

LOCAL PLANNING AGENCY MEETING
Martin County Commission Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996
MEETING MINUTES- July 18, 2019

Present:

Vice Chairman..... Scott Watson
Agency Members William J. Flanagan
..... Cindy Hall

Absent:

Chairman Jim Moir
..... Don Foley, III

School Board Liaison Kimberly Everman

Present:

Senior Assistant County Attorney .. Krista Storey
Growth Management Department, Director Nicki van Vonno
Comprehensive Planning Administrator..... Clyde Dulin
Senior Planner..... Irene A. Szedlmayer
Manager, Office of Community Development Susan Kores

Treasure Coast Regional Planning Council

Urban Design Director Dana Little
Consultant Jessica Seymour
Agency Recorder..... Mary Holleran

CALL TO ORDER

The meeting was called to order at 7:00 pm by Mr. Watson, Vice Chairman. A quorum was noted.

CONSENT AGENDA

Approval of Consent Agenda/Minutes of June 20, 2019

* **MOTION – MOVED** by Mr. Flanagan to approve the Consent Agenda and Minutes of the LPA meeting of July 18, 2019.

** **SECONDED** by Ms. Hall

CARRIED UNANIMOUSLY

NEW BUSINESS

NEW-1 COMPREHENSIVE PLAN AMENDMENT 19-10, TURNER GROVES

Request to amend the text of Chapter 4, Future Land Use Element of the Martin County Comprehensive Growth Management Plan (CGMP)

Requested by: Melissa Corbet, The Milcor Group

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Vice Chairman Watson presented the agenda item and called on Mr. Dulin for staff's review.

*** Mr. Dulin confirmed publication of the notices for this amendment and the one to follow, and displayed the advertised notices published on July 3, 2019.

Mr. Dulin provided background information for this text amendment and displayed the site. In 2010 the Future Land Use designation for AG TEC was created and put into the CGMP and assigned to an approximate 1,700 acre area property west of I-95 and north of SW Martin Highway and that it is applicable only to that property. The change being requested is for one small piece of the text, one sentence of Policy 4.13A.9 that *required a Final Site Plan approval for an initial phase of development within 10 years of the effective date of the Amendment*. Staff proposed that this one portion shown in italics above, and shown as stricken in Staff report, be deleted (staff report-Policy 4.13A.9(7)(k).). Staff recommended approval of the text change due to a possible conflict with State Statute, which Mr. Dulin explained.

The Applicant:

Mitch Hutchcraft, representing the applicant, agreed with staff's review and the proposed amendment change to the text (CPA 19-10) and looked forward to their recommendation of approval.

Public Comments: - None

LPA ACTION:

* **MOTION – MOVED** by Ms. Hall to approve staff's recommendation of the deleted text in Chapter 4, Future Land Use Element of the CGMP in Policy 4.13A.9(7) and to forward their approval on to the Board of County Commissioners

** **SECONDED** by Mr. Flanagan

CARRIED UNANIMOUSLY

NEW-2 COMPREHENSIVE PLAN AMENDMENT 19-13, JENSEN BEACH FUTURE LAND USE MAP CHANGE

Request to consider a Future Land Use Map (FLUM) change from Limited Commercial, General Commercial, Commercial Office/Residential, Mobile Home and Mixed Use Overlay to CRA Center on 67 acres located in the Jensen Beach CRA.

Requested by: Susan Kores, Office of Community Development

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

Ms. Kores indicated their request tonight is for approval of the amendment and their presentation is to facilitate the Vision of the Jensen Beach Community Development Plan for a compact, walkable, economically vibrant Down Town in the Jensen Beach CRA. The project has been successful working with CRA staff, Growth Management Department staff, and the Treasure Coast Regional Planning Council staff. She introduced Treasure Coast Regional Planning Council Urban Design Director Dana Little and Jessica Seymour, Consultant, for a presentation.

Mr. Little displayed a list of presentations and efforts to date that included approvals. He re-capped the June 20th LPA efforts that included CPA 18-10, a new Chapter dedicated to the six CRAs and also the creation of Article 12, within the LDRs, also dedicated to the six CRAs.

Tonight's request is for approval of two agenda items in Jensen Beach: CPA 19-13, is for the Future Land Use Map (FLUM) change for the Jensen Beach CRA from Limited Commercial, General

Commercial, Commercial Office/Residential and Mobile Home Density, and Mixed Use Overlay to CRA Center Future Land Use designation on 67 acres located in the Jensen Beach CRA.

The second item for approval is the Jensen Beach CRA Rezoning Application for rezoning from R-3A, B1, GC, R-3 and the Jensen Beach Zoning Overlay Districts to the “Jensen Beach Redevelopment Zoning District” on a total of 67 acres regarding CPA 19-13, Jensen Beach CRA Future Land Use Amendment.

Mr. Little reviewed the unique difference surrounding the Jensen Beach Mixed Use Overlay, as the entire CRA is in the Mixed-Use Overlay, and he explained the decision was to remove it and replace it within a new Future Land Use category which will become the CRA Center in Jensen Beach. However, the Marine Waterfront category will remain in place. He also reviewed two new Future Land Use categories, the new CRA Center and the CRA Neighborhood.

Mr. Little reviewed the request to replace the four (4) zoning districts and the eight (8) current overlay districts within the Jensen Beach Redevelopment Zoning Districts and the CORE, General, and Waterfront sub-districts to simplify and streamline the zoning districts.

Concluding his presentation Mr. Little asked for approval and adoption of the new FLUM amendment for the Jensen Beach CRA, and adoption of the new Zoning District for Jensen Beach as the Jensen Beach Redevelopment Zoning District.

Ms. Storey noted that individual motions would be required for each requested agenda item. Ms. Storey questioned the mailing to individual property owners, for the record.

*** Ms. Kores confirmed that a mailing went out to all individuals and property owners within 1,000 ft. of the boundary. Ms. Storey indicated that an Affidavit of Mailing will be provided as a follow up confirming the mailing.

LPA Comments/Questions

Ms. Hall commented as Chairperson of the Jensen Beach NAC and having served on the CRA for many years, she has seen this information before and it was refreshing to see it cleared up, and made easier to understand.

Mr. Flanagan agreed with Ms. Hall’s comments.

PUBLIC Comments

Pastor Guy Calbert, Jensen Beach Christian Church, commented as a home owner on Church Street, he is pro-business and pro-growth, and understands that Jensen Beach is a small, compact Tourist community with hotels and restaurants. He presently has two bars in back of the Church and has put up a high fence and will not allow a fence in front of the Church. He also can’t allow a sidewalk or parking on the south side of Church Street, as the Church is very close to the road and there is not enough easement. He favors a sidewalk on the north side of that street. This Church has been a part of the community since 1898, and it has provided service throughout all of the past wars including over 250,000 meals during the last ten years. He has been watching the big property across the street which is 5 or 6 acres to see what will be developed there.

Stacie Latham, a Jensen Beach resident at 364 NE Elm Terrace, was not aware of the changes that are going on. She loves Jensen Beach, would have liked to participate, questioned the scope of the mailing notifications and commented that more than just individuals within 1,000 feet should be notified, and there should be more events for people to be pro-active and have their say, and more time for evaluation before decisions are made. Ms. Latham also referred to Tony Romo's as a big deal development of concern that should not have been allowed on that quaint corner and was concerned about building heights for commercial and residential. She indicated information has been coming through the neighborhood blogs.

Ms. Hall explained the efforts the NAC made going door-to-door to get the public involved and commented on her reason for getting involved. The NAC constantly seeks members and she suggested the public speakers get on the County's e-mail list. She noted the numerous signs in the down town area alerting residents of upcoming meetings and their ability to contact the County for information.

Stacey Ayers, 437 Bayberry Lane, Jensen Beach agreed with Ms. Latham's comments, indicating she had no knowledge of the events taking place, and the mailed notice was the first that she received and became aware of the changes. She noted a sidewalk in the middle of the property and asked how the changes will affect people's property that is rezoned.

Tom Odom, 3122 NW Windemere Dr., Jensen Beach, was concerned with a change in the height of buildings and agreed that all residents should be notified. He commented that Jensen Beach is a small community, many do not live in the CRA, but what we do affects everyone in Jensen Beach. He also heard of the meeting through the neighborhood blog.

Pam Brunelle, 1664 NE Arch Ave., Jensen Beach, commented they don't live within the 1,000 ft. CRA notification and would like to have notices on the meetings that affect them.

Mr. Watson agreed with Ms. Hall that the people in the CRA communities and the NAC drive the bus to get things done and their recommendations come to the LPA. The LPA does not make decisions for the CRAs and the NACs, who make the decisions for the people who live there, and they are more friendly-user to contact.

Ms. Storey commented it was helpful for the public to attend. She spoke of the LPA process taking place tonight, clarified the steps being taken and the advertising of public hearings to notify individuals of the meeting dates so they can attend. She explained the LPA's role in the public hearing process, that tonight's meeting concerned a Future Land Use Map change, and that it doesn't determine where sidewalks will be placed, and a change in rezoning for the Jensen Beach zoning districts. She encouraged residents to pay attention to signs and attend and participate at the public hearing meetings.

Mr. Little explained the number of interviews they have conducted throughout the process, and provided business cards for meeting with individuals one-on-one to help explain the process and the purposes that the changes entail. Mr. Little was available and recommended the ways to contact him, as they wanted the process to be as transparent as possible.

Ms. van Vonno confirmed with Ms. Kores the number of individual notices that have been sent out and that public hearing advertisements have been published. It was agreed to add the public speakers to the Martin County mailing list, and encouraged they access the website for all comments and questions.

Mr. Flanagan commented that the LPA was making a recommendation to the Board of County Commissioners going through this process, he appreciated public comments and suggested they be specific about what they want when they get involved in the process.

Ms. Storey recognized Mr. Little's overview of the agenda items and suggested Ms. Szedlmayer review last month's June 20th LPA meeting to bring the public up to date and provide them with additional details.

Ms. Seymour confirmed tonight's request included one Land Use Designation and one Zoning District proposal.

The LPA agreed that Ms. Szedlmayer could provide additional information that would be helpful.

Ms. Szedlmayer reviewed the June 20th LPA meeting materials, including revisions and/or changes, questions and comments, including recommendations that were approved.

Ms. Hall asked for clarification on the general area for height at 24 ft. in the Development Standards except for buildings on Pineapple and Indian River Drive. Ms. Seymour indicated that was correct, they matched what the existing height standards were and recommended maintaining them to achieve architectural projects at the right height.

Mr. Flanagan thanked Ms. Szedlmayer for her review and all of the staff's hard work.

Ms. van Vonno indicated that staff had recommended approval.

LPA ACTION

- * **MOTION – MOVED** by Ms. Hall to accept staff's recommendation of approval of CPA 19-13 for a Future Land Use (FLUM) change from Limited Commercial, General Commercial, Commercial Office/ Residential, Mobile Home, and Mixed Use Overlay to CRA Center on 67 acres location in the Jensen Beach CRA.

** **SECONDED** by Mr. Flanagan

CARRIED UNANIMOUSLY

NEW-3 JENSEN BEACH CRA REZONING (QUASI-JUDICIAL)

Jensen Beach CRA Rezoning (Quasi-Judicial) application for rezoning from R-3A, B-1, GC, R-3 and Jensen Beach Zoning Overlay Districts to Jensen Beach Redevelopment Zoning District on a total of 67 acres regarding CPA 19-13, Jensen Beach CRA Future land Use Amendment.

Requested by: Susan Kores, Office of Community Development Manager

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

*** There were no ex parte communication disclosures from the LPA members

*** No Interveners were present

*** Ms. Szedlmayer's resume, professional experience, agenda and staff report had been provided

*** Affidavit of Mailing to be provided

This application was reviewed previously.

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Staff recommended approval of the requested rezoning contingent upon adoption of the Proposed Article 12, Redevelopment Code, Martin County Land Development Regulations by the Board of County Commissioners.

PUBLIC Comments – None

LPA ACTION

* **MOTION – MOVED** by Mr. Flanagan to accept staff’s recommendation for approval of rezoning of all properties in the Jensen Beach CRA to the “Jensen Beach Redevelopment Zoning District.”

** **SECONDED** by Ms. Hall

CARRIED UNANIMOUSLY

COMMENTS

A. Public – None

B. Members – Mr. Flanagan reiterated his encouragement for the public to join their CRA-NACs, look for signs, contact the Martin County website for a list of everything that’s on it and participate in public meetings.

C. Staff – Ms. van Vonno added the names and addresses of individuals who spoke during public comments to the County’s mailing list. The next LPA Meeting is scheduled for Thursday, August 15, 2019 at 7:00 pm, with a busy agenda.

ADJOURN- There was no further business. The meeting was adjourned at 8:30 pm.

Recorded and Prepared by:

Approved by:

Mary F. Holleran, Agency Recorder

Scott Watson, Vice Chairman

Date

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