

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
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**

CALL TO ORDER

5:30 PM

ROLL CALL

PRESENT: Chair Peterson, Vice Chair Ouillette, Board Member Grosso, Board Member Palmieri, Board Member Scherer

ABSENT: Board Member Vogl

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**5:31 PM MOTION: Approve.
MOVED BY: Cristina Ouillette
SECONDED BY: Caitlynne Palmieri
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 06/11/2026 LPA MINUTES

5:31 PM MOTION: Approve.

MOVED BY: Caitlynne Palmieri

SECONDED BY: Cristina Ouillette

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. 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.

Board Members stated their exparte communication.

Jodi Kugler, Development Director presented public notice, project location, future land use, aerial of location, adjacent use, zoning and future land use, proposed site plan, proposed landscape plan, proposed land development code deviations, architectural elevations, proposed signage plan, and staff recommendation.

Robert Goode, Engineer and Agent for the project introduced himself and stated they were available for any questions.

Chair Peterson questioned, since this was a proposed bank and now it'll be a coffee shop, how it would affect the traffic count.

Ms. Kugler stated the statistics from the traffic study.

Board Member Scherer complimented the applicant on the enhanced landscape plan, particularly the commitment to using native plant species. He then asked whether the proposed coffee shop would accommodate ADA parking, given its primarily drive-thru operation. The applicant explained that the existing ADA parking spaces are sufficient and remain in compliance, with access provided by an existing crosswalk.

Staff also confirmed that the landscaping will be inspected upon project completion and monitored through six-month and one-year inspections as part of the required landscape warranty.

5:45 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Caitlynne Palmieri
Motion approved unanimously.

STAFF UPDATE

Ms. Kugler provided an update on the City's upcoming Comprehensive Plan Evaluation and Appraisal Report (EAR) process, explaining that the required seven-year update is underway. Ms. Kugler noted the board will play a role in the update and will have an opportunity to review proposed amendments and provide input as the process moves forward.

Ms. Kugler also updated the board on the implementation of House Bill 803, effective July 1, regarding building permit exemptions for certain residential projects under \$7,500. Staff explained that several types of work, including electrical, plumbing, mechanical, gas, structural work, and projects in flood hazard areas, remain subject to permitting requirements. The City is looking to Martin County to ensure a consistent approach, plans to publish guidance on its website and through public outreach, and is evaluating potential application fees to offset staff review and inspection costs.

ADJOURNMENT

5:52 PM

Susej T. Meleqi, Board Secretary

Deana Peterson, Chair

**Minutes to be approved at the LPA
Meeting this 13th day of August, 2026.**