

**MINUTES**  
**LOCAL PLANNING AGENCY OF THE CITY OF STUART**  
**MARCH 15, 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 - James "Mac" Stuckey**  
**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:** Vice Chair Bromfield, Board Member Cuozzo, Board Member Giobbi, Board Member Mathers, Board Member Stuckey  
**ABSENT:** Chair Laurine, Board Member Strom

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**5:32 PM MOTION:** Approve.  
**MOVED BY:** Laura Giobbi  
**SECONDED BY:** James "Mac" Stuckey  
**Motion approved unanimously.**

## **APPROVAL OF MINUTES**

### **1. APPROVAL OF 02/09/2023 LPA MINUTES**

**5:33 PM MOTION: Approve.**

**MOVED BY: James "Mac" Stuckey**

**SECONDED BY: Donald Cuozzo**

**Motion approved unanimously.**

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

None.

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

None.

## **ACTION ITEMS**

### **2. COMPREHENSIVE PLAN TEXT AMENDMENT - ZONING IN PROGRESS (RC):**

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE TEXT TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT 1, USE OBJECTIVE 1.A7. FUTURE LAND USE CATEGORIES, POLICY 1.A7.2. GROSS DENSITIES AND TABLE OF LAND USE DENSITIES AND INTENSITIES, OBJECTIVE 1.C1. URBAN CODE OVERLAY ZONE; AND OBJECTIVE 3.A7. DEVELOPMENT INCENTIVES; AMENDING THE TEXT TO THE FUTURE LAND USE ELEMENT 1; 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.

Jodi Nentwick- Kugler, Development Director, presented the Comprehensive Plan Text Amendment related to Zoning In Progress, addressed Section 2.07.00(i) for Density and Parking Calculations within the Urban Plan Unit Development. Multiple workshops have been held and the Resolution are before them to adopt the changes.

\*\*\* Board Member Bill Mathers arrived at 5:37 PM. \*\*\*

Board Member Giobbi commented on the handout she provided to the Board, noting that if Senate Bill 102 is passed, it could be devastating for Stuart, feels the language should be redrafted.

Board discussion included Board Member Stuckey noting he is not in favor of any building zoning amendments.

City Attorney Mortell commented on the purpose of the amendment and explained why the amendments were brought forward.

The discussion continued. Board Member Stuckey's recommendation is to to tell the Commission to eliminate all fractional units and go back to one for one, Board Member Giobbi commented on her past history in the State of Connecticut and that in her



experience, such amendments did not benefit the community and that she is not in favor of the changes. Board Member Cuozzo commented on the small amount of growth in Stuart is not caused by Port St. Lucie, trend in housing is coming down in sizing and will support the Ordinance. The Board continued the discussion to include affordable housing, traffic, and density.

Motion by Cuozzo made, failed for lack of second. Motion made by Stuckey and seconded by Giobbi.

Board discussion continued and Ms. Nentwick-Kugler explained the process.

**PUBLIC COMMENT:**

1.) Joe Flannigan - Indian Grove Drive; Commented on political pressure, feels there is a certain standard of living and the public does not want this; concerns about parking, but Stuart needs to do what it needs to do to address affordable housing.

**6:01 PM MOTION: Approve.**

**MOVED BY: Donald Cuozzo**

**SECONDED BY: ----**

**FAILED FOR LACK OF SECOND.**

**6:01 PM MOTION: Recommend to the City Commission that they eliminate fractional housing units in all the zoning code, the Comprehensive Plan and the Land Development Code.**

**MOVED BY: James "Mac" Stuckey**

**SECONDED BY: Laura Giobbi**

**VOTE: FAILED 2/3**

**YES: Laura Giobbi, James "Mac" Stuckey**

**NO: William Mathers, Margaret Broomfield, Donald Cuozzo**

City Attorney reviewed the options of the failed motion and the item moving on before the City Commission. A brief discussion included that the Board would like to see more details about the PUD process.

**3. LAND DEVELOPMENT CODE TEXT AMENDMENT - ZONING IN PROGRESS (RC):**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY ADMENDING THE EXISTING SECTION 2.07.00.1 OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS, TABLE 2.07.A. UPUD UNIT DENSITY AND PARKING SPACE CALCULATION TO REDUCE THE MINIMUM UNIT SIZE REQUIREMENTS; 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.

City Attorney Mortell briefly provided the Board Member with options for this item, which is Motion to continue the item and stated that the ZIP expires in April 2023.

Board Member Mathers would like to see if Ms. Nentwick-Kugler could find if there is a zoning in the area and thinks it would be best to review the details prior to approval.

Discussion continued amongst Board Members and Attorney Mortell.

**6:19 PM MOTION: Approve with staff recommendation for Item #3.**

**MOVED BY: Donald Cuzzo**

**SECONDED BY: William Mathers**

**VOTE: 3/2 in favor.**

**YES: William Mathers, Margaret Broomfield, Donald Cuzzo**

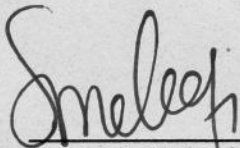
**NO: Laura Giobbi, James "Mac" Stuckey**

#### **STAFF UPDATE**

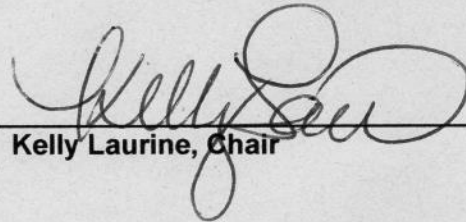
City Attorney Mortell commented on SB 102, explained that he had worked out the math and that the City's buildout is 28,000 people. He stated he is not supporting the bill but wanted to clarify that if it were to pass, he does not feel it would be a mad rush to the City's development. Further explained how the Senate Bill affects our code.

#### **ADJOURNMENT**

6:34 PM



Susej T. Meleqi, Deputy City Clerk



Kelly Laurine, Chair

Minutes to be approved at the LPA

Meeting this ~~13th~~ day of ~~April, 2023~~

11th

May, 2023