

MINUTES OF THE MEETING OF THE CITY OF STUART LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON THURSDAY, NOVEMBER 21, 2013

Those present: Li Roberts, Chair
Michael Herbach
Thomas Campenni
Larry Massing

Those absent: William Mathers, Vice Chair
Ryan Strom
Susan O'Rourke

Also present: Mike Mortell, City Attorney
Terry O'Neil, Development Director
Carly Aubrey, Planner II
Tom Reetz, Planner II

I. CALL TO ORDER: Chairman

Chair Roberts called the meeting to order at 5:30PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: November 7, 2013

MOTION: Michael Herbach

SECOND: Thomas Campenni

MOTION CARRIED 4/0

PUBLIC COMMENTS: None

BOARD COMMENTS: None

PUBLIC HEARING:

1. The applicant is requesting that the board consider a Major Amendment to the Windemere Point CPUD - Ordinance 2149-08 to allow an extension to the development timetable. The extension will include phasing with dates certain for the remaining construction and final certificates of occupancy.

PRESENTATION: Tom Reetz, Planner II
Robert Sherman, Jensen Beach Investors

PUBLIC COMMENTS:

John Collins, President of the POA said they have no problem with the extension being granted.

BOARD COMMENTS:

Li Roberts asked what was different about this from the first one and asked if this project met the senate bill deadline.

Tom Reetz said it was the same as the first extension except for phasing in the second and they did not apply senate bill extension.

Li Roberts asked for a list of any projects that haven't expired and did not ask for the senate bill extension.

MOTION: Larry Massing

SECOND: Thomas Campenni

Motion carried: 5/0

PRESENTATION/DISCUSSION:

2. Review and discussion of existing inconsistencies in the Stuart Land Development Code related to land uses, parking standards, and definitions (part of a comprehensive review of the City's Land Development Code).

PRESENTATION: Carly Aubrey, Planner II

PUBLIC COMMENTS: None

BOARD COMMENTS:

Li Roberts asked staff to review regulations that Martin County and St. Petersburg have regarding micro-breweries.

Larry Massing asked if they had a provision in the LDR regarding biofuel plants.

Carly Aubrey said there was not.

The board asked staff to tally any MXPUD problems.

Staff will look at parking requirements for daycare facilities.

Li Roberts suggested cleaning up the definition of nursing homes and assisted living facilities.

The board thought staff should get rid of public assembly as a category and break out movie theatres, concert halls separate from amphitheaters.

Li Roberts said the board agreed that anything that had to do with animals should be in one category and veterinarian should be moved to that category. She also thought Public Facilities and Services should be combined with Utilities.

Thomas Campenni thought they should combine Railroad Freight Terminals/Stations.

IV. NEXT LPA MEETING:

December 19, 2013

V. ADJOURN:

MOTION: Thomas Campenni

SECOND: Michael Herbach

Motion carried 4/0

Chair Roberts, there being no further business before the Board the meeting is adjourned at 7:30PM.

APPROVED

RESPECTFULLY SUBMITTED

Li Roberts, Chair

Michelle Vicat, Board Secretary