



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, April 7, 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
School Board Liaison – Kimberly Everman.

Not Present: Cynthia Hall

Staff Present:

Senior Assistant County AttorneyKrista Storey
Growth Management Director Paul Schilling
Deputy Growth Management Director.....Peter Walden
Comprehensive Administrator.....Clyde Dulin
Planner..... Glenn Rosado
Agency Recorder/Notary.....Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 FEBRUARY 3, 2022

The Board asked to approve the minutes from February 3, 2022.

Agenda Item: 22-0612

MOTION: A Motion was made by Mr. Foley, to approve the minutes of the February 3, 2022 Local Planning Agency meeting. The motion was SECONDED by, Mr. Hartman. 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: 22-0614

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

NEW BUSINESS

NPH-1 – DISCOVERY PUD ZONING AGREEMENT AND MASTER SITE PLAN (H123-002) (QUASI-JUDICIAL)

Becker B-14 Grove, Ltd. and Hobe Sound Equestrian LLC request for PUD Zoning and Master Site Plan approval for the development of 317 residential lots, an 18-hole golf course, golf and recreation club and polo facilities and the associated infrastructure on a previously developed approximate 1,530-acre site located on the north side of SE Bridge Road Approximately 1 mile east of the I-95 interchange in Hobe Sound. Included is a request for a Deferral of Public Facilities Reservation.

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

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

Agenda Item: 22-0706

***For the Record:**

LPA: Ex parte communications disclosures: Mr. Moir, Mr. Foley, Mr. Reed and Mr. Flanagan all noted that they had emails and communications regarding NPH-1 item. 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 staff has reviewed the application for the Discovery PUD Zoning agreement and recommended approval.

LPA: Mr. Flanagan and Mr. Moir had questions regarding hauling fill off site and questions regarding the stormwater management system.

STAFF: Mr. Walden addressed their questions regarding water and sewer and stated no fill would be hauled off site, Mr. Walden noted that the drain stormwater management systems will be reasonability of Site Managers, the Homeowners Association (HOA) and the developer.

APPLICANT: Mr. Crady representing the applicant provided surrounding property notices, NPH-1 Exhibit 2. Mr. Crady gave a presentation of the proposed project and went over all the public benefits of the proposed project listed in condition 19A of the PUD Agreement. Mr. Crady agreed with staff's recommendation of approval.

APPLICANT: Tom Hurley and Steve Adelson gave a slide presentation of Atlantic Fields public benefits of the proposed project.

APPLICANT: Rick Melchiori general manager of Becker Holdings, gave a slide presentation on the Atlantic Fields key details, Job creation, Tax Revenue benefits and conservation and wetland restoration, Park access/Equestrian Facility, extended setbacks from Bridge Road, relocation of the Hobe Sound Train Station to the Hobe Sound CRA. Mr. Melchiori presented a video of the land being donated to the state park.

PUBLIC: The following people spoke regarding item NPH-1:

Chuck Barrowclough with Thousand Friends of Florida

John Dial

Joan Bausch

Geraldine Geuco Dube with Loxa Lucie Headwaters Initiative

Bruce Montefusco

Tom Bausch

Carol Ann Leonard

Donna Melzer with Martin County Conservation Alliance (submitted written comments for the record)

APPLICANT: Robert Raynes, With Gunster Law on behalf of the applicant answered questions from the Board members regarding the agricultural uses and conservation easements on the property.

LPA: The Board Members had a discussion regarding the meeting notification and the opportunity for public comment for this project.

STAFF: Ms. Storey explained the process and procedures for public meetings and the State review process of plan amendments.

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

***** The LPA took a 10-minute break ******

NPH-2– COMPREHENSIVE PLAN AMENDMENT 21-15 WEST JENSEN

Public hearing to consider a Future Land Use Map of 25.9 acres on a 40.47-acre parcel from General Commercial and Industrial to Medium Density Residential (allowing 8 units per acre), and 0.55 acres from Industrial to General Commercial, is located on N.W. Goldenrod Road, east of the US-1, in Jensen Beach.

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

Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: 22-0672

***For the Record:**

STAFF: Mr. Rosado, provided staff's presentation for NPH-2. Mr. Rosado noted that staff recommends approval for the proposed land use change from General Commercial and Industrial to Medium Density Residential (allowing 8 units per acre) and 0.55 acres from Industrial to General Commercial. The subject site is located near major arterial roads and in with in the Primary Urban Service District (PUSD) and has access to all the public facilities and services. Future land use designation such as Medium Density Residential is appropriate for sites with the PUSD and development of the subject parcel will be infill development.

APPLICANT: Mr. Crady representing the applicant provided surrounding property notices, NPH-2 Exhibit 1. Mr. Crady agreed with staff's recommendation of approval. Mr. Crady noted he has been working closely with the adjacent property owners in Jensen Beach Country Club and met with the residents of Cinnamon Tree. He also stated that the project meets all the thirteen criteria for preventing urban sprawl and all the eight criteria to discourage urban sprawl and are in 100% compliance with urban sprawl policies.

LPA Members had a brief discussion regarding density.

PUBLIC: None

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

NPH-3– COMPREHENSIVE PLAN AMENDMENT 22-01, WILLIS CUSTOM YACHTS

Public hearing to consider a Future Land Use Map to assign the Marine Waterfront Commercial (Commercial Waterfront) future land use designation to abandoned rights of way on 2.065 acres of ±66.2 acres located on the north and south sides of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way.

Requested by: Matthew Barnes, AICP, WGI, Inc.

Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: 22-0617

***For the Record:**

STAFF: Mr. Rosado, Planner with Growth Management noted to the Local Planner Members (LPA) that the applicant had a problem with the notices to the surrounding property owners. The applicant will send out the notices to the property owners within 1,000 sq ft 14 days before the meeting. Staff requested the LPA members open the public hearing for both agenda items and continue each to a date certain, April 21, 2022.

PUBLIC: Larry Colson will speak at a later time on items NPH-3 & 4

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation to continue the item to a date certain, April 21, 2022; **SECONDED** by Mr. Flanagan. The Motion **CARRIED** 4-0.

NPH-4- WILLIS CUSTOM YACHTS REZONING (QUASI-JUDICIAL)

Application for re-zoning from LI (Limited Industrial District) to GI (General Industrial District) or the most appropriate zoning on a ±6.85-acre portion of a ±28.9-acre parcel at the intersection of SW Blue Water Way and SW Jack James Dr.,
regarding Comprehensive Plan Amendment 22-01, Willis Custom Yachts.

Requested by: Matthew Barnes, AICP, WGI, Inc.

Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: 22-0618

***For the Record:**

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

STAFF: Mr. Rosado, Planner with Growth Management noted to the Local Planner Members (LPA) that the applicant had a problem with the notices to the surrounding property owners. The applicant will send out the notices to the property owners within 1,000 sq ft 14 days before the meeting. Staff requested the LPA members open the public hearing the agenda item and continue to a date certain, April 21, 2022.

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation to continue the item to a date certain, April 21, 2022; **SECONDED** by Mr. Flanagan. The Motion **CARRIED** 4-0.

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted that there will be items for April 21, 2022, LPA Meeting.
3. LPA – There was no further business.

ADJOURN:

The Local Planning Agency meeting of April 7, 2022 meeting adjourned at 9:50pm.

Respectfully Submitted:

Approved by:

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

Jim Moir, Chair

Date Signed

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