



Martin County
Local Planning Agency
Agenda - FINAL AGENDA

2401 SE MONTEREY
ROAD, STUART, FL

Cynthia Hall, District 1, November 11/2022
William J. Flanagan, District 2, 11/2022
Donald Foley III, District 3, November 11/2020
James Moir, Chair, District 4, 11/2020
Scott Watson, Vice Chair, District 5, 11/2020
Kimberly Everman, School Board Liaison, 12/2019

Thursday, October 17, 2019

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 OCTOBER 3, 2019

The board is asked to approve the minutes from October 3, 2019

Agenda Item: [19-1069](#)

QJP QUASI-JUDICIAL PROCEDURES

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: [19-1070](#)

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 19-18, TRADEWINDS AT HOBE SOUND

Request to consider a Future Land Use Map change from Medium Density Residential (allowing eight units per acre), Commercial Office/Residential (allowing 10 units per acre) and Limited Commercial to High Density Residential (allowing 10 units per acre) on 13.66 acres, located approximately two miles north of Bridge Road on the east side of SE Federal Highway.

Requested by: Mike Dooley, Representative, Laurel Lane Holdings, LLC & Hobe Sound Jupiter Island Prop., LLC

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

Agenda Item: [19-1067](#)

NPH-2 TRADEWINDS REZONING (QUASI-JUDICIAL)

Application for rezoning from RM-6 (Medium Density Residential District), COR-2 (Commercial Office/Residential District) and LC (Limited Commercial District) to RM-10 (High Density Residential District) or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-18, Tradewinds at Hobe Sound.

Requested by: Mike Dooley, Representative, Laurel Lane Holdings, LLC & Hobe Sound Jupiter Island Prop., LLC

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

Agenda Item: [19-1071](#)

NPH-3 COMPREHENSIVE PLAN AMENDMENT 19-20, TUCKER COMMONS

Request to consider a Future Land Use Map (FLUM) change from Commercial Office/Residential (allowing 10 units per acre) and Low Density Residential (allowing five units per acre) to General Commercial on 0.755 acres, located at the NE corner of SW Mapp Road and SW 29th Street, in Palm City.

Requested by: Michael Houston, HJA Design Studio

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: [19-1066](#)

NPH-4 TUCKER COMMONS REZONING (QUASI-JUDICIAL)

Application for rezoning from R-3A (Liberal Multiple-Family) and R-2B (Single-Family Residential) to GC (General Commercial) or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-20, Tucker Commons. The application also seeks to amend the Zoning Atlas to expand the Old Palm City Town Center Zoning Overlay to include Lot 13, Block N, Cleveland Addition.

Requested by: Michael Houston, HJA Design Studio

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: [19-1068](#)

NPH-5 COMPREHENSIVE PLAN AMENDMENT 19-12, SHORELINE PROTECTION ZONE

A proposed text amendment to Chapter 8, Coastal Management Element, and Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan, Martin County Code (CGMP). Amendments to other chapters of the CGMP may be identified to insure internal consistency with the proposed changes.

Requested by: Nicki vanVonno, AICP, Growth Management Department Director

Presented by: Shawn McCarthy, Principal Planner, Growth Management Department

Agenda Item: [19-1065](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

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