

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 MAY 13, 2009

Those present: Dr. Edward Geary, Chairman
Li Roberts, Vice Chair
William Mathers
Ryan Strom
Larry Massing

Those absent: Xavier Blatch
Michael Herbach

Also present: Dennis Mrozek, Planner II

I. CALL TO ORDER: Chairman

Chairman Geary called the meeting to order at 5:34PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: April 30, 2009

MOTION: Ryan Strom
SECOND: Bill Mathers

Motion carried 5/0

Public Comments: None

Board Comments: None

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

Presentation: Dennis Mrozek, Planner II
Mark Mathes, Lucido & Associates

Public Comments:

Michelle Reilly General Manager of Willoughby Golf Club said they would like to see the building height lowered to 26 feet, asked that the a/c units be moved to

the front half of the building, would like the light poles to be under 25 feet, they do like the suggestion about the trees but may not agree on the amount that might require, they had a conversation about a masonry wall below or on top of their berm, any generators should be muffled, no outside loudspeakers, they would like to negotiate some service and delivery times and would like the developer to communicate with her in a development condition format.

Camille Sperones of 4474 SE Waterford Dr. said many members have gone north and they need time to communicate with them and that this could be a negative impact on their property values.

Tom Kanyuk of 4714 (unknown) concern was noise, lighting, getting the height of the building lowered and more specificity on the a/c compressors and generators by putting a wall on top of berm that would reflect the sound back to the source.

Dr. Richard Berchon complimented the LPA and the builder but thinks they do need a more in-depth study on what community wants, he wanted to know where the building lies based on the engineering report and asked about shielding the a/c and generators.

Robert Carpenter of 4682 SE Waterford Dr. thought the property could have been designed better and didn't think they protected their view. He asked that the landscaping be done up front so it would have time to grow before construction started.

Nancy Evans of 4722 SE Waterford Dr. asked the use of the largest building.

Mark Mathes said that they do not have leases signed yet.

Nancy Evans asked why the size was the largest without any prospects.

Mark Mathes said they don't build the building until they have a leaseholder.

Dick Evans of 4722 SE Waterford Dr. said for many of them this is the first night that they have been able to hear what is going on and they need more time to discuss this.

Jack McDonald of 4690 SE Waterford Dr. said he was just made aware of this; the developers have been cooperative, but he was concerned that the community needed more time to give their input and asked that the largest box not be larger than Lowes.

Lorie McKenna of 2126 SE Talbot Place said she loved the idea of having the convenience of stores and still have nature. She said the concern was the noise and look of the building and thought that could be easily corrected. She said the only other problem was dumpsters and asked them to come back with the depth, height, sound barriers distance and how much structure would they see.

Richard Pett of 3535 SE Doubleton Dr. thought there was a lot of vacant big boxes and storefronts and thought the amount of money that was negotiated get paid to Willoughby right away.

Board Comments:

Chairman Geary asked if the closest residence was 440 feet.

Mark Mathes said approximately 426 feet.

Chairman Geary asked who maintains the drainage ditch.

Mark Mathes said they would maintain the ditch and contact Martin County to see if they wanted to take it over.

Chairman Geary asked about condition #36 and if it should include storage trailers. He also said no vehicles or structures should be stored in the public right of way and it should also include signs.

Larry Massing agreed and said most big boxes around town do have disembarked trailers sitting out back for storage.

Li Roberts asked how tall the power poles are, questioned the back of retail L being a stark white, said building O needs to be the shortest building, she doesn't like behind building M that they lost the preserve and suggested moving the a/c units to the front of the building so they won't need a parapet. She thought the development conditions were missing noise abatement, delivery times, ditch maintenance and generator testing times. She then asked if they took something out where it starts at 16.

Linda Hake said they didn't take out anything on 16, just changed six months to twelve months.

Paul Nicoletti said #16 requirement was added in case the project was dormant for a long period of time and construction items were there.

Ryan Strom agreed with a lot of Michelle's comments and thought they could curve the back reducing it from the 31 height down to a 27 and bring the a/c units up to the east and screen them. He thought the community should see the list of development conditions.

Larry Massing asked if the mitigation money was available to the development prior to or after the PUD is approved.

Paul Nicoletti said he just saw this condition and he believed the tree mitigation ordinance requires trees and reserved judgment on that concept as the City Ordinance is pretty clear.

Mark Mathes asked the City Attorney to find out if the revue relates to whether or not a PUD can vary that ordinance like it can vary other aspects of the land development code.

Larry Massing said the wall did not appear to be a consensus.

Bill Mathers asked if they make a recommendation to the motion, will it move it along.

Paul Nicoletti said he would have to see how that ordinance reads.

Bill Mathers thought Ryan had a good idea to move the parapet.

Li Roberts asked if they could plant the trees on the Willoughby property.

Mark Mathes said that it would be easier to give the money to them and let their landscaper handle it.

Li Roberts asked about condition #30 where it says 30 feet, it should say 25 and in building C, F & G asked where they will put their trash.

Mark Mathes said they doubled up the trash cans.

Li Roberts said there is a sidewalk going across the spline road and it needs to have the paver blocks and also behind restaurant D & retail E.

Chairman Geary asked if they had vehicle access from this property to Advantage Ford.

Mark Mathes said they offered it,

Mark Mathes said looking at the comments they heard, they've addressed many of them and asked that the LPA approve it with conditions.

Li Roberts said she was interested in tabling it.

Linda Hake decided the best time to come back to the board is June 3rd then go to the June 22nd commission meeting and asked that when they come back to the LPA with the updated conditions (as much as they could) asked if they would move it on at that point.

MOTION: Larry Massing moved to continue the item to June 3rd, 2009

SECOND: Bill Mathers

Motion carried: 5/0

IV: COMMENTS FROM THE PUBLIC:

V. NEXT LPA MEETING:

May 21, 2009

VI. ADJOURN:

MOTION: Larry Massing

SECOND: Ryan Strom

Motion carried

Chairman Geary, there being no further business before the Board the meeting is adjourned at 7:54PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary