

**MINUTES  
LOCAL PLANNING AGENCY  
TO BE HELD MARCH 10, 2022  
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 - Larry Massing  
Board Member - Bill Mathers  
Board Member - Campbell Rich  
Board Member - Ryan Strom  
Board Member - Jackie Vitale  
Ex Officio Board Member - Kimberly Everman**

**ADMINISTRATIVE**

**Development Director, Kev Freeman  
Board Secretary, Jordan Pinkston**

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Chairperson Laurine, Vice Chairperson Bromfield, Board Member Rich, Board Member Massing, Board Member Strom, Board Member Vitale  
ABSENT: Board Member Mathers

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

No vote was taken on the approval of the agenda.

**APPROVAL OF MINUTES**

1. Approval of November 4, 2021 Minutes

**MOTION:** Approve November 4, 2021 Minutes

**Moved BY:** Jackie Vitale

**SECONDED BY:** Ryan Strom

Motion passed unanimously.

2. Approval of December 9, 2021 Minutes

**MOTION:** Approve December 9, 2021 Minutes  
**MOVED BY:** Jackie Vitale  
**SECONDED BY:** Ryan Strom  
Motion passed unanimously.

**COMMENTS FROM THE PUBLIC (3 Minutes Max.)**

None.

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

None.

**ACTION ITEMS**

**3. Annual Local Planning Agency Board Reorganization**

**MOTION:**

**Action:** Reappoint Kelly Laurine as Chair.

**Moved by:** Jackie Vitale

**Second by:** Larry Massing

Motion passed unanimously.

**Action:** Reappoint Margaret Bromfield as Vice Chair.

**Moved by:** Jackie Vitale

**Second by:** Ryan Strom

Motion passed unanimously.

**4. INDIAN STREET STORAGE DEVELOPMENT:**

ORDINANCE 2482-2022 ; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**PRESENTATION:** Kev Freeman, Development Director  
Morris Crady, Lucido & Associates

**PUBLIC COMMENT (3-minute max):** None.

**PUBLIC COMMENTS VIA ZOOM:** None.

**BOARD COMMENT:**

Larry Massing asked about signage for the building.

Kev Freeman said that there would typically be a unified signage plan.

Larry Massing expressed that he originally had concerns about the building exclusively being household storage, but feels more comfortable with the plan now.

Campbell Rich said that he was concerned about businesses being run out of storage units.

Lance Appelberg, Vice President of Bee Safe spoke about the franchise operations and regulations.

Campbell Rich asked about minors accessing the wine storage unit.

Lance Appelberg assured him that they had never encountered that situation and explained the hours.

Jackie Vitale expressed concerns about the location they chose.

Kev Freeman clarified the history of the site and expressed that most properties that are left for development will have to be a major amendment.

Ryan Strom said that he is comfortable with a 6 foot sidewalk with more landscaping but is concerned about the reduction of the east setback.

Kev Freeman explained the reason why staff is comfortable with the buffer after negotiations were made.

Ryan Strom expressed concerns about the size of the development and that the city is being over generous to what we are allowing.

Kelly Laurine asked about replanting the existing trees.

Morris Crady confirmed the tree planting process and addressed the three-story height for Willoughby residents. He expressed they are putting a building there that there is a current demand for.

The board discussed the maximum limits being placed on the site, stormwater drainage and buffers on the site.

Kev Freeman spoke about the changes made throughout the application process.

Kelly Laurine asked about the resident notification process.

Morris Crady confirmed that they are not rezoning, so it is allowed by right, which would not require notice.

Kelly Laurine asked about the proposed sidewalk size versus the current joined sidewalk.

Larry Massing questioned the underlying public and commercial land use.

Kev Freeman and Morris Crady addressed his concerns and gave the history of the site.

Discussion about the size of the sidewalk occurred.

Reasons for denial were clarified.

**MOTION:** Approve with the following conditions:

1. Reject waiver #3 for six-foot sidewalks and require more landscaping.

**MOVED BY:** Rich Campbell **SECONDED BY:** Jackie Vitale

**VOTE:**

**YES:** Rich Campbell

**NO:** Kelly Laurine, Larry Massing, Jackie Vitale, Ryan Strom, Margaret Broomfield

Motion denied 1/5.

### **STAFF UPDATE**

Kev Freeman gave an update on properties being annexed into the city, stormwater and low impact development initiatives, and the Silverhorn project.

Discussion happened regarding the potential moratorium for development.

### **ADJOURNMENT**

**MOTION:** Adjourn

**MOVED BY:** Margaret Broomfield **SECONDED BY:** Ryan Strom

**VOTE:**

**YES:** Kelly Laurine, Rich Campbell, Larry Massing, Jackie Vitale, Ryan Strom, Margaret Broomfield

**NO:** None

Motion passed unanimously.

---

Kelly Laurine, Chair

---

Jordan Pinkston, Board Secretary