MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING
APRIL 19, 2018 AT 5:30 PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEMBERS
Chair – Li Roberts
Vice Chair – Michael Herbach
Board Member - Larry Massing
Board Member – Bill Mathers
Board Member – Susan O'Rourke
Board Member – Ryan Strom
Board Member – Merritt Matheson
Ex Officio - Garret Grabowski

ADMINISTRATIVE
Development Director, Terry O'Neil
Board Secretary, Michelle Vicat

CALL TO ORDER 5:30 PM

5:31 PM Roll Call Present: William Mathers, Merritt Matheson, Michael Herbach, Ryan Strom, Susan O'Rourke. Absent: Li Roberts, Larry Massing

APPROVAL OF MINUTES 5:31 PM Motion: Action: Approve, Moved by Ryan Strom, Seconded by Merritt Matheson. Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS:

Susan O'Rourke said the robotics team is once again at the international tournament in Texas and they wish them the best of luck.

OTHER MATTERS BEFORE THE BOARD

1. ORDINANCE No. 2371-2018; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S

COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM “COMMERCIAL” TO “LOW DENSITY RESIDENTIAL” FOR A 15.2 ACRE PORTION OF A 19.3 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1560-97, OWNED BY E. CLARK GIBSON, LOCATED ON THE SOUTH W EST CORNER OF NW JENSEN BEACH BLVD AND NW GREEN RIVER PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM “CPUD” TO “RPUD” ON THE CITY’S OFFICIAL ZONING MAP; ESTABLISHING THE OSPREY PRESERVE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES AND ONE (1) SINGLE FAMILY HOME; APPROVING A MASTER DEVELOPMENT PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT W ITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner .
Wally Schickedanz, Developer
Doug Fitzwater, Lucido & Associates

PUBLIC COMMENT:

BOARD COMMENT:

Susan O’Rourke asked if there was a gate at the entrance.

Doug Fitzwater, Lucido & Associates said they were not.

Merritt Matheson asked for information on the homes and pricepoint.

Wally Schickedanz said 3 bedroom 2.5 bath, 2 car garage and approximately 3000 square feet with a Key West style, elevation and architecture in about the $320 range.

Merritt Matheson liked the 8 foot sidewalks, had no problem with sable palms and asked staff about police and fire.

Terry O’Neil said police would be provided by the City of Stuart and fire service may be a combination of Martin County and the City of Stuart. He said the county provides irrigation and water services to The Pines and he’s forgotten whether that is something they would see from Martin County.

Wally Schickedanz said that still hasn’t been determined and if it’s available, they would look at it.

Bill Mathers asked if they were filing for plat approval.

Wally Schickedanz said they were.

Ryan Strom asked about Item #34 that said 5 foot rear setbacks and didn’t see anything structure remotely close to 5 feet.

Wally Schickedanz said there was between 70-90 feet rear yard setbacks and the footprint of the building is 60 feet deep.

Susan O'Rourke asked staff where they were on the tree requirements.

Terry O'Neil said this is similar in code to widen the types of materials that could be used and was consistent with the Sovana property that the board approved.

Michael Herbach asked for a second floor plan.

Wally Schikedanz said he would provide one.

MOTION: 5:55 PM Motion: Action: Approve, Moved by Merritt Matheson, Seconded by Susan O'Rourke. Motion passed unanimously.

2. ORDINANCE NO. 2372-2018. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 7.92-ACRE COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT KNOW N AS THE SHOPPES AT GATEWAY PUD, ADOPTED BY ORDINANCE NO. 2132-2007, THEREBY APPROVING A MASTER SITE PLAN TO CONSTRUCT A 87,080 SQUARE FOOT MEDICAL OFFICE BUILDING W ITH URGENT CARE AND SURGICAL CENTER AND APPROVING AN ADDITIONAL SECOND PHASE FOR A 5.78-ACRE PARCEL, A PORTION OF THE ORIGINAL PUD, ADOPTED BY ORDINANCE NO. 1586-1997, TO CONSTRUCT 70,000 SQUARE FEET OF MEDICAL OFFICE AND OTHER RELATED COMMERCIAL USES, TOGETHER TO BE KNOW N AS THE MARTIN HEALTH CPUD; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT SPECIFIC TO THE CPUD; PROVIDING FOR NEW TIMETABLES OF DEVELOPMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

PRESENTATION: Stephen Mayer, Senior Planner
Steve Garrett, Lucido & Associates

PUBLIC COMMENT:

Don Barber, a lot owner at Riverland Co-op said he was here as an individual lot owner and does not hold a position with the board had a concern which was in Phase I is defined as medical office building with urgent care and surgical center which does not include the details in the applicants presentation specifically not indicating ambulatory surgical center. He said Phase II is only defined as similar or complementary uses which could be anything and Phase II has a construction timetable and if they have a timetable they should know what they were going to construct and what the uses would be. He said in looking at the exhibits, there was a request to sell alcoholic beverages, consumption onsite and offsite while he commended the landscaping efforts made, there is a letter that talks about the design focus as resort/hospitality oriented and suggested the board reject the current definitions and add the additional detail presented by the applicant and identify the types of uses that would be excluded.

Louise Kelly of Riverland thought two stories of office space seemed like a lot.

BOARD COMMENT:

Terry O'Neil asked Steve Garrett to define the permitted uses in each phase.

Steve Garrett said they used the uses in Phase 1 as well as any commercial uses and had no problem striking the alcohol consumption but they don't know what Phase II will include at the moment but anticipate it will be an extension of Phase 1.

Terry O'Neil said that they are not at liberty to distinguish between a certain kind of treatment.

Merritt Matheson asked why there's no need in this PUD for preserve area and what ties it to the adjacent PUD.

Steve Garrett said there was a First Eastern PUD that encompassed the whole property including the two parcels being discussed that was annexed into the City and all of the preserve requirements are being met within this property.

Merritt Matheson thought there were a lot of waivers being requested.

Bill Mathers asked if they would require platting after this phase.

Terry O'Neil said there may be a platting requirement.

Ryan Strom asked if they got any comments from the Crossings at Indian Run and agreed it was a big buffer difference and wasn't comfortable on Parcel II of saying 70,000 square feet without knowing and maybe they should modify that language.

Terry O'Neil said it's a placeholder and they could illustrate what 70,000 feet would look like on Parcel II.

Steve Garrett said they could easily show it.

Ryan Strom asked why the Energy Conservation item was in there.

Stephen Mayer said the applicant requested it.

Ryan Strom asked if they did an analysis on whether all those compact spaces would work.

Steve Garrett said all of that is in the staff associated parking lot.

Ryan Strom said overall the building looks great, but he agreed with Merritt on all of the waivers which gave him pause, thought Martin Memorial was is a strong name in the community and has done some good projects and is willing to move it forward.

7:08 PM Motion: Action: Approve, Moved by William Mathers, Seconded by Ryan Strom based on staff and board comments with Merritt Matheson dissenting.

STAFF UPDATE

ADJOURNMENT 7:09 PM Motion: Action: Adjourn, Moved by Ryan Strom, Seconded by Merritt Matheson. Motion passed unanimously.

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Michael Herbach, Chair **Michelle Vicat, Board Secretary**