

MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON THURSDAY, OCTOBER 15, 2009

Those present: Bill Mathers, Vice Chair
Xavier Blatch
Michael Herbach
Dr. Edward Geary
Ryan Strom
Larry Massing

Those absent: Li Roberts, Chair

Also present: Terry O'Neil, Interim Development Director

I. CALL TO ORDER: Chairman

Vice Chair Mathers called the meeting to order at 5:30PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: August 20, 2009

MOTION: Larry Massing

SECOND: Xavier Blatch

Motion carried 6/0

Public Comments: None

Board Comments: None

1. Request to consider a Future Land Use change from Public Institution to Commercial and Rezoning from Public to Commercial Planned Unit Development (CPUD) to allow renovation/expansion of an existing building to a 6,054 SF office building located south of the intersection of Monterey Road and Monterey Extension on a portion of the old City of Stuart Landfill.

Presentation: Terry O'Neil, Interim Development Director
Terry McCarthy, McCarthy Summers
Ken Natoli, Huston Cuzzo Group
Niki Gozdz, Crossroads Architecture

Public Comments: None

Board Comments:

Larry Massing asked if the putt putt element would remain.

Ken Natoli said it wouldn't be putt putt but it would be green.

Bill Mathers asked if they were going to rezone to straight zoning and asked if the master plan was going with it.

Terry O'Neil said it would be a CPUD and that this is Phase I only.

Ryan Strom asked the purpose of CPUD zoning to straight zoning.

Terry McCarthy replied that it was not their choice but they weren't against it.

Ryan Strom said there was nothing in the development order requiring green certification.

Terry O'Neil said it would be a required feature in Phase II.

Niki Gozdz said Phase I will use existing facilities as much as possible and getting certified LEED green would be their first accomplishment and Phase II the intent would be the platinum minimum LEED gold.

Terry McCarthy said they are talking about Phase I now and would have to come back for Phase II.

Dr. Geary asked what changes they would make in the parking lot.

Ken Natoli said not many but an overlay of the parking lot.

Dr. Geary asked about the large door and what it was for.

Niki Gozdz said Adam Scheildmeier is a general contractor and may use that for himself and his vehicles and materials.

Dr. Geary said the drawing is off by three feet and asked what an absolute net lease is.

Terry O'Neil said the tenant is responsible for any and all costs, new taxes and it is a bottom line figure to the City that doesn't vary by other factors and it is a standard for the City to require these kinds of leases so they know absolutely what the revenue will be.

Dr. Geary said he didn't see anything in the lease about the lessee going bankrupt.

Terry McCarthy said there should be a provision in Phase II.

Xavier Blatch asked if the lease had been approved by Commission.

Terry McCarthy said it had.

Larry Massing said that he thought if it had already been approved then this was outside their scope.

Terry O'Neil said he didn't think they want to get into already agreed upon lease issues.

Dr. Geary said that a survey is referenced but they didn't receive one.

Terry McCarthy said that there is a survey but it was supplied afterward and was the subject matter of an amendment to the lease.

Dr. Geary said he thought that when they have leases like this that the City Attorney should be present.

Bill Mathers asked if the next phase would have a single 20,000 square foot building.

Ken Natoli said that was the preliminary plan.

Bill Mathers said the future traffic count might go up and asked if that was covered by the lease agreements.

Susan O'Rourke said the analysis for the land use plan amendment is commercial but the actual proposal that they do concurrency and pay offsites on is going to be the 20,000 square feet of professional medical office which they used as the worst case scenario and the traffic study showed they don't have a significant increase so there are no additional improvements.

Bill Mathers said that the last time they saw this there was an issue with drainage and they should make sure in the final PUD that the drainage issue is resolved.

Adam Schildmeier with Creech Engineers said everything on site drains to the swale but he would get together with Sam Amerson to go over it.

MOTION: Dr. Geary moved to approve the Future Land Use change from Public Institution to Commercial and Rezoning from Public to Commercial Planned Unit Development (CPUD) to allow renovation/expansion of an existing building to a 6,054 SF office building located south of the intersection of Monterey Road and Monterey Extension on a portion of the old City of Stuart Landfill.

SECOND: Larry Massing

Motion carried 6/0

2. Request to consider a Site Plan approval for ECO Center Project located south of the intersection of Monterey Road and Monterey Extension on a portion of the old City of Stuart Landfill

Presentation: Terry O'Neil, Interim Development Director

Public Comments: None

Board Comments: None

MOTION: Xavier Blatch moved to approve the site plan for the ECO Center Project located south of the intersection of Monterey Road and Monterey Extension on a portion of the old City of Stuart Landfill

SECOND: Dr. Geary

Motion carried 6/0

Dr. Geary said that the board had asked for a status report on the Thies property.

Terry O'Neil said they would provide that at the next meeting.

IV. NEXT LPA MEETING:

November 19, 2009

V. ADJOURN:

MOTION: Larry Massing

SECOND: Ryan Strom

Motion carried 6/0

Vice Chair Mathers, there being no further business before the Board the meeting is adjourned at 6:15PM

APPROVED

RESPECTFULLY SUBMITTED

Bill Mathers, Vice Chair

Michelle Vicat, Board Secretary