

**MINUTES**  
**LOCAL PLANNING AGENCY OF THE CITY OF STUART**  
**JUNE 9, 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 Massing,  
Board Member Mathers, Board Member Vitale  
**ABSENT:** Board Member Rich, Board Member Strom

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF AGENDA**

**Action:** Approve with the following conditions:

**1. Move item #2 (Ordinance 2487-2022) after item #3 (Ordinance 2486-2022)**

**Moved by:** Margaret Bromfield

**Second by:** Larry Massing

**Motion passed unanimously.**

**APPROVAL OF MINUTES**

**1. APPROVAL OF APRIL 14, 2022 LPA MINUTES**

**APPROVAL OF MINUTES**

**Action:** Approve April 14, 2022 LPA Minutes

**Moved by: Larry Massing**  
**Second by: Bill Mathers**  
**Motion passed unanimously.**

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

None.

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

None.

**ACTION ITEMS**

2. Ordinance 2487-2022: Request to consider 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. (Quasi-Judicial)(RC)

RECOGNIZED AS ITEM #3 IN THE AGENDA, PER AGENDA APPROVAL.

**PRESENTATION:** Erin Wohlitka, Senior Planner  
Ryan Johnston, Johnston Group Development & Construction

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

**PUBLIC COMMENTS VIA ZOOM:** None.

**BOARD COMMENT:**

Jackie Vitale asked for clarification on the amount of native vegetation on the property.

Erin Wohlitka clarified what the applicant is proposing.

Larry Massing asked about on-street parking on Central Parkway.

Erin Wohlitka read Ryan Strom's comments on the project into the record.

Bill Mathers confirmed that the board is comfortable with him voting.

Margaret Bromfield said that she feels the project is refreshing.

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

1. Charles Berger (SE Central Parkway) - asked if there is an age restriction for the development and lease agreements.

**Action: Approve.**  
**Moved by: Margaret Bromfield**  
**Second by: Jackie Vitale**  
**Motion passed unanimously.**

3. Ordinance 2486-2022: Request to consider a small-scale comprehensive plan amendment from Commercial to Multi-Family Residential on 4.88 acres of land. The subject property is located at 751 SE Central Parkway. (Quasi-Judicial)(RC)

RECOGNIZED AS ITEM #2 IN THE AGENDA, PER AGENDA APPROVAL.

**PRESENTATION:** Erin Wohlitka, Senior Planner  
Bob Raynes, Gunster Law Firm

**BOARD COMMENT:**

The board disclosed ex parte communications.

**PUBLIC COMMENT (3-minute max):**

1. Charles Beger (SE Central Parkway) - Concerned about vegetation being removed from the site and traffic. He suggested a light on Kanner.
2. Jane Cornett (Address not provided) - Attorney of Town Park North and expressed full support for the project.

**PUBLIC COMMENTS VIA ZOOM:** None.

**BOARD COMMENT:** None.

**Action:** Approve.  
**Moved by:** Larry Massing  
**Second by:** Margaret Bromfield  
**Motion passed unanimously.**

**STAFF UPDATE**

Kev Freeman shared that he has accepted a position elsewhere, but will still be assisting with projects.

Mike Mortell gave an update on the job search for Urban Planners and Costco.

Ex-Efficio, Kimberly Everman spoke on behalf of the School Board.

**ADJOURNMENT**