

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, JUNE 19, 2008.

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

Those absent: None

Also present: Paul Nicoletti, City Attorney
Tom Reetz, Senior Project Planner
Murriah Dekle, Project Planner II

I. CALL TO ORDER: Chairman

Chairman Geary called the meeting to order at 6:31PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: May 29, 2008

MOTION: Ryan Strom

SECOND: Bill Mathers

Motion passed 7/0

Public Comments: None

Board Comments: The board welcomed Larry Massing

1. Public Hearing: Request to consider a major PUD amendment to the Commercial Planned Unit Development (CPUD) to approve: 1) A Final Site Plan; 2) Compliance with the Site Design Qualitative Development Design Standards; and 3) A List of Development Conditions including a Timetable for Development
Project Name: Johnson Honda of Stuart Property Location: 4200 SE Federal Highway (SE corner of Pomeroy & US1) Property Owner/Applicant: Turquoise Moon LLC C/O C. David Johnson, JR Representative: Joseph W. Capra, P.E./Monica Graziani

Presentation: Murriah Dekle, Project Planner II
Monica Graziani, Captec

Public Comments:

Ken Surakis said he owns property on the south side adjacent on US1 and was concerned about the night-time lighting and the PA system.

Monica Graziani said there is no outdoor PA system and the lighting will be shielded per city codes and the residential area is buffered by a retention area and the native preserve area which will not be disturbed.

Board Comments:

Chairman Geary asked about storage and whether it was secure.

Monica Graziani replied that it was secure and the customer parking is out front and the rest is display parking.

Li Roberts questioned parking calculations for the surface area.

Monica Graziani said that the code isn't very clear on that and there is an interpretation that is made. She said there is no additional outdoor display area so they put zero and she did not add the second floor in because it was the sales area.

Bill Mathers said if you look at the customer required 47 then 66 for repair bays equals approximately 120 spaces and if you add the spaces on the first floor exterior not counting the double stack display areas you may have close to that number if not that number in the parking spaces labeled with the circles look like customer parking.

Li Roberts said leaving the zero is not leaving parking for customers and asked where employees would park.

Monica Graziani said she put what the code provision was but can elaborate and on the site plan put designated customer and employee parking.

Bryan Black, Architect for Johnson Honda said the facility will support approximately 60 employees and they are supplying 113 spaces which leaves over 50 spaces for customers and that would be a lot of customers to have at once.

Murriah Dekle said that prior to Commission they would go back over the spaces maybe using a different color hatch and recalculate the spaces but she thought that they had enough spaces.

Larry Massing said he would interpret it as one space for every 4500 feet.

Ryan Strom asked where the 418 number came from and asked if the dealership can control the number of customers on site.

Larry Massing suggested looking at Staff for their interpretation.

Tom Reetz agreed with Larry that the intent of the code was originally for all display space not just outdoor so they would have to go back and look at it.

Mike Herbach said he was familiar with car dealerships and they sometimes send cars to warehouse for South Florida even though it's not in their inventory. He said if you took this dealership and had 800 cars or 200 cars and you ran the same ad on Sunday, only so many people are going to come so it's not like there are going to be 100 people coming.

Monica Graziani said parking is the most crucial part of a dealership and they have searched for months for a site and she interpreted the code as it has been done for years. She said she wanted to put on record that the way she did this calculation is how its been done historically in the City for the twelve years she has been there and she implemented this code.

Paul Nicoletti reiterated that he wasn't challenging the calculation and they would get together and figure it out.

Monica Graziani said she needs to get a definitive interpretation from Staff on parking calculations.

Xavier Blatch said it was a fine project and would like to see numbers on the fourth floor.

Bill Mathers asked if they have added the fourth floor but haven't modified the site work data.

Monica Graziani said that they would modify it before it went to Commission calling them out as customer and employee parking.

Li Roberts asked about the lighting designation and said Item #9 needs to be removed.

Chairman Geary asked that on #32 it be added that there would be no parking or signs in the right of way.

Larry Massing asked if the west elevation was mostly open and asked if there would be high intensity display lighting there.

Brian Black said it would be lighting at security levels and it would not shine like a beacon and it would be dark sky compliant.

Xavier Blatch asked if there is a gate for the ramp and asked that it not be chain link.

Brian Black replied there would be.

Larry Massing asked about the spandrel panel material.

Brian Black replied pre-cast concrete.

Michael Herbach said on the south elevation there isn't a curb cut or anything shown to show you can access those doors.

Brian Black said this is a recent addition and they would add it on.

Chairman Geary asked that no signs and monuments be installed that would block the sidewalk.

Monica Graziani said they would evaluate that to make sure there were no visibility issues.

Bill Mathers said that the way the site plan is labeled where there is a master slice/final site plan on some of the documentation Tom Reetz referenced other documents to be submitted at final site submission and it needs to be changed because this is a master plan to accompany the PUD.

Monica Graziani replied that it is a master and a final so the intention is not to come back for any public hearings for approval of the final site plan.

Bill Mathers replied that there are some places in the document that stated that other information will be submitted with the final site plan for example on page 5 of the Staff Report.

Murriah Dekle said that should probably read at permitting submission rather than final site plan submission.

Bill Mathers said that he thought he saw it somewhere else also.

Paul Nicoletti said that for clarification he picked up another condition which is there should be no outdoor PA system.

MOTION: Larry Massing moved to approve the request to consider a major PUD amendment to the Commercial Planned Unit Development (CPUD) to approve: 1) A Final Site Plan; 2) Compliance with the Site Design Qualitative Development Design Standards; and 3) A List of Development Conditions including a Timetable for Development Project Name: Johnson Honda of Stuart Property Location: 4200 SE Federal Highway (SE corner of Pomeroy & US1) Property Owner/Applicant: Turquoise Moon LLC C/O C. David Johnson, JR Representative: Joseph W. Capra, P.E./Monica Graziani with conditions listed

SECOND: Ryan Strom

Motion passed 7/0

2. Public Hearing: Request for a rezoning to the 'Villagio Stuart' Commercial Planned Unit Development (CPUD) with a land use change from multi-family to commercial to approve: 1) A Master Site Plan for a Class 'A' Motor Coach Community consisting of 53 privately owned lots 2) A list of development conditions 3) Compliance with the Site Design Qualitative Development Design Standards and; 4)

A timetable for development. Property located at SE Indian Street. Property owner/applicant: Mike Stetson Representative: Houston Cuzzo.

Presentation: Tom Reetz, Senior Project Planner
Terry McCarthy, Attorney for the applicant

Public Comments: None

Board Comments:

Chairman Geary said he does not want another outdoor resort but would support the Class A if there is a guarantee that the only structures would be the storage rooms. He would not want them adding screen rooms, etc...

Terry McCarthy agreed with both comments and said that the comments should be contained in the motion of approval if approved.

Li Roberts questioned one car per space or two, said she didn't see anything about the fence all of the way around, questioned whether they will always be moveable and asked about the generator issue, she asked about the reassembly issue if he spoke with the City Attorney about it.

Terry McCarthy said that he looked it up and most of them are condos but said he would discuss it further with the City Attorney.

Larry Massing asked Staff why it was a rezoning from an RPUD to a CPUD and didn't think it was a good use for the property and said it looks like they are carving up 52 square foot lots and selling them for residential purposes and wondered why it was CPUD versus RPUD.

Tom Reetz replied that it needed to be a CPUD because the zoning needs to be commercial and only commercial land use can go in a CPUD and said temporary lodging in the Comprehensive Plan is noted as commercial.

Paul Nicoletti replied that it was technically not a residential use.

Li Roberts asked about the computation for open space and that she didn't think it added up correctly.

Mike Stetson replied that there is open space between each lot that is counted.

Li Roberts asked if Staff agreed with the computation.

Tom Reetz said he is taking their word for it that it is correct.

Mike Herbach questioned how long they are allowed to run the generators.

Dave Wahl, General Manager for Liberty Coach stated that this is not a rental application but a private resort so they will plug into power, not use the generator. He said that there is always a quiet time in these parks.

Mike Herbach said that something should be added into the regulations that stated generators could only run for a certain amount of time.

Ryan Strom asked if there were any restrictions on putting plumbing etc...in the shelter structure and asked if they were POA restrictions or development conditions.

Terry McCarthy said he had no problem putting restrictions in and the PUD would be more stringent than the POA.

Chairman Geary asked who would be responsible for the clubhouse.

Terry McCarthy replied that in a condominium or co-op up until developer turnover, the developer would guarantee any shortfalls and after the required period of time if it was 50/50 the developer would pick up 50%.

Xavier Blatch asked whether the property was fenced or walled.

Terry McCarthy said the intent is to put a berm on Indian Street and the rear is preserve.

Dave Wahl replied that there should probably be an eight foot fence around the property.

Chairman Geary asked about the size of trucks.

Terry McCarthy replied that there are certain conditions that need to be revisited and #21 is one of them.

Larry Massing asked if the subdivision was platted.

Terry McCarthy said it wasn't and they were still discussing whether it should be a condo or co-op.

Li Roberts asked about barbeque grills, dumpsters, green carts and whether outdoor kitchens would be allowed to be built.

Mike Stetson said he talked with Dave Peters who said they should have a dumpster and said they would be able to build an outdoor kitchen.

Dr. Geary replied they he had a problem with that.

Mike Stetson said if you have a home you could have a built-in barbeque.

Dave Wahl said that generally it would go through the HOA or POA for approval and would have to go through the permitting process and it would be a quality kitchen and everything would have to be maintained.

Mike Herbach asked about night/street lights.

Mike Stetson said it was on the plan on page 2.

Mike Herbach suggested double doors on the maintenance building.

MOTION: Ryan Strom said he thought the applicant had sufficiently addressed their issues, he is satisfied with the definition of Class A Motor Coach and moved to approve the request for a rezoning to the ‘Villagio Stuart’ Commercial Planned Unit Development (CPUD) with a land use change from multi-family to commercial including all conditions discussed.

SECOND: Mike Herbach

Motion passed 7/0

MOTION: Li Roberts moved to approve the Master Site Plan for a Class ‘A’ Motor Coach Community consisting of 53 privately owned lots with a list of development conditions, Compliance with the Site Design Qualitative Development Design Standards and a the timetable for development incorporating all of the conditions mentioned.

SECOND: Xavier Blatch

Motion passed 7/0

3. Public Hearing: Request a Major Amendment to the Stuart Lodge Residential Planned Unit Development (RPUD) for the ‘Stuart Lodge’ Adult Living Facility to amend the timetable for development.

Presentation: Tom Reetz, Senior Planner
Terry McCarthy, Attorney for the Applicant
Richard Kurtz, Applicant
Sheila Harrigan-Kurtz, Applicant

Public Comments: None

Board Comments:

Larry Massing asked if it was Florida LEED Certified.

Sheila Kurtz replied that she was told LEED Certification was recommended but they did not qualify because they were not close to mass transit. She said there were items in LEED that they were going to do.

Chairman Geary asked where they were going to get natural gas for the generators.

Sheila Kurtz replied they already have a natural gas pipeline run.

Mike Herbach asked what the City Commission did on the last timetable extension and said he doesn’t understand why they are doing what they’re doing.

Paul Nicoletti replied they turned down Kingsport's timetable extension because it was based purely on the economics of time and they felt that was not sufficient grounds and this is entirely different, the project has been completely reconfigured and he said he thought the time frames were realistic.

MOTION: Larry Massing moved to approve the request for a Major Amendment to the Stuart Lodge Residential Planned Unit Development (RPUD) for the 'Stuart Lodge' Adult Living Facility to amend the timetable for development.

SECOND: Bill Mathers

Motion passed 7/0

IV: COMMENTS FROM THE PUBLIC:

V. NEXT LPA MEETING: July 10, 2008

VI. ADJOURN:

MOTION: Li Roberts

SECOND: Michael Herbach

Motion carried

Chairman Geary, there being no further business before the Board the meeting is adjourned at 8:48PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary