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LOCAL PLANNING AGENCY MEETING

Martin County Commissioner Chambers

2401 S.E. Monterey Road

Stuart, Florida 34996

MEETING MINUTES- February 7, 2019

Present:

Chairman	Jim Moir
Vice Chairman.....	Scott Watson
Agency Members	William J. Flanagan
.....	Don Foley, III
.....	Cindy Hall

School Board Liaison	Kimberly Everman
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Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Acting County Attorney ..	Krista Storey
Deputy Director, Development Review Division.....	Paul Schilling
Principal Planner	Peter Walden
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 January 17, 2019

* **MOTION – MOVED** by Ms. Hall to approve the Consent Agenda and Minutes of the LPA meeting of January 17, 2019

****SECONDED** by Mr. Watson

Carried UNANIMOUSLY

3. UNFINISHED BUSINESS

A. Public Hearings

1. Treasure Coast Classical Academy (D054-005) (Quasi-Judicial) – Request for approval of a Major Final Site Plan for the development of a two-story 65,000 square foot educational institutional with associated infrastructure 14.22 acres located at 1400 SE Cove Road on the south side of SE Cove Road approximately 1.3 miles east of SW Kanner Highway in Stuart.

Included is a request for a Certificate of Public Facilities reservation.

Requested by: Ella Taylor, Medalist Building Group, LLC

Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Dept.

- *** Ex Parte Communication Disclosures – None since the last meeting
- *** Interveners – None
- *** Return Receipts were provided by the applicant
- *** All individuals wishing to speak on this request were sworn in (S/I)
- *** Letter from the Applicant requesting a Continuation

Mr. Moir referred to the applicant's letter and Ms. Storey advised of the applicant's request for a continuation (letter displayed) to the LPA meeting of March 7, 2019.

Public Comments:

Mr. Jerry Klein, a resident of the Summerfield Community, located on Cove Road, addressed the job of the LPA which he believed was to assess whether the site of the proposed school (TCCA) was appropriate and how the location affects the community. His main concern was traffic between 7 am and 9 am, with TCCA adding some 600+ cars in-coming and out-going, East to West (or reverse) all on the 2-lanes of Cove Road. He spoke of the difficulty for right-turn lanes because of the location of homes close to the site, and the nightmare of the traffic light at Atlantic Ridge and ongoing traffic going to I-95 in the morning. The school is in the wrong location, and it can't handle the traffic. He will speak at the next LPA meeting when this request will be heard again.

Steve Martinez, resident at 1500 SE Cove Road, agreed with Mr. Klein's comments about the traffic, and said his property is in direct contact with the school's location, dirt from construction puts his property right in their path, and will add to his current health and disability issues. He commented on smells from a septic system, noise and pollution from hundreds of cars on the two lane road, and the need for a privacy wall.

* **MOTION – MOVED** by Mr. Foley to approve the Treasure Coast Classical Academy's request to continue this application to the LPA meeting of March 7, 2019.

** **SECONDED** by Mr. Flanagan **CARRIED – UNANIMOUSLY**

4. NEW BUSINESS

A. Public Hearings

1. Bridgewater PUD (P115-006) Quasi-Judicial – Request for PUD Zoning and Master Site approval for a 107 lot residential development on an approximate 215 acre parcel previously developed as a 36-lot AG-Ranchette subdivision located on the west side of SE Island Way adjacent to the Palm Beach County Line.

Requested by: Morris A. Crady, AICP, Lucido and Associates, Sr. Vice President

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

- *** Ex Parte Communication Disclosures – None
- *** Interveners – None

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*** Mr. Walden provided a copy of Staff Report and Agenda Materials, and a copy of his resume and professional experience

*** Return Receipts were provided by the applicant

*** All individuals wishing to speak on this request were sworn in (S/I)

Mr. Walden, (S/I), reviewed the application requesting a revised Master Site Plan approval and a PUD Agreement for an increase of lots from 36 to 107 on 215 acres. Also included is a deferral of Public Facilities Reservation. Mr. Walden displayed the Location Map with the original 36 lots, and said that no lots have been sold and no homes constructed.

An Aerial of the Subject Site with Future Land Use, the Jonathan Dickinson State Park, Wildlife Greenway Corridor Preserve areas, and the Palm Beach County Line were displayed with other adjacent properties. The original plans called for wells and septic tanks to provide water and sewage treatment. On July 25, 2017 the BoCC adopted a future land use amendment (CPA 17-3) that changed the future land use designation from Agricultural Ranchette to Rural Density on the Bridgewater property and also approved changing the zoning district designation to RE-2A, Rural Estate District in conjunction with the land use. (Resolution 17-7.22). The BoCC also adopted Ordinance 1025 on 7-25-17 regarding CGMP Amendment 17-4, adding language to Comprehensive Plan Policy 4.7.A.3.(5) “*Exceptions to location in the Primary Service District*” (Staff report pg. 2/12 read into the record) allowing the same language to amend Policy 10.1A.8(3) for the project’s connection to water and sewer service from the PUSD.

The new Master Plan layout shows 107 lots being rezoned to 1 u/p/a consistent with the Rural Density Land use designation. Public benefits will be provided by the applicant, including a contribution for construction of the South County Fire Station and construction of a missing link of sidewalk at SE Island Way and the Palm Beach County Line.

Mr. Walden indicated the application meets the threshold requirements for processing as a Major Development Master Final Site Plan and is in compliance with the Goals, Policies and Objectives of the Martin County CGMP, Land Development Regulations and staff recommends approval.

LPA Questions: None

The Applicant:

Mr. Crady reviewed the history of the property, road construction, updating the map and the County allowing Rural Density on the property, and the 36 lot split to 107. He provided a Power Point presentation that included Benefits provided to the County -- connection to the PUSD, \$60,575 for the public sidewalk connection, \$50,000 contribution for the South County Fire Station improvements, a 50 ft. Native Buffer adjacent to the Wildlife Corridor.

There are no environmental impacts, the increased residential capacity provides a significant increase in the Martin County tax base with minimal impact to Martin County facilities and services. Mr. Crady agreed with staff’s presentation and recommendation of approval.

LPA Comment/Questions

Mr. Flanagan appreciated the Wildlife Corridor Crossing benefit, he recalled Island Way being a challenge for school buses with an issue about development to the East and around the circle, and he looked to Ms. Everman for some history. He also addressed safety concerns.

Ms. Everman said there was no school bus pick-up at Island Way from the previous submission and they would have to see the Final Site Plan, that 107 homes would have a higher rate of students than the previous 36 homes. There was also some discussion that the school pick-up might involve Jupiter or Tequesta.

Mr. Crady discussed a contribution previously made from the Pennock Point project for a bus stop and believed there was no demand for one. If there is a demand, there would need to be an agreement from the School Board.

Mr. Moir was concerned that this development line is just outside the Secondary Urban Service Boundary (SUSD) and increases the density by two-thirds outside the SUSD, and is not even in it. We are justifying increased densities across the County Line and Boundary lines, which is a great concern and discussion needs to be continued.

Mr. Crady commented on the provision in the CGMP that allows rural density outside the Primary and Secondary USDs.

Ms. Hall recalled their previous debate on this project concerned the wells and septic system and the benefits of keeping them off septic and wells, and she favored moving this forward as presented.

Public Comments: - None

* **MOTION – MOVED** by Ms. Hall to accept staff’s recommendation of approval for the PUD Zoning and Master Site Plan approval for the Bridgewater PUD.

****SECONDED** – by Mr. Watson **OPPOSED** – Mr. Moir **CARRIED – 4-1.**

B. Requests and Presentations

1. Workshop regarding Repeal and Replacement of Article 10, Land Development Regulations

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

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

Ms. van Vonno provided background information on the BoCC’s request to staff regarding Article 10, the Chapter of the County’s LDRs, detailing the procedures for the review of development applications, and said it is a challenging work in-progress.

While it has been modified extensively over the years, Article 10 has retained its original format, a format that does not follow the flow of the development review process, and through layering revisions over the years, it has become cumbersome. It contains redundant language. It has missing definitions of terms that are used frequently, and some that are never used. We must comply with the CGMP and changes in State Statute requiring some provisions to be updated.

Staff’s review is intended to update and streamline the process, look at some substantive changes to the thresholds of the development application process and post approval process, and provide a complete reorganization of the Chapter. There are no changes to the development review process. A new section has been added to address Construction and Completion Requirements, several exceptions are added to address projects in CRA areas, or the redevelopment of existing developments. In the Matrix Section of Staff Report, Ms. van Vonno referred to language “prior to the date of March 25, 1980” which should have been removed.

Tonight's workshop is to elicit comments from the LPA, review staff comments and address incorrect references. Ms. van Vonno thanked Joan Seaman for her hard work in helping to provide the information for review tonight. This item will be coming back to the LPA for further review.

LPA Comments/Questions:

Mr. Watson: Would like to have more time to review the material prior to his comments.

Mr. Moir: Asked for clarification on 10.1.E.2, New Provisions. Ms. van Vonno provided an explanation on significant changes.

Mr. Moir referred to Sec. 10.4. Functions of the LPA. He saw this task of the LPA deleted and changed significantly and spoke of the LPA providing awareness to the public with an opportunity to review Master Site Plans and seek public input.

Ms. van Vonno explained the significant and minor editing of language changes within the Matrix, including information on the past approval process and the need to reduce redundancy, the time-frame issues that repeat steps already taken, resubmittal of fees, and the many changes that impact the approval process. The post approval process was thoroughly reviewed, and significant changes to eliminate the number of rounds in the review process intended to get through the process sooner for the applicant.

Mr. Moir agreed the new version and Matrix made sense and he looks forward to recommendations and more interest from the public. He was concerned streamlining the review of projects can become gamed/taken advantage of by the applicant. Ms. van Vonn hoped to avoid that and said they expect everyone to demonstrate complete compliance.

Ms. van Vonno indicated that staff would continue to work on clarity and how this gets presented and reviewed at the next presentation, which will be coming back to the LPA most likely in April. Paul Schilling, Deputy Director, Development Review Division and Peter Walden, Principal Planner was available to answer questions and address any comments.

Mr. Moir added that at today's presentation he received information on the planning process of some items that was not previously available, and he appreciated that clarity of the entire process that will soon be forthcoming.

5. COMMENTS

a. Public – Mr. Robert Raynes believed this was a good start, there were items he agreed on such as the post approval process, eliminating resubmittals and the expense involved and that after review he will be providing comments. He applauded staff's efforts.

b. Staff – Ms. van Vonno indicated the next LPA meeting is scheduled for February 21, 2019. There are two major applications and a major PUD scheduled for the LPA meeting of March 7, 2019. A large public attendance is anticipated at that meeting.

c. Members – **Mr. Foley and Ms. Hall will not be available for the March 7, 2019 meeting. Staff was acknowledged for their effort and hard work that went into preparation for the Article 10 Workshop.**

6. ADJOURN

There was no further business. The meeting was adjourned at 8:20 pm.

Recorded and Prepared by:

Approved by:

Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

Date