

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, MARCH 17, 2011

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

Those absent: Li Roberts, Chair

Also present: Paul Nicoletti, City Attorney
Terry O'Neil, Interim Development Director
Joseph Hoffkins, Building Official
Murriah Dekle, Project Planner II

I. CALL TO ORDER: Chairman

Vice Chair Mathers called the meeting to order at 5:37PM

Paul Nicoletti swore in the new and returning board members.

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: January 20, 2011

MOTION: Dr. Geary

SECOND: Michael Herbach

Motion carried 6/0

Public Comments:

Board Comments:

1. Proposed Ordinance for Green Development

Presentation: Joe Hoffkins, Building Official

Public Comments: None

Board Comments:

Ryan Strom was concerned with the ordinance because there are already standards and certifications out there and they should tie in with the city's.

Paul Nicoletti said they were told by the representative of the Florida Green Building Council that if they didn't adopt their or LEED standards then the city can't call itself green. He said they are moving along in baby steps and are trying to install building efficiency so they didn't make any mention of any of the certifying agencies. He encouraged him to think of it as an interim step which does not prohibit anyone from seeking LEED or Florida Green Building Certifications.

Ryan Strom said a lot of the development standards specified in the point structures should have a reference guide on how to achieve certification.

Paul Nicoletti said one of the proprietary members would object to that.

Dr. Geary asked about in-home water sensors, asked if rain barrels would qualify as irrigation and questioned humidifiers.

Michael Herbach asked if a humidistat on an ac unit would qualify.

Larry Massing asked if they would be publishing some policies to quantify.

Joseph Hoffkins said they would have to put that in the reference.

Ryan Strom said each item would need a reference guide and suggested that with these standards then there should probably be a standard for the actual FGBC, LEED and NAHB certifications and if they achieve those standards is there an incentive or is that separate?

Joseph Hoffkins said that they decided to stay totally separate and not have the involvement because of the meeting that was held and what was discussed and that was why they decided to eliminate those organizations. He said they are starting out small to get people acclimated to the green and they put a set of standards in that are easier for people to meet at this point in time.

Ryan Strom said there should be more flexibility in tier one because if they don't have southern exposure they wouldn't be able to achieve it.

Paul Nicoletti said they have their ordinance but they could say if someone becomes LEED. NAHB certified etc...then they will accept that and they could amend their rebate chart.

Bill Mathers wanted to make sure that this is voluntary.

Paul Nicoletti said that it was.

MOTION: Dr. Geary moved to approve the Proposed Ordinance for Green Development including amendments and recommendations

SECOND: Avron Rifkin

Motion carried 6/0

2. Request to consider a Major Amendment to the Willoughby Commons CPUD to allow an expanded list of permitted uses

Presentation: Terry O'Neil, Interim Development Director

Public Comments: None

Board Comments:

Larry Massing said he has a conflict as he is an agent for the purchaser.

Ryan Strom said he has a conflict as he is an agent for the applicant.

Fred Van Vonno representing the owners and association said that Jeff Dougherty with Martin County called and had a question on some setback figures.

Terry O'Neil said the land was subdivided and there was a slight conflict in the language on the original contract and they looked at it as a technical matter and they may just add language that negates the references to setback because they are no longer relevant.

Fred Van Vonno said they had worked out some language with Jeff Dougherty and believed he forwarded it to clarify that the setbacks would apply to the perimeter boundaries so no buildings on the site would encroach on those setbacks. He said the other items are technical details but they don't want to go through this process and have an issue crop up.

Avron Rifkin asked if it was a divisible interest from the PUD.

Paul Nicoletti said from their standpoint it is unified for development purposes.

Dr. Geary asked if the city has exhausted their talks with the county as far as moving all offices downtown.

Terry O'Neil said there are ongoing talks and the County agreed to purchase the Supervisor of Elections building and they are negotiating with the County to build a facility in the vicinity of the courthouse but what they didn't get is having the tax collector moved downtown. He said they haven't gotten all that they asked for, but a portion of it.

MOTION: Michael Herbach moved to approve the request to consider a Major Amendment to the Willoughby Commons CPUD to recommend that development conditions include government owned offices permitted on lots A and B as described in Exhibit B attached

SECOND: Avron Rifkin

Motion carried 4/0

IV. NEXT LPA MEETING:

April 21, 2011

V. ADJOURN:

MOTION: Larry Massing

SECOND: Ryan Strom

Motion carried 6/0

Vice Chair Mathers, there being no further business before the Board the meeting is adjourned at 6:40PM.

APPROVED

RESPECTFULLY SUBMITTED

William Mathers, Vice Chair

Michelle Vicat, Board Secretary