

**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, SEPTEMBER 18, 2008.**

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

**Those absent:** Xavier Blatch

**Also present:** Doug James, Development Director  
Tom Reetz, Senior Project Planner  
J. Lisle Bozeman, Martin County School Board

**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: August 21, 2008**

Mike Herbach said that he agreed with the minutes but wanted to clarify that at several LPA meetings and subsequent special meetings dealing with projects that very few citizens showed up and they approved them with the input they received, however when they came before City Commission the public showed up and objected and they rejected the proposals which is a waste of time for the LPA members.

**MOTION:** Mike Herbach

**SECOND:** Larry Massing

**Motion carried 6/0**

**Public Comments:**

None

**Board Comments:**

1. Public Hearing: Request a Major Amendment to the "Central Park Lofts (North)" and "Central Park Lofts (South)" a Residential Planned Unit Development (RPUD) for

Central Parkway Lofts to amend the timetable for development. Property Location: The property is located on the South and North sides of Central Parkway east of the proposed Willoughby Blvd. Extension. Property Name: Central Parkway Lofts Property Owner: Central Parkway Holdings, LLC Representative: David R. Giunta, Central Parkway Holdings

**Presentation:** Tom Reetz

**Presentation:** Dave Giunta representing Central Parkway Holdings, LLC said that they did not agree with Staff on the \$60,000. He was concerned that the City, primarily the Commission has taken a position of not granting extensions when everywhere else they are being granted. He said the City approved a two year extension for the property across the street and doesn't understand why their property is different. He said there is no benefit to a one year extension because of the economic conditions. They are willing to dedicate a portion to the Willoughby extension which is still not done. The cost of accelerating the payment of the traffic light is not worth it to them so the City needs to decide if the right of way dedication is worth it to give them the extension.

**Public Comments:**

None

**Board Comments:**

Chairman Geary asked how many extensions had been granted.

Tom Reetz replied three.

Chairman Geary asked what had been done with the property.

Tom Reetz deferred to the applicant.

Larry Massing asked if the right of way dedication was in the original PUD.

Tom Reetz said that it was.

Larry Massing asked if the Willoughby Extension was funded.

Dave Giunta said he believed it was in the '08 but had been pulled back.

Tom Reetz said he was told it is not on the CIP.

Larry Massing said it was important to find out if it was on the County's CIP. He said he didn't have an objection in these economic times, but thought the traffic light was important.

Mike Herbach said when Kingsport came before them they recommended the extension, it went to the Commission and they rejected it so they came back offering money, the LPA approved it and the Commission passed it.

Dave Giunta said that in their opinion it is not worth \$60,000 but they did agree to pay it when they get their building permit.

Larry Massing asked if there was a donation from Kingsport.

Tom Reetz said Kingsport had to make a donation towards the traffic signal within 120 days after their extension.

Li Roberts said she is concerned that they are granting timetable extensions then you drive by the property and it is for sale. She agreed with Larry Massing that they need to find out whether it is on the 5 year CIP. She thinks there has been more traffic on US1 and Central Parkway in the last few years so she wasn't sure that \$60,000 is the appropriate number.

J. Lisle Bozeman said the school board had requested a meeting to discuss bus stops and that is a requirement for the school district but haven't met with anyone and they would need to review the applications for school concurrency and asked for another school impact statement.

Chairman Geary asked that the zoning not run with the land.

Li Roberts said that the Willoughby Blvd. extension question needed to be answered.

Larry Massing said he agreed but either way whoever owns the property and wants to develop it will have to give up that right of way.

Bill Mathers asked if the City is going to get the deed or the County and said Staff should find out what the process is so that no steps are missed.

Larry Massing said that the City will want the County to maintain the road and vice versa. He said he didn't see how they could do anything different than what they did with the adjacent PUD.

**MOTION:** Larry Massing moved to approve the request for a Major Amendment to the "Central Park Lofts (North)" and "Central Park Lofts (South)" a Residential Planned Unit Development (RPUD) for Central Parkway Lofts to amend the timetable for development. Property Location: The property is located on the South and North sides of Central Parkway east of the proposed Willoughby Blvd. Extension. Property Name: Central Parkway Lofts Property Owner: Central Parkway Holdings, LLC Representative: David R. Giunta, Central Parkway Holdings as long as they pay the pro rata share on the traffic light and include the right of way dedication with an increase in the timetable of two years.

**SECOND:** Ryan Strom

Ryan Strom asked what the Staff policy was for granting one year or two year extensions.

**Motion carried 5/1 with Li Roberts dissenting**

Larry Massing asked what criteria Staff used for recommending one year versus two year extensions. He asked if it was a policy of Commission or subjective.

Tom Reetz replied subjective and from the previous pattern they've been doing it one year at a time.

**IV: COMMENTS FROM THE PUBLIC:**

**V. NEXT LPA MEETING: October 16, 2008**

**VI. ADJOURN:**

**MOTION:** Michael Herbach

**SECOND:** Larry Massing

Chairman Geary, there being no further business before the Board the meeting is adjourned at 7:37PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Dr. Edward Geary, Chairman

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Michelle Vicat, Board Secretary