

MINUTES OF THE SPECIAL MEETING OF THE CITY OF STUART LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON WEDNESDAY, JUNE 3, 2009

Those present: Li Roberts, Vice Chair
Michael Herbach
William Mathers
Ryan Strom
Larry Massing

Those absent: Dr. Edward Geary, Chairman
Xavier Blatch

Also present: Paul Nicoletti, City Attorney
Doug James, Development Director

I. CALL TO ORDER: Chairman

Vice Chair Roberts called the meeting to order at 5:35PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: May 21, 2009

MOTION: Michael Herbach

SECOND: Ryan Strom

Motion carried 5/0

Public Comments:

Board Comments:

1. Major Amendment to the SK Partners II CPUD
2. Major Amendment to the Sunbelt Partners CPUD
3. Major Amendment to CPUD Zoning District Marketplace of Stuart

Presentation: Doug James, Development Director
Mark Mathes, Lucido & Associates

Public Comments:

Michelle Reilly on behalf of Willoughby Golf Club thanked the LPA for giving them the time to work through this. She said they have made significant progress but have a few issues which are the appendages in the setback issues and the large box building being set back further than Lowes which they would like reduced, they wanted 26 feet in height overall, they are exploring moving and screening the air conditioning units and eliminating the parapet wall where possible. She said they asked their landscape person to give them an estimate on enlarging the landscape berm which he estimated at \$360,000 and they will have only \$220,000. They appreciate the increased spanning in the back but the members haven't seen it yet and she would like them to limit rear access. She also said they were trying to get a better estimate of their elevations

Mike Craig a resident of Willoughby asked if the finished floor elevations were close to Lowes, asked the setback from Willoughby setback line, asked if they were screening the air handlers and asked if the native landscaping would stay that way.

Doug Lerner a resident of Willoughby asked that the board require them to place poles at the north, middle and south end so they can have a clear view of how high the buildings would be.

Rich Pettit of 3535 SE Doubleton Drive asked about negotiating money to plant trees as soon as this is approved and asked that the developer put something in the lease that deliveries cannot be made between 11PM and 7AM.

Michelle Reilly said in the development conditions it states they would receive the money for the berm at issuance of permit and they would like it to be at time of application.

Mark Mathes said they will take time of delivery under advisement, he said they can't have the big building getting closer to US1 because of the parking changes, they will be in between the height of Lowes and Advantage Ford, their dry retention areas have storm water facilities, a canal with preserve on both sides, they will heavily landscape the perimeter of the rear property line and they will have an urban forest.

Mike Craig asked if the west side of the drainage ditch would remain native.

Mark Mathes said they have a preserve area and will remove the exotics and replace them with native plants.

Board Comments:

Ryan Strom asked Linda Hake about the May 28th email from the City Attorney.

Linda Hake said in #8 they proposed giving money to the Willoughby property owners and the City Attorney said with the PUD Agreement the City Commission can give them the ability to do that.

Paul Nicoletti agreed but said it was an open question as he didn't know what the City Commission would do.

Linda Hake said on #16 she met with the City Attorney and Development Director and worked out language they agree to, they changed #36 from the City of Stuart to Martin County, on #39 the governor signed Senate Bill 360 which allows certain extensions to development orders if they choose to do so and #45 they made more specific.

Paul Nicoletti said one of his continuing concerns was if the City Commission allowed them to place funds with Willoughby, they would lose control of those funds so they would need an agreement with Willoughby to make sure that would be controlled.

Mike Herbach thought the north and south elevations were flipped.

Li Roberts said they should put two handicap spots by Building O, she counted 1374 spaces instead of 1370, the dry retention area shows 2.87 acres and it should be 2.94, she asked that the back of restaurant D show the service door, on plan A301 she thought was the elevation was flipped, same page south elevation for retail M there are not two windows on the site plan, A301 north elevation is incorrect because the way they drew the building is cutting it at a 45 degree angle, A302 #8 the loading dock should be on the right and doors are in the wrong places, Retail K bump ups concern her and they asked that the a/c units be placed toward the front of the building but then they could remove the parapets in the back of the building.

Ryan Strom said at the last LPA they brought it up and he thought they've shown that.

Bill Mathers wanted to make sure that they would be adding screening to the a/c units.

Larry Massing said he would caution against removal of the parapet.

Li Roberts said Staff needs language regarding an easement to maintain fence.

MOTION: Larry Massing moved to approve the Major Amendment to the SK Partners II CPUD

SECOND: Ryan Strom

Motion carried 5/0

MOTION: Larry Massing moved to approve the Major Amendment to the Sunbelt Partners CPUD

SECOND: Ryan Strom

Motion carried 5/0

MOTION: Larry Massing moved approval of the Major Amendment to CPUD Zoning District Marketplace of Stuart with the conditions discussed which are the easement for the fence maintenance and cleaning up the scrivener's errors.

SECOND: Bill Mathers

Motion carried 5/0

Election of Chairperson and Vice Chairperson

MOTION: Ryan Strom elected Li Roberts as Chairperson

SECOND: Bill Mathers

Motion carried 5/0

MOTION: Ryan Strom elected Bill Mathers is Vice Chair

SECOND: Larry Massing

Motion carried 5/0

IV. NEXT LPA MEETING:

June 18, 2009

V. ADJOURN:

MOTION: Larry Massing

SECOND: Ryan Strom

Motion carried 5/0

Vice Chair Roberts, there being no further business before the Board the meeting is adjourned at 7:08PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary