

Meeting Minutes  
CPA 19-10, Turner  
Groves

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
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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.

## Local Planning Agency Meeting- Minutes –July 18, 2019

\*\*\* 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 20<sup>th</sup> 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



## BOARD OF COUNTY COMMISSIONERS

**FINAL MINUTES**  
**8/27/2019 9:00 AM**

**MINUTES**  
**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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### **COUNTY COMMISSIONERS**

*Edward V. Ciampi, Chairman*

*Harold E. Jenkins II, Vice Chairman*

*Doug Smith*

*Stacey Hetherington*

*Sarah Heard*

*Taryn Kryzda, County Administrator*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and*

*Comptroller*

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### **CALL TO ORDER**

**Present:** 5 - Chairman Edward V. Ciampi  
Vice Chairman Harold E. Jenkins II  
Commissioner Doug Smith  
Commissioner Stacey Hetherington  
Commissioner Sarah Heard

1. INVOCATION - Moment of Silence

2. PLEDGE OF ALLEGIANCE

3. ADDITIONAL ITEMS

4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the agenda with the two additional items and the consent agenda (no pulls). The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

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Planner Maria Jose presented the item to the Board. Growth Management Director Nicki van Vonno and Senior Assistant County Attorney Krista Storey assisted with Board questions.

Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant. Mr. Crady announced that the notices to surrounding property owners were turned in at the LPA meeting.

Chairman Ciampi solicited public comment; none was heard.

**MOTION:** A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the item. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Supplemental Memo

**PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-10, TURNER GROVES, A TEXT AMENDMENT**

CPA 19-10, Turner Groves amends a portion of one sentence in Chapter 4, Future Land Use Element that sets a deadline for obtaining final site plan approval on property with the AgTEC future land use designation. The requirement in the Comprehensive Plan is proposed for deletion because it is inconsistent with provisions in Section 252.363, Florida Statutes.

**Agenda Item:** 19-0805

Site Compliance Administrator Clyde Dulin presented the item to the Board. Growth Management Director Nicki and Senior Assistant County Attorney Krista Storey assisted with Board questions. Mr. Dulin informed the Board that the item was advertised in the newspaper, along with the notice that Mr. Hutchcraft mailed out.

**APPLICANT:** Turner Groves LTD Partnership Vice President Mitch Hutchcraft addressed the Board on behalf of the applicant. He also announced that the return receipts were provided at the LPA meeting.

The following member of the public addressed the Board on this item: Carol Ann Leonard.

**MOTION:** A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the item. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard