



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

Blake Library  
2351 SE Monterey Road

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

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**Thursday, May 7, 2020**

**7:00 PM**

**John F. and Rita M. Armstrong Wing**

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**To provide comments without attending the meeting due to COVID-19, email written comments to [LPA-PublicComment@martin.fl.us](mailto:LPA-PublicComment@martin.fl.us). Please include the item number you'd like to comment on in the email subject line. Comments received at this email address that are received prior to the conclusion of the applicable matter will be read into the record at the public meeting.**

**CALL TO ORDER**

**ROLL CALL**

**MINU APPROVAL OF MINUTES**

**MINU-1 APRIL 2, 2020**

The Board is asked to approve the minutes from the April 2, 2020 meeting.

Agenda Item: [20-0617](#)

**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: [20-0649](#)

**NEW            NEW BUSINESS**

**NPH-1        SHOWCASE PUD (C140-006) (QUASI-JUDICIAL)**

Cove/Salerno Partners, LLC -Request for a zoning district change from the current RE-1/2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Showcase Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Showcase development, consisting of 88 townhome units and 79 detached single family units is on 47 acres. The project is located on an approximate 47-acre undeveloped parcel that fronts SE Salerno Road to the north and SE Cove Road to the south just east of SW Kanner Highway in Stuart.

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

Presented by: Peter Walden, Principal Planner, Growth Management Department

Agenda Item:     [20-0645](#)

**NPH-2        MC320, LLC (M226-001) (QUASI-JUDICIAL)**

MC320, LLC requests approval of a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. The site is located on the west side of SW Citrus Boulevard approximately three-quarters of a mile south of SW 96th Street in Palm City Farms. Included is a request for a Certificate of Public Facilities Reservation.

Requested by::Melissa G. Corbett, P.E. President, The MilCor Group, Inc.

Presented by: Peter Walden, Principal Planner, Growth Management Department

Agenda Item:     [20-0647](#)

**NPH-3        NNA KANSAS WEST, LLC (K048-002) (QUASI-JUDICIAL)**

NNA Kansas West, LLC- Request for a zoning district change from the current PUD-C, Commercial Planned Unit Development District and R-3A, Liberal Multi-Family District to LI, Limited Industrial District or the most appropriate zoning district for an approximate 11.54-acre parcel. The site is located on the south east corner of the Florida Turnpike and SW Kanner Highway, the site also fronts SW Old Kansas Avenue in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Daniel T. Sorrow, AICP, Cotleur & Hearing

Presented by: Peter Walden, Principal Planner, Growth Management Department

Agenda Item:     [20-0648](#)

## **COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

## **ADJOURN**

### **ADA**

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