



# Martin County

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

## Meeting Minutes

### Local Planning Agency

Cynthia Hall, District 1, 11/2024  
William J. Flanagan, Vice Chair, District 2, 11/2022  
Donald Foley III, District 3, 11/2024  
James Moir, Chairman, District 4, 11/2022  
Ransom Reed Hartman, District 5, 11/2024  
Kimberly Everman, School Board Liaison, 12/2021

Thursday, December 2, 2021

7:00 PM

Commission Chambers

#### CALL TO ORDER

Jim Moir, Chairman called the meeting to order at 7:00 pm. A quorum was present.

#### ROLL CALL

Present: Jim Moir, Chairman  
William J. (Joe) Flanagan, Vice Chair  
Donald Foley III  
Cynthia Hall

Not Present: Ransom Reed Hartman  
School Board Liaison – Kimberly Everman.

#### Staff Present:

Senior Assistant County Attorney .....Krista Storey  
Growth Management Director ..... Paul Schilling  
Principal Planner.....Matthew Stahley  
Agency Recorder/Notary..... Denise Johnston

#### MINU APPROVAL OF MINUTES

##### MINU-1 OCTOBER 7, 2021

The Board was asked to approve the minutes from the July 1, 2021 LPA meeting.

**Agenda Item: 22-0314**

MOTION: A Motion was made by Mr. Foley; SECONDED by Ms. Hall to approve the minutes of the October 7, 2021 LPA Meeting; The Motion CARRIED 4-0.

## **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: 22-0312**

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

## **NEW BUSINESS**

### **NPH-1 OLD KANSAS SUPPLY, LLC REZONING (O038-002) (QUASI-JUDICIAL)**

Old Kansas Supply, LLC, request for a zoning district change from the current R-3A, Liberal Multi-Family District to the GI, General Industrial District, or the most appropriate zoning district. The approximate 2.15-acre undeveloped parcel is located at 8292 SW Old Kansas Ave. approximately 675 feet south of the intersection of SW Jack James Dr. and SW Old Kansas Ave. in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Chris Darden, CSM Engineering

Presented by: Matthew Stahley, Principal Planner, Growth Management Department

### **Agenda Item: 22-0311**

#### **\*For the Record:**

LPA: Ex parte communications disclosures: None. No Interveners were present.

All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Stahley, provided NPH-1, Exhibit 1 a copy of the agenda item, staff report and a copy of his work history for the record. Mr. Stahley provided staff's presentation for NPH-1, for a proposed Zoning District change from R-3A, Multi-Family District to GI General Industrial District.

Staff recommends that the requested GI, General Industrial District is an appropriate zoning district with respect to the application and of the goals and objectives and policies of the Comp Plan, LDR's, and County Codes.

APPLICANT: Mr. Darden, representing the applicant provided required notification of surrounding property owners notices, NPH-1, Exhibit-2.

PUBLIC: There were no comments from the public.

LPA: The members had a brief discussion regarding the differences between LI limited industrial and GI General Industrial and why GI was recommended.

STAFF: Mr. Stahley indicated the reason the applicant selected GI had to do with the proposed use at the time of the pre-application meeting would be classified as an extensive impact which is not permitted in LI zoning.

**MOTION:** A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval of the rezoning change to GI General Industrial District; **SECONDED** by; Ms. Hall. The Motion **CARRIED 4-0.**

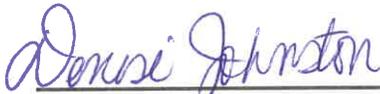
**COMMENTS:**

1. PUBLIC - None
2. STAFF - Paul Schilling noted that the next meeting will be December 16, 2021.
3. LPA – There was no further business.

**ADJOURN:**

The Local Planning Agency meeting of December 2, 2021 meeting adjourned at 7:12 pm.

Respectfully Submitted:

  
\_\_\_\_\_  
Denise Johnston, Martin County  
Growth Management Department  
Agency Recorder/Notary

Approved by:

  
\_\_\_\_\_  
James Moir, Chair

12.17.2021  
Date Signed

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