

MINUTES OF THE REGULAR MEETING OF THE CITY OF LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON THURSDAY, AUGUST 21, 2008.

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

Those absent:

Also present: Doug James, Development Director
Pinal Gandhi-Savdas, Senior Planner
Murriah Dekle, Project Planner II

I. CALL TO ORDER: Chairman

Chairman Geary called the meeting to order at 6:30PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: July 10 & 17, 2008

July 10, 2008

MOTION: Xavier Blatch
SECOND: Michael Herbach

July 17, 2008

MOTION: Xavier Blatch
SECOND: Ryan Strom

Motions carried 7/0

Public Comments: None

Board Comments:

1. Public Hearing: The Board is requested to consider the draft list of Major Issues to be included as part of the Evaluation and Appraisal Report (EAR).

Presentation: Pinal Gandhi-Savdas

Presentation: Linda Strutt, Consultant

Public Comments: None

Board Comments:

Li Roberts asked if when the City provided the information to Linda Strutt if they gave her the background like the stakeholders report, granny flats or alternative compliance issues.

Linda Strutt said they have been reviewing the evaluation but they are at the comp plan level not LDR.

Pinal Gandhi-Savdas explained how she compiled the report.

Michael Herbach said that everyone on the board has a good grip about what needs to be done and he has sat on the board when infill developments were presented and the board liked them, but citizens showed up who did not want these developments so when it got to Commission they denied it. He asked why they were taking up the board's time, said they all have the backgrounds to review projects but then the projects are rejected.

Linda Strutt said that in some City's when you have that problem you put it in as force of law.

Li Roberts said that it is a required process and Linda is hired to create a report and that is what she did. She said that if developments don't get approved then they can go with straight zoning which usually turns out worse than what they applied for originally.

Michael Herbach said he is concerned with the Commission denying applications just because people show up to protest them.

Li Roberts said that when Linda does her presentation to the Commission she should elaborate exactly what infill means so it is documented somewhere.

Bill Mathers said in the past when they did comp plan reviews they went element by element and asked if they would skip the comp plan and go to those issues.

Linda Strutt replied they would evaluate the elements primarily with respect to the major issues. She said there would also be an overall audit but not at a line by line level. She said that there are quite a few things in the comp plan that have to be updated like outdated deadlines and changes that have been made to the state law that affect it but the detailed look would be at how they support the major issues.

Bill Mathers asked if they could throw the elements in their packets so they could make recommendations so she would have them before their meeting.

Li Roberts agreed and said the next time they were scheduled to see them was July 2009 and she asked if they could receive it before then. Li asked if the City could provide them

with a binder.

Bill Mathers said previously Staff would give them a binder and then take it and update it and bring it back to them.

Linda Strutt said she would work with the board and staff in however they wanted to do it. She said that they would also get the Capital Improvement Update soon.

Ryan Strom said on the #2 bullet "Efficient Use of Resources and Sustainability" if you take Leed Standards or the Florida Green Building Coalition Standards for commercial, site design standards etc..., they have all the different standards you can use and it encompasses all of the resources in those processes. He said he understood why Martin County made that a big bullet because it takes into account all of the little bullets if you adopt an FGBC or Leed standard.

Chairman Geary asked about #3 Frasier/Krueger Creek de-mucking and planting and whether they are going to look at all of the waterways in the City or just those.

Linda Strutt said that came specifically from engineering and perhaps they should look at all of them.

Xavier Blatch said that this is a very detail oriented board and they would rather get bits and pieces instead of one large stack. He stated that issue #3 is a really big issue.

Chairman Geary suggested that they invite someone to the board when they talk about specific issues such as education.

Mike Herbach said that they reference the St. Lucie River and the river is healthy but as soon as they dump out of Lake Okeechobee the river will be polluted again so they don't want to be sucked into an argument that they don't have any control of.

Chairman Geary said should make the Corps of Engineer reconfigure the locks and spill gate which would take care of 99% of the problems.

MOTION: Larry Massing moved to approve the draft list of Major Issues to be included as part of the Evaluation and Appraisal Report (EAR) and that they be provided with updates as they are received.

SECOND: Bill Mathers

Motion carried 7/0

2. Public Hearing: Request to consider a Major Amendment to the Allegro at Willoughby Assisted Living Facility Residential Planned Unit Development (RPUD) to approve; 1. A Final Site Plan 2. A List of Development Conditions, including a Timetable for Development 3. Compliance with Site Design Qualitative Development Standards Property Location: Northwest Corner of SE Indian Street and SE Aster Lane Property Owner: Aster Commons, LLC Agent/Representative: Land Design South/Bradley J. Currie, AICP

Presentation: Murriah Dekle, Presentation then added one additional condition that the applicant shall provide landscape details for an administrative approval of the garden areas upon site permit application.

Presentation: Mike McCarty, Land Design South

Mike McCarthy asked that Aster Commons, LLC be changed to Allegro at Willoughby on the agenda.

Public Comments:

Board Comments:

Chairman Geary asked if there was any land use change on the property.

Murriah Dekle replied there was not.

Li Roberts said there should be an exit only signs and couldn't tell by the site plan where they would be.

Steve Marcourt, Captec Engineering replied that they were on the site plan.

Xavier Blatch asked about the pool on the courtyard and said that on the paper they received it looks like more than a pool

Mike McCarty said that there was an activity putting green there also.

Mike Herbach suggested that a six inch post or ledge be added behind the dumpster.

Steve Marcourt said that there was.

Chairman Geary asked what portion would be built to hurricane standards.

Dave Kirkwood, Hallmark Senior Housing said they would like the memory care people to stay in place so that area was built to hurricane standards.

Larry Massing said hurricane standards are a requirement in Florida.

Steve Marcourt said that the other wings were built to minimum hurricane standards.

Bill Mathers asked about the evacuation plan.

Dave Kirkwood said that they do have an evacuation plan.

Bill Mathers asked whether this was final site plan or construction approval.

Steve Marcourt said that it was both.

Li Roberts asked if there was a fence on the north side but no fence on the west.

Steve Marcourt said that was correct.

Li Roberts asked if paragraph 26 on page 3 of 4 was the normal paragraph.

Murriah Dekle said that they had this discussion at the last meeting and it is a general condition that was put in as a “what if” clause and was standard.

MOTION: Ryan Strom moved to approve the request to consider a Major Amendment to Allegro at Willoughby Assisted Living Facility Residential Planned Unit Development (RPUD) to approve a Final Site Plan, a List of Development Conditions, including a Timetable for Development and Compliance with Site Design Qualitative Development Standards with the one additional condition that the applicant shall provide landscape details for an administrative approval of the garden areas upon site permit application.

SECOND: Li Roberts

Motion carried 7/0

IV: COMMENTS FROM THE PUBLIC:

V. NEXT LPA MEETING: September 18, 2008

VI. ADJOURN:

MOTION: Larry Massing

SECOND: Bill Mathers

Motion carried

Chairman Geary, there being no further business before the Board the meeting is adjourned at 7:55PM.

APPROVED

RESPECTFULLY SUBMITTED

Dr. Edward Geary, Chairman

Michelle Vicat, Board Secretary