MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JUNE 11, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Deana Peterson
Vice Chair - Christina Ouillette
Board Member - Paul Grosso
Board Member - Caitlynne Palmieri
Board Member - Clay Scherer
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 Peterson, Vice Chair Ouilette, Board Member Palmieri, Board Member Scherer
ABSENT: Board Member Grosso, Board Member Vogl

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:31 PM MOTION: Approve.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Clay Scherer
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/14/2026 LPA MINUTES

5:31 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Caitlynne Palmieri
Motion approved unanimously.

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. FINAL ORDER OF VARIANCE APPROVAL - 1678 SE 10 STREET - PETITION NUMBER 103:

   VARIANCE PETITION FROM SECTION 6.09.02.C.1 AND SECTION 6.09.02.E. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW AN ACCESSORY DWELLING UNIT ONE-HALF FOOT (0.6) FROM THE SIDE PROPERTY LINE. THE REQUIRED SETBACK IS 5-FEET.

Board Members provided ex parte communications.

City Attorney, Lee Baggett Swore in (4) people - Mechelle Arbuzow, Planner II, Tyson Waters, Applicants Representative, and Braden Olsen and Kylie Olsen, Owners of property.

Ms. Arbuzow, Planner II, presented public notice, site location, zoning designation, future land use designation, background, and variance request for the LDC Section 6.09.02.C.1 and section 6.09.02.E.2, LPA standards of review, limitations on granting variances, staff does not recommend approval of variance.

Mr. Waters, Mr. Olsen and Mrs. Olsen provided background information on the home and their personal stories.

Board Members discussed the fencing, set back on the property, the survey on the home, plans for the accessory dwelling unit, and feedback from neighbors.

PUBLIC COMMENT:

1. Stephen Bowers - Stuart; Is a neighbor of the Olsens' and is in favor of approving the variance.

6:04 PM MOTION: Approve the Variance.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Clay Scherer
Motion approved unanimously.

3. FINAL ORDER OF VARIANCE APPROVAL - 700 SW SAINT LUCIE CRESCENT - PETITION NUMBER VAR-26-2:

   VARIANCE PETITION FROM SECTION 5.06.02.B.2. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW THE INSTALLATION OF A FENCE WITHIN THE REQUIRED TWENTY-FIVE FEET SHORELINE PROTECTION ZONE SETBACK FROM THE MEAN HIGH-WATER LINE.

Board members provided ex parte communications.

City Attorney Baggett swore in five (5) people, Mechelle Arbuzow, Planner II, Brian Scott, applicant, Dean Watson, neighbor of the applicant, Bill Clark, neighbor of the applicant, Richard Zurich, neighbor of the applicant.

Ms. Arbuzow presented the public notice, zoning designation, and future land use, site plan, pictures of property, variance request LDC section 5.06.02, limitations on granting variances, and staff's recommendation of not approving the variance.

Mr. Scott provided a history of himself, history of the property and provided pictures.

Mr. Watson spoke about his experience as a neighbor living there on the shoreline.

Mr. Clark stated he believes the fence is a good idea due to young people going to the open space near Mr. Scotts home to vape.

Mr. Scott stated that he has explored different options such as landscaping.

Board Member discussed the variance, whether there is a hardship, buffer zones, landscape instead of the fence, and trespassing signage.

6:45 PM MOTION: I move not to grant the variance.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Cristina Ouillette
MOTION WAS RETRACTED - 6:49 PM

PUBLIC COMMENT:

1. Cathy Wyckoff - Stuart; spoke about wanting improvements to the park, requested clarification of the park boundaries, and stated she did not oppose the proposed fence but encouraged the use of landscaping to help preserve the park's scenic character.

6:49 PM: MOTION: Grant the variance for the applicant.
MOVED BY: Clay Scherer
SECONDED BY: ----
Motion failed due to lack of second.

STAFF UPDATE

ADJOURNMENT

6:50 PM

Susej T. Meleqi, Board Secretary

Deanna Peterson, Chair

Minutes to be approved at the LPA Meeting this 9th day of July, 2026.