



# 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

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Thursday, May 6, 2021

7:00 PM

Commission Chambers

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#### CALL TO ORDER

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

#### ROLL CALL

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

Not Present: Donald Foley III  
Kimberly Everman, School Board Liaison

#### Staff Present:

Senior Assistant County Attorney ..... Krista Storey  
Growth Management Director ..... Paul Schilling  
Senior Planner ..... Matthew Stahley  
Agency Recorder/Notary..... Denise Johnston

#### MINU APPROVAL OF MINUTES

##### MINU-1 MARCH 18, 2021

The Board was asked to approve the minutes from the March 18, 2021 LPA meeting.

**Agenda Item: 21-0621**

The Minutes were continued to the next meeting June 3, 2021.

## **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: 21-0682**

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

## **NEW NEW BUSINESS**

### **NPH-1 BRUNER PARKS REZONING (S107-022) QUASI-JUDICIAL**

Request by Bruner Parks, LLC for a zoning district change from the PUD-C, Commercial Planned Unit Development District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 2.53-acre undeveloped parcel is located on the southeast corner at the intersection of SW Jack James Drive and SW Kanner Highway in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Ryan Strom, Team Parks Inc.

Presented by: Matthew Stahley, Sr. Planner, Growth Management Department

### **Agenda Item: 21-0681**

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

LPA: There were no ex parte communications disclosures. No Intervenors were present.

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

STAFF: Mr. Stahley provided NPH-1, Exhibit-1, a copy of the full agenda item, staff report, and a copy of his work history.

Mr. Stahley presented NPH-1, Bruner Parks Rezoning (S107-022) the applicant's request for proposed amendment to the County Zoning Atlas for an industrial district designation (Section 3.2.E, LDR). A Zoning District change for PUD-C, Commercial Planned Unit Development District to the LI, Limited Industrial District, or the most appropriate zoning district. The approximate 2.53 acre undeveloped parcel is located on the southeast corner at the intersection of SW Jack James Drive and SW Kanner Highway in Stuart.

Mr. Stahley noted that staff has reviewed this application and recommends that the requested LI, Limited Industrial District is an appropriate zoning district with respect to the application of the goals objectives and policies of the Comp Plan, LDRs, and County Code.

APPLICANT: Mr. Ralph Parks, representing the ownership of Bruner Parks, LLC provided required notification to surrounding property owners, NPH-1 Exhibit-2. Mr. Parks noted that he received the staff report and agrees with staff's recommendation of approval.

PUBLIC: None

LPA Discussion/Comments:

LPA: Had no questions for staff.

PUBLIC: None

**MOTION:** A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval **SECONDED** by Ms. Hall. The Motion **CARRIED** unanimously 4-0.

**COMMENTS**

1. PUBLIC – None
2. STAFF – Paul Schilling noted that the next meeting will be on June 3, 2021.
3. LPA – None

**ADJOURN**

The Local Planning Agency May 6, 2021 meeting adjourned at 7:12 pm.

Respectfully Submitted:

Approved by:

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

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Jim Moir, Chairman

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Date Signed: