



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

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Jared Engskow, District 1, 11/2028
Thomas Campenni, Chairman, District 2, 11/2026
Howard L. Brown, District 3, 11/2028
James Moir, Vice Chairman, District 4, 11/2026
Rick Hartman, District 5, 11/2028
Juan Lameda, School Board Liaison, 12/2025

Thursday, February 20, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 JANUARY 16, 2025

The Board is asked to approve the minutes from January 16, 2025

Agenda Item: [25-0647](#)

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: [25-0646](#)

NEW NEW BUSINESS

**NPH-1 CHANCEY BAY RANCH PUD ZONING MASTER FINAL SITE PLAN
(C167-005) (QUASI-JUDICIAL)**

CBR Investors, LLC request for a zoning district change from RE-2A, Rural Estate District to the Planned Unit Development (PUD), including a request for approval of the Chancey Bay Ranch PUD Zoning Agreement including Master/Final Site Plan. The project consists of a 9-lot single-family subdivision and associated infrastructure, on an approximate 18.20-acre site with a resulting density of 0.49 units per acre. The property is located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Matthew Barnes, WGI, Inc.

Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department

Agenda Item: [25-0650](#)

**NPH-2 COMPREHENSIVE PLAN AMENDMENT 23-03, SUNRISE GROVE
FLUM**

Request to consider an application for a proposed amendment to change the Future Land Use Map (FLUM) from Agricultural Ranchette (allowing one unit per five acres) to the future land use designation of AgTEC on 205± acres that is adjacent to the existing AgTEC Freestanding Urban Service District. The subject property is just west of Interstate 95, and north of Martin Highway (State Road 714).

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

Presented by: Samantha Lovelady, Principal Planner, Growth Management Department

Agenda Item: [25-0652](#)

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 23-04, SUNRISE GROVE -
MARTIN TRIANGLE PROPERTY LLC - TEXT**

This a request by Lucido and Associates, on behalf of Martin Triangle Property, LLC and Sunrise Grove Commerce Center, LLC, for site-specific text amendments to Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. The amendment proposes to change the name of the future land use designation from AgTEC to Sunrise Grove and add a permitted use to the future land use. It would add 205± acres to the existing 1,717-acre Freestanding Urban Service District currently known as AgTEC.

Requested by: Morris Crady, AICP, Lucido & Associates

Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Management

Agenda Item: [25-0653](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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