



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, 12/2022

Thursday, March 17, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

Chairman Jim Moir called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Jim Moir, Chairman
William J. (Joe) Flanagan, Vice Chair
Donald Foley III
Reed Hartman

Not Present: Cynthia Hall
School Board Liaison – Kimberly Everman.

Staff Present:

County AttorneySara Woods
Growth Management Director Paul Schilling
Deputy Growth Management Director..... Peter Walden
Principal Planner, Growth Management Department.....Matthew Stahley

Agency Recorder/Notary.....Denise Johnston

APPROVAL OF MINUTES

JANUARY 20, 2022

The Board was asked to approve the minutes from January 20, 2022 Local Planning Agency meeting
Agenda Item: 22-0611

MOTION: A Motion was made by Mr. Flanagan, to approve the minutes of the January 20, 2022 Local Planning Agency meeting. The motion was SECONDED by, Mr. Foley. 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: 22-0613

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

NEW BUSINESS

NPH-1 – FIRST CHOICE LOADING, LLC REZONING (F115-002) (QUASI-JUDICIAL)

First Choice Loading, Inc. request for a proposed amendment to the County Zoning Atlas for an Agricultural District designation (Section 3.2. E., LDR). The proposed amendment is to change the existing zoning district on an approximate 7.5 – acre parcel of land from A-2 Agricultural District to AR-5-A, Agricultural Ranchette District. Included in this application is a request for a Certificate of Public Facilities Exemption. The subject site is located at the terminus of SW 63rd Street, east of SW Citrus Boulevard in Palm City Farms.

Requested by: John Yudin, Guy Yudin & Foster, LLP

Presented by: Peter Walden, AICP, Deputy Growth Management Director

Agenda Item: 22-0615

***For the Record:**

LPA: Ex parte communications disclosures: None. No Interveners were present.

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

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

STAFF: Mr. Walden, provided staff's presentation for NPH-1. Mr. Walden noted that the current zoning on the property is A-2, Agricultural District a Category "C" district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

STAFF: Mr. Walden, stated Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the land use regulations and staff has found the application to be in compliance with those regulations and therefore recommends approval.

APPLICANT: John Yudin, Yudin & Foster, LLP provided surround property notices, NPH-2 Exhibit 2. Mr. Yudin agreed with staff's recommendation of approval.

PUBLIC: None

MOTION: A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval to rezone from A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The motion was SECONDED by, Mr. Foley. The Motion CARRIED 4-0.

**NPH-2 – WILLOUGHBY TOWNHOMES PUD MASTER SITE PLAN (W096-002)
(QUASI-JUDICIAL)**

A Request by Meritage Homes of Florida, Inc. for approval of a rezoning to a Planned Unit Development (PUD) and a PUD Zoning Agreement including a Master Site Plan of the development of 117 townhomes and associated infrastructure on approximately 18.37 acres. The project is located at the northeast corner of the intersection of SE Willoughby Boulevard and SE Salerno Road in Stuart. Included in this application is a request for a Deferral of Certificate of Public Facilities Reservation.

Requested by: Doug Fitzwater, Lucido & Associates

Presented by: Matthew Stahley, Principal Planner, Growth Management Department

Agenda Item: 22-0616

***For the Record:**

LPA: Ex parte communications disclosures: None. No Interveners were present.
All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Stahley, provided for NPH-2, Exhibit 1 a copy of the agenda item, staff report and copy of his work history and provided a presentation.

STAFF: Mr. Stahley stated that the Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the LDR and Comp Plans as detailed within the staff report. Staff recommends approval of the development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the Land Development Regulations (LDR).

LPA: Mr. Flanagan made some comments about the traffic at pinewood elementary school.

APPLICANT: Doug Fitzwater, Lucido & Associates representing the applicant turned in the property notices affidavit for NPH-2, Exhibit 2.

Mr. Fitzwater gave a presentation of the Project. He noted they had a meeting with the Woodlands Community, and everyone noticed, and they were in support of the project. A meeting with Public Works Department regarding traffic was also done. Mr. Fitzwater noted the applicant will be providing a 10 ft. multi modal path from the development to crossing to get over to the elementary school.

LPA: Mr. Flanagan asked if a traffic signal could be placed on the Darling Street.

APPLICANT: Ms. Corbett, The Milcor Group, Engineer of record for the development stated that the development would not warrant enough trips for a traffic light.

LPA: Mr. Moir had concerns regarding the increase in traffic and drainage issues.

APPLICANT: Ms. Corbett noted the traffic was evaluated to build out year of 2029, and she could not answer the drainage questions without the drainage report and would have to get back to him.

PUBLIC: None

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation of approval. The motion was SECONDED by, Mr. Flanagan. Mr. Moir Opposed. The Motion CARRIED 3-1.

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted that there will be several items for April 7, 2022.
3. LPA – There was no further business.

ADJOURN:

The Local Planning Agency meeting of March 17, 2022 meeting adjourned at 7:39 pm.

Respectfully Submitted:

Approved by:

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

Jim Moir, Chair

Date Signed

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.