# MINUTES
# LOCAL PLANNING AGENCY OF THE CITY OF STUART
# JUNE 19, 2025
# AT 5:30 PM
# COMMISSION CHAMBERS
# 121 SW FLAGLER AVE.
# STUART, FLORIDA 34994

## LOCAL PLANNING AGENCY

**Chair - Kelly Laurine**
**Vice Chair - Deana Peterson**
**Board Member - Werner Bols**
**Board Member - Margaret Bromfield**
**Board Member - Ryan Strom**
**Board Member - Lance Vogl**
**Board Member - Vacant**
**Ex Officio Board Member - Mark Sechrist**

## ADMINISTRATIVE

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

## CALL TO ORDER

5:30 PM

## ROLL CALL

PRESENT: Chair Laurine, Vice Chair Peterson, Board Member Bols, Board Member Strom
ABSENT: Board Member Bromfield, Board Member Vogl

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

## APPROVAL OF MINUTES

1. APPROVAL OF 03/13/2025 LPA MINUTES

**5:31 PM MOTION: Approve.**
**MOVED BY: Ryan Strom**
**SECONDED BY: Deana Peterson**
**Motion approved unanimously.**

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

None.

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

None.

**ACTION ITEMS**

2. FLOOR & DECOR WALL SIGN VARIANCE REQUEST LOCATED AT 2130 SE FEDERAL HIGHWAY

Lee Bagget Swore in 4 people - Jodi Kugler, Development Director, Ricky Torrez as Floor & Decor Representative, Ernesto Canela from Dynamic Engineering, and Marilynn Brennan from Cummings Signs.

Ms. Kugler presented public notices, site location, project history, variance request, land development code, elevations of the two different options for the signs, and staff recommended option 1 on the east elevation and the secondary wall sign on the north elevation.

Vice Chair Peterson asked why staff felt to make a recommendation and if they always make a recommendation for variances. She also asked if the tenant has asked landlord to trim the trees instead of asking the City for a variance.

Ms. Kugler stated that for variances they do make a recommendation.

Ricky Torres, representative of the applicant, stated that his clients were looking more for option 2 due to the poor visibility because of the trees.

Board Member Strom asked how many variances were done for signs in the past.

Ms. Kugler stated that in her research she found a variance back from the 90's as most projects have the signs included in the PUD.

Mr. Canela provided brief remarks on the sizing of the signage.

Ms. Brennan, Cummings Signs, stated she believes option 2 is a better fit due to the size of where the sign will be.

Chair Laurine and Board Member Bols stated they believe that staff recommendation is the best option.

Board Members continued discussion.

**6:02 PM MOTION: Approve staff recommendation.**
**MOVED BY: Ryan Strom**
**SECONDED BY: Werner Bols**
**VOTE: MOTION PASSES 3/1.**
**YES: Kelly Laurine, Ryan Strom, Werner Bols**
**NO: Deana Peterson**

**STAFF UPDATE**

**ADJOURNMENT**

6:04 PM

**Susej T. Meleqi, Board Secretary**

**Kelly Laurine, Chair**

**Minutes to be approved at the LPA Meeting this 21st day of August, 2025.**