



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

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

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

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**Thursday, November 16, 2023**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

**ROLL CALL**

**MINU APPROVAL OF MINUTES**

**MINU-1 October 19, 2023**

The Board is asked to approve the minutes from October 19, 2023

Agenda Item: [24-0343](#)

**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: [24-0344](#)

**NEW NEW BUSINESS**

**NPH-1 COMPREHENSIVE PLAN AMENDMENT 23-14 SOUTH FLORIDA  
GATEWAY FLUM PARCEL 2**

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 32.26-acre parcel. The request proposes to change the future land use designation from Industrial to Agricultural (up to 1 unit per 20 acres). The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of S.W. Kanner Highway.

Requested by: Morris A. Crady, Senior Partner, Lucido & Associates

Presented by: Samantha Lovelady, Principal Planner, Growth Management  
Department

Agenda Item: [24-0304](#)

**NPH-2      COMPREHENSIVE PLAN AMENDMENT 23-13, SOUTH FLORIDA  
GATEWAY TEXT PARCEL 2**

This is a request for a site specific amendment to the text of Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of S.W. Kanner Highway.

Requested by: Morris A. Crady, Senior Partner, Lucido & Associates  
Presented by: Samantha Lovelady, Principal Planner, Growth Management  
Department

Agenda Item:      [24-0302](#)

**NPH-3      CPA 23-14 SOUTH FLORIDA GATEWAY REZONING  
(QUASI-JUDICIAL)**

This application is a request for a zoning district change from LI, Limited Industrial to AG-20A, General Agricultural on a 32.26-acre parcel. This request is made concurrent with a proposed Future Land Use Map amendment CPA 23-14, South Florida Gateway PUD Future Land Use Map (FLUM) amendment. CPA 23-14 proposes to assign the Agricultural future land use designation to the 32.26-acre parcel.

Requested by: Morris A. Crady, Senior Partner, Lucido & Associates  
Presented by: Samantha Lovelady, Principal Planner, Growth Management  
Department

Agenda Item:      [24-0306](#)

**NPH-4      COMPREHENSIVE PLAN AMENDMENT 22-12 SOUTH FLORIDA  
GATEWAY FLUM PARCEL 1**

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 32.26-acre parcel. The request proposes to change the future land use designation from Agricultural (up to 1 unit per 20 acres) to Industrial. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of S.W. Kanner Highway.

Requested by: Morris A. Crady, Senior Partner, Lucido & Associates  
Presented by: Samantha Lovelady, Principal Planner, Growth Management  
Department

Agenda Item:      [24-0307](#)

**NPH-5      COMPREHENSIVE PLAN AMENDMENT 23-01, SOUTH FLORIDA  
GATEWAY TEXT PARCEL 1**

This is a request for a site specific amendment to the text of Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of S.W. Kanner Highway.

Requested by: Morris A. Crady, Senior Partner, Lucido & Associates

Presented by: Samantha Lovelady, Principal Planner, Growth Management Department

Agenda Item:      [24-0305](#)

**NPH-6      COMPREHENSIVE PLAN AMENDMENT 22-06, CALUSA CREEK  
RANCH TEXT**

Public hearing to consider a request to amend Chapter 4, Future Land Use Element, Policy 4.13A.18, Rural Lifestyle.

Requested by: Tyson J. Waters, Fox McCluskey

Presented by: Daphne Schaub, Senior Planner, Growth Management Department

Agenda Item:      [24-0191](#)

**NPH-7      COMPREHENSIVE PLAN AMENDMENT 23-12 THE RANCH PUD  
FLUM**

Public hearing to consider a Future Land Use Map change from Agriculture (allowing a maximum of one unit per 20 acres) to Rural Lifestyle (allowing a maximum of one unit per 20 acres) on ±3,902.64 acres located in central Martin County, south of the St. Lucie Canal, spanning both sides of SW Kanner Highway, south and west of the intersection with SW Bridge Road ("Subject Property"). The Subject Property is comprised of eight parcels.

Requested by: Tyson J. Waters, Esq., Fox McCluskey Bush Robinson, PLLC &  
Ken Tuma, Urban Design Studio

Agenda Item:      [24-0192](#)

**DEPT      DEPARTMENTAL**

**COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

**ADJOURN**

## ADA

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