



# Martin County

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

## Meeting Minutes

### Local Planning Agency

Niki Norton, Chair, District 1, 11/2024  
Thomas Campenni, District 2, 11/2026  
Bob Thornton, District 3, 11/2024  
James Moir, District 4, 11/2026  
Rick Hartman, Vice Chairman, District 5, 11/2024  
Juan Lameda, School Board Liaison, 12/2024

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<b>Thursday, September 12, 2024</b>	<b>7:00 PM</b>	<b>Commission Chambers</b>
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#### CALL TO ORDER

Niki Norton, Chair, called the meeting to order at 7:00 pm. A quorum was present.

#### ROLL CALL

Present: Niki Norton, Chair  
Rick Hartman, Vice Chair  
Bob Thornton  
James Moir  
Juan Lameda – School Board Liaison

Absent: Thomas Campenni

#### Staff Present:

Deputy County Attorney .....	Elysse Elder
Growth Management Director.....	Paul Schilling
Comprehensive Planning Administrator.....	Clyde Dulin
Technical Services Administrator, Utilities & Solid Waste.....	Leo Repetti
Principal Planner, Growth Management.....	Samantha Lovelady
Hydrogeologist, Utilities and Solid Waste.....	Anne Murray
Agency Recorder/Notary.....	Rebecca Dima

#### MINU APPROVAL OF MINUTES - NONE

#### NEW NEW BUSINESS

#### NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-23, THREE LAKES GOLF CLUB – TEXT

Request by Lucido & Associates on behalf of Three Lakes Golf Club, LLC for a Text amendment to the Martin County Growth Management Plan (CGMP) amending the text of the Rural Lifestyle future land use designation to change the number of bedrooms permitted with a golf cottage.

Requested by: Morris Crady, AICP, Lucido & Associates

**STAFF:** Mr. Dulin presented.

**LPA:** Mr. Moir asked if Septic Systems (OSTDS) were permitted on Rural Land Use Amendment developments.

**STAFF:** Mr. Dulin stated that they could be but that the Applicants all have the ability to extend and receive water and sewer.

**LPA:** Mr. Moir asked if Staff believed a 12-bedroom house could be managed with a Septic System.

**STAFF:** Mr. Dulin stated that there are some very large houses with septic systems, however, Staff would prefer they be on Water and Sewer.

**LPA:** Mr. Moir stated that Three Lakes was originally proposed and approved on Septic tanks.

**STAFF:** Mr. Dulin said that he believed Three Lakes has always had the ability to get Water and Sewer.

**LPA:** Ms. Norton asked Staff to confirm that the total number of bedrooms is not being increased.

**STAFF:** Mr. Dulin said that is correct.

**APPLICANT:** Mr. Crady presented and stated that the original project was approved on well and septic however, they are now able to and have connected to water and sewer. He also reiterated that the overall number of bedrooms is not changing.

**STAFF:** Ms. Elder clarified that this is Text Amendment to the Future Land Use designation and would be applicable to any Rural Lifestyle projects.

**PUBLIC:** The following people spoke regarding this item: Gary Ehrler & Bruce Montefusco.

**LPA:** Mr. Hartman clarified it is the bedroom count overall and could actually result in less buildings.

**STAFF:** Mr. Schilling explained that there is a maximum of 54 golf cottages allowed (one cottage per hole on golf courses), the amendment is proposing to allow different bedroom numbers in each building from 2 to 12 bedrooms and therefore the building count could vary but cannot exceed 54.

**APPLICANT:** Mr. Crady reiterated it is the number of bedrooms per cottage being proposed not individual buildings and that the cottages are an amenity to the Golf Course and not residential.

**LPA:** Mr. Moir asked if the number of bathrooms matched the number of bedrooms.

**APPLICANT:** Mr. Crady stated the bathroom numbers could vary, he also noted that they are proposing to limit the number of stories to two.

**STAFF:** Mr. Schilling clarified that there is no code provision that limits the number of bathrooms in these buildings. The code provides for a max, currently of 6 bedrooms per cottage with one cottage allowed per hole, in this case 54 (3 18-hole courses). There is not now, nor has there been a limitation of bathrooms in golf cottages.

**LPA:** Mr. Moir said he is shocked at how many times the Rural Land Use has to be amended to make it reasonable for the developers. His opinion is that doubling down on a bad idea does not make it a good idea.

**LPA:** Mr. Hartman stated that his opinion is that nothing is being changed. The same number of bedrooms is proposed; therefore, density and intensity are not changing.

**LPA:** Mr. Thornton asked Ms. Elder to confirm that the change being proposed is for all projects not just Three Lakes.

**LPA:** Ms. Elder confirmed that.

**LPA:** Ms. Norton agrees with Mr. Hartman in regard to the intensity not changing.

**MOTION:** A Motion was made by Mr. Hartman to approve staff's recommendation of approval; **SECONDED** by Mr. Thornton. The Motion **CARRIED 3 - 1** with Mr. Moir opposed and Mr. Campenni absent.

**NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-10, SANITARY SEWER SERVICES ELEMENT**

A proposed text amendment to Chapter 10, Sanitary Sewer Services Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director

Presented by: Leo Repetti, Technical Services Administrator, Utilities and Solid Waste

Samantha Lovelady, AICP, Principal Planner, Growth Management

**Agenda Item: 24-1209**

**STAFF:** Ms. Lovelady presented with Mr. Repetti.

**LPA:** Mr. Moir asked about the capacity of OSTDS systems and if they could manage a 12-bedroom home, also has the priority for where and when water and sewer conversions will happen changed, such as within the Primary Urban Service District or on the shores of the St. Lucie or the Loxahatchee river?

**STAFF:** Mr. Repetti stated that Septic Systems are permitted through the Health Department so he is

not sure whether that would work or not. He stated that there were studies done to sort the conversions and they are following that report. The FSUSD areas are developer driven and funded by the developers. The County areas such as Martin County Utilities and Solid Waste Transfer Facilities along with Seven Js industrial & Martingale Commons area part of an assessment.

A discussion between Mr. Hartman and Mr. Repetti regarding a lawsuit that was a result of a change to packing plants ensued; Mr. Schilling clarified the litigation regarding transient areas and the resulting allowance to connect to water and sewer that is privately funded.

**STAFF:** Ms. Lovelady & Mr. Repetti continued the presentation.

**LPA:** Mr. Moir asked what level of treatment there is for the wastewater used for reuse water coming from the utility plant.

**STAFF:** Mr. Repetti stated he does not have exact the exact number, but they meet the State requirements for use in reclaim water for recreational fields, golf courses, and landscaping.

**LPA:** Mr. Moir asked: does the county have any regulation or stipulation about proximity to water bodies and or what level of ground pollution that might be causing?

**STAFF:** Mr. Repetti stated that the DEP does have rules about not allowing reclaimed water into facilities that have outfalls to waters of the state.

**STAFF:** Ms. Lovelady & Mr. Repetti continued the presentation.

**LPA:** Mr. Moir asked if we have a complete understanding of what {House Bill} 1379 actually says.

**STAFF:** Mr. Repetti said yes, and further clarified that.

**LPA:** Mr. Moir asked if they are able to meet those increasing requirements to meet the rising levels of treatment as capacity is approached.

**STAFF:** Mr. Repetti stated that they do not reduce level of treatment, their plants are scalable and therefore, do not reach capacity.

**PUBLIC:** The following people spoke regarding this item: None.

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

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-11, POTABLE WATER SERVICES ELEMENT**

A proposed text amendment to Chapter 11, Potable Water Services Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director  
Presented by: Anne Murray, Hydrogeologist, Utilities and Solid Waste  
Samantha Lovelady, AICP, Principal Planner, Growth Management  
**Agenda Item: 24-1210**

**STAFF:** Ms. Lovelady presented along with Ms. Murray.

**LPA:** Mr. Moir asked what testing is being done for forever chemicals and are there standards for reuse water that are comparable to potable water.

**STAFF:** Ms. Murray stated that Martin County's water is safe and meets all standard requirements and further explained testing and monitoring policies.

**STAFF:** Ms. Lovelady & Ms. Murray continued the presentation.

**PUBLIC:** The following people spoke regarding this item: None.

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

**NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-12, SOLID AND HAZARDOUS WASTE**

A proposed text amendment to Chapter 12, Solid and Hazardous Waste of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director  
Presented by: Anne Murray, Hydrogeologist, Utilities and Solid Waste  
Samantha Lovelady, AICP, Principal Planner, Growth Management  
**Agenda Item: 24-1211**

**STAFF:** Ms. Lovelady presented along with Ms. Murray.

**LPA:** Mr. Moir asked about the difference in tons of weight noted.

**STAFF:** Ms. Lovelady explained that was to do with the population increases.

**LPA:** Mr. Moir asked if we have ever used incineration.

**STAFF:** Ms. Murray said she doesn't believe they have ever done so.

**PUBLIC:** The following people spoke regarding this item: None.

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

**NPH-5 COMPREHENSIVE PLAN AMENDMENT 24-13, DRAINAGE AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT**

A proposed text amendment to Chapter 13, Drainage and Natural Ground Water Aquifer Recharge Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director

Presented by: Anne Murray, Hydrogeologist, Utilities and Solid Waste

Samantha Lovelady, AICP, Principal Planner, Growth Management

**Agenda Item: 24-1212**

**STAFF:** Ms. Lovelady presented along with Ms. Murray.

**LPA:** Mr. Moir stated his concerns regarding resiliency language.

**STAFF:** Ms. Murray stated that policies are covered in Chapter 11 and to her knowledge the resiliency planning that has been done is up to date information. Ms. Lovelady reiterated that we are updating these chapters to meet the state standards.

**LPA:** Mr. Moir said he feels that if we are only updating to meet state standards that is a shame.

**STAFF:** Ms. Murray stated that a lot is by reference and in having it done this way we have a much more robust tool to be sure we are keeping up with the latest needs and actions the county needs to take.

**LPA:** Ms. Norton stated that there are limits on what can be done and any changes would be beyond the LPA.

**PUBLIC:** The following people spoke regarding this item: None.

**MOTION:** A Motion was made by Mr. Hartman to approve staff's recommendation of approval; **SECONDED** by Mr. Thornton. Mr. Moir stated that he supports the motion because he wants it to move forward but he would like staff to put in as much information as possible to be flexible. Ms. Norton then noted that the limitations are quite restrictive.

The Motion **CARRIED** 4 - 0 with Mr. Campenni absent.

**COMMENTS:**

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling noted the next meeting will be September 19<sup>th</sup>.
3. **LPA** – Mr. Hartman will not be able to attend the next meeting. Ms. Norton, Mr. Moir & Mr. Thornton will be able to attend.

**ADJOURN:**

The Local Planning Agency meeting of September 12, 2024, adjourned at 8:05 pm.

Respectfully Submitted:



Rebecca Dima  
Growth Management Department  
Agency Recorder/Notary

Approved by:



Niki Norton, Chair

11/7/2024

Date Signed

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