



**Martin County
Local Planning Agency
Agenda - FINAL AGENDA**

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

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
Reed Hartman, Chairman, District 5, 11/2024
Mark Sechrist, School Board Liaison, 12/2023

Thursday, November 2, 2023

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 September 21, 2023

The Board is asked to approve the minutes from September 21, 2023

Agenda Item: [24-0282](#)

QJP QUASI-JUDICIAL PROCEDURES

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: [24-0280](#)

NEW NEW BUSINESS

**NPH-1 TREASURE COAST CLASSICAL ACADEMY MAJOR FINAL SITE
PLAN (D054-007) (QUASI-JUDICIAL)**

Treasure Coast Classical Academy Major Final Site Plan (D054-007) This is a request by Gunster Law Firm on behalf of Treasure Coast Classical Academy, Inc. for approval of a new 31,700 square foot high school building, new turf field, and associated infrastructure including expanded queuing lanes and expanded right turn lane on SE Cove Road. Included is a request for a Certificate of Public Facilities Reservation. The subject site is located at 1400 SW Cove Road, approximately 0.30 miles west of SE Ault Avenue, in Stuart.

Requested by: Robert S. Raynes, Jr., Esq. & Joshua I. Long, AICP, Gunster Law Firm
Presented by: Elizabeth Nagal, AICP, CNU-A, Development Review Administrator,
Growth Management Department

Agenda Item: [24-0262](#)

**NPH-2 FAWN SOLAR ENERGY FACILITY MAJOR FINAL SITE PLAN
(F110-004) (QUASI-JUDICIAL)**

Florida Power and Light Company's request for a major final site plan for the development of an unmanned 74.5 MW solar energy facility. The proposed development is located along the north side of SW Citrus Boulevard approximately 4.7 miles east of the SW Warfield Boulevard intersection. Included with this application is a request for a Certificate of Public Facilities Reservation. Located at 16364 SW Citrus Boulevard, Palm City. Due south of the FPL White Tail Solar Energy Center.

Requested by: Dennis Murphy, Culpepper & Terpening, Inc.

Presented by: Brian Elam, Principal Planner

Agenda Item: [24-0261](#)

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 22-11, THREE LAKES GOLF
CLUB PUD A FUTURE LAND USE MAP AMENDMENT**

Public hearing to consider a Comprehensive Plan Amendment to the Future Land Use Map (FLUM) proposing a change on 1,216 acres on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway, south of SW 96th Street and west of SW Pratt Whitney Road from Agricultural to Rural Lifestyle.

Requested by: Morris A Crady, AICP, Lucido & Associates

Presented by: Clyde Dulin, Comprehensive Plan Administrator, Growth Management Department

Agenda Item: [24-0222](#)

DEPT DEPARTMENTAL

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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