

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, JUNE 16, 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: Terry O'Neil, Interim Development Director
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: April 21, 2011

MOTION: Dr. Geary

SECOND: Michael Herbach

Motion carried 6/0

Public Comments: None

Board Comments: None

1. Greco Automotive – Request to consider (1) 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 (2) 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

Public Comments:

Helen McBride said that she moved here in 1973 and there was a Gulf Station there and their sign came down and said this sign is not grandfathered in and the

sign was not there since 1967. She said there were 33 cars outside today and one car was parked by Dolphin, two cars parked on East Ocean, lots of tires outside, no handicap restroom, a six foot chain link fence on East Ocean shouldn't be allowed and they should have a nice fence. She said it's a dump and she calls Code Enforcement on them all of the time. She thanked the board for their work and said Stuart is a beautiful place and wants it to stay that way.

Dan Parr said his major concern is the buffer. He said the drawings are pretty correct but in his view the buffer on public property is necessary to protect the residential area from the business. He said they are good people and businessmen but he would like to see more greenery from Martin Avenue to the driveway and would like to see the driveway removed. He said the City did put a few plants there, but it needs more and thought the trucks should be parked toward the front away from the residential area.

Board Comments:

Li Roberts asked if there was a landscape plan required in 2010.

Murriah Dekle said there was because of a code enforcement issue.

Michael Herbach said they didn't know what the original landscape plan was supposed to look like, what it did look like and what it looks like now.

Terry O'Neil said the purpose of this application is a CPUD and land use change and they think it is appropriate in the context of that change that the ultimate product should look at all options that ensure that this is as harmonious with the neighborhood. He said it is the applicant's burden to provide responses to the boards comments from the last meeting

Dr. Geary said he didn't receive a complete site plan among other things and didn't want to receive things at the last minute.

Ryan Strom said when they reviewed a development proposal in the past, there is a landscape plan even if it is a prior plan and they have nothing to gauge it with.

Murriah Dekle said it is existing landscaping and it caused confusion at the April meeting when it was included in the packet.

Li Roberts asked if the three accesses on Dolphin are being used and if they are providing a buffer along Dolphin.

Anthony Greco Jr. said on Dolphin there are two and said there were plants along most of the area, with the exception of one.

Li Roberts asked for a buffer along the whole side of Dolphin that is at least 5'6 high and they usually receive a lot more information on a CPUD and they just haven't received it.

Terry O'Neil said he believes that in some instances the applicant doesn't think some items are necessary and that the landscaping is sufficient and ultimately the City Commission will make the determination.

Nelo Freijomel the architect representing Greco Automotive said that 11 site plan copies were provided and that they were provided with 11 copies of elevations and there was no rear elevation.

Anthony Greco responded to the issue of landscaping on Dolphin by saying that he removed all of the cars and does not want to landscape city property. He said there is landscaping on his property that will grow to the height that Li Roberts is requesting.

Li Roberts asked staff to do the signage calculation and clarified that she expects a picture, the dimensions and what the sign is made of.

Nelo Freijomel said they are not a sign company and don't provide that information.

Michael Herbach said they sit on the board on their own time and don't get paid and have a way of doing business. He said most of the time they are presented information that is complete and it is hard for them to be responsible if they don't have all of the information they should have.

Anthony Greco said they been guided by staff and have provided everything they've been told to provide.

Terry O'Neil said they have done this dozens of times and it is the applicant's responsibility to bring forth what they want to bring forth.

Nelo Freijomel asked if the board wanted a sign company to go out and measure the existing signs and provide them with a complete set of working drawings on a forty year old sign.

Anthony Greco said he provided a picture of the rear of the property and the signs and if they wanted something else he would provide it.

Li Roberts said she wants details.

Michael Herbach asked that if the fire department needs to review it since there are no lighting changes.

Murriah Dekle said the fire department did review it.

Li Roberts asked about installing landscaping around the dumpster.

Terry O'Neil said the Public Works Department did do some landscaping there and may be doing more.

Dr. Geary said the canopy measurement's in the two drawings doesn't match.

Nelo Freijomel said the surveyor only surveyed the top of the canopy and their dimensions go to the top of the building.

Li Roberts asked about the parking.

Murriah Dekle said they have complied but staff is asking that the truck parking be in the back.

Anthony Greco said they would put the trucks in the back.

Li Roberts asked that they shield the recycle area better.

Terry O'Neil said any items of relevance depicted on the survey need to be indicated on the site plan.

Li Roberts said the third canopy by Dolphin needs to be shown on the site plan.

Bill Mathers asked that they show the canopy and the site plan and denote usage.

Ryan Strom said Bay 3 south elevation is not shown on the site plan nor is the right side elevation.

Nelo Freijomel said he addressed the right side elevation on the site plan.

Li Roberts said they are dealing with an entire piece of property so they should draw all elevations and everything on the property.

Nelo Friejomel asked if she is asking them to do drawings of sheds.

Li Roberts said in their minds they are here for a CPUD which involves the entire parcel which involves everything on that parcel so if they are saying it is there, it should be on the site plan. She also wants drawings of elevations of all four sides of the buildings.

Larry Massing said the survey indicates that two of the structures are sheds but the site plan has one as storage and one as office/customer waiting area and asked if that was a shed.

Anthony Greco said yes, it is a service reception area.

Nelo Freijomel said that they don't want to draw them because they don't want to accept the responsibility for those old buildings.

Larry Massing said they are talking about land planning as opposed to architecture and this is a CPUD which is subject to negotiation. He asked if they have a permit for a shed or an occupied building.

Li Roberts said those two buildings appear to be sitting in grass and a deck and need to appear in the site plan.

Anthony Greco said it is a wheelchair ramp.

Dr. Geary asked if they have a handicap restroom.

Anthony Greco said they did not.

Anthony Greco Jr. said they are trying to run a business and employ eight people He said that he hears about the unemployment rate going up and all they are trying to do is run a business and if they add two more bays they would employ four more people then asked for a continuance.

Bill Mathers said he has seen these things for 30 years and since they are a non-conforming use they couldn't do it. He said the only thing this is accomplishing is they are taking them out of a non-conforming use so they would have the mechanism to do improvements.

Dr. Geary gave the history of the property. He said he was looking for no outside storage, no repairs outside, lighting and concrete up to code, floor plans for all buildings, location of restrooms, make sure the sign is up to code and no sheds in the back on the new site plan.

Avron Rifkin said he expected the drawings they were shown today to be much better with buildings delineated and that the documents should be perfect.

MOTION: Ryan Strom moved to continue the meeting to July 21, 2011

SECOND: Larry Massing

Motion carried 7/0

IV. NEXT LPA MEETING:

July 21, 2011

V. ADJOURN:

MOTION: Avron Rifkin

SECOND: Ryan Strom

Motion carried

Chair Roberts, there being no further business before the Board the meeting is adjourned at 7:24PM.

APPROVED

RESPECTFULLY SUBMITTED

Li Roberts, Chair

Michelle Vicat, Board Secretary