

**MINUTES OF THE CONTINUED 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 29, 2011**

Those present: Li Roberts, Chair
William Mathers, Vice Chair
Dr. Edward Geary
Larry Massing
Michael Herbach
Avron Rifkin

Those absent: Ryan Strom
Dr. Geary

Also present: Terry O'Neil, Interim Development Director

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: June 16, 2011

MOTION: Michael Herbach

SECOND: Avron Rifkin

Motion carried 5/0

Public Comments: None

Board Comments:

Michael Herbach asked what the status was on the Greco item.

Terry O'Neil said the Greco family retained Virginia Sherlock and she is working with the applicant and he is waiting to hear back from her.

Li Roberts said it had been continued to a date in July and asked if they needed to do anything else.

Terry O'Neil said they would have to re-advertise.

1. Proposed amendment to Ordinance #2095-07, AKA the Harbour Walk Preserve C-PUD to change the zoning and land use on a 50.96 acre portion of the 52.93 acre site

from Commercial Planned Unit Development (C-PUD) to Public and from Downtown Redevelopment to Conservation; retaining C-PUD zoning and Downtown Redevelopment land use on a 1.97 acre portion of the site, the future development of which shall require a major amendment to Ordinance #2095-07. Property located at Wright Boulevard and US1. City of Stuart/Martin County, Owner/Applicants.

Presentation: Terry O'Neil, Interim Development Director

Public Comments: None

Board Comments:

Li Roberts asked if there would be trails through the 50.96 acres and what they were envisioning.

Terry O'Neil said it would be cleared of exotics and made part of the Haney Creek Preserve. He said the flag lot is a potential site for an observation tower, picnic facilities or boardwalk. He said the 50- acre site has good quality wetlands and valuable wildlife.

Li Roberts asked if the city still owned the flag lot.

Terry O'Neil said it was made part of the deal with the county, so it is now jointly owned. He said the carve-out parcel concept is important to create a much-needed revenue fund for perpetual maintenance of the preserve and that use of the site will be low intensity, for example, no gas station. O'Neil spoke about getting the word out on the referendum and thought that both environmentalists and concerned tax payers are likely to support the concept.

Li Roberts asked if the reason they are not using the corner of Wright Boulevard and US1 as the out parcel is because it is a wetland.

Terry said that was correct. It is degraded but can be restored as part of the remedial effort.

Li Roberts asked why the county wanted to do this with the city.

Terry O'Neil said that through their half cent sales tax they have a relatively large fund to buy conservation lands. He said the committee looked at this and because of its proximity to Haney Creek thought it was a desirable piece to buy and preserve and the city pledged half of the money.

Bill Mathers asked if the city ever had jurisdiction between federal waters and state waters. He said the corps can take jurisdiction for waters entering that area so he wanted to make sure they get jurisdiction delineated.

Terry O'Neil said they would do that. He said Kevin Henderson was retained by the city to assist in the delineation of the parcel and he would discuss it with him.

Avron Rifkin asked what percentage of the 50.96 acres is wetland.

Terry O'Neil said approximately 50%, 26 acres is wetland.

MOTION: Larry Massing moved to approve the proposed amendment to Ordinance #2095-07, AKA the Harbour Walk Preserve C-PUD to change the zoning and land use on a 50.96 acre portion of the 52.93 acre site from Commercial Planned Unit Development (C-PUD) to Public and from Downtown Redevelopment to Conservation; retaining C-PUD zoning and Downtown Redevelopment land use on a 1.97 acre portion of the site, the future development of which shall require a major amendment to Ordinance #2095-07. Property located at Wright Boulevard and US1. City of Stuart/Martin County, Owner/Applicants.

SECOND: Avron Rifkin

Motion carried 5/0

Terry O'Neil said that there are some potential applications coming into the development department and asked the board if they could have a few more meetings than they have had in the past as he is trying to expedite development initiatives.

Li Roberts said she didn't have any problem with fast tracking, but asked that they have a complete packet for the meeting.

IV. NEXT LPA MEETING:

October 20, 2011

V. ADJOURN:

Chair Roberts, there being no further business before the Board the meeting is adjourned at 5:58PM.

APPROVED

RESPECTFULLY SUBMITTED

Li Roberts, Chair

Michelle Vicat, Board Secretary