



**Martin County
Local Planning Agency
Agenda - FINAL AGENDA**

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Cynthia Hall, District 1, 11/2024
William J. Flanagan, Vice Chair, District 2, 11/2022
Donald Foley III, District 3, 11/2024
James Moir, Chair, District 4, 11/2022
Ransom Reed Hartman, District 5, 11/2024
Kimberly Everman, School Board Liaison, 12/2022

Thursday, August 4, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 APRIL 21, 2022

The Board is asked to approve the minutes from April 21, 2022

Agenda Item: [22-1084](#)

MINU-2 MAY 5, 2022

The Board is asked to approve the minutes from May 5, 2022

Agenda Item: [22-1085](#)

MINU-3 JUNE 2, 2022

The Board is asked to approve the minutes from June 2, 2022

Agenda Item: [22-1086](#)

QJP QUASI-JUDICIAL PROCEDURES

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: [22-1087](#)

NEW NEW BUSINESS

NPH-1 THREE LAKES REZONING (B115-006) (QUASI-JUDICIAL)

Three Lakes Golf Club LLC request for rezoning from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District or the most appropriate district for an approximate 1,218-acre undeveloped parcel. Included in this application is a request for a Certificate of Public Facilities Exemption. The subject site is located on both sides of South Kanner Highway, north of and adjacent to Bridge Road, and approximately one mile west of I-95 in Stuart.

Requested by: Morris A. Crady, AICP, Lucido and Associates

Presented by: Peter Walden, Deputy Director, Growth Management Department

Agenda Item: [22-1071](#)

NPH-2 TRINIDAD AND 3 BAGELS REZONING (T146-002) (QUASI-JUDICIAL)

This is a request by Trinidad and 3 Bagels for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from A-2, Agricultural District to the AR-5A, Agricultural Ranchette District or the most appropriate zoning district. The approximate 25-acre parcel of land is located at 6155 SW Leighton Farm Avenue in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption.

Requested by: Tyson Waters, Esq, Fox McCluskey Bush Robison, PLLC

Presented by: Brian Elam, Senior Planner, Growth Management Department

Agenda Item: [22-1072](#)

NPH-3 FAULKNER- 4585 NE OCEAN BLVD., REZONING (F112-003) (QUASI-JUDICIAL)

This is a request by 4585 NE Ocean Blvd., LLC for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel is located at 4585 NE Ocean Boulevard, Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption.

Requested by: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Presented by: Brian Elam, Senior Planner, Growth Management Department

Agenda Item: [22-1073](#)

**NPH-4 PALM PIKE LOT 5 FINAL SITE PLAN REZONING (P175-005)
(QUASI-JUDICIAL)**

Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan. Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. Located at the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City.

Requested by: Brandon Ulmer, Thomas Engineering Group LLC
Presented by: Peter Walden, Deputy Director, Growth Management Department
Agenda Item: [22-1074](#)

NPH-5 PORT COVE PUD (B006-008) (QUASI-JUDICIAL)

Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation. Location The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Requested by: Brian Terry, Insite Studio, Inc.
Presented by: Peter Walden, Deputy Director, Growth Management Department
Agenda Item: [22-1080](#)

NPH-6 COMPREHENSIVE PLAN AMENDMENT 21-04, FIND

Public hearing to consider a comprehensive plan amendment to the Future Land Use Map (FLUM) changing ±51.2 acres from Institutional Conservation to Residential Estate Density and 3.16 acres from Institutional Conservation to Institutional General, leaving ±8.62 acres of Institutional Conservation within a ±62.98 acre parcel. The ±51.2 acres are proposed for transfer from FIND to Loblolly (LCSC).

Requested by: Doug Fitzwater, Lucido & Associates
Presented by: Glenn Rosado, Planner, Growth Management Department
Agenda Item: [22-1066](#)

NPH-7 FIND REZONING (QUASI-JUDICIAL)

This application is a request for a zoning district change from A-1A, Agricultural to RE-1/2A, Residential Estate, on 51.2 acres. Furthermore, 3.16 acres will be changing to PS-2, Public Service District, and ±8.62 acres will be changing to PC, Public Conservation, on a ±62.98-acre parcel located on S.E. Gomez Avenue.

Requested by: Morris A. Crady, AICP Lucido & Associates
Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: [22-1082](#)

NPH-8 COMPREHENSIVE PLAN AMENDMENT 21-05, LCSC

The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change ±51.79 acres from Residential Estate Density to ±14.70 acres Institutional General and ±37.09 acres Institutional Conservation. All of this land is proposed to change ownership from LCSC to FIND.

Requested by: Doug Fitzwater, Lucido & Associates
Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: [22-1069](#)

NPH-9 LCSC REZONING (QUASI-JUDICIAL)

This application is a request for a zoning district change from IZ, Interim Zoning, A-1A, Agricultural, and E-1, Estates and Suburban Homes District, to PS-2, Public Service District, and PC, Public Conservation District, on a 51.79-acre parcel located on S.E. Gomez Avenue.

Requested by: Morris A. Crady, AICP Lucido & Associates
Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: [22-1083](#)

COMMENTS

- 1. PUBLIC
- 2. MEMBERS
- 3. STAFF

ADJOURN

ADA

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