

**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, NOVEMBER 17, 2011**

**Those present:** Li Roberts, Chair  
William Mathers, Vice Chair  
Dr. Edward Geary  
Michael Herbach  
Avron Rifkin

**Those absent:** Ryan Strom  
Larry Massing

**Also present:** Deanna Freeman, Senior Planner  
Tom Reetz, Project Planner II

**I. CALL TO ORDER: Chairman**

Chair Roberts called the meeting to order at 5:35PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: October 20, 2011**

**MOTION:** Mike Herbach

**SECOND:** Dr. Geary

**Motion carried** 4/0

**Public Comments:**

**Board Comments:**

1. Request to consider a Rezoning from R3 to CPUD and approve a Site Plan for Covenant Fellowship Baptist Church

**Presentation:** Tom Reetz, Project Planner II  
Matt Price, Pastor of Covenant Fellowship

**Public Comments:** None

**Board Comments:**

Mike Herbach asked what kind of easement it is.

Tom Reetz said it was only for emergency vehicles.

Bill Mathers asked if Astor is marked as a dead end street.

Tom Reetz said he believed it was.

Matt Price, Pastor of Covenant Fellowship said their intent was to build both shells at the same time and complete the Family Life Center and then the Worship Center in sub-phases as funds are available.

Mike Herbach said he thinks it's a job well done and the bases are all covered.

Bill Mathers said they should consider pulling an occupied shell permit.

Terry O'Neil said they would work with the building official on the phasing.

Dr. Geary reminded the board that on Ruhnke they abandoned right of way and if they had not abandoned that they would have had right of way from US1 to this property.

Li Roberts said the dumpster is on the site plan, but not on the landscape plan. She said if the Ruhnke Street is the main entrance, she's not sure they want the dumpster on the left side as they come in.

Matt Price said the dumpster is located where the landscape architect plan shows it, but the Public Works Department didn't want it located in that spot and after much discussion they were going to locate it on the edge of the preserve area.

Li Roberts said they usually see a drawing of the dumpster enclosure.

Terry O'Neil said they were probably going to see some changes on that which is why there is no drawing.

Li Roberts said there is a discrepancy in the total square feet numbers.

Matt Price said he thought there was an addition but would look into it.

Li Roberts said the Stuart Police Department wanted four lights in the parking lot and she only found three.

Terry O'Neil said the police department will do another review but they want to preserve some flexibility in the lighting plan and address it at the time of permitting.

Li Roberts asked if there were any proposed signage on Ruhnke Street.

Matt Price said he believed there would be.

Li Roberts said that needed to be added to the conditions and asked that they remove the 72.91 feet that's showing the Family Life Center's distance from the west property line and didn't know why it was mentioned there.

Oats Reese with Creech Engineers said that there was a small triangle of property donated to the church by Martin County.

Li Roberts asked if the covered parking was there now and how they would access it?

Matt Price said they would be pulling in and out from the front and it was just for church busses.

Li Roberts asked if staff felt comfortable with proposed or future on the covered parking.

Terry O'Neil said there could be some stabilization done there.

Li Roberts said if it was going to be used routinely as parking then it needed to be stated and treated as such. She thought the same should be done for the pavilions. She thought the parking requirements were based on the number of seats and was concerned that the parking calculations would be off.

Terry O'Neil said he thought that was a good idea and they would do that before first reading.

Dr. Geary asked if the Captec comments had been addressed.

Tom Reetz said it is a provision and that they are taken care of before permitting.

Terry O'Neil said that these conditions will be made a part of the approving ordinance so they stay with the document and have to be addressed at the time of building permit and they will remove the extraneous notation at the bottom of page 50.

**MOTION:** Dr. Geary moved to approve the request to consider a Rezoning from R3 to CPUD and approve a Site Plan for Covenant Fellowship Baptist Church with the conditions mentioned.

**SECOND:** Bill Mathers

**Motion carried 5/0**

2. Request for a Major Amendment to the 600 Building RPUD

**Presentation:** Deanna Freeman, Senior Planner

**Public Comments:**

Deborah Kline who lives on the west side of Parcel B asked if it would go back to the same conditions as if the PUD had never gone into effect. She said the prior owner was granted access to the closed alley behind the garage and asked if it was still open for access to Parcel B.

Deanna Freeman said there has been no proposal to change anything other than removing it from the RPUD so whatever was approved remains in effect.

**Board Comments:**

Dr. Geary asked if they were abandoning the right of way.

Deanna Freeman said no, everything remains in place.

Li Roberts asked what they were going to do with Parcel A.

Deanna Freeman said at this point just an extension of the timetable that lapsed to allow Mr. Leighton the opportunity to keep that permit alive in terms of exploring marketability of the site.

John Leighton said they just recently bought the properties at an auction which is why they didn't apply for the senate bill.

Mike Herbach said on the original PUD the developers had stipulated that they were going to enhance 5<sup>th</sup> Street and asked if that still applies.

Deanna Freeman said nothing changed with what was recorded.

**MOTION:** Avron Rifkin moved to approve the request for a Major Amendment to the 600 Building RPUD

**SECOND:** Mike Herbach

**Motion carried 5/0**

**IV. NEXT LPA MEETING:**

**December 15, 2011**

**V. ADJOURN:**

**MOTION:** Michael Herbach

**SECOND:** Bill Mathers

**Motion carried 5/0**

Chair Roberts, there being no further business before the Board the meeting is adjourned at 6:59PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Li Roberts, Chair

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Michelle Vicat, Board Secretary