

LOCAL PLANNING AGENCY MEETING

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

MEETING MINUTES- September 20, 2018

Present:

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

Absent:

Member	Joseph Banfi
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Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Comprehensive Planning/Site Compliance Division Adm.	Clyde Dulin
Principal Planner	Peter Walden
Planner	Maria Jose
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 7:02 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of September 6, 2018

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of September 6, 2018.

* * **SECONDED** by Mr. Watson Carried **UNANIMOUSLY**

3. UNFINISHED BUSINESS

1. None

A. Public Hearings

1. None

B. Requests and Presentations – None

4. NEW BUSINESS

A. Public Hearings

1. Yacht & Country Club of Stuart (Y006-005) (Quasi-Judicial) -

Request approval for a zoning district change from the R-3, Multi-family Zoning District to the RS-6, Medium Density Residential District, or the most appropriate zoning district. The subject property is approximately .63 acres located between lots 509 and 510 and west of SE Fairway West. The Yacht and Country Club of Stuart is located on the east side of SE Dixie Highway, approximately one mile south of Indian Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Carla Segura, Martin County Real Property Manager

Presented by: Peter Walden, Principal Planner, Growth Management Department

*** There were no ex parte communication disclosures

*** No Interveners were present

*** Resume, Professional Experience of Peter Walden, Agenda Materials, and Staff Report are provided for the record

*** Notification to surrounding property owners was provided at the LPA meeting of July 19, 2018

*** Individuals speaking on Yacht & Country Club of Stuart (Y006-005) were sworn in

Mr. Walden reviewed the proposed amendment to change the existing zoning district on the .632-acre property located on SE Fairway West in the Yacht and County Club in Stuart, from a category "C" R-3 Multiple family Residential zoning district to the RS-6 Medium Density Residential District, allowing a maximum density of eight units per acre.

Included in this application is a request for a Certificate of Public Facilities Exemption. The Land Use designation for the property is R-3, Category "C", which is inconsistent with the future land use designation and the request to rezone is mandatory.

The requested zoning change is for RS-6, Medium Density Residential District. The four available "A" category zoning districts were provided. Permitted Use tables were displayed (pgs. 2,3/13).

Mr. Walden explained the proposed amendment to the zoning atlas is consistent with the Medium Density assigned to the Future Land Use Map. The permitted uses and Land Development Regulations (LDRs) pertaining to the RS-6 Medium Density Residential Zoning District are suited for the area, will conserve the value and development pattern that is well established in the community, it is less dense and not multi-family.

The LPA confirmed that staff worked with the YCC's POA and there were no unresolved issues to the RS-6 Medium Density Residential Zoning District.

Public Comment: None

The LPA had no problems with the change if the YCC POA was comfortable and satisfied with it.

- * **MOTION – MOVED** by Ms. Hall to approve the amendment to change the existing zoning district from R-3 Multiple Family Residential District to RS-6, Medium Density Residential District on SE Fairway West, Tract E-5, in the Yacht and Country Club in Stuart, Fl.

** **SECONDED** by Mr. Watson **Carried UNANIMOUSLY**

2. Comprehensive Plan Amendment 18-8, Fire Station 10 – Request to consider a Future Land Use Map change from Institutional General to General Commercial on +/-0.34 acres located at 1250 NE Samaritan Street.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Maria Jose, M.S., Planner, Growth Management Department

- *** For the Record:
- *** Ms. Jose provided her resume and professional experience
- *** A copy of staff's report and agenda materials were provided
- *** Notification to surrounding property owners was provided

Ms. Jose reviewed the request for a Future Land Use Map change from Institutional General to General Commercial on a surplus parcel of +/-0.34 acres owned by Martin County at 1250 NE Samaritan Street.

Adjacent properties surrounding the parcel were displayed, showing COR, Commercial Office Residential.

Opposite properties were GC, General Commercial. Three potential Future Land Use designations were considered: COR, Commercial Office Residential, LC, Limited Commercial, and GC, General Commercial.

Ms. Jose indicated staff recommended the most appropriate Land Use Map change from Institutional General would be LC, Limited Commercial due to the small size of the site that would allow a maximum of three residential units and less intensity.

Also, LC is compatible with the transition between the mobile home park and adjacent residential neighborhoods and the most intense commercial uses to the North. Ms. Jose explained the difference in intensities for COR and uses that are not permitted in LC, adding that LC would limit the intensity of uses within the Wellfield Protection Zone 1 and the closeness to Wellfield Protection Zone 2. Staff's recommendation was LC, Limited Commercial.

The LPA discussed hearing this request at the July 19, 2018 LPA meeting and their previous discussion concerning whether COR was appropriate since there were three empty parcels adjacent to this parcel. They also discussed that it would be less cumbersome to change the land use in the future if this parcel was COR along with the adjacent parcels.

Mr. Watson reviewed the aerial of the property and agreed the FLUM change and zoning should be consistent with the adjacent areas. The LPA discussed the other land use designations available and Mr. Moir commented that GC, General Commercial was not an option.

Public Comment:

Ms. Dorothy Reyes, representing Tropical Acres Mobile Home Park, and owns #17 in the Park, understood from prior meeting's discussions about guaranteeing a wall, fence or landscape barrier between the Mobile Home Park for protection.

Mr. Moir could not guarantee a barrier and believed it would have to occur between the owner(s) and developer(s).

Mr. Dulin displayed the map of the Tropical Acres Mobile Home Park and the Pine Lake Mobile Home Park and indicated that both were owned by Pine Lake Mobile Home Park.

Mr. Foley commented that the other two properties are already COR and it would make sense to have them all with the same Land Use Designation.

* **MOTION – MOVED** by Mr. Foley to approve the Future Land Use Map change from Institutional General to COR, Commercial Office Residential.

* **SECONDED** by Ms. Hall **Carried UNANIMOUSLY**

3. Fire Station 10 (Quasi-Judicial) –Application for rezoning from PS (Public Service) to GC (General Commercial) or the most appropriate zoning district regarding Comprehensive Plan Amendment 18-8, Fire Station 10.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Maria Jose, M.S., Planner, Growth Manager Department

*** There were no ex parte communication disclosures

*** No Interveners were present

*** Ms. Jose previously turned in her resume, professional experience, and staff report and agenda materials, and notification to property owners

*** Individuals wishing to speak on Fire Station 10 were sworn in

Ms. Jose reviewed the request and indicated the Future Land Use Designation change just heard was recommended to be COR-2, Commercial Office Residential. There are three COR zoning districts available to implement the Future Land Use designation, COR, COR-1 and COR-2. COR does not allow residential; COR-1 allows residential and COR-2 allows more residential (10/u/p/a) than COR-1.

Public Comments: - None

* **MOTION – MOVED** by Mr. Watson to recommend approval for CPA 18-8, Fire Station 10 rezoning from PS (Public Service) to COR-2 (Commercial, Office Residential).

** **SECONDED** by Ms. Hall

Carried UNANIMOUSLY

4. Comprehensive Plan Amendment 18-9, Reserve Area No 1, Plat of Leilani Heights, Phase 1 – Request to consider as Future Land Use Map change from Low Density Residential to Institutional Recreational on two parcels consisting of +-3.38 acres located at the southwest corner of NE 24th Street an NE 18th Avenue.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Irene Szedlmayer, AICP, Sr. Planner, Growth Management Department

*** Ms. Szedlmayer provided her resume and professional work experience

*** A copy of staff's report and agenda was provided for both agenda items -#4 & #5.

*** A copy of the Certified Mailing was provided

Ms. Szedlmayer reviewed the request for CPA 18-09, Leilani Heights, Phase 1, to consider changing the Future Land Use Map from Low Density

Residential to Institutional Recreational on two parcels consisting of +-3.38 acres located at the SW corner of NE 24th Street and NE 18th Avenue, in the Leilani Heights subdivision. This item was heard on July 19, 2018, and due to a concern about proper mailing, it was rescheduled for a tonight's public hearing. The property is owned by Martin County, it is mostly vacant except for a small playground in the northwest corner. An aerial of the Plat and location of the property from 1973 was displayed, indicating "Reserved Area No. 1 (Park)."

The Board of County Commissioners initiated the request to change the Land Use on the Future Land Use Map and there are three Institutional future land use designations. After review of all three, staff recommended Institutional Recreation as the most appropriate.

Public Comments:

Mr. Tom Lyons, Jensen Beach, indicated he would like to see it continue to be a recreation/park area and building homes would not be compatible with the community.

Mr. Moir assured him that would not occur. Mr. Watson confirmed the LPA approved staff's recommendation at the 7/19/18 meeting.

- * **MOTION – MOVED** Mr. Foley to approve staff's recommendation regarding CPA 18-9 for a Future Land Use Map change from Low Density Residential to Institutional Recreational on two parcels shown on the Plat of Leilani Heights, Phase 1, Reserve Area No. 1.

- ** **SECONDED** by Mr. Scott.

Carried UNANIMOUSLY

5. Reserve Area No. 1, Plat of Leilani Heights, Phase 1 (Quasi-Judicial)- Application for rezoning from R-2 (Single Family Residential District to PR (Public Recreation) or the most appropriate zoning district regarding Comprehensive Plan Amendment 18-9, Reserve Area No. 1, Plat of Leilani Heights, Phase 1.

*** There were no ex parte communication disclosures

*** No Interveners were present

*** Ms. Szedlmayer provided her resume, professional work experience. A copy of staff's report and agenda, and a copy of the Certified Mailing

*** Individuals wishing to speak on this item were sworn in

Ms. Szedlmayer reviewed the companion request for rezoning the Leilani Heights Future Land Use Map change. She reviewed the five zoning districts available and noted one is designed to implement the Future Land Use Map

Institutional Recreation designation, and that zoning district is Public Recreation (PR).

Staff recommended PR – Public Recreation as the appropriate zoning district to implement the Land Use Designation of Institutional Recreation for this property.

Public Comments: - None

LPA Comments: - None

- * **MOTION – MOVED** by Ms. Hall to approve staff’s recommendation to rezone Reserve area No. 1, Plat of Leilani Heights, Phase 1, from E-2 (Single Family Residential District) to PR (Public Recreation).

** **SECONDED** – Mr. Watson **Carried UNANIMOUSLY**

B. Requests and Presentations - None

5. COMMENTS

a. Public - None

b. Staff – LPA appointee to the Affordable Housing Advisory Committee – Ms. van Vonno indicated it was time for the LPA to appoint a designated representative to the Affordable Housing Advisory Board. Mr. Moir has been serving as the designee on that Committee for the past few years.

c. Members - Mr. Moir encouraged LPA members to consider serving as the designated LPA Representative on the Affordable Housing Advisory Board. He enjoyed working with other hard-working members in trying to address this problem, and said if no one volunteered he would continue to serve.

Mr. Foley said it would be an honor to serve as the LPA designee on that Board.

- * **MOTION – MOVED** by Mr. Moir (who passed the gavel) to appoint Mr. Donald Foley, III to serve as the LPA designee on the Affordable Housing Advisory Board.

* **SECONDED** by Mr. Watson **Carried UNANIMOUSLY**

Mr. Watson commented that the Indiantown Rodeo is scheduled for October 19th and he invited everyone to attend.

The next LPA meeting date is scheduled for Thursday, October 4, 2018, at 7:00 pm.

6. ADJOURN

There was no further business. The meeting was adjourned at 8:05 pm.

Recorded and Prepared by:

Approved by:

APPROVED

Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

October 4, 2018

Date