



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Vice Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Blake Capps, District 3, 11/2024
James Moir, District 4, 11/2026
Ransom Reed Hartman, Chair, District 5, 11/2024
Mark Sechrist, School Board Liaison, 12/2023

Thursday, September 21, 2023

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Reed, Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Niki Norton, Vice Chair
Thomas Campenni
Blake Capps
Ransom Reed Hartman, Chair
James Moir
Mark Sechrist – School Board Liaison

Absent: None

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management DirectorPaul Schilling
Deputy Growth Management Director.....Peter Walden
Development Review Administrator.....Elizabeth Nagal
Agency Recorder/Notary..... Luis M. DeJesus

MINU APPROVAL OF MINUTES

MINU-1 August 17, 2023

The Board was asked to approve the minutes from August 17, 2023, and amend approval of minutes from July 6, 2023 to July 20, 2023.

Agenda Item: 24-0055

MOTION: A Motion was made by Mr. Campenni to approve the minutes of the August 17, 2023, and amend approval of minutes from July 6, 2023 to July 20, 2023, Local Planning Agency meeting. The motion was SECONDED by Mr. Moir. The Motion CARRIED 5-0.

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: 24-0056

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

NEW BUSINESS

NPH-1 – CPA 22-09, CHAPTER 18, CHAPTER 2, CHAPTER 4

Board initiated changes to Chapter 18, Community Redevelopment Element, to improve clarity and internal consistency regarding density language, open space, and preserve area requirements. In addition, there are amendments to Chapter 4, Future Land Use and Chapter 2, Overall Goals and Definitions for consistency.

Requested By: Martin County Board of County Commissioners

Presented By: Peter Walden, AICP, CNU-A, Deputy Growth Management Director,
Elizabeth Nagal, Development Review Administrator, Growth Management Department

Agenda Item: 24-0057

STAFF: Mr. Walden provided and presented NPH-1 and a copy of the agenda item.

LPA: Mr. Moir asked if extension of half the right-of-way is on properties outside of the CRA (Community Redevelopment Area).

STAFF: Mr. Walden advised it is not.

LPA: Mr. Capps noted that there are lines struck through the ADU (Accessory Dwelling Units) provisions.

STAFF: Mr. Walden advised that recognition of Accessory Dwelling Units has been moved to the end of the chapter.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Moir. The Motion CARRIED 5-0.

NPH-2 – LDR 23-01 ARTICLE 12 COMMUNITY REDEVELOPMENT CODE

This is a request for an amendment to several provisions of Article 12, LDR, Martin County Code, to improve clarity and consistency with concurrent changes to Chapter 18, Community Redevelopment Element, of the Martin County Comprehensive Growth Management Plan, including density, preserve area, and open space regulations.

Requested By: Martin County Growth Management Department

Presented By: Peter Walden, AICP, CNU-A, Deputy Growth Management Director,
Elizabeth Nagal, Development Review Administrator, Growth Management Department

Agenda Item: 24-0064

STAFF: Mr. Walden and Ms. Nagal provided and presented NPH-2 and a copy of the agenda item.

LPA: Mr. Moir asked, regarding the payment in lieu process for upland habitat, who manages that and is there a bank at the Growth Management Department for those cash fees?

STAFF: Mr. Walden advised that the Environmental staff identifies and takes care of this and that the Growth Management Department will be working with the CRA to help manage the funds.

LPA: Mr. Capps asked how the payment in lieu is calculated and how expensive it is.

STAFF: Mr. Walden advised that the Applicant would need to get a current (within 180 days) appraisal for the best use of the property. The County does not take it lightly. It will be a substantial amount of money and it will be used to do environmental projects. The other option is to keep the preserve and work around it.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Ms. Norton to approve staff's recommendation of approval;
SECONDED by Mr. Capps. The Motion CARRIED 5-0.

NPH-3 – LDR 23-03 ARTICLE 4, DIVISION 20, COMMERCIAL DESIGN

This is a public hearing to consider adoption of an ordinance that amends several provisions of Article 4, Division 20, Commercial Design, LDR, Martin County Code. These revisions are intended to improve the compatibility of architectural and site design standards of multifamily housing while modernizing existing architectural and site design standards for commercial and industrial developments.

Requested By: Martin County Growth Management Department

Presented By: Peter Walden, AICP, CNU-A, Deputy Growth Management Director,
Elizabeth Nagal, Development Review Administrator, Growth Management Department

Agenda Item: 24-0065

STAFF: Ms. Nagal provided and presented NPH-3 and a copy of the agenda item.

LPA: Mr. Campenni asked for an example to visualize what was meant by breaking up parking.

STAFF: Mr. Walden gave the example of picturing a large retail outlet and what you have to traverse to get to the building from the parking area, that it's normally a big, long area of rows of parking. We're going to make sure that is broken up and appropriately dimensioned.

LPA: Mr. Moir asked whether the provisions for public transit stops will be coordinated with the MPO.

STAFF: Mr. Walden stated that it has been discussed with the MPO and that everyone in the development process now will be required to have an easement, so the availability will be there if the need requires it. Whether an applicant will need to build a shelter and provide the bus stop will be up to the MPO and the County Engineer.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Ms. Norton. The Motion CARRIED 5-0.

COMMENTS:

1. PUBLIC – None.
2. STAFF – Mr. Schilling advised that there was no meeting until October 19, 2023. He polled members for attendance. Mr. Schilling also advised of the November 2, 2023 meeting and the need for attendance and quorum for the remainder of the year.
3. LPA – Mr. Moir advised he would not be present at the October 19, 2023 meeting.

ADJOURN:

The Local Planning Agency meeting of September 21, 2023, adjourned at 8:13 pm.

Respectfully Submitted:

Approved by:

Luis M. DeJesus, Martin County
Growth Management Department
Agency Recorder/Notary

Ransom Reed Hartman, Chairman

Date Signed