

**LOCAL PLANNING AGENCY MEETING**

**Martin County Commissioner Chambers  
2401 S.E. Monterey Road  
Stuart, Florida 34996**

**MEETING MINUTES- June 21, 2018**

**Present:**

Chairman .....	Jim Moir
Vice Chairman.....	Scott Watson
Agency Members.....	Don Foley, III
.....	Joseph Banfi
.....	Cindy Hall
School Board Liaison .....	Kimberly Everman

**Staff Present:**

**Growth Management Department:**

Director .....	Nicki van Vonno
Principal Planner .....	Peter Walden
Principal Planner .....	Catherine Riiska
Senior Planner .....	Irene Szedlmayer
Sr. Assistant County Attorney .....	Krista Storey
Agency Recorder.....	Mary Holleran

**1. CALL TO ORDER**

The meeting was called to order at 7:03 pm by Mr. Moir, Chairman. A quorum was noted.

**2. CONSENT AGENDA**

**A. Approval of Consent Agenda/Minutes of June 7, 2018**

\* **MOTION – MOVED** by Ms. Hall to approve the Consent Agenda and Minutes of the LPA meeting of June 7, 2018.

\*\* **SECONDED** by Mr. Foley Carried **UNANIMOUSLY**

Mr. Moir indicated that item #4 – Chancey Bay Ranch Rezoning would be heard before item #3 on the agenda.

\*\*\* Ex parte Communication Disclosures – None

\*\*\* Interveners – None

- \*\*\* For the Record – Staff Report and Agenda Materials, Ms. Riiska’s resume and professional experience
- \*\*\* Letter of Certification to surrounding property owners
- \*\*\* Individuals wishing to speak on Chancey Bay Ranch Rezoning (C 167-001) Quasi-Judicial request, were sworn in.

#### 4. NEW BUSINESS

##### A. Public Hearings

1. **Chancey Bay Ranch Rezoning (C167-001) (Quasi-Judicial)** – Request approval of a zoning change from the A-2, Agricultural District to the RE-2A, Rural Estate District or the most appropriate zoning district for an approximately 18.2 acre site. The subject property consists of vacant land located approximately 900 feet south of the intersection of SW Selma Street and SW Connors Highway to the SW side of SW Connors Highway in western Martin County. Included is a request for a Certificate of Public Facilities Exemption. Agenda Item  
**Requested by:** Donald J. Cuzzo, Cuzzo Planning Solutions, LLC  
**Presented by:** Catherine Riiska, M.S., PWS., Principal Planner, Growth Management Department

Ms. Riiska reviewed the Rural Density residential district designation (Sec.3.2.E., LDR) and a request for a Zoning District change from the A-1, Agricultural District, to the RE-2A, Rural Estate District. The Land Use Designation is Rural Density and the current zoning is A-2, which is not consistent with the Rural Density policies of the CGMP and rezoning is considered mandatory. Staff Report (pg. 2-6) included permitted uses for Category “A” and Residential Districts.

Maps included in staff’s report (pgs. 12/13/14 of 19) show the Location of the property, subject site and local area 2017 aerials). Staff’s recommendations and findings of Compliance (staff report pg. 15/19).

Staff recommends approval of the rezoning petition to RE-2A, a review has found it consistent with the procedural requirements of Article 10, and in compliance with substantive provisions of Article 3.

LPA Questions/Comments: None at this time

For the Applicant:

Donald J. Cuzzo, Cuzzo Planning Solutions, LLC, representing the applicant, \*\*\* provided a Letter of Certification for notifying surrounding property owners.

Mr. Cuozzo reiterated that the rezoning was mandatory and agreed with staff and Ms. Riiska's recommendation of approval. He indicated the property was not platted.

Public Comments: - None

Mr. Foley commented that future development of the property would exceed high school level capacity which is already over capacity, and wondered when we would get ahead of it.

Mr. Moir agreed and said that was true of all future development for schools already over capacity levels.

\* **MOTION – MOVED** by Mr. Watson to accept staff's recommendation of approval.

\*\* **SECONDED** by Ms. Hall

**CARRIED - UNANIMOUSLY**

**B. Requests and Presentations – None**

### **3. UNFINISHED BUSINESS**

#### **A. Public Hearings**

**1. Request to consider creating an Article 11, to the Land Development regulations regarding the creation of the Planned Mixed-Use-Village Zoning District. Please note: This item was originally titled as amending Article 3. Agenda Item**

**Requested by:** Marcella Cambor-Cutsaimanis, AICP, Marcela Cambor & Associates, Inc.

**Presented by:** Peter Waldron, Principal Planner, Growth Management Department

\*\*\* Mr. Peter Walden provided the agenda materials, Staff Report, and his resume

Mr. Walden reviewed this agenda item which was continued from the LPA meeting of February 28, 2018. A proposed text creating Article 11 creating and providing development standards and procedures for the Planned Mixed – Use Village (PMUV) zoning district was presented.

For discussion Mr. Walden presented the proposed text creating Article 11, regarding the PMUV, staff's revised text for Article 11, and an outline of the divisions and sections of code for Article 11.

An Article 11 Outline concerning the following Divisions was reviewed. Division 1 – General Outline; Division 2 – PMUV Illustrations, Applying the Form Based Code; Division 3 – Neighborhoods; Division 4 – Transect Standards; Division 5- Standards for Lots and Buildings; Division 6 – Thoroughfare Standards; Division 7 – Site Development Standards; and Division 8 – Development Review Procedures. Following review of these 8 Divisions, Mr. Walden indicated more information was needed for a smooth transition process for the future.

Ms. van Vonno noted this meeting had been re-advertised for the public.

LPA Comments:

Mr. Moir commented rather than having standards for the Mixed Use Village as a style of construction he thought that standards for Pineland Prairie could be identified. Ms. van Vonno advised this Ordinance was created specifically for Pineland Prairie and Mr. Moir's suggestions would require an amendment to the CGMP. Ms. Storey agreed the LDR is driven by the CGMP requirement to this specific property.

Mr. Watson asked if the applicant was seeking approval tonight or if this was a work in progress. Mr. Walden said they were going through it tonight and Ms. van Vonno noted this was an advertised Public Hearing and the LPA could take action tonight.

Mr. Banfi commented that he didn't see why there is a for need a separate Ordinance for every project, and if it's a good idea, why not have one Ordinance to take care of all villages and projects. However, in support of this project he wouldn't put any obstacles in the way of moving this along.

The Applicant:

Ms. Camblor-Cutsaimanis, representing the applicant, introduced team associates attending the meeting including, Knight Kiplinger, Mrs. Anne Kiplinger, Donald Quozzo, Terence McCarthy and Mr. Krumpler.

Ms. Camblor-Cutsaimanis explained the Form Based Code was first submitted on March 1, 2018, that it contains regulations that impact the design and character of Pineland Prairie, it reflects different formatting and standards of the principles of Traditional Design.

In the discussion of Article 3, staff recommended continuing to address some issues: the PAMP, the PUSD, Article 10, Traffic and the Master Plan. Ms. Camblor-Cutsaimanis reviewed the articles that were provided tonight that addressed those issues.

The applicant proposes the creation of Article 11, Martin County Land Development Regulations to provide a Form Based Code for regulating the type and form of development in the PMUV Zoning District and provide the guidelines for the administration of the Code.

Mr. Kiplinger confirmed a non-governmental body and quasi-governmental body that supported, endorsed and approved the Pineland Prairie Plan – the Treasure Coast Regional Planning Council (TCRPC) voted unanimously to recommend adoption of the Plan, and 1,000 Friends of Florida, a private, non-profit group supported staff's recommendation to refine the proposal.

\* Both support statements were read into the record.

Mr. Kiplinger recognized the LPA for the risk they took to move the Plan along to the BoCC who voted 4-1 to transmit it to the State. He noted there were no significant/substantive changes from staff and hoped the LPA could likewise move the Plan along.

Ms. Camblor-Cutsaimanis provided review of the new proposed Article 11 regarding Organization Division 1 through 8, and that 2 through 7 may need some tweaking of the format to fit the LDRs, and how to move it forward.

LPA Comments: (FOR REVIEW OF TAPE/AUDIO)

Mr. Moir said he understood the Transects of the Plan but had issues and questions on procedures and development systems. He had a continuing concern for the future and preserving the scale that was envisioned by this Plan, often through timing and continuing changes, the scale will be affected. Another area of concern is the Industrial section and how the development of that hamlet system will work. He was not completely confident in it, and won't be until he is able to see what this section will look like.

Ms. Hall commented that the last three items in the outline of Division 7 were not in the draft. Mr. Walden indicated they could be added. Staff is still working with other Development Review Staff and most are leaning toward keeping the text in from Chapter 4.

Ms. Hall commented on the Utility Section and hoped they were considering underground utilities for the occurrence of major storms and hurricanes. Ms. Camblor-Cutsaimanis concurred they were working on underground utilities and also on having hurricane shelters in place.

Mr. Moir commented on the unity of design for hurricane shelters in place.

Mr. Watson was all for moving this item forward.

Mr. Moir was concerned with procedures and interested in how they will proceed with moving the Agreement with the County forward and the complexity of passing the proposed Ordinances.

Ms. Camblor-Cutsaimanis said this was not a PUD and it will be part of the zoning code. They did not want piece-meal development and the procedure will be development as a result of the whole. She explained the process and what they were still working on and that at the LDR level nothing would happen to counter the CGMP.

Mr. Moir asked how they can move forward without things being fully formed and ready to be agreed on.

Ms. Camblor-Cutsaimanis explained that the content has been able to address issues and concerns with staff and the County to make the process consistent with the CGMP, adding a level for team meeting. There is much legal and technical information to review and she would appreciate as much time as possible so that the BoCC can receive it in 8 weeks and move it forward.

Mr. Moir commented on the Settlement Architect acting as a planner and not part of the County, and asked how it works if there are changes in the planning process.

Ms. van Vonno responded that some Form Based Codes have exceptions built in and there are two different kinds they are working on with the applicant.

Mr. Moir's concern was for the long term, asking what's the process for the next generation, how does the Agreement between Pineland Prairie and the County guarantee the vision.

Ms. Camblor-Cutsaimanis explained the process and what was or will be written in the Code that would ensure the vision would be preserved and guaranteed for the next generation.

- \* **MOTION – MOVED** by Mr. Watson to move this application forward to the Board of County Commissioners and to have staff finish working on it to fill in the blanks and get this rolling forward.

- \* **SECONDED** by Ms. Hall **CARRIED UNANIMOUSLY**  
**2. Pineland Prairie ReZoning (Quasi-Judicial)** Application for rezoning from the LI, Limited Industrial Zoning District (+-502 Acres), the AR-5, Agricultural Ranchette Zoning District (+-125 Acres) and the A-2, Agricultural Zoning District (+-2,784 Acres) to the Planned Mixed-Use-Village District regarding the +-3,400 Acres which are the subject of CPA 18-3, Pineland Prairie. Agenda Item  
**Requested by:** Marcella Cambor-Cutsaimanis, AICP, Marcella Cambor & Associates, Inc.  
**Presented by:** Irene Szedlmayer, Sr. Planner, Growth Management Department

\*\*\* Ex Parte Communication Disclosures – Mr. Watson spoke with Mr. Clumpler on behalf of the applicant. Mr. Banfi and Mr. Foley had none since they disclosed information at the last meeting. Ms. Hall had none. Mr. Moir greeted the applicants in the lobby.  
Interveners – None  
Swearing In of Witnesses  
Agenda and Staff Report were provided for the record

Ms. Szedlmayer reviewed the previous Public Hearings held on February 28, 2018 on CPA 18-4, Pineland Prairie Text Amendment, CPA 18-3, Pineland Prairie Future Land Use Map Amendment, Amend Article 3, Zoning Districts, Land Development Regulations to create the Planned Mixed-Use Village Zoning District.

The consideration of the Pineland Prairie Form-Based Code and the rezoning of the land continued to the LPA meeting of May 3, 2018, (cancelled) and to the June 21, 2018 meeting.

Maps of the subject property, a current zoning map, and the proposed zoning Map were displayed.

Staff has reviewed the application and the Form Based Code and determined the requested zoning complies with the CGMP, the Land Development Regulations are consistent with the surrounding/adjacent zoning districts. The standards for considering an amendment to the Zoning Atlas are set forth in the LDR, Article 3, Section 3.2,E.1.

Ms. Szedlmayer reviewed all of the criteria for the zoning to be appropriate and if those approvals transpire the re-zoning of the property will be consistent with the CGMP. \*Criteria review Staff report pgs. 10 to 12/16.

Staff recommended that the land be placed in the Planned Mixed-Use Village (PMUV) zoning district conditioned upon adoption of the related amendments of the CGMP, and adoption of amendments to the LDR to create the Planned Mixed-Use Village Zoning District and Form-Based Code.

Ms. Cambor-Cutsaimanis agreed with staff's recommendation.

In answer to Mr. Moir's question if Growth Management was on board with the project, Ms. van Vonno commented that staff was looking forward to this very exciting proposal.

Public Comment: - None

LPA Comments:

Mr. Banfi: Supported the project because it is the appropriate thing to do. It is not an Agricultural exchange for urban development; it has a lot of intensity, with over 7 million sq. ft. of industrial that could have happened out there with the potential of an enormous impact with the old land use, compared to what's being proposed today. It is a big scale project.

Mr. Foley: He was also excited about staff working on this project, he supported it and was glad to see support from the TCRPC and 1,000 Friends of Florida.

Mr. Moir: It's a big project with lots of moving parts, and it will have a major impact on Martin County. He reiterated his concern about projecting this into the future and planning to do the right thing.

Ms. Cambor-Cutsaimanis indicated the first phase would be the hardest and they are committed to working with staff.

Ms. van Vonno: Commented on Mr. Kiplinger's behalf that much planning went on for over a year before applying for the application.

- \* **MOTION – MOVED** by Mr. Foley to approve staff's recommendation for rezoning from LI, Limited Industrial Zoning District (+-502 acres), the AR-5, Agricultural Ranchette Zoning District (+-125 acres) and the A-2, Agricultural Zoning District (+-2,784 acres) to the Planned Mixed-Use-Village District regarding the +-3,400 acres).



**Carried UNANIMOUSLY**

**1. None**

**a. Public - None**

Mr. Foley would not be available on September 6, 2018.

## 6. ADJOURN

Recorded and Prepared by:

Approved by:

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Jim Moir, Chairman

JULY 19, 2018  
Date