



Administrative Center

# Martin County

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

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Thursday, April 6, 2023

7:00 PM

Commission Chambers

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#### CALL TO ORDER

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

#### ROLL CALL

Present: Niki Norton, Vice Chair  
Thomas Campenni  
Blake Capps  
James Moir  
Ransom Reed Hartman, Chair  
Mark Sechrist, School Board Liaison

Absent: None

#### Staff Present:

Senior Assistant County Attorney .....Elysse Elder  
Growth Management Director .....Paul Schilling  
Growth Management Deputy Directory .....Peter Walden  
Growth Management Principal Planner .....Brian Elam  
Growth Management Principal Planner.....Allison Rozek  
Agency Recorder/Notary.....Luis M. DeJesus

#### MINU APPROVAL OF MINUTES

MINU-1 SEPTEMBER 15, 2022

MINU-2 NOVEMBER 3, 2022

MINU-3 NOVEMBER 17, 2022

MINU-4 DECEMBER 1, 2022

MINU-5 DECEMBER 15, 2022

The Board asked to approve the minutes from:

September 15, 2022 Agenda Item: 23-0684

November 3, 2022 Agenda Item: 23-0685

November 17, 2022 Agenda Item: 23-0686

December 1, 2022 **Agenda Item: 23-0687**

December 15, 2022 **Agenda Item: 23-0688**

**MOTION:**

A Motion was made by Mr. Moir, to approve the minutes of the September 15, 2022. The motion was SECONDED by Mr. Campenni.

A Motion was made by Mr. Campenni, to approve the minutes of the November 3, 2022. The motion was SECONDED by Mr. Reed.

A Motion was made by Mr. Moir, to approve the minutes of the November 17, 2022. The motion was SECONDED by Mr. Reed.

A Motion was made by Mr. Campenni, to approve the minutes of the December 1, 2022. The motion was SECONDED by Mr. Moir.

A Motion was made by Mr. Campenni, to approve the minutes of the December 15, 2022. The motion was SECONDED by Mr. Moir.

A Motion was made by Mr. Moir to collectively approve all minutes. The motion was SECONDED by Mr. Campenni. The motion CARRIED unanimously 5-0.

**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: 23-0683**

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

**NEW BUSINESS**

**NPH-1 -ROLLING SANDS GOLF COURSE (B076-003) (QUASI-JUDICIAL)**

This is a request by Creech Consulting, Inc on behalf of SS Ranch, LLC for approval of a Major Final Site Plan to develop an 18-hole private golf course. The proposed development includes a one-story clubhouse, pro shop, maintenance building, two cottages, a helicopter pad, and other ancillary buildings with related infrastructure. Additionally, the owner intends to reconfigure 20 acres of the approximate 6.5 miles west of Interstate 95. Included with this application is a request for a Certificate of Public Facilities reservation. The subject site is located on lots 7-17 within the plat known as Box Ranch Groves Plat No. 1 (Plat Book 15, Page 9 of Martin County Public Records), Lot 17 address is 6205 SW Kanner Highway, Indiantown.

Requested By: Richard Creech, Creech Consulting, Inc

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

**Agenda Item: 23-0667**

**\*For the Record:**

**LPA:** Ex parte communications disclosures: Mr. Hartman, Mr. Capps, and Mr. Campenni stated that they had a discussion with the applicant/developer. Intervener present: None. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

**STAFF:** Mr. Elam, provided NPH-1, Exhibit 1 a copy of the agenda item, staff report and copy of his work history.

Mr. Elam provided staff's presentation for NPH-1 and recommends approval of the Final Site Plan of the Rolling Sands Gold Course project with the requested waiver for the onsite sewage disposal system.

**LPA MEMBERS:** LPA members followed up with questions for staff.

**APPLICANT:** Mr. Donald Barnes representing the applicant provided the affidavit of surrounding property owner notices, Exhibit 2, NPH-1. Mr. Barnes provided more information regarding project and answered LPA members' questions.

**APPLICANT:** Mr. Jonathan Ricketts, Professional Engineer, answered LPA members' questions.

**PUBLIC:** The following people spoke regarding this item:

None

**LPA:** Mr. Reed shared some comments regarding project.

**MOTION:** A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Ms. Norton. Mr. Moir was OPPOSED. The Motion CARRIED with a 4-1 vote.

**NPH-2 REQUEST FOR A ZONING DISTRICT CHANGE BY SANDS COMMERCE, LLC (S129-026)  
(QUASI-JUDICIAL)**

Sands Commerce Center, LLC requests a zoning district change from A-1, Small Farms District, to LI, Limited Industrial District, on the west side of SW High Meadows Avenue, in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested By: Robert S. Raynes, Jr., Gunster, Yoakley & Stewart, P.A.

Presented By: Allison Rozek, Principal Planner, Growth Management Department

**Agenda Item: 23-0668**

**\*For the Record:**

**LPA:** Ex parte communications disclosures: None. Intervener present: None. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

**STAFF:** Ms. Rozek, provided NPH-2, Exhibit 1, a copy of the agenda item, staff report and copy of her work history.

Ms. Rozek provided staff's presentation for NPH-2, noted that this is a mandatory rezoning, and an LPA recommendation was not required. Staff recommended approval of a zoning district change from A-1 (Small Farms District) to LI (Limited Industrial), with a Certificate of Public Facilities Exemption.

**APPLICANT:** Mr. Thomas Sawyer of Gunster, Yoakley & Stewart, P.A., representing the applicant, provided an affidavit of Notice to Surrounding Property Owners, Exhibit 1, NPH-2. Mr. Sawyer concurred with staff's presentation and provided supplemental information regarding the project.

**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** unanimously with a 5-0 vote.

**COMMENTS:**

1. PUBLIC – None
2. STAFF – Mr. Schilling noted there were no items scheduled for April 20<sup>th</sup> LPA meeting, but there will be items for May 4<sup>th</sup> LPA meeting.
3. LPA – None

**ADJOURN:**

The Local Planning Agency meeting of April 6, 2023, meeting adjourned at 7:32 pm.

Respectfully Submitted:

Approved by:

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Luis M. DeJesus, Martin County  
Growth Management Department  
Agency Recorder/Notary

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Ransom Reed Hartman, Chairman

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Date Signed

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