



# **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

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**Thursday, June 1, 2023**

**7:00 PM**

**Commission Chambers**

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## **CALL TO ORDER**

## **ROLL CALL**

### **MINU APPROVAL OF MINUTES**

#### **MINU-1 February 16, 2023**

The Board is asked to approve the minutes from February 16, 2023

Agenda Item: [23-0855](#)

#### **MINU-2 April 6, 2023**

The Board is asked to approve the minutes from April 6, 2023

Agenda Item: [23-0861](#)

#### **MINU-3 May 4, 2023**

The Board is asked to approve the minutes from May 4, 2023

Agenda Item: [23-0862](#)

### **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: [23-0856](#)

### **NEW NEW BUSINESS**

**NPH-1      COMPREHENSIVE PLAN AMENDMENT 23-02, HOBE SOUND STORAGE**

Public hearing to consider a Future Land Use Map Amendment on a 4.01-acre parcel to change from Medium Density Residential to General Commercial. An application to rezone the parcel is being reviewed separately from this application.

Requested by: Brandon Ulmer, Thomas Engineering Group, LLC

Presented by: Daphne Schaub, Senior Planner, Growth Management Department

Agenda Item:      [23-0809](#)

**NPH-2      CPA 23-02 HOBE SOUND STORAGE REZONING (QUASI-JUDICIAL)**

Hobe Sound Storage, LLC., is a request for a proposed amendment to the County Zoning Atlas from RS-6, Medium Density Residential to GC, General Commercial District, on approximately 4.01 acres on the east side of SE Federal Highway approximately half a mile north of SE Constitution Boulevard in Hobe Sound. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Brandon Ulmer, Thomas Engineering Group, LLC.

Presented by: Daphne Schaub, Senior Planner, Growth Management Department

Agenda Item:      [23-0839](#)

**NPH-3      BARON LANDINGS, REZONING (G076-007) (QUASI-JUDICIAL)**

This is a request by Baron Landings, LLC (G076-007) f/k/a Golf World 76 for a proposed amendment to the county zoning atlas for a commercial district. The proposed amendment is to change the existing Planned Unit Development (PUD) District to GC, General Commercial District or the most appropriate district. The subject parcel is approximately 21.40 acres and is part of the 26.06- acre former Golf World entertainment facility located on the east side of SR76/S Kanner Highway between SE Salerno Road and SE Cove Road, in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Michael Houston. HJA Design Studio, LLC

Presented by: Elizabeth Nagal, Principal Planner, Growth Management Department

Agenda Item:      [23-0857](#)

**NPH-4      INDIAN RIVER PLANTATION- MC FIRE STATION REZONING  
(I007-006) (QUASI-JUDICIAL)**

Martin County Fire Rescue Station #14 Rezoning (I007-006) f/k/a Indian River Plantation PUD. Request by the Martin County Board of County Commissioners for a proposed amendment to the county Zoning Atlas to change the zoning district classification of the Martin County Fire Rescue Station #14 from PUD (Planned Unit Development) to PS-1 (Public Service District). The 7.5-acre parcel of land is currently within the boundaries of the Indian River Plantation PUD. The subject site is located at 600 NE Ocean Boulevard, on the north side of NE Ocean Blvd approximately .04 miles west of NE MacArthur Boulevard, on Hutchinson Island. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Chief Cianciulli, Martin County Fire Rescue Department

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

Agenda Item:    [23-0858](#)

**DEPT      DEPARTMENTAL**

**COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

**ADJOURN**

**ADA**

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