



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

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

Cynthia Hall, District 1, 11/2024  
William J. Flanagan, Vice Chair, District 2, 11/2022  
Donald Foley III, District 3, 11/2024  
James Moir, Chair, District 4, 11/2022  
Ransom Reed Hartman, District 5, 11/2024  
Kimberly Everman, School Board Liaison, 12/2021

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**Thursday, July 1, 2021**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

**ROLL CALL**

**MINU APPROVAL OF MINUTES**

**MINU-1 MAY 6, 2021**

The Board is asked to approve the minutes from May 6, 2021

Agenda Item: [21-0708](#)

**MINU-2 JUNE 3, 2021**

The Board is asked to approve the minutes from June 3, 2021

Agenda Item: [21-0837](#)

**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: [21-0838](#)

**OLD OLD BUSINESS**

**OB-1 PUBLIC HEARING TO CONSIDER AMENDING ARTICLE 4, SITE DEVELOPMENT STANDARDS, DIVISION 8, EXCAVATION, FILLING AND MINING TO CREATE MINING STANDARDS FOR MINING OPERATIONS, LAND DEVELOPMENT REGULATIONS**

Requested by: Frank Poma, Palm City Holdings, LLC

Presented by: Michelle Cullum, P.E., Development Review Administrator, Public Works Department

Agenda Item: [21-0839](#)

**NEW NEW BUSINESS**

**NPH-1 COMPREHENSIVE PLAN AMENDMENT 21-02, FEDERAL HIGHWAY & RIDGEWAY TERRACE**

Public hearing to consider a Future Land Use Map change from Medium Density Residential future land use to General Commercial future land use on a 1.38-acre parcel located on the west side of S.E. Federal Hwy. near the intersection of SE Ridgeway Terrace and SE Federal Hwy., Hobe Sound.

Requested by: Josh Long, Gunster Law Firm

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

Agenda Item: [21-0840](#)

**NPH-2 FEDERAL HIGHWAY & RIDGEWAY TERRACE REZONING (QUASI-JUDICIAL)**

Application for re-zoning from R-3A (Liberal Multiple Family District) to GC (General Commercial) or the most appropriate zoning district on 1.38 acres regarding Comprehensive Plan Amendment 21-02, Federal Hwy. & Ridgeway Terrace.

Requested by: Josh Long, Gunster Law Firm

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

Agenda Item: [21-0841](#)

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 21-10, BALDWIN ESTATES**

Public hearing to consider a Future Land Use Map change from Agricultural future land use to Agricultural Ranchette future land use on a 5.41-acre parcel located at 2400 SE Ranch Road.

Requested by: M. Troy Holland, 2GHO, Inc

Presented by: Clyde Dulin, Comp Plan Administrator, Growth Management Department

Agenda Item: [21-0843](#)

## **NPH-4 BALDWIN ESTATES REZONING (QUASI-JUDICIAL)**

Application for re-zoning from A-2 (Agricultural) to AR-5A (Agricultural Ranchette District) or the most appropriate zoning district regarding Comprehensive Plan Amendment 21-10, Baldwin Estates.

Requested by: M. Troy Holland, 2GHO, Inc

Presented by: Clyde Dulin, Comp Planning Administrator, Growth Management Department

Agenda Item:     [21-0844](#)

### **COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

### **ADJOURN**

#### **ADA**

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