



**AGENDA**

**LOCAL PLANNING AGENCY  
AUGUST 21, 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**

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.  
**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- 1. APPROVAL OF 06/19/2025 LPA MINUTES

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

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

**ACTION ITEMS**

- 2. AMENDMENT TO LDC SECTION 11.01.02.REQUIRING A PUBLIC HEARING FOR MAJOR DEVELOPMENT PROJECT OVER 50K SQUARE FEET (RC):

ORDINANCE No. 2544-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE TEXT TO SECTION 11.01.02 OF THE CITY'S LAND DEVELOPMENT CODE BY DELETING THE PUBLIC NOTICE REQUIREMENT FOR MAJOR DEVELOPMENT PROJECTS GREATER THAN 50,000 SQUARE FEET AND REPLACING WITH A PUBLIC PRESENTATION TO CITY COMMISSION REQUIREMENT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**STAFF UPDATE**

**ADJOURNMENT**

**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

**PUBLIC COMMENT:** If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

**CONSENT CALENDAR:** Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Local Planning Agency**

**Meeting Date:** 8/21/2025

**Prepared by:** Susej Meleqi

**Title of Item:**

APPROVAL OF 06/19/2025 LPA MINUTES

**Summary Explanation/Background Information on Agenda Request:**

APPROVAL OF 06/19/2025 LPA MINUTES

**Funding Source:**

N/A

**Recommended Action:**

Approve minutes.

**ATTACHMENTS:**

1. 06192025 LPA Minutes

**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

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**Susej T. Meleqi, Board Secretary**

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**Kelly Laurine, Chair**

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

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Local Planning Agency**

**Meeting Date:** 8/21/2025

**Prepared by:** Lee Baggett, Jodi Nentwick

**Title of Item:**

AMENDMENT TO LDC SECTION 11.01.02.REQUIRING A PUBLIC HEARING FOR MAJOR DEVELOPMENT PROJECT OVER 50K SQUARE FEET (RC):

ORDINANCE No. 2544-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE TEXT TO SECTION 11.01.02 OF THE CITY'S LAND DEVELOPMENT CODE BY DELETING THE PUBLIC NOTICE REQUIREMENT FOR MAJOR DEVELOPMENT PROJECTS GREATER THAN 50,000 SQUARE FEET AND REPLACING WITH A PUBLIC PRESENTATION TO CITY COMMISSION REQUIREMENT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

On April 14, 2025, the City Commission directed staff to initiate a Text Amendment to the Land Development Code to amend the language requiring public hearing and notice requirements for a major development project greater than 50,000 square feet.

Additionally, the City Commission requested language be added a public presentation must be presented by the development director once the project is approved administratively.

This amendment only addresses major developments greater than 50,000 square feet. However, the public hearing requirements still apply for major developments located in the Creek District and East Stuart.

**Funding Source:**

N/A

**Recommended Action:**

Staff requestin the Local Planning Agency to recommend the drafted Ordinance No. 2544-2025 to the City Commission.

**ATTACHMENTS:**

- 1. DRAFT - 2544-2025 LDC Major Development Amendments



**BEFORE THE CITY COMMISSION  
CITY OF STUART, FLORIDA**

**ORDINANCE NUMBER 2544-2025**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE TEXT TO SECTION 11.01.02 OF THE CITY'S LAND DEVELOPMENT CODE BY DELETING THE CITY COMMISSION PUBLIC HEARING REQUIREMENT FOR MAJOR DEVELOPMENT PROJECTS GREATER THAN 50,000 SQUARE FEET AND REPLACING WITH A PRESENTATION TO CITY COMMISSION REQUIREMENT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

\*\*\*\*\*

**WHEREAS**, Florida Statutes § 163.3202 requires the City of Stuart to adopt or amend and enforce land development regulations that are consistent with and implement the City's comprehensive plan; and

**WHEREAS**, On April 14, 2025, the City Commission directed staff to amend the City's Land Development Code requiring a public notice and hearing requirement for major development projects greater than 50,000 square; and

**WHEREAS**, on August 21, 2025, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

**WHEREAS**, the City Commission held duly noticed public hearings on August 25, 2025, and September 8, 2025, to consider this ordinance for full public participation on the Land Development Code amendment process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA:**

**SECTION 1: Recitals.** The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

**SECTION 2:** The provisions of the Land Development Code as amended are hereby adopted as shown herein below.

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## Chapter XI – PROCESSING OF PLAN APPLICATIONS

### Sec. 11.01.02. Major development plan application.

- A. *General.* A major development plan is one which is:
1. A residential project which exceeds 35 total dwelling units.
  2. A non-residential development over 50,000 square feet in area.
  3. A mixed-use development over 50,000 square feet in area.
  4. A public or private institutional development exceeding one acre in land area.
  5. Pursuant to section 5.05.02.A.2.c., when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may be applied for to consider the removal and replacement of a historic tree.
- B. *Pre-application conference required.* Prior to filing for major development review, the developer shall meet with the city development director and city staff to discuss the development review process and to be informed of which staff members to confer with about the application. No person may rely upon any comment concerning a proposed major development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.
- C. *Application submittal requirements.* Application forms for major development plan review shall be available from the city development department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation and embossed with the corporate seal. The completed application form shall be accompanied by appropriate review fees, a site plan, and by any other information required by the city development director. A concept plan may be submitted as an option to a site plan; however, the applicant will be required to submit a site plan for approval by the city commission prior to submitting an application for a development permit.
- D. *Compliance review procedures.* After receipt of the application, the department shall follow the review and compliance procedures as set out in section 11.01.01 of this Code. If the major development plan application is in compliance, ~~the director shall set a time and place for a city commission public hearing to consider whether the major development plan application complies with the requirements of the Code~~ major development plan shall be deemed approved.
- E. ~~*Report to the city commission.* The development director will prepare a staff report and recommendation for consideration by the city commissioner concerning whether the application complies with the requirements of the Code.~~

~~F. *City commission public hearing notice.* Notice of the public hearing shall be provided by mailing and by posting the subject property. Requirements for notice of public hearings can be found in section 11.02.00 of this Code.~~

~~G. *City commission public hearing.*~~

- ~~1. At the public hearing, the city commission shall hear from all interested parties regarding whether the major development plan application complies with the requirements of this Code. The city commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the development department, and the comments presented to the city commission during the course of the public hearing.~~
- ~~2. During the public hearing, the city commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain, shall not exceed 60 working days and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.~~
- ~~3. All the conclusion of the public hearing within 30 working days thereafter, the city commission shall determine whether the application is in compliance with the requirements of this Code. The city commission shall adopt a resolution setting forth its determination.~~
- ~~4. The determination of the city commission shall be to either find the application:
  - ~~a. "In compliance" In the event of a determination of in compliance, the plan shall be deemed approved;~~
  - ~~b. "In compliance subject to stated conditions or modifications" In the event of a determination in compliance subject to stated conditions or modifications, the applicant may submit a revised major development plan with supporting documentation to the department within 45 working days which complies with said conditions and modifications. The development director shall review the plan for a finding of in compliance; or~~
  - ~~c. "Not in compliance" In the event of a determination of not in compliance, the application shall be rejected and the specific reasons for such determination with reference to the requirements of this Code shall be stated in the resolution.~~~~

~~E.H. Recordation. Upon approval of a resolution for a major development plan, the resolution together with any development conditions, agreements, covenants, maps, and illustrations shall be recorded in the public records of Martin County, Florida, at the expense of the applicant.~~

~~F. Presentation to City Commission. Upon approval of a major development plan by the Development Director, the Development Director shall provide a presentation to the City Commission at a subsequent Commission meeting on the application and approval.~~

**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4:** If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

**SECTION 5:** The provisions of this Ordinance shall be codified.

**SECTION 6:** This Ordinance shall take effect immediately upon adoption.

First read on the \_\_\_\_ day of \_\_\_\_\_.

Second reading on the \_\_\_\_ day of \_\_\_\_\_.

Commissioner \_\_\_\_\_ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR  
 CHRISTOPHER COLLINS, VICE MAYOR  
 EULA CLARKE, COMMISSIONER  
 LAURA GIOBBI, COMMISSIONER  
 SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
 MARY R. KINDEL, MMC  
 CITY CLERK

\_\_\_\_\_  
 CAMPBELL RICH  
 MAYOR

APPROVED AS TO FORM  
 AND CORRECTNESS:

\_\_\_\_\_  
 LEE J. BAGGETT, ESQ  
 CITY ATTORNEY