



**AGENDA**

**LOCAL PLANNING AGENCY**

**JULY 9, 2026**

**AT 5:30 PM**

**COMMISSION CHAMBERS**

**121 SW FLAGLER AVE.**

**STUART, FLORIDA 34994**

**LOCAL PLANNING AGENCY**

**Chair - Deana Peterson**

**Vice Chair - Christina Ouillette**

**Board Member - Paul Grosso**

**Board Member - Caitlynne Palmieri**

**Board Member - Clay Scherer**

**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 06/11/2026 LPA MINUTES

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

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

**ACTION ITEMS**

2. COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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.