

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
OCTOBER 13, 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

**Interim Development Director, Erin Wohlitka
Board Secretary, Jordan Pinkston**

CALL TO ORDER

Vice Chair, Margaret Bromfield called the meeting to order in the absence of the Chair.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale
Motion approved unanimously.**

APPROVAL OF MINUTES

1. Approval of September 8, 2022 Minutes

**MOTION: Approve
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale**

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. Major Amendment to the Johnson Honda CPUD

ORDINANCE NUMBER 2504-2022

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 5.83-ACRE PROPERTY OWNED BY TURQUOISE MOON LLC AT 4200 SOUTHEAST FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING JOHNSON HONDA AUTOMOBILE DEALERSHIP CPUD TO ADD TWO (2) PARKING GARAGES; 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: Bonnie Landry, Landry & Associates as City Consultant
Terry McCarthy, McCarthy & Associates
Steve Marquart, CAPTEC Engineering

COMMENTS FROM THE BOARD:

Jackie Vitale asked for clarification about where the cars would be stored and the demand for the extra space.

Steve Marquart clarified that storage is currently in high demand.

Terry McCarthy reassured the board that there was a demand for car storage.

Bill Mathers asked for confirmation that they had met all code requirements.

Ryan Strom asked for clarification on the development conditions. He asked about architectural relief on the Pomeroy side.

Staff clarified the site plan and what agreements were made with the applicant.

Pete Anderson from Mike Flaugh Landscape Architects discussed landscaping on Pomeroy.

COMMENTS FROM THE PUBLIC: None.

MOTION: Approve with the addition of the waiver and development conditions appropriate for this item.

MOVED BY: Ryan Strom

SECONDED BY: Bill Mathers

Motion approved unanimously.

3. Major Amendment to the Wallace Volvo PUD

ORDINANCE NUMBER 2505-2022

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 5.78-ACRE PROPERTY OWNED BY WALLACE J 2755 SE FEDERAL HIGHWAY, LLC AT 2675 SE FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING WALLACE VOLVO AUTO DEALERSHIP CPUD TO DEMOLISH ONE SINGLE-STORY BUILDING AND ADD A SHOWROOM WITH OFFICE AND GENERAL STORAGE SPACE, AUTO REPAIR BAYS, OUTDOOR DISPLAY AREA, AND ADDITIONAL PARKING INCLUDING ELECTRIC VEHICLE CHARGING STATIONS; 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: Bonnie Landry, Landry & Associates and City Consultant
Terry McCarthy, McCarthy & Associates
Rusty Wallace, Wallace Auto Group

COMMENTS FROM THE BOARD: None.

COMMENTS FROM THE PUBLIC: None.

MOTION: Approve with landscape waiver requirement.

MOVED BY: Ryan Strom

SECONDED BY: Bill Mathers

Motion approved unanimously.

4. FIRE STATION 3 - SMALL SCALE FUTURE LAND USE AMENDMENT FROM COMMERCIAL TO PUBLIC:

ORDINANCE No. 2503-2022; AN ORDINANCE 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 1.78-ACRE PARCEL FROM THE FUTURE LAND USE OF COMMERCIAL TO THE FUTURE LAND USE OF PUBLIC; FOR

THE PURPOSE OF DEVELOPING THE SITE FOR A NEW FIRE STATION TO SERVE THE NORTHERN PART OF THE CITY; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PRESENTATION: Bonnie Landry, Landry & Associates and City Consultant

COMMENTS FROM THE BOARD:

The color of the building was discussed.

COMMENTS FROM THE PUBLIC:

Jodi Baymend (Zoom) - Architect representing the project.

MOTION: Approve.

MOVED BY: Jackie Vitale

SECONDED BY: Ryan Strom

Motion approved unanimously.

5. FIRE STATION 3 - REZONE FROM CPUD TO PUBLIC:

ORDINANCE No. 2506-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.78-ACRE PARCEL; LOCATED AT 3473 NW GREEN RIVER PARKWAY; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO PUBLIC; DEVELOPING THE SITE FOR A NEW FIRE STATION WITH 6,523 SQ FT TO SERVE THE NORTHERN PART OF THE CITY; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Bonnie Landry, Landry & Associates and City Consultant
Terry McCarthy, McCarthy & Associates

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM THE BOARD: None.

MOTION: Approve

MOVED BY: Ryan Strom

SECONDED BY: Bill Mathers

Motion approved unanimously.

STAFF UPDATE

David Dyess introduced Jodi Nentwick as the new Development Director to the board.

ADJOURNMENT

MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Bill Mathers
Motion approved unanimously.

Jordan Pinkston, Board Secretary

Kelly Laurine, Chair