



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, October 19, 2023

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Hartman, Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Thomas Campenni
Blake Capps
Ransom Reed Hartman, Chair

Absent: Niki Norton, Vice Chair
James Moir
Mark Sechrist – School Board Liaison

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management DirectorPaul Schilling
Deputy Growth Management Director.....Peter Walden
Comprehensive Planning Administrator.....Clyde Dulin
Development Review Administrator.....Elizabeth Nagal
Agency Recorder/Notary..... Maria Harrison
Notary..... Sangeeta Maragh

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 – COMPREHENSIVE PLAN AMENDMENT 23-06, SANDY COVE PLAZA FLUM

Public hearing to consider a Comprehensive Plan Amendment to the Future Land Use Map (FLUM) proposing a change on 0.84-acres of a 15.74-acre parcel from Limited Commercial to General Commercial. The property is located near the intersection of SE Summerfield Way and SE Federal Hwy.

Requested By: Christen Spake, McCarthy Summers Wood Norman Melby & Schultz, P.A.
Presented By: Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department

Agenda Item: 24-0158

LPA: Mr. Hartman announced that the first two Items, NPH-1 Comprehensive Plan Amendment 23-06, Sandy Cove Plaza FLUM and NPH-2 CPA 23-06 Sandy Cove Plaza Rezoning, that both Items are being withdrawn from the Agenda for tonight.

APPLICANT: Ms. Spake stated that they are going to withdraw from the Agenda for tonight. We might have an option that will work with the existing zoning that they are going to explore that before they come back. Ms. Spake turned in the certification of mailing to surrounding property owners.

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

MOTION: None – Withdrawn.

NPH-2 – CPA 23-06 SANDY COVE PLAZA REZONING (QUASI-JUDICIAL)

This application is a request for a zoning district change on 0.84-acres of a 15.74-acre parcel from Limited Commercial to General Commercial. The property is located near the intersection of SE Summerfield Way and SE Federal Hwy.

Requested By: Christen Spake, McCarthy Summers Wood Norman Melby & Schultz, P.A.
Presented By: Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department

Agenda Item: 24-0159

LPA: Mr. Hartman announced that the first two Items, NPH-1 Comprehensive Plan Amendment 23-06, Sandy Cove Plaza FLUM and NPH-2 CPA 23-06 Sandy Cove Plaza Rezoning, that both Items are being withdrawn from the Agenda for tonight.

APPLICANT: Ms. Spake stated that they are going to withdraw from the Agenda for tonight. We might have an option that will work with the existing zoning that they are going to explore that before they come back. Ms. Spake turned in the certification of mailing to surrounding property owners.

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

MOTION: None – Withdrawn.

NPH-3 – DISCOVERY PUD (H12-023) (QUASI-JUDICIAL)

Discovery PUD 1st Amendment including a Revised Master plan & Phasing plan and Phase 1B Final Site Plan. The Discovery project (fka Hobe Sound Polo Club) will consist of 317 residential units on 1,530 acres resulting in a net density of approximately .207 units per acre. The revised master plan includes revisions to lots, lakes and golf course and the addition of 8 Golf Cottages. The Phase 1B Final Site Plan includes the earthwork for the entire site including the Golf Course, lakes and habitat restoration area. The subject site is located adjacent to and north of SW Bridge Rd approximately 1 mile east of I-95 Interchange in Hobe Sound.

Requested By: Bob Raynes, Gunster

Presented By: Peter Walden, AICP, CNU-A, Deputy Growth Management Director,
Growth Management Department

Agenda Item: 24-0161

LPA: Ex-parte communications disclosures: None. Intervenor present: None. All staff and individuals speaking on this matter were sworn in by the Notary Public.

STAFF: Mr. Walden provided and presented NPH-3 and a copy of the agenda item.

APPLICANT: Morris Crady presented on behalf of the Applicant and turned in the Affidavit for the Notice to Surrounding Property Owners.

LPA: Mr. Campenni asked about the size of the 18 golf cottages.

APPLICANT: Mr. Crady explained that they are large enough to accommodate a foursome or two foursomes. They are owned and operated by the golf club and are for members and guests, not open to the public.

LPA: Mr. Capps asked about the public benefit of the road to the stable and if there were future plans to run some type of trails up to Cove Road.

APPLICANT: Mr. Crady said the road will connect to the facility. A plan to connect the facility to the trail system will be up to the State Park. Trails will be operated by the State Park. They are going to have connections to all of the trail systems for equestrian use, pedestrian hiking, and bicycles, no motorized use.

LPA: Mr. Capps asked whether the Floratam grass and St. Augustine condition is for the entire project or just portions of it and what type of grass people will have in their yards.

APPLICANT: Mr. Crady stated that the condition will be for the entire project, all of the lots and the golf course.

STAFF: Mr. Walden stated that yards will have Zoysia hybrids and the golf course may have some Bermuda hybrids as well. Most of the Zoysias are basically one-third the water and one-third the nutrient uptake of Floratam and less problematic with pests.

LPA: Mr. Capps asked about the basic requirements of Rural Lifestyle, about the Hobe Sound Conservancy District, and that sewer lines would not be run along Bridge Road, because it's going to be a self-contained thing.

APPLICANT: Mr. Crady said the open space is 800 acres, on which no units can be built, and there will be an easement to the Florida Conservation Foundation and Martin County. The Hobe St. Lucie Conservancy District is an existing utility district that controls drainage in this area for agricultural purposes. They are thinking that they will dedicate the stormwater system to the Hobe St. Lucie Conservancy District, which is a State recognized Board that can assess fees and maintain facilities. Mr. Crady explained the project will be the end of the line for the water and sewer coming from Seabrook Boulevard along that easement.

LPA: Mr. Campenni brought up golf cottages while making his motion, saying there were not meant to be hotels. There are 18, that is 144 bedrooms, that's a hotel. While it's completely legal, he thinks it needs to be addressed. It was supposed to be an amenity, not something as large as this.

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. Capps. The Motion **CARRIED 3-0**.

NPH-4 – I-95 RIVERSIDE PUD (N027-013) (QUASI-JUDICIAL)

95 Riverside PUD 9th Amendment including a Revised Master and Phasing plan and Phase IV Final Site Plan. Pulte Home Company, LLC requests approval of the Ninth (9th) Amendment to the Planned Unit Development (PUD) Zoning Agreement for the development of 98 townhouse units resulting in a density of 7.90 dwelling units per acre on the remaining undeveloped portion of the PUD. Include dis a request for a Certificate of Public Facilities Reservation. The subject site is located at 7439 SW Lost River Road, on the northwest corner of SW Kanner Hwy / SR 76 and SW Lost River Road, approximately 0.17 miles east of the I-95 Interchange in Stuart.

Requested By: Todd Troxell, HJA Design Studio, LLC

Presented By: Elizabeth Nagal, AICP, CNU-A, Principal Planner, Growth Management Department

Agenda Item: 24-0160

LPA: Ex-parte communications disclosures: Mr. Hartman had none, Mr. Campenni and Mr. Capps each stated that they had spoken with Staff. Intervenor present: None. All staff and individuals speaking on this matter were sworn in by the Notary Public.

STAFF: Ms. Nagal provided and presented NPH-4 and a copy of the agenda item.

APPLICANT: Bob Raynes appeared on behalf of the Applicant and submitted the Affidavits confirming the notices to surrounding property owners. Mr. Troxell presented on behalf of the Applicant.

LPA: Mr. Campenni asked how someone driving down Kanner Highway would know that there is a public area they can stop at? He asked why we wouldn't put up a sign and suggested at the corner of Lost River and Kanner.

APPLICANT: There won't be a sign that says "public," but at least the people working at the MacDonalds and people in the neighborhoods in the back will be able to use. Mr. Troxell stated that a sign is something they can look at.

LPA: Mr. Campenni asked what street for the on-street parking, how many garage spaces they will have, and the total number of parking spaces.

APPLICANT: Mr. Troxell answered the on-street parking question, stating that this would be internally to the project. We're providing 22 additional on-street parking spaces. The exterior units are 2-car garages and the interior 1. The driveways exterior units are 18 wide and interior driveways are 16 ½, so, realistically, you can park two vehicles outside. Code-wise it's two spaces per unit required. We're counting 1 space in the garage and 1 outside.

LPA: Mr. Capps asked the Applicant's representatives to restate how the daily trips are reduced by 69% between the prior plan and the one proposed.

APPLICANT: Mr. Troxell stated it is a 63% reduction and introduced Ms. O'Rourke, who gave a brief explanation.

PUBLIC: The following people spoke regarding this item: John Kazanjian, Paul Massena.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval with the condition that a sign does go up on Lost River Road that there is a public amenity with parking; **SECONDED** by Mr. Capps. The Motion **CARRIED** 3-0.

COMMENTS:

1. PUBLIC – None.
2. STAFF – Mr. Schilling advised that we have a few items for November 2, 2023, and several for November 16, 2023. I will reiterate, as I did last time, the importance of having a quorum at these meetings is of the utmost importance as we approach the end of the year. We are dual advertising and a lot of these applications are dependent on each other, so we'd appreciate the Board attending certainly the November 2nd and 16th.
3. LPA – Mr. Campenni stated that he would be here for the two in November and the first one in December. Mr. Hartman and Mr. Capps each stated that they would be here.

ADJOURN:

The Local Planning Agency meeting of October 19, 2023, adjourned at 8:00 pm.

Respectfully Submitted:

Approved by:

Maria Harrison, Martin County
Growth Management Department
Agency Recorder

Ransom Reed Hartman, Chairman

Date Signed

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