MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
FEBRUARY 6, 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 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 Vogl, Board Member Strom

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:31 PM MOTION: Approve.
MOVED BY: Werner Bols
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 01/16/2025 LPA MINUTES

5:31 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Deana Peterson
Motion approved unanimously.

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

1. James Christie - Port St. Lucie; Advised the board of a plan submitted via email right before the meeting and asked them to review it.

   Chair Laurine read the summary statement of the email that James Christie referred to.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Broomfield

- Commented that the board represents the community and voters and should never let our ideologies or philosophies go ahead of humanity.

Chair Laurine

- Suggested the presentation be presented in full and then the board make their comments.

ACTION ITEMS

2. 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, CITY OF STUART'S LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Chair Laurine read the Ordinance into record. Acknowledged she met with Developer Marcela Camblor prior to meeting. Requested confirmation that the board had been given all documents regarding this item.

City Manager Mortell, suggested to move to table item if the request is to provide all documents pertaining to the item. The City Manager approached the podium and gave an explanation of the procedures taken in the past and the procedure taken currently to establish the code. Briefed the board on some of the letters the Board was requesting. He suggested the board allow the presentation and will provide the letters upon request.

Jodi Kugler, Development Director, presented on item.

Public Comment:

1. Marcela Camblor - Stuart; Commented that the board should have three letters of objection from her attorney and gave a brief explanation of each letter.

City Manager Mortell gave an explanation of the Zoning in Progress (ZIP) changes that Ms. Camblor expressed were affecting her.

The Board discussion included Marcela Camblor's lots, restrictions on R-3 Multifamily, and concerns about East Stuart properties. Additional comments were on the increase in the parking ratios, shared parking, the change in floor area ratio, density and traffic.

City Manager Mortell provided information on maximum density and recommended the board speak to commissioners individually.

Per the boards request, Ms. Kulger clarified that the language will be modified for the accessory dwelling units and reviewed the purpose of the change.

7:23 PM Chair Laurine passed the gavel to Board Member Peterson.

7:23 PM MOTION: That we pass forward to the City Commission the comments that the East Stuart section of this should be taken into consideration and separated out at this point until they have an opportunity to meet and gain feedback from its residents.
7:33 PM AMENDED MOTION: Amend based on Mr. Bols statement (the plan in the email received today should be accessible to the Commissioners and should be looked over) to ask the City Commission for the East Stuart portion to either hold a meeting or take into consideration and discuss the plan that has been presented in the email today at 5:05 p.m. for the East Stuart community.
MOVED BY: Kelly Laurine
SECONDED BY: Lance Vogl
VOTE: 5/1 passed. 7:45 pm
YES: Kelly Laurine, Werner Bols, Margaret Bromfield, Ryan Strom, Lance Vogl
NO: Deana Peterson

7:46 PM gavel passed back to Chair Laurine.

Public Comment:

1. Marcela Camblor - Stuart; Commented that none of the items were presented in any of the Zoning in Progress meetings. Thanked the board for giving this community the opportunity to review this.

Discussion among the board members continued.

7:46 PM MOTION: For the Commission to not change the existing parking ratios and not eliminate the no-shared parking and recommend further analysis on the floor area ratio.
MOVED BY: Ryan Strom
SECONDED BY: Werner Bols
VOTE: 5/1 passed.
YES: Kelly Laurine, Werner Bols, Margaret Bromfield, Ryan Strom, Lance Vogl
NO: Deana Peterson

STAFF UPDATE

ADJOURNMENT

7:49 PM

Susej T. Meleqi, Board Secretary | **Kelly Laurine, Chair**

Minutes to be approved at the LPA Meeting this 13th day of March, 2025.