

CPA 18-9, Reserved Area No. 1, Leilani Heights

# Minutes

Local Planning Agency Meeting of September 20, 2018

Board of County Commissioners Meeting of ~~A~~ October 23, 2018

## **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**

**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 24<sup>th</sup> Street an NE 18<sup>th</sup> 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 24<sup>th</sup> Street and NE 18<sup>th</sup> 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 19<sup>th</sup> 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



## BOARD OF COUNTY COMMISSIONERS

### FINAL MINUTES

10/23/2018 9:00 AM

### MINUTES

### COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

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#### **COUNTY COMMISSIONERS**

*Doug Smith, District 1*

*Stacey Hetherington, District 2*

*Harold E. Jenkins II, District 3*

*Sarah Heard, District 4*

*Edward V. Ciampi, District 5*

*Taryn Kryzda, County Administrator*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and*

*Comptroller*

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#### **CALL TO ORDER**

**Present:** 5 - Chairman Edward V. Ciampi  
Vice Chairman Harold E. Jenkins II  
Commissioner Doug Smith  
Commissioner Ed Fielding  
Commissioner Sarah Heard

#### **1. INVOCATION-Chaplain L. C. Campbell Jr., Treasure Coast Seawinds**

#### **Funeral Home & Crematory**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ADDITIONAL ITEMS**

#### **4. APPROVAL OF AGENDA**

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Fielding, for approval of the agenda, the consent agenda [minus pulls CNST-1, CNST-8, CNST-10, CNST-13, CNST-14, and CNST-15], and the additional item of CNST-15. The motion carried by the following vote:

**Aye:** 3 - Chairman Ciampi, Vice Chairman Jenkins II, and Commissioner Smith

**Nay:** 2 - Commissioner Fielding, and Commissioner Heard

**PH-4**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-9, RESERVED AREA NO. 1, LEILANI HEIGHTS PHASE 1**

This application to amend the Future Land Use Map regarding 3.4 acres was initiated by the Board of County Commissioners. The property is owned by Martin County and located within the Leilani Heights Phase 1 Subdivision, south of NE 24th Street Extension and west of NE 18th Avenue. Staff recommends that the Low Density Future Land Use designation be changed to the Institutional-Recreation Future Land Use designation. The Local Planning Agency recommended approval of the transmittal.

Agenda Item: 18-0776

Senior Planner Irene Szedlmayer and Senior Assistant County Attorney Krista Storey presented the item to the Board. Ms. Szedlmayer verified the notification of the surrounding property owners and the posting of signs on the property.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Heard, for staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Fielding, and Commissioner Heard

**PH-5**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-11, LEIGHTON FARM AVENUE FUTURE LAND USE MAP AMENDMENT**

This application to amend the Future Land Use Map will change the future land use designation from Agricultural Ranchette to General Commercial on 0.79 acres. The property is located between the right-of-way of the current and the future alignment of SW Leighton Farm Avenue, just south of SW Martin Highway. The amendment is related to an exchange of property by the County and a private property owner to make realignment of SW Leighton Farm Avenue possible and was initiated by the Board of County Commissioners.

Agenda Item: 18-0777

Senior Planner Irene Szedlmayer and Senior Assistant County Attorney Krista Storey presented the item to the Board. Ms. Szedlmayer verified the notification to surrounding property owners and the posting of signs on the property.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for staff's recommendation. The motion carried by the



following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Fielding, and Commissioner Heard

**PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-12, LEIGHTON FARM AVENUE, A TEXT AMENDMENT**

A request for the Board of County Commissioners to consider transmittal of CPA 18-4, Leighton Farm Ave., an amendment of Chapter 4, the Future Land Use Element, to extend the boundary of Figure 4-2, the Urban Service District, and to make related amendments in other chapters, if warranted.

**Agenda Item:** 18-0785

Senior Planner Irene Szedyilmayer and Senior Assistant County Attorney Krista Storey presented the item to the Board.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Fielding, and Commissioner Heard

**REQUESTS AND PRESENTATIONS**

**R&P-1 CAREER SOURCE RESEARCH COAST CURRENT EVENT UPDATE PRESENTATION**

Career Source Research Coast of the Treasure Coast will present an end of year and current event update.

**Agenda Item:** 18-0794

CareerSource Research Coast President/CEO Brian Bauer provided the annual update presentation to the Board.

Economic Council CEO Ted Astolfi addressed the Board in support of the Manufacturing Apprenticeship Program. Business Development Board Executive Director Tim Dougher praised CareerSource and thanked the Board for their support. Mr. Dougher announced the Manufacturers and Skilled Trades Roundtable in November at the IRSC Chastain Campus.

**DEPARTMENTAL ADMINISTRATION**

**DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

This is a placeholder on all Board meeting agendas in an effort to streamline the process for grant applications, awards, budget resolutions, budget transfers from