



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

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

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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**Thursday, November 7, 2024**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

**ROLL CALL**

**MINU APPROVAL OF MINUTES**

**MINU-1 OCTOBER 3, 2024**

The Board is asked to approve the minutes from October 3, 2024

Agenda Item: [24-1265](#)

**MINU-2 OCTOBER 17, 2024**

The Board is asked to approve the minutes from October 17, 2024

Agenda Item: [25-0267](#)

**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: [25-0237](#)

**NEW NEW BUSINESS**

**NPH-1 THE PRESERVE AT LOBLOLLY NORTH PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN (L089-003) (QUASI-JUDICIAL)**

A request by Loblolly North LLC for a zoning district change from the current RE-1/2A, Residential Estate District to the PUD, Planned Unit Development District, including approval of the PUD Zoning Agreement with a master and final site plan. The project consists of a 13-lot single family residential development on an approximately 51.20-acre undeveloped parcel resulting in a gross site density of 0.25 units per acre. Included with this application is a request for Certificate of Public Facilities Reservation. The subject property is located east of SE Gomez Avenue, west of the Indian River Lagoon, north of the existing Loblolly Bay PUD, in Hobe Sound.

Requested By: Brian Nolan, AICP, ASLA, Lucido & Associates

Presented By: Barbara Counsellor, Senior Planner

Agenda Item: [25-0235](#)

**NPH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISIONS 1-7, ARCHITECTURAL DESIGN STANDARDS, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.**

Treasure Coast Regional Planning Council will present the updated CRA Architectural Design Standards proposed for all six Martin County CRA areas. This effort will increase flexibility and choice for property owners, architects, developers and builders and continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

Requested by: Susan Kores, Community Development Director

Presented by: Dana Little, Urban Design Director, Jessica Seymour, Principal Program Coordinator, TCRPC

Agenda Item: [25-0236](#)

**COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

**ADJOURN**

**ADA**

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