

**MINUTES OF THE SPECIAL MEETING OF THE CITY OF STUART LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 123 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY, NOVEMBER 20, 2007.**

**Those present:** Dr. Edward Geary, Chairman  
Xavier Blatch  
Michael Herbach  
Ryan Strom  
Teresa Lamar-Sarno

**Those absent:** Li Roberts  
William Mathers

**Also present:** Paul Nicoletti, City Attorney  
Kev Freeman, Development Director

**I. CALL TO ORDER: Chairman**

Chairman Geary called the meeting to order at 6:32PM.

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: September 20 & 27, 2007**

**MOTION:** Xavier Blatch  
**SECOND:** Teresa Lamar-Sarno

**Motion carried**

Public Comments: None

Board Comments: None

**1. Request to consider an Ordinance of the City of Stuart, Florida amending the Land Development Code at Chapter 6, Development Design and Improvement Standards, by providing supplemental standards for Nightclubs, Large Bars and Restaurants.**

**Presentation:** Paul Nicoletti

**Public Comments:**

Mark Mathes asked if the approval criteria were objective so potential business people

will know what is required. He asked there was a process available if someone purchased an existing facility and wanted to make some changes.

Barbara Lander asked that the backgrounds be checked on everyone who has an ownership interest.

**Board Comments:**

Dr. Geary questioned the eight foot buffer and asked what “member” consisted of.

Mike Herbach asked what would happen if they don’t serve alcohol down the road and as far as outdoor assembly areas being fenced in if they have defined “fence”. He asked about over exceeding the number of occupants allowed and if they exceed it, how long would they be closed for?

**MOTION: Teresa Lamar-Sarno moved to approve the request to consider an Ordinance of the City of Stuart, Florida amending the Land Development Code at Chapter 6, Development Design and Improvement Standards, by providing supplemental standards for Nightclubs, Large Bars and Restaurants with the revisions mentioned.**

**SECOND: Michael Herbach**

**Motion carried 5/0**

**2. Request to consider a major amendment to the Commercial Planned Unit Development (CPUD) to approve: 1) A Master Site Plan; and 2) Compliance with the Site Design Qualitative Development Design Standards and; 3) A List of Development Conditions 4) A Timetable for Development Project Name: Pointe at Jensen Beach Property Location: Southeast Corner of NW Federal and NW Windemere Drive Property Owner/Applicant: Jensen Beach Investors, L.L.C. Representative: Matt Yates, Lucido & Associates, Inc**

Presentation: Kev Freeman

Presentation: Mark Mathes

**Public Comments:**

Joe Steinbecker asked if Ryan Strom had looked into the parking for the restaurant or lack thereof and when the Publix goes in on Baker Road it will create even more traffic. Bill Blankenship is pleased with what the developer has done and as a homeowner can support this project.

Greg Timmer questioned whether the entrance coming into Windemere Drive will be marked “No Commercial”?

Howard DeCosta Board President of Pineapple Commons thanked the development team for meeting with them and asked if the developer would notify each homeowner of the upcoming Commission meeting and questioned the interim distress regarding the signal and hoped that there was an interim solution to the problem such as police officers there during peak times. He asked for clarification/elaboration on providing gates. Ed Yanni has no objection to the shopping center but is concerned about the ingress/egress into Windemere.

Ellis Reese thanked Staff and the Developer for meeting with them to work things out but is still concerned about the traffic and whether the DOT will allow a light to be put there and doesn’t understand why they have to use Windemere for their access.

**Board Comments:**

Mike Herbach questioned the sign height.

Chairman Geary asked to make sure the sign would not block the sidewalk.

Teresa Lamar-Sarno said she did not see a commitment in the development order about the bus stop issue.

Xavier Blatch wanted to make sure that the Windemere residents knew that the board has gone to extreme limits to make this development as nice as possible and they have gone over and above.

Ryan Strom asked if a development order could take a non-concurrent situation and make it ok and what if the traffic concurrency situation does not happen. He said he is a reluctant supporter of this development but asked if they would keep some of the open space on the site and thought the developer has done more than their fair share.

Chairman Geary questioned the flow of drainage and on the NE corner where traffic turns into one way.

**MOTION:** Mike Herbach moved to approve the request to consider a major amendment to the Commercial Planned Unit Development (CPUD) to approve: 1) A Master Site Plan; and 2) Compliance with the Site Design Qualitative Development Design Standards and; 3) A List of Development Conditions 4) A Timetable for Development with the following recommendations: (1) Change the sign to 15 feet (2) Notify homeowners before the November 10th meeting (3) Have Staff include a condition on the bus stop cul-de-sac situation.

**SECOND: Teresa Lamar-Sarno**

**Motion carried 5/0**

**IV: COMMENTS FROM THE PUBLIC:**

**V. NEXT LPA MEETING:**

December 20, 2007

**VI. ADJOURN:**

**MOTION:** Mike Herbach

**SECOND:** Teresa Lamar-Sarno

**Motion carried**

Chairman Geary, there being no further business before the Board the meeting is adjourned at 8:08PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Dr. Edward Geary, Chairman

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Michelle Vicat, Board Secretary

