

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

MEETING MINUTES- June 6, 2019

Present:

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

School Board Liaison ..... Kimberly Everman

Staff Present:

Growth Management Department:

Director .....	Nicki van Vonno
Acting County Attorney .....	Krista Storey
Deputy Director .....	Paul Schilling
Principal Planner .....	Peter Walden
Principal Planner.....	Samantha Lovelady
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 May 16, 2019**

\* **MOTION – MOVED** by Ms. Hall to approve the Consent Agenda and Minutes of the LPA meeting of May 16, 2019.

\*\* **SECONDED** by Mr. Foley.

**CARRIED UNANIMOUSLY**

**3. UNFINISHED BUSINESS**

**A. Public Hearings – None**

**B. Requests and Presentations – None**

**4. NEW BUSINESS**

**A. Public Hearings**

**1. Sunrise Restaurants LLC (C110-007) (Quasi-Judicial)**– Request by Sunrise Restaurants, LLC for approval of an amendment to the County Zoning Atlas for Limited Commercial District designation. A zoning district change from the R-3A Liberal Multiple-Family District to the LC Limited Commercial District, or the most appropriate zoning district is proposed for an approximately 2.29 acre parcel located approximately 1,000 feet north of the intersection of NE Indian River Drive and NE Causeway Boulevard in Jensen Beach at 4000 NE Indian River Drive. Included is a request for a Certificate of Public Facilities Exemption.

**Requested by:** Morris A. Crady, AICP, Lucido and Associates

Chairman Moir reviewed the agenda item and confirmed for the record:

\*\*\* Ex parte communication Disclosures – None

\*\*\* Interveners – None

Ms. Storey noted the Applicant requested this item to be continued to June 20, 2019 and it would not be appropriate for this item to be heard. A motion was called to continue this item.

\* **MOTION – MOVED** by Mr. Foley to continue Sunrise Restaurants LLC (C110-007) request for rezoning to continue this item to the LPA meeting of June 20, 2019.

\*\* **SECONDED** by Ms. Hall

**CARRIED UNANIMOUSLY**

Mr. Moir and Ms. Hall advised they were unable to attend the June 20<sup>th</sup> meeting. A quorum was confirmed with the remaining members.

**2. West Stuart Business Center (E016-036) (Quasi-Judicial)** – Request by West Stuart Business Center for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located approximately 1,000 feet north of the intersection of NE Indian River Drive and NE Causeway Boulevard in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to interstate I-95 in Stuart.

**Requested by:** Brad Currie, AICP, Engineering Design and Construction

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

Chairman Moir reviewed the agenda item and confirmed for the record:

\*\*\* Ex parte communication Disclosures – None

\*\*\* Interveners – None

\*\*\* Mr. Walden provided a copy of his resume, professional experience, agenda item and Staff's Report

\*\*\* Return Receipt Notices were provided by the applicant

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

Mr. Walden (S/I) reviewed the request for approval of a revised Major Final Site Plan for West Stuart Business Center, LLC, for the 8.5 acre parcel, Lot 18 of the Ellipse Industrial Park located at 7805 SW Ellipse Way in Stuart, FL. The Ellipse Industrial subdivision is located between I-95 and the Florida Turnpike with access from SW Kanner Highway in Stuart. Lot 18, one of the largest tracts has already been approved for some development (as shown).

The Ellipse was approved for a Minor Final Site Plan for the construction of 2 warehouse/office buildings totaling 39,800 sq. ft. and met the threshold for a Minor Site Plan and approved administratively and this project is complete. This application proposes to add an additional 52,114, sq. ft. of office/warehouse space for a total of 91,924 sq. ft., of building area and meet the current threshold as a Major Final Site Plan. Included in this application is a request is for a Public Facilities Reservation. A Location Map displayed the site location (pg.3/15 staff report). Access to the site will be as originally constructed for the first part of the development of lot 18.

The project is designed to accommodate multiple contractors need for warehouse, office and storage space and because of the amount of different uses and the need for overflow parking, a parking rate adjustment has been requested. An additional 39 spaces along the back of the project has been requested to be constructed as per Section 4.624, Article 4, and constructed as shown. Staff recommended approval of the parking rate adjustment.

Staff recommends approval of the revised Major Final Site Plan pursuant to Sec. 10.1.F. LDRs, Martin County Code and demonstration of compliance with the CGMP, LDRs and all applicable Codes.

LPA – Mr. Moir asked how close the pervious area for the parking lot gets to the easement for I-95. Mr. Walden explained there was considerable landscaping in that area and he displayed the fairly large amount of landscaping in question.

The Applicant:

Brad Currie, (S/I) Engineering Design and Construction, \*\*\* provided the Receipts for Notices. He indicated staff covered all the points, and clarified the amount of spaces along the southern and north end of the property line He discussed the size of the spaces for the parking rate adjustment, indicating the need for the different users. He agreed with staff's recommendation of approval and confirmed compliance in all areas.

Public Comments: None

\* **MOTION – MOVED** by Mr. Flanagan to accept staff's recommendation of approval of West Stuart Business Center, LLC request for a revised Major Final Site Plan.

\*\* **SECONDED** by Mr. Watson **CARRIED UNANIMOUSLY**

**B. Requests and Presentations - None**

**3. Comprehensive Plan Amendment 19-03 Martin County Fairgrounds Utilities Extension and 19-14, Chapter 10, Sanitary Sewer Services Element** – Request to consider the combined text amendments to propose changes to Chapter 4, Future Land Use Element, Chapter 10, Water Sewer Services Element and Chapter 11, Potable Water Services Element Element/10 Year Water Supply Facilities Work Plan to allow for the provision of water and sewer services to the Martin County Fairgrounds. It also proposes amended policies to improve consistency between Chapter 10, Sanitary Sewer Services Element and Chapter 11, Potable Water Service Element/10 Year Water Supply Facilities Work Plan and lastly other modifications include removing references to Indiantown.

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

**Presented by:** Samantha Lovelady, AICP, Principal Planner, Growth Management Dept.

Ms. Lovelady indicated the request was to amend the following chapters to the CGMP – Chapter 4, Future Land Use Element, Chapter 10, Sanitary Sewer Services Element, and Chapter 11, Potable Water Services Element. Staff recommended approval of Chapter 4, Future Land Use Element, and Chapter 10, Sanitary Sewer Element and Potable Water Services Element.

Ms. Lovelady provided a review of the three parts of the text amendment. First – the BOCC initiated an amendment to allow water and sewer services to the future location of the Martin County Fairground; The Amendment covers three chapters of the CGMP Chapters 4, 10 and 11; and a Resolution to initiate the amendments was approved by the BOCC on January 8, 2019.

The request to amend the text of the CGMP is to allow for water and sewer services outside the PUSD for the relocation of the Martin County Fairgrounds, as the current location of the fairgrounds may not be a viable site for the Annual Martin County Fair further than 2019 due to the parking limitations. There is no County owned property large enough to accommodate a fairground within the PUSD, therefore, the CGMP required three amendments to allow the Indiantown Company to provide utility services (extension of public potable waters facilities and regional sewage systems) to property in Indiantown outside of the PUSD.

The provision of potable water and sanitary sewer services is governed by the policies found in Chapters 10 and 11 and the proposed text amendment provides consistent language for both potable water and sanitary sewer services (pg. 7/8). Ms. Lovelady reviewed changes to Chapter 4 that include strike-outs of the references to Indiantown ( pg. 4), and exceptions for the parcel outside the PUSD. Chapter 10 created policy for exceptions outside the PUSD and shows language deletions, and Chapter 11 was combined into Chapter 10, for the extension of potable water lines from the PUSD to the new location of the Martin County Fairgrounds.

Ms. Lovelady completed review of Chapters 4, 10 and 11 references to Indiantown and the DRI and CRA, exceptions, creating policy, changes and provisions for language consistency. A copy of this report has been provided to Indiantown.

Mr. Moir commented that with the Fairgrounds outside the USD of the Village of Indiantown, if the Village going to provide water and sewer services. Ms. Lovelady indicated the Indiantown Company will provide water and sewer service and the capacity for public utility exemption is up to them.

Ms. van Vonno addressed a comment from Mr. Flanagan and said they are under the CGMP and the County's LDRs that were in place and adopted on that Dec. 31<sup>st</sup> date. They are currently going through the CGMP process and widening of the plan is underway. The LDRs remain in effect unless there are changes made, and they have three years after incorporation for the Plan to be adopted.

Mr. Moir commented the Fair was in a No-Man's land between the Airport and Fairgrounds and that area will become part of the USD. He was concerned with the clarity of the agreement for the extension of water and sewer outside of the USD to the new location for the Martin County Fairgrounds in Indiantown, hoping there was a clear definition and delineation of the Fairgrounds property, and not permitting that extension of water and sewers to others. Discussion ensued on the availability of that extended line in Indiantown.

Ms. Storey advised the parcel references between Martin County Fairgrounds regarding negotiations for a proposed lease is ongoing and not completed. It is owned by the Martin County Fair Association who will be moving out.

Ms. Lovelady referred to parcels that Martin County owned, and said other parts of the CGMP will have references pointed out.

Mr. Flanagan acknowledged staff's good work on the proposed amendment.

Public Comment – None

\* **MOTION – MOVED** by Mr. Watson to approve staff's recommendation of approval as proposed for CPA 19-03 Martin County Fairgrounds Utilities Extension and CPA 19-14, Chapter 10 Sanitary Sewer Services Element and Potable Water Services Element.

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

## 5. COMMENTS

A. **Public** – None

B. **Members** – Mr. Jim Moir, Ms. Cindy Hall and Krista Storey, Acting County Attorney will not be present at the next LPA meeting scheduled for June 20<sup>th</sup>.

C. **Staff** – None

## 6. ADJOURN

There was no further business. The meeting was adjourned at 7:45 pm

Recorded and Prepared by:

Approved by:

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Mary F. Holleran, Agency Recorder

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Jim Moir, Chairman

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Date

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