



**LOCAL PLANNING AGENCY  
MINUTES  
May 7, 2020**

**JOHN F. & RITA M. ARMSTRONG WING OF THE  
BLAKE LIBRARY 2351 SE MONTEREY ROAD  
STUART, FLORIDA 34996**

Cindy Hall, Vice Chair, District 1, November 2022  
William J. Flanagan, District 2, November 2022  
Donald Foley, III, District 3, November 2020  
James Moir, Chair, District 4, November 2020  
Scott Watson, District 5, November 2020  
Kimberly Everman, School Board Liaison, December 2020

**CALL TO ORDER**

Present: 5- Chairman Jim Moir  
Vice Chair, Cindy Hall  
William (Joe) Flanagan  
Donald Foley III  
Scott Watson

Not Present: School Board Liaison – Kimberly Everman.

Chairman Moir called the meeting to order at 7:02 pm. A quorum was present.

Staff Present:

Senior Assistant County Attorney .....	Krista Storey
Assistant County Attorney.....	Elizabeth Lenihan
Deputy Growth Management Director .....	Paul Schilling
Principal Planner .....	Peter Walden
Agency Recorder .....	Denise Johnston

**MINU APPROVAL OF MINUTES**

**MINU-1 APRIL 2, 2020**

MOTION: A motion was made by Mr. Moir to approve the minutes SECONDED by Mr. Watson. The motion CARRIED 5-0.

**QJP QUASI - JUDICIAL PROCEDURES**

COUNTY: Senior Assistant County Attorney Krista Storey explained the process and Swearing-in for Quasi-Judicial procedures by which the LPA, Staff and the Applicant would be addressing items on the agenda tonight.

**NEW BUSINESS**

**NPH-1 SHOWCASE PUD (C140-006) (QUASI-JUDICIAL)**

Cove/Salerno Partners, LLC Request for a zoning district change from the current RE 1/2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Showcase Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Showcase development, consisting of 88 townhome units and 79 detached single-family units is on 47 acres. The project is located on an approximate 47-acre undeveloped parcel that fronts SE Salerno Road to the north and SE Cove Road to the south just east of SW Kanner Highway in Stuart.

Requested by: Morris A. Crady, AICP Sr. Vice President, Lucido & Associates  
Presented by: Peter Walden, Principal Planner, Growth Management Department  
**Agenda Item: 20-0645**

**For the record:**

LPA: There were ex parte communications disclosures –noted by the following members:

Mr. Flanigan spoke with Morris Crady with Lucido & Associates  
Mr. Watson spoke with Jim McNamara with Cove/Salerno Partners, LLC

No Intervenors were present.

COUNTY: Elizabeth Lenihan was present to swear in all applicants and staff speaking on this matter.

STAFF: Principal Planner Peter Walden provided the staff's presentation to the Board. The agenda item and Mr. Walden's work history were entered into the record as Exhibit 1.

APPLICANT: Morris Crady addressed the Board on behalf of the applicant and proof of notification was entered into the record as Exhibit 2.

APPLICANT & LPA: During Mr. Crady's presentation he addressed Mr. Flanigan's concerns regarding traffic on Cove Road and in the Tres Belle community and Mr. Crady stated he is encouraging the community to stay involved in the project and attend future public hearings. He also addressed Mr. Moir's concerns regarding drainage and the impact of development. Mr. Crady stated one solution to the drainage problem is to have more lakes in the community. During the question portion of the presentation Mr. Flanigan echoed the traffic concerns and asked about the widening Cove Rd and taking a serious look into putting in a traffic light on the Cove Roadside near Tres Belle Community. Ms. Hall concurred.

LPA: Discussed concerns regarding drainage, traffic and High School Capacity.

APPLICANT: Mr. Crady said he is going to continue to work with the neighboring Community and County to bring a solution regarding the intersection issues to the May 19, Board of County Commissioners Meeting.

LPA: Mr. Foley echoed the traffic light concerns along the Cove Roadside of the project, the intersection of Cove Road and Kanner Highway and the widening of Cove Road and thanked Mr. Crady for bringing up information regarding the traffic on Cove Road.

APPLICANT: Mr. Crady and Ms. Corbett addressed the board regarding design solutions they are working on and will implement regarding the drainage concerns.

No members of the public addressed the board regarding this item.

**MOTION:** A motion was made by Mr. Watson, SECONDED by Mr. Foley to accept staff's recommendation of approval.

The MOTION carried 3-2 by the following vote:

Aye: 3 - Vice Chair Hall, Mr. Foley III and Mr. Watson.

Nay: 2 - Chairman Moir, and Mr. Flannagan.

**NPH-2 MC320, LLC (M226-001) (QUASI-JUDICIAL)**

MC320 Major Final Site Plan (M226 001) MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33 acre lake on an approximate 174 acre parcel. The site is located on the west side of SW Citrus Boulevard approximately three quarters of a mile south of SW 96th Street in Palm City Farms. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Melissa G. Corbett, P.E. President, The MilCor Group, Inc.

Presented by: Peter Walden, Principal Planner, Growth Management Department

**Agenda Item: 20-0647**

**For the record:**

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

COUNTY: Elizabeth Lenihan was present to swear in all applicants and staff speaking on this matter.

STAFF: Principal Planner Peter Walden provided the staff's presentation to the Board. The agenda item and Mr. Walden's work history were entering into the record as Exhibit 1

APPLICANT: Ms. Corbett addressed the Board on behalf of the applicant and proof of notification was entered into the record as Exhibit 2.

LPA: Mr. Moir asked if this was only going to be a sand mine.

APPLICANT: Ms. Corbett stated that is was only going to be a mining project no vertical construction just construction of the lake.

LPA: Mr. Flanagan asked about the depth of the lake.

APPLICANT: Ms. Corbett stated the depth of the borrow pit is 20 ft.

LPA: Ms. Hall asked how long the project was going to take to complete.

APPLICANT: Ms. Corbett stated three years. They will request a time extension if needed.

PUBLIC: The following members of the public spoke opposing this project, Jack Sliegelman, Jim Keebler, Steve Jorgensen, Nancy Dunn.

APPLICANT: Ms. Corbett and Mr. Rick Mancil addressed the public's questions.

**MOTION:** A motion was made by Mr. Watson, **SECONDED** by Mr. Foley for staff's recommendation of approval. The motion carried 5-0.

**NPH-3 NNA KANSAS WEST, LLC (K048-002) (QUASI JUDICIAL)**

Request by NNA Kansas West, LLC (K048 002) for a zoning district change from the current PUD C, Commercial Planned Unit Development District and R 3A, Liberal Multi Family District to LI, Limited Industrial District or the most appropriate zoning district for an approximate 11.54 acre parcel. The site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Daniel T. Sorrow, AICP, Cotleur & Hearing

Presented by: Peter Walden, Principal Planner, Growth Management Department

**Agenda Item: 20-0613**

**For the record:**

COUNTY: Elizabeth Lenihan was present to swear in all applicants and staff speaking on this matter.

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

STAFF: Principal Planner Peter Walden provided the staff's presentation to the Board the agenda item and work history were entered into the record as Exhibit 1.

LPA: Mr. Moir asked staff to verify that the R3A section was going to be included in with the LI zoning. Mr. Walden stated that is was.

APPLICANT: Mr. Sorrow addressed the Board on behalf of the applicant and proof of notification was entered into the record as Exhibit 2.

LPA: No questions for the applicant.

PUBLIC: None.

**MOTION:** A motion was made by Mr. Flanagan, **SECONDED** by Ms. Hall for staff's recommendation of approval for re-zoning from PUD C, Commercial Planned Unit Development District and R 3A, Liberal Multi Family District to LI, Limited Industrial District. The motion **CARRIED** 5-0.

**COMMENTS**

1. PUBLIC – None.
2. STAFF – The May 21, 2020 meeting has been cancelled. The next scheduled meetings are June 4, 2020, June 18, 2020 and July 2, 2020
3. LPA – There was no further business.

**ADJOURN:**

The Local Planning Agency May 7, 2020 meeting adjourned at 8:32 pm.

Respectfully Submitted:

Approved by:

  
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Denise Johnston, Martin County  
Growth Management Department  
Agency Recorder

for.   
\_\_\_\_\_  
Jim Moir, Chairman

8-7-2020  
\_\_\_\_\_  
Date Signed:

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