



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 21, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

Chairman James Moir called the meeting to order at 7:01 pm. A quorum was present.

ROLL CALL

Present: James Moir, Chairman
William J. (Joe) Flanagan, Vice Chair
Ransom Reed Hartman

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

Staff Present:
Senior Assistant County AttorneyKrista Storey
Growth Management Director Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Planner..... Glenn Rosado
Agency Recorder/Notary.....Denise Johnston

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: 22-0737

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

NEW BUSINESS

NPH-1 – COMPREHENSIVE PALM 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: 22-0786

***For the Record:**

STAFF: Mr. Rosado, Planner Growth Management Department provided staff's presentation for NPH-1.

Mr. Rosado gave an analysis of the proposed Future Land Use Amendment. Mr. Rosado stated that under analysis 2.1 criteria, two of four criteria have been met and under 2.2 Urban Sprawl the proposed amendment complies with all thirteen of the criteria and under 2.2.1 Proliferation of Urban Sprawl all eight criteria have been met to determine the application discourages urban sprawl.

Mr. Rosado stated that the 2 acres of land is surrounded by Commercial Waterfront and Industrial. The proposed land use would be compatible with the surrounding land use designations. The subject site is located within the PUSD (Public Urban Service District) and has access to all public facilities and services. Future land use designation Commercial Waterfront is appropriate for sites within the PUSD. Development of the subject parcel will be infill development.

Mr. Rosado stated that staff recommends approval of the proposed FLUM change to extend the current Commercial Waterfront designation to the abandoned rights of way on the northern and southern parcels.

LPA: The members had questions for staff regarding the analysis 2.1 criteria.

STAFF: Mr. Rosado answered their questions regarding which two criteria were met and what the other two criteria were.

APPLICANT: Tyson Waters, on the behalf of the applicant with the Law firm of Fox McClusky stated that he had the notices to turn in. Mr. Waters also stated that all four of the right of ways have already been abandoned and are part of the development and all of them are intended to be part of the request to change the land use to waterfront commercial and under private ownership.

APPLICANT: Matthew Barnes, AICP with WGI, Inc. on behalf of the applicant noted for the record that surrounding property notices were given to staff. Mr. Barnes gave a slide presentation and stated the rights of ways were old and abandoned and were not assigned a land use. The applicant wanted to clean up the land use prior to coming forward with a future master and final site plan application.

LPA: Mr. Flanagan asked for clarification of the land use for the north and south properties.

APPLICANT: Mr. Waters stated that they are not asking to change any of the land uses and are only asking for a land use designation for the rights of ways that are abandoned and had not been assigned a land use designation.

COUNTY: Ms. Storey noted that when a right of way is abandoned that the right of way is split between the property owners on each side. The subject property is currently owned by the applicant and is fully contained within the subject property.

PUBLIC: The following spoke regarding the traffic impact to Silver Wolf and Swallow Trail Way:

Mr. Gutierrez 6680 SW Silver Wolf Drive
Larry Colson 6609 SW Silver Wolf Drive
Fran Swartz 1765 SW Swallow Trail Way
Stacey Losardo 1451 SW Sallow Trail Way
Pilar Londono 1753 SW Swallow Trail Way
Sharon Casha 1741 SW Swallow Trail Way

PUBLIC: Joan Goodrich, Executive Director of the Business Development Board of Martin County spoke in favor of the proposed Land Use Change/rezoning and noted the benefits to the business community for future new business.

COUNTY: Mr. Dulin stated the old, abandoned rights of way were left without a land use designation and this is not a change in land use but an addition for filling in the gaps to the appropriate land use designation and consistency with the rest of the property.

MOTION: A Motion was made by, Mr. Hartman to approve staff's recommendation of approval to designate the rights of way to the commercial waterfront future land use designation; **SECONDED** by Mr. Flanagan. The Motion **CARRIED 3-0**.

NPH-2– 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: 22-0787

***For the Record:**

LPA: Ex parte communications disclosures: Mr. Flanagan noted that he had a conversation at Indiantown Marina prior to the meeting. No Interveners were present.

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

STAFF: Mr. Rosado, Planner, Growth Management Department provided NPH-2, Exhibit 1 a copy of the agenda item, staff report and copy of his work history.

STAFF: Mr. Rosado, provided staff's presentation for NPH-2. Mr. Rosado noted that staff recommends approval of assigning the WGC Zoning district to the ±2.065 acres of Rights of Way. Staff also recommends approval of the proposed zoning district change from LI to GI. The decision on the appropriate zoning depends on the final decision for the future land use designation on the property.

APPLICANT: Matthew Barnes, AICP WGI, Inc., on behalf of the applicant and property owner noted the notices of surrounding property owners has been submitted NPH-2-Exhibit 2.

LPA: The members briefly discussed rezoning of the property from LI to GI to be compatible to the property to the south.

PUBLIC: Mr. Gutierrez, 6680 SW Silver Wolf Drive, spoke regarding the Land Use and rezoning for the north parcel of the property and when it was approved.

STAFF: Mr. Dulin stated that there was a land use and rezoning for the north property along with what is currently Highlands Reserve PUD in 2002 under CPA 02-8 and at the time there was one owner.

COUNTY: Mr. Schilling, Growth Management Director stated that the subject property was never part of the Highlands Reserve PUD it was a parcel they owned and installed commercial waterfront land use on to make use of that property in the future. The subject property was always intended to use SW Swallow Trail Way for access to the property.

PUBLIC: Larry Colson, 6609 SW Silver Wolf Drive wanted to know why the applicant needed to rezone to GI.

LPA: Mr. Moir answered his questions for the need to rezone to GI (General Industrial) was more intense zoning and consistent with the processing of boat building and consistent with the property to the South that is also zoned GI.

MOTION: A Motion was made by Mr. Flanagan, to approve staff's recommendation of approval to rezone the property from LI (Limited Commercial) to GI (General Commercial); **SECONDED** by Mr. Hartman. The Motion **CARRIED 3-0.**

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted that there will be items for the May 5, 2022, LPA Meeting.
3. LPA – Mr. Moir noted he would not be at the May 5, 2022, LPA Meeting.

There was no further business.

ADJOURN:

The Local Planning Agency meeting of April 21, 2022, meeting adjourned at 8:07pm.

Respectfully Submitted:

Approved by:

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

James Moir, Chair

Date Signed

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