MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
FEBRUARY 8, 2024
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Margaret Bromfield
Board Member - Sean Forbes
Board Member - William Mathers
Board Member - Ryan Strom
Board Member - VACANT
Board Member - VACANT
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director - Jodi Nentwick-Kugler
Board Secretary - Susej T. Meleqi

CALL TO ORDER

5:30 PM

ROLL CALL

PRESENT: Chair Laurine, Vice Chair Bromfield (Late - 5:39 PM), Board Member Forbes, Board Member Mathers, Board Member Strom
ABSENT:

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Lee Baggett, City Attorney, swore in all present Board Members and reminded the Board Members of the Florida Sunshine Law.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

5:33 PM MOTION: Kelly Laurine as Chair.
MOVED BY: Sean Forbes
SECONDED BY: Ryan Strom
Motion approved unanimously.

5:34 PM MOTION: Sean Forbes as Vice Chair.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF AGENDA

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

APPROVAL OF MINUTES

3. APPROVAL OF 12/14/2023 LPA MINUTES

5:35 PM MOTION: Approve.
MOVED BY: Sean Forbes
SECONDED BY: William Mathers
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. **APPLICANT REQUESTED A CONTINUANCE TO A DATE CERTAIN OF MARCH 14, 2024 LPA:**
EDEN MULTI-FAMILY - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (QJ):

ORDINANCE No. 2527-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND USE DESIGNATION, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:35 PM MOTION: Approve to continue to date certain.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

5. **APPLICANT REQUESTED A CONTINUANCE TO A DATE CERTAIN OF MARCH 14, 2024 LPA:**
EDEN MULTI-FAMILY - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AMENDMENT (QJ):

ORDINANCE No. 2528-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART (MARKET PLACE) COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; AND ALLOWING FOR A FIVE (5) PHASE DEVELOPMENT FOR THREE (3) ADDITIONAL AUTOMOBILE DEALERSHIPS, ONE (1) DEALERSHIP CARWASH, A TWO-STORY PARKING DECK, TWO (2) 8,800 SQUARE FOOT ONE-STORY COMMERCIAL BUILDINGS, A 2,500 SQUARE FOOT ONE-STORY RESTAURANT/DRIVE THROUGH, AND THREE (3) FOUR-STORY BUILDINGS TO ACCOMMODATE 268-UNIT MULTI-FAMILY UNITS, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR A PHASED DEVELOPMENT SCHEDULE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:36 PM MOTION: Approve to continue to date certain.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

6. REVIEW OF PROPOSED AMENDMENTS TO THE TEXT OF THE CITY LAND DEVELOPMENT CODE

City Attorney Baggett presented the proposed amendments to the code and the by-laws.

Board Members had a brief discussion and asked the City Attorney several questions.

5:46 PM MOTION: Approve proposed amendments.
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:47 PM

Susej T. Meleqi, Board Secretary

~~Kelly Laurine, Chair~~
Sean Forbes, Vice Chair

Minutes to be approved at the LPA Meeting this 14th day of March, 2024.