

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JUNE 19, 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 Strom
ABSENT: Board Member Bromfield, Board Member Vogl

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 03/13/2025 LPA MINUTES

5:31 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: Deana Peterson

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. FLOOR & DECOR WALL SIGN VARIANCE REQUEST LOCATED AT 2130 SE FEDERAL HIGHWAY

Lee Bagget Swore in 4 people - Jodi Kugler, Development Director, Ricky Torrez as Floor & Decor Representative, Ernesto Canela from Dynamic Engineering, and Marilynn Brennan from Cummings Signs.

Ms. Kugler presented public notices, site location, project history, variance request, land development code, elevations of the two different options for the signs, and staff recommended option 1 on the east elevation and the secondary wall sign on the north elevation.

Vice Chair Peterson asked why staff felt to make a recommendation and if they always make a recommendation for variances. She also asked if the tenant has asked landlord to trim the trees instead of asking the City for a variance.

Ms. Kugler stated that for variances they do make a recommendation.

Ricky Torres, representative of the applicant, stated that his clients were looking more for option 2 due to the poor visibility because of the trees.

Board Member Strom asked how many variances were done for signs in the past.

Ms. Kugler stated that in her research she found a variance back from the 90's as most projects have the signs included in the PUD.

Mr. Canela provided brief remarks on the sizing of the signage.

Ms. Brennan, Cummings Signs, stated she believes option 2 is a better fit due to the size of where the sign will be.

Chair Laurine and Board Member Bols stated they believe that staff recommendation is the best option.

Board Members continued discussion.

6:02 PM MOTION: Approve staff recommendation.

MOVED BY: Ryan Strom

SECONDED BY: Werner Bols

VOTE: MOTION PASSES 3/1.

YES: Kelly Laurine, Ryan Strom, Werner Bols

NO: Deana Peterson

STAFF UPDATE

ADJOURNMENT

6:04 PM

Susej T. Meleqi, Board Secretary

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 21st day of August, 2025.**