

PHQJ-1



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 18-0710

PHQJ-1

Meeting Date: 9/11/2018

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR 3,411 ACRES EAST AND WEST OF SW CITRUS BLVD. AND SOUTH OF THE MARTIN COUNTY, FL BOUNDARY WITH ST. LUCIE COUNTY, FL, CONCURRENTLY WITH CPA 18-03, PINELAND PRAIRIE FUTURE LAND USE MAP AMENDMENT

EXECUTIVE SUMMARY:

The Applicants request that the Board of County Commissioners adopt a resolution changing the zoning district to PMUV (Planned Mixed Use Village) Zoning District on ±502 acres from LI (Limited Industrial), ±125 acres from AR-5A (Agricultural Ranchette), and ±2,784 acres from A-2 (Agricultural) Zoning Districts. The LPA recommended approval. Staff recommends approval.

DEPARTMENT: Growth Management

PREPARED BY: Name: Irene A. Szedlmayer, AICP
Title: Senior Planner

REQUESTED BY: Shadow Lake Groves, Inc., Martin Gateway Estates, LLC and Martin Gateway Center, LLC, represented by Marcela Cambior-Cutsaimanis, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Rezoning is a quasi-judicial action involving the application of general rules of policy to specific situations. Comprehensive Growth Management Plan Policy 4.4A.1. provides that "Parcels being considered for amendment to the future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations."

ISSUES:

A concurrent rezoning is required for each Future Land Use Map (FLUM) amendment where the amendment creates an inconsistency with the current zoning designation. The proposed action on this request to re-zone assumes that the Board of County Commissioners approved the related CPA 18-3, Pineland Prairie FLUM amendment, at its meeting on August 21, 2018. The proposed action or

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 9/11/18 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

this request to re-zone to the PMUV Zoning District assumes that the Board of County Commissioners approved the ordinance to create Article 11 to be heard today under a separate agenda item. Analysis of the proposed rezoning can be found in the staff report attached to this Board Item.

LEGAL SUFFICIENCY REVIEW:

Because this 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 witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item summary and all of its attachments including the staff report for the record as Exhibit 1.
2. Move that the Board amend the Martin County Zoning Atlas to change the zoning district on the subject ±3,411 acres of land from the LI (Limited Industrial), AR-5A (Agricultural Ranchette 5-acre), and A-2 (Agricultural) Zoning Districts to the PMUV (Planned Mixed-Use Village) Zoning District.

ALTERNATIVE RECOMMENDATIONS

1. Move that the Board continue the item to a future date certain.
2. Move that the Board deny the requested change of the zoning district.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

Funding Source	County Funds	Non-County Funds
Application Fee		\$6,100
Subtotal		
Project Total	\$6,100	

ALTERNATIVE RECOMMENDATIONS

Staff time.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

A. Application Information

PINELAND PRAIRIE RE-ZONING

Applicants:

Shadow Lake Groves, Inc.
Martin Gateway Estates, LLC
Martin Gateway Center, LLC
2400 SE Federal Hwy. Suite 230
Stuart, FL 34994
Company Representative: Knight Kiplinger, President

Agent:

Marcela Camblor & Associates
Marcela Camblor-Cutsaimanis, AICP
47 W. Osceola Street # 203
Stuart, FL 34994

Property Owners:	Same as Applicants
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	CPA 18-3
Application Received:	09/29/2017
Date of Staff Report:	06/13/2018
LPA Meeting Date:	06/21/2018
BCC Meeting Date:	08/21/2018

B. Project Description and Analysis

1. Introduction

This Application requests the amendment of the Martin County Zoning Atlas to place ±3,411 acres located east and west of SW Citrus Boulevard and adjacent to Martin County's boundary with St. Lucie County, into the Planned Mixed-Use Village Zoning District. The current zoning of the land is as follows:

1. ±502 acres are LI, the Limited Industrial Zoning District;
2. ±125 acres are AR-5A, the Agricultural Ranchette 5-acre Zoning District; and
3. ±2,784 acres are A-2, an Agricultural Zoning District.

The application to re-zone these ±3,411 acres is one part of a 4-part application package regarding the proposed Pineland Prairie. The other three Pineland Prairie

applications are:

1. CPA 18-4, Pineland Prairie Text Amendment, to create a new future land use designation--Mixed-Use Village, modify the Primary Urban Service District, and accomplish other related amendments.
2. CPA 18-3, Pineland Prairie Future Land Use Map (FLUM) Amendment, to change the future land use designation on ±3,411 acres to the Mixed-Use Village Future Land Use designation from the Industrial Future Land Use designation (±502 acres) and Agricultural Ranchette (±2,909 acres).
3. to amend the Land Development Regulations (LDR) to adopt a new Article 11 which creates the new Planned Mixed-Use Village Zoning District and establishes the Form-Based Code applicable within that new Zoning District.

2. Previous Public Hearings

The Local Planning Agency (LPA) held a public hearing on February 28, 2018 on all four applications. At that meeting, the Local Planning Agency voted to recommend approval of CPA 18-3 and CPA 18-4. The consideration of the Pineland Prairie Form-Based Code and the re-zoning of the land was continued by the LPA until May 3, 2018, and then until June 21, 2018. At its meeting on June 21, 2018, the LPA voted unanimously to recommend approval of the adoption of the proposed Article 11 of the LDR, creating the Planned Mixed-Use Village zoning district, and voted unanimously to recommend that the subject 3,411 acres be placed into that zoning district.

On April 24, 2018, the Board of County Commissioners voted to transmit the two comprehensive plan amendments to the Florida Department of Economic Opportunity and other state and regional reviewing agencies.

The application to change the zoning district of the subject 3,411 acres to the Planned Mixed-Use Village District will be presented to the Board of County Commissioners at the September 11, 2018 meeting only if the Board adopted CPA 18-4, the Pineland Prairie Text Amendment, and CPA 18-4, the Pineland Prairie FLUM amendment, at its August 21, 2018 meeting and the Board of County Commissioners approved the proposed amendments of the LDR to create Article 11, Planned Mixed-Use Village zoning district.

Figure 1. Subject Land



Figure 2. Current Zoning Map

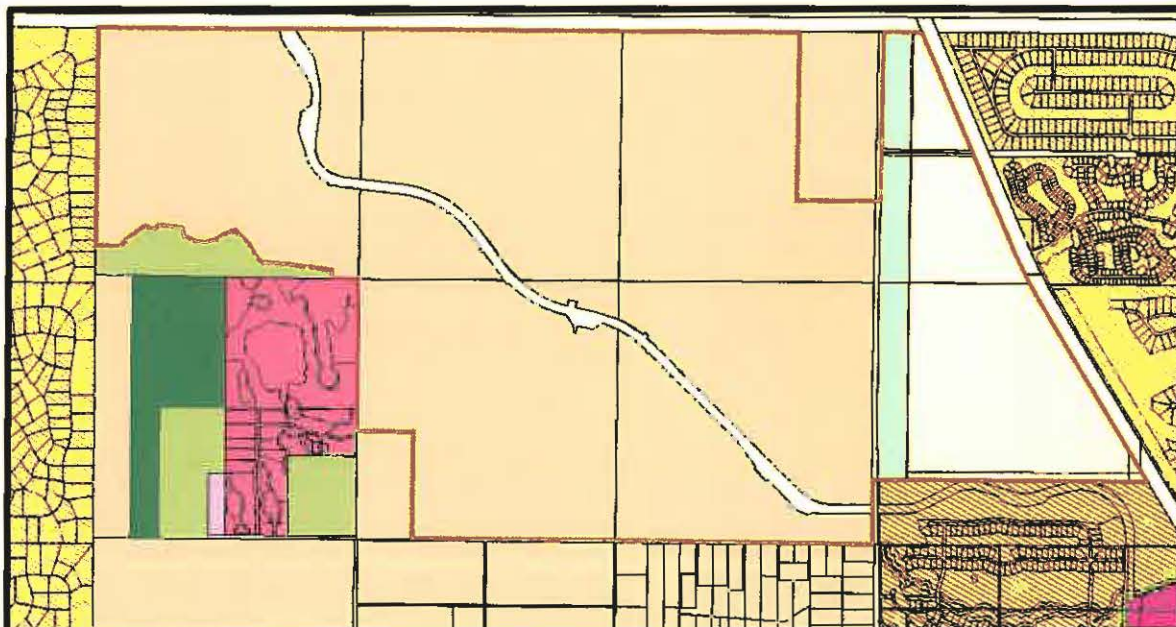
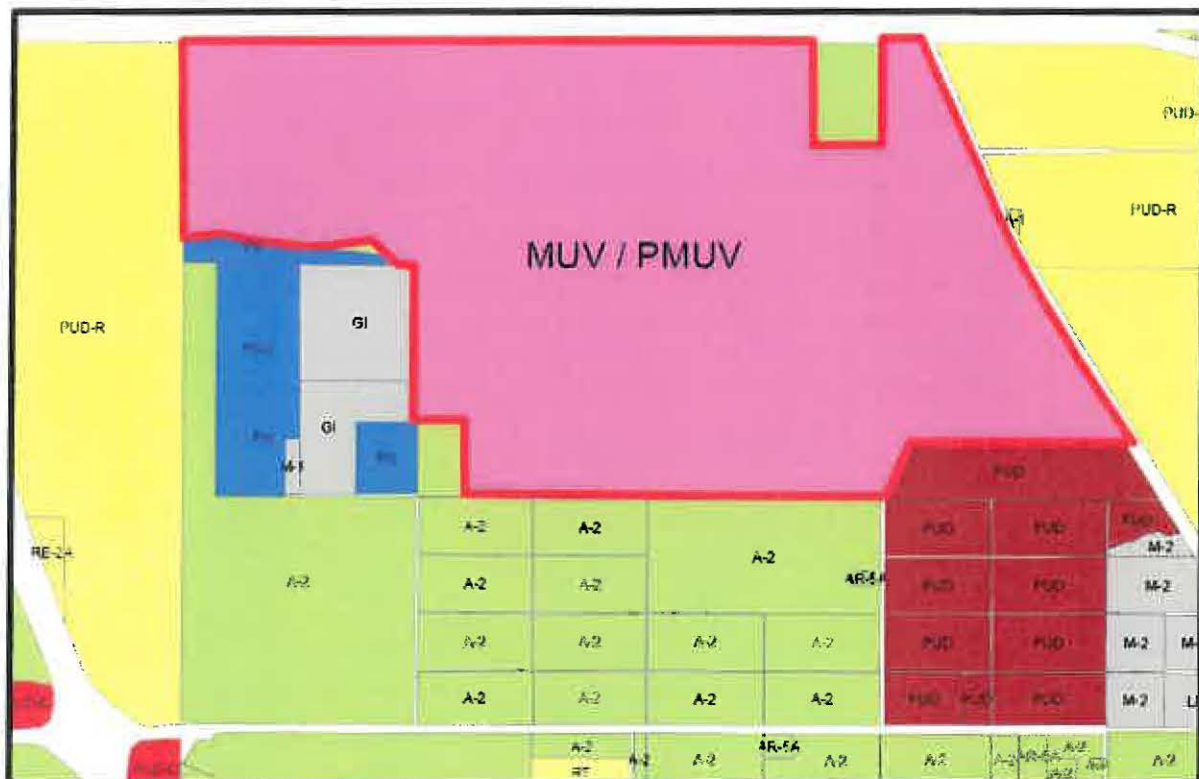


Figure 3. Proposed Zoning Map (from Application materials)



3. Permitted Uses and Development Standards

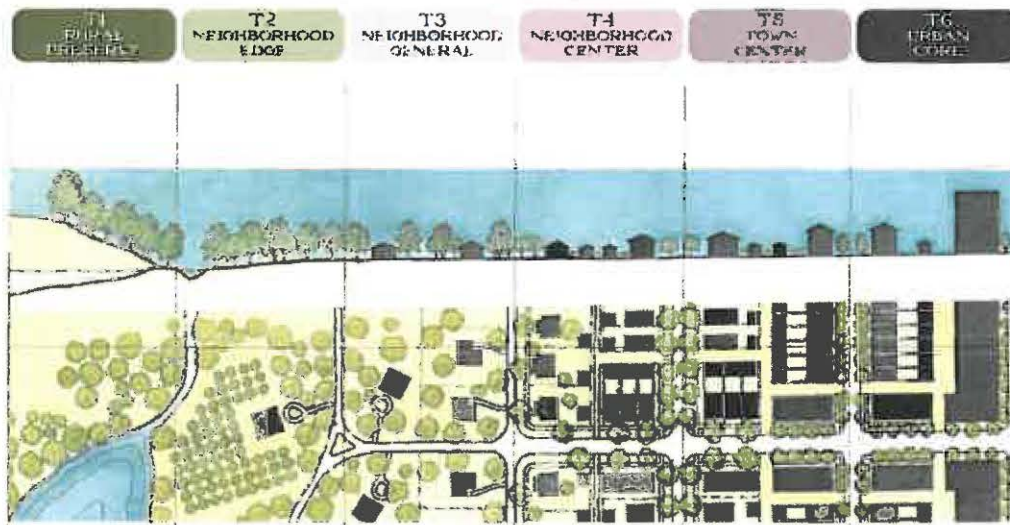
The Planned Mixed-Use Village Zoning District (PMUV) regulates permitted uses and development standards by Transect Zone. The PMUV defines a Transect Zone in this way:

“A planning and zoning tool that organizes [land uses and intensities] in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6 where T1 is the most rural and T6 is the most urban. Each Transect zone has common characteristics that facilitate form-based regulation.”

Not all Form-Based Codes include all six Transect Zones. Often towns do not include T6 while highly urbanized areas may include little or no T1. The PMUV provides no T6-Urban Core Transect. However, PMUV creates a Workplace District, to be located between Boat Ramp Avenue and the Turnpike, and a Civic Zone, to ensure civic uses are included within each neighborhood. PMUV permits the greatest variety of land uses in T5 (Mixed-Use Center Transect Zone) and in SD-W (Workplace District). The diversity of uses is reduced in T4-O and T4-R (General), further reduced in T3 (Edge). The fewest uses are permitted in T2 (Rural) and T1 (Natural).

In addition to regulating uses, each Transect Zone has different standards

regarding density, lot size, lot coverage, building type, and building placement. The Transects establish greater intensity and more varied uses in the center of the neighborhood, transitioning to larger lot, residential uses on the edge. A typical illustration of the six Transect Zones is set forth below, as is the draft Table of Permitted Uses.



Source: The Center for Applied Transect Studies, downloaded on June 13, 2018 from <https://transect.org/transect.html>

Permitted Use Table

RESIDENTIAL TYPES	T1	T2	T3	T4	T5	T6	SD-W	
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■	■	
Live/Work Unit					■	■	■	
Townhouse				■	■	■	■	
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sidyard House			■	■	■	■		
Cottage			■	■	■			
House			■	■	■			
Villa			■					
Accessory Dwelling Unit			■	■	■	■		
Farm Labor Housing		□						
Residential Convertible to Retail					■	■	■	

LODGING

Hotel (no room limit)					■	■	
Inn (up to 12 rooms)		□			■	■	
Bed & Breakfast (up to 5 rooms)		□	□	□	■	■	
Hostel					□	□	
School Dormitory				■	■	■	■

OFFICE

Office Building					■	■	■
Live Work Unit					■	■	■
Home Occupation			■	■	■	■	■
Agricultural/ Animal/ Veterinarian Facility		■			□	□	■

RETAIL

Open Market Building (Farm Markets)		■	■		■	■	■
Retail					■	■	■
Display Gallery					■	■	
Restaurant					■	■	■
Kiosk					■	■	□
Push Cart						□	□
Food Truck		□		□	□	□	□
Liquor Selling Establishment						□	□
Movie Theater						■	

CIVIC

	T1	T2	T3	T4.1	T4.2	T5	SD-W	U
Bus Shelter		■	■	■	■	■	■	■
Convention Center							□	
Conference Center		□				□	□	
Exhibition Center							□	
Fountain or Public Art			■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium		■						■
Parking Structure						■	■	
Playground								■
Sports Stadium							□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly								■
Government Building & Use								■

OTHER: CIVIL SUPPORT

Fire Station								■
Police Station								■
Hospital					■	■		
Medical Clinic				□	■	■		

OTHER: EDUCATION

College							■	■
High School								■
Trade School							■	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		■
Child Day Care Center			■	■	■	■	■	■

OTHER: INDUSTRIAL

	T1	T2	T3	T4	T5	T6	SD-W	C
Industrial							■	
Truck Stop/Travel Center								
Laboratory Facility							■	
Water Supply Facility							■	
Sewer and Waste Facility							■	
Electric Substation	□	□	□	□	□	□	■	
Wireless Transmitter	■						■	
Warehouse							■	
Produce Storage	■						■	
Mini-Storage							■	

OTHER: AGRICULTURE

Agricultural Uses, Animals	□							
Agricultural Uses, Crops	■						■	
Agritourism	■							
Grain Storage	■						■	
Livestock Pen	■							
Greenhouse	■						■	
Stable	■							
Kennel	■	■	■	■	■	■	■	
Animal Rescue	■						■	

OTHER: AUTOMOTIVE

Gasoline						11	■	
Automobile Service							■	
Truck Maintenance							■	
Drive-Through Facility						11		
Rest Stop								
Roadside Stand		■					■	
Billboard							■	

4. Neighborhoods

Another organizing principle of the FBC is the establishment of Neighborhood Types. Four neighborhood types are proposed: (1) Crossroads, (2) General, (3) Hamlet; and (4) Workplace. The different neighborhood types are described as follows:

- The Crossroads Neighborhood – 80 to 160 acres, is intended as the commercial heart of Pineland Prairie, this is the most diverse and dense of the Neighborhood Types.
- General Neighborhood – 80 to 60 acres, is the typical Neighborhood Type in Pineland Prairie. It is similar in size and structure to the Crossroads Neighborhood, but with a lower intensity and higher percentage of single family residential.
- Hamlet Neighborhood – 30 to 80 acres, is the smallest and least intense of the Neighborhood Types. It takes the form of a small settlement standing free in the countryside.
- Workplace Neighborhood – 125 to 250 acres, is the largest within Pineland Prairie and consists primarily of the Special District - Workplace (SD-W) Transect Zone.

Pineland Prairie will have just one Crossroads Neighborhood. The number of Workplace, General, and Hamlet Neighborhoods will depend on the size of the neighborhoods actually developed.

Each neighborhood type contains different proportions of T5, T4-O, T4-R, T3, T2 and T1. The intensity of the different neighborhoods varies based on the percentage of each Transect permitted within the neighborhood. For example, The Crossroads Neighborhood allows the greatest amount of T5 and T4. A General Neighborhood may have up to 10% T5, but a Hamlet will have none.

Each neighborhood will be organized around a destination such as a park, grocery store or mixed-use center within a typical pedestrian shed. A pedestrian shed

is defined as one quarter of a mile radius or 1,320 feet, a distance that most people will willingly and comfortably walk. The scale of the common destination varies depending on the neighborhood type.

The Summary Charts summarizing the allocation of Transect Zones in each neighborhood type is set forth below.

TABLE 3-1 NEIGHBORHOOD TYPE SUMMARY	Crossroads Neighborhood	General Neighborhood	Hamlet	Workplace District
General Standards				
Neighborhood Size	80 - 160 acres	50 - 120 acres	50 - 70 acres	125 - 250 acres
Max. Average Block Parameter	1,200 ft.	1,800 ft.	1,800 ft.	3,000 ft.
Allocation of Transect Zones				
T1: Natural	no min.	no min.	50% min.	no min.
T2: Rural	no min.	no min.		no min.
T3: Edge	10 - 30%	10 - 30%	10 - 30%	no min.
T4 R: General Restricted	50 - 60%	20 - 40%	5 - 35%	5 - 15%
T4 O: General Open	(Mix of R & O)	10 - 30%	5 - 35%	(Mix of R & O)
T5: Mixed-Use Center	10 - 30%	10 - 30%	not permitted	5 - 15%
SD W: Workplace	not permitted	not permitted	not permitted	65 - 85%
C: Civic	5% min.	5% min.	5% min.	5% min.

Notes:

1. At least 500 linear feet of Frontage shall be ground floor Office or Retail use with a Shopfront Frontage Type, exclusive of any grocery store frontage.

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The Summary Charts summarizing the development standards applicable within each Transect Zone follows.

**TABLE 3-2
TRANSECT STANDARDS
SUMMARY**

	T1: Natural	T2: Rural	T3: Edge	T4: Suburban	T5: Mixed Use Center	SD-W: Workplace	C: Core
Minimum Residential Density							
16' Right ¹	n/a	n/a	16' min. to 20' max.	12' min. to 16' max. 20' min. to 24' max. (T4)	12' min. to 16' max.	n/a	n/a
Building Placement							
Front Build-to-Zone	20' min.	20' min.	20' min.	6' min. to 18' max.	6' min. to 10' max.	20' min. to 60' max.	0' min.
Frontage Building (Front Street)	n/a	n/a	40' max.	60' min.	80' min.	40' min.	40' min.
Frontage Building (Side Street)	n/a	n/a	80' max.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid block)	30' min.	30' min.	8' min.	0' min.	0' min.	15' min.	0' min.
Side Build-to-Zone (corner)	20' min.	20' min.	12' min.	6' min. to 18' max.	6' min. to 10' max.	15' min. to 40' max.	0' min.
Rear Setback (lot or Alley)	30' min.	30' min.	10' min.	5' min.	5' min.	15' min.	5' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	2,000 linear feet	2,000 linear feet	3,000 linear feet	2,400 linear feet
Lot Width	n/a	n/a	40' min.	18' min., 200' max.	18' min., 180' max.	n/a	n/a
Lot Depth	n/a	n/a	80' min.	80' min., 300' max.	30' min., 280' max.	n/a	n/a
Lot Coverage	n/a	no max.	60' max.	50' max.	100' max.	60' max.	no max.
Building Height							
Building Height	n/a	1 Story max.	1 Story max.	16' max.	22' max.	22' max.	16' max.
	1 Story max.	2 Stories max.	2 Stories max.	3 Stories max.	3 Stories max.	3 Stories max.	3 Stories max.
First Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	12' min. (Comm.) 9' min. (Res.)	14' min.	11' min. (Non Res.) 9' min. (Res.)	12' min.
Ground Floor Elevation (above sidewalk or finished grade)	n/a	6" max. (Comm.) 24" min. (Res.)	24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	n/a (highest of) 6" max. (Comm.) 24" min. (Res.)	n/a
Parking Location							
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid block)	30' min.	5' min.	8' min.	0' min.	0' min.	5' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	20' min.	30' min.
Rear Setback	30' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.
Allowed Encroachments							
Allowed Frontage Types	n/a	n/a	Courtyard, Verge, Stoop	Shopfront ² , Forecourt, Gallery, Porch, Stoop (+ 14' O.Curb)	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a

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5. Adjacent Zoning Districts (See Figure 2)

North: C-23 Canal and Port St. Lucie (Currently zoned for single-family residential use but amendment of the Port St. Lucie Comprehensive Plan is currently underway to allow commercial uses, higher density residential and mixed-use within the Becker Road corridor.)

South: A-2 (Agricultural)

East: AR-5A (Agricultural Ranchette, 5 acres)

West: PUD-R, General Industrial, Public Servicing District

C. Standards for Amendments to the Zoning Atlas

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following "Standards for amendments to the Zoning Atlas."

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The permitted uses and development standards of the requested zoning district must be evaluated pursuant to criteria governing a request to change the zoning district of a property. Pursuant to LDR Section 3.2.E., these are:

- a. Whether the proposed zoning amendment is consistent with all applicable provisions of the Comprehensive Plan.

This re-zoning will be appropriate only if the CGMP is amended to create the Mixed-Use Village Future Land Use designation, expand the Primary Urban

Services District, and amend the Future Land Use Map to designate this property as Mixed-Use Village. When and if those approvals transpire, the re-zoning of this property will be consistent with the CGMP.

- b. Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.

This re-zoning will be appropriate only if the LDR have been amended to create the Planned Mixed-Use Village Zoning District. When and if those adoptions occur, the re-zoning of this property will be consistent with all applicable provisions of the LDR. At such time that staff recommends adoption of the proposed Planned Mixed-Use Village Zoning District, the re-zoning will be consistent with all applicable provisions of the LDR.

- c. Whether the proposed amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.

The proposed Planned Mixed-Use Village Zoning District has been designed specifically for the subject land and is compatible with the surrounding area. The most intense land uses will largely be buffered from nearby uses by preserved natural lands on the outskirts.

- d. Whether and to what extent there are documented changed conditions in the area.

In the time since the subject property was placed in the A-2 (Agricultural) Zoning District in 1982, significant change in development patterns and land use have occurred in the area. The extent of the change can be summarized by the growth in population. In 1980, Martin County population was 64,014. In 2016, the County population was estimated to be 150,870. In these 36 years, population increased 136%.

Thirty-eight years ago, the Martin Downs PUD/DRI was approved. The PUD included 1,614 acres of land, 5,154 dwelling units, and 1.2 million square feet of office, commercial and industrial uses. ("Planned Unit Development Zoning Agreement" between Southern Land Group, Inc., South Florida Land, Inc. and Martin County, August 8, 1980.) Development of Martin Downs profoundly transformed Palm City. In 1980, the plat for Stuart West I was recorded and in 1982, the plat for Stuart West II was recorded. The plats for Cobblestone were recorded between 1989 and 1992. The development of Stuart West and Cobblestone did not require an amendment of the FLUM; the future land use designation on the 1,454 acres was Rural Density, allowing up to one dwelling unit per two acres. Additionally, in adjacent St. Lucie County, in 1958 the General Development Corporation purchased some 40,000 acres. Decade after decade, year after year, the General Development Corporation lots have been

built to the point where the 2016 population estimate for Port St. Lucie is 185,132.

- e. Whether and to what extent the proposed amendment would result in demands on public facilities.

The requested re-zoning along with the requested amendment of the FLUM, by allowing some 3,800 additional residential units than would be achieved pursuant to AR-5A Zoning, will place demands on public facilities, including roads and other transportation systems, water and wastewater facilities, schools, and parks. The re-zoning will be appropriate only if the proposed amendments of the Comprehensive Growth Management Plan to create the Mixed-Use Village Future Land Use designation, to amend the FLUM to designate this property Mixed-Use Village, and to expand the Primary Urban Services District are approved. Those approvals will occur only if found to be in compliance with County policies regarding the funding and provision of public facilities and services.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources.

The proposed re-zoning of this property is intended to implement a proposed Future Land Use designation that mandates Traditional Neighborhood Development (TND) and maintains some ±2400 acres as preserved uplands and wetlands, recreation areas and small farms. The CGMP recognizes that TND can conserve the value of existing development and County natural resources.

- g. Consideration of the facts presented at the public hearings.

All facts presented at the public hearings on this item should be considered.

D. Staff Recommendation

Staff recommends that the land be placed in the Planned Mixed-Use Village Zoning District, conditioned upon amendment of Article 3 to create the Planned Mixed-Use Village Zoning District and adopt the Form-Based Code and approval of the related amendments of the Comprehensive Growth Management Plan.

E. Review Board action

The choice of the most appropriate district for the subject property is a policy decision the LPA and the Board of County Commissioners are asked to consider based on the "standards for amendments to the zoning atlas" provided in Section 3.2 E.2., Land Development Regulations (LDR), Martin County Code (MCC).

A review and recommendation is required on this application from the LPA. Final action is required by the Board of County Commissioners. Both the LPA and the BCC meetings are advertised public hearings.

F. Location and site information

Location: east and west of SW Citrus Blvd., north of Martin Highway, and adjacent to the County's boundary with St. Lucie County.

Parcel Numbers and Existing Zoning:

Parcel Control Number	Acreage	Current Zoning
03-38-40-000-000-00012-6	38.9	Limited Industry
03-38-40-000-000-00060-7	118.00	Limited Industry
10-38-40-000-000-00020-1	339.50	Limited Industry
11-38-40-000-000-00070-8	2.69	Limited Industry
03-38-40-000-000-00013-0	33.90	AR-5
03-38-40-000-000-00061-0	34.00	AR-5
10-38-40-000-000-00022-0	56.21	AR-5
04-38-40-000-000-00010-6	479.78	A2-Agricultural
09-38-40-000-000-00010-5	594.52	A2-Agricultural
05-38-40-000-000-00010-3	600.93	A2-Agricultural
06-38-40-000-000-00010-1	520.48	A2-Agricultural
08-38-40-000-000-00010-7	571.05	A2-Agricultural
Total Acreage	3,389.96	

Commission District: 5
Community Redevelopment Area: none
Municipal Service Taxing Unit: District 5 MSTU
Planning Area: Palm City

G. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

Approval of this application requires amendments to the text of Comprehensive

708

Growth Management Plan and the Future Land Use Map. When and if those amendments are adopted, this re-zoning will be consistent with the CGMP.

H. Fees

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount</i>	<i>Fee payment</i>	<i>Balance</i>
Comprehensive Plan Amendment:	\$6,100	\$6,100	\$0.00
Advertising*:		TBD	
Recording**:		TBD	

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

Prepared by:
Irene A. Szedlmayer, AICP
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 18-

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION BY SHADOW LAKE GROVES, INC., MARTIN GATEWAY ESTATES, LLC, AND MARTIN GATEWAY CENTER, LLC TO CHANGE THE ZONING DISTRICT ON ±3,411 ACRES LOCATED EAST AND WEST OF SW CITRUS BOULEVARD AND ADJACENT TO THE MARTIN COUNTY, FL BOUNDARY WITH ST. LUCIE COUNTY, FL FROM LI (LIMITED INDUSTRIAL), AR-5A (AGRICULTURAL RANCHETTE) AND A-2 (AGRICULTURAL) to PMUV (PLANNED MIXED-USE VILLAGE).

WHEREAS, this Board has made the following determinations of fact:

1. Shadow Lake Groves, Inc., Martin Gateway Estates, LLC, and Martin Gateway Center, LLC, the owners of the land that is the subject of this Resolution, submitted an application to change the zoning district on ±3,411 acres of land.
2. The 3,411 acres of land is described in Exhibit A, attached hereto.
3. More specifically, the Applicants requested:
 - (a) that the zoning of ±502 acres be changed from LI (Limited Industrial Zoning District) to PMUV (Planned Mixed-Use Village Zoning District);
 - (b) that the zoning of ±125 acres be changed from AR-5A (Agricultural Ranchette Zoning District) to PMUV (Planned Mixed-Use Village Zoning District); and,
 - (c) that the zoning of ±2,784 acres be changed from A2 (Agricultural Zoning District) to PMUV (Planned Mixed-Use Village Zoning District).
4. The Local Planning Agency heard the application at public hearings on February 28, 2018 and June 21, 2018, and recommended to the Board of County Commissioners that the zoning be changed to PMUV (Planned Mixed-Use Village Zoning District).
5. This Board has considered such recommendations.
6. Upon proper notice of hearing, this Board held a public hearing on the application on September 11, 2018.
7. At the public hearing, all interested parties were given an opportunity to be heard.
8. All conditions precedent to granting the change in zoning district classification have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

710

- A. The zoning district of the subject land, described in Exhibit A, is hereby changed from LI (Limited Industrial), AR-5A (Agricultural Ranchette), and A-2 (Agricultural) to PMUV (Planned Mixed-Use Village Zoning District).
- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.
- C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.
- D. The effective date of this Resolution, if Comprehensive Plan Amendment 18-3, Pineland Prairie FLUM is not timely challenged, shall be the date that the state land planning agency issues a notice of intent to find CPA 18-3 in compliance. If the plan amendment is timely challenged, this Resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Resolution may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Resolution may nevertheless be made effective by adoption of a resolution affirming the effective status of CPA 18-3, a copy of which resolution shall be sent to the state land planning agency.
- E. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2018.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

**BY: _____
EDWARD V. CIAMPI, CHAIRMAN**

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

**BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT
COUNTY ATTORNEY**

Exhibit A
Resolution _____
Legal Description

All of Sections 4, 5, 6, 8 and 9, Township 38 South, Range 40 East. LESS AND EXCEPT from the above, the right-of-way of Central and Southern Florida Flood Control District Canal No. C-23, and less the South 15 feet of Sections 8 and 9.

Less and Except

Those lands described in Official Records Book 1690, Page 2736. Said lands being more particularly described as follows:

A parcel of land lying in the Southwest Quarter of Section 8, Township 38 South, Range 40 East, Martin County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 8, Township 38 South, Range 40 East; Thence North 00°01'57" West along the West line of said Section 8 a distance of 15.00 feet to the Northerly right-of-way line of SW Busch Street and the Point of Beginning; Thence North 00°01'57" West along said West line of Section 8 a distance of 2190.08 feet; Thence South 89°41'32" East along a line that is parallel to the Southerly line of said Section 8 a distance of 1142.55 feet; Thence South 00°01'57" East along a line that is parallel to the Westerly line of said Section 8 a distance of 2190.08 feet to the Northerly right-of-way line of said SW Busch Street; Thence North 89°41'32" West along said Northerly right-of-way line of SW Busch Street said line being 15.00 feet Northerly of and parallel to the South line of said Section 8 a distance of 1142.55 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 840, Page 220. Said lands being more particularly described as follows:

Being a parcel of land lying in Section 6, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

Begin at the Southwest corner of said Section 6, thence N 00°16'50" E, along the West line of said Section 6 a distance of 600.00 feet; thence departing said West line of said Section 6, S 88°42'06" E a distance of 467.18 feet to a 3/4" iron pipe;

Thence N 42°16'23" E a distance of 244.74 feet to a 3/4" iron pipe;
 Thence N 54°50'17" E a distance of 208.29 feet to a 3/4" iron pipe;
 Thence N 47°33'43" E a distance of 182.81 feet to a 3/4" iron pipe;
 Thence S 72°33'40" E a distance of 217.74 feet to a 3/4" iron pipe;
 Thence N 44°24'12" E a distance of 124.37 feet to a 3/4" iron pipe;
 Thence S 87°45'20" E a distance of 221.94 feet to a 3/4" iron pipe;
 Thence S 82°12'28" E a distance of 252.79 feet to a 3/4" iron pipe;
 Thence S 09°01'12" E a distance of 169.17 feet to a 3/4" iron pipe;
 Thence S 88°57'05" E a distance of 47.28 feet to a 3/4" iron pipe;
 Thence S 67°56'28" E a distance of 236.90 feet to a 3/4" iron pipe;
 Thence S 88°52'42" E a distance of 178.83 feet to a 3/4" iron pipe;
 Thence N 73°24'16" E a distance of 230.46 feet to a 3/4" iron pipe;
 Thence N 52°46'35" E a distance of 161.72 feet to a 3/4" iron pipe;
 Thence N 64°55'30" E a distance of 261.40 feet to a 3/4" iron pipe;
 Thence S 44°05'55" E a distance of 255.04 feet to a 3/4" iron pipe;
 Thence S 47°01'28" E a distance of 185.29 feet to a 3/4" iron pipe;
 Thence S 34°03'49" E a distance of 171.00 feet to a 3/4" iron pipe;
 Thence S 30°35'28" E a distance of 128.84 feet to a 3/4" iron pipe;
 Thence S 60°15'03" E a distance of 140.23 feet to a 3/4" iron pipe;
 Thence S 85°04'44" E a distance of 276.69 feet to a 3/4" iron pipe;
 Thence S 86°46'51" E a distance of 130.00 feet to a 3/4" iron pipe;
 Thence S 82°52'47" E a distance of 270.78 feet to a 3/4" iron pipe;
 Thence S 83°12'53" E a distance of 1628.39 feet to a 3/4" iron pipe;

Thence S 01°53'38" W, to the intersection with the South line of Section 6, Township 38 South, Range 40 East, a distance of 314.94 feet; thence N 89°13'28" W along the South line of said Section 6, a distance of 2085.84 feet; thence N 88°42'07" W along the South line of said Section 6, a distance of 2663.54 feet to the Point of Beginning.

Less and Except

Those lands described in Official Records Book 2180, Page 120. Said lands being more particularly described as follows:

A parcel of land lying in Section 4, Township 38 South, Range 40 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the said Section 4, thence S00°07'39"W, along the East line of said Section 4, 300.00 feet; thence N89°54'32"W, 50.00 feet to the West right-of-way line of S.W. 60th Avenue and the South right-of-way line of C-23 Canal, and also being the Point of Beginning; thence continue N89°54'32"W along the South right-of-way line of the C-23 Canal 1600.00 feet; thence leaving said South right-of-way, S00°07'39"W, parallel to the East line of said Section 4, 3450.00 feet; thence S89°54'32"E, parallel to the South right-of-way line of said C-23 Canal, 1600.00 feet to the West right-of-way line of S.W. 60th Avenue; thence N00°07'39"E along said West

right-of-way line, 3450.00 feet back to the Point of Beginning.

Together with:

Agriculture Area O.R.B. 2344, Page 1533

Being a parcel of land lying in Sections 3 and 10, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

The East 610.00 feet of the West 660.00 feet of said Section 3.

Less and excepting therefrom:

Road right of way as described in Deed Book 59, Page 437 of the public records of Martin County, Florida, and South Florida Water Management District Canal C-23 right-of-way.

Together With:

The East 610.00 feet of the West 660.00 feet of said Section 10.

Less and excepting therefrom:

The South 1320.00 feet thereof.

Containing 127.26 acres, more or less.

Together with:

Industrial Area O.R.B. 2344, Page 1536

Being a parcel of land lying in Sections 3, 10 and 11, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

All of that portion of said Sections 3, 10 and 11 lying Westerly of the Westerly right-of-way line of the Sunshine State Parkway (Floridas Turnpike).

Less and excepting therefrom the following:

Less the West 660.00 feet of said Sections 3 and 10.

Also less the South 1320.00 of said Section 10

Also less the right-of-way for the South Florida Water Management District Canal C-23

Also less the road rights-of-way as recorded on Deed Book 59, Page 437 and Deed Book 56, Page 278, of the public records of Martin County, Florida.

Containing 492.27 acres, more or less.

Less and Except

SW Citrus Boulevard Right-of-Way as recorded in O.R.B. 2187, Page 2455, also Martin County Right-of-Way Map "Palm City Corridor".

LOCAL PLANNING AGENCY MEETING

**Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996**

MEETING MINUTES- June 21, 2018

Present:

Chairman	Jim Moir
Vice Chairman.....	Scott Watson
Agency Members.....	Don Foley, III
.....	Joseph Banfi
.....	Cindy Hall
School Board Liaison	Kimberly Everman

Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Principal Planner	Peter Walden
Principal Planner	Catherine Riiska
Senior Planner	Irene Szedlmayer
Sr. Assistant County Attorney	Krista Storey
Agency Recorder.....	Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:03 pm by Mr. Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of June 7, 2018

* **MOTION – MOVED** by Ms. Hall to approve the Consent Agenda and Minutes of the LPA meeting of June 7, 2018.

** **SECONDED** by Mr. Foley **Carried UNANIMOUSLY**

Mr. Moir indicated that item #4 – Chancey Bay Ranch Rezoning would be heard before item #3 on the agenda.

*** Ex parte Communication Disclosures – None

*** Intervenors – None

- *** For the Record – Staff Report and Agenda Materials, Ms. Riiska's resume and professional experience
- *** Letter of Certification to surrounding property owners
- *** Individuals wishing to speak on Chancey Bay Ranch Rezoning (C 167-001) Quasi-Judicial request, were sworn in.

4. NEW BUSINESS

A. Public Hearings

- 1. Chancey Bay Ranch Rezoning (C167-001) (Quasi-Judicial) –** Request approval of a zoning change from the A-2, Agricultural District to the RE-2A, Rural Estate District or the most appropriate zoning district for an approximately 18.2 acre site. The subject property consists of vacant land located approximately 900 feet south of the intersection of SW Selma Street and SW Connors Highway to the SW side of SW Connors Highway in western Martin County. Included is a request for a Certificate of Public Facilities Exemption. Agenda Item
Requested by: Donald J. Cuzzo, Cuzzo Planning Solutions, LLC
Presented by: Catherine Riiska, M.S., PWS., Principal Planner, Growth Management Department

Ms. Riiska reviewed the Rural Density residential district designation (Sec.3.2.E., LDR) and a request for a Zoning District change from the A-1, Agricultural District, to the RE-2A, Rural Estate District. The Land Use Designation is Rural Density and the current zoning is A-2, which is not consistent with the Rural Density policies of the CGMP and rezoning is considered mandatory. Staff Report (pg. 2-6) included permitted uses for Category "A" and Residential Districts.

Maps included in staff's report (pgs. 12/13/14 of 19) show the Location of the property, subject site and local area 2017 aerials). Staff's recommendations and findings of Compliance (staff report pg. 15/19).

Staff recommends approval of the rezoning petition to RE-2A, a review has found it consistent with the procedural requirements of Article 10, and in compliance with substantive provisions of Article 3.

LPA Questions/Comments: None at this time

For the Applicant:

Donald J. Cuzzo, Cuzzo Planning Solutions, LLC, representing the applicant, *** provided a Letter of Certification for notifying surrounding property owners.

Mr. Cuozzo reiterated that the rezoning was mandatory and agreed with staff and Ms. Riiska's recommendation of approval. He indicated the property was not platted.

Public Comments: - None

Mr. Foley commented that future development of the property would exceed high school level capacity which is already over capacity, and wondered when we would get ahead of it.

Mr. Moir agreed and said that was true of all future development for schools already over capacity levels.

* **MOTION – MOVED** by Mr. Watson to accept staff's recommendation of approval.

** **SECONDED** by Ms. Hall

CARRIED - UNANIMOUSLY

B. Requests and Presentations – None

3. UNFINISHED BUSINESS

A. Public Hearings

1. Request to consider creating an Article 11, to the Land Development regulations regarding the creation of the Planned Mixed-Use-Village Zoning District. Please note: This item was originally titled as amending Article 3. Agenda Item

Requested by: Marcella Cambior-Cutsaimanis, AICP, Marcela Cambior & Associates, Inc.

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

*** Mr. Peter Walden provided the agenda materials, Staff Report, and his resume

Mr. Walden reviewed this agenda item which was continued from the LPA meeting of February 28, 2018. A proposed text creating Article 11 creating and providing development standards and procedures for the Planned Mixed – Use Village (PMUV) zoning district was presented.

For discussion Mr. Walden presented the proposed text creating Article 11, regarding the PMUV, staff's revised text for Article 11, and an outline of the divisions and sections of code for Article 11.

An Article 11 Outline concerning the following Divisions was reviewed.

Division 1 – General Outline; Division 2 – PMUV Illustrations, Applying the Form Based Code; Division 3 – Neighborhoods; Division 4 – Transect Standards; Division 5- Standards for Lots and Buildings; Division 6 – Thoroughfare Standards; Division 7 – Site Development Standards; and Division 8 – Development Review Procedures. Following review of these 8 Divisions, Mr. Walden indicated more information was needed for a smooth transition process for the future.

Ms. van Vonno noted this meeting had been re-advertised for the public.

LPA Comments:

Mr. Moir commented rather than having standards for the Mixed Use Village as a style of construction he thought that standards for Pineland Prairie could be identified. Ms. van Vonno advised this Ordinance was created specifically for Pineland Prairie and Mr. Moir's suggestions would require an amendment to the CGMP. Ms. Storey agreed the LDR is driven by the CGMP requirement to this specific property.

Mr. Watson asked if the applicant was seeking approval tonight or if this was a work in progress. Mr. Walden said they were going through it tonight and Ms. van Vonno noted this was an advertised Public Hearing and the LPA could take action tonight.

Mr. Banfi commented that he didn't see why there is a for need a separate Ordinance for every project, and if it's a good idea, why not have one Ordinance to take care of all villages and projects. However, in support of this project he wouldn't put any obstacles in the way of moving this along.

The Applicant:

Ms. Cambior-Cutsaimanis, representing the applicant, introduced team associates attending the meeting including, Knight Kiplinger, Mrs. Anne Kiplinger, Donald Quozzo, Terence McCarthy and Mr. Krumpler.

Ms. Cambior-Cutsaimanis explained the Form Based Code was first submitted on March 1, 2018, that it contains regulations that impact the design and character of Pineland Prairie, it reflects different formatting and standards of the principles of Traditional Design.

In the discussion of Article 3, staff recommended continuing to address some issues: the PAMP, the PUSD, Article 10, Traffic and the Master Plan. Ms. Cambior-Cutsaimanis reviewed the articles that were provided tonight that addressed those issues.

The applicant proposes the creation of Article 11, Martin County Land Development Regulations to provide a Form Based Code for regulating the type and form of development in the PMUV Zoning District and provide the guidelines for the administration of the Code.

Mr. Kiplinger confirmed a non-governmental body and quasi-governmental body that supported, endorsed and approved the Pineland Prairie Plan – the Treasure Coast Regional Planning Council (TCRPC) voted unanimously to recommend adoption of the Plan, and 1,000 Friends of Florida, a private, non-profit group supported staff's recommendation to refine the proposal.

* Both support statements were read into the record.

Mr. Kiplinger recognized the LPA for the risk they took to move the Plan along to the BoCC who voted 4-1 to transmit it to the State. He noted there were no significant/substantive changes from staff and hoped the LPA could likewise move the Plan along.

Ms. Cambior-Cutsaimanis provided review of the new proposed Article 11 regarding Organization Division 1 through 8, and that 2 through 7 may need some tweaking of the format to fit the LDRs, and how to move it forward.

LPA Comments: (FOR REVIEW OF TAPE/AUDIO)

Mr. Moir said he understood the Transects of the Plan but had issues and questions on procedures and development systems. He had a continuing concern for the future and preserving the scale that was envisioned by this Plan, often through timing and continuing changes, the scale will be affected. Another area of concern is the Industrial section and how the development of that hamlet system will work. He was not completely confident in it, and won't be until he is able to see what this section will look like.

Ms. Hall commented that the last three items in the outline of Division 7 were not in the draft. Mr. Walden indicated they could be added. Staff is still working with other Development Review Staff and most are leaning toward keeping the text in from Chapter 4.

Ms. Hall commented on the Utility Section and hoped they were considering underground utilities for the occurrence of major storms and hurricanes. Ms. Cambor-Cutsaimanis concurred they were working on underground utilities and also on having hurricane shelters in place.

Mr. Moir commented on the unity of design for hurricane shelters in place.

Mr. Watson was all for moving this item forward.

Mr. Moir was concerned with procedures and interested in how they will proceed with moving the Agreement with the County forward and the complexity of passing the proposed Ordinances.

Ms. Cambor-Cutsaimanis said this was not a PUD and it will be part of the zoning code. They did not want piece-meal development and the procedure will be development as a result of the whole. She explained the process and what they were still working on and that at the LDR level nothing would happen to counter the CGMP.

Mr. Moir asked how they can move forward without things being fully formed and ready to be agreed on.

Ms. Cambor-Cutsaimanis explained that the content has been able to address issues and concerns with staff and the County to make the process consistent with the CGMP, adding a level for team meeting. There is much legal and technical information to review and she would appreciate as much time as possible so that the BoCC can receive it in 8 weeks and move it forward.

Mr. Moir commented on the Settlement Architect acting as a planner and not part of the County, and asked how it works if there are changes in the planning process.

Ms. van Vonno responded that some Form Based Codes have exceptions built in and there are two different kinds they are working on with the applicant.

Mr. Moir's concern was for the long term, asking what's the process for the next generation, how does the Agreement between Pineland Prairie and the County guarantee the vision.

Ms. Cambor-Cutsaimanis explained the process and what was or will be written in the Code that would ensure the vision would be preserved and guaranteed for the next generation.

- * **MOTION – MOVED** by Mr. Watson to move this application forward to the Board of County Commissioners and to have staff finish working on it to fill in the blanks and get this rolling forward.

- * **SECONDED** by Ms. Hall **CARRIED UNANIMOUSLY**
2. Pineland Prairie ReZoning (Quasi-Judicial) Application for rezoning from the LI, Limited Industrial Zoning District (+-502 Acres), the AR-5, Agricultural Ranchette Zoning District (+-125 Acres) and the A-2, Agricultural Zoning District (+-2,784 Acres) to the Planned Mixed-Use-Village District regarding the +-3,400 Acres which are the subject of CPA 18-3, Pineland Prairie. Agenda Item
Requested by: Marcella Cambior-Cutsaimanis, AICP, Marcella Cambior & Associates, Inc.
Presented by: Irene Szedlmayer, Sr. Planner, Growth Management Department

- *** Ex Parte Communication Disclosures – Mr. Watson spoke with Mr. Clumpler on behalf of the applicant. Mr. Banfi and Mr. Foley had none since they disclosed information at the last meeting. Ms. Hall had none. Mr. Moir greeted the applicants in the lobby.
Interveners – None
Swearing In of Witnesses
Agenda and Staff Report were provided for the record

Ms. Szedlmayer reviewed the previous Public Hearings held on February 28, 2018 on CPA 18-4, Pineland Prairie Text Amendment, CPA 18-3, Pineland Prairie Future Land Use Map Amendment, Amend Article 3, Zoning Districts, Land Development Regulations to create the Planned Mixed-Use Village Zoning District.

The consideration of the Pineland Prairie Form-Based Code and the rezoning of the land continued to the LPA meeting of May 3, 2018, (cancelled) and to the June 21, 2018 meeting.

Maps of the subject property, a current zoning map, and the proposed zoning Map were displayed.

Staff has reviewed the application and the Form Based Code and determined the requested zoning complies with the CGMP, the Land Development Regulations are consistent with the surrounding/adjacent zoning districts. The standards for considering an amendment to the Zoning Atlas are set forth in the LDR, Article 3, Section 3.2,E.1.

Ms. Szedlmayer reviewed all of the criteria for the zoning to be appropriate and if those approvals transpire the re-zoning of the property will be consistent with the CGMP. *Criteria review Staff report pgs. 10 to 12/16.

Staff recommended that the land be placed in the Planned Mixed-Use Village (PMUV) zoning district conditioned upon adoption of the related amendments of the CGMP, and adoption of amendments to the LDR to create the Planned Mixed-Use Village Zoning District and Form-Based Code.

Ms. Cambior-Cutsailmanis agreed with staff's recommendation.

In answer to Mr. Moir's question if Growth Management was on board with the project, Ms. van Vonno commented that staff was looking forward to this very exciting proposal.

Public Comment: - None

LPA Comments:

Mr. Banfi: Supported the project because it is the appropriate thing to do. It is not an Agricultural exchange for urban development; it has a lot of intensity, with over 7 million sq. ft. of industrial that could have happened out there with the potential of an enormous impact with the old land use, compared to what's being proposed today. It is a big scale project.

Mr. Foley: He was also excited about staff working on this project, he supported it and was glad to see support from the TCRPC and 1,000 Friends of Florida.

Mr. Moir: It's a big project with lots of moving parts, and it will have a major impact on Martin County. He reiterated his concern about projecting this into the future and planning to do the right thing.

Ms. Cambior-Cutsailmanis indicated the first phase would be the hardest and they are committed to working with staff.

Ms. van Vonno: Commented on Mr. Kiplinger's behalf that much planning went on for over a year before applying for the application.

- * **MOTION – MOVED** by Mr. Foley to approve staff's recommendation for rezoning from LI, Limited Industrial Zoning District (+-502 acres), the AR-5, Agricultural Ranchette Zoning District (+-125 acres) and the A-2, Agricultural Zoning District (+-2,784 acres) to the Planned Mixed-Use-Village District regarding the +-3,400 acres).

**** SECONDED** by Mr. Banfi

Carried UNANIMOUSLY

B. Requests and Presentations

1. None

5. COMMENTS

a. Public - None

b. Members – Ms. Hall indicated she would not be available for an LPA meeting on August 16, 2018.

Mr. Foley would not be available on September 6, 2018.

c. Staff – Ms. van Vonno advised there was no meeting on July 5, 2018. The next meeting date is July 19, 2018.

6. ADJOURN

There was no further business. The meeting was adjourned at 8:45 pm.

Recorded and Prepared by:

Approved by:

APPROVED
Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

JULY 19, 2018
Date