



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Cynthia Hall, District 1, 11/2024
William J. Flanagan, Vice Chair, District 2, 11/2022
Donald Foley III, District 3, 11/2024
James Moir, Chairman, 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

The meeting was called to order at 7:00 pm by Mr. James Moir, Chairman. A quorum was present.

Present: James Moir, Chairman
William J. (Joe) Flanagan, Vice Chair
Donald Foley, III
Cindy Hall
Ransom Reed Hartman (arrived at 7:16 pm)

Absent: School Board Liaison – Kimberly Everman

Staff Present:

Senior Assistant County AttorneyKrista Storey
Growth Management Director Paul Schilling
Principal PlannerPeter Walden
Public Works Administrator.....Michelle Cullum
Agency Recorder/Notary.....Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 SEPTEMBER 16, 2021

The Board was asked to approve the minutes from the September 16, 2021 Local Planning Agency (LPA) meeting.

Agenda Item: 22-0120

MOTION: A Motion was made by Mr. Foley; SECONDED by Ms. Hall to approve the minutes of the September 16, 2021 LPA Meeting; The Motion CARRIED 4-0.

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: 22-0121

All persons wishing to speak on a Quasi-Judicial agenda item(s) will be sworn in.

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 Multi-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 & Associates

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

Agenda Item: 22-0123

***For the Record:**

LPA: There were no ex parte communication disclosures; No Interveners were present.

All staff and individuals speaking on this matter were sworn in by the Agency Recorder/Notary.

STAFF: Mr. Walden, provided NPH-1, Exhibit 1 copy of the agenda item, staff report and a copy of his work history.

Mr. Walden provided staff's presentation for NPH-1 for the proposed Rezoning.

Mr. Walden stated that development review staff has reviewed the application and finds it in compliance with all the regulations and with all applicable Comprehensive Plan and Land Development Regulations. Staff recommends approval of the zoning change from B-2 Business, District and R-3A, Zoning Districts to WGC, Waterfront General Commercial District.

LPA: Members had a brief discussion regarding the differences in height for WGC, GC, and Resort Commercial.

APPLICANT: Mr. Crady with Lucido & Associates, representing the applicant, provided required notification of surrounding property owners notices for NPH-1, Exhibit-2.

Mr. Crady stated that the plans to redevelop the site and adjacent restaurant site were on hold and at this time there is no change in use and the project will remain a working Marina.

PUBLIC: Lisa Beagle, 1997 NE Ridge Ave., Jensen Beach, FL, spoke regarding concerns with the zoning change and future development and uses on the site if the property were sold. Also, if there was a plan to make the property more hurricane resilient.

MOTION: A Motion was made by Ms. Hall to approve staff's recommendation; **SECONDED** by Mr. Flanagan. The Motion **CARRIED** 5-0.

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

Wright-Fish, LLD request for a 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, Growth Management Department.

Agenda Item: 22-0122

***For the Record:**

LPA: There were no ex parte communication disclosures; No Interveners were present. All staff and individuals speaking on this matter were sworn in by the Agency Recorder/Notary.

STAFF: Mr. Walden provided staff's presentation of NPH-2; Mr. Walden stated that development review staff has reviewed the application and finds it in compliance with all the regulations and with all applicable Comprehensive Plan and Land Development Regulations and staff recommends approval of the final site plan for the Wright Fish 7-Elven Project.

LPA: Ms. Hall had questions regarding a left turn lane and the impact to Salerno Road.

STAFF: Mr. Walden stated that the County is working with the applicant on improvements to Salerno Road. The road will be expanded to accommodate the proposed site plan and the Cove Salerno Project.

COUNTY: Michelle Cullum, Development Review Administrator with Public Works Department, stated that Martin County is making improvements to the Salerno Rd. intersection and are incorporating the proposed final site with another development to the east of the project and are coordinating as one project to improve and increase capacity at the Salerno Road intersection.

APPLICANT: Ralph Parks, Wright Fish, LLC, representing the applicant, provided required notification of surrounding property owners notices for NPH-2, Exhibit-2.

PUBLIC: None.

MOTION: A Motion was made by Mr. Moir for approval based on staff's recommendation;
SECONDED by Ms. Hall; The Motion CARRIED 5-0.

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted that there are items for the October 21, LPA Meeting.
3. LPA – There was no further business.

ADJOURN:

The Local Planning Agency meeting of October 7, 2021 meeting adjourned at 7:41 pm.

Respectfully Submitted:

Approved by:

Denise Johnston, Martin County
Growth Management Department
Agency Recorder/Notary

James Moir, Chairman

Date Signed

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