Massing
Li Roberts

Also present: Dave Peters, Assistant Public Works Director
Terry O'Neill, City of Stuart Consultant

I. CALL TO ORDER: Chairman

Chairman Geary called the meeting to order at 6:30PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: June 19, 2008

MOTION: Ryan Strom

SECOND: Michael Herbach

Motion carried 5/0

Public Comments:

Board Comments:

Pinal Gandhi-Savdas, Senior Planner stated that Staff has started the process of identifying major issues for the Evaluation and Appraisal Report for the City's Comp Plan and they have hired a consultant to help with the task. She said they have already completed a preliminary list of major issues internally by Staff which will be presented to the LPA at their next meeting. The scoping meeting will be September 10, 2008 and the local agencies, regional planning agencies and the public will be invited to participate.

1. Approve amendment to the Local Comprehensive Plan related to the City's Ten Year Water Supply Facilities Work Plan

Presentation: Dave Peters, Assistant Public Works Director

Public Comments:

None

Board Comments:

Chairman Geary asked if on page #5 the known plume of EOC was volatile organic compounds because it wasn't listed.

Dave Peters said that was correct.

Michael Herbach asked on page #8 about current consumption and said it seems like we're using more water than we anticipate we're going to use.

Dave Peters said he is talking about two different numbers, the raw water supply and the finished water supply. He said typically there is less than 10% difference between the two. He stated that with a series of conservation methods they are reducing the numbers and that information is contained in the Water Conservation Elements.

Bill Mathers asked about per capita being used if it's a combination of both commercial irrigation and consumption.

Dave Peters said that is correct and because Stuart is a destination point and that per capita day usage has been recognized by the district to be a little higher than it typically would be and they're getting credit for that.

Chairman Geary asked about functional equivalent on page #13.

Paul Nicoletti replied it's any permit that would allow the use of potable water.

Dave Peters said it could be an application for an irrigation system or any functional thing other than a building permit.

Xavier Blatch asked about the TCT site and how close the contaminants are to the well field.

Dave Peters replied that it is in the well field but they have a consent order with the Water Management District whereby they use their raw water supply wells to pull the contaminant to a VOC tower and the towers are pulling the contaminants out of the ground and bringing them in to where they can be treated and removed.

Michael Herbach asked on page #8 about the residential 100 gallons per capita per day and non-residential is 1,100 per acre per day and said he didn't understand the acre.

Dave Peters said it's based on the development or their current zoning.

Bill Mathers asked if they were allocating water for the aquifer and asked if that was the number they checked against the allocation.

Dave Peters said the 201 gallons per capita per day usage is the number they gave them.

Xavier Blatch asked how it is calculated when there is commercial on the ground floor and residential above that.

Dave Peters said that they use the existing zoning and predict based on the maximum build-out of that particular parcel as to what kind of water consumption they might need.

Chairman Geary asked if there were any restrictions on pulling water out of the South Fork and watering your lawn.

Dave Peters said he wasn't sure but didn't think there was.

Ryan Strom asked what the criteria is for the transition on the project end of the reclaimed Phase 2 and the start of Phase 3.

Dave Peters replied funds.

MOTION: Xavier Blatch moved to approve the amendment to the Local Comprehensive Plan related to the City's Ten Year Water Supply Facilities Work Plan

SECOND: Bill Mathers

Motion carried 5/0

2. Proposed amendments to the Stuart Comprehensive Plan intended to enhance the City's competitiveness under the Florida Communities Trust (FCT) grant program for the acquisition of environmentally sensitive lands.

Presentation: Terry O'Neill

Public Comments:

None

Board Comments:

Bill Mathers asked about the difference in 1 acre per 500 and 2/5 acres per 1000.

Terry O'Neill replied they are distinguishing between local and district parks. He said an example of a district park is the Haney Creek Watershed Project and with that they can meet the 5 acres per 1000 criteria. They are not recommending the local park because they have a different level of service in the Comprehensive Plan.

Xavier Blatch asked if this is over and above what is required.

Terry O'Neill replied its voluntary language and very thematic and this particular agency has decided to craft its grant program to coax local governments into doing certain things.

Michael Herbach asked if they would get 200 points.

Terry O'Neill replied that they wouldn't gain all of the points, but it would make them competitive.

Bill Mathers asked if the tree replacement fund could be rolled over into something like this.

Terry O'Neill said it might enhance the application.

MOTION: Michael Herbach moved to approve the proposed amendments to the Stuart Comprehensive Plan intended to enhance the City's competitiveness under the Florida Communities Trust (FCT) grant program for the acquisition of environmentally sensitive lands.

SECOND: Bill Mathers

Motion carried 5/0

IV: COMMENTS FROM THE PUBLIC:

V. NEXT LPA MEETING:

August 21, 2008

VI. ADJOURN:

MOTION: Michael Herbach

SECOND: Ryan Strom

Motion carried

Chairman Geary, there being no further business before the Board the meeting is adjourned at 7:10PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary