MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
MARCH 13, 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 Bromfield, Board Member Vogl, Board Member Strom
ABSENT: Board Member Bols

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:31 PM MOTION: Approve.
MOVED BY: Deana Peterson
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 02/06/2025 LPA MINUTES

5:31 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Lance Vogl
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Peterson

- Would like to receive emails from the public prior to the LPA meetings.

ACTION ITEMS

2. 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.

Jodi Kugler, Development Director, presented the public notice, project location, zoning map, existing future land use, proposed future land use, comprehensive plan future land use element #1, comprehensive plan, future land use element #1 - Policy 1.A7.2, residential density and intensity comparison, non-residential intensity comparison, proposed intensity and floor area ratio analysis, levels of service, traffic concurrency review, and staff recommendation.

Ms. Kugler stated the applicant requested to run the items and presentations concurrent. The Board agreed to listen to both items.

Lee Baggett, City Attorney, swore in all those who will provide testimony.

Michael Houston, HJA - Applicant representative, briefly introduced the item and introduced Mr. Mario Murgado.

Mario Murgado, applicant, introduced himself and presented the Murgado automotive group community involvement, community and environmental responsibility, focus on family, proposed site, existing Mar-Stuart dealership, existing Audi and Masareti dealership, proposed site plan and rendering, and his investment.

Mr. Houston presented the site history, 2012 approved master-plan, and 2012 previous marketplace CPUD site plan.

Jay Jacobson, CEO of Eden Multifamily, introduced himself and provided a brief background, presented the master-plan, previous proposal, updated proposal, and an innovative stormwater system.

Mr. Houston presented native planted bio-retention area samples, pedestrian circulation exhibit, and land use and major CPUD amendments.

Mr. Jacobson spoke about community involvement and how they answered the negative objections from those members in the community, security, traffic study, property management for the apartment component.

Mr. Houston presented the existing Willoughby buffer, Market Place vs Eden/Mar Stuart daily traffic, Martin county innovation hub map, planned capital improvements, general note for pedestrian priority streets, community benefits, and a fly through of the area.

Mr. Jack Carmody, representative of Willoughby Country Club, stated there are commitments on that land that were made previously in Ordinance 2190-2009 and 2244-2012, read them into the record.

Michele Reily, General Manager of Willoughby Country Club, stated their concerns and the promises that were made 25 years ago.

Mr. Carmody made closing remarks.

Board Member Strom asked if the multifamily buildings were being built with frame or block. Mr. Jacobson stated they were building in block.

Board Member Strom stated the presentation was by far the best he has seen and stated the project is a good project.

Board Members had questions and answers with the applicant.

Michael Mortell, City Manager, spoke about the different traffic studies and how they could be done.

Vice Chair Peterson asked how many exits are on the property.

Board Member continued question and answers with applicant.

Board Member Bromfield stated she thinks this a reasonable project and appreciates that there is more housing in Stuart.

PUBLIC COMMENT:

1. Michael Schubert - Stuart; Is opposed to the project.
2. Nelson Levy - Stuart; Is opposed to this project due to the location.

3. Rachel Snyder - Stuart; Supports the project. Stated the community work Mr. Murgado has done and the leadership he provides.
4. Glenn Webber - Stuart; Questions what happens when the project is approved, and you can see apartment buildings. Shared his opposition on the project.
5. Jack Mac Donald - Stuart; Opposed to the project due to its density.
6. Heidi Alderman - Stuart; Opposed to the project due to the noise, traffic, and development.

Vice Chair Peterson asked why staff did not make a recommendation on the project.

Ms. Kugler stated that the applicant meets all the policies, but staff did not feel comfortable making a recommendation due to the magnitude.

Board Members and Attorney Baggett continued to discuss staff recommendations, and future land use changes.

7:50 PM MOTION: Approve (Item #2).
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
VOTE: MOTION PASSES 4/1.
YES: Kelly Laurine, Margaret Bromfield, Ryan Strom, Lance Vogl
NO: Deana Peterson

7:51 PM MOTION: Approve with recommendation for the applicant to meet with Willoughby and re-look the elevation to something more coastal (Item #3).
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
VOTE: MOTION PASSES 3/2.
YES: Kelly Laurine, Margaret Bromfield, Ryan Strom,
NO: Lance Vogl, Deana Peterson

3. 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.

***Clerks Note** - This item was heard and discussed with Item #2*

STAFF UPDATE

ADJOURNMENT

7:54 PM

Susej T. Meleqi, Board Secretary

Kelly Laurine, Chair

Minutes to be approved at the LPA Meeting this 19th day of June, 2025.