

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JANUARY 12, 2023
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 - Donald Cuozzo
Board Member - Laura Giobbi
Board Member - William Mathers
Board Member - Ryan Strom
Board Member - James "Mac" Stuckey
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director, Jodi Nentwick-Kugler
Board Secretary, Mary R. Kindel

CALL TO ORDER

5:30 PM

ROLL CALL

PRESENT: Chair Laurine, Vice Chair Bromfield, Board Member Cuozzo, Board Member Giobbi, Board Member Mathers, Board Member Strom, Board Member Stuckey

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Board Members (7) Kelly Laurine, Margaret Bromfield, Donald Cuozzo, Laura Giobbi, William Mathers, Ryan Strom, and James Stuckey were sworn in by City Attorney, Mike Mortell.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

5:33 PM MOTION: Approve to keep the current Chair.

MOVED BY: Donald Cuozzo

SECONDED BY: William Mathers

Motion approved unanimously.

5:34PM MOTION: Approve to keep the current Vice Chair.
MOVED BY: Donald Cuozzo
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF AGENDA

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Laura Giobbi
Motion approved unanimously.

APPROVAL OF MINUTES

3. APPROVAL OF 12/08/2022 LPA MINUTES

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. STUART AUTO VAULT, LLC., SUBMITTED A PETITION FOR VOLUNTARY ANNEXATION FOR PROPERTY LOCATED FRONTING SE MONTEREY ROAD (RC):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jodi Nentwick-Kugler, Development Director, presented the public notices that were made, location, surrounding properties, existing and proposed future land use, existing and proposed zoning. Staff recommends approval of Ordinances.

Board Member Stuckey had a question in regards to the piece of property that is being annexed into the City.

Board Members had a brief discussion with the City Attorney in regards to the upcoming project.

5:48PM MOTION: Approve.
MOVED BY: Donald Cuozzo
SECONDED BY: Ryan Strom
Motion approved unanimously.

5. STUART AUTO VAULT, LLC., SUBMITTED A PETITION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY LOCATED FRONTING SE MONTEREY ROAD (RC):

ORDINANCE NO. 2511-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Attorney Mortell explained the future land use designation of the property.

5:53 PM MOTION: Approve.
MOVED BY: Donald Cuozzo
SECONDED BY: Laura Giobbi
Motion approved unanimously.

6. STUART AUTO VAULT, LLC., SUBMITTED A PETITION FOR A REZONE TO THE OFFICIAL ZONING ATLAS FOR PROPERTY LOCATED ON THE SOUTH SIDE FRONTING SE MONTEREY ROAD (RC):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED ON THE SOUTH SIDE OF SE MONTEREY ROAD; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Attorney Mortell explained the different zoning types.

Board Member Mathers asked if, for their development, do they need to be considered "B4" in order to be consecutive with the other zoning.

5:56PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: William Mathers
Motion approved unanimously.

STAFF UPDATE

7. ADVISORY BOARD ORIENTATION REVIEW BY CITY CLERK

Mary Kindel, City Clerk, provided a brief orientation for the Board Members.

Board Members had several questions in regards to communication with other board members and applicants.

Attorney Mortell provided clarification to Board Members who had questions.

ADJOURNMENT

6:36 PM

Mary R. Kindel, City Clerk

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 9th day of February, 2023.**