MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
SEPTEMBER 8, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Campbell Rich
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Kimberly Everman

ADMINISTRATIVE

Interim Development Director, Erin Wohlitka
Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL

PRESENT: Vice Chairperson Bromfield, Board Member Rich, Board Member Mathers, Board Member Strom, Board Member Vitale
ABSENT: Chairperson Laurine, Board Member Massing

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MOTION: Approve.
MOVED BY: Jackie Vitale
SECONDED BY: Campbell Rich
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF AUGUST 4, 2022 MINUTES

MOTION: Approval of August 4, 2022 minutes.
MOVED BY: Bill Mathers
SECONDED BY: Campbell Rich
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Campbell Rich thanked his fellow board members for their service and looks forward to working with them in the future as a Commissioner.

ACTION ITEMS

2. PRESENTATION OF THE PROPOSED FORM BASED CODE FOR THE EAST STUART NEIGHBORHOOD AND THE CREEK DISTRICT BY THE TCRPC

PRESENTATION: Pinal Gandhi-Savdas, CRA Executive Director
Jessica Seymore, Treasure Coast Regional Planning Council

5:41PM Margaret Bromfield arrived at the meeting.

COMMENTS FROM THE BOARD:

EAST STUART

Ryan Strom questioned liability regarding civic space requirements on private property.

Campbell Rich asked Jessica Seymour to expand on the benefits of moving to a form-based code.

Jessica Seymour said that the impact of the form-based code will be correcting uses for flexible housing types in East Stuart, and assist in making the process streamlined. In the Creek District there is hesitance as to what they can build and this will provide the tools for residents and developers to know what they can do with the land.

Pinal Gandhi-Savdas explained the future goals for the form-based code.

Discussion continued about civic open space recommendations.

THE CREEK DISTRICT

Bill Mathers asked about existing bulk heads for seaswalls and his concern about non-conforming uses.

Jessica Seamour clarified she does not think there are any for current residents, but would follow up.

The board discussed planning for parking.

Bill Mathers expanded on the Comprehensive Plan and planning for non-conforming uses.

The board discussed thoroughfare standards and street types.

Mike Mortell explained that throughout the years and workshops the public gave feedback that they would like a form-based code concept.

Jessica Seymour said that they worked with staff and the commission to implement form-based code in the Creek District and East Stuart first based on need.

Discussion occurred about similar form-based code examples and how the City should move forward.

Ryan Strom spoke about concerns that he would like to address in the allowances.

Jessica Seymour addressed his concerns.

Erin Wohlitka and Mike Mortell continued to give examples of successful form-based codes.

The process for approval was discussed.

COMMENTS FROM THE PUBLIC:

1. Helen McBride (Flamingo Avenue) - Spoke about the history of Stuart and the composition of East Stuart

STAFF UPDATE

None.

ADJOURNMENT

MOTION: Adjourn.
MOVED BY: Campbell Rich
SECONDED BY: Jackie Vitale
Motion approved unanimously.