

CPA 18-11
SW Leighton Farm
Avenue FLUM

Meeting Minutes

LPA October 4, 2018

BCC October 23, 2018

LOCAL PLANNING AGENCY MEETING

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

MEETING MINUTES- October 4, 2018

Present:

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

Absent:

Member	Cindy Hall
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Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Comprehensive Planning/Site Compliance Division Adm.	Clyde Dulin
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 7:04 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of September 20, 2018

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of September 20, 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. Comprehensive Plan Amendment 18-11, Leighton Farm Ave.

Request to consider a Future Land Use Map change from Agricultural Ranchette to General Commercial on a +/-0.70 acres located just south of SW Martin Highway and adjacent to SW Leighton Farm Avenue.

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

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

- *** Notification to surrounding property owners was provided
- *** Signs Posted and Advertising notices were provided
- *** The Requested Amendment is needed to accomplish an important County Transportation objective

Mr. Moir introduced Ms. Szedlmayer to review the request. Ms. Szedlmayer explained that the Board of County Commissioners approved an exchange of property with the Moyel Group, Inc., and directed an amendment of the Future Land Use Map be initiated to change the Future Land Use Designation of the subject property from Agricultural Ranchette to General Commercial.

- Resolution 18-5.15 is attached as Exhibit A to Staff Report.

The property exchange makes possible the realignment of SW Leighton Farm Avenue to form a 4-leg intersection with SW Deggeller Court at SW Martin Highway and create a safer and more efficient intersection.

The subject land abuts 10 acres of land owned by the Moyel Group that presently has the General Commercial Future Land Use designation.

Photos of the subject property, pending amendments of the Future Land Use Map, FLUM amendments since 1982, Adjacent FLU designations, soil Survey, and Adjacent Existing Land Use maps were displayed and reviewed.

Criteria covering change in the Future Land Use was provided (Staff Report, pgs. 9 & 10). Review of the 2007 decision to designate the adjacent 10 acres General Commercial Future Land Use, the determining in 2012 by the Martin County MPO in its Congestion Management Process Update to align SW Leighton Farm Ave. with SE Deggeller Court, along with the Board's decision (May, 2018) to exchange property with the Moyel Group, Inc., satisfy the criteria (para. [a]) and allow staff to recommend approval of the proposed amendment of the FLUM.

The Amendment is related to capacity improvements to SW Martin Highway between SW Citrus Blvd., and SW Martin Downs Blvd. The roadway segment

between SW Citrus Blvd. and the Fl. Turnpike is currently operating at LOS “F”, and the Amendment satisfies the criteria in (para. [c]) and allows staff to recommend approval of the proposed amendment of the FLUM.

DISCUSSION:

Mr. Banfi supported the request. He asked how the current Right of Way (ROW) got a land use designation of GC-General Commercial since that isn’t usually done to ROWs.

Ms. Szedlmayer explained in 2007 a land use amendment was reviewed in an anticipation of approval of a proposed site plan for Leighton Farm Avenue relocation and improvements.

Mr. Banfi commented on the legal descriptions being consistent with all the realigned properties land uses, and that nothing should be left out.

Mr. Moir commented on the .79 acres and if it was all of the easement.

Ms. Szedlmayer indicated that it was land that is not part of the ROW and the land use map was provided for the current ROW.

Ms. Storey noted the 2,500 ft. for notification outside the PUSD was correct.

Public Comment: None

- * **MOTION – MOVED** by Mr. Watson to approve the Comprehensive Plan Amendment 18-11, Leighton Farm Avenue to change the Future Land Use Map from Agricultural Ranchette to General Commercial on +/-0.79 acres located south of SW Martin Highway and Adjacent to SW Leighton Farm Avenue.

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

2. Comprehensive Plan Amendment 18-12, Leighton Farm Avenue Request to amend the text of Chapter 4, Land Use Element to extend the boundary of Figure 4-2, the Urban Service District, and related topics if warranted in other chapters.

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

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

- *** Notification to surrounding property owners was provided
- *** Signs Posted and Advertising notices were provided
- *** The Requested Amendment is the companion piece to CPA 18-11 for consistency in Chapter 4 and 11.

Ms. Szedlmayer reviewed the request and provided information from the Executive Summary on Resolution 18-5.5.16, CGMP Fig. 4-2, Urban Service District revised to align the boundary of the PUSD with the western edge of the new SW Leighton Farm Avenue alignment and increases the PUSD by approximately by 3.2 acres.

Photos: Fig. 1, Revision to the PUSD directed by Res. 18-5.16 and Fig. 2, Revision to the PUSD as recommended by staff (staff report, pg. 3/7) was provided, showing the PUSD existing area boundary in blue and new service area in green.

The Board was also asked to consider the recommendation that the boundary of the PUSD be extended approximately 100 ft. to the south so that the PUSD coincides with the land designated General Commercial Future Land Use (land subject of two previous site plans, approved in 2007, but never recorded). This alternative increases the PUSD by 5.12 acres, not 3.2 acres, (Fig. 2).

Mr. Banfi asked if the land east of the old Leighton Farm Avenue ROW was part of the development. Ms. Szedlmayer indicated it was not. Mr. Banfi discussed ownership and if the strategy was that everything labeled General Commercial is to be in the PUSD. He questioned the land west of that and why we were including it this time and excluding it from the land use.

Ms. Szedlmayer explained – the general mapping protocol is that the PUSD and SUSD goes over ROW lines. The Resolution of the Board directed that the PUSD be brought over to the new western boundary of Leighton Farm Avenue.

Mr. Banfi said if this is so, he hoped that the precedent will be treating everyone consistently, including ROWs.

Mr. Watson asked if the USB followed property lines.

Ms. van Vonno provided some history of the 1980's GIS maps, and the reasons why errors occurred, which was before the new technical equipment we now have available, providing accurately detailed GIS Maps for staff and applicants.

Mr. Moir commented on including the GC land use and the value of setting a precedent for the ROW easement boundary. Ms. van Vonno indicated you have to use the ROW, it is typically a greater distance than the constructed road.

Mr. Banfi said the ROW becomes part of the urban network. You might make it clear and say the road is providing service to this commercial development and is also in the USD.

Discussion ensued on a triangle piece of property to the north and cleaning that up.

Ms. Storey noted this was a text change request and you would have to speak with the property owner in order to do that.

Ms. Szedlmayer indicated that staff's recommendation is to extend the PUSD to the western boundary of the new SW Leighton Farm Avenue ROW and to the south to coincide with the boundary of the General Commercial Future Land Use designation.

Mr. Dulin noted the text of the CGMP 4-7 specifically describes the PUSD as being applicable to urban future land use designation, so it follows to a GC future land use designation. Hatching should not be there, and errors made earlier can be remedied now as part of this recommendation.

Public Comment: - None

- * **MOTION – MOVED** by Mr. Banfi to concur with staff's recommendation and move for the correction of the southeast corner and triangular piece and correction on the Urban Service Boundary to coincide with the Land Use.

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

B. Requests and Presentations – None

5. COMMENTS

a. Public - None

b. Staff – Ms. van Vonno discussed possible agenda items for the next LPA meeting date scheduled for Thursday, October 18, 2018, at 7:00 pm.

c. Members - None

6. ADJOURN

There was no further business. The meeting was adjourned at 7:50 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

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

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