

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
NOVEMBER 7, 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: Chair Laurine, Board Member Bromfield, Board Member Mathers, Board Member Peterson, Board Member Strom
ABSENT: Vice Chair Forbes

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. APPROVAL OF 09/12/2024 LPA MINUTES

5:31 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)

None.

ACTION ITEMS

2. 710 SE MARTIN LUTHER KING JR. BOULEVARD - MAJOR AMENDMENT TO THE EXISTING COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) 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 SE MARTIN LUTHER KING JR. BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FOR MAJOR AMENDMENT TO THE EXISTING COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DESIGNATION TO ALLOW A VOCATIONAL TRAINING FACILITY ONLY; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented the item.

Public Comment

1. James Christie - Stuart; Commented that he is standing up for East Stuart Historical Advisory Committee (ESHAC) and explained his displeasure with the project and that it was lead to believe it would be a joint venture with East Stuart.

Board Member Peterson asked for an explanation of the reason it was changed originally.

Ms. Kugler explained that the City wanted to assure that the use be as a Vocational Training facility only. It is now Straight Zoning with a variety of uses; in order to keep this as a training facility, the staff is requesting it be changed to CPUD.

Chair Laurine requested an explanation as to why the facility is being zoned specifically as a training facility.

Lee Baggett, City Attorney, explained this property was originally zoned CPUD and is being brought back as an amendment to the original CPUD. As a CPUD (custom zoning district), anytime a new application is created, it has to go through the board for decision.

Board Member Strom asked if it could be amended to allow it as a business incubator.

A discussion among the Board Members and Staff ensued.

The City Attorney explained that we are currently in a Zoning in Progress and there might be changes to mixed use and keeping it a CPUD will prevent any impacts from the changing of codes.

Public Comment

1. James Christie - Stuart; opposed to the project and wants to know why the plans have changed and nothing is stated about the business incubator use.
2. Pearlie Clark - Stuart; in favor of this project, lived here her whole life and feels it is an asset to the community.

Pinal Gandhi-Savdas, CRA Director, approached the podium to answer questions from the Board Members.

Chair Laurine commented she would like any businesses considered for this location to be transparent and allow input from East Stuart.

Board Member Bromfield commented that the property has been vacant for many years, and we need to maximize on this opportunity.

6:06 PM MOTION: Approve.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

STAFF UPDATE

Ms. Kugler announced the Zoning in Progress (ZIP) #3 Workshop will be held on November 19, at 9 a.m.

ADJOURNMENT

6:07 PM

Susej T. Meleqi, Board Secretary

**Minutes to be approved at the LPA
Meeting this 16th day of January, 2025.**