



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

Thursday, May 4, 2023

7:00 PM

Commission Chambers

CALL TO ORDER

Ms. Niki Norton, Vice 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
 James Moir
 Mark Sechrist – School Board Liaison

Absent: Ransom Reed Hartman, Chair

Staff Present:

Senior Assistant County Attorney Elysse Elder
 Growth Management Director Paul Schilling
 Growth Management Principal Planner..... Brian Elam
 Agency Recorder/Notary..... Luis M. DeJesus
 Martin County Office of Community Development Manager.....Susan Kores

MINU APPROVAL OF MINUTES

MINU-1 February 2, 2023

The Board asked to approve the minutes from February 2, 2023.

Agenda Item: 23-0770

MOTION: A Motion was made by Mr. Campenni to approve the minutes of the February 2, 2023, Local Planning Agency meeting. The motion was SECONDED by Mr. Capps. 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: 23-0755

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

NEW BUSINESS

NPH-1 – FPL MONARCH SOLAR FACILITY, MAJOR SITE PLAN (F117-002) (QUASI-JUDICIAL)
FPL Monarch Solar Facility F117-002 request for approval of a major final site plan for the development of an unmanned 74.5-Megawatt Photovoltaic solar energy facility (Solar Farm) on approximately 507-acres. The subject site is located approximately 6 miles east of Lake Okeechobee, on the north side of W.S. Kanner Highway, and accessed from S.W. Farm Road. Included with this application is a request for a Certificate of Public Facilities Reservation.

Requested By: Brian J. Nolan, Jr., Lucido & Associates

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

Agenda Item: 23-0756

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

Mr. Elam noted that staff recommends approval of the Major Development Final Site Plan and Preserve Area Management Plan (PAMP) as detailed in the staff report for the FPL Monarch solar Facility.

LPA MEMBERS: Mr. Moir asked about drainage on site.

APPLICANT: Mr. Nolan, representing the applicant, provided proof of notification requirements, and introduced Mr. Scott Scoville and Mr. John Renfranz with FPL.

Mr. Scoville shared presentation with LPA members and explained several solar projects in the works.

Mr. Scoville also discussed water runoff concerns and mentioned meeting all stormwater requirements.

LPA MEMBERS: Mr. Moir and Mr. Capps asked about the wetlands on property.

STAFF: Mr. Elam explained that Environmental and Engineering staff reviewed details extensively to ensure drainage not occur into wetlands.

LPA MEMBERS: Mr. Capps asked how many homes would be powered by this project.

APPLICANT: Mr. Scoville replied approximately 15,000.

LPA MEMBERS: Mr. Moir asked about peak production storage.

APPLICANT: Mr. Scoville explained the use of the volt transmission system off solar rather than natural gas plant or other form of generation.

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 with a 4-0 vote.

NPH-2 - PUBLIC HEARING TO CONSIDER AMENDING PORTIONS OF ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, RELATED TO THE SPECIAL PARKING ALTERNATIVES FOR REDEVELOPMENT CENTERS PROGRAM (PUBLIC HEARING)

Requested By: Susan Kores, Office of Community Development Manager

Presented By: Dana Little, Urban Designer Director, Treasure Coast Regional Planning Council; Jessica Seymour, Principal Program Coordinator, Treasure Coast Regional Planning Council.

Agenda Item: 23-0757

STAFF: Ms. Kores provided a summary of the Special Parking Alternatives for Redevelopment Centers (SPARC) Program.

APPLICANT: Mr. Little shared presentation with changes and key elements of SPARC Program: This program provides a mechanism for property owners or applicants to satisfy part of their parking requirement by paying-in-lieu for some of the enhancements to the existing public parking areas and the transportation and mobility network within that Community Redevelopment Area (CRA); while not purchasing, reserving, or guaranteeing spaces.

Key elements: use limits, quantity limits, geographic limits, revenue funded activities/projects, cost per "space," program administration and tracking, and program re-evaluations.

LPA: Mr. Moir shared his concern of possible problem with American with Disability Act (ADA) requirements.

APPLICANT: Ms. Seymour explained that the number of ADA compliant spaces depends on the number of spaces that are required to be provided altogether, and that it gives the opportunity for the County to provide ADA compliant spaces as well.

LPA: Mr. Moir and Ms. Norton discussed ADA further.

STAFF: Mr. Schilling advised that the priority would be that the ADA space be onsite.

LPA: Mr. Moir asked how this mitigates for parking shortage.

LPA: Ms. Norton asked if that could be answered once presentation is completed.

APPLICANT: Mr. Little continued with his presentation.

LPA: Mr. Moir followed-up with how municipal parking can be developed.

APPLICANT: Ms. Seymour explained the prioritization based on each individual CRA.

STAFF: Ms. Kores added that each CRA has a Community Redevelopment Plan (CRP) which may address on-street parking; treescaping or large projects in the CRP include on-street parking. Additionally, the Office of Community Development has been looking at private investors who are interested in parenting on parking projects.

LPA: Mr. Moir asked if any of the revenue collected would go towards parking.

STAFF: Ms. Kores advised that it would.

LPA: Mr. Moir asked about treescapes.

STAFF: Ms. Kores clarified that treescapes that include are already funded; the specific revenue funds collected in each CRA District can be used to supplement parking.

APPLICANT: Mr. Little spoke about parking accessibility in CRAs.

LPA: Mr. Moir spoke briefly on special events and the comparison with Key West parking.

APPLICANT: Mr. Little explained that SPARC is not designed for event parking.

STAFF: Ms. Kores explained the difficulty in developing event parking.

APPLICANT: Mr. Little advised that Ms. Seymour is currently working on parking plan for Port Salerno.

APPLICANT: Ms. Seymour explained that often on-site parking spaces are not utilized for events.

LPA: Mr. Capps asked if there was knowledge of how this program worked in other areas.

APPLICANT: Mr. Little explained that factors like how well the program is administered and type of growth play a role.

APPLICANT: Ms. Seymour added several examples where payment-in-lieu program is being utilized and explained how most of the areas that implement program are places that want to preserve historical area, like downtown areas.

APPLICANT: Mr. Little mentioned how the mandatory evaluation would allow for necessary revisions as seen fit.

LPA: Mr. Moir asked how success would be measured.

APPLICANT: Mr. Little said if by implementing program it is being used, brings in new businesses, and it is not creating a parking crisis.

LPA: Mr. Moir stated that it was a subjective way of measuring success.

APPLICANT: Mr. Little added that he was very surprised with the huge interest by Port Salerno CRA.

STAFF: Mr. Schilling provided an example how success could be measured.

STAFF: Ms. Kores spoke about parking for businesses and the cottages in Jensen Beach.

LPA: Mr. Campenni asked why parking was not included in CRA Plans.

STAFF: Ms. Kores advised that there were several things that were not included in plans at that time because zoning codes and future land use needed to get done first.

APPLICANT: Mr. Little explained that parking could not be addressed at the time Land Development Regulations were being considered because there was not sufficient information at that time to put details into Plans.

LPA: Mr. Campenni asked if SPARC was more of a mobility issue instead of a pay-in-lieu program.

APPLICANT: Ms. Seymour explained that Jensen Beach was the only location that had details on how to implement program while the other CRAs lacked that.

STAFF: Ms. Kores

LPA: Mr. Campenni asked why almost \$25,000 would

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** with a 4-0 vote.

COMMENTS:

1. PUBLIC – None
2. STAFF – None
3. LPA – None

ADJOURN:

The Local Planning Agency meeting of May 4, 2023, meeting adjourned at 8:22 pm.

Respectfully Submitted:

Approved by:

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

Ransom Reed Hartman, Chairman

Date Signed

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