



Administrative Center

Martin County

2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Vice Chair, District 1, 11/2024

Thomas Campenni, District 2, 11/2026

Blake Capps, District 3, 11/2024

James Moir, District 4, 11/2026

Ransom Reed Hartman, Chair, District 5, 11/2024

Mark Sechrist, School Board Liaison, 12/2023

Thursday, February 16, 2023

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. James Moir called the meeting to order at 7:01 pm. A quorum was present.

ROLL CALL

Present: Thomas Campenni
Blake Capps
James Moir
Ransom Reed Hartman, Chair
Mark Sechrist – School Board Liaison

Absent: Niki Norton, Vice Chair

Staff Present:

Senior Assistant County AttorneyElysse Elder
Growth Management Director Paul Schilling
Growth Management Deputy DirectorPeter Walden
Growth Management Comprehensive Planning Administrator.....Clyde Dulin
Growth Management Principal Planner Samantha Lovelady
Growth Management Principal Planner..... Allison Rozek
Agency Recorder/Notary..... Luis M. DeJesus
Martin County Engineer Lisa Wichser
Martin County Hydrogeologist Anne Murray

MINU APPROVAL OF MINUTES

MINU-1 SEPTEMBER 1, 2022

The Board asked to approve the minutes from September 1, 2022.

Agenda Item: 23-0551

MOTION: A Motion was made by Mr. Moir to approve the minutes of the September 1, 2022, Local Planning Agency meeting. The motion was SECONDED by Mr. Campenni. The Motion CARRIED 4-0.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item: 23-0552

All persons wishing to speak on a Quasi-Judicial agenda item(s) were sworn in.

Mr. Schilling suggested to the LPA Members to hear Agenda Items: 23-0552, 23-0495, 23-0530, and then 23-0493 in that order and the LPA Members agreed.

NEW BUSINESS

NPH-1 -COMPREHENSIVE PLAN AMENDMENT 22-07, COUNTY OPERATIONS TEXT

Public hearing to consider a Comprehensive Plan Amendment 22-07, County Operations, a site-specific Text Amendment applicable to a 29.8-acre parcel located on the west side of S.W. Kanner Highway, south of S.W. 96th Street and north of S.W. Bridge Road.

Requested By: Martin County Board of County Commissioners

Presented By: Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department

Agenda Item: 23-0494

***For the Record:**

STAFF: Mr. Dulin, provided NPH-1, Exhibit 1 a copy of the agenda item, staff report and copy of his work history, and provided the affidavit of surrounding property owner notices, NPH-1, Exhibit 2.

Mr. Dulin provided staff's presentation for NPH-1 and noted that staff recommends approval.

LPA MEMBERS: Mr. Moir asked staff for agenda item clarification.

STAFF: Mr. Dulin clarified agenda items (text amendment vs. zoning district change).

LPA MEMBERS: Mr. Moir had followed up questions regarding Urban Service District.

STAFF: Mr. Dulin clarified Free Standing Industrial/Urban District vs. Planned Unit Development (PUD).

Mr. Schilling advised that the County does not enter into a PUD agreement with itself.

LPA MEMBERS: Mr. Moir expressed his concerns.

STAFF: Mr. Dulin added that Comprehensive Plan provides that an Industrial Future Land Use designation may occur outside the parameter of service district in a Free Standing Industrial/Urban District. The Comprehensive Plan does not specify what zoning district must be used to implement the future land use designation.

Mr. Dulin advised that the County has already purchased the 29.8-acre parcel that is to be excluded from the PUD.

LPA MEMBERS: Mr. Capps asked about public facilities as it pertains to Planned Unit Developments.

STAFF: Mr. Dulin explained that all uses would be consistent with Industrial Future Land Use designation.

PUBLIC: The following people spoke regarding this item: None

MOTION: A motion was made by Mr. Campenni to approve staff's recommendation of approval;
SECONDED by Mr. Moir. The Motion **CARRIED** with a 4-0 vote.

NPH- 2 COUNTY OPERATIONS REZONING (C173-001) (QUASI-JUDICIAL)

This application is a request for zoning district change on 29.8-acre parcel formally, LI, Limited Industrial District to GI, General Industrial District, specifically on the west side of S.W. Kanner Highway, south of S.W. 96th Street, and north of S.W. Bridge Road. This request is made concurrent with proposed Comprehensive Growth Management Plan Site-Specific Text amendment, CPA 22-07 County Operations.

Requested By: Martin County Board of County Commissioners

Presented By: Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department

Agenda Item: 23-0495

***For the Record:**

LPA: Ex parte communications disclosures: None. Intervener present: None. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Dulin, provided NPH-2 Exhibit 1, a copy of the agenda item, staff report and copy of his work history, and provided the affidavit of surrounding property owner notices, NPH-2, Exhibit 2.

LPA: Mr. Capps asked for different reasons for requested change.

STAFF: Mr. Dulin displayed the difference between LI, GI, and HI (Heavy Industrial) permitted uses.

LPA: Mr. Capps asked if there were other portions of tract that would eventually become GI also.

STAFF: Mr. Dulin advised that developments would have to be PUDs.

LPA: Mr. Campenni asked if petroleum tanks would be allowed under new change.

LPA: Mr. Moir asked about biofuel and if the County plans of subleasing land.

STAFF: Mr. Dulin reviewed permitted uses with LPA members and advised that possibilities are not yet known.

STAFF: Ms. Elder shared that there is currently no site plan and that it is not believe that the County has intent on subleasing.

PUBLIC: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval;
SECONDED by Mr. Moir. The Motion **CARRIED** with a 4-0 vote.

NPH- 4 SOUTH FLORIDA GATEWAY PUD (S265-010) (QUASI-JUDICIAL)

Request to approve an amendment to the zoning atlas to change the zoning of a 7.97-acre parcel from Limited

Industrial (LI) to Planned Unit Development (PUD). The request includes approval of the South Florida Gateway PUD 1st Amendment with a Revised Master Site Plan, including a Certificate of Public Facilities Exception. An additional 7.97-acres will be added to the existing PUD to create a total PUD site area of 184.11 acres. The subject site is located on the west side of S.W. Kanner Highway, south of W. 96th Street, in Stuart.

Requested By: Morris A. Crady, Lucido & Associates

Presented By: Allison Rozek, Principal Planner, Growth Management Department

Agenda Item: 23-0530

LPA: Ex parte communications disclosures: None. Intervener present: None. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Ms. Rozek, provided NPH-4, Exhibit 1, a copy of the agenda item, staff report and copy of her work history.

Ms. Rozek presented staff's recommendation to approve the 1st Amendment to the South Florida Gateway PUD including a Revised Master Site Plan and a Revised Final Infrastructure Site Plan with a Certificate of Public Facilities Reservation; effectively adding and rezoning 7.9 acres into the PUD.

LPA: Mr. Moir asked about rights-of-way across PUD.

STAFF: Mr. Walden and Ms. Rozek advised that the County has a right-of way in PUD that is to be maintained by the County.

Ms. Wichser clarified that there is one County owner and maintained right-of-way and two other roads which will be privately maintained by the Homeowner Association.

LPA: Mr. Moir asked about access to back side lots.

STAFF: Ms. Wichser advised that access will be only for Lot C1 and C2.

LPA: Mr. Capps asked about the tenant, Karis warehouse and distribution center.

STAFF: Mr. Walden explained that the center will be on Lot C1 for which the Final Site Plan is currently under staff review.

Ms. Rozek added that the 7.9-acres being added to lot C1 and is to create the site for this project.

APPLICANT: Mr. Crady, with Lucido & Associates, representing the applicant provided the Affidavit of the Surrounding Property Owners, NPH-4, Exhibit 2, and presentation.

LPA: Mr. Capps asked about specific plantings on the buffer.

APPLICANT: Mr. Crady advised that 95% of plantings are native vegetation.

LPA: Mr. Moir asked if the signalization of traffic is taken into consideration, as it will have a big impact on Kanner Highway.

APPLICANT: Mr. Crady advised that details have been submitted to Department of Transportation for review and approval.

LPA: Mr. Moir asked if the County's [vehicle] depot was considered.

APPLICANT: Mr. Crady advised that it was considered.

LPA: Mr. Capps asked where the signal and turning lanes would be located.

APPLICANT: Mr. Crady advised of the lane locations.

PUBLIC: Ms. Joan Goodrich, with the Business Development Board of Martin County, spoke in support of applicant's request, the benefits of having the development be approved, and asked the LPA to support staff's recommendations.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; **SECONDED** by Mr. Moir. The Motion **CARRIED** with a 4-0 vote.

NPH- 3 COMPREHENSIVE PLAN AMENDMENT 22-08, WATER SUPPLY PLAN

Comprehensive Plan Amendment 22-08, Water Supply Plan: A text amendment to Chapter 11. Potable Water Services Element and Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element of the Comprehensive Growth Management Plan proposed for consistency with the South Florida Water Management District's Upper East Coast Water Supply Plan Update.

Requested By: Martin County Board of County Commissioners

Presented By: Samantha Lovelady, Principal Planner, Growth Management Department

Agenda Item: 23-0493

STAFF: Ms. Lovelady, provided NPH-3 Exhibit 1, a copy of the agenda item, and staff report.

LPA: Mr. Moir shared his thoughts on the serious ground water pollution, the need to reduce the nutrient impacts of the St. Lucie Estuary and Lagoon, the State's pending Stormwater Management Plan, and the consideration of other water treatment options that could reduce the load.

STAFF: Ms. Murray advised that the plan is a supply demand document used to meet the demands in the future for the county.

LPA: Mr. Moir shared additional concerns.

STAFF: Ms. Murray added that the County has very stringent regulations that require us to look at all facets of water supply and the plan is constantly looked at for any improvements.

LPA: Mr. Moir stated that he wishes we could do more.

LPA: Mr. Campenni asked that if this plan was required to be a part of the Comp Plan to comply with statutes.

STAFF: Ms. Murray stated that it is.

LPA: Mr. Campenni stated that he agreed with Mr. Moir but that it was a separate issue and therefore agrees with staff's recommendations.

PUBLIC: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; **SECONDED** by Mr. Capps. Mr. Moir was **OPPOSED**. The Motion **CARRIED** with a 3-1 vote.

COMMENTS:

1. PUBLIC – None.
2. STAFF – Mr. Schilling advised there would be no items for the March 2nd meeting and was unsure if there would be any items for the March 16th meeting.
3. LPA – None.

ADJOURN:

The Local Planning Agency meeting of February 16, 2022, meeting adjourned at 8:00 pm.

Respectfully Submitted:

Approved by:

Luis M. DeJesus, Martin County
Growth Management Department
Agency Recorder/Notary

Ransom Reed Hartman, Chairman

Date Signed

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