

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

LOCAL PLANNING AGENCY

**Chairperson - Kelly Laurine
Vice Chairperson - Margaret Bromfield
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Board Member - VACANT
Board Member - VACANT
Ex Officio Board Member - Mark Sechrist**

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kugler
City Clerk, Mary R. Kindel**

CALL TO ORDER

5:34 PM

ROLL CALL

PRESENT: Chairperson Laurine, Board Member Mathers, Board Member Strom, Board Member Vitale

ABSENT: Vice Chairperson Bromfield

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Pinal Gandhi Savdas, CRA Executive Director, explained the rearrangement of the items in the agenda.

- Item #5 was read third.
- Item #7 was read fourth.
- Item #3 was read fifth.
- Item #6 was read sixth.
- Item #4 was read seventh.

5:36 PM MOTION: Approve with rearrangements of items.

MOVED BY: Jackie Vitale

SECONDED BY: Ryan Strom

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF OCTOBER 13, 2022 MINUTES

5:37 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: William Mathers

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Michael Mortell, City Attorney, spoke on the passing of Board Member Larry Massing.

ACTION ITEMS

2. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC): (THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2500-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:39 PM

Ms. Gandhi Savdas presented the item and stated all the notices that were sent out to the neighbors within the project area, spoke about the workshops and walking tours that took place, and all the community engagements.

Jessica Seymour, Treasure Coast Regional Planning Council presented the timeline, future land use map and their changes, and the proposed future land use map.

PUBLIC COMMENT:

1.) Brooks Dubois - SE 6th St; Spoke about a larger parcel and is in opposition of the duplexes possibly going in that parcel.

2.) Laura Giobbi - Questioned where the parking is in the multi-dwelling units.

6:00 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

****Clerks Note** - Ordinance No. 2499-2023 and 2507-2023 were presented together in one presentation. Discussion happened at the same time and a motion was first made on the Land Development Code and then on Zoning Map Amendment.**

5. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the proposed land use and zoning, showed comments from CRB Board Members and City Commissioners, the proposed process, regulating plan, thoroughfare plan, development standard typical lot sizes, zoning, dwelling units per acre, frontage types, building types, proposed neighborhood open space, low-impact development standards, vision update on the master plan, and top three take-aways.

Board Members and Ms. Seymour had a discussion about accessory dwelling unit's (ADU), facades, porches, store fronts, and building height requirements.

6:41 PM Board Member Mathers made a motion seconded by Board Member Strom.

Board Members had a discussion about ADU's and whether or not to include it in the motion.

PUBLIC COMMENT:

1.) Brooks Dubois - SE 6th St; Stated he is okay with ADU's but not the duplexes.

6:49 PM MOTION: Approve.
MOVED BY: William Mathers
SECONDED BY: Ryan Strom
Motion approved unanimously.

7. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6:48 PM MOTION: Approve, with the restriction on the Duplex but not ADU, and ensure that the language states "Non-pervious does not count towards the impervious count".

MOVED BY: William Mathers

SECONDED BY: Jackie Vitale

Motion approved unanimously.

**3. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
(THIS IS A SINGLE READING ITEM)**

ORDINANCE No. 2502-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the existing future land use map and the future land use element.

PUBLIC COMMENT:

1.) Mark Brechbill - SE Osceola St; Asked if the gym property will be grandfathered in and questioned how it will supply to the sound ordinance?

Board Members had a discussion with Ms. Seymour about their concerns in The Creek District.

7:05 PM MOTION: Approve.

MOVED BY: Jackie Vitale

SECONDED BY: Ryan Strom

Motion approved unanimously.

****Clerks Note** - Ordinance No. 2498-2023 and 2501-2023 were presented together in one presentation. Discussion happened at the same time and two motions were made on each Ordinance.**

6. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the comments received from CRB, LPA, and City Commission, proposed process, proposed regulating plan, proposed development standards, creek industrial uses, creek industrial density, proposed frontage types, proposed parking

standards, proposed thoroughfare plan, proposed low impact development standards, and proposed neighborhood open space.

Board Members had a discussion with Ms. Seymour in regards bulkheads, how you measure height.

7:29 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: Jackie Vitale

Motion approved unanimously.

4. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7:31 PM MOTION: Approve, adding language for bulkheads in emergency situations.

MOVED BY: Jackie Vitale

SECONDED BY: William Mathers

Motion approved unanimously.

STAFF UPDATE

Susej Meleqi, Deputy City Clerk, stated that the Clerk's Department would be taking over the advisory board meetings.

ADJOURNMENT

7:32 PM

Mary R. Kindel, City Clerk

Kelly Laurine, Chairperson

**Minutes to be approved at the Local Planning Agency
Meeting this 12th day of January, 2023.**