



**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

Thursday, October 7, 2021

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 SEPTEMBER 16, 2021

The Board is asked to approve the minutes from September 16, 2021

Agenda Item: [22-0120](#)

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: [22-0121](#)

NEW NEW BUSINESS

NPH-1 AA MARINA REZONING (A059-004) (QUASI-JUDICIAL)

AA Marina, LLLP request for a zoning district change from the B-2, Business District and R-3A, Liberal Multiple-Family District to the WGC, Waterfront General Commercial District, or the most appropriate zoning district. The approximate 4 acre developed parcel is located on the east side of NE Indian River Drive just south of the intersection with NE Dixie Highway in Jensen Beach. Included in this application is a request for a Certificate of Public Facilities Exemption.

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

Presented by: Peter Walden, AICP, Principal Planner

Agenda Item: [22-0123](#)

NPH-2 WRIGHT-FISH 7-ELEVEN (W079-009) (QUASI-JUDICIAL)

Wright-Fish, LLC request for major final site plan approval for the development of a gas station with convenience store and car wash. The 4,496 sq. ft. convenience store, 980 sq. ft. car wash and 8 fuel pumps are to be constructed on a previously developed approximate 3.5-acre parcel with access to SW Kanner Highway and SE Salerno Road. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Ralph H. Parks, Wright-Fish, LLC

Presented by: Peter Walden, AICP, Principal Planner

Agenda Item: [22-0122](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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