

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
MAY 11, 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

5:46 PM

ROLL CALL

PRESENT: Chair Laurine, Board Member Giobbi, Board Member Mathers, Board Member Strom

ABSENT: Vice Chair Bromfield, Board Member Cuozzo, Board Member Stuckey

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:46 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: Laura Giobbi

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 03/09/2023 LPA MINTUES

5:47 PM MOTION: Approve.

MOVED BY: Laura Giobbi

SECONDED BY: William Mathers

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. A REQUEST FOR A LAND DEVELOPMENT CODE TEXT AMENDMENT TO ALLOW CEMETERIES AND FUNERAL HOMES WITHIN THE PUBLIC DISTRICT (RC):

ORDINANCE No. XXXX-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY ADMENDING SECTION 2.02.02 OF CHAPTER II, TABLE 2: LAND USES TO ALLOW CEMETERIES AND FUNERAL HOMES TO BE DESIGNATED AS "P" PEMRITTED USE WITHIN THE "I" (INSTITUTIONAL) LAND USE 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.

Jodi Nentwick Kugler, Development Director, presented the future land use designation, zoning district, and provided staff recommendation to approve the text amendment.

Applicant spoke and provided the history of the property.

Board Members had a brief discussion on the text amendment for the zoning.

5:52 PM MOTION: Approve.

MOVED BY: William Mathers

SECONDED BY: Laura Giobbi

Motion approved unanimously.

3. A REQUEST FROM WILLIS CUSTOM YACHTS TO CONSIDER A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (RC):

ORDINANCE No. XXXX-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 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE

LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Kris McCrain, Principal Planner, presented on the projects public notice, location, site history, existing future land use, criteria, wetlands, strategic habitat conservation areas, wellfield protection area, soils, historic resources, floodplain, traffic concurrency, and staff recommendation.

Applicant presented the surrounding uses, history of Willis Custom Yachts, other locations owned by Willis Custom Yachts, application requests, and consistent FLU and zoning.

Board Member Giobbi asked if there was any adjacent wetlands and if there would be opportunities for local employment and apprentice programs.

Board Member Mathers questioned what the land use change allows in industrial marine that industrial does not allow.

6:09 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: William Mathers
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

6:09 PM

Susej T. Meleqi, Deputy City Clerk

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 8th day of June, 2023.**