

**MINUTES**  
**LOCAL PLANNING AGENCY OF THE CITY OF STUART**  
**APRIL 14, 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**

**MOTION: Approve.**

**MOVED BY:** Larry Massing

**SECONDED BY:** Ryan Strom

**Motion approved unanimously.**

**APPROVAL OF MINUTES**

1. Approval of March 10, 2022 LPA Minutes

**MOTION: Approve.**

**MOVED BY:** Larry Massing

**SECONDED BY:** Jackie Vitale

**Motion approved unanimously.**

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

None.

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

Campbell Rich requested the City Attorney to comment on the Costco ruling.

Mike Mortell explained past litigations over land use in Martin County and neighboring municipalities. He explained the ruling the judge made regarding the Costco lawsuit and the City's plan to move forward.

Campbell Rich questioned the vote for the Future Land Use change on the agenda tonight.

Mike Mortell explained why the agenda is drafted the way it is and how it will be reworked in the future.

### **ACTION ITEMS**

2. Resolution 44-2022: The Oaks Classical Christian Academy requests approval of a Major Conditional Use Permit to increase the number of students permitted at their campus located at St. Mary's Episcopal Church. St. Mary's Episcopal Church is located at 623 SE Ocean Boulevard. (RC)

**PRESENTATION:** Erin Wohlitka, Senior Planner  
Kate DeWitt, Land Planner

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

**PUBLIC COMMENTS VIA ZOOM:** None.

#### **BOARD COMMENT:**

Kelly Laurine asked about the future of the site.

Erin Wohlitka confirmed that the approval would not run with the land.

Larry Massing asked about records of a previous preschool at the location.

Campbell Rich asked about the previous approval of the number of students compared to the 90 being requested today.

Kate DeWitt explained why they requested approval for the original 25 students, compared to today's approval process.

Campbell Rich asked for clarification of how the school operates.

Kate DeWitt explained the curriculum to the students.

Katie Crews explained the campus layout and instruction format for the students.

**MOTION:** Approve.  
**MOVED BY:** Larry Massing  
**SECONDED BY:** Ryan Strom  
**Motion approved unanimously.**

3. Ordinance 2487-2022: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential, a rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD), and site plan approval to allow 60 townhouse units on 4.88 acres of land for the Sailfish Cay RPUD. The subject property is located at 751 SE Central Parkway.

Kev Freeman has requested that the item be pushed to an uncertain date.

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

**PUBLIC COMMENTS VIA ZOOM:** None.

**BOARD COMMENT:** None.

**MOTION:** Continue to a date uncertain.  
**MOVED BY:** Larry Massing  
**SECONDED BY:** Jackie Vitale  
**Motion approved unanimously.**

4. ATLANTIC POINT MARINA - FUTURE LAND USE MAP CHANGE - MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC

ORDINANCE: 2485-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE;; AND FOR OTHER PURPOSES.

**PRESENTATION:** Tom Reetz, Senior Planner  
Don Cuozzo, Middle Island Management

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

**PUBLIC COMMENTS VIA ZOOM:** None.

**BOARD COMMENT:**

Larry Massing asked where else this land use exists in the City of Stuart.

Kev Freeman explained the other existing properties in the city and explained the difference between Marine Industrial and Industrial uses.

Tom Reetz displayed the Future Land Use map for neighboring parcels.

Campbell Rich asked about the vacant lot above the parcel.

Kev Freeman explained the potential of the site and what benefits it could bring to the public.

**MOTION:** Approve.

**MOVED BY:** Margaret Bromfield

**SECONDED BY:** Ryan Strom

**Motion approved unanimously.**

#### **STAFF UPDATE**

None.

#### **ADJOURNMENT**

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Jordan Pinkston, Board Secretary

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Kelly Laurine, Chair