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

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Sean Forbes
Board Member - Margaret Bromfield
Board Member - William Mathers
Board Member - Deana Peterson
Board Member - John Reynaud
Board Member - Ryan Strom
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: Vice Chair Forbes, Board Member Bromfield, Board Member Mathers, Board Member Peterson, Board Member Strom, Board Member Raynaud

ABSENT: Chair Laurine

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

City Attorney Lee Baggett, swore in John Reynaud.

APPROVAL OF AGENDA

Sean Forbes stated we would not be hearing an item this evening. (The Item he referred to is Item #3)

5: 33 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 03/14/2024 LPA MINUTES

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
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

3. 710 MARTIN LUTHER KING BOULEVARD MAJOR CODE CONDITIONAL USE - PROJECT LIFT (RC):

   RESOLUTION No. 75-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR CODE CONDITIONAL USE APPROVAL TO THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE PROPERTY LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, CONSISTING OF 2.4 ACRES; TO ALLOW THE USE OF VOCATION TRAINING FACILITY, RELIEF FROM ON-STREET LANDSCAPING, RIGHT-OF-WAY THOROUGHFARES, AND OFF-STREET PARKING REQUIREMENTS FOR PROJECT LIFT; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL AND FOR OTHER PURPOSES.

This Item was not heard as per Land Use Code, Major Conditional Use, Sec. 11.01.11.

4. 710 MARTIN LUTHER KING BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

   ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL; LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO BUSINESS AND MIXED-USE (BMU) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented on 710 Martin Luther King Jr. Boulevard rezone to Business and Mixed-Use (BMU) zoning district.

Jodi Kugler, Development Director, presented further and recommends the Local Planning Agency (LPA) forward a recommendation of approval to the City of Stuart City Commission.

Board Member Strom asked if the reason it needs to be changed is because it's in a special district or could this not go through a CPUD? Ms. Kugler explained that the current CPUD is expired and the staff recommended BMU zoning designation.

The Board Members continued a discussion.

PUBLIC COMMENT:

1. James Christie III - Port St. Lucie; People don't know the timeline of the existing zoning or the history of this property. He stated it is a historic property for East Stuart and opposed to rezoning.

Vice Chair Forbes commented that he did look into the history of this property and has seen the state the building is in and nothing has come viable of the property.

Board Member Bromfield spoke about the condition it is in and commented that the rezoning is to improve it; what is a better way to use a property than to provide training and skills to our youth.

Board Member Mathers commented that everyone should feel free to approach the Commissioners and give ideas for the property.

Board Member Peterson commented that we have time before the Commission votes on this zoning and residents should come up with some other ideas and present them to the Board Members.

5:52 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

6:09 PM

Susej T. Meleqi, Board Secretary

Kelly Laurine, Chair

Minutes to be approved at the LPA Meeting this 12th day of September, 2024.