

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, APRIL 21, 2011

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

Those absent:

Also present: Murriah Dekle, Project Planner II

I. CALL TO ORDER: Chairman

Chair 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: March 17, 2011

MOTION: Dr. Geary

SECOND: Michael Herbach

Motion carried 6/0

Public Comments: None

Board Comments: None

1. Greco Automotive – Request to consider a small scale amendment to the City’s Future Land Use Map (FLUM) changing the subject property’s land use from “Office/Residential” to “Commercial” and a zoning change from R-3 to CPUD, including a master development plan. Property is located at 1410 SE Ocean Blvd.

Presentation: Murriah Dekle, Project Planner II
Nelo Freijomel, Architect for Greco Automotive
Anthony Greco Sr., Applicant

Public Comments:

Ginny Sherlock who lives in the neighborhood said she is supportive of what the Greco's are doing but said the neighbors think it needs some vegetative buffer but they were supportive of the use and the CPUD.

Dan Parr who lives at 505 Madison questioned the effect on the adjacent neighborhood. He said there is a large unpaved area of right-of-way on Dolphin which is the issue for their area of the neighborhood and they have noticed an increase in traffic and parking in their neighborhood. He said there was a large dumpster installed there recently asked that it be buffered also. He suggested a substantial buffer between the site and surrounding properties and asked that they require and enforce a "no parking area" on Dolphin. He also suggested the pavement on Ocean no longer be used for parking and reduce the turn into Greco's from approximately four to two lanes. He said that there is a small change in the building so it is still a non-conforming use and if they changed it to commercial it would open it up to other uses. He said there are two canopies on the site and asked if one of them was coming down.

Murriah Dekle said the dumpster location was part of a Code Enforcement Violation and the Public Works Department decided where to put the dumpster. She said they explored different ways to address this and it is an expansion of the non-conforming use by enclosing the canopy which is how they arrived at the CPUD. She said in order to have a CPUD, you need the proper land use or otherwise they wouldn't be compatible. She said there are no plans for the other canopy except installing a fence around it and the site plan would be attached to the ordinance that would rezone the property and change the land use so the applicant would be restricted to the development documents that are approved.

Board Comments:

Larry Massing asked the distance between the front of the property and the enclosure.

Nelo Freijomel said approximately fifteen to twenty feet.

Michael Herbach said he had some questions that he emailed to Murriah Dekle and didn't think they had enough information at this time. He said they need to know what the four sides are going to look like. He said they put "see sheet 2" for the dumpster and he didn't find a sheet 2. He thought they needed more information on the sign and asked about nostalgia signs. He said the materials and color need to be in writing, they need a landscape plan and lighting information.

Ryan Strom echoed the comments from the residents and board members on the landscape plan. He suggested off-site improvements in the city right-of-way and possibly removing the paving in the area closest to East Ocean and making it green space which could be shown on the landscape plan. He said the parking calculations show two existing repair bays and the new plans show two in the existing and two in the new which is four and doesn't match the parking calcs. He said he didn't see the second canopy on the site plan or pervious and impervious calculations.

Larry Massing said in the stipulation order there is a legal landscape plan and he didn't see it.

Murriah Dekle said that landscape has already been installed and didn't want to confuse the issue.

Larry Massing asked about the City's buffering expectations.

Murriah Dekle said they didn't get specific numbers and Dolphin Drive is a large area and some of it is in the City right-of-way which would require revocable permits and approval from the Public Works Department.

Larry Massing said buffering is a significant improvement that needs to be made.

Avron Rifkin was concerned with the dumpster location because it is across the street from residences and said substantial buffering should be added.

Murriah Dekle said the applicant has walked the neighborhood and talked to the residents and will explore the landscaping.

Terry O'Neil said the dumpster is there because the City required it to be and they will work with the applicant to screen it.

Bill Mathers asked if they could see a document with the particulars of the PUD.

Terry O'Neil said the land use and zoning seem appropriate and it is a site plan issue and perhaps the City could augment screening in that area.

Dr. Geary said he is having a problem with the intensity of the use of the property. He asked how many business licenses they had on the property and asked where they keep cars towed there after being wrecked.

Anthony Greco said there were two business licenses and they don't keep any wrecked cars there. He said the general store is gone and he is not planning on putting one in.

Nelo Freijomel said he used the same plan that they used for Code Enforcement and it hadn't been updated but there is no general store there.

Dr. Geary asked if the roof is being replaced.

Anthony Greco said it has already been replaced.

Dr. Geary asked staff to pin down what is major and minor in there.

Paul Nicoletti said they were looking at a list that they asked the Greco's to give the City on what they thought was the difference between major and minor. He said pending this application, they have been abiding by that and don't have any

problem with that in the interim. He said what they are seeking and going to require in the site plan is that all repairs be done indoors.

Bill Mathers said when they come back indicate where the stored vehicles will be and said to choose the designation for general public parking.

Anthony Greco Jr. clarified for the board where all of the recycling materials and trash was distributed.

Bill Mathers asked that they note on the plan that it is coming back.

Paul Nicoletti asked for the boards' recommendation on land use and zoning.

Chair Roberts asked the board if they had any problems with the land use or zoning.

Dr. Geary said he has been driving by and counting vehicles on site and has counted 28 and 22 then went by other auto repair shops and said none of them had 28 cars on their lot.

Larry Massing asked if they were under state mandate to remove or inert the tanks.

Chair Roberts asked about the handicap space, said she would like to see removal of concrete on both of the side roads both ingress and egress, she had an issue with off-property parking for both Greco and his neighbor across the street Dr. Fier, she was concerned with fluid collection, she wanted to see in the future plans where they were storing fluids and have the underground tanks shown on the plans. She told the applicant that they were a volunteer board that took their jobs very seriously and that their comments should not be taken as a criticism but more of diligence on the part of the board. She then reiterated all of the boards comments.

Doug Killane who lives at 502 Dolphin Drive said the Grecos have been very good neighbors and thought that doing the mechanical work inside was a great idea and also liked the buffering. He said the paving on the public right-of-way could be a good place for on-street parking for the employees and public.

Terry O'Neil asked for board clarification on parking on the public right of way because the board was divided.

Ryan Strom said to analyze the site plan and parking requirements and asked if there is enough room on the site with these parking spaces to get what he wants.

Michael Herbach said they need to come up with some options and the board will do what's best for all concerned.

Bill Mathers asked that the City look at it and see if it is viable.

Nelo Freijomel said they could not address any environmental concerns and they needed to give them a time frame for the Greco's to address that.

MOTION: Larry Massing moved to continue the item to May 19, 2011.

SECOND: Ryan Strom

Motion carried 6/0

IV. NEXT LPA MEETING:

May 19, 2011

V. ADJOURN:

MOTION: Dr. Geary

SECOND: Michael Herbach

Motion carried

Chair Roberts, there being no further business before the Board the meeting is adjourned at 7:00PM.

APPROVED

RESPECTFULLY SUBMITTED

Li Roberts, Chair

Michelle Vicat, Board Secretary