



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

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 Chair, District 5, 11/2024

Mark Sechrist, School Board Liaison, 12/2023

Thursday, April 4, 2024

7:00 PM

Commission Chambers

CALL TO ORDER

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

ROLL CALL

Present: Niki Norton, Chair
Thomas Campenni
Bob Thornton
Rick Hartman, Vice Chair
James Moir
Mark Sechrist – School Board Liaison

Absent: None

Staff Present:

Deputy County Attorney Elysse Elder
Growth Management Director Paul Schilling
Principal Planner Brian Elam
Senior Planner John Sinnott
Agency Recorder/Notary Rebecca Dima

MINUTES APPROVAL OF MINUTES

There were no minutes to approve at this meeting

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: 24-0788

***For the Record:**

LPA: Ex parte communication disclosures: None. Intervener(s) present: None.

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

NEW BUSINESS

NPH-1 – APEX PAVERS REZONING (A085-002) (QUASI-JUDICIAL)

This application is a request for a zoning district change on approximately 1.7 acres of undeveloped land from the current A-1A, Agricultural District and B-1, Business District to GC, General Commercial District, or the most appropriate zoning district. The subject site consists of two parcels, one at 624 SE Monterey Road, generally located 0.1 miles east of SE Willoughby Boulevard with access on the south side of SE Monterey by way of the private SE Veterans Avenue, in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Christen Spake, Esq., McCarthy Summers et al.

Presented by: Brian Elam, PMP, Principal Planner

Agenda Item: 24-0786

STAFF: Mr. Elam clarified the mistake on the printed Agendas regarding the staff member presenting. Mr. Elam Presented.

LPA: Mr. Moir asked about the long easement that borders the residential area labeled “RES”.

STAFF: Mr. Schilling clarified that the “RES” is for resolution not residential.

APPLICANT: Ms. Spake presented and turned in the notices that were sent out to neighboring properties.

LPA: Mr. Moir asked if the Applicant had all the access they need to the property with the two easements.

APPLICANT: Ms. Spake confirmed they do.

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

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

NPH-2 – ERIC BRUSH REZONING (G088-001) (QUASI-JUDICIAL)

This application is a request for a zoning district change on an approximately 20.1-acre undeveloped site from the current A-2, Agricultural District, to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. The subject site is located on the west side of SW Greenridge Lane, approximately 0.64 miles southwest of the intersection of SW Greenridge Lane and SW 96th Street, in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: George Missimer, Cotleur & Hearing

Presented by: John Sinnott, Senior Planner, Growth Management Department

Agenda Item: 24-0787

***For the Record:**

LPA: Ex parte communication disclosures: None. Intervener(s) present: None.

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

STAFF: Mr. Schilling introduced Mr. Sinnott to the LPA Members.

LPA: Mr. Hartman recused himself from this item

STAFF: Mr. Sinnott presented.

LPA: Mr. Moir asked if AR-5 has been looked at outside of the urban service boundary and outside of the secondary urban service boundary as it relates the requirement to provide water and sewer to new developments outside of the new urban service boundary.

STAFF: Mr. Sinnott stated that AR-5A is present outside the urban services boundary for the Comp Plan and septic tanks would be permissible under that style of development

STAFF: Ms. Elder stated that has not been evaluated at this time.

APPLICANT: Mr. Missimer presented and turned in the notices sent to neighboring property owners.

LPA: Mr. Moir asks for clarification of drainage ROW, and this is confirmed by Staff.

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 4-0 with Mr. Hartman abstaining.

COMMENTS:

1. PUBLIC – None.
2. STAFF – Mr. Schilling stated that there is a meeting planned for April 16, 2024.

3. LPA -

LPA: Mr. Hartman asked why if a rezoning is mandatory do they have to come before the board to get this done and pay these fees.

STAFF: Ms. Elder explains that zoning cannot be changed without property owners' permission, and it would be a large undertaking to do this. Some property owners may not want the changes made.

STAFF: Mr. Schilling commented that to his understanding the idea of an overall rezoning was discussed in the past but was not well received by the public.

LPA: Mr. Hartman feels the cost is excessive to property owners and asked if there are any 10-acre properties in the county.

STAFF: Mr. Schilling stated he is unaware of any AR-10 properties at this time.

LPA: Mr. Moir stated he will not be able to attend the second May meeting.

ADJOURN:

The Local Planning Agency meeting of April 4, 2024, adjourned at 7:27 pm.

Respectfully Submitted:



Rebecca Dima
Growth Management Department
Agency Recorder/Notary

6/6/2024
Date Signed

Approved by:



Niki Norton, Chairman

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