



# 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, November 2, 2023

7:00 PM

Commission Chambers

---

#### CALL TO ORDER

Mr. Hartman, 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  
Jim Moir  
Ransom Reed Hartman, Chair  
Mark Sechrist – School Board Liaison

#### Staff Present:

Deputy County Attorney .....Elysse Elder  
Growth Management Director .....Paul Schilling  
Deputy Growth Management Director.....Peter Walden  
Comprehensive Planning Administrator.....Clyde Dulin  
Development Review Administrator.....Elizabeth Nagal  
Agency Recorder.....Maria Harrison  
Notary.....Kathleen Boden

#### MINU APPROVAL OF MINUTES

##### MINU-1 – September 21, 2023

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

##### Agenda Item: 24-0282

**MOTION:** A Motion was made by Mr. Campenni to approve the minutes of the Local Planning Agency Meeting held on September 21, 2023. The Motion was seconded by Mr. Moir. The Motion carried 4-0.

## **QJP 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**

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

## **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 Classica Academy, Inc. for approval of a new 31,700 square foot high school building, new turf field, and associated infrastructure including expanded queueing lanes and an 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 SE 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**

**LPA:** Mr. Hartman announced that NPH-1 Treasure Coast Classical Academy Major Final Site Plan (D054-007) (Quasi-Judicial) the applicant has asked that the Item be removed from the Agenda tonight.

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

### **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. Due south of the FPL White Tail Solar Energy Center.

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

Presented By: Brian Elam, Principal Planner, Growth Management Department

### **Agenda Item: 24-0261**

**\*For the Record:**

**COUNTY ATTORNEY:** Elysse Elder, Deputy County Attorney, announced that Mr. Capps has filed a form 8B because he has a conflict, so he will not be voting in this particular hearing.

**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. Elam presented and provided NPH-2, Exhibit 1 a copy of the agenda item, staff report, newspaper ad and a copy of his work history.

**APPLICANT:** Morris Crady, Lucido & Associates, announced that a representative from Culpepper and Terpening could not be here tonight and that FPL asked him to attend in their absence to turn in the Affidavit giving proof of notice to surrounding property owners (Exhibit 2), which also includes the notice of the December 7<sup>th</sup> Board of County Commission Meeting, and to agree with the Staff recommendation of approval.

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

**MOTION:** Mr. Campenni moved approval of Staff's recommendation; Seconded by Mr. Moir.

**LPA:** Mr. Capps asked how much power would be generated and how that would translate into power for homes?

**APPLICANT:** Will Sabayrac from Florida Power and Light stated that these solar energy facilities that are 74.5 MW power roughly 15,000 homes.

**LPA:** Mr. Moir stated that he expects that this facility will be fenced and asked how is stormwater to be managed on this site.

**APPLICANT:** Mr. Sabayrac stated that the facility will be fenced using a game-friendly, or farm-friendly, type fence to accommodate the natural habitat and keep these facilities one with the agricultural nature that is their intended use. He stated that they are held to very stringent ERP standards and that it will be discharging south and there is also the White Tail facility to the north which does the same.

**LPA:** There being no further discussion, Mr. Hartman called the question. The Motion CARRIED 4-0.

**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 96<sup>th</sup> 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 Planning Administrator, Growth Management Department

**Agenda Item: 24-0222**

**STAFF:** Mr. Dulin presented on behalf of Carolyn Grunwald, Planner, Growth Management Department.

**LPA:** Mr. Moir asked if there is such a thing as suburban sprawl and whether that is defined anywhere. If it was suburban sprawl, would it be permitted?

**STAFF:** Mr. Dulin answered that yes, there could be such a thing, it is not defined in a formal dictionary. Regardless, this is a policy decision, the Local Planning Agency can make a recommendation and the Board can make a decision to approve, even if something did not comply with all of the sprawl criteria that are outlined in Florida Statutes. Mr. Schilling, Growth Management Director, stated that the concept of suburban sprawl does not exist in our analysis and wouldn't be reflected in the staff report's findings. Mr. Dulin stated that the analysis did focus on urban sprawl, as it's used in Florida Statute.

**LPA:** Mr. Hartman asked whether one of the requirements was that it's next to industrial and was there was another it had met.

**STAFF:** Mr. Dulin answered that is one of the requirements stated in the text of the Rural Lifestyle future land use designation and that there are a number of criteria that it meets. It exceeds the minimum 1,000 acres. Mr. Dulin pointed out that the Rural Lifestyle future land use designation has two different density ranges that you can opt for: one is a density of 1 unit per 20 acres or less, and the other is a density of 1 unit per 20 acres and more, up to a maximum of 1 unit per 5. The Applicant is opting for a density of 1 unit per 20 acres or less, so the same density as the Agricultural future land use designation assigned to the property right now and the surrounding areas that have the Agricultural future land use designation.

**LPA:** Mr. Capps said he remembers when Rural Lifestyle was being talked about in the context of Discovery Land, another project, and there was talk about how many potential parcels of land that Rural Lifestyle could be applied to in western Martin County. It would be interesting to know how far this could go and how many pieces of land this could apply to when trying to figure out what the policy should be going forward.

**STAFF:** Mr. Dulin stated that the subject was discussed extensively when the Rural Lifestyle designation was being created. Some mapping has been done to try to identify the approximate areas, but it's safe to say it would be in proximity to the Primary and Secondary Urban Service Districts and the freestanding Urban Service Districts in the eastern portion of Martin County. It would not be possible under the Rural Lifestyle Text to have it located next to the Urban Service Districts that make up the Village of Indiantown, so it could not be in areas such as the Lake Okeechobee area, the Indiantown area, and points in the farthest western reaches of Martin County.

**LPA:** Mr. Moir asked to flip back to the chart of what is in the pipeline and for an explanation of what The Ranch PUD is and whether the Three Lakes Golf Course, would be providing the water and sewer to that future facility.

**STAFF:** Mr. Dulin said it is about 3,900 acres, in for a future land use map and text amendment. It's on the south side of Bridge Road and straddles Kanner Highway. They are seeking to have the Rural Lifestyle future land use designation applied to their property also. Mr. Dulin replied "no" to the question about Three Lakes providing water and sewer to that project.

**COUNTY ATTORNEY:** Ms. Elder pointed out for the record that we are on Three Lakes' application today, so discussing the applicability of other potential future land use map amendments is not necessarily somewhere we want to go in this hearing.

**LPA:** Mr. Moir stated that this is the essence of the issue. Mr. Hartman stated that the issue at hand is the Three Lakes Golf Club PUD comprehensive plan amendment. Mr. Moir stated that these things can't be taken out of context and, if they are, that's the definition of sprawl. Mr. Hartman stated that we can't discuss The Ranch PUD, we don't know what they're asking for, we can't hold one up because of the other. Mr. Capps stated that he thinks one of the main reasons the Applicant wants it is to run water and sewer lines to the parcel. If he were not getting Rural Lifestyle, he would not be getting water and sewer lines. By advocating for Rural Lifestyle, we would be running water and sewer lines to the parcel.

**STAFF:** Mr. Dulin stated that it is at the Applicant's option to pay for all of the costs associated with water and sewer. The Rural Lifestyle designation presents the opportunity for the County to set up an MSTU for the specific property so that the Applicant is paying the entire cost.

**LPA:** Mr. Moir interjected that he would not have that opportunity if it wasn't for a Freestanding Urban Service District that was created. Mr. Campenni stated that he has to run his water and sewer from the Industrial Freestanding Urban Service Boundary and he's the only one who could do that. If somebody else wanted to do that, it would be a completely different application with a completely different result. Mr. Capps said it seems that where the water and sewer line goes, here comes development, lots of it. Say there's water and sewer lines running across a large tract of land to a Rural Lifestyle development, there are protections in place where the parcels between the Rural Lifestyle piece and the next piece five miles away can't use that water and sewer line to just start putting in developments. He asked for that to be explained a little better.

**STAFF:** Mr. Dulin explained that, typically, water and sewer lines are not run across other peoples' private property to get to a piece of private property. Road right-of-way is the most likely route for water/sewer lines to be provided. Kanner Highway is the path that the water/sewer lines are being run to the Freestanding Urban Service District right now, so it's also possible to run it right across the street to this, so you don't have to run it from other peoples' private property. The text of the Rural Lifestyle future land use designation limits the extension of the water and sewer to the PUD that has the Rural Lifestyle future land use designation and it has a specific prohibition to extending it out beyond that.

**LPA:** Mr. Capps asked whether a guy next door to the Rural Lifestyle place, who says, hey, the pipes are right close to my parcel, I'd like to just run them right over so I can do a development too, would not be allowed to do that.

**STAFF:** Mr. Dulin stated that is correct.

**APPLICANT:** Mr. Crady presented on behalf of the Owner/Developer. He turned in the proof of notice to surrounding property owners (Exhibit 1) within 2,500 feet for this meeting and also the meeting on Tuesday for the County Commission.

**LPA:** Mr. Moir asked whether they would be able to complete the approved golf course project, as it was delineated before, with a septic system.

**APPLICANT:** Mr. Crady responded that, the way it's approved currently, yes.

**LPA:** Mr. Moir stated there's no taking by not allowing the Rural Land Use Amendment on this property, that he just wanted to be clear.

**APPLICANT:** Mr. Crady stated that it's better planning with water and sewer, than with septic tanks.

**LPA:** Mr. Capps pointed out that the application materials say that the designation is not intended to increase density or construct any homes, but you would have the right to build up to 60 homes.

**APPLICANT:** Mr. Crady answered that they don't have room for them, but they have that right.

**LPA:** Mr. Capps inquired when you say you wouldn't have the room for them, is that because the golf course would be taking up a large portion of the property? At a later date, you decided to build homes, how many could you build, assuming the golf course is in place?

**APPLICANT:** Mr. Crady said that with three golf courses and two short courses, you'll see all it on the PUD, all the land is consumed by the project. We don't have a plan for any.

**COUNTY ATTORNEY:** Ms. Elder clarified that they are not tied to anything they say about what they're going to build on the property because this is just the Future Land Use Map. On that property, based on the Future Land Use Map, they could build 60 homes, that is the most they could build. They don't have to agree, not agree, or make any representation.

**LPA:** Mr. Hartman stated that we have a choice. We can do up to 1 per 20 and then up to 1 per 5, am I saying that correctly?

**COUNTY ATTORNEY:** Ms. Elder clarified that this one doesn't qualify for the 1 to 5.

**LPA:** Mr. Capps interjected that they would have the right to cluster and put the houses on smaller lots.

**COUNTY ATTORNEY:** Ms. Elder stated that those are what could happen if you assign the future land use map amendment. Those are the scenarios that could happen, but we can't tie them to anything in this.

**STAFF:** Mr. Schilling reminded that the reason we are here this evening is for the application of a Rural Lifestyle land use on the Three Lakes property. We're not discussing the potential for development and/or the future final site plan or PUD.

**PUBLIC:** The following people spoke regarding this item: Carol Fitzpatrick, Bob Gordon.

**LPA:** Mr. Hartman asked about the certain amount of conservation that has to be set aside.

**STAFF:** Mr. Dulin explained that if somebody opts to have the density go from 1 to 20 to a maximum of 1 to 5, then they are required to set aside one acre for every two acres of Rural Lifestyle separately, under an agricultural production easement or a conservation easement. If the Applicant seeks 1 unit per 20, or less, that is not necessary. In either case, 70% open space is the minimum within lands that receive the Rural Lifestyle designation.

**MOTION:** A Motion was made by Mr. Campenni to approve staff's recommendation of approval;  
**SECONDED** by Ms. Norton.

**LPA:** Mr. Campenni stated that we have two golf courses, 18 holes each, already approved, so you could have 36 cottages and the Rural Lifestyle would give you six bedrooms each, per home, that's what's been approved. If this was not Rural Lifestyle, there is no maximum on bedrooms for golf cottages.

**COUNTY ATTORNEY:** Ms. Elder confirmed that there is a max of 54 cottages in Rural Lifestyle.

**LPA:** Mr. Moir gave his opinion that this is transparent suburban sprawl and that the blob of rural land use amendment is going to eat Martin County. Mr. Campenni disagreed, saying he would rather see a golf course with 95% open land, than 60-acre ranchettes which would require roads, more deputies, all types of services that they will never pay for with their real estate taxes. Whatever they pay in taxes is going to come to the County to pay for services for people like us, who live in the eastern part of the County. Mr. Moir went on to say that, this is, without question, the end of the Urban Service boundary, this is the way it ends. Mr. Capps stated that he sees some good things about Rural Lifestyle and that you could argue it's a future planning tool that could help us avoid a legal problem down the road, when maybe a court would ask us to move the Urban Service boundary. Mr. Capps stated that, on the other side, this is a really big decision, the western lands of Martin County are really the thing that makes our County different, and what we do with our western lands is the big deal. We've managed to keep our western lands mostly rural; I'm concerned about us moving too fast with it.

**COUNTY ATTORNEY:** Ms. Elder clarified for the record that Rural Lifestyle does not move the Urban Service District. It's not considered urban development, based on our Comp Plan, which is based on density and size of the lot. The density here is 1 per 20, the size of the lots could never be less than half an acre. It is a rural community.

**LPA:** Mr. Hartman stated that he wants to keep the meeting moving and that Rural Lifestyle has already been decided, we're not changing Rural Lifestyle. Mr. Capps said that we are deciding whether to apply it to another 1,200 acres, that we don't know how this is going to go over in our community, and that he feels it would be prudent to take a pause, let this apply to this other development to see how it is going to go over, and if there are unintended consequences with it. He stated that once we apply it in a number of places all at once, we're stuck with it.

**LPA:** There being no further discussion, the Motion CARRIED 3-2, with Mr. Capps and Mr. Moir opposing.

**COMMENTS:**


1. PUBLIC – None.
2. STAFF – Mr. Schilling brought up that there are a number of applications for the 16th and it's of the utmost importance that we have a quorum. There are also items for December 7th.
3. LPA – Mr. Campenni brought up that he had asked for a discussion about what the TIFF was about four meetings ago, so that we all understand what it is and how it is charged. Mr. Campenni said it was when we were doing the CRA, changing some Codes for the CRA. He'd like it as an agenda item. Mr. Moir also asked that we be informed about how these freestanding Urban Service Districts and taxing authorities are going to be created. Mr. Hartman pointed out that December is pretty booked and suggested we do this in January.


**ADJOURN:**

The Local Planning Agency meeting of November 2, 2023, adjourned at 7:56 pm.

Respectfully Submitted:

Approved by:

  
Maria Harrison, Martin County  
Growth Management Department,  
Agency Recorder

  
Ransom Reed Hartman, Chairman

12/7/2023  
Date Signed

---

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator at (772) 320-3131, the County Administration Office at (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).