

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
FEBRUARY 9, 2023
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 - 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, Susej T. Meleqi**

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

APPROVAL OF AGENDA

**5:31 PM MOTION: Approve.
MOVED BY: Donald Cuozzo
SECONDED BY: Margaret Broomfield
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 01/12/2023 LPA MINUTES

5:31 PM MOTION: Approve.

MOVED BY: Laura Giobbi

SECONDED BY: Ryan Strom

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Stuckey

- Announced to the Board that he will not be in attendance for the March 9, 2023 meeting.

ACTION ITEMS

2. FS PROPRTIES LLC., SUBMITTED A PETITION FOR A REZONE TO THE OFFICIAL ZONING ATLAS LOCATED AT 2970 SE DOMINICA TERRACE, STUART, FL 34994 (RC):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REFLECT THE REZONING OF A 0.68 ACRE PARCEL; LOCATED AT 2970 SE DOMINICA TERRACE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO BUSINESS – GENERAL (B-2) ZONING DISTRICT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jodi Nentwick-Kugler, Development Director, presented the public notices, location, existing and proposed zoning. In the presentation she stated that the applicant failed to meet the timeline within the approved CPUD and has expired, staff recommends LPA approve the proposed zoning – B-2.

Attorney Tyson Waters provided a background on the property and stated he was available for any questions.

Board Member Stuckey stated he thought the PUD process is flawed because of the timetables the development projects are given.

Board Member Cuozzo asked Attorney Waters if any of the neighbors who received a letter object to the project, in which Attorney Waters stated no.

Board Members had a brief discussion about the PUD process and what the zoning was previously.

Board Member Cuzzo asked staff to see if the map could be bigger to see the location.

**5:39 PM MOTION: Approve.
MOVED BY: Donald Cuzzo
SECONDED BY: William Mathers
Motion approved unanimously.**

STAFF UPDATE

ADJOURNMENT

5:41 PM

Susej T. Meleqi, Deputy City Clerk

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 15th day of March, 2023.**