



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, May 5, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

Vice Chair William J. (Joe) Flanagan called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present:

William J. (Joe) Flanagan, Vice Chair
Donald Foley III
Reed Hartman

Not Present:

Cynthia Hall
James Moir, Chairman
School Board Liaison – Kimberly Everman.

Staff Present:

Senior Assistant County Attorney Krista Storey
Growth Management Director Paul Schilling
Senior Planner..... Brian Elam
Agency Recorder/Notary.....Denise Johnston

APPROVAL OF MINUTES

MARCH 17, 2022

The Board was asked to approve the minutes from March 17, 2022.

Agenda Item: 22-0736

MOTION: A Motion was made by Mr. Foley, to approve the minutes of the March 17, 2022, Local Planning Agency meeting. The motion was SECONDED by, Mr. Hartman. The Motion **CARRIED 3-0.**

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: 22-0841

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

NEW BUSINESS

NPH-1 – OAKLEY, JEREMY AND KATHERINE REZONING (O041-001) (QUASI-JUDICIAL)

Jeremy and Katherine Oakley request for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district from the WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Christen Spake, Esq. McCarthy, Summers, Wood, Norman Melby & Schultz P.A.

Presented by: Brian Elam, Sr. Planner, Growth Management Department

Agenda Item: 22-0840

***For the Record:**

LPA: Ex parte communications disclosures: Mr. Flanagan noted that he had some discussions prior to the meeting and also google earth. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

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

STAFF: Mr. Elam provided a presentation of the zoning item NPH-1 a request to change the existing zoning district from WE-1(Waterfront Estate District) to RE-1/2A (Residential Estate District), or the most appropriate zoning district.

STAFF: Mr. Elam stated staff has concluded the request for RE-1/2A, Residential Estate District is an appropriate zoning district with respect to the application of the goals, objectives and policies of Martin Counties Comprehensive Growth Management Plan, Land Development Regulations, and County Codes and staff recommends approval of the rezoning to RE-1/2A, Residential Estate District.

LPA: Mr. Foley had questions regarding the reason behind the rezoning regarding the home and pool improvements and the setbacks from the river.

STAFF: Mr. Elam stated that the applicant received a wetland waiver from staff for a reduction to the wetland buffer.

APPLICANT: Christen Spake, Esq, with McCarthy, Summers, Wood, Norman Melby & Schultz P.A., representing the applicant, noted the surrounding property notices have been provided, NPH-1 Exhibit 2.

PUBLIC: None

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation of approval of the zoning change from WE-1, Waterfront Estate District to RE-1/2A (Residential Estate District); The motion was SECONDED by, Mr. Foley. The Motion **CARRIED 3-0**.

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted there are no items for the May 19, 2022, LPA Meeting.
3. LPA – There was no further business.

ADJOURN:

The Local Planning Agency meeting of May 5, 2022, meeting adjourned at 7:17 pm.

Respectfully Submitted:

Approved by:

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

William J. Flanigan, Vice 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.