

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JANUARY 16, 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 Nentwick-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 Bromfield, Board Member Strom, Board Member Vogl

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Lee Baggett, City Attorney swore in all present Board Members.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

5:32 PM MOTION: Kelly Laurine as Chair.

MOVED BY: Ryan Strom

SECONDED BY: Deana Peterson

Motion approved unanimously.

**5:32 PM MOTION: Deana Peterson as Vice Chair.
MOVED BY: Ryan Strom
SECONDED BY: Lance Vogl
Motion approved unanimously.**

APPROVAL OF AGENDA

**5:33 PM MOTION: Approve.
MOVED BY: Werner Bols
SECONDED BY: Ryan Strom
Motion approved unanimously.**

APPROVAL OF MINUTES

3. APPROVAL OF 11/07/2024 LPA MINUTES

**5:33 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

4. EDEN/MAR STUART SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE) (RC):

ORDINANCE No. 2535-2025; 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; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michael Houston, HJA Studio and representative of the project, shared the applicant was not available and has requested the item be continued until the LPA on March 13, 2025.

**5:36 PM MOTION: Approve the item's continuance to March 13, 2025.
MOVED BY: Ryan Strom
SECONDED BY: Deana Peterson
Motion approved unanimously.**

5. EDEN/MAR STUART MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2536-2025; 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; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Houston reiterated that the applicant was not available and has asked for the item to be continued until March 13, 2025.

5:37 PM MOTION: Approve the item's continuance to March 13, 2025.

MOVED BY: Margaret Bromfield

SECONDED BY: Ryan Strom

Motion approved unanimously.

6. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.33-ACRE PARCEL; LOCATED AT 255 SW 6TH STREET; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM THE URBAN WATERFRONT (UW) ZONING DESIGNATION TO THE URBAN HIGHWAY (UH) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Chair Laurine asked for ex-parte communication.

City Attorney Baggett swore in two (2) people - Jodi Kugler, Development Director and Jarod Gaylord, Polk Street Hotels Representative.

Ms. Kugler presented the public notice, project location, future land use definition, existing zoning, proposed zoning, and staff recommendation.

Mr. Gaylord presented the surrounding neighborhood, view of the property, survey, unity of title, zoning map, future land use map, and rezoning standards.

Board Members had discussion on the zoning, if it would come back to the Board for site plan, the difference in each of the zonings and setbacks, and recommended that the applicant have a neighborhood meeting, so the nearby residents get heard on their concerns.

PUBLIC COMMENT:

1. Julie Siegel - Stuart; Stated there are several residents whose home backs up onto this property and she wanted to make sure that the placing of lights and garages are thought through with those residents' backyard in mind.

Board continued with discussion on whether this project would be deviating from code so it will come back before the LPA board. Ms. Kugler and City Attorney Baggett responded.

Board continued discussion on landscape plan that could help as a buffer and light pollution requirements.

PUBLIC COMMENT (cont.)

1. Robert Hamilton - Stuart; Spoke on behalf of some of the residents and stated a meeting to hear the residents will be a good thing for the developer to do.
2. Jerry Johnson - Stuart; Stated if approving this zoning change allows the developer to build a 4-story building, it would be doing an injustice to the neighbors.

Board continued discussion.

5:52 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: Werner Bols

6:10 PM Motion approved unanimously.

7. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Kugler requested to continue this item to the February 6, 2025, LPA meeting.

6:12 PM MOTION: Approve.

MOVED BY: Margaret Bromfield

SECONDED BY: Deana Peterson

Motion approved unanimously.

STAFF UPDATE

8. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Mary Kindel, City Clerk and City Attorney Baggett presented on Public Records training for Board/Committee members.

ADJOURNMENT

6:46 PM

Susej T. Meleqi, Board Secretary

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 6th day of February, 2025.**