



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Cynthia Hall, District 1, 11/2024
William J. Flanagan, Vice Chair, District 2, 11/2022
Donald Foley III, District 3, 11/2024
James Moir, Chairman, District 4, 11/2022
Ransom Reed Hartman, District 5, 11/2024
Kimberly Everman, School Board Liaison, 12/2021

Thursday, July 1, 2021

7:00 PM

Commission Chambers

CALL TO ORDER

Chairman James Moir called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: - James Moir, Chairman
William J. (Joe) Flanagan, Vice Chair
Cynthia Hall

Not Present: Ransom Reed Hartman
Donald Foley III
School Board Liaison – Kimberly Everman

Staff Present:

Senior Assistant County Attorney Krista Storey
Growth Management Director Paul Schilling
Comprehensive Planning Administrator..... Clyde Dulin
Senior Planner Maria Jose
County Engineer..... Lisa Wichser
Public Works Development Review Administrator Michelle Cullum
Agency Recorder/Notary..... Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 MAY 6, 2021

The Board was asked to approve the minutes from the May 6, 2021 LPA meeting.

Agenda Item: 21-0708

MOTION: A Motion was made by Mr. Flanagan; SECONDED by Ms. Hall to approve the minutes of the May 6, 2021 LPA Meeting; The Motion CARRIED 3-0.

MINU-2 JUNE 3, 2021

The Board was asked to approve the minutes from the June 3, 2021 LPA meeting.

Agenda Item: 21-0837

MOTION: A Motion was made by Mr. Flanagan; SECONDED by Ms. Hall to approve the minutes of the June 3, 2021 LPA Meeting with the typo corrected for the spelling of Kubin Ave. in NPH-2; The Motion CARRIED 3-0.

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: 21-0838

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

OLD OLD BUSINESS

OB-1 PUBLIC HEARING TO CONSIDER AMENDING ARTICLE 4, SITE DEVELOPMENT STANDARDS, DIVISION 8, EXCAVATION, FILLING AND MINING TO CREATE MINING STANDARDS FOR MINING OPERATIONS, LAND DEVELOPMENT REGULATIONS

Requested by: Frank Poma, Palm City Holdings, LLC

Presented by: Michelle Cullum, P.E., Development Review Administrator,

Public Works Department

Agenda Item: 21-0839

APPLICANT: Ms. Corbett with The Milcor Group, Inc. representing the applicant Mr. Poma, Palm City Holdings, LLC gave the first part of the presentation and noted that the Hydrogeologist consultants Tom Tessier, P.G. and Elliot Mallard, would also be giving a presentation.

CONSULTANT: Elliot Mallard, gave a slide presentation regarding the Surficial Aquifer System in Martin and St. Lucie Counties.

APPLICANT: Ms. Corbett noted that staff and the LPA have been given a copy of the ordinance with the proposed changes to Article 4, Division 8.

LPA Members: Had a discussion with staff regarding their concerns with the proposed changes as written and concerns with the potential for more sand mines than we currently have in the County.

APPLICANT: Ms. Corbett: Presented additional language to be added to the proposed ordinance (Insert A, B & C) to try an address concerns mentioned by the County.

CONSULTANT: Mr. Tom Tessier, Hydrogeologist, spoke regarding the concerns to the Surficial Aquifer System in Martin County.

COUNTY: Ms. Storey noted that staff has not seen the newest proposed language to the ordinance.

LPA Members: Agreed that the ordinance would need more revisions.

COUNTY: Ms. Story noted that this item continues on to the Board of County Commissioners and staff can add any of the comments that have been made.

PUBLIC: There were no comments from the public.

MOTION: A Motion was made by Mr. Flanagan, recommending not to amend the applicant's request to Amend Article 4 Division 8, as presented; **SECONDED** by Ms. Hall for discussion. After discussion Ms. Hall withdrew her **SECOND**. There was further discussion and a **MOTION** by Mr. Flanagan to recommend denial; **SECONDED** by Ms. Hall. The Motion of recommendation of denial **CARRIED 3-0**.

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 21-02, FEDERAL HIGHWAY & RIDGEWAY TERRACE

Public hearing to consider a Future Land Use Map change from Medium Density Residential future land use to General Commercial future land use on a 1.38-acre parcel located on the west side of S.E. Federal Hwy. near the intersection of SE Ridgeway Terrace and SE Federal Hwy., Hobe Sound.

Requested by: Josh Long, Gunster Law Firm

Presented by: Maria Jose, Sr. Planner, Growth Management Department

Agenda Item: 21-0840

***For the Record:**

LPA: Ex parte communications disclosures: Mr. Flanagan indicated that he had google earthed the site and spoke with someone in the neighborhood before the meeting. No Interveners were present.

COUNTY: Ms. Jose, Senior Planner, provided staff's presentation for NPH-1 for a land use map change from Medium Density Residential future land use to General Commercial future land use. Staff recommends approval of the proposed change to General Commercial future land use.

APPLICANT: Bob Raynes, with Gunster Law, Provided NPH-1, Exhibit 1, an affidavit attesting the notice to the surrounding property owners that were notified.

PUBLIC: There were no comments from the public.

MOTION: A Motion was made by Ms. Hall, to approve staff's recommendation of approval of CPA 21-02; SECONDED by Mr. Flanagan; The Motion CARRIED 3-0.

NPH-2 FEDERAL HIGHWAY & RIDGEWAY TERRACE REZONING (QUASI-JUDICIAL)

Application for re-zoning from R-3A (Liberal Multiple Family District) to GC (General Commercial) or the most appropriate zoning district on 1.38 acres regarding Comprehensive Plan Amendment 21-02, Federal Hwy. & Ridgeway Terrace.

Requested by: Josh Long, Gunster Law Firm

Presented by: Maria Jose, Sr. Planner, Growth Management Department

Agenda Item: 21-0841

***For the Record:**

LPA: Ex parte communications disclosures: Mr. Flanagan Google earthed it and spoke with someone in the neighborhood before the meeting. No Intervenor were present.

LPA Notary/Recorder: All staff and individuals speaking on this matter were sworn in.

COUNTY: Ms. Jose Provided NPH-2, Exhibit 1, a copy of the full agenda item, and copy of her work history.

APPLICANT: Josh Long, with the Gunster Law Firm provided a presentation of NPH-2.

Mr. Long stated support of staff's recommendation of approval for CPA 21-02 FLUM to change a 1.38-acre parcel from Medium Density Residential to General Commercial and Rezoning to change Liberal Multiple Family (R-3A) to General Commercial (GC).

LPA: Mr. Moir asked applicant if they were interested in the Community Commercial zoning.

Applicant Mr. Raynes stated they were only interested in the General Commercial.

LPA: Mr. Flanagan had questions for applicant and staff regarding the difference between Community Commercial and General Commercial.

APPLICANT: Mr. Raynes and Ms. Jose addressed his questions.

COUNTY: Ms. Jose stated that Staff recommends approval of the zoning district change from R3-A to General Commercial (GC).

PUBLIC: There were no comments from the public.

MOTION: A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval; SECONDED by Ms. Hall. The Motion CARRIED 3-0.

***** The LPA took a 10-minute break. *****

NPH-3 COMPREHENSIVE PLAN AMENDMENT 21-10, BALDWIN ESTATES

Public hearing to consider a Future Land Use Map change from Agricultural future land use to Agricultural Ranchette future land use on a 5.41-acre parcel located at 2400 SE Ranch Rd.

Requested by: M. Troy Holland, 2GHO, Inc.

Presented by: Clyde Dulin, Comp Plan Administrator, Growth Management Department

Agenda Item: 21-0843

***For the Record:**

Applicant: Mr. Holland, 2GHO, Inc. provided certification of the required notification to the surrounding property owners, Exhibit 1.

Mr. Dulin stated that staff recommends approval of the proposed FLUM change from A-2 (Agricultural) to AR-5A (Agricultural Ranchette).

PUBLIC: There were no comments from the public.

MOTION: A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval of the CPA 21-10; **SECONDED** by Ms. Hall. The Motion **CARRIED 3-0**.

NPH-4 BALDWIN ESTATES REZONING (QUASI-JUDICIAL)

Application for re-zoning from A-2 (Agricultural) to AR-5A (Agricultural Ranchette District) or the most appropriate zoning district regarding Comprehensive Plan Amendment 21-10, Baldwin Estates.

Requested by: M. Troy Holland, 2GHO, Inc.

Presented by: Clyde Dulin, Comp Planning Administrator, Growth Management Department

Agenda Item: 21-0844

***For the Record:**

LPA: Ex parte communication disclosures: None; Interveners- There were none.

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

STAFF: Mr. Dulin, Comprehensive Planning Administrator, Provided a copy of his work history and a copy of the full agenda item.

COUNTY: Mr. Dulin, presented Item NPH-4 for the rezoning from A-2 (Agricultural) to AR-5A (Agricultural Ranchette District).

Mr. Dulin stated that staff recommends approval of the proposed rezoning change from A-2 (Agricultural) to AR-5A (Agricultural Ranchette).

APPLICANT: Troy Holland, with 2GHO, Inc. Provided a presentation of item NPH-4.

LPA: Mr. Moir commented that the environmental reviews and application were very well done.

PUBLIC: There were no comments from the public.

MOTION: A Motion was made by Ms. Hall to approve staff's recommendation of approval for a zoning change from A-2 (Agricultural) to AR-5A (Agricultural Ranchette District); **SECONDED** by Mr. Flanagan. The Motion **CARRIED** 3-0.

COMMENTS:

1. PUBLIC – None
2. STAFF - Paul Schilling noted that the next meeting will be July 15, 2021.
3. LPA - There was no further business.

ADJOURN:

The Local Planning Agency meeting of July 1, 2021 meeting adjourned at 9:12 pm.

Respectfully Submitted:

Approved by:


Denise Johnston, Martin County
Growth Management Department
Agency Recorder/Notary


Jim Moir, Chairman


Date Signed

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