

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JUNE 8, 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 – VACANT
Ex Officio Board Member - Mark Sechrist**

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kugler
Board Secretary, Susej T. Meleqi**

CALL TO ORDER

5:32 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**5:33 PM MOTION: Approve.
MOVED BY: Donald Cuozzo
SECONDED BY: Ryan Strom
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 05/11/2023 LPA MINUTES

5:53 PM MOTION: Approve.

MOVED BY: Margaret Bromfield

SECONDED BY: Ryan Strom

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 FROM COMMERCE AVENUE, LLC TO CONSIDER A VOLUNTARY ANNEXATION:

ORDINANCE No. 2517-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING ON SE COMMERCE AVENUE, CONSISTING OF 1.45-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.

Kris McCrain, Principal planner, presented the project's public notice, location, existing and proposed future land use, existing and proposed zoning, level of service letters, and staff recommendation.

Mike McCarty, Project Manager for the applicant, spoke about successful projects the applicant has done previously, the intent, and the benefit it will bring to the City.

Board Members had the following questions:

- Why the need to annex into Stuart vs Martin County
- The purpose of the building
- IPUD vs industrial zoning

5:44 PM MOTION: Approve.

MOVED BY: Donald Cuozzo

SECONDED BY: Ryan Strom

Motion approved unanimously.

3. A REQUEST BY COMMERCE AVENUE, LLC, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

ORDINANCE No. 2518-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING

THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.45-ACRE PARCEL FROM THE FUTURE LAND USE OF INDUSTRIAL (COUNTY) TO THE FUTURE LAND USE OF INDUSTRIAL (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.

Mr. McCrain, Principal planner, presented the project's public notice, location, existing and proposed future land use, existing and proposed zoning, data and analysis, topography, wetlands, strategic habitat conservation areas, wellfield protection, soils, floodplain, traffic concurrency, and staff recommendation.

Board Member Giobbi asked if there was a set plan on how many units would be in the building.

Mr. McCarty stated about eight units will be in the building.

5:52 PM MOTION: Approve.

MOVED BY: Ryan Strom

SECONDED BY: Laura Giobbi

Motion approved unanimously.

4. A REQUEST FROM COMMERCE AVENUE, LLC TO CONSIDER A REZONE PETITION:

ORDINANCE No. 2519-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.45-ACRE PARCEL; LOCATED ON THE SOUTH EAST SIDE OF SE COMMENRCE AVENUE; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM M-2 INDUSTRIAL (COUNTY) ZONING DESIGNATION TO IPUD INDUSTRIAL PLANNED UNIT DEVELOPMENT (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.

Mr. McCrain, Principal planner, presented the project's public notice, location, existing and proposed future land use, existing and proposed zoning, proposed IPUD development plan, IPUD proposed uses, architectural elements building #1 and #2, and staff recommendation.

Board Member Giobbi questioned if there was a thought of adding a dry cleaning business to the building due to the old process of dry cleaning and how toxic it is to the environment.

Board Members questioned if this item is the approval of the zoning or site plan. Discussion ensued with Board Members, the City Manager, the City Attorney, Mr. McCrain, and Mr. McCarty.

**6:11 PM MOTION: Approve zone change, less the site plan.
MOVED BY: Donald Cuzzo
SECONDED BY: Ryan Strom
Motion approved unanimously.**

STAFF UPDATE

5. LIVE LOCAL ACT (SB102) STAFF PRESENTATION

Jodi Nentwick Kugler, Development Director, provided the background of SB 102, land use standards, exceptions, procedures for implementation of the live local act.

Board Members had the below questions:

- How and who will control the AMI's
- Spoke on the height of properties next to the hospital
- Cross over the County line
- Highest building within the City of Stuart

Ms. Nentwick Kugler and Interim City Manager Mortell responded to the Board's questions.

ADJOURNMENT

6:24 PM

Susej T. Meleqi, Deputy City Clerk

Kelly Laurine, Chair

**Minutes to be approved at the LPA
Meeting this 10th day of August, 2023.**