MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
MARCH 14, 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 - Ryan Strom
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: Vice Chair Forbes, Board Member Bromfield, Board Member Peterson, Board Member Strom
ABSENT: Chair Laurine, Board Member Mathers

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:32 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

Michael Mortell, City Manager swore in Deana Peterson. Board Member Peterson took her Oath for the LPA Board.

APPROVAL OF MINUTES

1. APPROVAL OF 02/08/2024 LPA MINUTES

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Vice Chair Forbes

- Spoke on the growth in the City and what growth truly means.

ACTION ITEMS

2. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024

EDEN / MAR-STUART CPUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT GENERALLY LOCATED AT 3970 SE FEDERAL HIGHWAY (LEGISLATIVE):

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.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Ryan Strom
SECONDED BY: Deana Peterson
Motion approved unanimously.

3. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024

EDEN / MAR-STUART CPUD - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AMENDMENT GENERALLY LOCATED AT 3970 SE

FEDERAL HIGHWAY (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.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

4. CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE)(RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS 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 9.46-ACRE PARCELS OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; 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 OTHER PURPOSES

Jodi Nentwick Kugler, Development Director, presented the projects notice, location, site history, adjacent land use & zoning, existing future land use, proposed future land use, and maximum build out.

Board Members had several questions. City Manager, Michael Mortell responded.

Brad Curry, representative for the project, introduced himself and the applicant, Jason Ackner.

PUBLIC COMMENT:

1. Barbara Petitt - SE Willoughby Terrace; Had several questions regarding the project and expressed her concerns about the project.
2. Sean Reed - SW 6th St; Spoke on the land use code of the City vs the County.
3. Rosi Shepard - SW North Carolina; Spoke in favor of the land use change.
4. Christina Tucker - SE Indian St; Stated she was the owner of Coastal detox and expressed her concerns on the project.

5:52 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
VOTE: MOTION PASSES 3/1.
YES: Margaret Bromfield, Sean Forbes, Ryan Strom
NO: Deana Peterson

5. CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR APPROXIMATELY 9.46 ACRE PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; 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 OTHER PURPOSES.

Ms. Kugler presented the project's public notice, location, existing zoning district, mixed use planned unit development, zoning and future land use compatibility, 2016 approval site plan, wetland mitigation, and staff recommended approval to the City Commission.

Board Members asked staff questions about parking and traffic analysis.

Mr. Curry presented the project and responded to the Board Members questions and provided a brief background on the applicant.

Jason Ackner, Applicant, spoke on the project and what the facility would entail.

Board Members entered into questions and answer with the applicant.

PUBLIC COMMENT:

1. Ross Tucker - SE Indian St; Stated he believes that Mr. Ackner is doing his best but stated he believes the numbers provided are not accurate.
2. Christina Tucker - SE Indian St; Spoke on the amount of parking spaces and the number of beds within this facility.

Board Members and applicant continued discussion.

7:09 PM Vice Chair Forbes passed gavel to Board Member Strom

7:09 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Sean Forbes
VOTE: MOTION FAILED 2/2.
YES: Margaret Bromfield, Sean Forbes
NO: Deana Peterson, Ryan Strom

STAFF UPDATE

ADJOURNMENT

Susej T. Meleqi, Board Secretary

Kelly Laurine, Chair

Minutes to be approved at the LPA Meeting this 13th day of June, 2024.