

MINUTES OF THE REGULAR MEETING OF THE CITY OF LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 123 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON THURSDAY, SEPTEMBER 20, 2007.

Those present: Dr. Edward Geary
Li Roberts
Xavier Blatch
William Mathers
Ryan Strom
Teresa Lamar-Sarno

Those absent: Michael Herbach

Also present: Kev Freeman, Development Director

I. CALL TO ORDER: Chairman

Chairman Geary called the meeting to order at 6:35PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: August 16, 2007

MOTION: Xavier Blatch

SECOND: Bill Mathers

Motion carried

Public Comments: None

Board Comments: None

1. Request to consider a major amendment to the Commercial Planned Unit Development (CPUD) to approve: 1) A Master Site Plan; and 2) Compliance with the Site Design Qualitative Development Design Standards 3) A List of Development Conditions 4) A Timetable for Development Project Name: Pointe at Jensen Beach Property Location: Southeast Corner of NW Federal and NW Windemere Drive, Property Owner/Applicant: Jensen Beach Investors, L.L.C., Representative: Matt Yates, Lucido & Associates, Inc.

Presentation: Kev Freeman
Associates

Presentation: Matt Yates, Lucido &

Public Comments: Craig Mancuso thought that there should be a title search and a traffic light installed.

Board Comments: Li Roberts stated that she does not like sending items forward until everything has been worked out, asked for enhancements on the corners of the building and questioned the landscaping in the dry retention area. Teresa Lamar-Sarno questioned the tree mitigation. Ryan Strom questioned the number of parking spaces for the restaurant space. Xavier Blatch stated that he wants to make sure there is clarity in the offsite mitigation and agrees there should be a traffic light there and wants the easement issue taken care of. Bill Mathers has been asked to do the engineering so will not participate in this discussion. Chairman Geary liked the plan but asked that the monument not block the view of drivers coming out.

MOTION: Xavier Blatch moved to table this request until October 18, 2007.

SECOND: Li Roberts

Motion carried

2. Request to consider a major amendment to the CPUD to approve: 1) A Master Site Plan; and 2) Compliance with the Site Design Qualitative Development Design Standards and; 3) A List of Development Conditions 4) A Timetable for Development Project Name: Fountains at Stuart Property Location: Between SE Gran Parkway to the south and SE Dominica Terrace to the north. Property Owners: Stuart Town Center 1, LLC – Parcel A, Frank S. Schilleci – Parcel B Kremser Family Limited Partnership North – Parcel C Representative: Gunster, Yoakley & Stewart, P.A.

Presentation: Kev Freeman

Presentation: Mark Mathes

Public Comments: None

Board Comments: Xavier Blatch thought it is a great plan and everything that was suggested was incorporated. Li Roberts thought it was a wonderful job, asked for additional landscaping on Bldg. 600 and asked about adding crosswalks. Teresa Lamar-Sarno asked if all of the issues from Captec had been cleared. Ryan Strom asked if there was a master drainage plan for the area. Bill Mathers questioned the pervious/impervious ratio and asked about the rerouting of the drainage ditch. Dr. Geary asked if sidewalks are allowed on the right of way instead of internally.

MOTION: Xavier Blatch moved to approve a Master Site Plan, Compliance with the Site Design Qualitative Development Design Standards, a List of Development Conditions and a Timetable for Development for the Fountains at Stuart

SECOND: Teresa Lamar Sarno

Motion carried

3. Proposed ‘Cottage Lot’ Code supplement to the City of Stuart Land Development Regulations.

Presentation: Dennis Mrozek

Public Comments: None

Board Comments: Dr. Geary asked if there had been an inventory on how many substandard lots there are in the City. Li Roberts asked if there is a limit on how much

can be built in R1A zoning, asked if there was a restriction on the size of the accessory structure and had a problem with the maximum gross floor area. Teresa Lamar-Sarno asked if the setbacks are taken from the road. Bill Mathers asked if the carport or garage area could be removed from the square footage restriction. Xavier Blatch said he didn't think the side setback was enough. Li Roberts asked to see the inventory of 50 foot lots.

Public Comments: Fay Clark has a 50 foot lot and would like to see a provision for current owners of 50 foot lots that would allow them to rebuild their home if there was a catastrophic event that destroyed their home.

MOTION: Li Roberts moved to table this until October 18, 2007.

SECOND: Bill Mathers

Motion carried

4. Request for a Special LPA meeting on September 26, 2007

MOTION: Teresa Lamar-Sarno moved to approve the request.

SECOND: Xavier Blatch

IV: COMMENTS FROM THE PUBLIC:

V. NEXT LPA MEETING: October 18, 2007

VI. ADJOURN:

MOTION: Xavier Blatch

SECOND: Bill Mathers

Motion carried

Chairman Geary, there being no further business before the Board the meeting is adjourned at 9:52 PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary