

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, JUNE 18, 2009

Those present: Li Roberts, Chairman
Bill Mathers, Vice Chair
Dr. Edward Geary
Xavier Blatch
Larry Massing

Those absent: Ryan Strom
Michael Herbach

Also present: Tom Reetz, Senior Project Planner

I. CALL TO ORDER: Chairman

Chairman Roberts called the meeting to order at 5:32PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: June 3, 2009

MOTION: Bill Mathers

SECOND: Dr. Geary

Motion carried 5/0

Public Comments: None

Board Comments: None

1. Request to consider a major amendment to a Commercial Planned Unit Development (CPUD) GSA-Stuart

Presentation: Tom Reetz, Senior Project Planner
Steve Gaydosh, Engineer of Record

Public Comments: None

Board Comments:

Xavier Blatch said he addressed his concerns at the prior meeting and appreciated the fact that they took care of most of them.

Bill Mathers reminded the board that he is abstaining.

Dr. Geary asked if the 28,388 sq. ft of use was office and parking. He reminded Staff that a hotel has been approved across the street. He asked if all utilities would be underground.

Tom Reetz replied that it was and they would.

Chairman Roberts said she didn't see any notations for exterior lighting and there is no notation for signage.

MOTION: Dr. Geary moved approval of the request to consider a major amendment to a Commercial Planned Unit Development (CPUD) GSA-Stuart with the 31 comments from Staff.

SECOND: Xavier Blatch

Motion carried: 4/0 with Bill Mathers abstaining

2. Request to consider a major amendment to a Commercial Planned Unit Development (CPUD) SPS Center

Presentation: Tom Reetz, Senior Project Planner
Terry McCarthy, Attorney for the applicant
John Henry, SPS Properties
Leo Ciangrande, Traffic Engineer

Public Comments: None

Board Comments:

Larry Massing asked what the red iron is being used for.

John Henry said for the banding purposes. He said the root structure will be steel bar joists with a 60 gauge metal roof.

Bill Mathers said they show a 26 foot height and asked if that was the peak of it because they have a two foot fall across it.

John Henry said it is 26 feet in front then slopes to the back.

Bill Mathers asked if they've talked to the County and whether or not they are requiring any modifications.

Terry McCarthy said they have talked to them and they don't have any modifications.

Dr. Geary asked if the existing driveway on US1 is a common driveway.

Leo Ciangrande said yes it is and will continue to be.

Bill Mathers asked if they have talked to DOT.

Leo Ciangrande said they have not but they will.

Chairman Roberts asked Tom Reetz if he had the notes about #14 the distinction between the 15 and 25 feet, on #15 construction should be all masonry and concrete - add architectural enhancements that may be made of something other than that, #20 temporary modular buildings - add something about construction trailers, #12 clarification about varying power lines and address the typo in the timeline. She asked if on the south elevation of buildings 300 and 400 with the flat backs of the buildings if are they going to be banded for some distinction.

John Henry said they would be.

Chairman Roberts asked if there could be anything done to it to make it look better.

John Henry said there would be columns covering the downspouts which would break it up and landscaping.

MOTION: Larry Massing moved to approve the request to consider a major amendment to a Commercial Planned Unit Development (CPUD) SPS Center with the list of recommendations made by the board

SECOND: Dr. Geary

Motion carried: 5/0

IV. NEXT LPA MEETING:

July 16, 2009

V. ADJOURN:

MOTION: Larry Massing

SECOND: Bill Mathers

Motion carried 5/0

Chairman Roberts, there being no further business before the Board the meeting is adjourned at 6:34PM.

APPROVED

RESPECTFULLY SUBMITTED

Li Roberts, Chairman

Michelle Vicat, Board Secretary