MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
DECEMBER 14, 2023
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 - Donald Cuozzo
Board Member - Sean Forbes
Board Member - Laura Giobbi
Board Member - William Mathers
Board Member - Ryan Strom
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

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

CALL TO ORDER

5:41 PM

ROLL CALL

PRESENT: Chair Laurine, Vice Chair Bromfield, Board Member Forbes, Board Member Giobbi, Board Member Mathers
ABSENT: Board Member Cuozzo, Board Member Strom

PLEDGE OF ALLEGIANCE

1. OATH OF OFFICE FOR ADVISORY BOARD MEMBER

Lee Baggett, City Attorney, swore into office Mr. Sean Forbes.

APPROVAL OF AGENDA

5:43 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Laura Giobbi
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 08/10/2023 LPA MINUTES

5:45 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

3. HCA FREESTANDING EMERGENCY ROOM - MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT & SITE PLAN (RC):

ORDINANCE NO. XXXX-2024; GRANTING A THIRD MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT ("CPUD"), THEREBY APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 3 CONSISTING OF AN 11,570 SQUARE FOOT FREE STANDING EMERGENCY ROOM AND PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTABLE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Jodi Nentwick Kugler, Development Director, presented on the public notice, project location, land use map, zoning map, purposes of the major PUD, master site plan, proposed lot 3 site plan, elevation set, no public was in favor or opposed, and staff recommended the approval to further the PUD to Commission.

Audra Creech, representative to the applicant, presented the location map, proof of notice and sign posting, neighborhood informational meeting, city of Stuart boundaries, surrounding land use, current land use, current city zoning, summary of county and city land uses and zoning adjacent to property, and the history of the CPUD.

Corey Lovelace, CEO of HCA Port St Lucie, presented what the Freestanding Emergency Room is and the benefits to the City of Stuart.

Ross Lucas, Civil Engineer from Fulmer Lucas Engineering, presented a rendering, explained the site plan and important features, landscaping plan, drainage plan, and important features of exterior lighting on-site.

Ms. Creech requested a recommendation of approval.

PUBLIC COMMENT:

1. Mary Alice Rowley - Kanner Hwy; Is not in favor of the project due to its location.
2. Robert Sallustio - Kanner Hwy; Is not in favor of this project due to traffic concerns on Kanner Hwy.
3. Mary Otulakowski - Kanner Hwy; States the project is a great project but not in the right location.
4. Maria Sallustio - Kanner Hwy; Is not in favor of the project and stated that Cleveland clinic is only .7 miles away from the proposed location.

Bob Raynes, representative, clarified that statistically the ambulance run is .9 per day.

Chair Laurine asked how old the traffic study that is being used is from.

Mr. Lucas stated it was from a recent study 2022.

Board Members continued questions and answer with the applicant and it's representatives.

7:06 PM

PUBLIC COMMENT:

5. Cathy Hudson - Kanner Hwy; Is not in favor of the project due to its location.

7:10 PM MOTION: Approve.
MOVED BY: William Mathers
SECONDED BY: Sean Forbes
VOTE: Motion passes 4/1.
YES: Kelly Laurine, Margaret Bromfield, William Mathers, Sean Forbes
NO: Laura Giobbi

STAFF UPDATE

ADJOURNMENT

7:10 PM

Susej T. Meleqi, Board Secretary **, Chair**

Minutes to be approved at the LPA Meeting this 11th day of January, 2024.