

LOCAL PLANNING AGENCY MEETING
Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING MINUTES- March 21, 2019

Present:

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

Absent:

.....	Cindy Hall
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School Board Liaison	Kimberly Everman
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Staff Present:

Acting County Attorney	Krista Storey
Growth Management Department:	
Principal Planner	Catherine Riiska
Deputy Director, Development Review Division	Paul Schilling
Agency Recorder.....	Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:00 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of February 21, 2019

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of February 21, 2019.

** **SECONDED** by Mr. Flanagan **Carried UNANIMOUSLY**

3. UNFINISHED BUSINESS – None

4. NEW BUSINESS

A. Public Hearings

1. Summerland Place, LLC (S259-002) (Quasi-Judicial) – Request by Summerland Place, LLC, for a zoning change from the current R-3, Multiple-Family Residential District, to the RM-10, High Density Residential District for an approximately 2.0 acre subject site located on the west side of SE Morningside Drive approximately 525 feet south of the intersection of SE Morningside Drive and SE Federal Highway in Stuart, Fl. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Shaun G. MacKenzie, MacKenzie Engineering & Planning, Inc.

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

*** Ex Parte Communication Disclosures – None

*** Interveners – None

*** Ms. Riiska provided a copy of Staff Report and Agenda Materials, and a copy of her resume and professional experience

*** Return Receipts were provided by the applicant

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

Ms. Riiska (S/I) reviewed the applicant's request for a proposed zoning district change from the R-3, Multiple Family Residential to RM-10, High Density Residential District. The land use designation for the vacant property on the Future Land Use Map (FLUM) is High Density Residential and the current R-3, Multiple Family Residential is not consistent with the High Density Residential land use policies of the CGMP, therefore the request to rezone is considered mandatory.

There are two standard zoning districts available to implement the high density land use policies of the CGMP, RS-10, High Density Residential and RM-10, High Density Residential. The Planned Unit Development (PUD) District is also an available option. Tables (Pg. 2/17) showing permitted uses in the categories were provided. Standards for amendments to the Zoning Atlas consistent with the LDRs, pursuant to Policy 4.4A.1, CGMP, were provided (pg. 8/17).

A Location Map, an aerial of the subject site, an aerial of the adjacent communities, and a Zoning Map and Future Land Use Map were displayed. The subject site has been designated for High Density Residential land use goals (pgs. 10 & 11/17). Based on findings and analysis staff recommends the requested RM-10 High Density Residential zoning as the most appropriate zoning.

Mr. Foley confirmed that RM-10 and RS-10 both allow high density. Ms. Riiska concurred and added that both allow 10 units/per/acre and the difference is RS-10 requires Single Family and RM-10 allows both.

Mr. Moir questioned some of the land uses on adjacent properties. Ms. Riiska displayed the surrounding neighborhoods with duplex, quad-plex, single family, and multi-family.

The Applicant:

Shaun G. MacKenzie, MacKenzie Engineering & Planning, Inc., *** provided the Return Receipts.

Mr. MacKenzie indicated it was a pleasure working with staff and he looked forward to working on the project. He concurred with staff's finding of approval for the requested rezoning.

Public Comments/Questions:

Beth Priddy, President of the Southern Pines HOA, indicated a problem with the intersection traffic at the entrance to Morningside Drive which will increase with this development; another problem is the drainage and flooding in the parking lot, their homes are on septic and she asked if the project will be on a septic system, the two story buildings will add to this problem. Also some of their improved drainage now drains into their proposed construction area.

Ms. Riiska indicated the project was in the PUSD and they would have to hook up; however this is a rezoning request and it does not authorize any development at this site without providing complete compliance with Martin County LDRs and the CGMP, for drainage, the environment, water and sewers and the traffic impact.

Mr. MacKenzie addressed Ms. Priddy's concerns and agreed with Ms. Riiska on the issues that will require compliance. Ms. Riiska recalled the discussion for the project to hook up to water and sewers.

Public Comments: - No further comments

LPA Comments: - No further discussion

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

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

Mr. Moir addressed the public and recommended they attend and participate at future meetings and get their questions answered.

2. **Advantage Self Storage (J040-011) (Quasi-Judicial)** Request by Jensen Beach Holdings, LLC, for approval of a Revised Major Final Site Plan for the development of 92,700 square feet of residential storage within three buildings with associated infrastructure on 4.44 acres. The site is located at 528 NE Jensen Beach Blvd. In Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Blvd. Included is a request for a Certificate of Public Facilities Reservation.
Requested by: Terence McCarthy, McCarthy, Summers Bobko et al
Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Dept.

*** Ex Parte Communication Disclosures – None

*** Intervenors – None

*** Ms. Riiska provided a copy of Staff Report and Agenda Materials, and a copy of her resume and professional experience

*** Return Receipts were provided by the applicant

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

Ms. Riiska reviewed the request for a revised Major Final Site Plan for a residential storage facility on the south side of NE Jensen Beach Boulevard. The site was originally approved for a commercial project known as Jensen Beach Professional Center, which did not proceed to completion, but it established a preserve area and a PAMP. The current proposal does not propose any changes to the preserve area or its management plan (PAMP) and the Development Order will include a condition to ensure compliance with those previously approved documents.

The site consists of two parcels with a future land use designation of Commercial/Office/Residential (COR) and the existing zoning is COR-1. The proposed use for the residential storage facility is a permitted use within the Site Plan use and the Zoning District.

Currently the proposed project consists of one two-story climate controlled building adjacent to Jensen Beach Boulevard and two one-story buildings in the rear of the property for a total of 92,700 sq. ft. of gross floor area, along with related site infrastructure. The project is located in the PUSD and will be serviced by Martin County Utilities for water and waste water services.

The applicant has proposed a reduced parking rate and has provided a Parking Rate Adjustment Analysis for consideration. The reduction is minor, and is believed to be only one space reduction from the allowable threshold.

The application has been reviewed and is recommended for approval by staff. In addition to the application demonstrating compliance with the applicable Land Use and Zoning materials, the application has also demonstrated compliance with the Commercial Design Standards, landscape buffering material requirements, and applicable CGMP requirements, and includes architectural requirements specific to residential storage.

The Development Review Team has evaluated the proposed project and all plans and materials and all the procedures of Article 10 and the LDRs and has found the proposed revised Final Site Plan does meet the applicable requirements of the Martin County Code, CGMP, and the LDRs. Staff recommends the application for Advantage Self Storage, Jensen Beach Holdings, LLC request to be recommended for approval by the LPA.

The Applicant:

Terence McCarthy, McCarthy, Summers, Bobko et al, representing the applicant, recalled that a year ago they changed the zoning on this property. Since that time the applicant has made an application for a Self-Storage facility. After application is made and reviewed by staff to comply with the County's LDRs and CGMP, a full report of compliance must go to the BoCC. Mr. McCarthy referred to (staff report pg. 2/17) of staff findings and conclusions of all the review agencies to determine and satisfy compliance.

Mr. McCarthy introduced Mike Sanchez, Management Land Development, Land Planner for the project to provide insight into the project. Mr. Sanchez presented a PowerPoint display of the Project Site, adjacent properties, a copy of their previous approval for zoning, re-zoning from R3-A to COR-1. The proposed residential storage facility includes 92,700 sq. ft., with 3 climate controlled buildings. The residential storage units are designed as small modules for residential clients. Commercial clients are prohibited. Also displayed were the parking lot and the 1.6 acre preserve. Architectural design slides of all the buildings, details of the buildings materials, proposed lighting, and the permanent opaque fence around the entire site.

Technical aspects of the Site Plan were provided, including small parking lots, a Right-in and a Right-out, Safety, and loading spaces. The 1.06 acre preserve will be cleaned up and maintained, total open space was detailed, and the traffic impact during peak hours was provided. Additional details of the architectural design of the facility were displayed. Mr. Sanchez agreed with staff's report and concluded his presentation.

LPA Comments /Questions:

Mr. Foley had questions about lighting, 24-7 access and security, and said Mr. Sanchez answered all of them.

Mr. Flanagan questioned the view from the west buffer, and that the 30 ft. requirement height of the building will have residents looking at roof tops. He asked about lighting and an aerial view was displayed that showed proposed parking. The drainage easement needed additional buffering.

Mr. Moir indicated that the Holly Creek side shows an opaque fence on the east side and their view is of the opaque fence and that should have a buffer between the residential neighborhoods. He was concerned with a fence running all along the property line. He confirmed the fence surrounded the PAMP. Mr. Sanchez indicated the large trees will provide additional buffering as they grow.

Mr. Watson was pleased to see the unique architectural design detail provided for the storage facility. Mr. Flanagan concurred.

The Public:

Thomas Russo, 670 NE Dahoon Terrace, was concerned with COR zoning, it will be a 30 ft. 3-story commercial building, it is out of character with the residential neighborhoods surrounding it, and he asked about the hours of operation and what can be stored in the units, the traffic, the fence is high for adjacent residents. His lot is #116 on the cul de sac.

Margaret Slater, 3261 NE Holly Creek Dr., represents Holly Creek on the Board, is concerned about the buffering distance on the line, #187 (lot) is right on the line, another unit further down is 10 ft. away, and they hope to see buffering as soon as possible and would like to be assured their privacy is maintained. She was concerned about a gopher tortoise sighting, as well as the other wildlife.

Eddie Arguelles, 301 NE Town Terrace purchased property south of the applicant's property and questioned how the PAMP is managed, if the landscaping would be removed during construction and affect their location. Mr. Moir explained the PAMP was governed and managed by an agreement and exotics would be removed to return the site to its natural state in perpetuity.

Dave Kostka, 3253 NE Holly Dreek Drive, complimented the design of the building, he had concerns about buffering and lighting – and asked if the will lighting be on 24- hrs. daily, and how many and what height the trees will be that buffer along the property to block the area view from Holly Creek.

Paul Genereux, 392 NE Abaca Way, complimented the architectural design of the buildings and was pleased to see a nice storage facility. He asked staff for a copy of the presentation.

Ms. Riiska indicated that all copies are made public and she would be happy to provide any information to him, as well as to any other members of the public. Many of the graphics shown in tonight's presentation could be made available by contacting Ms. Riiska.

Mr. Moir followed up on the question about the size of the tree landscaping buffer. Mr. Sanchez indicated there are several types of trees and the size would vary between 10 ft., 14 ft., and 16 ft., in height and the landscaping buffer has to be installed before the first Certificate of Occupancy is issued. The wall should be installed later in the construction phase, probably toward the last end of the project. Mr. Moir reiterated the concern of impact on the one resident that was only 10 feet away. Mr. Sanchez committed to looking at that issue and addressing it at the BoCC meeting.

Mr. Watson commended the applicant for a nice job. Mr. Moir agreed they had gone to a great extent with a feel for the right facility. However, if you were a neighbor the wall would be a great concern as well as project construction in your backyard.

* **MOTION – MOVED** by Mr. Watson to approve staff recommendation of the application for Advantage Self Storage, Jensen Beach Holdings, LLC request to be recommended for approval by the LPA.

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

B. Requests and Presentations - None

5. COMMENTS

a. Public - None

b. Staff – Ms. Storey advised the next LPA meeting will be held on Thursday, April 4, 2019 at 7:00 pm. There are a few items on the agenda and the Treasure Coast Classical Academy will be heard.

c. Members - None

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

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