

**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 19, 2013**

**Those present:** Li Roberts, Chair  
William Mathers, Vice Chair  
Michael Herbach  
Thomas Campenni  
Susan O'Rourke

**Those absent:** Larry Massing  
Ryan Strom

**Also present:** Terry O'Neil, Development Director  
Carly Aubrey, 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: August 15, 2013**

**MOTION:** Michael Herbach

**SECOND:** Bill Mathers

**Motion carried 5/0**

**Public Comments:**

**Board Comments:**

1. 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, Project Planner II

**Public Comments:** None

**Board Comments:**

Terry O'Neil said he attended a meeting regarding sober living/detox facilities and thought they would import the states definitions exactly as they are, understand the

definitions and decide where they want to allow them.

The board discussed auto dealerships and thought they needed to be tuned up...no pun intended.

Terry O'Neil said that they were looking at being more liberal with home businesses.

The board agreed with that, but thought they needed to be careful about creating additional problems.

Terry O'Neil asked how much discretion they thought the development department should have in these circumstances.

Susan O'Rourke said they should have a lot of discretion or they would need to change the code.

The board discussed parking standards and thought there should be standards that capture different scenarios.

There was a question on bed & breakfast inns as to whether an operator needed to live on site and they decided the same standards should be applied as the state.

Under Bus Terminal, the board thought it should read "transient parking/storage" and "bus station/terminal".

Li Roberts asked why crematoriums were deleted under Cemetery.

Carly Aubrey said they separated it out.

Terry O'Neil asked for the board's opinion of the code on whether churches are allowed in commercial districts.

Susan O'Rourke said commercial districts are well equipped to handle church facilities because of noise etc.

Thomas Campenni thought they should follow case law and not try to re-write it.

**IV. NEXT LPA MEETING:**

**October 17, 2013**

**V. ADJOURN:**

**MOTION:** Thomas Campenni

**SECOND:** Michael Herbach

**Motion carried 5/0**

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

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Li Roberts, Chair

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Michelle Vicat, Board Secretary