



**LOCAL PLANNING AGENCY  
MINUTES**

**October 17, 2019**

**Commission Chambers**

**2401 SE Monterey Road, Stuart, FL 34996**

Cindy Hall, District 1, November 2022

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2020

James Moir, Chair, District 4, November 2020

Scott Watson, Vice Chair, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2019

**CALL TO ORDER**

LPA Members Present, Thursday, October 17, 2019: (5) Five ; School Board Liaison – 0. Chairman, Jim Moir, Vice Chairman Scott Watson, William Flanagan, Donald Foley, III, and Cindy Hall. Not Present: Kimberly Everman, School Board Liaison.

Chairman Moir called the meeting to order at 7:02 pm. A quorum was present.

Present:

Senior Assistant County Attorney .....	Krista Storey
Director, Growth Management Department .....	Nicki van Vonno
Comprehensive Planning Administrator .....	Clyde Dulin
Principal Planner .....	Samantha Lovelady
Agency Recorder/Notary .....	Mary Holleran

**MINU APPROVAL OF MINUTES**

**MINU-1 OCTOBER 3, 2019**

The LPA is asked to approve the minutes from October 3, 2019 LPA Meeting  
**Agenda Item 19-1069**

MOTION: A Motion was made by Mr. Watson, Seconded by Mr. Foley to approve the minutes of the LPA Meeting of October 3, 2019. The motion Carried 4-0 (corrected from 5-0).

**QJP – QUASI - JUDICIAL PROCEDURES**

**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: 19-1070**

All persons wishing to speak on a Quasi Judicial agenda item will be sworn in.

COUNTY: Ms. Storey advised Agenda NPH-5, CPA 19-12- Shoreline Protection Zone had been Withdrawn, and will not be heard tonight, and it has not been rescheduled at this time.

**NEW BUSINESS**

**NPH-1 COMPREHENSIVE PLAN AMENDMENT 19-18, TRADEWINDS AT HOBE SOUND**

Request to consider a Future Land Use Map change from Medium Density Residential (allowing eight units per acre), Commercial Office/Residential (allowing 10 units per acre) and Limited Commercial to High Density Residential (allowing 10 units per acre) on 13.66 acres located approximately two miles north of Bridge Road on the east side of SE Federal Highway.

Requested by: Mike Dooley, Representative, Laurel Lane Holdings, LLC & Hobe Sound Jupiter Island Prop., LLC

Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Management Department

**Agenda Item 19-1067**

**\* For the Record:**

LPA: Ex parte communication disclosures: Mr. Watson, Mr. Foley and Mr. Moir met with Mr. Dooley to review the future project. Ms. Hall and Mr. Flanagan had no ex parte communication disclosures. No Interveners were present.

STAFF: Ms. Lovelady provided NPH-1, Exhibit 1, Public Notices, Surrounding Property Owner and NPH-1, Exhibit 2, public communication.

Ms. Lovelady reviewed the request to amend the Future Land Use Map on three parcels from Medium Density Residential, Commercial/Office Residential (COR) and Limited Commercial (LC) to High Density Residential. A companion application to rezone the property to RM-10 follows. The applicant is proposing to change the FLUM in order to provide workforce housing consistent with the affordable housing goals in Chapter 6, Housing Element of the CGMP. The High Density Residential future land use designation permits a maximum of 10 units per acre for units offered at market rates. The applicant is requesting 15 units because a density bonus permits a maximum of 15 units per acre where affordable housing is proposed. Staff's analysis in the Staff report will consider both the 10 and 15 units per acre densities.

STAFF: Ms. Lovelady provided Staff's conclusion and recommendation of approval of CPA 19-18 for High Density residential. The maximum potential will be 10 units per acre or 135 units if no affordable housing is proposed. The maximum potential density will be 15 units per acre or 204 units if affordable housing is proposed. It is not possible to know how many units the site will yield until the Site Plan is proposed and found consistent with all applicable requirements of the CGMP and the Land Development Regulations. (Staff report pg. 22/22).

LPA: Mr. Moir asked where there was affordable housing in the County.

STAFF: Clyde Dulin explained the development criteria for affordable housing and for the development of an apartment hotel. An example of development that is 15 units to the acre was Senior Housing in Jensen Beach was provided.

APPLICANT: Michael Dooley, representing Laurel Land Holdings, LLC, provided a review of the proposed FLUM change on 13.66 acres located on Federal Highway in Hobe Sound. He commented on the overall goal, which is a workforce housing project and explained the benefits. The number of units will be decided at Site Plan approval. The project is intended to be a rental unit. Mr. Dooley supported staff's recommendation of approval.

LPA: Discussion ensued on workforce and affordable housing. Ms. Storey advised the action before the LPA was only the Future Land Use Map change.

STAFF: Ms. van Vonno indicated that Ms. Lovelady provided a chart (Staff Report, page 9) that explains the adjacent existing land uses and it's broken down by three parcels – A COR parcel, an LC parcel and a MDR parcel, giving a view of the adjacent uses to these properties.

PUBLIC: Hazel King, Hobe Sound resident was opposed to building any more rental units and apartments and to keep the character of Hobe Sound.

Mr. Mark Haller, Hobe Sound resident, lives in the Hobe Pines area. He spoke for himself and three neighbors who could not attend. Mr. Haller opposed the density change and any change into their area that would open it up to roads, bringing in traffic. At present there is only one way in and out. Mr. Haller said he and the neighbors are in opposition to this change.

LPA: Mr. Moir spoke of large developments affecting the visual change of Hobe Sound, and transitions opening undeveloped lots that are to be developed. He is concerned about apartments vs. housing and the need for schools and the transitioning into residential areas. The CRA would be a good place for it. Mr. Watson commented that no large parcels of land are available in the CRAs. And we lack workforce and affordable housing. He supported staff's recommendation.

Mr. Foley supported the recommendation and thought it would be a good project for the future.

MOTION: Mr. Watson accepted staff's recommendation of approval for CPA 19-18, Tradewinds at Hobe Sound, 10 units per acre, High Density. **SECONDED** by Ms. Hall. **CARRIED** 5-0.

**NPH-2 TRADEWINDS REZONING (QUASI-JUDICIAL)**

Application for rezoning from RM-6 (Medium Density Residential District), COR-2 (Commercial Office/Residential District) and LC (Limited Commercial District to RM-10 (High Density Residential District) or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-18, Tradewinds at Hobe Sound.

Requested by: Mike Dooley, representative, Laurel Lane Holdings, LLC & Hobe Sound Jupiter Island Prop., LLC.

Presented by: Samantha Lovelady, Principal Planner, Growth Management Dept.

**Agenda Item: 19-1071**

**\* For the Record:**

LPA: There were no ex parte communication disclosures. No interveners were present.

COUNTY: Staff and individuals speaking on this matter were sworn in.

STAFF: Ms. Lovelady provided NPH-2, Exhibit 1, NPH-2, Exhibit 2, Ms. Lovelady's Resume and Exhibit 3, Public communication.

STAFF: Ms. Lovelady provided a review of the zoning district change, on three parcels from RM-6, COR-2 and LC to RM-10. The application was submitted concurrently with the application for a FLUM change just heard and approved. The proposed zoning district RM-10 implements the Future Land Use designations proposed for assignment on the FLUM. The RS-10 also implements the high Density Future Land Use designation. Staff recommended approval of the requested zoning district change from RM-6, COR-2, and LC to the RM-10 zoning district.

LPA: No questions or comments at this time.

PUBLIC: None

MOTION: Mr. Watson moved to accept Staff's recommendation of approval for the requested zoning district change on three parcels from RM-6, COR-2 and LC to RM-10.

SECONDED: by Mr. Foley. CARRIED – 5-0.

**NPH-3 COMPREHESIVE PLAN AMENDMENT 19-20, TUCKER COMMONS**

Request to consider a Future Land Use Map (FLUM) change from Commercial Office/Residential (allowing 10 units per acre) and Low Density Residential (allowing five units per acre) to General Commercial on 0,755 acres, located at the NE corner of SW Mapp Road and SW 29<sup>th</sup> Street, in Palm City, FL

Requested by: Michael Houston, HJA Design Studio

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

**Agenda Item 19-1066**

STAFF: Clyde Dulin reviewed the request and displayed a Location Map of the property on Mapp Road in Palm City, displaying parcels #9 through #13 on the corner of Mapp Road and 29<sup>th</sup> Street.

The parcels are in the CRA Mixed Use Overlay. The request is to consider a Future Land Use Map change from Commercial Office / Residential (allowing 10 units per acre) and Low Density Residential (allowing 5 units per acre) to General Commercial on 0.755 acres for all of the parcels. Staff recommended approval on the request to change all of the parcels #9 through #13 parcels to General Commercial (GC).

LPA: Mr. Flanagan asked why there was so little commercial development in the area displayed, and noted GC was the most intense development.

STAFF: Mr. Dulin indicated there were complex regulations that posed questions about going forward with development, and marketing was another issue.

LPA: Mr. Watson commented on the small lots for commercial development. Ms. Hall commented on the CRAs undergoing new regulations and asked how it would affect this property.

STAFF: Mr. Dulin indicated there will be proposed changes in the CRA areas that will be coming forward that can be discussed at that time.

APPLICANT: Michael Houston, HJA Design Studio, provided NPH-3, Exhibit 1, for the record. He mentioned staff attending the Regional Planning Council to work on new regulations and bring the CRAs into consistency which will help people to determine what they can do with their property. He commented on the development of a restaurant for the project and said they are ready to get moving. He referred to the analysis in Staff's Report (pg. 14) indicating changes for the FLU designation, the overlays, and mixed uses, in the CRAs.

LPA: Mr. Moir asked why they requested GC versus LC. Mr. Houston indicated the restaurant was not an allowed use in the LC overlay and does not allow a drive through and they put limitations on the scope and style of the restaurant with no clear idea.

PUBLIC: Dottie Lanci, a resident of Hutchinson Island was attending to speak on Agenda NHP-5, and did not know that it was withdrawn.

COUNTY: Ms. Story advised Ms. Lanci she could speak during public comment at the end of the meeting, and it was best to continue with the current application.

PUBLIC: Ronald Skelton, Palm City resident, spoke of property he sold to the County for water retention and said that Mr. Houston had answered his questions. He did like a restaurant going there and asked about grease traps, water, garbage dumps and other site planning issues.

Louis Baptista, Palm City resident, had concerns about traffic, noise, and garbage being adjacent to his property. He has water retention which drains into parcel #13, and he was opposed to commercial zoning.

LPA: Mr. Foley understood doing GC for a restaurant but was concerned with commercial going next to the residential properties.

Mr. Watson commented on the reason for lack of development on the properties had to do with a zoning on the property that was no longer viable.

Mr. Moir thought LC was a protective mechanism for the neighborhood and an impediment for development which was his rationale for LC. He commented on giving the CRA a chance to develop and this might be that reason. Mr. Flanagan had concerns about drainage.

APPLICANT: Mr. Houston explained their drainage plans will be addressed and brought forward at the Site Plan.

MOTION: Mr. Watson moved to approve staff's recommendation of approval to change from Commercial Office/Residential (allowing 10 units per acre) and Low Density Residential (allowing five units per acre) for all of the #9 through #13 parcels to General Commercial.

SECONDED: by Mr. Flanagan. CARRIED – 5-0.

#### **NPH-4 TUCKER COMMONS REZONING (QUASI-JUDICIAL)**

Application for rezoning from R-3A (Liberal Multiple-Family) and R-2B (Single-Family Residential) to GC (General Commercial) or the most appropriate zoning District regarding Comprehensive Plan Amendment 19-20, Tucker Commons. The application also seeks to amend the Zoning Atlas to expand the Old Palm City Town Center Zoning Overlay to include Lot 13, Block N, Cleveland Addition.

Requested by: Michael Houston, HJA Design Studio  
Presented by Clyde Dulin, AICP, Comprehensive Planning Administrator  
**Agenda Item 19-1068**

#### **\* For the Record:**

LPA: There were no ex parte communication disclosures. No interveners were present.

COUNTY: Staff and individuals speaking on this matter were sworn in.

STAFF: Mr. Dulin provided NPH-4, Exhibit 1, and Exhibit 2, Mr. Dulin's Resume.

STAFF: Mr. Dulin reviewed the application of the rezoning request for CPA 19-20, Tucker Commons, to change all the parcels, #9 through #13 to General Commercial (GC) to amend the Zoning Atlas to expand the Old Palm City Town Center Zoning Overlay to include Lot #13, Block N, Cleveland Addition. Mr. Dulin explained additionally there is a separate issue on the zoning overlay which is on Lot #9 through #12 and not over Lot #13. Staff has recommended approval of GC rezoning from R-3A and R-2B on all parcels.

Ms. van Vonno explained that although extra information was provided, the LPA need only to focus on the rezoning, changes to the Old Palm City Overlay is a separate matter.

Ms. Storey commented on staff sorting out the appropriate mechanism to change the zoning overlay and to develop consistency in the CRAs.

APPLICANT: Mr. Houston indicated tonight's questions were relevant. He appreciated staff's hard work and indicated they needed to get that parcel in for a unified development.

PUBLIC: None

MOTION: Mr. Watson moved to accept staff's recommendation of approval of rezoning from R-3A and R-2B to General Commercial (GC) for Tucker Commons rezoning. No action will be taken on the proposal to expand the Old Palm City Zoning Overlay, as it is a separate matter.

SECONDED: By Mr. Flanagan. CARRIED – 5-0.

**NPH-5 COMPREHENSIVE PLAN AMENDMENT 19-12, SHORELINE PROTECTION ZONE**

A proposed text amendment to Chapter 8, Coastal Management Element, and Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan, Martin County Code (CGMP). Amendments to other chapters of the CGMP may be identified to insure internal consistency with the proposed changes.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Shawn McCarthy, Principle Planner, Growth Management Department

**Agenda Item 19-1065 This item was withdrawn---NO ACTION WAS TAKEN.**

COMMENTS:

1. PUBLIC – Ms. Dottie Lanci, Hutchinson Island resident was interested in getting on a call list to attend meetings of interest for residents of Hutchinson Island and wanted to be contacted when NPH-5 the Shoreline Protection Zone would be rescheduled. Contact information was provided to Ms. Lanci about the upcoming meeting schedules.
3. STAFF: The next LPA meeting is scheduled for Thursday, November 21, 2019 at 7:00 pm. No meeting will be held on Thursday November 7, 2019. 2.  
LPA - Mr.Moir will not be attending the November 21, 2019 meeting.

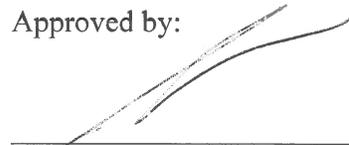
ADJOURN: The LPA meeting of October 17, 2019 adjourned at 8:50 pm.

Respectfully Submitted:

Approved by:



Mary F. Holleran, Agency Recorder  
Notary Public

  
\_\_\_\_\_  
Jim Moir, Chairman

Dec. 5, 2019  
Date Signed:

---

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).