



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

Thursday, August 6, 2020

7:00 PM

John F. and Rita M. Armstrong Wing

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 MAY 7, 2020

The Board is asked to approve the minutes from the May 7, 2020 meeting.

Agenda Item: [20-0738](#)

MINU-2 JUNE 4, 2020

The Board is asked to approve the minutes from the June 4, 2020 meeting.

Agenda Item: [20-0927](#)

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: [20-0808](#)

NEW NEW BUSINESS

NPH-1 HOBE SOUND PUBLIX (H150-002) (QUASI-JUDICIAL)

Hobe Sound Publix, Publix Super Markets, Inc. - Request for a major final site plan approval to develop an approximate 29,637 square foot grocery store with a 1,400 square foot attached liquor store, and associated infrastructure. The grocery store and attached liquor store will encompass approximately 4.97 acres of the site, with a 0.89 acre outparcel to be developed in the future. The subject property is an approximate 6.04 acre vacant parcel located at the northeast corner of SE Federal Highway and SE Osprey Street in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Applicant requests to continue to August 20, 2020

Requested by: Craig L. Buchanan, WindCrest Development Group, Inc.

Presented by: Matthew Stahley, Sr. Planner, Growth Management Department

Agenda Item: [20-0924](#)

NPH-2 COMPREHENSIVE PLAN AMENDMENT 19-26, SUNSHINE STATE CARNATIONS

Public Hearing to consider a Future Land Use Map change from Residential Estate Density (2UPA) to Low Density Residential (5UPA) on two parcels approximately 19.44 acres located at 9450 SE Gomez Avenue in Hobe Sound.

Requested by: Daniel Sorrow, AICP, Cotleur & Hearing

Presented by: Maria Jose, M.S. Planner, Growth Management Department

Agenda Item: [20-0886](#)

NPH-3 SUNSHINE STATE CARNATIONS REZONING (QUASI-JUDICIAL)

Application for re-zoning from R-2B and R-2 (Single-Family Residential District) to RS-5, (Low Density Residential District), or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-26, Sunshine State Carnations FLUM.

Requested by: Daniel Sorrow, Cotleur & Hearing

Presented by: Maria Jose, Planner, Growth Management Department

Agenda Item: [20-0926](#)

NPH-4 COMPREHENSIVE PLAN AMENDMENT 19-28, GOLDEN GATE CRA

Public hearing to consider an amendment to the Future Land Use Map regarding the Golden Gate Community Redevelopment Area.

Requested by: Susan Kores, Office of Community Development Manager

Presented by: Irene Szedlmayer, AICP Principal Planner, Growth Management Department

Agenda Item: [20-0616](#)

**NPH-5 PUBLIC HEARING TO CONSIDER THE CREATION OF DIVISION 7,
GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE
12, REDEVELOPMENT CODE, LAND DEVELOPMENT
REGULATIONS, AND AMENDING THE ZONING ATLAS.
(QUASI-JUDICIAL)**

Requested by: Susan Kores, Office of Community Development Manager

Presented by: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

Agenda Item: [20-0768](#)

**NPH-6 PUBLIC HEARING TO CONSIDER AMENDING SECTION 3.201C,
ACCESSORY USES BY ZONING DISTRICTS OF ARTICLE 3, ZONING
DISTRICTS, LAND DEVELOPMENT REGULATIONS; AFTER THE
DECLARATION OF A LOCAL STATE OF EMERGENCY,
AUTHORIZING THE TEMPORARY USE OF RECREATIONAL
VEHICLES WHEN A DWELLING ON THE PROPERTY IS
UNINHABITABLE.**

Requested by: Krista Storey, Sr. Assistant County Attorney, County Attorney's Office

Presented by: Krista Storey, Sr. Assistant County Attorney, County Attorney's Office

Agenda Item: [20-0925](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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