



# 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, 12/2022

Thursday, June 2, 2022

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  
Reed Hartman  
Cynthia Hall

Not Present: Donald Foley III  
School Board Liaison – Kimberly Everman.

#### Staff Present:

Senior Assistant County Attorney..... Elysse Elder  
Growth Management Director ..... Paul Schilling  
Senior Planner..... Brian Elam  
Agency Recorder/Notary.....Denise Johnston

#### 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: 22-0887

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

## **NEW BUSINESS**

### **NPH-1 – JERUE, JEFFREY REZONING (J063-001) (QUASI-JUDICIAL)**

Jeffrey Jerue requests 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 from the A-1A, Agricultural District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 4.02-acre parcel of land is located at 8600 SE Gomez Avenue approximately 1,000 feet south of SE Osprey Street in Hobe Sound. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Mike McCarty, McCarty & Associates Land Planning & Design LLC  
Presented by: Brian Elam, Sr. Planner, Growth Management Department

#### **Agenda Item: 22-0898**

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

**LPA:** Ex parte communications disclosures: Mr. Flanagan had discussions on the item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

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

**STAFF:** Mr. Elam, concluded the requested RE-1/2A, Residential Estate District is an appropriate zoning district with respect to the application of the goals, objectives and policies of Martin Counties Comprehensive Growth Management Plan, Land Development Regulations, and County Codes. Mr. Elam moved that the Board approve the request to rezone from A-1A Agricultural District to RE-1/2A, Residential Estates District.

**APPLICANT:** Mr. McCarty with McCarty & Associates Land Planning and Design, LLC, representing the owner/applicant provided surround property notices, NPH-1 Exhibit 2. Mr. McCarty agreed with staff's recommendation of approval.

**PUBLIC:** Julian Rogers, 8217 SE Hobe Sound spoke regarding the need for a preserve on the property.

**COUNTY:** Mr. Schilling noted that the this was only a rezoning and that there may be a site plan application in the future.

**MOTION:** A Motion was made by Mr. Hartman, to approve staff's recommendation of approval to rezone from A-1A, Agricultural District to RE-1/2A (Residential Estate District). The motion was SECONDED by, Mr. Flanagan. The Motion **CARRIED 4-0**.

#### **COMMENTS:**

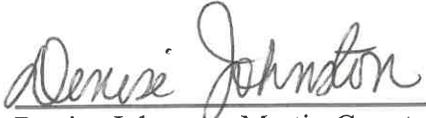
1. PUBLIC - None
2. STAFF - Paul Schilling noted that there will be items for June 16 and July 7, LPA Meetings.
3. LPA – There was no further business.

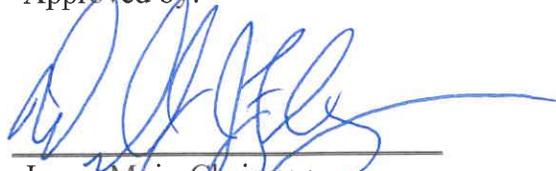
**ADJOURN:**

The Local Planning Agency meeting of June 2, 2022, meeting adjourned at 7:17 pm.

Respectfully Submitted:

Approved by:

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

  
James Moir, Chairman  
FOR MR. MOIR

6-4-2022  
Date Signed

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